



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, July 3, 2024

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

PRE- APPLICATIONS

9:00AM (IN PERSON) FARM ON ELM ST - PRE-APPLICATION

[2024-0879](#)

Project Number: 24-80000082

Project Description: Proposed Site Plan to develop multi-use barns, greenhouses on 21.22 acres in the A-1 Zoning District located on the east side of Elm St, north of Independence Ave

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 25-20-31-5BA-0000-179A+++

BCC District: 2-Zembower

Applicant: Dower Drummond (407) 353-0333

Consultant: Jeremy Anderson (407) 951-5915

Attachments: [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

THE MASTER'S ACADEMY - SPECIAL EXCEPTION[2024-0875](#)**Project Number:** 24-32000002**Project Description:** Proposed Special Exception for an extension of portables at an existing private school on 30.79 acres in the A-1 Zoning District located on the northwest corner of Lukas Ln and Slavia Rd**Project Manager:** Kathy Hammel (407) 665-7389
(khammel@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-028A**BCC District:** 1-Dallari**Applicant:** Rachel Marks (407) 971-2221**Consultant:** Richard McCree (407) 898-4821**Attachments:** [APPLICATION](#)
[COMMENTS](#)**WILSON & COMPANY WAREHOUSE OFFICE - SITE PLAN**[2024-0876](#)**Project Number:** 24-06000036**Project Description:** Proposed Site Plan for an office building and parking on 1.22 acres in the M-1 Zoning District located on the west side of Kennedy Pt, south of CR 426**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 11-21-31-506-0000-0080**BCC District:** 2-Zembower**Applicant:** Barry Henderson (407) 509-0834**Consultant:** John Frith (407) 363-0739**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CITY CHURCH STORAGE BUILDING - SITE PLAN**[2024-0877](#)**Project Number:** 24-06000038**Project Description:** Proposed Site Plan for a storage building at an existing church on 11.92 acres in the A-1 Zoning District located on the east side of Orange Blvd, south of Wilson Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 31-19-30-300-012A-0000**BCC District:** 5-Herr**Applicant:** Eugene Smith (407) 872-1515**Consultant:** David Evans (407) 872-1515**Attachments:** [APPLICATION](#)
[COMMENTS](#)

MCINTYRE GROUP EVENT PLANNING - PRE-APPLICATION[2024-0878](#)**Project Number:** 24-80000086**Project Description:** Proposed Special Exception for an event venue on 1.78 acres in the M-1 Zoning District located on the north side of N Ronald Reagan Blvd, east of Longwood Lake Mary Rd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 29-20-30-512-0000-0020**BCC District:** 4-Lockhart**Applicant:** Christina McIntyre (914) 217-4629**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DAILEY RANCH - PRE-APPLICATION**[2024-0880](#)**Project Number:** 24-80000085**Project Description:** Proposed Subdivision to create 5 single family residential lots on 12.17 acres in the A-1 Zoning District located on the south side of Gabriella Ln, east of Tuskawilla Rd**Project Manager:** Yvonne D'Avanzo (407) 665-7354
(ydavanzo@seminolecountyfl.gov)**Parcel ID:** 30-21-31-300-004D-0000**BCC District:** 1-Dallari**Applicant:** Justin Dailey (407) 506-4211**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0879

Title:

9:00AM (IN PERSON) FARM ON ELM ST - PRE-APPLICATION

Project Number: 24-80000082

Project Description: Proposed Site Plan to develop multi-use barns, greenhouses on 21.22 acres in the A-1 Zoning District located on the east side of Elm St, north of Independence Ave

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 25-20-31-5BA-0000-179A+++

BCC District: 2-Zembower

Applicant: Dower Drummond (407) 353-0333

Consultant: Jeremy Anderson (407) 951-5915



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000082
 PM: Kaitlyn
 REC'D: 6/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: The Farm on Elm St
 PARCEL ID #(S): 25-20-31-5BA-0000-179A; 25-20-31-5BA-0000-180A; 25-20-31-5BA-0000-1790; 25-20-31-5BA-0000-1800 , 25-20-31-5BA-0000-1780
 TOTAL ACREAGE: +/- 21.22 BCC DISTRICT: **2: Zembower**
 ZONING: A-10 FUTURE LAND USE: R-10

APPLICANT

NAME: Dower Drummond COMPANY: AI & Cassia Portugal Foundation
 ADDRESS: 3001 Aloma Ave., Suite 310
 CITY: Winter Park STATE: FL ZIP: 32792
 PHONE: (407) 353-0333 EMAIL: dower@arint.com

CONSULTANT

NAME: Jeremy Anderson COMPANY: Common Oak Engineering, LLC
 ADDRESS: 4016 Edgewater Dr.
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: (407) 951-5915 EMAIL: mhampton@commonoakengineering.com

PROPOSED DEVELOPMENT

Brief description of proposed development: See attached narrative

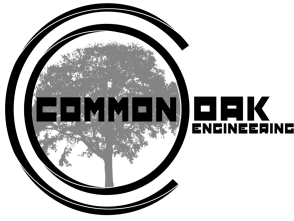
SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: **6/21** COM DOC DUE: **6/27** DRC MEETING: **7/3**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **A-10** FLU: **R10** LOCATION: **on the east side of Elm St, north of Independence Ave**
 W/S: **N/A** BCC: **2: Zembower**



June 10, 2024

Pre-Application Meeting Request for Seminole County

Parcel ID: 25-20-31-5BA-0000-179A, 25-20-31-5BA-0000-180A, 25-20-31-5BA-0000-1790, 25-20-31-5BA-0000-1800 & 25-20-31-5BA-0000-1780.

Address: 3101 Elm St., Oviedo, FL 32765

Common Oak Engineering is working with our client on diligence associated with their newly purchased subject properties. We have had multiple pre-application meetings in regards to this project and have updated our site plan based on previous discussions with the County and review of the meeting comments.

The proposed Oviedo Farm located at 3101 Elm St will include two lots. The first is Lot 179/Parcel 1 (parcels 25-20-31-5BA-0000-179A, 25-20-31-5BA-0000-1790, 25-20-31-5BA-0000-180A and 25-20-31-5BA-0000-1800), which is a combined +/-16.98 acres in size. The second property is Lot 180/Parcel 2 (parcel 25-20-31-5BA-0000-1780), which is +/-4.23 acres of land. The combined parcels are approximately +/-21.21 acres in size and zoned A-10 with a FLU of Rural-10 within the jurisdictional limits of Seminole County.

The proposed use of the development will include growing produce, a pottery barn, a multi-use barn, bath house/toilet rooms, greenhouses, and spring homeland a summer home, animal husbandry, stables, storage barns, gazebos, and areas for the farm animals.

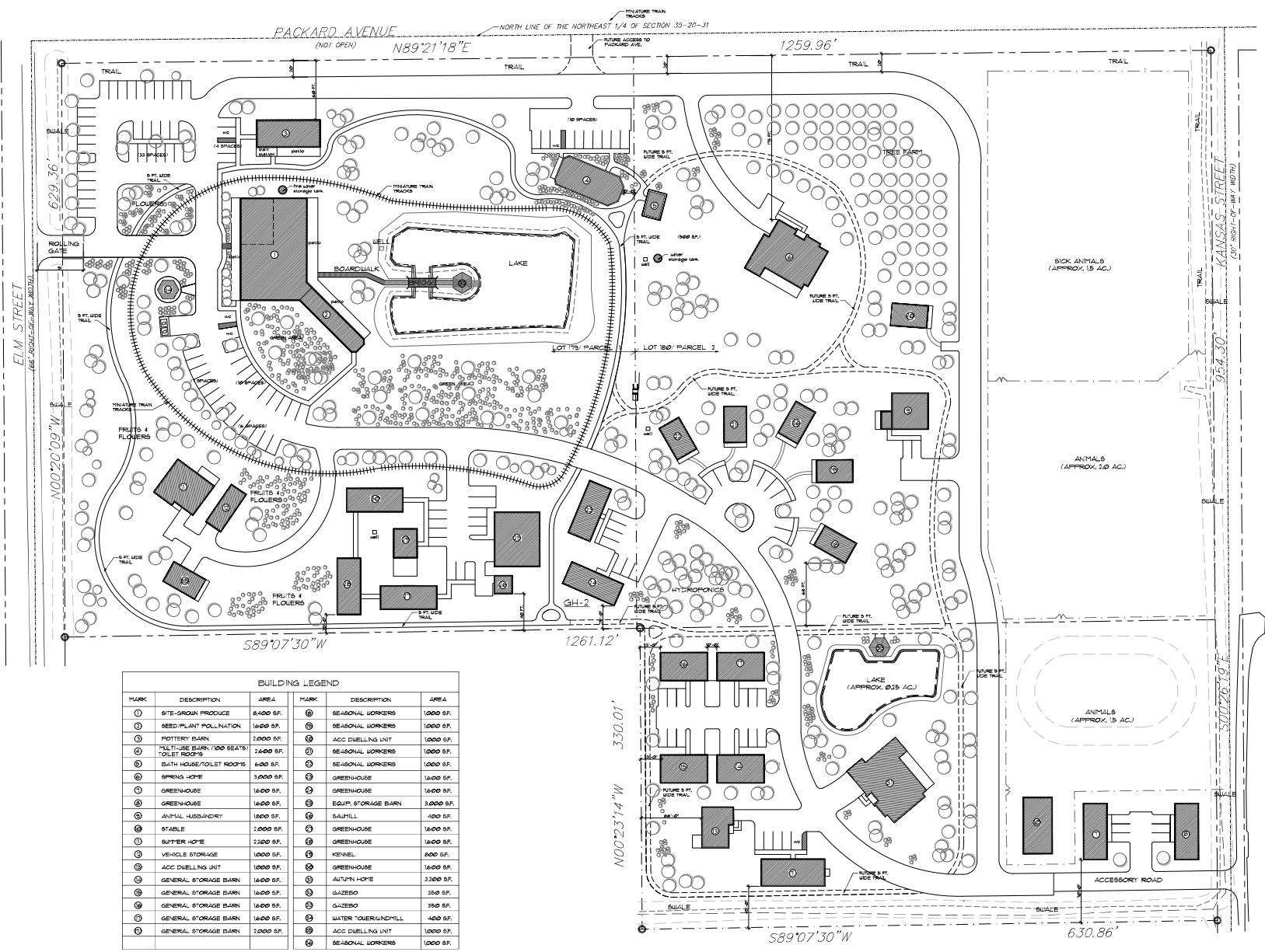
Please see photos of the subject property below. *Photo Credit to Zillow for all photos*





Thank you,

Morgan Hampton
Common Oak Engineering, LLC
mhampton@commonoakengineering.com
(407) 446-3001



BUILDING LEGEND					
MARK	DESCRIPTION	AREA	MARK	DESCRIPTION	AREA
①	SITE-GROWN PRODUCE	8,400 SF.	⑩	SEASONAL WORKERS	1,000 SF.
②	SEED-PLANT POLLINATION	16,000 SF.	⑪	SEASONAL WORKERS	1,000 SF.
③	POTTERY BARN	2,000 SF.	⑫	ACC. DWELLING UNIT	1,000 SF.
④	MILKING BARN (100 HEADS) TOILET ROOMS	2,600 SF.	⑬	SEASONAL WORKERS	1,000 SF.
⑤	BATH HOUSE/TOILET ROOMS	600 SF.	⑭	SEASONAL WORKERS	1,000 SF.
⑥	SPRING HOME	3,000 SF.	⑮	GREENHOUSE	16,000 SF.
⑦	GREENHOUSE	16,000 SF.	⑯	GREENHOUSE	16,000 SF.
⑧	GREENHOUSE	16,000 SF.	⑰	EQUIP. STORAGE BARN	3,000 SF.
⑨	ANIMAL HUSBANDRY	1800 SF.	⑱	SALTMILL	400 SF.
⑩	STABLE	2,000 SF.	⑲	GREENHOUSE	16,000 SF.
⑪	BUTTER HOME	2,200 SF.	⑳	GREENHOUSE	16,000 SF.
⑫	VEHICLE STORAGE	1,000 SF.	㉑	KENNEL	800 SF.
⑬	ACC. DWELLING UNIT	1,000 SF.	㉒	GREENHOUSE	16,000 SF.
⑭	GENERAL STORAGE BARN	16,000 SF.	㉓	AUTUMN HOME	3,200 SF.
⑮	GENERAL STORAGE BARN	16,000 SF.	㉔	GATZBO	350 SF.
⑯	GENERAL STORAGE BARN	16,000 SF.	㉕	GATZBO	350 SF.
⑰	GENERAL STORAGE BARN	16,000 SF.	㉖	WATER TOWER/LUNDMILL	400 SF.
⑱	GENERAL STORAGE BARN	2,000 SF.	㉗	ACC. DWELLING UNIT	1,000 SF.
			㉘	SEASONAL WORKERS	1,000 SF.

A10 PRELIMINARY SITE PLAN 1"=50'-0"



REV. NO.	DATE
1	8-23-2024
2	8-27-2024
3	9-17-2024
4	10-10-2024
5	10-28-2024
6	
7	
8	

PROJECT NO.	DATE
AKR2402-09	12-18-2023

CONCEPTUAL SITE PLAN

SITE PLANNING FOR THE OVEDO FARM LLC

301 ELM STREET
OVEDO, FLORIDA

RABIS & ROMANO ARCHITECTURE PLANNING AND DESIGN

115 S. WILLOW AVE. TEL: 407-800-0100
SUITE 100, OVEDO, FL 32959 FAX: 407-823-5000

AA26002490

SIGN-SEAL

DATE

SHEET 9 OF 1

Property Record Card

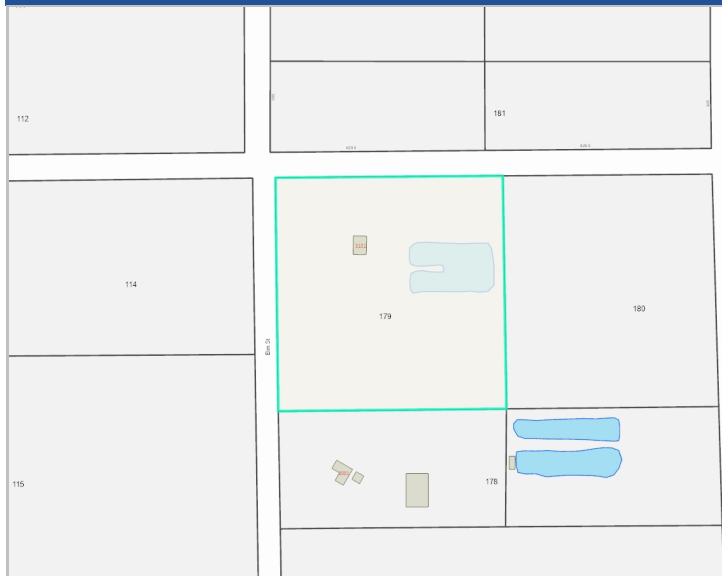


Parcel 25-20-31-5BA-0000-179A

Property Address 3101 ELM ST OVIEDO, FL 32765

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	25-20-31-5BA-0000-179A
Owner(s)	OVIEDO FARM LLC
Property Address	3101 ELM ST OVIEDO, FL 32765
Mailing	3001 ALOMA AVE # 310 WINTER PARK, FL 32792-3752
Subdivision Name	BLACK HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$222,526	\$214,812
Depreciated Other Features	\$4,735	\$4,109
Land Value (Market)	\$359,600	\$271,200
Land Value Agriculture		
Just/Market Value	\$586,861	\$490,121
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$165,288
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$586,861	\$324,833

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$6,522.53**
2023 Tax Savings with Exemptions **\$2,797.14**
2023 Tax Bill Amount **\$3,725.39**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 179
BLACK HAMMOCK
PB 2 PG 110

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$586,861	\$0	\$586,861
SJWM(Saint Johns Water Management)	\$586,861	\$0	\$586,861
FIRE	\$586,861	\$0	\$586,861
COUNTY GENERAL FUND	\$586,861	\$0	\$586,861
Schools	\$586,861	\$0	\$586,861

Sales

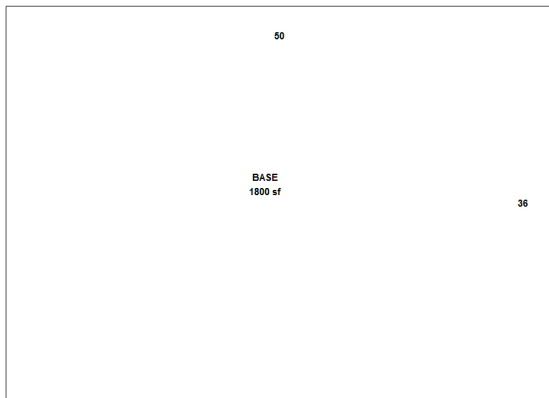
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/15/2023	10457	1980	\$600,000	Yes	Improved
WARRANTY DEED	03/01/1994	02743	1223	\$22,500	Yes	Vacant
SPECIAL WARRANTY DEED	09/01/1991	02333	1500	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			8.99	\$40,000.00	\$359,600

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1995	3	1.5	3	1,800	1,800	1,800	SIDING GRADE 3	\$222,526	\$251,442	Description
												Area



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
SHED	05/01/1995	1	\$400	\$1,000
ACCESSORY BLDG 1	05/01/1995	1	\$1,000	\$2,500
CARPORT 1	05/01/1995	1	\$800	\$2,000
COVERED PATIO 2	05/01/2012	1	\$2,535	\$4,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-10	Rural-10	R10	Rural-10Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	TUE/FRI	FRI	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	19

School Information

Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Oviedo

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Property Record Card

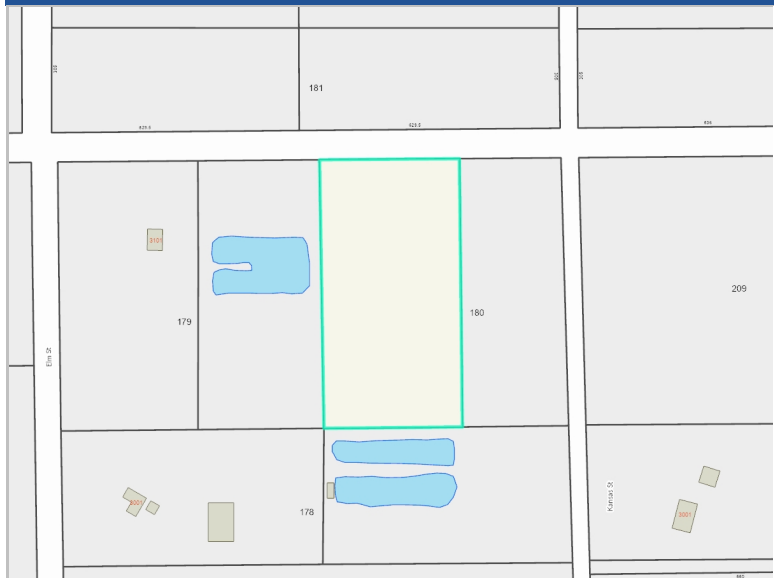


Parcel 25-20-31-5BA-0000-180A

Property Address PACKARD AVE OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	25-20-31-5BA-0000-180A
Owner(s)	COUNCIL, SANDRA K
Property Address	PACKARD AVE OVIEDO, FL 32765
Mailing	3101 ELM ST OVIEDO, FL 32765-9462
Subdivision Name	BLACK HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$135,300	\$124,025
Land Value Ag		
Just/Market Value	\$135,300	\$124,025
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$135,300	\$124,025

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$1,662.94
2022 Tax Bill Amount \$1,662.94

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF LOT 180
 BLACK HAMMOCK
 PB 2 PG 110

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$135,300	\$0	\$135,300
SJWM(Saint Johns Water Management)	\$135,300	\$0	\$135,300
FIRE	\$135,300	\$0	\$135,300
COUNTY GENERAL FUND	\$135,300	\$0	\$135,300
Schools	\$135,300	\$0	\$135,300

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/1994	02743	1220	\$22,500	Yes	Vacant
SPECIAL WARRANTY DEED	09/01/1991	02333	1499	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.51	\$30,000.00	\$135,300

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-10	Rural-10	R10	Rural-10Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	19

School Information

Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Oviedo

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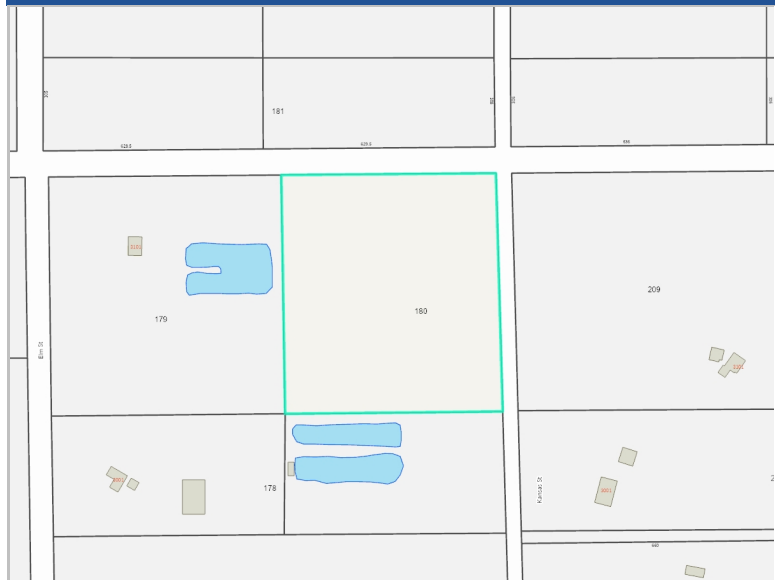
Property Record Card



Parcel 25-20-31-5BA-0000-1800

Property Address PACKARD AVE OVIEDO, FL 32765

Parcel Location Site View



Sorry, No Image Available at this Time

Parcel Information Value Summary

Parcel	25-20-31-5BA-0000-1800
Owner(s)	OVIEDO FARM LLC
Property Address	PACKARD AVE OVIEDO, FL 32765
Mailing	3001 ALOMA AVE # 310 WINTER PARK, FL 32792-3752
Subdivision Name	BLACK HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$333,200	\$270,600
Land Value Agriculture		
Just/Market Value	\$333,200	\$270,600
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$333,200	\$270,600

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$3,601.14**
2023 Tax Bill Amount **\$3,601.14**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 180
 BLACK HAMMOCK
 PB 2 PG 110

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$333,200	\$0	\$333,200
SJWM(Saint Johns Water Management)	\$333,200	\$0	\$333,200
FIRE	\$333,200	\$0	\$333,200
COUNTY GENERAL FUND	\$333,200	\$0	\$333,200
Schools	\$333,200	\$0	\$333,200

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/15/2023	10457	1982	\$355,000	Yes	Vacant
WARRANTY DEED	03/01/1994	02743	1221	\$22,500	Yes	Vacant
SPECIAL WARRANTY DEED	09/01/1991	02333	1482	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			8.33	\$40,000.00	\$333,200

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-10	Rural-10	R10	Rural-10Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	19

School Information

Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Oviedo

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Property Record Card

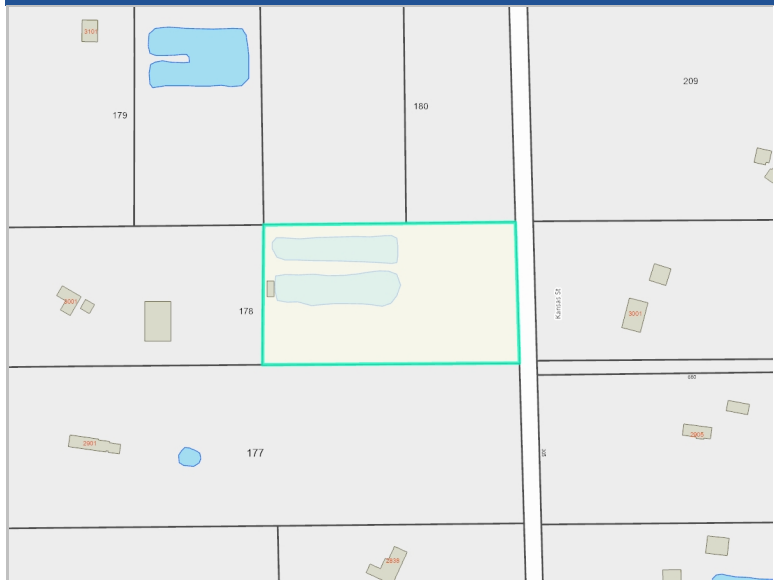


Parcel 25-20-31-5BA-0000-1780

Property Address KANSAS ST OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	25-20-31-5BA-0000-1780
Owner(s)	OVIEDO FARM LLC
Property Address	KANSAS ST OVIEDO, FL 32765
Mailing	3001 ALOMA AVE 310 WINTER PARK, FL 32792-3752
Subdivision Name	BLACK HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	07-MISCELLANEOUS RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$9,931	\$18,066
Depreciated Other Features		
Land Value (Market)	\$171,960	\$75,000
Land Value Agriculture		
Just/Market Value	\$181,891	\$93,066
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$107,467	\$25,408
P&G Adjustment	\$0	\$0
Assessed Value	\$74,424	\$67,658

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$1,238.52	2023 Tax Savings with Non-Hx Cap	\$201.48
2023 Tax Bill Amount	\$1,037.04		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF LOT 178
BLACK HAMMOCK
PB 2 PG 110

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$74,424	\$0	\$74,424
SJWM(Saint Johns Water Management)	\$74,424	\$0	\$74,424
FIRE	\$74,424	\$0	\$74,424
COUNTY GENERAL FUND	\$74,424	\$0	\$74,424
Schools	\$181,891	\$0	\$181,891

Sales

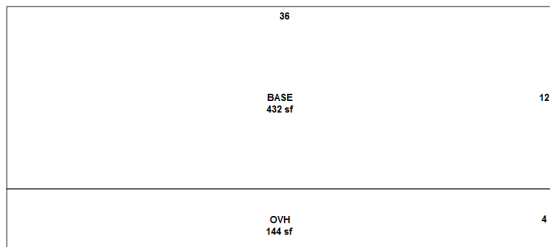
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/10/2024	10610	0339	\$215,000	Yes	Improved
QUIT CLAIM DEED	04/04/2019	09335	1144	\$100	No	Improved
QUIT CLAIM DEED	08/01/2013	08114	0299	\$100	No	Improved
WARRANTY DEED	04/01/2001	04093	0155	\$100	No	Improved
PROBATE RECORDS	08/01/2000	03906	0639	\$100	No	Improved
WARRANTY DEED	06/01/1993	02599	1109	\$22,500	Yes	Vacant
SPECIAL WARRANTY DEED	09/01/1991	02333	1480	\$100	No	Vacant
WARRANTY DEED	11/01/1980	01306	0018	\$60,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.299	\$40,000.00	\$171,960

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	BARNS/SHEDS	1994			0	432	576	432	SIDING GRADE 3	\$9,931	\$11,285	Description	Area
												OVERHANG	144.00



Sketch by Aspen Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01427	125 AMP SERVICE AGRICULTURE 3001 ELM ST	County	\$0		2/1/1994
05772	STORAGE BUILDING	County	\$4,368		8/1/1994

Other Features

Description	Year Built	Units	Value	New Cost
PATIO NO VALUE	06/01/1994	1	\$0	

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-10	Rural-10	R10	Rural-10Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	19

School Information

Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Oviedo

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/7/2024 3:04:38 PM
Project: 24-80000082
Credit Card Number: 55*****0917
Authorization Number: 00735C
Transaction Number: 07062403B-28B7F5AA-95AF-4DAE-A0A0-D337561E8809
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	FARM ON ELM ST - PRE-APPLICATION	PROJ #: 24-8000082
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	EP JEREMY ANDERSON	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-179A+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEVELOP MULTI-USE BARNs, GREENHOUSES ON 21.22 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
NO OF ACRES	21.22	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-10	
LOCATION	ON THE EAST SIDE OF ELM ST, NORTH OF INDEPENDENCE AVE	
FUTURE LAND USE-	R10	
APPLICANT:	CONSULTANT:	
DOWER DRUMMOND AI & CASSIA PORTUGAL 3001 ALOMA AVE, STE 310 WINTER PARK FL 32792 (407) 353-0333 DOWER@ARINT.COM	JEREMY ANDERSON COMMON OAK ENGINEERING, LLC 4016 EDGEWATER DR ORLANDO FL 32804 (407) 951-5915 MHAMPTON@COMMONOAKENGINEERING.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

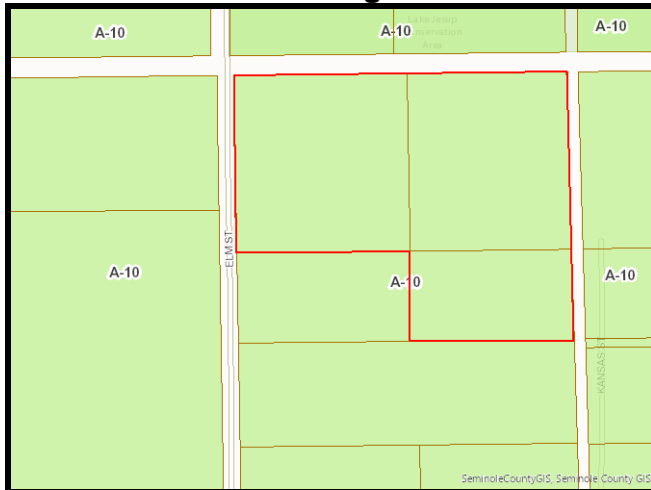
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Rural-10 Future Land Use designation and an A-10 (Agriculture) zoning classification.
- The proposed uses of farmworker housing and kennels (including the commercial raising or breeding of dogs) are allowed as Special Exceptions in the A-10 zoning classification.
- Onsite lodging (campgrounds, lodging and/or cabins) for students or visitors is not a permitted use under the A-10 (Rural) classification.

PROJECT AREA ZONING AND AERIAL MAPS

A-10 Zoning



Rural-10 FLU



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30Z_0RE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only
11.	Comprehensive Planning	The Rural-10 Future Land Use Designation allows agricultural and attendant uses and rural residential development at densities equal to or less than one dwelling unit per 10 net buildable acres, or one dwelling unit per five net buildable acres, when utilizing the R-10 density bonus.	Info Only
12.	Comprehensive Planning	Allowable uses in the Rural-10 Future Land Use Designation are as follows: . A. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; B. Rural residential development at a density equal to or less than one dwelling unit per 10 net buildable acres; one dwelling unit per five buildable acres when utilizing the R-10 density bonus; or one free standing mobile/manufactured home and accessory uses per 10 net buildable acres; C. Publicly and privately owned parks and	Info Only

		rural recreation facilities; D. Civic assembly, country clubs (over 10 acres in size) and home occupations; E. Public elementary schools; and F. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, other and public structures.	
13.	Environmental Services	The lots are not within any potable water service areas, so private potable water wells will be needed to them. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
14.	Environmental Services	The lots are not within any sanitary sewer service areas, so onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
15.	Environmental Services	The lots are not within any reclaim water service areas, so irrigation will be provided by their potable water systems or by alternative irrigation source such as a non-potable irrigation wells.	Info Only
16.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only

17.	Planning and Development	SETBACKS: The setbacks for the A-10 zoning district are: 50 Front Yard, 30 Rear yard, 10 Side Yard, 50 Side Street.	Info Only
18.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28).	Info Only
19.	Planning and Development	Florida Statute definition of Agritourism: Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity	Info Only
20.	Planning and Development	Onsite lodging (campgrounds, lodging and/or cabins) for students or visitors is not a permitted use under the A-10 zoning classification.	Info Only
21.	Planning and Development	Allowable uses in the A-10 zoning district include agricultural operations and attendant structures (not involved with retail sales to the general public) and related agricultural structures. Single family residences (and one accessory dwelling unit per lot or parcel, adherent to all LDC regulations) are also allowable. Please see SCLDC Part 6 Sec. 102 Permitted uses for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6A-RUZOCLRUSUST_S30.102PEUS	Info Only
22.	Planning and Development	Each single-family dwelling structure in the A-10 Rural District shall be located on a lot or parcel of land having an area of not less than ten (10) net buildable acres and a width not less than one hundred fifty (150) feet, measured at the building line, except as specifically set forth in the optional cluster provisions. Cluster development may be allowable, please see LDC Sec. 30.109 for more information about Optional cluster provisions, if applicable. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6A-RUZOCLRUSUST_S30.109OPCLPR	Info Only
23.	Planning and Development	Under the A-10 zoning classification, the Planning Manager or the Board of County Commissioners may approve a "General Use permit allowing for light commercial uses" if the use meets the criteria under Seminole County Land Development Code Section 30.122-Uses by General Permit. One of the required criteria for said permit is that the property has direct access onto a collector or arterial roadway. The subject site access via Local Road Elm Street	Info Only

		and does not meet the criteria for a General Use Permit.	
24.	Planning and Development	Guest or tourist homes are allowed as a Special Exception when located on state or federal highways. Elm Street is not a state or federal highway. Kennels (including the commercial raising or breeding of dogs) are also allowed as a Special Exception.	Info Only
25.	Planning and Development	Additional dwelling units onsite require approval of a Special Exception and are only for the use of Farmworker Housing. Farmworker housing, either single family or multifamily dwellings, may be permitted as a Special Exception if the land use is a bona fide agriculture use; provided, however, that such structures may house only those persons and their immediate family employed in carrying out such bona fide agricultural use.	Info Only
26.	Property Appraiser	No review required on project application	Info Only
27.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.202(16)(A) and will have specific fire and life safety requirements as defined in FAC 69A-67.	Info Only
28.	Public Safety - Fire Marshal	The proposed development will not be exempt from the Florida Fire Prevention Code.	Info Only
29.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
30.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
31.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
32.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the	Info Only

		roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
33.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
34.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
35.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
36.	Public Safety - Fire Marshal	Based on the previous and future discussions with the Fire Marshal, additional comments may be generated based on actual site plan review.	Info Only
37.	Public Works-Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, wetlands are possibly located in the northwest and southeast sections of the property. Please be advised the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial Plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
38.	Public Works-Engineering	The proposed project is located within the Lake Jesup Drainage Basin.	Info Only
39.	Public Works-Engineering	Based on the USDA Web Soil Survey, the site has predominantly Basinger and Delray Fine Sand (96%), Map Unit Symbol 9; and Felda and Manatee Mucky Fine Sands, Depressional (4%), Map Unit Symbol 15.	Info Only

		<p>Basinger Fine Sand (60%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 12 inches and designates the Hydrologic Soil Group as A/D. Delray Fine Sand soils (32%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Minor soil components are Wabasso (4%) and Malabar (4%).</p> <p>Felda Mucky Fine Sands, Depressional (56%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Manatee Mucky Fine Sands, Depressional (38%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as B/D. Minor soil components are Wabasso (3%) and Delray (3%).</p>	
40.	Public Works-Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be relatively flat and slightly sloping to the east and northeast. The highest point is on the northwest side of the property (Elevation 17.0 feet), while the lowest point is on the east side of the property (Elevation 8.0 feet).	Info Only
41.	Public Works-Engineering	<p>Based on the preliminary review, the site appears to outfall to the Sweetwater Canal located east of the subject parcels, through an existing ditch along the east side of Elm Street, an existing ditch along the unimproved Packard Avenue (located north of the subject parcels), and an existing ditch along the unimproved Kansas Street (located east of the subject parcels). There are also two existing stormwater retention ponds on this site; one in the northwest section and one in the southeast section. There also appears to be an existing depression area between the north and the south parcels.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event.</p> <p>Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements.</p> <p>A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.</p>	Info Only

42.	Public Works-Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
43.	Public Works-Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
44.	Public Works-Engineering	<p>The primary access point to the subject property is Elm Street which is functionally classified as Local Road and was last resurfaced in 2000. Elm Street is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The roadway geometry and structure do not meet the current Seminole County standards. Elm Street is approximately 16 feet wide.</p> <p>Packard Avenue is functionally classified as Local Road, however, there is no an existing road along the northern boundary line of the subject property, and this section has an existing ditch that serves to convey stormwater to the nearby Sweetwater Canal, located just to the east of the subject parcels. A proposed access off Packard Avenue will require construction of a brand new road and a stormwater management system to mitigate the existing system. Packard Avenue right-of-way width is 70 feet; therefore, no right-of-way dedication will be required.</p> <p>Kansas Street is functionally classified as Local Road, however, there is no an existing road along the eastern boundary line of the subject property, and this section has an existing ditch that serves to convey stormwater to the nearby Sweetwater Canal, located just to the east of the subject parcels. Kansas Street is currently maintained by the County only for emergency situations. A proposed access off Kansas Street will require construction of a brand new road and a stormwater management system to mitigate the existing system. Kansas Street right-of-way width is 40 feet; therefore, a 10 feet of right-of-way dedication will be required.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in a rural area is 20 feet.</p> <p>Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all</p>	Info Only

		<p>private roadways must be designed and constructed to County Standards.</p> <p>All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7).</p> <p>A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c).</p>	
45.	Public Works-Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Phone
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Property Appraiser	Laura Hylton	laurah@scpafl.org	407-665-7536
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0875

Title:

THE MASTER'S ACADEMY - SPECIAL EXCEPTION

Project Number: 24-32000002

Project Description: Proposed Special Exception for an extension of portables at an existing private school on 30.79 acres in the A-1 Zoning District located on the northwest corner of Lukas Ln and Slavia Rd

Project Manager: Kathy Hammel (407) 665-7389 (khammel@seminolecountyfl.gov)

Parcel ID: 16-21-31-5CA-0000-028A

BCC District: 1-Dallari

Applicant: Rachel Marks (407) 971-2221

Consultant: Richard McCree (407) 898-4821



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ #: 24-32000002
 BS #: 2024-01
 MEETING: _____

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input checked="" type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input type="checkbox"/> OTHER: _____

PROPERTY

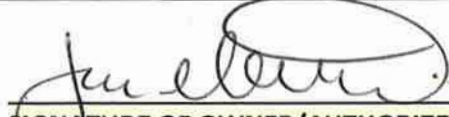
PARCEL ID #: 16-21-31-5CA-0000-028A	
ADDRESS: 1530 Lukas Lane (Permit# BP21-00016528) and 1584 Lukas Lane (Permit# BP21-00013632)	
TOTAL ACREAGE: 30.79	CURRENT USE OF PROPERTY: School Campus
WATER PROVIDER:	SEWER PROVIDER:
ZONING: A-1 Agriculture	FUTURE LAND USE: School Campus
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

OWNER

NAME: Rachel Marks	COMPANY: The Master's Academy
ADDRESS: 1500 Lukas Lane	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-971-2221 ext 1840	EMAIL: rachelmarks@mastersacademy.org

APPLICANT/CONSULTANT

NAME: Richard T. McCree Jr.	COMPANY: McCree General Contractors & Architects
ADDRESS: 500 E. Princeton St.	
CITY: Orlando	STATE: FL ZIP: 32803
PHONE: 407-898-4821	EMAIL: rtmjr@mccree.com



 SIGNATURE OF OWNER/AUTHORIZED AGENT
 Jade Matthews, Registered Agent

5/1/24

 DATE

ATTACHMENT CHECKLIST

- APPLICATION
- APPLICATION FEE
- OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- OWNER'S AUTHORIZATION FORM, IF APPLICABLE
- STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual Corporation Land Trust
 Limited Liability Company Partnership Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Tim Pursley	Board Chairman	1500 Lukas Lane Orlando, FL 32765	
Deena Slockett	Director	Same	
Brad Jahnke	Vice-Chair/Secretary	same	
Dennis Wen	Director (Use additional sheets for more space)	Same	
Lori Ross	Director	Same	

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

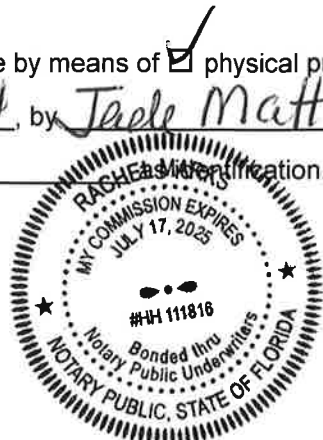
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

5/1/24
Date

Jade Matthews
Owner, Agent, Applicant Signature
Jade Matthews, Registered Agent

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 1 day of May, 2024, by Jade Matthews, who is personally known to me, or has produced _____ information.



Rachel Marks
Signature of Notary Public

Rachel Marks
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Jade Matthews, the owner of record for the following described property (Tax/Parcel ID Number) 16-21-31-5CA-0000-028A hereby designates Richard T. McCree Jr. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

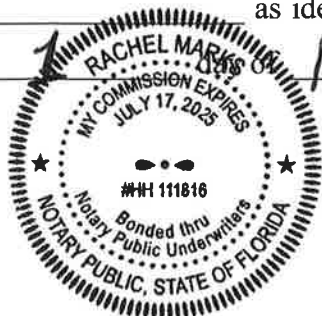
5/1/24
Date

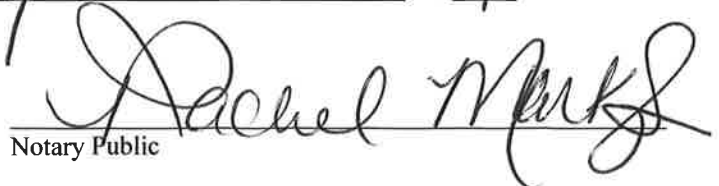

 Property Owner's Signature
Jade Matthews, Registered Agent
 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jade Matthews (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this May, 2024.




 Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

TMA PROPERTIES FOUNDATION, INC.

Filing Information

Document Number	N06000004263
FEI/EIN Number	20-4717769
Date Filed	04/14/2006
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/02/2012
Event Effective Date	NONE

Principal Address

1500 LUKAS LANE
OVIEDO, FL 32765

Mailing Address

1500 LUKAS LANE
OVIEDO, FL 32765

Registered Agent Name & Address

MATTHEWS, JADE

1500 LUKAS LANE
OVIEDO, FL 32765

Name Changed: 11/29/2023

Address Changed: 01/13/2014

Officer/Director Detail

Name & Address

Title Secretary, VC

JAHNKE, BRADLEY, Dr.
1500 LUKAS LANE
OVIEDO, FL 32765

Title Treasurer

WEN, YIQIANG DENNIS
1500 LUKAS LANE
OVIDO, FL 32765

Title Chairman

PURSLEY, TIMOTHY, Dr.
1500 LUKAS LANE
OVIDO, FL 32765

Title President

De Ruiter, Darryl
1500 LUKAS LANE
OVIDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	01/03/2023
2023	11/29/2023
2024	04/26/2024

Document Images

04/26/2024 -- ANNUAL REPORT	View image in PDF format
11/29/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
01/07/2022 -- ANNUAL REPORT	View image in PDF format
07/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/05/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
01/14/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/07/2013 -- ANNUAL REPORT	View image in PDF format
07/02/2012 -- Amendment	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- REINSTATEMENT	View image in PDF format
04/14/2006 -- Domestic Non-Profit	View image in PDF format

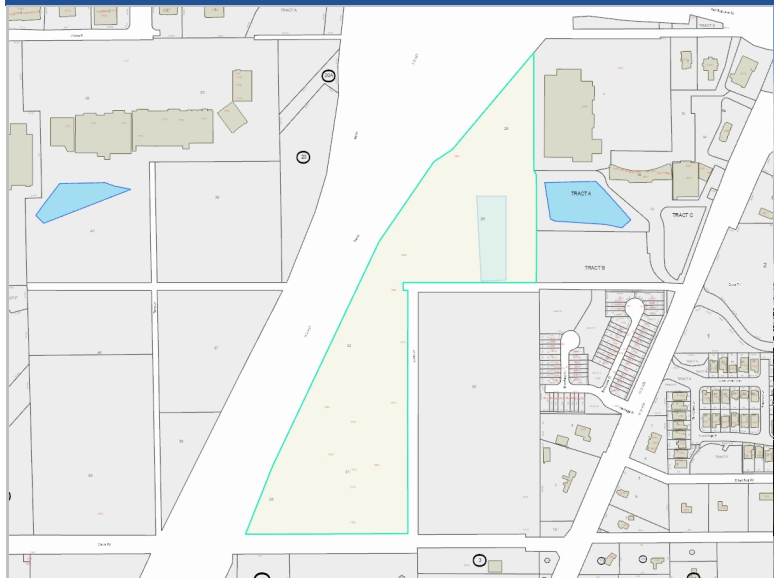
Property Record Card



Parcel 16-21-31-5CA-0000-028A

Property Address 1500 LUKAS LN OVIEDO, FL 32765

Parcel Location



Site View



1621315CA0000028A 06/20/2022

Parcel Information

Parcel	16-21-31-5CA-0000-028A
Owner(s)	TMA PROPERTIES FOUNDATION INC
Property Address	1500 LUKAS LN OVIEDO, FL 32765
Mailing	1500 LUKAS LN OVIEDO, FL 32765-6629
Subdivision Name	SLAVIA COLONY COS SUBD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	72-PRIVATE SCHOOL & COLLEGE
Exemptions	36-CHURCH/RELIGIOUS(2011)
AG Classification	No
Facility Name	MASTERS ACADEMY (THE)

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,967,035	\$10,399,523
Depreciated Other Features	\$941,806	\$853,914
Land Value (Market)	\$1,539,500	\$1,539,500
Land Value Agriculture		
Just/Market Value	\$14,448,341	\$12,792,937
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$376,110	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$14,072,231	\$12,792,937

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$170,248.41 **2023 Tax Savings with Exemptions** \$170,248.41

2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 28 29 & 33 ELY OF EXPRESSWAY (LESS RD) & N 1/2 OF VACD ST ADJ ON S & LOTS 31 32 & 38 ELY OF EXPRESSWAY (LESS RD) & S 1/2 OF VACD ST ADJ ON N SLAVIA COLONY COS SUBD PB 2 PG 71

ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			30.79	\$50,000.00	\$1,539,500

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
1	MASONRY PILASTER .	2001	1	23400.00	CONCRETE BLOCK-STUCCO - MASONRY	\$2,372,295	\$3,184,288		

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
2	STEEL/PRE ENGINEERED.	2001	1	22082.00	BRICK COMMON - MASONRY	\$2,204,832	\$3,062,266	OPEN PORCH FINISHED	9994.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	STEEL/PRE ENGINEERED.	2001	1	19275.00	NO WALLS	\$1,663,784	\$2,310,811	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	MASONRY PILASTER .	2005	2	19346.00	NO WALLS	\$1,841,074	\$2,345,317	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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5	MASONRY PILASTER .	2004	1	27414.00	BRICK COMMON - MASONRY	\$2,712,289	\$3,499,728
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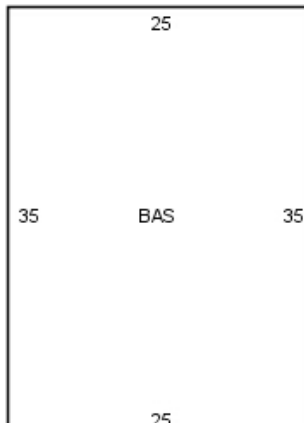
Description	Area
OPEN PORCH FINISHED	1482.00
UTILITY FINISHED	112.00
CANOPY	594.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
6	MASONRY PILASTER .	2003	1	9872.00	BRICK COMMON - MASONRY	\$987,770	\$1,291,202	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>128.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	128.00
Description	Area											
OPEN PORCH FINISHED	128.00											

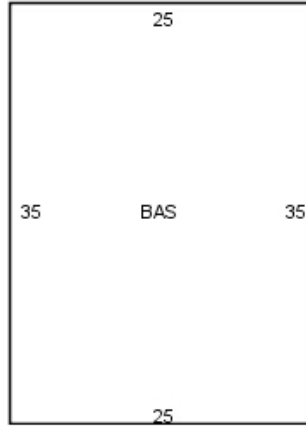
Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
7	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$97,693	\$126,056	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Building 7 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
8	MASONRY PILASTER .	2004	1	875.00	CONCRETE BLOCK-STUCCO - MASONRY	\$87,298	\$112,642	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Building 8 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	County	\$83,000		4/19/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	County	\$2,300		6/22/2016
11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	County	\$1,100		10/12/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	County	\$16,250		6/16/2016
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	County	\$6,848,735	9/8/2016	5/19/2015
11321	ELECTRICAL	County	\$1,580		9/28/2016
11663	PLUMBING	County	\$4,375		10/14/2015
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	County	\$45,000		12/16/2016
04496	PLUMBING	County	\$4,780		4/21/2016
05230	ELECTRICAL	County	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	County	\$10,000		4/28/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	County	\$41,774	3/29/2016	2/12/2016
00893	FIRE ALARM INSTALLATION	County	\$27,500		2/24/2016
00213	SITE LIGHTING	County	\$60,000		2/2/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	County	\$5,000		2/17/2016
00679	FENCE/WALL	County	\$16,500		2/1/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	County	\$1,276		3/1/2016
10063	GROUND SIGN	County	\$37,046		8/2/2018
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	County	\$20,000	2/5/2018	10/6/2017
11776	DEMO- 1564 LUKAS LN	County	\$4,000		7/24/2018
08135	PLUMBING	County	\$1,050		6/14/2017
09178	DEMO- 1560 LUKAS LN	County	\$2,000		7/24/2018
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	County	\$2,000,000	8/26/2019	9/4/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	County	\$1,357		12/4/2017
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	County	\$159,598	8/2/2019	5/6/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$10,000		8/13/2019

12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA)-illuminated channel letters [SLAVIA COLONY COS SUBD]	County	\$8,980		9/20/2019
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$3,800		9/25/2019
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	County	\$12,000	7/28/2020	6/1/2020
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	County	\$1,100		8/26/2020
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	County	\$100,000	11/2/2021	7/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	County	\$25,000	11/16/2021	9/10/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	County	\$8,300	11/16/2021	9/15/2021
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	County	\$1,100,000	2/23/2024	10/20/2021
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	County	\$28,717		2/23/2022
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	County	\$40,000	10/7/2022	5/25/2022
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	County	\$1,200,000	3/5/2024	4/27/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	County	\$30,000	5/1/2024	5/31/2023
07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	County	\$60,000	2/23/2024	6/2/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL-PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	County	\$0		8/17/2023
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	County	\$42,000		12/21/2023

Other Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
6' CHAIN LINK FENCE	01/01/2001	4,089	\$19,104	\$47,760
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	01/01/2001	8	\$78,280	\$78,280
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
BASKETBALL COURT/CONCRETE	01/01/2001	8,961	\$16,614	\$36,919
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350
WALKS CONC COMM	01/01/2001	21,495	\$45,075	\$100,167
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
COMMERCIAL CONCRETE DR 4 IN	01/01/2001	6,176	\$12,951	\$28,780
12' CHAIN LINK FENCE	01/01/2001	702	\$6,562	\$16,406
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
ALUM FENCE	01/01/2001	7,398	\$20,574	\$45,720
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	01/01/2001	17	\$31,518	\$31,518
COMMERCIAL ASPHALT DR 2 IN	01/01/2001	143,152	\$157,825	\$350,722
POLE LIGHT 2 ARM	01/01/2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	01/01/2001	6	\$46,350	\$46,350

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Medium Density Residential	MDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	61

School Information

Elementary School District	Middle School District	High School District
Evans	Indian Trails	Oviedo

Copyright 2024 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/6/2024 12:10:32 PM
Project: 24-32000002
Credit Card Number: 44*****7564
Authorization Number: 747296
Transaction Number: 060524C1A-FA0D197F-EE65-4275-8F4B-A06D4B89237F
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	THE MASTER'S ACADEMY - SPECIAL EXCEPTION	PROJ #: 24-32000002
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	5/06/24	
RELATED NAMES:	BS2024-01	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	16-21-31-5CA-0000-028A	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EXTENSION OF PORTABLES ON 30.79 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF LUKAS LN AND SLAVIA RD	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF LUKAS LN AND NORTH SLAVIA RD	
APPLICANT:	CONSULTANT:	
RACHEL MARKS THE MASTER'S ACADEMY 1500 LUKAS LANE OVIDO FL 32765 (407) 971-2221 RACHELMARKS@MASTERSACADEMY.ORG	RICHARD MCCREE MCCREE GENERAL CONTRACTORS 500 E PRINCETON ST ORLANDO FL 32803 (407) 898-4821 RTMJR@MCCREE.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

AGENCY/DEPARTMENT COMMENTS

Ref #	Permit Type	Group Name	Reviewer Comment
1	Planning	Public Safety - Fire Marshal	All existing life safety features shall remain in place as previously permitted. Including any fire alarm, fire sprinkler, 20 ft fire department access, access to hydrants, etc..
25	Planning	Public Works - Engineering	No issues noted for drainage or traffic.
33	Planning	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
34	Planning	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
35	Planning	Planning and Development	Special Exception application is not complete, please provide the following information that is listed as a required attachment in the application: 1) Detailed Conceptual Site Plan (Include: Size and dimension of the parcel, existing and/or proposed structures. Fences, and improvements, structure height(s), setbacks from each structure to the property lines, identification of available utilities, locations of wetlands, flood lines, abutting streets/right of ways, driveways, septic systems, drain fields, wells, easements, buffers, parking spaces, outdoor lighting, signage, fire lanes, etc.); and 2) Statement of Request (Include: Summary of business operation, square footage, hours of operation, seating capacity, number of clients/students and staff, employee shifts, site concerns that may impact adjacent properties, etc.)
39	Planning	Planning and Development	A Special Exception for Master's Academy was approved 1998. The addition of the portables will requires an amendment to the Special Exception. Seminole County Land Development Code Sec. 30.124 Special Exceptions: The Board of County Commissioners may grant special exception uses under the A-1 zoning classification. In granting any of the Special Exception uses, the Board may place additional restrictions and conditions in its sound discretion, deemed necessary to protect the character of the area or neighborhood and the public health, safety, and welfare of the community. The Board will consider the compatibility of the proposed use with surrounding land uses and development patterns in the area. Before granting a Special Exception, the Board must first determine that the proposed use: Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area. Does not have an unduly adverse effect on existing traffic patterns, movements and volumes. Is consistent with the Countys Vision 2020 Comprehensive Plan. Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification. Will not adversely affect the public interest. Special Exceptions require two public hearings. The Special Exception request is presented to the Planning and Zoning Commission Board for a recommendation, followed by the Board of County Commissioners for approval/denial. Upon approval of a Special Exception by the Board of County Commissioners, the applicant must then submit an Engineered Site Plan for review and approval prior to site development.

			Please include with your application how this project meets the Special Exception Criteria and any other conditions deemed necessary to protect the character of the area or neighborhood.
--	--	--	--

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov
Building Division Review Coordinator	Tony Coleman	acoleman@seminolecountyfl.gov
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov
Planning and Development	Kathy Hammel	khammel@seminolecountyfl.gov
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/27/24	The application fee allows for the initial submittal plus two resubmittals.	KH

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

- Major Review (3+ reviewers remaining) – 50% of original application fee
- Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpaf.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0876

Title:

WILSON & COMPANY WAREHOUSE OFFICE - SITE PLAN

Project Number: 24-06000036

Project Description: Proposed Site Plan for an office building and parking on 1.22 acres in the M-1 Zoning District located on the west side of Kennedy Pt, south of CR 426

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 11-21-31-506-0000-0080

BCC District: 2-Zembower

Applicant: Barry Henderson (407) 509-0834

Consultant: John Frith (407) 363-0739



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-06000036

Received: 5/21/24

Paid: 6/3/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>6,980 s.f.</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>14,504 s.f.</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>21,484 s.f.</u></p> <p>(TOTAL NEW ISA <u>21,484 s.f.</u> / 1,000 = <u>21.48</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$ 3,037.10</u></p> <p><u>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME:	Wilson & Company Office/Warehouse Building		
PARCEL ID #(S):	11-21-31-506-0000-0080		
DESCRIPTION OF PROJECT:	new 6,980 s.f. Bldg with Paved Parking Area		
EXISTING USE(S):	Vacant	PROPOSED USE(S):	Office/Warehouse
ZONING:	M-1	FUTURE LAND USE:	IND
TOTAL ACREAGE:	1.249	BCC DISTRICT:	2
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Septic Tank & Drainfield
ARE ANY TREES BEING REMOVED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(IF YES, ATTACH COMPLETED ARBOR APPLICATION)
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	1,595 c.y.		

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Barry Henderson	COMPANY:	Wilson & Company, Inc.		
ADDRESS:	1227 E Broadway Street, Suite 101				
CITY:	Oviedo	STATE:	FL	ZIP:	32765
PHONE:	407-509-0834	EMAIL:	BarryHenderson@wilsoncompany.net		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	John Frith, P.E.	COMPANY:	Frith & Associates, Inc.		
ADDRESS:	8811 Great Cove Drive				
CITY:	Orlando	STATE:	FL	ZIP:	32819
PHONE:	407-363-0739	EMAIL:	jfrith@aol.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Parks Wilson, Wilson Family Living Trust				
ADDRESS:	P.O. Box 525				
CITY:	Cedar Key	STATE:	FL	ZIP:	32625
PHONE:	407-436-2821	EMAIL:	ParksWilson@wilsoncompany.net		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)


<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.


Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.



 SIGNATURE OF AUTHORIZED APPLICANT



 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Parks Wilson, Wilson Family Living Trust, the owner of record for the following described property [Parcel ID Number(s)] 11-21-31-506-0000-0080 hereby designates John Frith, Frith & Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 5/6/24

B. Parks
Property Owner's Signature

Parks Wilson
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Levy

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Wilson B Parks (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced W425-075-57-090-0 as identification, and who executed the foregoing instrument and

on this 6th day of May, 2024



Devon E. Davis
Notary Public
DEVON E. DAVIS

THIS INSTRUMENT PREPARED BY:

NAME Amelia D Wilson

ADDR. 520 Lake Charm Ct

Oviedo, FL 32765

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
R# 07912 P# 0997; (1pg)
CLERK'S # 2012145888
RECORDED 12/05/2012 11:32:13 AM
DEED DOC TAX 0.70
RECORDING FEES 10.00
Space Above for Recording
RECORDED BY J Eckenroth(all)

This Warranty Deed, Made the 28th day of

November, 2012, by Wilson & Company, Inc., whose address is 1227 E Broadway St Ste 101, Oviedo, FL 32765 hereinafter called the Grantor, to The Wilson Family Living Trust, dated March 9, 1998, and any amendments thereto. hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the Grantor, for and in consideration of the sum of \$170,145.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Seminole County, Florida, viz:

Lot 8, OFF BROADWAY INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Pages 67 and 68, of the Public Records of Seminole County, Florida

1725 Kennedy Point Parkway
Oviedo, FL 32765

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mark A. Bay
Witness Signature (as to First Grantor)

Mark A. Bay
Printed Name

Sharon Hisey
Witness Signature (as to First Grantor)

Sharon Hisey
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

B. Parks Wilson

Signature of Grantor

B Parks Wilson, President

Printed Name

1227 E Broadway St Ste 101, Oviedo, FL 32765

Post Office Address

Signature of Co-Grantor, if any

Printed Name

Post Office Address

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this 28th day of November, 2012, by B. Parks Wilson, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Debra L. Bates
Notary Public

(Print, type, or stamp the name of the Notary Public)



RECEIVED
FEB 07 2013
WILSON & COMPANY
1000 BROADWAY
NEW YORK, NY 10018
TEL: 212 512 1000
WWW.WILSON-AND-COMPANY.COM

SCANNED

FEB 07 2013

Wilson & Company



Property Record Card



Parcel 11-21-31-506-0000-0080

Property Address 1725 KENNEDY PT OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	11-21-31-506-0000-0080
Owner(s)	WILSON FAMILY LIVING TRUST
Property Address	1725 KENNEDY PT OVIEDO, FL 32765
Mailing	PO BOX 525 CEDAR KEY, FL 32625-0525
Subdivision Name	OFF BROADWAY INDUSTRIAL PARK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	4013-VAC INDUST W/SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features	\$3,425	\$2,980
Land Value (Market)	\$273,707	\$253,573
Land Value Agriculture		
Just/Market Value	\$277,132	\$256,553
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$277,132	\$256,553

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$3,414.21**
2023 Tax Bill Amount **\$3,414.21**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 8
 OFF BROADWAY INDUSTRIAL PARK
 PB 63 PGS 67 & 68

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$277,132	\$0	\$277,132
SJWM(Saint Johns Water Management)	\$277,132	\$0	\$277,132
FIRE	\$277,132	\$0	\$277,132
COUNTY GENERAL FUND	\$277,132	\$0	\$277,132
Schools	\$277,132	\$0	\$277,132

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/01/2012	07912	0997	\$100	No	Vacant
WARRANTY DEED	12/01/2003	05138	0262	\$170,200	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			53147	\$5.15	\$273,707

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04835	4 PRE-FAB STORAGE BUILDINGS	County	\$1,500		5/8/2008

Other Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/2008	586	\$3,425	\$6,844

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	71

School Information

Elementary School District	Middle School District	High School District
Partin	Jackson Heights	Hagerty

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/3/2024 12:50:38 PM
Project: 24-06000036
Credit Card Number: 42*****2372
Authorization Number: 01144G
Transaction Number: 030624C2A-7763E9FA-6219-4497-933D-15A6E14D175C
Total Fees Paid: 3082.54

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	45.54
SITE PLAN	3037.00
Total Amount	3082.54

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	WILSON & COMPANY WAREHOUSE OFFICE – SITE PLAN	PROJ #: 24-06000036
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	5/21/24	
RELATED NAMES:	EP JOHN FRITH	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	11-21-31-506-0000-0080	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE BUILDING AND PARKING ON 1.22 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF KENNEDY PT, SOUTH OF CR 426	
NO OF ACRES	1.22	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	M-1	
LOCATION	ON THE WEST SIDE OF KENNEDY PT, SOUTH OF CR 426	
FUTURE LAND USE-	IND	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
BARRY HENDERSON WILSON & COMPANY, INC 1227 E BROADWAY ST STE 101 OVIEDO FL 32765 (407) 509-0834 BARRYHENDERSON@WILSONCOMPANY.NET	JOHN FRITH, P.E. FRITH & ASSOCIATES, INC 8811 GREAT COVE DR ORLANDO FL 32819 (407) 363-0739 JFRITH@AOL.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

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See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A 25' landscaped green area is required along the front property line. This must be located interior of the utility easement. Please correct and dimension this on the overall site plan and landscape plan.	Unresolved
2.	Buffers and CPTED	A 0.4 opacity buffer is required on the north, adjacent to the road. Please locate this interior of the utility easement. Show this on the landscape plan and overall site plan.	Unresolved
3.	Buffers and CPTED	Provide a calculation for the north 0.4 opacity buffer on the landscape plan. An example has been provided in the resources folder in eplan.	Unresolved
4.	Buffers and CPTED	Please add the parking lot landscape calculation on the landscape plan.	Unresolved
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Unresolved
6.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
7.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
8.	Buffers and CPTED	Please use plant unit type E on the north buffer. See the example provided in the resources folder in eplan.	Unresolved
9.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
10.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
11.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
12.	Building	All site lighting on Commercial parcels require a building	Info Only

	Division	permit prior to commencement of work. This is a standalone permit separate from all other required permits.	
13.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
14.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services	On Sheet C3: Utility Plan, please specify the fire hydrant (the one by the proposed meters) as public by updating the callout to "exist. public fire hydrant". If any of these water valves are in the path of the proposed sidewalk extension, ensure they are brought up to grade with the overlaying sidewalk. For the second fire hydrant that is shown on the left-hand side of the page, please verify if it exists in the field as neither the record drawings nor google street view show it. If it does exist, please specify if it is public or private.	Unresolved
16.	Environmental Services	On Sheet C3: Utility Plan, please review/revise the cleanout invert elevations to ensure that sewer from both buildings properly flow by gravity into the septic system. Please show the invert elevation for the proposed cleanout leaving the Phase 1 proposed building.	Unresolved
17.	Environmental Services	On Sheet C3: Utility Plan, I believe it would be more cost effective to consolidate the two proposed meters down into a single water meter, although this single water meter would likely need to be upsized to accommodate the entirety of flow (like a single 2" meter). We typically only use irrigation meters for properties that are also serviced by County sewer (sewer billing is only based off of the indoor water usage, so irrigation meters are used to ensure irrigation water is kept separate from the sewer bill. Also, the irrigation meter rates are slightly higher than the regular water meter rates so since the property will be on septic, excluding the irrigation meter would likely be better cost-wise).	Unresolved
18.	Environmental Services	On Sheet C3: Utility Plan, please select either a 1-1/2" water meter or a 2" water meter. We do not have 1-3/4" water meters. Water meters are bought from the County	Unresolved

		and then installed/inspected/calibrated by County utility personnel.	
19.	Environmental Services	On Sheet C3: Utility Plan, please show the extents of the existing 10 ft utility easement along the frontage of the property. As long as the proposed meter(s) are captured within the existing 10 ft utility easement, the proposed 10 ft x 18 ft utility easement would not be needed.	Unresolved
20.	Environmental Services	On Sheet C3: Utility Plan, please provide a small table or note listing the anticipated water demand (in GPD). This is used for water capacity reservation purposes.	Unresolved
21.	Environmental Services	On Sheet C5: Detail Plan please update the utility details by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utilities-details-standards.stml Please include the following Seminole County Utilities standard details (SDs): SD 101, SD 104, SD 105, SD 207, SD 208, SD 211/212 depending on chosen water meter configuration per previous comment (only include SD 211 if only a single water meter is to be used), and SD 301.	Unresolved
22.	Environmental Services	On Sheet C6: Landscape Plan, be advised that it looks like a tree is proposed to be planted directly on top of the proposed septic tank location. May want to relocate the tree elsewhere.	Info Only
23.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Off Broadway Industrial Park 2004" file in the Resources folder on eplan for reference.	Info Only
24.	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
25.	Planning and Development	On the site plan sheet under the site data, please provide the maximum Floor Area Ratio (F.A.R.).	Unresolved
26.	Planning and Development	On the site plan sheet under the site data, please provide information about the intended use of the	Unresolved

		property, number of stories, maximum and proposed height of building, required building setbacks and proposed building setbacks.	
27.	Planning and Development	Show existing topography with a maximum of one (1) foot contour intervals for the proposed site, except where determined to be unreasonable by the Planning & Development Manager.	Unresolved
28.	Planning and Development	On the site plan sheet on the building layout, please provide the finished floor elevation.	Unresolved
29.	Planning and Development	Show all existing and proposed building restriction lines (i.e., easements and rights-of-way). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Unresolved
30.	Planning and Development	Per Sec. 30.10.1.9 - On the site plan sheet, please show the loading and unloading areas, any underground and aboveground storage tanks for such uses such as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage and collection of contaminated stormwater or wash water and all similar uses.	Unresolved
31.	Planning and Development	Provide location of proposed driveway(s) and median cut(s). Provide internal traffic circulation plan, including directional arrows and signs to direct traffic flow. Show location of traffic-control signs and signalization devices.	Unresolved
32.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.1233. Miscellaneous design standards.	Info Only
33.	Planning and Development	Under site data on the site plan sheet, please state the pervious area on site.	Unresolved
34.	Planning and Development	On the site plan sheet under the site data, please revise the required parking for the office parking. The minimum required number of parking spaces per Table 11.3-A. The office use is the first 10,000 square feet four (4) spaces / 1000 square feet, above 10,000 square feet three (3) spaces/ 1000 sq. ft.	Unresolved
35.	Planning and Development	On the site plan sheet under the site data, please revise the required parking for the manufacturing and warehouse parking. The minimum required number of parking spaces per Table 11.3-A. The manufacturing and warehouse off street parking requirements is one (1) space/ two (2) employees, Plus one (1) space / company vehicle.	Unresolved
36.	Planning and Development	On the site plan sheet under the site data table, please provide the parcel identification number.	Unresolved
37.	Planning and	The landscaping shall have 20% minimum of low water	Unresolved

	Development	use plant material provided and a maximum of 40% high water use plant material per SCLDC Sec. 30.1229(a)(2).	
38.	Planning and Development	Please provide and irrigation plan showing water use zones, rain sensor device and backflow preventor Rain sensor should be located in an open area. SCLDC Sec. 30.1231	Unresolved
39.	Planning and Development	All commercial, office, industrial shall comply with SCLDC Sec. 30.15.1 (a) of the Seminole County Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Unresolved
40.	Planning and Development	Per Sec. 30.15.1 (b)(2) - All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Info Only
41.	Planning and Development	Per Sec. 30.15.1 (b)(3) - Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet.	Info Only
42.	Planning and Development	On the site plan sheet under the site data table, please state the use for the "proposed building" on site.	Unresolved
43.	Planning and Development	Please provide the location and dimension of the sign.	Unresolved
44.	Planning and Development	Additional comments may be generated based on resubmittal.	Info Only
45.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.1234. - Outdoor lighting requirements.	Info Only
46.	Planning and Development	A separate building permit for signage will be required.	Info Only
47.	Planning and Development	On the site plan or landscape plan sheets, please show how the open space will be amenitized with picnic tables and benches	Unresolved
48.	Planning and Development	On the site plan sheet, please show where the location of the mechanical equipment will be placed on site and show how it will be screened from the view of rights of	Unresolved

		ways and adjacent properties.	
49.	Planning and Development	The property is served by septic. Please contact the FL Department of Health for Septic Requirements and/or permitting. A new system permit will need to be approved by the Seminole County Health Department. Contact: Raymond Roe 407-665-3619 raymond.roe@flhealth.gov . Health Department: http://seminolecohealth.com/EVH/ostds.asp	Info Only
50.	Planning and Development	A Boundary Survey is required as part of the site plan review process.	Unresolved
51.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
52.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Info Only
53.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
54.	Public Safety - Addressing	(Prior to Building Permit Submittal- STRUCTURES ON MULTIPLE ADDRESSED PROPERTY) Approved sites with multiple structures are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office at addressing@seminolecountyfl.gov for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	Info Only
55.	Public Safety - Addressing	Ask the question will the phase 1 (6980 sf) & phase 2 (6500 sf) proposed building be single or multi-tenant?	Question
56.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center.	Info Only

		*Address numbers are to be permanently installed facing the street the structure is addressed to.	
57.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
58.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
59.	Public Safety - Addressing	(POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
60.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
61.	Public Safety - Addressing	(Development Name) The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(177.051)	Info Only
62.	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be	Unresolved

		the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)),(Florida Statute 177.051)	
63.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.	Unresolved
64.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Unresolved
65.	Public Safety - Fire Marshal	The following is required for Access Signage for New Construction Sites: a. Signage sign shall read 'NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT' or similar wording, 12 inch by 18 inch. b. Color: The sign shall have a white background with a red legend. c. Bottom of sign shall be seven feet above grade on posts. d. The sign shall be within sight of the traffic flow and be a maximum of 60 feet apart. NFPA 1, 18.2.3.6.3 (FL specific)	Unresolved
66.	Public Safety - Fire Marshal	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
67.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm)	Unresolved

		shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
68.	Public Safety - Fire Marshal	Please provide a flow test in accordance with NFPA 291 within the last 12 months to show the existing hydrant(s) meet the fire flow requirements.	Unresolved
69.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
70.	Public Safety - Fire Marshal	Based on the occupancy classification of office/warehouse, a fire sprinkler may be required. NFPA 1, Section 13.3.2.26.1.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft ² (232 m ²) for the high-piled storage of combustibles. 12000 for general storage	Unresolved
71.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Unresolved
72.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
73.	Public Safety - Fire Marshal	Vehicle access gates shall have an unobstructed clear width of not less than 20 feet gate, as well as a clear height of 13 feet 6 inches. (NFPA 1, 18.2.2) If electric gate, an SOS and knox key switch shall be provided. If manual gate a fire department knox key switch shall be provided.	Unresolved
74.	Public Works - Engineering	Please provide a signed and sealed topographic survey for the site. It is required to be in the NAVD 88 datum. Note that the original master plans and survey would have been in the NGVD 29 datum. Please verify datum and change all information into the NAVD 88 datum. It was seen that the datum appears to be the NAVD88 but	Unresolved

		please verify.	
75.	Public Works - Engineering	Please note that the current FEMA maps have a 2007 date and the panel numbers have changed. Please reference the correct panels.	Unresolved

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

76.	Planning and Development	Please revise the proposed green space to state "proposed open space".	002 C1 Site Plan.pdf	Unresolved
77.	Planning and Development	Please move the Future Land Use under the site data table under zoning.	002 C1 Site Plan.pdf	Unresolved
78.	Planning and Development	Please remove zoning M-1 since it is already stated under the site data information.	002 C1 Site Plan.pdf	Unresolved
79.	Planning and Development	On each building layout on the site plan, please show the uses and the square feet.	002 C1 Site Plan.pdf	Unresolved
80.	Planning and Development	Please state the required impervious not the existing impervious.	002 C1 Site Plan.pdf	Unresolved
81.	Planning and Development	On the site plan sheet under the site data table, please state the required twenty-five (25) percent open space.	002 C1 Site Plan.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Public Safety - Addressing	Corrections Required	Tiffany Owens 407-665-5045
Natural Resources	No Review Required	Sarah Harttung 407-665-7391
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald 407-665-5177
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388
Environmental Services	Corrections Required	James Van Alstine 407-665-2040
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
6/27/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Jim, Maya, James, Matthew, Tiffany, Sarah, Becky
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For

questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafil.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2024-0877

Title:

CITY CHURCH STORAGE BUILDING - SITE PLAN

Project Number: 24-06000038

Project Description: Proposed Site Plan for a storage building at an existing church on 11.92 acres in the A-1 Zoning District located on the east side of Orange Blvd, south of Wilson Rd

Project Manager: Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 31-19-30-300-012A-0000

BCC District: 5-Herr

Applicant: Eugene Smith (407) 872-1515

Consultant: David Evans (407) 872-1515



**SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV**

PROJ. #: 24-06000038

Received: 5/30/24

Paid: 6/4/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>4000 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>4666 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>8666 SF</u></p> <p>(TOTAL NEW ISA <u>8666 SF</u> /1,000 = <u>8.66</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$2, 716.50</u></p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: <u>City Church Storage Building</u>	
PARCEL ID #(S): <u>31-19-30-300-012A-0000, 31-19-30-300-013C-0000, 31-19-30-300-013C-0000, 31-19-30-502-0000-1380</u>	
DESCRIPTION OF PROJECT: <u>Maintenance Shed, parking, and stormwater retention</u>	
EXISTING USE(S): <u>Vacant</u>	PROPOSED USE(S): <u>Maintenance Shed</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>LDR</u> TOTAL ACREAGE: <u>12.07</u> BCC DISTRICT: <u>5: Herr</u>
WATER PROVIDER: <u>Seminole County</u>	SEWER PROVIDER: <u>Seminole County-N/A</u>
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: <u>N/A</u>	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Eugene Smith		COMPANY: City Church of Orlando, Inc	
ADDRESS: 1711 South Orange Blvd			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: (407) 872-1515		EMAIL: Permitting@evansenginc.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: David Evans		COMPANY: Evans Engineering, Inc.	
ADDRESS: 719 Irma Avenue			
CITY: Orlando	STATE: FL	ZIP: 32803	
PHONE: (407) 872-1515		EMAIL: Permitting@evansenginc.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): City Church of Orlando, Inc			
ADDRESS: 1711 South Orange Blvd			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: 407-872-1515		EMAIL: Permitting@evansenginc.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

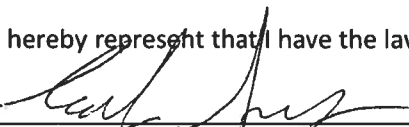
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.



 SIGNATURE OF AUTHORIZED APPLICANT

5/23/2024

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, City Church of Orlando- Eugene Smith, Pastor, the owner of record for the following described property [*Parcel ID Number(s)*] 31-19-30-300-012A-0000, 31-19-30-300-013C-0000, 31-19-30-300-013C-0000, 31-19-30-502-0000-1380 hereby designates David Evans, Evans Engineering Inc to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

5/20/24

 Date

Eugene Smith

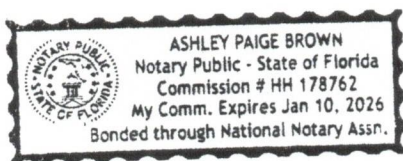
 Property Owner's Signature

Eugene Smith

 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Eugene Smith (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 20TH day of May, 2024.



Ashley Paige Brown

 Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Eugene R Smith	1747 Piedmont Pl, Lk Mary FL 32746	407 522 4500

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Eugene Smith	President	1747 Piedmont Pl, Lake Mary, FL 32746	
Laura Smith	VP	1747 Piedmont Pl, Lake Mary, FL 32746	
Doug Weickhorst	Treasurer	120 E. Bahama Rd, Winter Springs FL 32708	

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

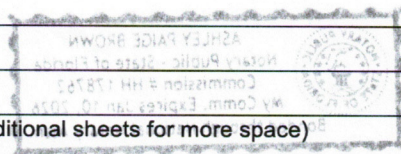
NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

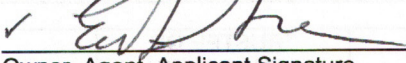
(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____


7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

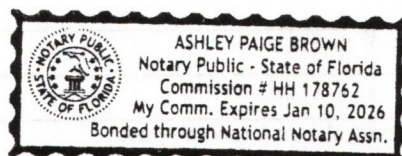
05-29-2024
Date


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 29TH day of May, 2024, by Eugene Smith, who is personally known to me, or has produced _____ as identification.


Signature of Notary Public



Ashley Brown
Print, Type or Stamp Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CITY CHURCH OF ORLANDO INC.

Filing Information

Document Number N06000004011
FEI/EIN Number 59-3600902
Date Filed 04/11/2006
State FL
Status ACTIVE

Principal Address

1711 SOUTH ORANGE BLVD.
 SANFORD, FL 32771

Changed: 04/11/2016

Mailing Address

1711 SOUTH ORANGE BLVD.
 SANFORD, FL 32771

Changed: 04/11/2016

Registered Agent Name & Address

SMITH, EUGENE R

1711 SOUTH ORANGE BLVD.
 SANFORD, FL 32771

Address Changed: 04/11/2016

Officer/Director Detail

Name & Address

Title President

SMITH, EUGENE R
 1747 Piedmont Place
 Lake Mary, FL 32746

Title VP

LAURA, SMITH J
1747 Piedmont Place
Lake Mary, FL 32746

Title Treasurer

Weickhorst, Doug
120 E. Bahama Rd
Winter Springs, FL 32708

Title Secretary

GOSS, MARCUS
1057 BLACKWOOD ST
ALTAMONTE SPRINGS, FL 32701

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2023	04/03/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/09/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/03/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- ANNUAL REPORT	View image in PDF format
01/05/2021 -- ANNUAL REPORT	View image in PDF format
01/10/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
04/11/2016 -- Reg_Agent Change	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/16/2012 -- ANNUAL REPORT	View image in PDF format
05/02/2011 -- ANNUAL REPORT	View image in PDF format
01/15/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
11/06/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
07/06/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- Domestic Non-Profit	View image in PDF format

Continuation of 2.

Name

GOSS, MARCUS

Title

Secretary

Address

1057 BLACKWOOD ST
ALTAMONTE SPRINGS, FL 32701

Property Record Card

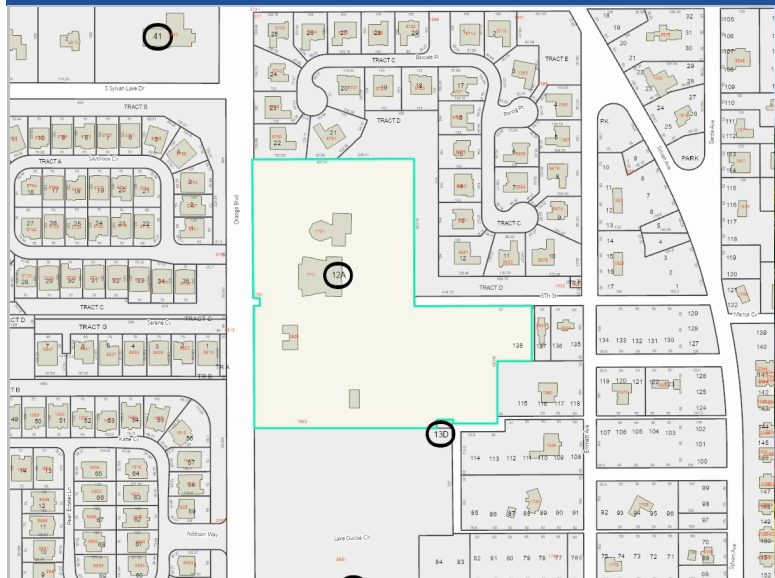


Parcel 31-19-30-300-012A-0000

Property Address 1711 ORANGE BLVD SANFORD, FL 32771

Parcel Location

Site View



311930300012A0000 04/20/2023

Parcel Information

Value Summary

Parcel	31-19-30-300-012A-0000
Owner(s)	CITY CHURCH OF ORLANDO INC
Property Address	1711 ORANGE BLVD SANFORD, FL 32771
Mailing	1711 ORANGE BLVD SANFORD, FL 32771-8693
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	71-CHURCHES
Exemptions	36-CHURCH/RELIGIOUS(2016)
AG Classification	No
Facility Name	CITY CHURCH

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$2,439,334	\$2,220,893
Depreciated Other Features	\$42,868	\$36,775
Land Value (Market)	\$1,411,554	\$1,409,289
Land Value Agriculture		
Just/Market Value	\$3,893,756	\$3,666,957
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$48,936
P&G Adjustment	\$0	\$0
Assessed Value	\$3,893,756	\$3,618,021

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$48,799.86

2023 Tax Savings with Non-Hx Cap \$48,799.86

2023 Tax Bill Amount

\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
 BEG SW COR OF TRACT A WILSON PARK PB 70 PG 24
 RUN E TO WLY LI TRACT D WILSON PARK PB 70 PG 24
 S TO SLY LI OF VACD ST E TO WLY R/W VACD ST
 S 382.80 FT W TO ELY R/W ORANGE BLVD N TO BEG &
 N 1/2 OF VACD ST ADJ ON S (LESS RD & BEG 1306.80 FT
 & 610 FT E OF NW COR RUN N 10 FT E 50 FT S 10 FT W
 TO BEG)
 &
 LOT 138 (LESS E 10 FT) & ALL VACD ST ADJ ON W &
 N 1/2 OF VACD ST ADJ ON S

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$3,893,756	\$3,893,756	\$0
SJWM(Saint Johns Water Management)	\$3,893,756	\$3,893,756	\$0
FIRE	\$3,893,756	\$3,893,756	\$0
COUNTY GENERAL FUND	\$3,893,756	\$3,893,756	\$0
Schools	\$3,893,756	\$3,893,756	\$0

Sales

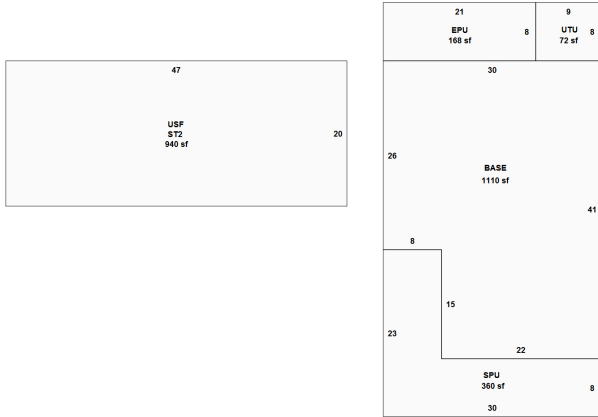
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	06/01/2015	08514	1392	\$100	No	Improved
QUIT CLAIM DEED	06/01/2015	08514	1384	\$100	No	Improved
TRUSTEE DEED	06/01/2015	08514	1380	\$2,750,000	No	Improved
WARRANTY DEED	01/01/2015	08406	1421	\$2,225,000	No	Improved
WARRANTY DEED	01/01/2000	03795	0340	\$691,300	No	Improved
WARRANTY DEED	01/01/1994	02718	1008	\$300,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			18.42	\$64,200.00	\$1,182,564
LOT			1	\$228,990.00	\$228,990

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
3	SINGLE FAMILY	1900/1940	4	1.5	5	1,110	2,650	2,050	SIDING GRADE 3	\$66,879	\$167,198	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>SCREEN PORCH UNFINISHED</td> <td>360.00</td> </tr> <tr> <td>ENCLOSED PORCH UNFINISHED</td> <td>168.00</td> </tr> <tr> <td>UTILITY UNFINISHED</td> <td>72.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td>940.00</td> </tr> </tbody> </table>	Description	Area	SCREEN PORCH UNFINISHED	360.00	ENCLOSED PORCH UNFINISHED	168.00	UTILITY UNFINISHED	72.00	UPPER STORY FINISHED	940.00
Description	Area																					
SCREEN PORCH UNFINISHED	360.00																					
ENCLOSED PORCH UNFINISHED	168.00																					
UTILITY UNFINISHED	72.00																					
UPPER STORY FINISHED	940.00																					

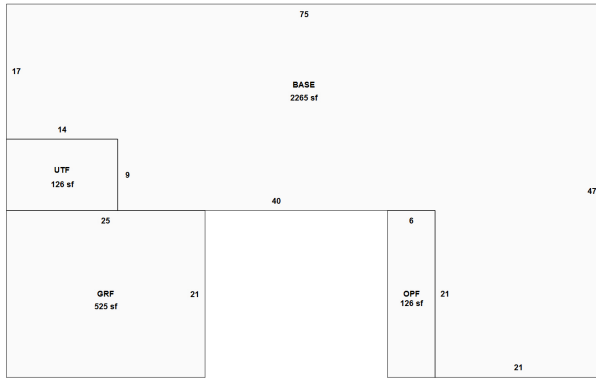


Drawn by New South

Building 3 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
4	SINGLE FAMILY	1972	4	3.0	11	2,265	3,042	2,265	CB/STUCCO FINISH	\$170,308	\$247,720	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>126.00</td> </tr> <tr> <td>UTILITY FINISHED</td> <td>126.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>525.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	126.00	UTILITY FINISHED	126.00	GARAGE FINISHED	525.00
Description	Area																			
OPEN PORCH FINISHED	126.00																			
UTILITY FINISHED	126.00																			
GARAGE FINISHED	525.00																			

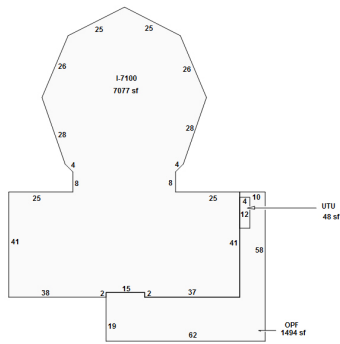


Sketch by Apex Sketch

Building 4 - Page 1

** Year Built (Actual / Effective)

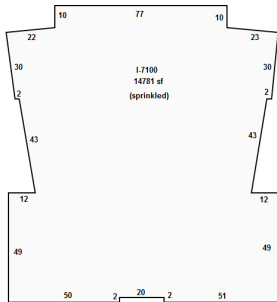
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	WOOD BEAM/COLUMN	1996	1	7077.00	STUCCO W/WOOD OR MTL STUDS	\$622,836	\$896,167	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY UNFINISHED</td> <td>48.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>1494.00</td> </tr> </tbody> </table>	Description	Area	UTILITY UNFINISHED	48.00	OPEN PORCH FINISHED	1494.00
Description	Area													
UTILITY UNFINISHED	48.00													
OPEN PORCH FINISHED	1494.00													



Sketch by Apex Sketch

Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	STEEL/PRE ENGINEERED.	2005	1	14781.00	METAL PREFINISHED - INSULATED	\$1,579,311	\$2,051,053	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Description	Area		
Description	Area											



Sketch by Apex Sketch

Building 2 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05803	GRACE CHRISTIAN CHURCH	County	\$519,110	5/9/1996	9/1/1995
05250	MODULAR BLDG	County	\$93,800	12/20/1999	6/1/1999
08797	COVERED WALKWAY; PAD PER PERMIT 1701 ORANGE BLVD	County	\$14,000		9/1/2001
07088	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 1711 ORANGE BLVD	County	\$16,474		4/8/2005
03579	NEW CHURCH BUILDING; PAD PER PERMIT 1711 ORANGE BLVD	County	\$1,240,620	4/5/2006	4/1/2004
18348	LIFT STATION HOOK-UP (2) 5 HP & CONTROLLER; PAD PER PERMIT 1258 SNUG HARBOR DR	County	\$1,500		10/11/2005
12078	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 1711 ORANGE BLVD	County	\$14,215		6/21/2005
00790	ADD EQUIPMENT & ANTENNA - 1865 ORANGE BLVD	County	\$108,000	4/15/2015	1/27/2015
02822	REPLACE ANTENNAS & EQUIPMENT ON EXISTING TOWER - T-MOBILE - 1865 ORANGE BLVD	County	\$50,000	7/13/2015	3/19/2015
08917	MECHANICAL - 1711 ORANGE BLVD	County	\$80,000		8/10/2015
07571	ELECTRICAL	County	\$12,000		7/8/2015
03612	AT&T CELL TOWER - 1865 ORANGE BLVD	County	\$20,000	7/7/2017	3/22/2017
01942	163' MONOPOLE COMMUNICATION TOWER - 1865 ORANGE BLVD	County	\$5,000		2/15/2017
13832	ANTENNAE - CELL TOWER - 1865 ORANGE BLVD	County	\$30,000	7/25/2016	2/16/2016
15835	NEW EDUCATIONAL BUILDING- 1701 ORANGE BLVD	County	\$1,765,999	11/22/2019	9/26/2018
03392	DEMO- 1691 ORANGE BLVD	County	\$1,500		3/15/2018
17925	1865 ORANGE BLVD: CELL TOWER-Cell Tower	County	\$18,000	5/8/2019	1/23/2019
04779	1865 ORANGE BLVD: CELL TOWER-REPLACE CELL TOWER ANTENNAS	County	\$20,000	3/14/2018	5/3/2017
09950	1711 ORANGE BLVD: STRUCTURES OTHER THAN BUILDINGS-CHURCH PLAY GROUND	County	\$8,000		10/10/2019
02318	1701 ORANGE BLVD: ALTERATION COMMERCIAL-INT ALT LEVEL 2	County	\$10,000		10/29/2019
16101	1711 ORANGE BLVD: FENCE/WALL COMMERCIAL-Aluminum Fence and brick columns	County	\$15,000		1/2/2020
10972	1865 ORANGE BLVD: CELL TOWER-cell tower	County	\$20,000	2/16/2021	9/20/2020
20558	1855 ORANGE BLVD: DEMO COMMERCIAL BLDGS/STRUCTURES-	County	\$10,000		6/14/2021
11365	1865 ORANGE BLVD: CELL TOWER-Existing Cell Tower	County	\$45,000	10/18/2021	7/3/2021
15136	1865 ORANGE BLVD: CELL TOWER-Cellular Tower	County	\$20,000	1/31/2022	11/2/2021
21373	1865 ORANGE BLVD: CELL TOWER-Existing Cell Tower Site / Antenna	County	\$12,500		12/7/2021
02963	1865 ORANGE BLVD: CELL TOWER-Existing Cell Tower Site / Antenna	County	\$20,000	3/14/2023	5/25/2022
06818	1865 ORANGE BLVD: CELL TOWER-Cell Tower	County	\$20,000		5/20/2022
04245	1865 ORANGE BLVD: ELECTRIC - GENERATOR-Existing Cell Tower Site	County	\$20,000	4/26/2023	5/26/2022
18300	1865 ORANGE BLVD: CELL TOWER-Cell Tower	County	\$35,000		12/2/2022
18496	1865 ORANGE BLVD: ELECTRIC - GENERATOR-Generator	County	\$20,000		12/9/2022
02448	1711 ORANGE BLVD: MECHANICAL - COMMERCIAL-church	County	\$16,500		4/25/2023
12777	1711 ORANGE BLVD: FENCE/WALL COMMERCIAL-6" High PLYGem Fence	County	\$15,000		9/1/2023
11786	1701 ORANGE BLVD: ALTERATION COMMERCIAL-Exizting Kid;s Ministry building	County	\$15,000	12/11/2023	9/11/2023
12884	1701 ORANGE BLVD: ALTERATION COMMERCIAL-Existing multi purpose building	County	\$100	12/11/2023	10/30/2023

Other Features

Description	Year Built	Units	Value	New Cost
MOBILE HOME COMM	03/01/1999	1,440	\$29,002	\$38,160
CONC UTILITY BLDG	01/01/1985	112	\$753	\$1,882
PATIO 3	01/01/1979	1	\$2,400	\$6,000
COMMERCIAL CONCRETE DR 4 IN	03/01/1996	1,840	\$3,430	\$8,574
WOOD UTILITY BLDG	01/01/1980	440	\$1,822	\$4,554
COVERED PATIO 1	01/01/1972	1	\$1,100	\$2,750
CONC UTILITY BLDG	01/01/1972	64	\$430	\$1,075
SCREEN ENCL 2	01/01/1979	1	\$3,600	\$9,000
BLOCK WALL	01/01/1979	90	\$331	\$828

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

Copyright 2024 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/4/2024 9:09:24 AM
Project: 24-06000038
Credit Card Number: 41*****5717
Authorization Number: 94492D
Transaction Number: 040624C1B-5BB8B63A-407F-440F-BD06-D71FD97D7F27
Total Fees Paid: 2753.06

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	36.56
SITE PLAN	2716.50
Total Amount	2753.06

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	CITY CHURCH STORAGE BUILDING - SITE PLAN	PROJ #: 24-06000038
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/03/24	
RELATED NAMES:	EP DAVID EVANS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	31-19-30-300-012A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A STORAGE BUILDING ON 11.92 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF ORANGE BLVD, SOUTH OF WILSON RD	
NO OF ACRES	11.92	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF ORANGE BLVD, SOUTH OF WILSON RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
EUGENE SMITH CITY CHURCH OF ORLANDO, INC 1711 S ORANGE BLVD SANFORD FL 32771 (407) 872-1515 PERMITTING@EVANSENGINC.COM	DAVID EVANS EVANS ENGINEERING INC 719 IRMA AVE ORLANDO FL 32803 (407) 872-1515 PERMITTING@EVANSENGINC.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide a landscape plan indicating buffer plantings in compliance with the Seminole County Land Development Code Ch 30 Part 67.	Unresolved
2.	Buffers and CPTED	A 0.5 opacity buffer is required south of the storage shed and a 0.3 opacity buffer is required east of the storage shed.	Unresolved
3.	Buffers and CPTED	Dimension and label the buffer widths (15' width) on the overall site plan. Add information to the site data section.	Unresolved
4.	Buffers and CPTED	The landscape plan must include calculations for the buffer plantings.	Unresolved
5.	Buffers and CPTED	Include proposed planting sizes, location, quantity, and species on the landscape plan.	Unresolved
6.	Buffers and CPTED	Additional comments may be generated once a landscape plan has been provided for staff to review.	Unresolved
7.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
8.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
9.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
10.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
11.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only

12.	Environmental Services	On Sheet C04: Details, please add the following Seminole County standard details (SDs): SD 101, SD 104, SD 105, SD 111, SD 113, and SD 115. An additional Details sheet may be needed in the plan set.	Unresolved
13.	Environmental Services	There appears to be no utility easements over some of the existing Seminole County owned utility infrastructure on the site. This includes the public fire hydrant, 2" water meter, and the potable water main/service line feeding them. Everything else on the site appears to be privately owned/maintained. Please provide us documentation that there is an existing utility easement over this infrastructure. If none exists, please provide a sketch and legal description of the proposed utility easement. We will review it and prepare a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording prior to our final approval of this project. Please see the file "607-CC-001 AS BUILT UPDATED-Sheet 1 of 2 SIGNED" in the Resources folder on eplan for reference on the utility as-built drawing. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants and 10 ft wide utility easements along the centerline of our water service lines/water meters. Please see the file "City Church Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
14.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Gathering Place Worship Center 2004" and "607-CC-001 AS BUILT UPDATED-Sheet 1 of 2 SIGNED" files in the Resources folder on eplan for reference.	Info Only
15.	Environmental Services	On Sheet C01: Cover Sheet, please update the phone number for the water/wastewater contact information to 407-665-2024.	Info Only
16.	Environmental Services	On Sheet C03: Storage Shed Plan, please update the fire hydrant callout to specify the fire hydrant being private as well as swap out City of Sanford with Seminole County. For example: proposed private fire hydrant assembly with Seminole County approved...etc. This development is within our water service area so we will be the ones to facilitate the fire hydrant flow test/flushing, not City of Sanford..	Unresolved
17.	Environmental Services	On Sheet C03: Storage Shed Plan, please specify that the fire line will be DR-14 by updating the callout. Any fire line that is capable of being charged by the FDC is	Unresolved

		required to be DR-14 pipe.	
18.	Environmental Services	On Sheet C03: Storage Shed Plan, please callout all bends and tees on the proposed water main/fire line such as 45 degree bend and 8"X4" tee.	Unresolved
19.	Planning and Development	The survey provided is not signed or sealed, please provide a version that is signed and sealed and represents the current conditions of the lot. It appears that per Seminole County Property Appraiser aerial data from 2024, the existing conditions of the project area may be different than represented on the survey.	Unresolved
20.	Planning and Development	Please provide a landscape plan.	Unresolved
21.	Planning and Development	Place a note on the site plan that states: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). http://www.seminolecountyfl.gov/core/fileparse.php/4073/urll/Bear-Management-Ordinance-Final-Approved-Document.pdf	Unresolved
22.	Planning and Development	If there is outdoor lighting proposed, staff recommends providing the photometric plan at Site Plan submittal. 30.1234. All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Info Only
23.	Planning and Development	Please revise either the Sheet Index or page C02 ("C02.0") accordingly to ensure they match each other.	Unresolved
24.	Planning and Development	Please clarify the verbiage "BY OTHERS" in the following places: C01- SHEET INDEX (Survey and Landscape Plan) and C02.0- PAVING, GRADING & DRAINAGE NOTES: #33	Unresolved
25.	Planning and Development	C01 Cover Sheet: Please update the property address to reflect "1711 ORANGE BLVD." as opposed to the written "1701 S. ORANGE BLVD"	Unresolved
26.	Planning and Development	C03 Site Plan: Please show linear distance and metes and bounds description of property boundaries.	Unresolved
27.	Planning and Development	C03 Site Plan: Please provide all street names, zoning, and parcel I.D.s of surrounding area on the plans. Adjacent zoning should also be reflected in the Site Data Table.	Unresolved
28.	Planning and Development	C03 Site Plan: All structures should be dimensioned from all parcel boundaries.	Unresolved
29.	Planning and Development	C03 Site Plan: Parking space dimensions should be provided in the Site Data Table.	Unresolved
30.	Planning and Development	C03 Site Plan: Please show dimensions of all	Unresolved

	Development	structures and state the dimensions of the proposed storage building in the site data table.	
31.	Planning and Development	C03 Site Plan: Please dimension all easements and landscape buffers on the property.	Unresolved
32.	Planning and Development	C03 Site Plan: Please update and specify the proposed use of the storage building in the Site Data Table.	Unresolved
33.	Planning and Development	C03 Site Plan: Please provide open space calculation in Site Data Table, including what areas are being utilized as open space.	Unresolved
34.	Planning and Development	C03 Site Plan: The rear (east) yard setback is 30 feet, please revise storage building location accordingly	Unresolved
35.	Public Safety - Addressing Tiffany Owens	The plans are labeled with an incorrect address or unit number. Please correct all the plan pages which are incorrectly labeled to the correct address: 1711 Orange BLVD Sanford, FL 32771	Unresolved
36.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
37.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
38.	Public Safety - Addressing	Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half (1/2) inch in width. SCLDC 90.5 (1)	Info Only
39.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only
40.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
41.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the	Info Only

		approved site plan. SCLDC 90.4(A) (C)	
42.	Public Safety - Addressing	(Prior to Building Permit Submittal- STRUCTURES ON MULTIPLE ADDRESSED PROPERTY) Approved sites with multiple structures are required to coordinate individual addressing, prior to submittal of building permits. You will need to obtain an address for the proposed structure, prior to drawing up the construction plans. The floor/construction plans submitted to the Building Department during permit application, will require the correct address of the proposed structure. Therefore, you will need to contact our office at addressing@seminolecountyfl.gov for an address, prior to building permit submittal. If the address is incorrect on the floor/construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	Info Only
43.	Public Safety - Addressing	Additional Comments may be generated based on resubmittal.	Info Only
44.	Public Safety - Fire Marshal	Please revise fire flow calculations to state the following as currently it shows the minimum fire flow of 375 GPM. Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).	Unresolved
45.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
46.	Public Safety - Fire Marshal	Please revise the fire general notes to meet the most current code cycles. FFPC 8th ed, 2021, and 2019 for NFPA 24 and 13.	Unresolved
47.	Public Safety - Fire Marshal	The structure for this site plan is proposed as a storage/shed. Please clarify the intended use of the structure.	Unresolved
48.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Unresolved
49.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
50.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection	Unresolved

		system.	
51.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
52.	Public Works - Engineering	Please verify Grading note 21 on General Notes page. The reference does not appear to be correct.	Unresolved
53.	Public Works - Engineering	The 100-year, 24-hour peak stage is not correct. Please verify and adjust.	Unresolved
54.	Public Works - Engineering	Please clearly label all pipes and inlets. (Size type inverts etc.) Note that the County minimum pipe size is 15". If anything smaller is to be considered it will require detailed calculations. Note that down spout and yard drains are not advisable in the same system especially if pipe size is in question. provide all required information and hydraulic modeling.	Unresolved
55.	Public Works - Engineering	Provide additional grading around the building. Clearly show how the drainage will be collected. Provide spot elevations and sections.	Unresolved
56.	Natural Resources	No review required. Additional comments may be generated in the following submission.	N/A

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

Department	Reviewer	Email	Reviewer Comments
Public Safety - Addressing	Tiffany Owens	towens@seminolecountyfl.gov	407-665-5045
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468

The next submittal, as required below, will be your:

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
06/26/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, James Van Alstine, Matthew Maywald, Sarah Harttung, Tiffany Owens, Maya Athanas, Jim Potter

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

Summary of Fees: <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml>

NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafll.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0878

Title:

MCINTYRE GROUP EVENT PLANNING - PRE-APPLICATION

Project Number: 24-80000086

Project Description: Proposed Special Exception for an event venue on 1.78 acres in the M-1 Zoning District located on the north side of N Ronald Reagan Blvd, east of Longwood Lake Mary Rd

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 29-20-30-512-0000-0020

BCC District: 4-Lockhart

Applicant: Christina McIntyre (914) 217-4629

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000086
Received: 6/11/24
Paid: 6/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: The McIntyre Group Event Planning & Venue Business	
PARCEL ID #(S): 29-20-30-512-0000-0020	
TOTAL ACREAGE: 1.78 Acres	BCC DISTRICT: District 4 - Amy Lockhart
ZONING: M-1	FUTURE LAND USE: IND

APPLICANT

NAME: Christina McIntyre	COMPANY: The McIntyre Group, LLC	
ADDRESS: 3719 N Saint Lucie Drive		
CITY: Winter Springs	STATE: FL	ZIP: 32708
PHONE: 914-217-4629	EMAIL: christinahmcintyre@gmail.com	

CONSULTANT

NAME: N/A	COMPANY: N/A	
ADDRESS: N/A		
CITY: N/A	STATE: N/A	ZIP: N/A
PHONE: N/A	EMAIL: N/A	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Event planning consultation services and a versatile event venue designed to host intimate family social events such as: intimate wedding receptions, bridal showers, baby showers, birthday celebrations, repasses, etc.				

STAFF USE ONLY

COMMENTS DUE: 6/21	COM DOC DUE: 6/27	DRC MEETING: 7/3
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: M-1	FLU: IND	LOCATION: on the north side of N Ronald Reagan Blvd, east of Longwood Lake Mary Rd
W/S: Seminole County	BCC: 4: Lockhart	

Agenda: 6/28

THE MCINTYRE GROUP, LLC

SPECIAL EXCEPTION DETAILED NARRATIVE REPORT

REPORT DATE Monday, June 10, 2024

BUSINESS NAME The McIntyre Group, LLC

OWNERS Christina McIntyre
Perry McIntyre Jr.

PROPERTY ADDRESS 2290 N Ronald Reagan Blvd,
Longwood, FL 32750

PARCEL ID 29-20-30-512-0000-0020

BUSINESS DESCRIPTION

The Valentine Event Venue presented by The McIntyre Group , will be a versatile event venue designed to host a wide range of intimate family events, including micro weddings, birthday parties, bridal showers, baby showers, repasses, graduation celebrations, anniversaries, etc., and small corporate events such as classes and holiday events. Our venue will provide an intimate high-end modern aesthetic, the perfect blank canvas. This provides endless options for event design and provides an atmosphere that suites our client’s needs. Additionally, we will provide exceptional customer service and are committed to creating unforgettable premium experiences for our clients and their guests.

BUSINESS CHARACTERISTICS

The McIntyre Event Business will include:

- Use of event space will be provided to clients for a fee, included are different packages from the basic package (venue rental, tables and chairs) to advance packages with comprehensive design elements and day-of event coordination
- We will rent a variety of fabrics (different sizes, colors, textures, and styles, i.e., tablecloths, linen napkins, etc.), furniture pieces, and décor elements for event related use
- Will also sell event planning services for interested clients
- Weekday will mostly consist of event planning consultations and venue tours (won’t interfere with surrounding businesses during the day) and weeknights and weekends will be designated for events
- All events will conclude no later than 11 PM with clean-up afterwards
- As the tenant, we will maintain a \$1M general liability insurance
- We will also require clients to secure day of liability insurance prior to their event to ensure coverage in the event of damages
- We will ensure that there are volume limits set on our speaker system (to ensure that music doesn’t disturb other tenants, even though events will be during close of business for most other tenants), this will be explained to each client and documented in our client contract

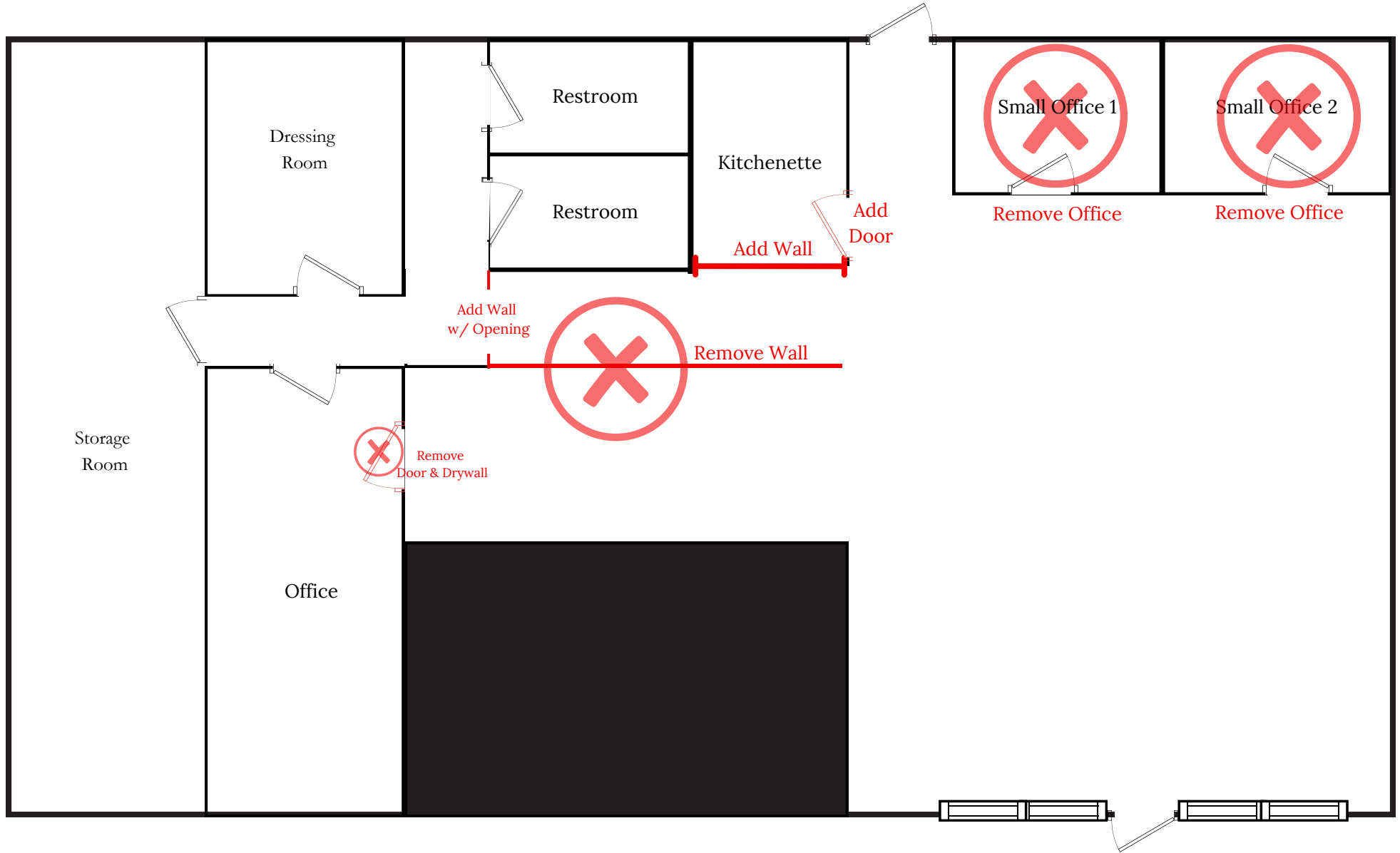
COMMUNITY BENEFITS

The McIntyre Group, LLC will provide a vital space for residents to celebrate life's milestones, fostering a sense of unity and shared experiences. We will be a valuable community resource for family social events, decor rentals, and professional event planning services.

Our operations will contribute to the local economy by collaborating with event-related businesses and local vendors such as florists, photographers, caterers, hotels, etc., thereby generating revenue for the city.

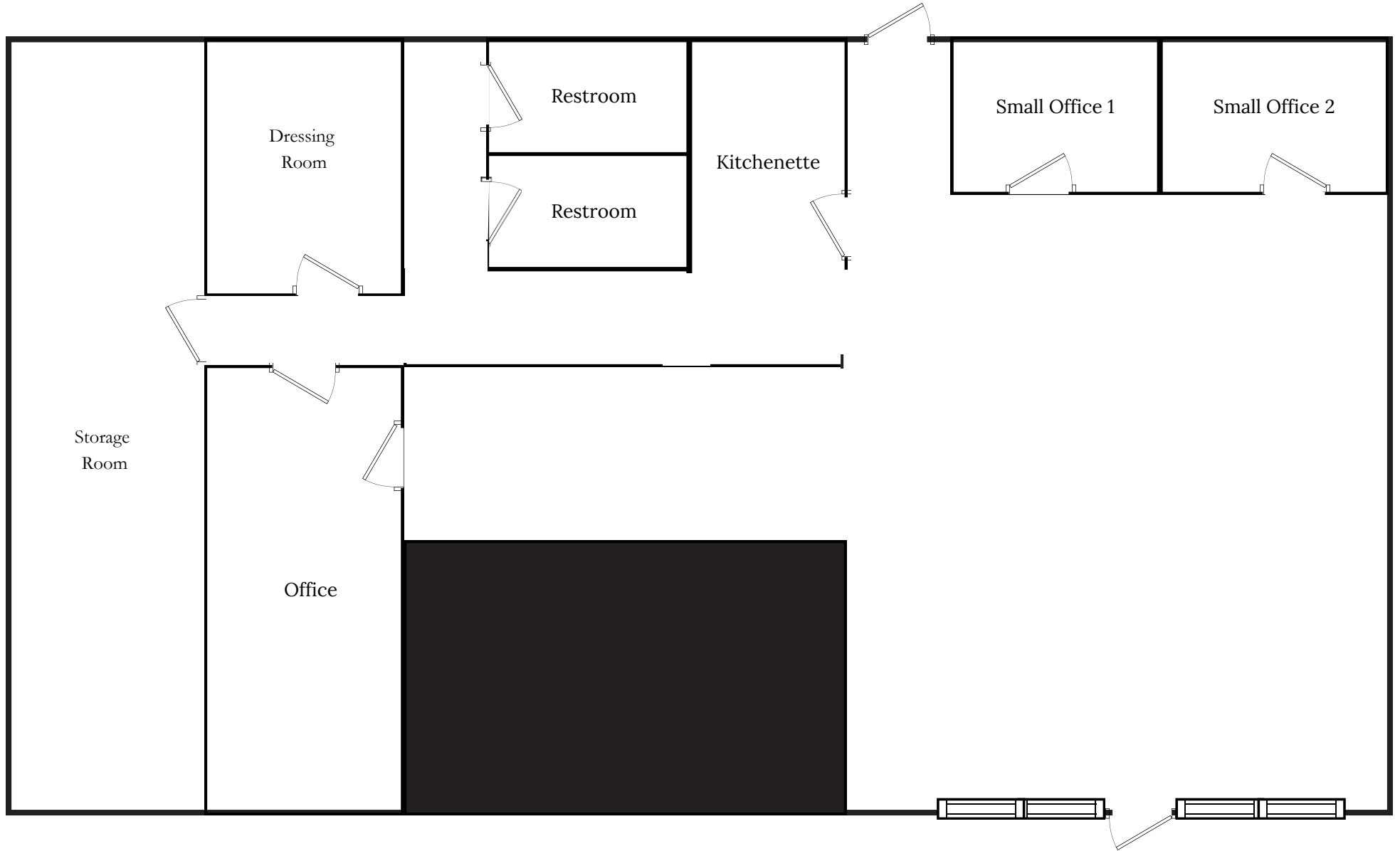
Event Venue for Christina & Perry McIntyre

PROPOSED FLOOR PLANS - 2290 N RONALD REAGAN BLVD, LONGWOOD, FL | 3,933 SQFT



Event Venue for Christina & Perry McIntyre

CURRENT FLOOR PLANS - 2290 N RONALD REAGAN BLVD, LONGWOOD, FL | 3,933 SQFT



Not Drawn to Scale

As of: 6-4-2024

Property Record Card



Parcel 29-20-30-512-0000-0020

Property Address 2290 N RONALD REAGAN BLVD LONGWOOD, FL 32750

Parcel Location

Site View



29203051200000020 12/06/2021

Parcel Information

Value Summary

Parcel	29-20-30-512-0000-0020
Owner(s)	LONGWOOD INDUSTRIAL LLC
Property Address	2290 N RONALD REAGAN BLVD LONGWOOD, FL 32750
Mailing	1108 KANE CONCOURSE # 308 BAY HARBOR IS, FL 33154-2016
Subdivision Name	BIG TREE CROSSING PH 2
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	17-ONE STORY OFFICE NON-PROF
Exemptions	None
AG Classification	No
Facility Name	BIG TREE CENTER

	2024 Working Values	2023 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)		
Land Value Agriculture		
Just/Market Value	\$1,059,569	\$968,063
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,077	\$7,616
P&G Adjustment	\$0	\$0
Assessed Value	\$1,056,492	\$960,447

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$12,882.98	2023 Tax Savings with Non-Hx Cap	\$60.39
2023 Tax Bill Amount	\$12,822.59		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
BIG TREE CROSSING PH 2
PB 28 PG 61

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,056,492	\$0	\$1,056,492
SJWM(Saint Johns Water Management)	\$1,056,492	\$0	\$1,056,492
FIRE	\$1,056,492	\$0	\$1,056,492
COUNTY GENERAL FUND	\$1,056,492	\$0	\$1,056,492
Schools	\$1,059,569	\$0	\$1,059,569

Sales

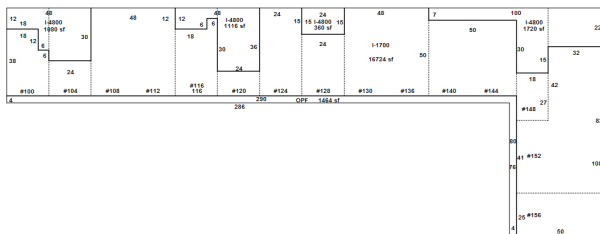
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	06/16/2021	09965	1409	\$2,025,000	No	Improved
SPECIAL WARRANTY DEED	09/01/2018	09213	0098	\$1,300,000	No	Improved
CORRECTIVE DEED	07/01/2016	08736	1706	\$100	No	Improved
ADMINISTRATIVE DEED	06/01/2016	08727	0737	\$100	No	Improved
PROBATE RECORDS	01/01/2014	08203	1044	\$100	No	Improved
WARRANTY DEED	08/01/1983	01487	1898	\$78,400	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			77585	\$7.75	\$601,284

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	WOOD BEAM/COLUMN	1984	1	21000.00	STUCCO W/WOOD OR MTL STUDS	\$1,345,265	\$2,413,032	Description	Area
								OPEN PORCH FINISHED	1464.00



Sketch by Open Sketch

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03987	INTERIOR	County	\$1,750		6/1/1997
02616	AMERICAN MUSIC #100 FIRE DOOR	County	\$1,140		4/1/1996
11073	REPAIR SOFFIT	County	\$800		11/1/2001
05700	WALL SIGN - #116	County	\$339		5/15/2006
01250	INTERIOR BUILDOUT - TVS MTG INC - #120	County	\$2,300		2/7/2007
03157	MECHANICAL & CONDENSOR	County	\$1,350		3/1/2002
04658	REROOF	County	\$75,890		6/6/2013
03664	ELECTRICAL; PAD PER PERMIT 1958 CR 427 N	County	\$0		5/1/1997
08132	FASCIA SIGN; #124	County	\$0		8/1/2001
01247	OCCUPANCY ONLY; SUITE 120	County	\$0		2/1/1998
17944	INSTALL HANDICAP RESTROOM & MOVE A/C UNIT TO CEILING SPACE; PAD PER PERMIT 1440 N CR 427	County	\$12,000	12/27/2005	9/30/2005
09163	CONVERT EXISTING CLOSET INTO BATHROOM; #148	County	\$6,000		8/14/2003
14889	2290 N RONALD REAGAN BLVD: DEMO COMMERCIAL PARTIAL [BIG TREE CROSSING PH 2]	County	\$700		8/24/2018

Other Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1984	11,600	\$11,368	\$28,420
POLE LIGHT 2 ARM	06/01/1984	2	\$7,210	\$7,210

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	22

School Information

Elementary School District	Middle School District	High School District
Highlands	Greenwood Lakes	Lake Mary

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/11/2024 11:37:23 AM
Project: 24-80000086
Credit Card Number: 53*****5928
Authorization Number: 193479
Transaction Number: 110624C1C-15F15BE7-CD7E-4063-ADA7-4957A7DC2622
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 28, 2024, in order to place you on the Wednesday, July 3, 2024 meeting agenda.

MEETINGS ARE NOW BEING HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY ON ZOOM). IF YOU REQUEST A MEETING, YOU MUST INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR REMOTELY VIA ZOOM.

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	MCINTYRE GROUP EVENT PLANNING - PRE-APPLICATION	PROJ #: 24-80000086
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/24	
RELATED NAMES:	EP CHRISTINA MCINTYRE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	29-20-30-512-0000-0020	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN EVENT VENUE ON 1.78 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF N RONALD REAGAN BLVD, EAST OF LONGWOOD LAKE MARY RD	
NO OF ACRES	1.78	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	M-1	
LOCATION	ON THE NORTH SIDE OF N RONALD REAGAN BLVD, EAST OF LONGWOOD LAKE MARY RD	
FUTURE LAND USE-	IND	
APPLICANT:	CONSULTANT:	
CHRISTINA MCINTYRE THE MCINTYRE GROUP, LLC 3719 N SAINT LUCIE DR WINTER SPRINGS FL 32708 (914) 217-4629 CHRISTINAHMCINTYRE@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

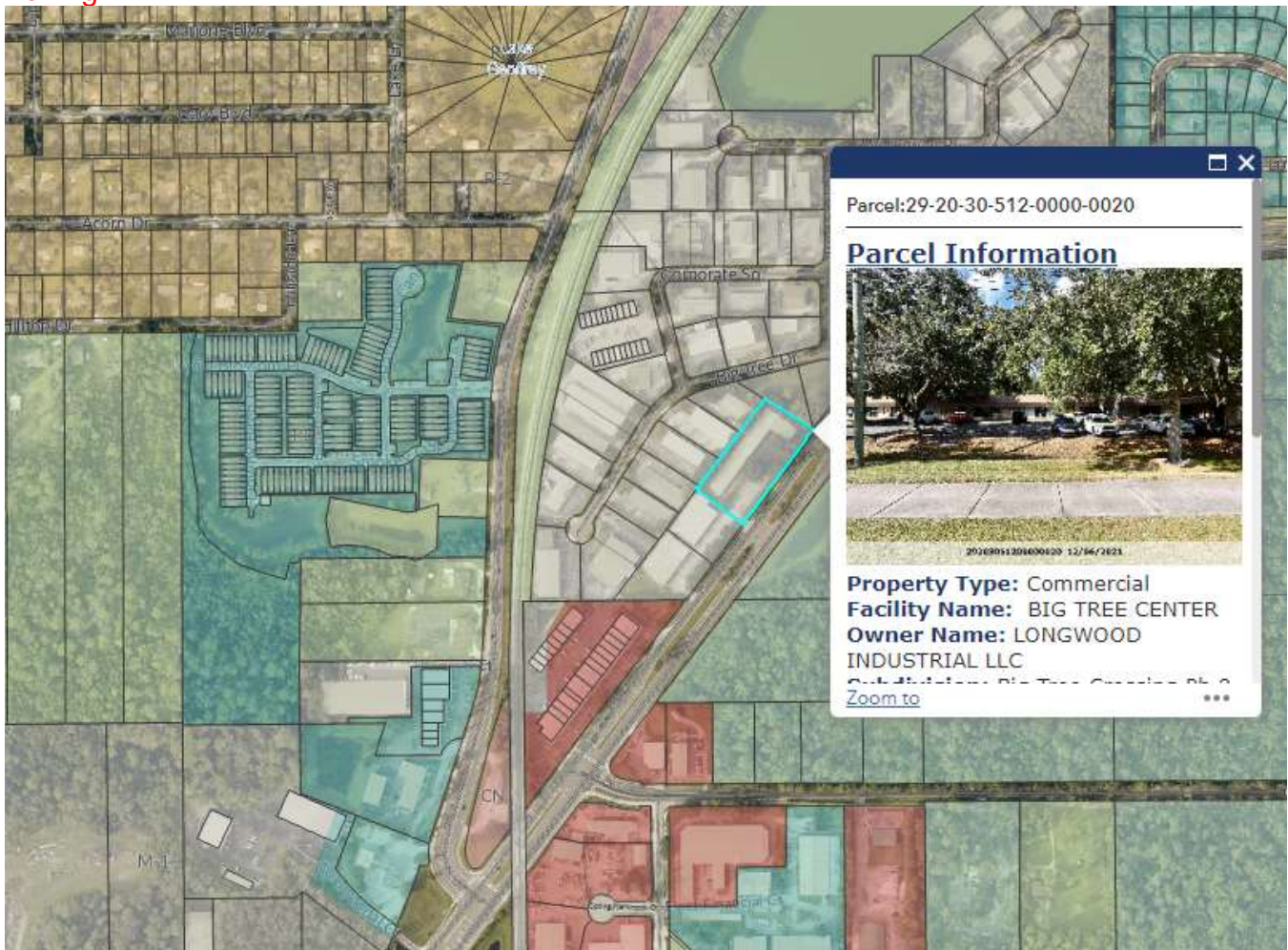
PROJECT MANAGER COMMENTS

The Director has determined that this use can fall under the indoor assembly category and be a permitted use. However, you would need to show that the parking requirements, along with all other requirements can be met. You would need to do a small site plan for the parking and bring the parking lot up to Code. See comments below.

The parking requirement would be 1 parking spot for every 7 patron capacity as determined by the Fire Marshal.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Planning and Development Hilary Padin 6/12/24 2:58 PM	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/

2	Planning and Development Hilary Padin 6/12/24 2:58 PM	The Director has determined that this use can fall under the indoor assembly category and be a permitted use. However, you would need to show that the parking requirements, along with all other requirements can be met. You would need to do a small site plan for the parking and bring the parking lot up to Code.
3	Building Division Jay Hamm 6/13/24 8:04 AM	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
4	Building Division Jay Hamm 6/13/24 8:04 AM	Type of use and size of building may require fire sprinklers and fire alarms.
5	Building Division Jay Hamm 6/13/24 8:04 AM	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. The kitchenette will require a grease trap, size to be determined.
6	Building Division Jay Hamm 6/13/24 8:04 AM	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
7	Building Division Jay Hamm 6/13/24 8:04 AM	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
8	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:05 PM	Type of use and size of building may require fire sprinklers and fire alarms.
9	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:05 PM	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
10	Public Safety - Fire Marshal Matthew Maywald 6/13/24 1:07 PM	Change of use/occupancy from the existing to an assembly space shall follow the applicable requirements found in the FFPC 8t Ed NFPA 101 Chapter 12 New Assembly Occupancies.
11	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
12	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
13	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.

14	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.
15	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	FOR COM AND IND: For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
16	Buffers and CPTED Maya Athanas 6/20/24 2:53 PM	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
17	Comprehensive Planning Maya Athanas 6/20/24 2:54 PM	The Future Land Use Designation is IND (Industrial). The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This land use should be located with direct access to rail systems, collector, and arterial roadways, and as infill development where this use is established. The maximum intensity permitted in this designation is 0.65 floor area ratio.
18	Comprehensive Planning Maya Athanas 6/20/24 2:56 PM	Allowable Uses: A. Light manufacturing industry; B. Distribution and terminals; C. Automobile repair shops; D. Warehousing; E. Wholesale greenhouses; F. Lumberyards and machinery sales; G. Paint and body shops; H. Trade shops and schools; I. Medical clinics; J. Publishing plants; K. Public buildings; L. Stockyards; M. Public elementary schools, public middle schools and public high schools; N. Special exceptions such as utilities, service stations, hospitals, nursing homes, heliports, and airports; and O. Adult entertainment establishments and sexually oriented businesses
19	Public Works - Engineering Jim Potter 6/21/24 2:17 PM	The ADA access to the building and the site do not meet current County or Federal standards. The ADA sidewalk will have to be brought to standards from the parking spaces to and into the building.
20	Public Works - Engineering Jim Potter 6/21/24 2:19 PM	The overall parking for the development will have to be evaluated to ensure that it can meet the requirements of the event venue.

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Agenda Memorandum

File Number: 2024-0880

Title:

DAILEY RANCH - PRE-APPLICATION

Project Number: 24-80000085

Project Description: Proposed Subdivision to create 5 single family residential lots on 12.17 acres in the A-1 Zoning District located on the south side of Gabriella Ln, east of Tuskawilla Rd

Project Manager: Yvonne D'Avanzo (407) 665-7354 (ydavanzo@seminolecountyfl.gov)

Parcel ID: 30-21-31-300-004D-0000

BCC District: 1-Dallari

Applicant: Justin Dailey (407) 506-4211

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000085

Received: 6/7/24

Paid: 6/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Dalley Ranch Redevelopment

PARCEL ID #(S): 30-21-31-300-009D-0000

TOTAL ACREAGE: 12.17

BCC DISTRICT: seminole county 1: Dallari

ZONING: A-1

FUTURE LAND USE: n/a SE

APPLICANT

NAME: Justin Dalley

COMPANY:

ADDRESS: 4885 Gabriella Lane

CITY: Oviedo

STATE: FL

ZIP: 32705

PHONE: 407-500-4211

EMAIL: Justin@theactionchurch.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: sub-divide over 12 acres into 5 total parcels with 1 dwelling per parcel

STAFF USE ONLY

COMMENTS DUE: 6/21

COM DOC DUE: 6/27

DRC MEETING: 7/3

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Gabriella Ln,
east of Tuskawilla Rd

Agenda: 6/28

Ryan, Heather

From: Justin Dailey <justin@theactionchurch.com>
Sent: Friday, June 7, 2024 1:29 PM
To: eplandesk
Subject: Pre-Application
Attachments: Preapplication - Dailey Ranch.pdf; site map .png; 4885 Gabriella_Property Subdivide.heic

NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at CSDSupport@seminolecountyfl.gov

Hello,

Please find attached my pre-application, site map, site of sketched proposal and detailed narrative down below.

Thank you!

—

We would like to take our 12 acre parcel and turn it into a “family compound”. We understand the zoning allows for one dwelling per acre. We would like to have 4 to 5 different parcels on the 12 acres for future development from family members or close relatives.



Justin Dailey

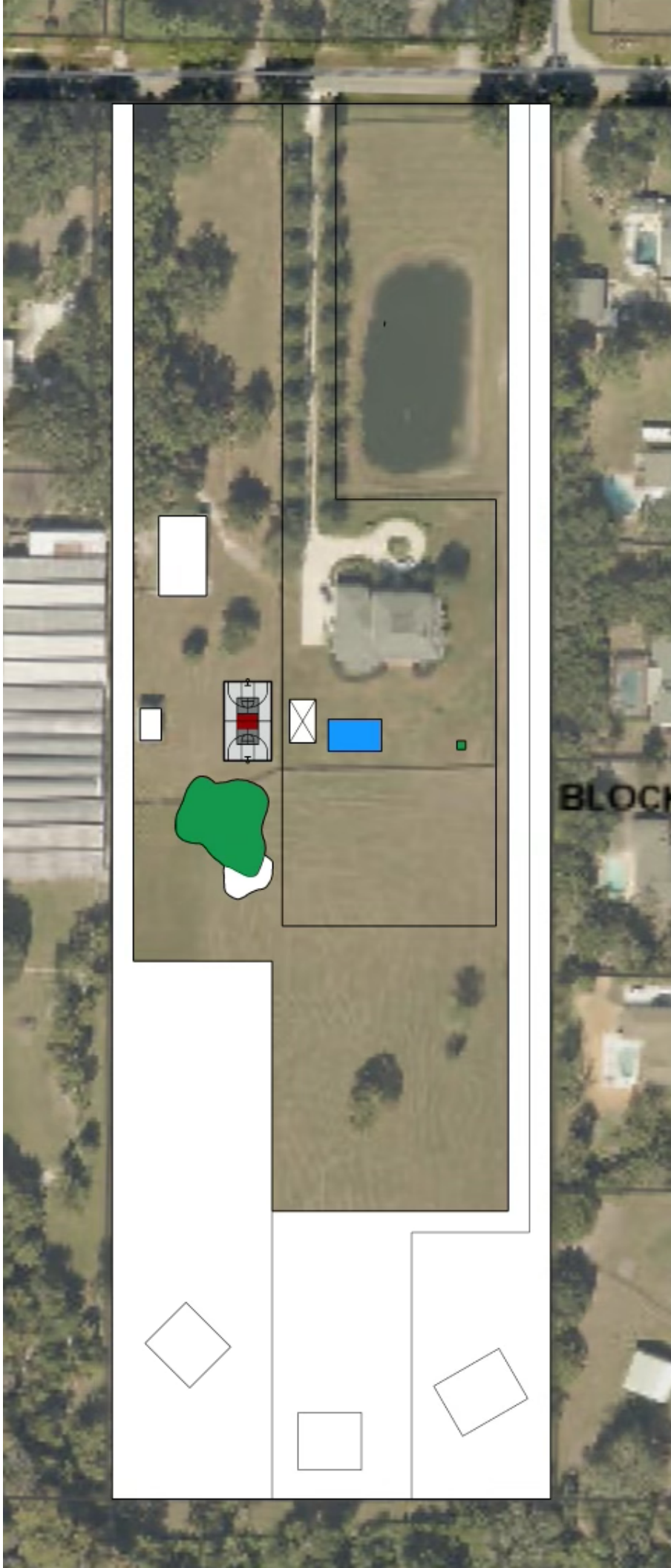
Lead Pastor
407-965-2331

Action Church

2035 Howell Branch Road
Maitland, FL 32751
theactionchurch.com







Property Record Card

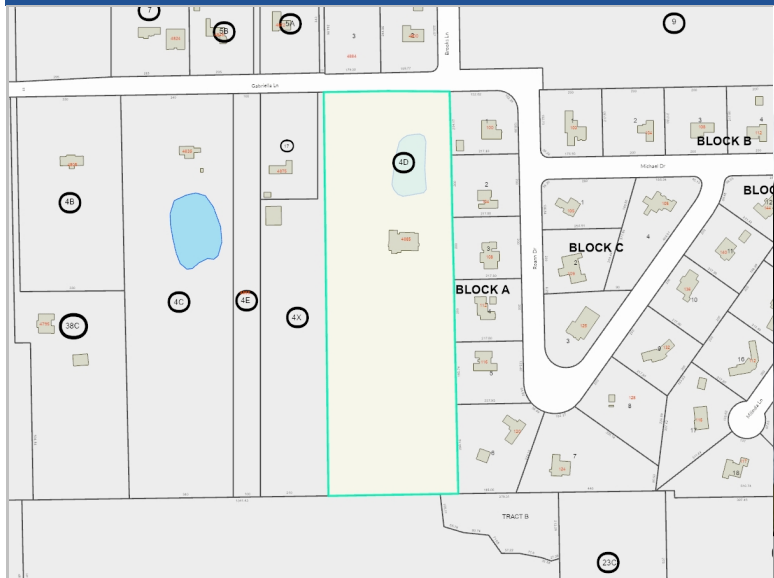


Parcel 30-21-31-300-004D-0000

Property Address 4885 GABRIELLA LN OVIEDO, FL 32765

Parcel Location

Site View



302131300004D0000 02/23/2022

Parcel Information

Value Summary

Parcel	30-21-31-300-004D-0000
Owner(s)	DAILEY, JUSTIN H - Tenancy by Entirety :25 DAILEY, GABRIELLA M - Tenants in Common :25 GUTIERREZ, CHRISTOPHER - Tenancy by Entirety :25 GUTIERREZ, MARIA R - Tenants in Common :25
Property Address	4885 GABRIELLA LN OVIEDO, FL 32765
Mailing	4885 GABRIELLA LN OVIEDO, FL 32765-8695
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2024)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$927,560	\$893,534
Depreciated Other Features	\$18,048	\$17,445
Land Value (Market)	\$1,399,550	\$1,375,210
Land Value Agriculture		
Just/Market Value	\$2,345,158	\$2,286,189
Portability Adjustment	\$189,943	
Save Our Homes Adjustment		\$1,169,007
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,155,215	\$1,117,182

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$30,424.60 **2023 Tax Savings with Exemptions** \$16,088.09
2023 Tax Bill Amount \$14,336.51

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 21S RGE 31E
SW 1/4 OF SW 1/4 (LESS W 980 FT & RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,155,215	\$50,000	\$2,105,215
SJWM(Saint Johns Water Management)	\$2,155,215	\$50,000	\$2,105,215
FIRE	\$2,155,215	\$50,000	\$2,105,215
COUNTY GENERAL FUND	\$2,155,215	\$50,000	\$2,105,215
Schools	\$2,155,215	\$25,000	\$2,130,215

Sales

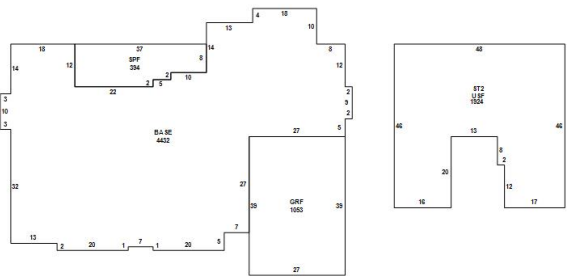
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/30/2023	10478	0915	\$2,650,000	Yes	Improved
WARRANTY DEED	04/01/2002	04368	0447	\$45,700	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			12.17	\$115,000.00	\$1,399,550

Building Information

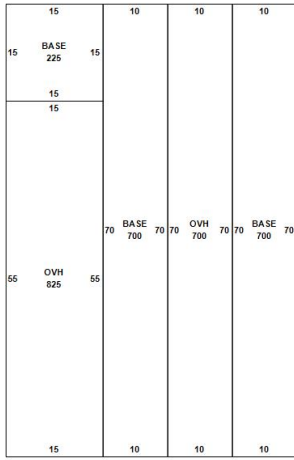
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area								
1	SINGLE FAMILY	2003	5	4.5	22	4,432	7,803	6,356	CB+BRICK COMBO	\$880,041	\$951,396	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>SCREEN PORCH FINISHED</td> <td style="text-align: right;">394.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">1053.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">1924.00</td> </tr> </tbody> </table>	Description	Area	SCREEN PORCH FINISHED	394.00	GARAGE FINISHED	1053.00	UPPER STORY FINISHED	1924.00	
Description	Area																				
SCREEN PORCH FINISHED	394.00																				
GARAGE FINISHED	1053.00																				
UPPER STORY FINISHED	1924.00																				



Building 1 - Page 1

** Year Built (Actual / Effective)

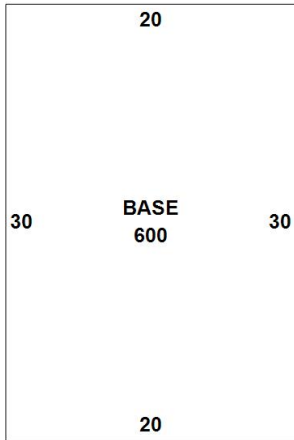
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area						
2	BARNS/SHEDS	1979	0	1.0	2	1,625	3,150	1,625	SIDING GRADE	\$38,439	\$50,578	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OVERHANG</td> <td style="text-align: right;">700.00</td> </tr> <tr> <td>OVERHANG</td> <td style="text-align: right;">825.00</td> </tr> </tbody> </table>	Description	Area	OVERHANG	700.00	OVERHANG	825.00	
Description	Area																		
OVERHANG	700.00																		
OVERHANG	825.00																		



Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	BARNS/SHEDS	2002	0	0.0	0	600	600	600	SIDING GRADE 3	\$9,080	\$9,870	Description Area



Building 3 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05907		County	\$720,000	7/3/2003	6/1/2002
08249	4885 GABRIELLA LN: EZ REROOF RESIDENTIAL-	County	\$41,338		5/7/2021

Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	10/01/2003	1	\$550	\$1,100
FIREPLACE 2	10/01/2003	2	\$6,000	\$12,000
PATIO 3	10/01/2003	1	\$3,000	\$6,000
WALL DECORATIVE	10/01/2003	28	\$403	\$805
WATER FEATURE	10/01/2003	1	\$1,295	\$2,589
STANDBY GENERATOR 1	10/01/2015	1	\$6,800	\$10,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/11/2024 11:42:51 AM
Project: 24-80000085
Credit Card Number: 37*****1002
Authorization Number: 259935
Transaction Number: 110624039-FE633479-ACAF-4B4B-9F24-A27A5B4AC2BF
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

Project Date: 6-27-2024

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [HERE](#).

PROJECT NAME:	DAILEY RANCH - PRE-APPLICATION	PROJ #: 24-8000085
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/11/24	
RELATED NAMES:	EP JUSTIN DAILEY	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	30-21-31-300-004D-0000	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO CREATE 5 SINGLE FAMILY RESIDENTIAL LOTS ON 12.17 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
NO OF ACRES	12.17	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF GABRIELLA LN, EAST OF TUSKAWILLA RD	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JUSTIN DAILEY 4885 GABRIELLA LN OVIEDO FL 32765 (407) 506-4211 JUSTIN@THEACTIONCHURCH.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

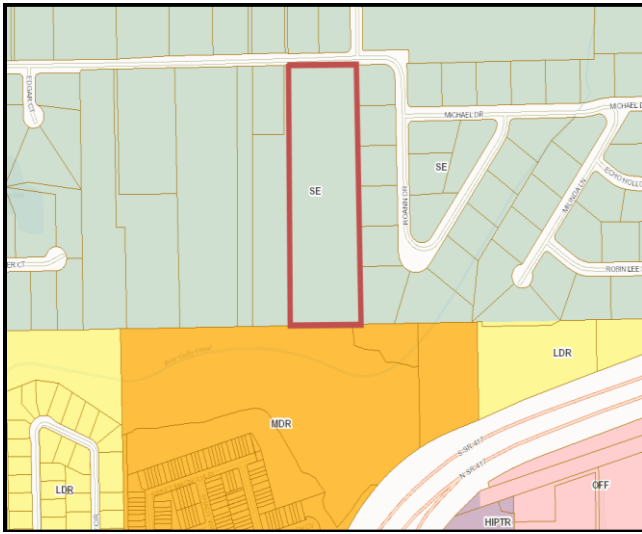
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PROJECT MANAGER COMMENTS

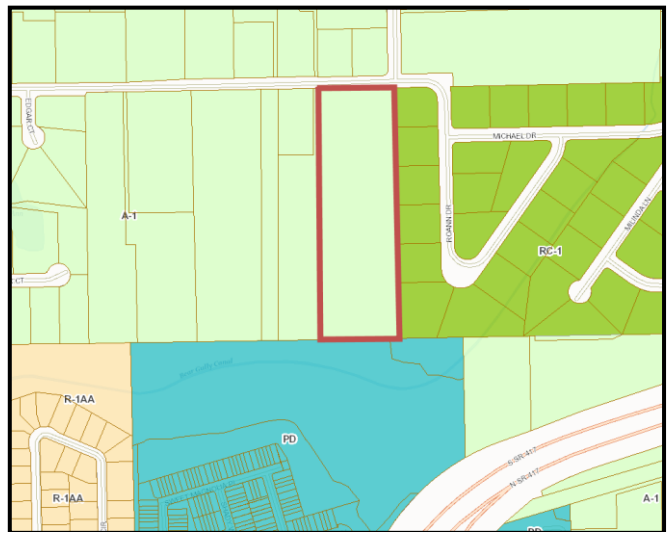
The subject site has an A-1 (Agricultural) zoning classification with Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.

PROJECT MAPS

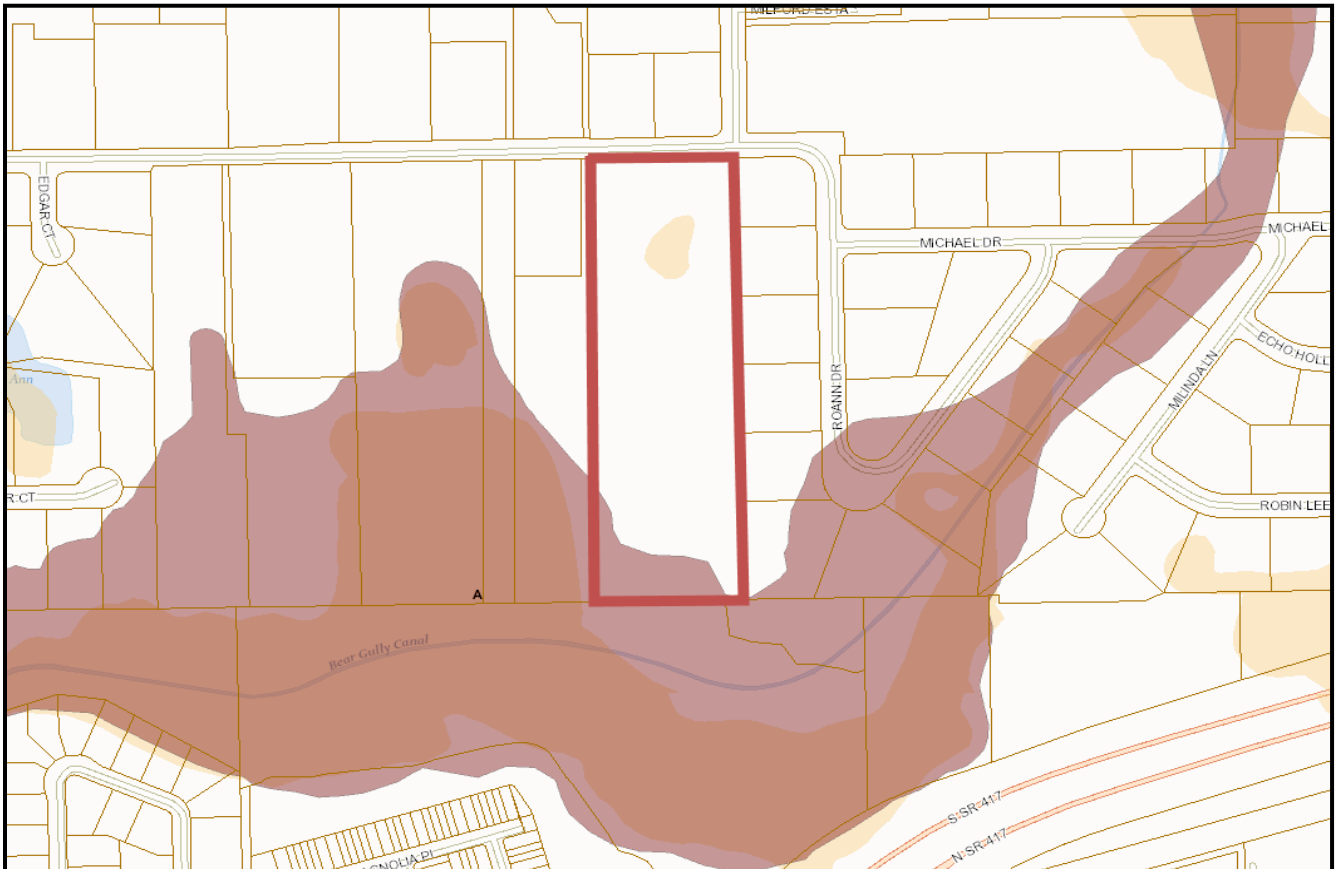
SUBURAN ESTATES FUTURE LAND USE



A-1 (AGRICULTURAL) ZONING



WETLANDS  and FEMA Flood Prone Areas  A – 1% Annual Chance Flood Hazard



AERIAL MAP 2023



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development, if necessary.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only

5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Comprehensive Planning	The Future Land Use designation is Suburban Estates, which allows up to one dwelling unit per net buildable acre.	Info Only
7.	Natural Resources	A threatened and endangered study along with a species of special concern survey will be required at the time of final engineering review; the study shall be valid for eighteen (18) months from the date that such survey.	Info Only
8.	Natural Resources	The site appears to contain wetlands and floodplain. A 15-foot minimum, 25 foot overall average buffer is required adjacent to all post wetlands and floodplain.	Info Only
9.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
10.	Planning and Development	The subject site has an A-1 (Agricultural) zoning classification with Suburban Estates Future Land Use designation which allows a maximum density of one (1) dwelling unit per net buildable acre.	Info Only
11.	Planning and Development	Each lot shall have a minimum one (1) acre net buildable with a minimum width at building line of 150 feet. All existing and proposed structures shall meet the minimum setback for the A-1 zoning classification. Minimum building setbacks are: Front Yard fifty (50) feet; Side Yard ten (10); and the Rear Yard Thirty (30) feet.	Info Only
12.	Planning and Development	Net Buildable Definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Info Only
13.	Planning and Development	Each parcel shall meet all applicable Seminole County Land Development Code requirements for access; parking; building setbacks; building height; stormwater retention; and utilities, without the necessity of a variance.	Info Only
14.	Planning and Development	The proposed project is subject to a Preliminary Subdivision Plan Review Process, Final Engineering Plan, and Final Plat. Information can be found in Seminole County Land Development Code, Chapter 45.	Info Only

15.	Planning and Development	All plats filed shall meet all requirements, as set forth in Chapter 35 - Subdivision Regulations.	Info Only
16.	Planning and Development	The maximum building height in the A-1 (Agricultural) zoning district is thirty-five (35) feet.	Info Only
17.	Planning and Development	Each parcel shall have a minimum twenty (20) feet frontage on a public road (public right-of-way).	Info Only
18.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
19.	Planning and Development	Per House Bill 1379 - Requirements for Enhanced Nutrient-Reducing Systems; permit applicants for new septic systems serving lots of one (1) acre or less within impacted areas (where waterbodies do not meet water quality standards) are required to install Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR-OSTDS).	Info Only
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway	Info Only

		in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
24.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
25.	Public Safety - Fire Marshal	Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
26.	Public Safety - Fire Marshal	Any proposed gates will require a separate permit and review. If electric gates are proposed an access control permit and a knox key switch for fire department access will be required.	Info Only
27.	Public Works - Engineering	Based on FEMA FIRM Map approximately 5%-10% of the site appears to be within the floodplain (Zone A). The floodplain is primarily affecting the south and southwest area of the subject property. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, last than 1% of the site appears to be in wetlands. The wetlands are primarily present at the small section of the southwest corner of the subject property. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
28.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin.	Info Only
29.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sand (59%), Map Unit Symbol 20; EauGallie and Immokalee Fine Sands (32%), Map Unit Symbol 13; Adamsville-Sparr Fine Sands (6%), Map Unit Symbol 2; and Nittaw, Okeelanta, and Basinger Soils, Frequently Flooded (3%), Map Unit Symbol 23. Myakka Fine Sand (58%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. EauGallie Fine Sand soils (32%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil	Info Only

		<p>components are Pompano, flooded (5%) and Basinger (5%). EauGallie Fine Sands (56%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Immokalee Fine Sands (35%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Malabar (9%).</p> <p>Adamsville Fine Sands (54%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sands (36%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Immokalee (10%).</p> <p>Nittaw, flooded soils (45%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as C/D. Okeelanta, flooded soils (34%) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Basinger, flooded soils (19%) are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 to 6 inches and designates the Hydrologic Soil Group as A/D. Minor soil component is Pompano, flooded (2%).</p>	
30.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping from the mid-section of the subject property to the south and north. The mid-section of the property is approximately at Elevation 55.0 feet, while the south and north sections are at Elevation 55.0 feet.	Info Only
31.	Public Works - Engineering	Based on the preliminary review, the south section of the site appears to outfall to the wetlands located south of the subject property and, subsequently, to Bear Gully Creek; while the north section of the site appears to outfall to the onsite wet retention pond and to the swale/ditch along the south side of Gabriella Lane. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the predevelopment rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only

32.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
33.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
34.	Public Works - Engineering	The primary access point to the subject property is Gabriella Lane which is functionally classified as Local Road and was last resurfaced in 2010. Gabriella Lane is currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program in the FY 2023/24. The roadway geometry and structure meet the current Seminole County standards. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A reciprocal easement for ingress and egress is granted for all residents of the development (SC Public Works Engineering Manual - Section 1.2.3.A.6.c). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the development access points may be allowed provided that in no case may the length of required paving be less than the length of the development's frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction must meet all County standards and permitting procedures can be found at the Seminole County website. Permit fees are established by the Board of County Commissioners (SC Public Works Engineering Manual - Section 1.2.3.A.8.c). Per the Seminole	Info Only

		County Public Works Engineering Manual - Section 1.11.1.A. (Required Right-of-Way and Pavement Widths) the minimum pavement width in an urban and rural area is 20 feet.	
35.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.	Info Only
36.	Public Works - Engineering	A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only
37.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
38.	Utilities Engineering	We have no objection to the proposed lot split/subdivision. Each lot will be required to maintain utility access to Gabriella Lane.	Info Only
39.	Utilities Engineering	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 6" PVC potable water main running along the south side of Gabriella Lane.	Info Only
40.	Utilities Engineering	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
41.	Utilities Engineering	The proposed lots are not within any reclaim water service areas so irrigation will be provided by this development's potable water system.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Building Division Review Coordinator		Jay Hamm jhamm@seminolecountyfl.gov 407-665-7468
Comprehensive Planning	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-665-7388
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov 407-665-2143
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-665-7391
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-665-7354
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov 407-665-5177
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov 407-665-5764
Public Works - Impact Analysis	Review Complete	William Wharton wwharton@seminolecountyfl.gov 407-665-5730
Utilities Engineering	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-665-2014

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities in Seminole County:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwm.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org