



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda**

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**Wednesday, December 18, 2024**

**9:00 AM**

**Room 3024 and hybrid TEAMS**

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**This meeting will be held In-Person and remotely on Teams. The public may email [eplandesk@seminolecountyfl.gov](mailto: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.

**DRC AND PRE-APPLICATIONS**

**9:00AM (IN PERSON) PARKWAY - PRE-APPLICATION**

**[2024-1548](#)**

**Project Number:** 24-80000132

**Project Description:** Proposed Site Plan for a 336 unit apartment complex and medical office on 21.61 acres in the PD Zoning District located on the east side of International Pkwy, north of Wilson Rd

**Project Manager:** Joy Giles (407) 665-7399 ([jgiles@seminolecountyfl.gov](mailto:jgiles@seminolecountyfl.gov))

**Parcel ID:** 29-19-30-300-0280-0000

**BCC District:** 5-Herr

**Applicant:** Benjamin Beckham (407) 629-8330

**Consultant:** Benjamin Beckham (407) 629-8330

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

**9:20AM (TEAMS) MIDWAY TRAIL - SITE PLAN**[2024-1604](#)**Project Number:** 24-06000070**Project Description:** Proposed Site Plan for a public park on 107.61 acres in the A-1 Zoning District located on the west side of Brisson Ave, north of SR 46**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

**Parcel ID:** 32-19-31-300-0240-0000+++**BCC District:** 5-Herr**Applicant:** Richard Durr (407) 665-2175**Consultant:** Aimee Shields (321) 319-3041**Attachments:** [APPLICATION](#)[COMMENTS](#)**9:40AM (TEAMS) LEGACY POINTE - PRE-APPLICATION**[2024-1605](#)**Project Number:** 24-80000133**Project Description:** Proposed Site Plan for a parking expansion at an existing retirement facility on 43.61 acres in the PD Zoning District located on the west side of Old Lockwood Rd, north of Mcculloch Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

**Parcel ID:** 36-21-31-300-004A-0000**BCC District:** 1-Dallari**Applicant:** Shreeji Patel (689) 219-8909**Consultant:** Matthew Lyons (689) 219-8900**Attachments:** [APPLICATION](#)[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ENCORE AT HILLVIEW - REZONE**[2024-1603](#)**Project Number:** 24-20000005**Project Description:** Proposed Rezone from A-1 to R-3A for a 28 lot townhome development on 3.42 acres located on the north side of Hillview Dr, east of SR 434**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

**Parcel ID:** 22-21-29-300-0180-0000**BCC District:** 3-Constantine**Applicant:** Zach Miller (407) 222-0692**Consultant:** Kim Fischer (407) 405-7819**Attachments:** [APPLICATION](#)[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-1548**

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**Title:**

**9:00AM (IN PERSON) PARKWAY - PRE-APPLICATION**

**Project Number:** 24-80000132

**Project Description:** Proposed Site Plan for a 336 unit apartment complex and medical office on 21.61 acres in the PD Zoning District located on the east side of International Pkwy, north of Wilson Rd

**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

**Parcel ID:** 29-19-30-300-0280-0000

**BCC District:** 5-Herr

**Applicant:** Benjamin Beckham (407) 629-8330

**Consultant:** Benjamin Beckham (407) 629-8330

24-80000132



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

PROJ. #: \_\_\_\_\_

PM: Joy \_\_\_\_\_

REC'D: 11/14/24 \_\_\_\_\_

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Parkway

PARCEL ID #(S): 29-19-30-300-0280-0000

TOTAL ACREAGE: 21.2

BCC DISTRICT: 5: Herr

ZONING: PD

FUTURE LAND USE: HIPTI

APPLICANT

NAME: Benjamin S. Beckham, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave, Suite 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: For ePlan use: nicole@madden-eng.com

CONSULTANT

NAME: Benjamin S. Beckham, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave, Suite 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: For ePlan use: nicole@madden-eng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Residential Development: Estimated ± 336 Units Apartment Units, Commercial Development: Medical Office : ± 3.7 Ac, and Out Parcel Area : ± 2.8 Ac

[ ] SUBDIVISION [ ] LAND USE AMENDMENT [ ] REZONE [X] SITE PLAN [ ] SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

[ ] PROPERTY APPRAISER SHEET [ ] PRIOR REVIEWS:

ZONING: PD

FLU: HIPTI

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the east side of International Pkwy, south of Wayside Dr



November 13, 2024

**RE: PARKWAY**

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 29-19-30-300-0280-0000

Location: NW corner of International Pkwy. and Wilson Rd.

Proposing: **Residential Development**

- Estimated Apartment Units : ± 336 Units

**Parking**

- New Parking : ± 550 Cars (1.6/DU)

**Commercial Development**

- Medical Office : ± 3.7 Ac  
Estimated Building Area : ± 40,000 SF  
Parking Provided : ± 190 (4.75/1000SF)
- Out Parcel Area : ± 2.8 Ac

We wish to discuss zoning, land use, access, utilities, general site design issues, and permitting process.

Benjamin S. Beckham, P.E.  
Senior Project Manager  
Madden, Moorhead & Stokes, LLC.  
431 E. Horatio Ave, Suite 260  
Maitland, FL 32751  
P 407-629-8330  
[bbeckham@madden-eng.com](mailto:bbeckham@madden-eng.com)

## DEVELOPMENT SUMMARY

### LAYOUT 4

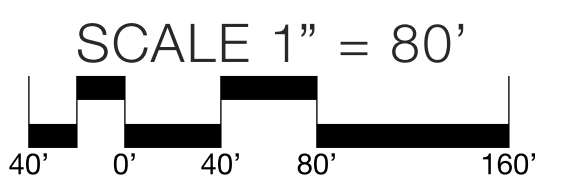
**Total Gross Site Area** : 21.2 Ac  
**Pond Area** : 2.5 Ac (11.8%)

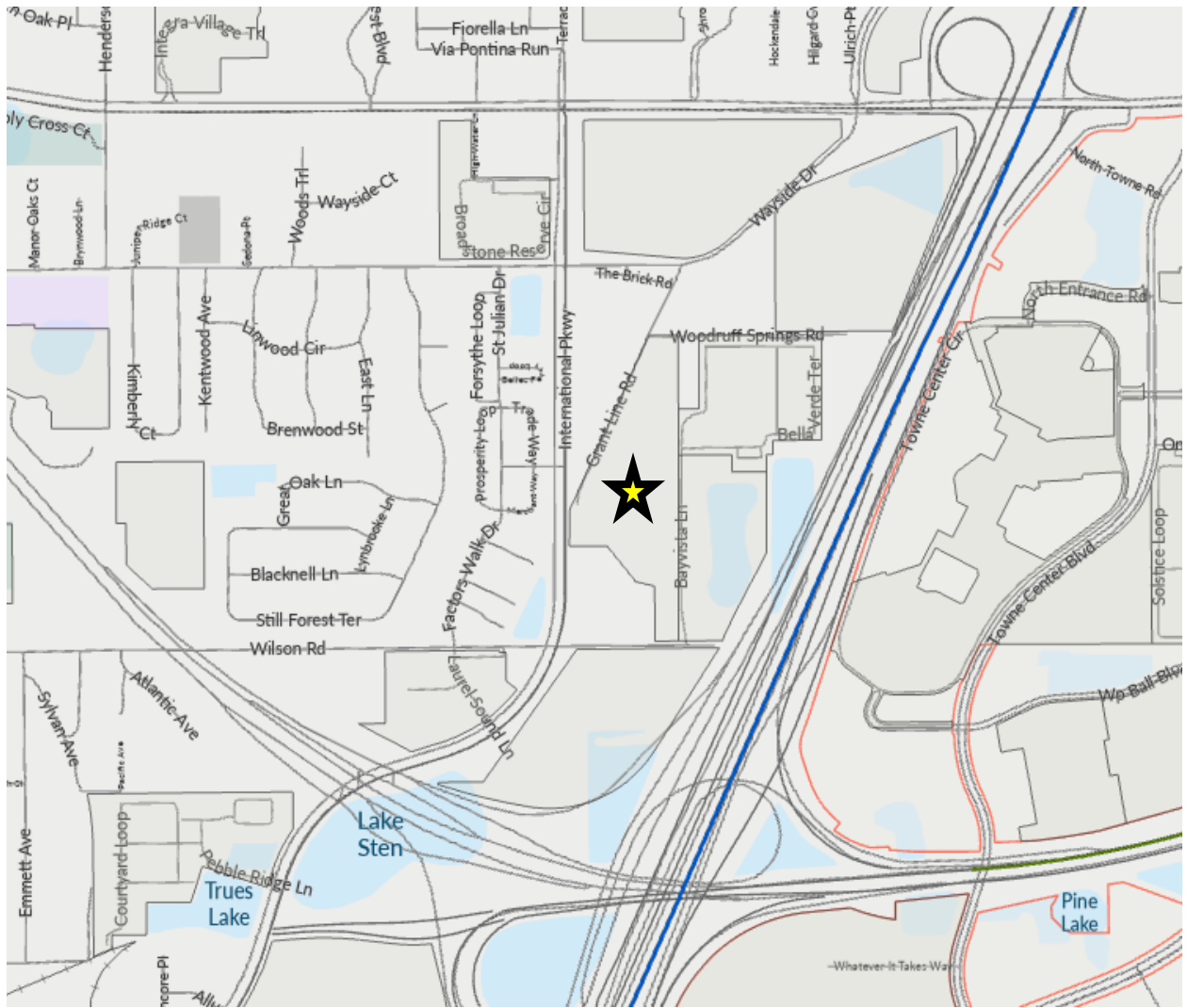
**Residential Development**  
• Estimated Apartment Units : ± 336 Units

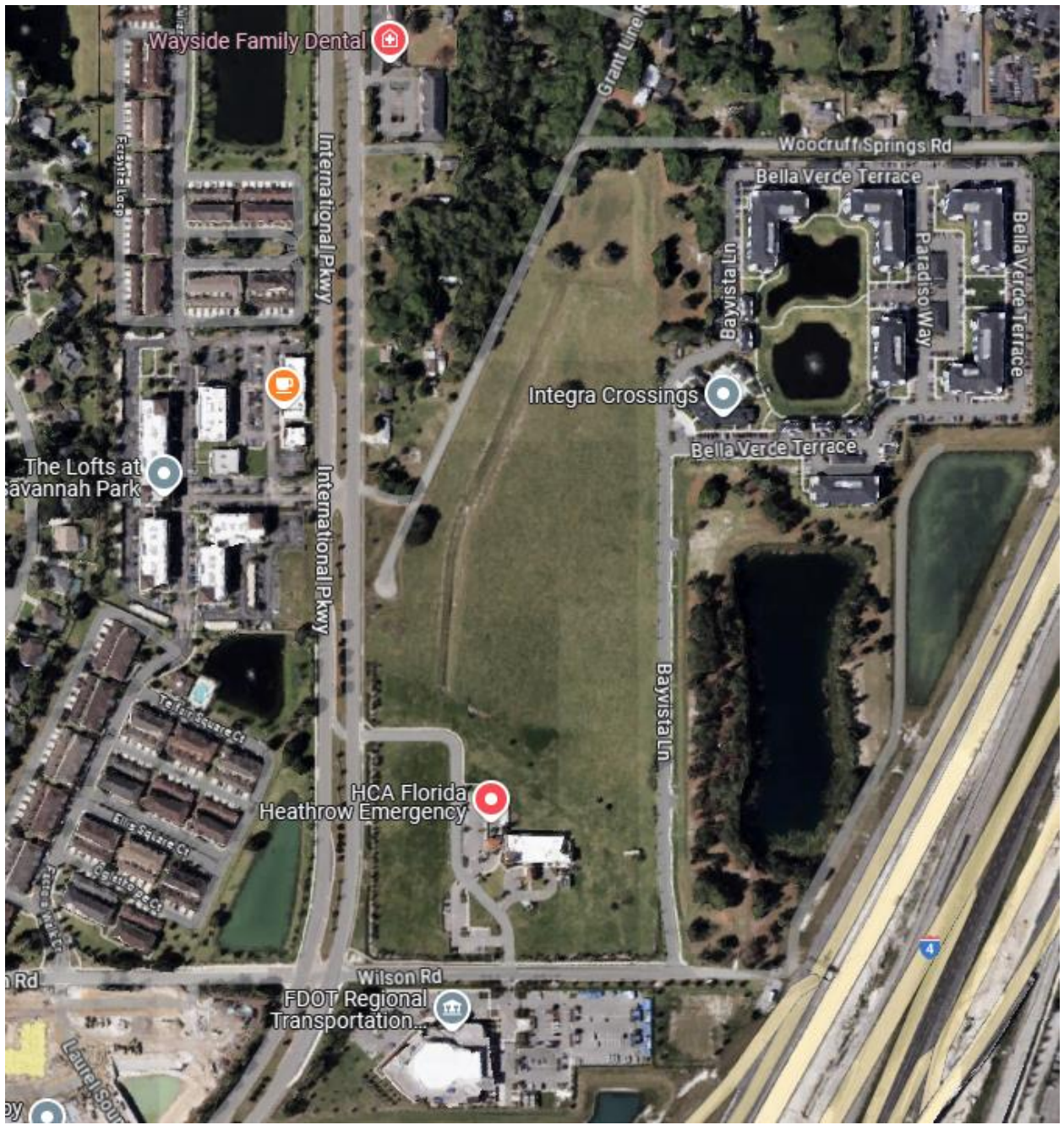
**Parking**  
• New Parking : ± 550 Cars (1.6/DU)

### Commercial Development

• Medical Office : ± 3.7 Ac  
Estimated Building Area : ± 40,000 SF  
Parking Provided : ± 190 (4.75/1000SF)  
• Out Parcel Area : ± 2.8 Ac







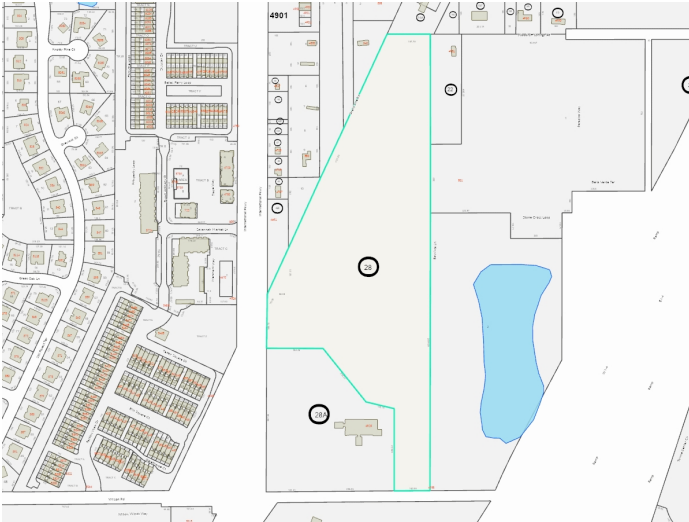


# Property Record Card



Parcel: 29-19-30-300-0280-0000  
 Property Address:  
 Owners: **CENTRAL FLA REGIONAL HOSPITAL INC**  
 2025 Market Value \$7,022,275 Assessed Value \$4,862  
 2024 Tax Bill \$50.24 Tax Savings with Exemptions \$72,513.74  
 Grazing Land property has a lot size of 21.61 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

Valuation Method	2025 Working Values	2024 Certified Values
	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Just/Market Value	\$7,022,275	\$7,022,275
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	
Tax Savings with Exemptions	\$72,513.74

## Owner(s)

Name - Ownership Type  
 CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 19S RGE 30E  
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E  
 163.99 FT N 2099.08 FT  
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W  
 1127.83 FT S 151.01 FT W 66.38 FT  
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70  
 FT E 263.26 FT  
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG  
 34 MIN 57 SEC E 135.10 FT  
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

## Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

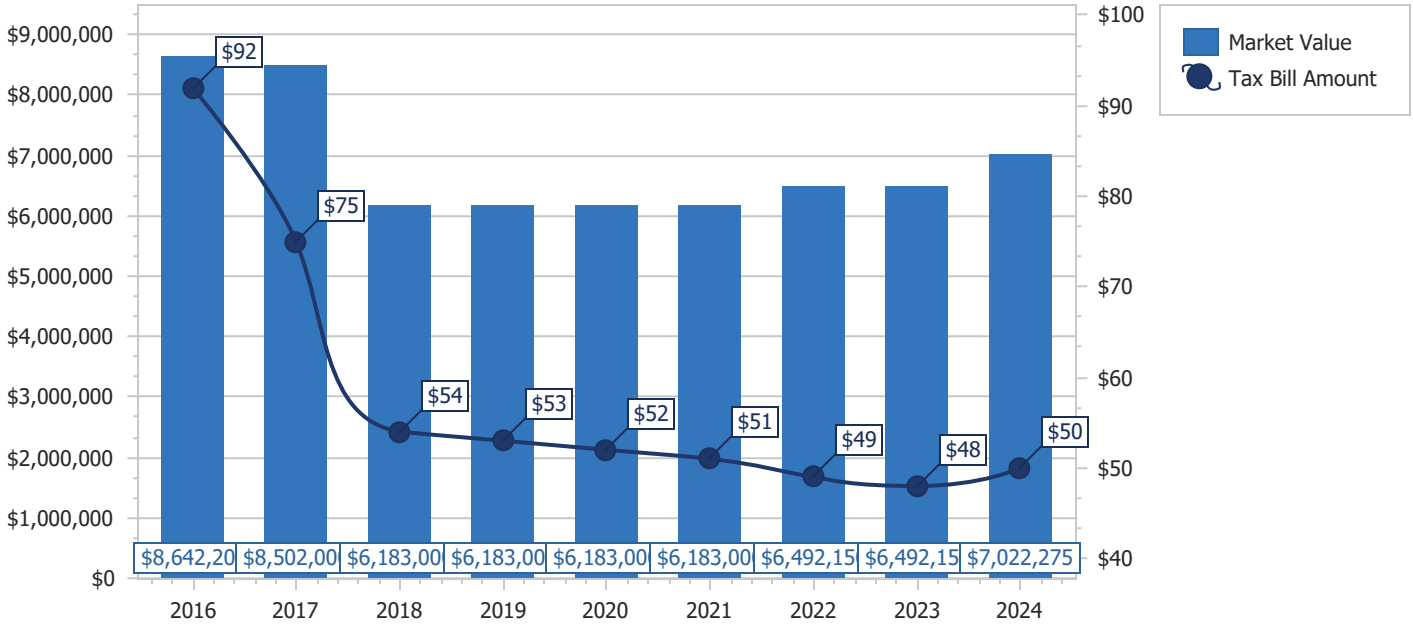
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



Copyright 2025 © 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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 11/14/2024 8:36:04 PM  
**Project:** 24-80000132  
**Credit Card Number:** 37\*\*\*\*\*2631  
**Authorization Number:** 264922  
**Transaction Number:** 141124018-84F5C07E-790E-4FF2-BB86-1E563D7BE593  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>PARKWAY - PRE-APPLICATION</b>	<b>PROJ #: 24-80000132</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/14/24	
RELATED NAMES:	EP BENJAMIN BECKHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-19-30-300-0280-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 336 APARTMENT UNIT AND MEDICAL OFFICE ON 21.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
NO OF ACRES	21.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE EAST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	HIPTI	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

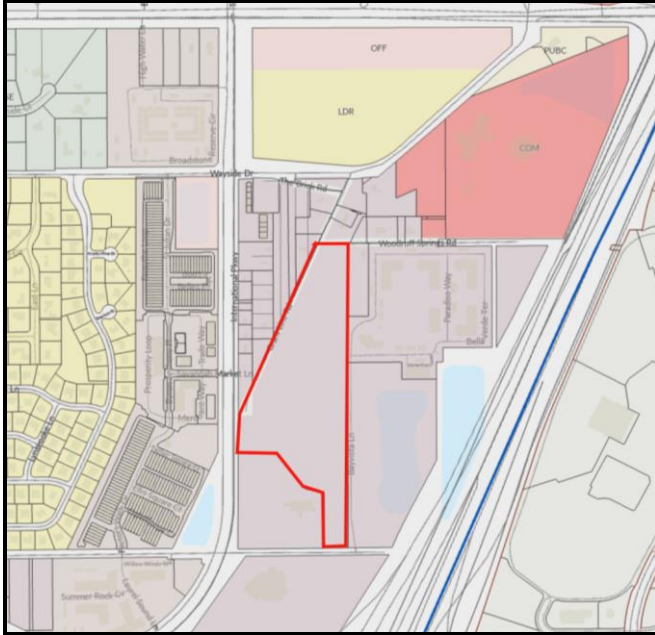
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

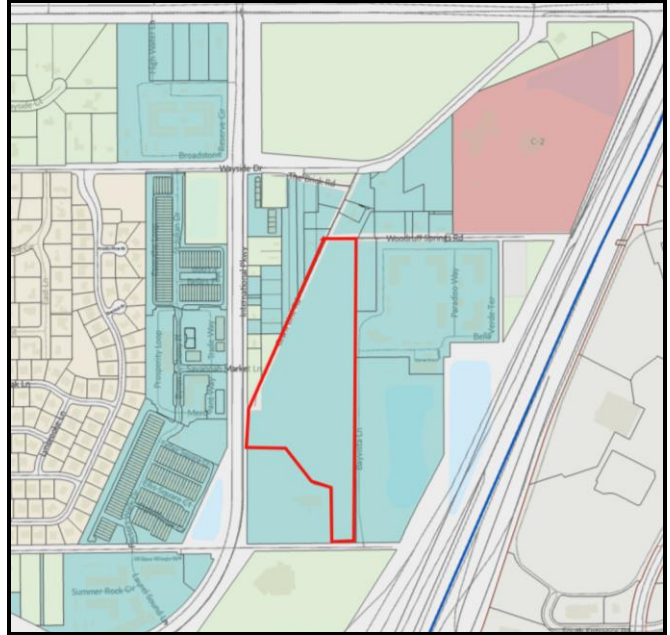
- The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0.

## PROJECT AREA ZONING AND AERIAL MAPS

HIP-TI FLU



PD (PLANNED DEVELOPMENT) ZONING



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The project must conform the buffer requirements in DO#17-20500009. A 15' buffer is required on all boundaries except for along International Parkway, where a 25' buffer is required. The opacity of each buffer will be determined at time of site plan review and will be based on the Seminole County Land Development Code Part 11. Per the DO, a wall or berm will not be required within the buffer areas.	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 will 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.	Info Only
5.	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
6.	Buffers and CPTED	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.	Info Only
7.	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
8.	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
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
11.	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



12.	Comprehensive Planning	The proposed residential use is not allowed in the HIP-TI Future Land Use. High density residential uses are allowed only as ancillary to target industry uses and must be functionally and physically integrated into project components, comprising less than 50% of the total square footage of any such project.	Info Only
13.	Comprehensive Planning	Please see FLU Exhibit 36 for the allowable target industry uses for the HIP-TI Future Land Use.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the east side of Bayvista Lane. There is a 20" PVC potable water main running along the east side of International Parkway. There appears to be an 8" PVC water main stub out on parcel 29-19-30-300-028A-0000 that was intended to service the hospital expansion on parcel 29-19-30-300-0280-0000.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC sanitary sewer gravity main and manhole near the western property boundary of parcel 29-19-30-300-0280-0000 in International Parkway right of way. There is a 6" PVC sanitary sewer force main running along the east side of Bayvista Lane. The developer would have to build a lift station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
16.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 10" PVC reclaim main running along the east side of Bayvista Lane. There is a 20" DIP reclaim main running along the west side of International Parkway.	Info Only
17.	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the "Grantline Road Utility Record Drawings 2000", "HCA Florida Hospital Utility Record Drawing 2017", and "Integra Crossings Utility Record Drawings 2021" files in the Resources folder on eplan for reference. If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
18.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

19.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
25.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only

28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Planning and Development	The subject site is known as Lot/Tract 2 of the International Parkway Medical Center PD. The PD was approved in 2017 permitting a free-standing emergency room, a hospital, professional and medical office, hotel, and subordinate commercial uses with an overall maximum allowable floor area ratio of 1.0. Per the approved Development Order, development of Lot/Tract 2 that does not include a hospital will require a PD major amendment rezone.	Info Only
30.	Planning and Development	<p>The subject property has a Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation, which allows a maximum F.A.R of 1.5.</p> <p>The purpose and intent of the Higher Intensity Planned Development-Target Industry (HIP-TI) future land use designation is the identification of sites along the north I-4 Corridor where locational factors and higher land values tend to attract higher intensity development, and services and facilities are programmed to accommodate a range of nonresidential employment-oriented uses offering higher paying jobs, and to allow supportive residential uses.</p>	Info Only
31.	Planning and Development	<p>Per Seminole County Comprehensive Plan Policy FLU 4.5.3, residential uses in the HIP-TI FLU shall be ancillary to target industry uses and must represent less than fifty (50) percent of the total square footage of any such project.</p> <p>Residential uses must be functionally and physically integrated into project components. Residential uses that are functionally integrated into a project are residential uses that are supportive of the project. Residential uses that are physically integrated within a project need not be contained within the same structures as nonresidential uses (although this is strongly encouraged), but should be located either on the same site or sites adjacent or in close proximity to the nonresidential portions of a project, and are linked to the nonresidential portions by internal mobility options, such as local streets, internal trolleys or shuttle services, bicycle paths and pedestrian walkways.</p> <p>Physically integrated residential uses will share common open space elements, such as public plazas, greenways, and pocket parks, and may share common parking facilities. The Applicant must demonstrate compliance with Policy FLU 4.5.3.</p>	Info Only
32.	Planning and Development	A PD Major Amendment Rezone may take between 5 -6 months and involves a public hearing with the Planning & Zoning Commission Board followed by a public hearing with the Board of County Commissioners.	Info Only
33.	Planning and Development	<p><b>Community Meeting Procedures Section 30.49.</b></p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC</p>	Info Only

		<p>Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	
34.	Planning and Development	<p>A minimum of 25% open space shall be required.</p> <p>Per Seminole County Land Development Code Sec.30.14.2.3(f) Except as provided in this paragraph, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.</p>	Info Only
35.	Planning and Development	<p>SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&amp;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.</p>	Info Only
36.	Planning and Development	<p>The County shall consider uses or structures proposed within the Planned Development (PD) zoning classification on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses.</p> <p>Compatibility may be achieved by application of performance standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PD classification, as well as all other features of the PD plan and the plan as a whole.</p>	Info Only
37.	Planning and Development	<p>The proposed project may be required to submit a methodology statement for review to Public Works Engineering before completing a traffic study. Projects, which generate 50 or more peak hour trips, will require a traffic study analyzing a 1/4 mile study area for intersections and a 1 mile study area for roadway segments. If the development has greater than 500 new peak hour trips, it will require</p>	Info Only

		a 1/2 mile study area for intersections and a 2 mile study area for roadway segments. Public Works Engineering reserves the right to add additional intersections in the study that are beyond the 1/4 and 1/2 mile radii if it has known operational issues. A methodology letter is required to be submitted for review and approval prior to submittal of the traffic impact analysis (TIA).	
38.	Planning and Development	All parking, signage, and lighting shall meet the minimum requirements of the Land Development Code.	Info Only
39.	Planning and Development	Per the approved International Parkway Medical Center PD Development Order; One (1) access point onto International Parkway is permitted, and Two (2) access points onto Wilson Road is permitted; the eastern most access point will be for emergency vehicles, employees, and service/delivery vehicles only, and will be designated with the appropriate signage. No access will be granted from Grant Line Road or Woodruff Springs Road.	Info Only
40.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
41.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
42.	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
43.	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
44.	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 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,	Info Only

		18.2.2.2"	
45.	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
46.	Public Works - Engineering	Based on the preliminary review, the site appears to be draining towards the northern boundary line of the subject property, where there is an existing stormwater dry retention pond. There is also an existing conveyance swale near and along the western boundary line of the subject property that conveys runoff from the southwest corner to the pond and also serves as a storage and water quality treatment. This pond overflows into the area north of the subject property and into a ditch located along the south side of Wayside Drive. From there, the ditch crosses State Road 46 and continues along the west side of Interstate 4 before merging into Lockhart-Smith Canal. The ultimate receiving body for the basin appears to be the St. Johns River by means of several canals, piped conveyance and wetland conveyance. The pond has been designed to provide the full treatment volume and contain all of the design storm events: mean annual, 100-year/ 24-hour event, 10-year/ 24-hour event, and 25-year/ 24-hour event. A SJRWMD Permit has been issued for this property on 9/19/2017 (Permit Number: 151057-1) as part of the International Parkway Free-Standing Emergency Room (FSER) project, that includes Parcel Number: 29-19-30-300-028A-0000, the property located southwest of the subject property, currently owned by Central Florida Regional Hospital. The pond has a concrete overflow weir set at the 100-year maximum stage; therefore, it only discharges with storm events larger than the 100-year/24 hour storm. The ponds primary means of providing treatment volume recovery attenuating stormwater is through percolation; however, it appears that the pond bottom has been wet since late 2022 (after hurricane Ian). The proposed development on the subject parcel will require modification of the existing SJRWMD Environmental Resource Permit (ERP). The existing stormwater conveyance system to Lockhart-Smith Canal has very limited capacity and has experienced severe flooding in the recent years. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a landlocked retention or detention facility with no positive outfall requires the Stormwater Quantity Analysis to meet a 100-Year, 24-Hour storm event total retention or a 25-Year, 96-Hour Pre/Post Volumetric Discharge with appropriate receiving system, with County Engineer approval. 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
47.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required	Info Only

		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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	
48.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Info Only
49.	Public Works - Engineering	<p>It appears that the applicant is proposing three (3) access points to the development; one off International Parkway (through the shared access with the International Parkway Free-Standing Emergency Room) and two off Bayvista Lane. International Parkway is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road. International Parkway was last resurfaced in 2015, it has Pavement Condition Index (PCI) value of 95, and is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The Cross Access Easement through the International Parkway Free-Standing Emergency Room (owned by Central Florida Regional Hospital) was recorded in 2017. Sharing this two-way internal roadway with the Emergency Room is of concern, if this facility frequently utilizes it as one of the two primary access points. A Traffic Circulation and Safety Analysis will be required to demonstrate that there will be no adverse impact (traffic delays and safety hazards) on the Emergency Room access driveway and the southbound left turn lane on International Parkway. Bayvista Lane is privately owned and maintained road. It was platted as Access Easement C in 2021, as part of the Integra Crossings development. Bayvista Lane is functionally classified as Local Road and represents an urban section roadway (approximately 24-feet wide pavement, curb and gutter, and pedestrian concrete sidewalk). The roadway geometry meets the current Seminole County standards (minimum pavement width of 20-feet for, both, rural and urban roadway sections). Bayvista Lane currently has two curb-cuts for future access to the property east of the road, and the proposed two access points for this development appear to be in line with the existing ones. Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Local Road is 200 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Driveways on opposite sides on any undivided street classified local must either be aligned on the same centerline or be offset a minimum of 200 feet measured from edge of pavement to edge of pavement (SC Public Works Engineering Manual - Section 1.2.7.C). Parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer; Detail T-1 (SC Public Works Engineering Manual - Section 1.2.8.A). If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection; Detail T-1 (SC Public Works Engineering Manual -</p>	Info Only

		<p>Section 1.2.8.B). 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). 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). 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>	
50.	Public Works - Engineering	<p>Per the Seminole County Public Works Engineering Manual - Section 1.10.5 (Sidewalks), construction of sidewalks is required on all roadways providing access to a development and all other roadways adjacent and contiguous to a proposed development. The applicant can pay into the County Sidewalk Fund in lieu of the required sidewalk construction, if the County Engineer determines the construction of the sidewalk is not feasible. In such case, in addition to paying into the County Sidewalk Fund, the developer will need to prepare/grade the "right-of-way" for the construction of the future pedestrian concrete sidewalk. Seminole County currently adopted prices for paying into the Sidewalk Fund are: \$82.65 per linear feet for 5-foot width and \$92.17 per linear feet for 6-foot width. Concrete sidewalks must be constructed with minimum 3,000 (psi) concrete. Sidewalk must be a minimum of five (5) feet in width (six (6) feet on arterials &amp; collectors) and four (4) inches thick (six (6) inches thick in driveways and in front of common areas). On sidewalks and alternative path systems, all sidewalk ramps must be constructed in compliance with current ADA requirements and must include detectable warning device (truncated domes). Dead end sidewalks must have signage to indicate the end of the sidewalk. 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.</p>	Info Only



51.	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
52.	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. There is no wetlands designated area on the site.	Info Only
53.	Public Works - Engineering	The proposed project is located within the Lake Monroe (Lockhart-Smith Canal) Drainage Basin.	Info Only
54.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sands (94%), Map Unit Symbol 2; and Tavares-Millhopper Fine Sands, 0-5 % slopes (6%), Map Unit Symbol 31. Adamsville-Sparr Fine Sands are classified by the USDA as "Somewhat Poorly Drained" soils. Adamsville Fine Sands constitute 54% of the Map Unit Composition. 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 constitute 36% of the Map Unit Composition. 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 Component (Immokalee) constitutes 10% of the Map Unit Composition. Tavares-Millhopper Fine Sands, 0-5 % slopes, are classified by the USDA as "Moderately Well Drained" soils. Tavares Fine Sands constitute 58% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. Millhopper Fine Sands constitute 32% of the Map Unit Composition. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 60 inches and designates the Hydrologic Soil Group as A. Minor Components (Candler, Astatula, Myakka, Felda, and Pomello) constitute 10% of the Map Unit Composition.	Info Only
55.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from south / southwest to north. The highest ground elevation appears to be 67.0 feet (southeast and southwest corner) and the lowest 55.0 feet (northeast corner).	Info Only
56.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	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
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Planning and Development	Joy Giles <a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Building Division	Tony Coleman

## 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.shtml>

### 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.scpafil.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

Altamonte Springs

(407) 571-8150

[www.altamonte.org](http://www.altamonte.org)

Casselberry

(407) 262-7751

[www.casselberry.org](http://www.casselberry.org)

Lake Mary	(407) 585-1369	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3462	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5775	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5140	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-5963	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-1604**

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**Title:**

**9:20AM (TEAMS) MIDWAY TRAIL - SITE PLAN**

**Project Number:** 24-06000070

**Project Description:** Proposed Site Plan for a public park on 107.61 acres in the A-1 Zoning District located on the west side of Brisson Ave, north of SR 46

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

**Parcel ID:** 32-19-31-300-0240-0000+++

**BCC District:** 5-Herr

**Applicant:** Richard Durr (407) 665-2175

**Consultant:** Aimee Shields (321) 319-3041



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

PROJ. #: 24-06000070

Received: 11/14/24

**SITE PLAN/DREDGE & FILL**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>0</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>60,300</u> =                  TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>60,300</u></p> <p>(TOTAL NEW ISA <u>60,300</u> /1,000 = <u>603.00</u> ) * x \$25 + \$2,500 = <b>FEE DUE: \$4,007.50</b></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: Midway Trail South	
PARCEL ID #(S): 32-19-31-300-0240-0000; 32-19-31-300-024B-0000; 32-19-31-300-024C-0000; 32-19-31-300-024D-0000	
DESCRIPTION OF PROJECT: Construct multi-use trail around south edge of existing stormwater pond.	
EXISTING USE(S): Stormwater	PROPOSED USE(S): Public Park
ZONING: A-1	FUTURE LAND USE: LDR
TOTAL ACREAGE: 107.61	BCC DISTRICT: 5:Herr
WATER PROVIDER: Sunshine Water Services Sanlando & Seminole County Utilities	SEWER PROVIDER: N/A; Septic
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:	

**APPLICANT** EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Richard Durr	COMPANY: Seminole County BCC	
ADDRESS: 101 East 1st Street		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: (407) 665-2175	EMAIL: dheacock@seminolecountyfl.gov	

**CONSULTANT** EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Aimee J. Shields	COMPANY: GAI Consultants, Inc.	
ADDRESS: 618 East South Street, Suite 700		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: (321) 319-3041	EMAIL: a.shields@gaiconsultants.com	

**OWNER(S)** (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**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.

 _____ <b>SIGNATURE OF AUTHORIZED APPLICANT</b>	 _____ <b>DATE</b>
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# 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, Richard E. Durr, the owner of record for the following described property [Parcel ID Number(s)] 32-19-31-300-0240-0000; 32-19-31-300-024B-0000; 32-19-31-300-024C-0000; 32-19-31-300-024D-0000 hereby designates GAI Consultants, Inc. / Aimee Shields 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.

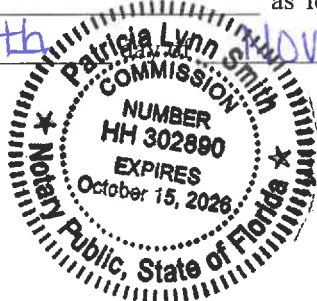
Date 11/14/24

[Signature]  
Property Owner's Signature

Richard E. Durr  
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 RICHARD DURR (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 14th NOVEMBER, 2024.



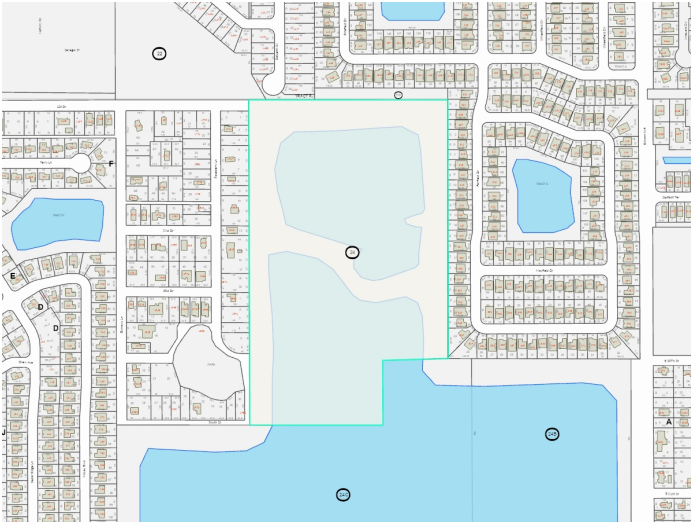
[Signature]  
Notary Public

# Property Record Card



Parcel: **32-19-31-300-0240-0000**  
 Property Address:  
 Owners: **SEMINOLE B C C**  
 2025 Market Value \$350 Assessed Value \$350  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$4.62  
 Vacant Government property has a lot size of 34.27 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	32-19-31-300-0240-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	80:Vacant Government
Exemptions	85-COUNTY (2007)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$350	\$350
Land Value Agriculture	\$0	\$0
Just/Market Value	\$350	\$350
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$350	\$350

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4.62
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$4.62

## Owner(s)

Name - Ownership Type  
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 32 TWP 19S RGE 31E E 1/2 OF N 1/4 OF  
 NW 1/4 OF SW 1/4 + E 1/2 OF SW 1/4 OF NW  
 1/4 + W 1/4 OF SE 1/4 OF NW 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$350	\$350	\$0
Schools	\$350	\$350	\$0
FIRE	\$350	\$350	\$0
ROAD DISTRICT	\$350	\$350	\$0
SJWM(Saint Johns Water Management)	\$350	\$350	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/1/2005	\$100	05970/1802	Vacant	No
WARRANTY DEED	8/1/1990	\$611,000	02212/0204	Vacant	No
WARRANTY DEED	12/1/1986	\$750,000	01814/0955	Vacant	No

## Land

Units	Rate	Assessed	Market
35 Acres	\$10/Acre	\$350	\$350

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

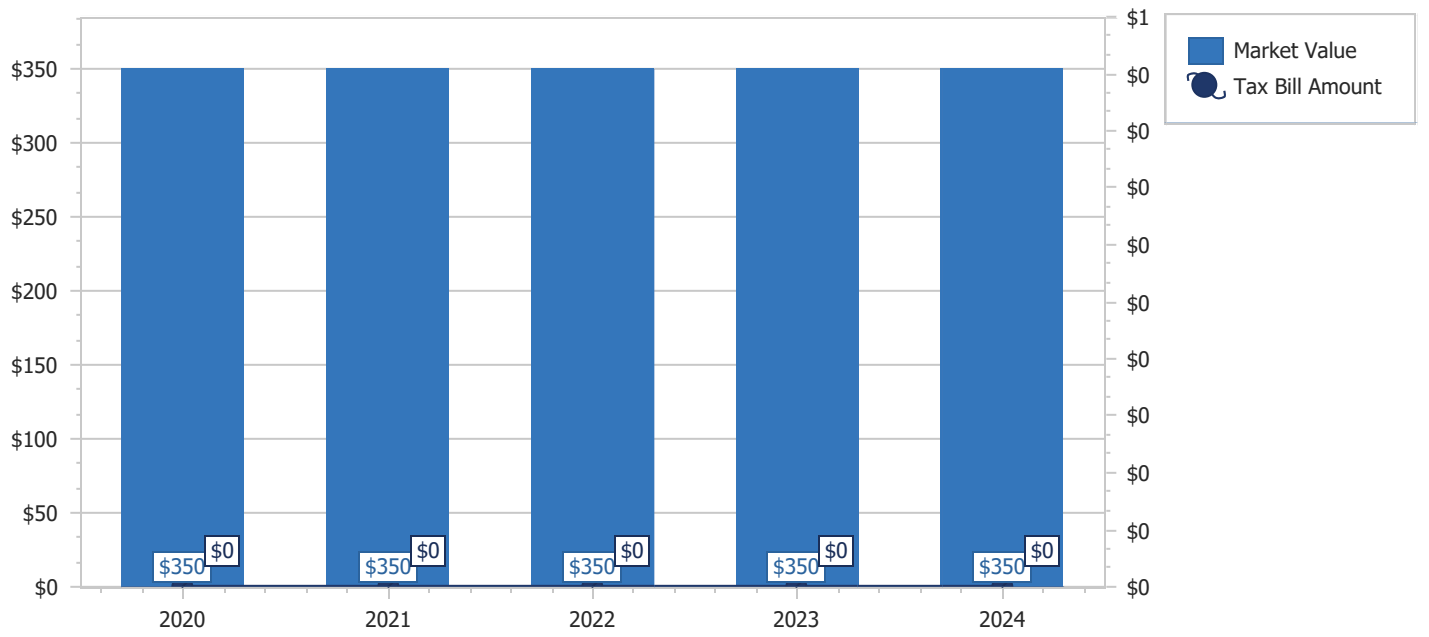
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



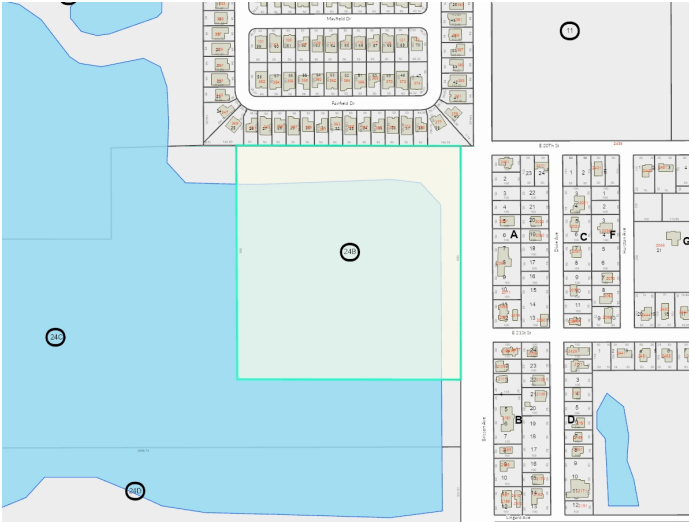
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# Property Record Card



Parcel: **32-19-31-300-024B-0000**  
 Property Address:  
 Owners: **SEMINOLE B C C**  
 2025 Market Value \$166 Assessed Value \$166  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$2.19  
 Vacant Government property has a lot size of 14.98 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	32-19-31-300-024B-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	80:Vacant Government
Exemptions	85-COUNTY (2007)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$166	\$166
Land Value Agriculture	\$0	\$0
Just/Market Value	\$166	\$166
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$166	\$166

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2.19
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$2.19

## Owner(s)

Name - Ownership Type  
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 32 TWP 19S RGE 31E N 850 FT OF E 850 FT  
OF SW 1/4 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$166	\$166	\$0
Schools	\$166	\$166	\$0
FIRE	\$166	\$166	\$0
ROAD DISTRICT	\$166	\$166	\$0
SJWM(Saint Johns Water Management)	\$166	\$166	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2006	\$100	06610/1319	Vacant	No
SPECIAL WARRANTY DEED	9/1/2005	\$100	05970/1802	Vacant	No
SPECIAL WARRANTY DEED	4/1/1994	\$163,500	02752/1120	Vacant	No
WARRANTY DEED	12/1/1990	\$128,000	02253/0145	Vacant	Yes
WARRANTY DEED	8/1/1990	\$45,500	02216/0107	Vacant	No
WARRANTY DEED	1/1/1977	\$40,000	01149/0388	Vacant	No

## Land

Units	Rate	Assessed	Market
16.59 Acres	\$10/Acre	\$166	\$166

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

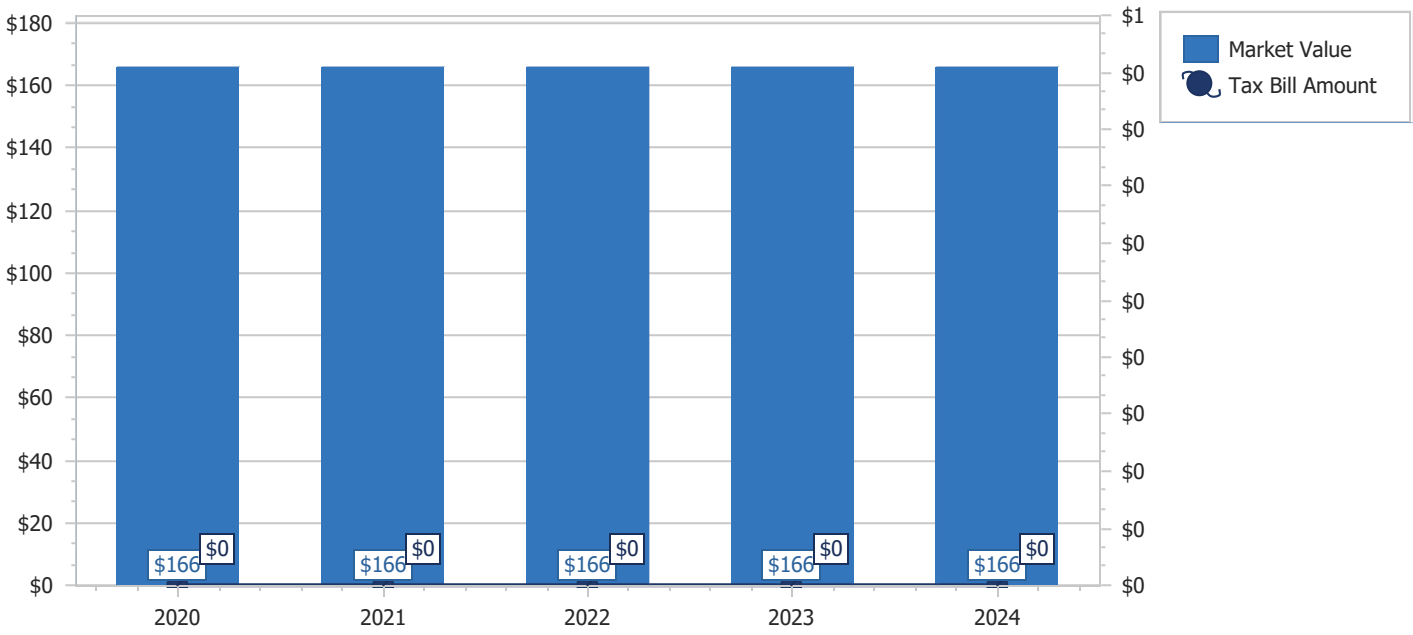
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



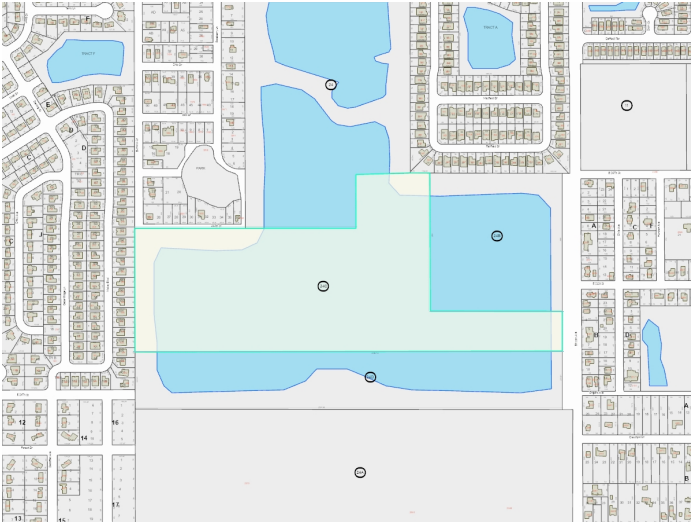
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# Property Record Card



Parcel: **32-19-31-300-024C-0000**  
 Property Address:  
 Owners: **SEMINOLE B C C**  
 2025 Market Value \$382 Assessed Value \$382  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$5.05  
 Vacant Government property has a lot size of 37.59 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	32-19-31-300-024C-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	80:Vacant Government
Exemptions	85-COUNTY (2007)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$382	\$382
Land Value Agriculture	\$0	\$0
Just/Market Value	\$382	\$382
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$382	\$382

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5.05
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5.05

## Owner(s)

Name - Ownership Type  
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 32 TWP 19S RGE 31E SW 1/4 (LESS N 850 FT OF E 850 FT & N 1/8 OF W 1/2 & BEG SW COR RUN N 1574.8 FT E 2651.74 FT S 1584.53 FT W 2656.16 FT TO BEG & RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$382	\$382	\$0
Schools	\$382	\$382	\$0
FIRE	\$382	\$382	\$0
ROAD DISTRICT	\$382	\$382	\$0
SJWM(Saint Johns Water Management)	\$382	\$382	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/1/2005	\$100	05970/1802	Vacant	No
WARRANTY DEED	8/1/1990	\$611,000	02212/0204	Vacant	No

## Land

Units	Rate	Assessed	Market
38.20 Acres	\$10/Acre	\$382	\$382

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

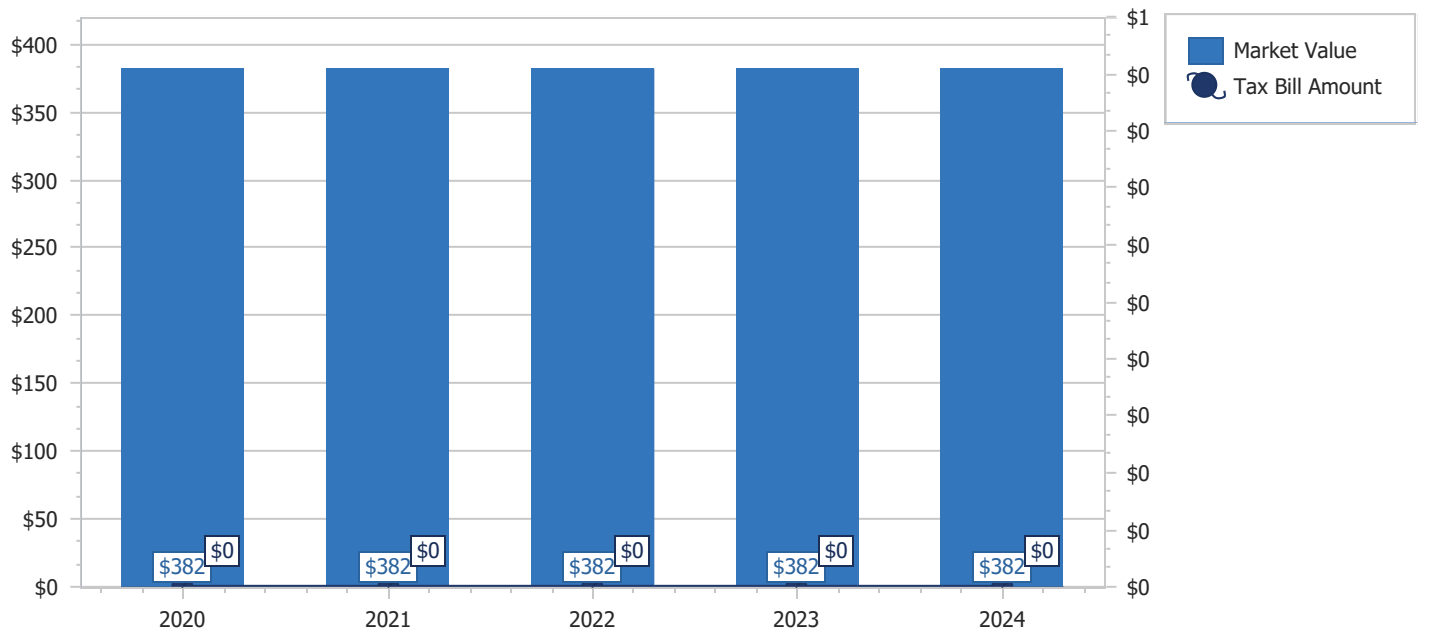
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



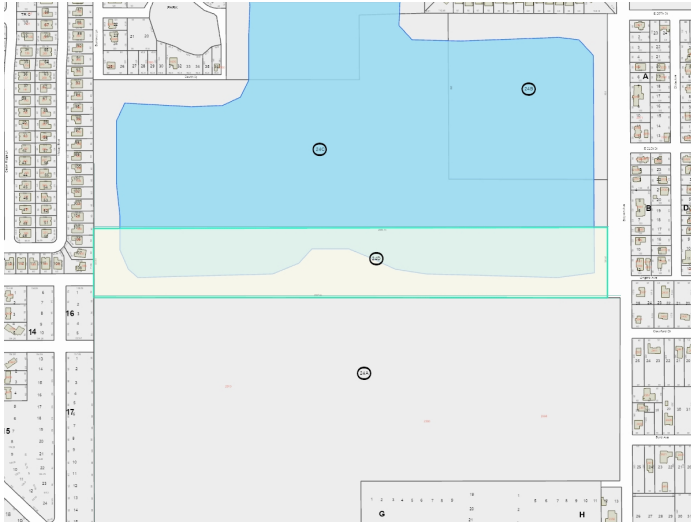
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# Property Record Card



Parcel: **32-19-31-300-024D-0000**  
 Property Address:  
 Owners: **DOT/STATE OF FL**  
 2025 Market Value \$99 Assessed Value \$99  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$1.31  
 Waste Lands/Swamps Etc property has a lot size of 20.27 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	32-19-31-300-024D-0000
Property Address	
Mailing Address	719 S WOODLAND BLVD DELAND, FL 32720-6834
Subdivision	
Tax District	01:County Tax District
DOR Use Code	96:Waste Lands/Swamps Etc
Exemptions	90-STATE (2011)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$99	\$99
Land Value Agriculture	\$0	\$0
Just/Market Value	\$99	\$99
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$99	\$99

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.31
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1.31

## Owner(s)

Name - Ownership Type  
 DOT/STATE OF FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 32 TWP 19S RGE 31E  
 BEG 1584.53 FT N OF S 1/4 COR RUN W  
 2651.74 FT S 331.61 FT E 2652.66 FT  
 N TO BEG (LESS E 65 FT FOR BRISSON  
 AVE) 20 AC

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$99	\$99	\$0
Schools	\$99	\$99	\$0
FIRE	\$99	\$99	\$0
ROAD DISTRICT	\$99	\$99	\$0
SJWM(Saint Johns Water Management)	\$99	\$99	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2011	\$100	07548/0385	Vacant	No
WARRANTY DEED	7/1/2000	\$400,000	03896/1599	Vacant	No

## Land

Units	Rate	Assessed	Market
19.79 Acres	\$10/Acre	\$99	\$99

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

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

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

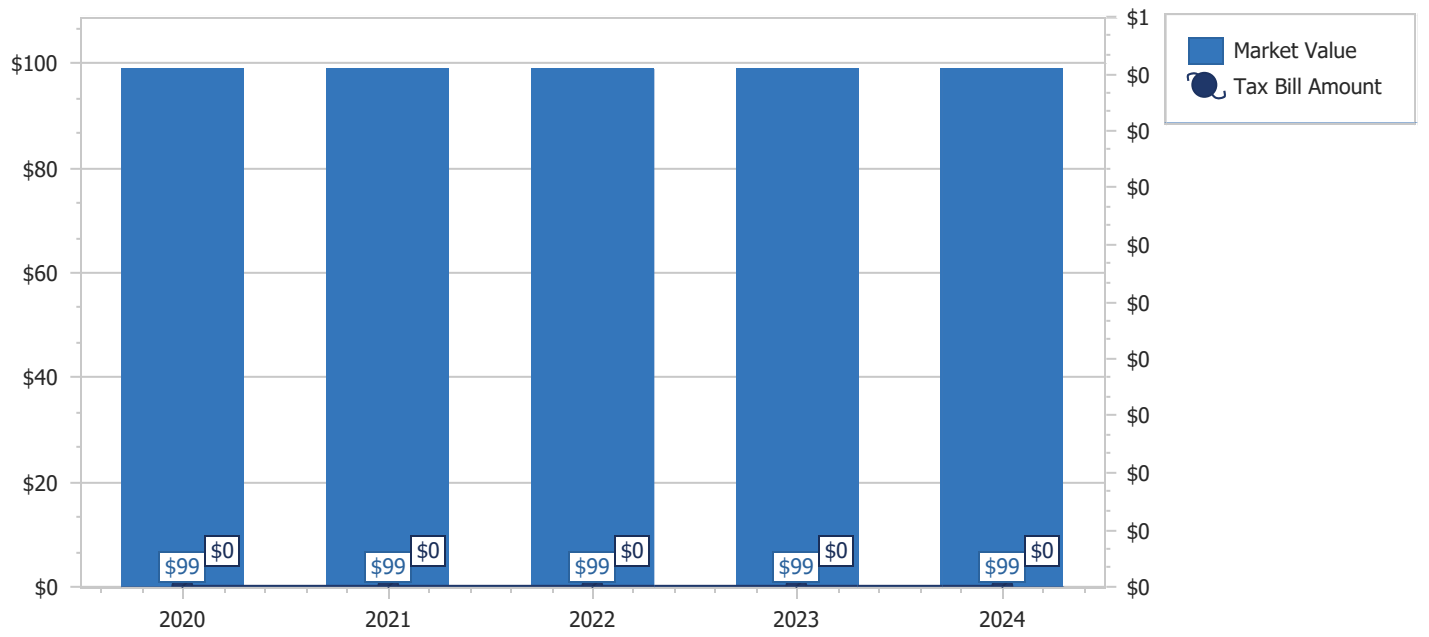
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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**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](#).

<b>PROJECT NAME:</b>	<b>MIDWAY TRAIL - SITE PLAN</b>	<b>PROJ #: 24-06000070</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/18/24	
RELATED NAMES:	EP AIMEE SHIELDS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	32-19-31-300-0240-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PUBLIC PARK ON 107.61 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF BRISSON AVE, NORTH OF SR 46	
NO OF ACRES	107.61	
BCC DISTRICT	5: HERR	
CURRENT ZONING	LDR	
LOCATION	ON THE WEST SIDE OF BRISSON AVE, NORTH OF SR 46	
FUTURE LAND USE-	A-1	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
RICHARD DURR SEMINOLE COUNTY BCC 101 E 1ST ST SANFORD FL 32771 (407) 665-2175 DHEACOCK@SEMINOLECOUNTYFL.GOV	AIMEE SHIELDS GAI CONSULTANTS INC 618 E SOUTH ST STE 700 ORLANDO FL 32801 (321) 319-3041 A.SHIELDS@GAICONCONSULTANTS.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/urll/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:**



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide impervious surface ratio in order to calculate required buffer.	Unresolved
2.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Unresolved
3.	Building Division Jay Hamm	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
4.	Building Division Jay Hamm	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
5.	Building Division Jay Hamm	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. This more than likely won't apply unless the intent was to put lights along the trail.	Info Only
6.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford for any utility needs. No review required.	Info Only
7.	Natural Resources	Changemark- 062 LA.101 Existing tree Please identify this tree to the species level. Consider removing it due to its proximity to the proposed area of work.	Unresolved
8.	Natural Resources	Changemark- 063 LA.102 Existing canopy outline If the tree is within the parcel boundaries, please show the location of the existing tree in relation to the proposed area of work.	Unresolved
9.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
10.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
11.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only

12.	Natural Resources	Please show the distance from the trunk to the proposed paved trail for all saved trees. Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved
13.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
14.	Natural Resources	Please show tree protection details. See informational comments for requirements.	Unresolved
15.	Planning and Development	The current zoning of A-1 is not compatible with the proposed use of the property as a public trail/park. A rezone will be required.	Unresolved
16.	Planning and Development	Parcel ID 32-19-31-300-024D-0000 is still retained by DOT per Property Appraiser records. Please ensure all property deeds and such of the like are recorded or provide authorization from DOT giving authorization for the project.	Unresolved
17.	Planning and Development	Please combine parcels for continuity of project.	Unresolved
18.	Planning and Development	Please call out/label any proposed future work that is not currently existing. Please denote if the proposed work is phase one (both on the cover sheet and as applicable on site plan pages) and if there is other work being completed in phase two. There is a trailhead connection being proposed that does not currently exist.	Unresolved
19.	Planning and Development	Please provide a survey of all properties.	Unresolved
20.	Planning and Development	The Sheet List Table references pages "HS.206" and "HS.207", but they do not appear to be included in the submittal. Please provide missing pages or revise Sheet List Table.	Unresolved
21.	Planning and Development	Page 008 C1.4 Demolition & SWPPP: It appears the demolition of the existing fence is located on adjacent properties. Please provide owner authorization from adjacent property owners stating they are allowing the demo of the fence on their properties or revise/clarify plans.	Unresolved
22.	Planning and Development	Please dimension the pier on page 015 C2.1	Unresolved
23.	Planning and Development	Please provide the following details on all site plan pages; total linear distance in feet of trail section, zoning/future land use of adjacent properties, and parcel I.D.'s of surrounding properties (please depict on page and put in a Site Data Table).	Unresolved
24.	Planning and Development	The overall Site Plan should contain the following elements: complete boundary of subject site; Metes and bounds description as well as linear distance of each perimeter line; Street names, zoning, and parcel I.D.s of surrounding areas, dimensions of Landscape buffer widths, and a Site Data Table. The Site Data Table should include zoning/future land use, parcel ID, total acreage/square feet of property, proposed use of the property, net buildable area if wetlands or floodplain exist, required/proposed open space calculation, required/proposed setbacks, required/proposed landscape buffer widths, and pervious/impervious calculation.	Unresolved

25.	Planning and Development	Please provide open space proposed and required on the overall site plan page as well. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features.	Unresolved
26.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Info Only
27.	Planning and Development	Will there be any outdoor lighting? Staff recommends providing photometric plan at Site Plan application. Outdoor lighting should be in compliance with all applicable regulations in SCLDC Sec. 30.1234- Outdoor lighting requirements and will require a separate permit. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a>	Unresolved
28.	Planning and Development	Page 060 HS.205, please update reference to Winwood Park to reflect the current project. Will the shade be fabric?	Unresolved
29.	Public Safety - Addressing	On Sheet 001 C0.0 Cover Sheet the Parcel IDs listed are incomplete, please correct.	Unresolved
30.	Public Safety - Addressing	The Title on Sheet 001 C0.0 Cover Sheet and the Project name within the Side Title Bar of all subsequent plan sheets should Match Examples: "Sanford Midway Trail Development - Seminole County, FL" or "Midway Trail South - Seminole County, FL"	Unresolved
31.	Public Safety - Addressing	Please note that within the Side Title Bar on all plan sheets, the reference to "City of Sanford, FL" within the Project Name section should indicate "Seminole County, FL"	Unresolved
32.	Public Safety - Addressing	On Sheet 008 C1.4 Demolition the existing Fence to be Demolished is indicated within Parcel 31-19-31-527-0000-1080 which is not included within the Site Plan Submittal or Coversheet. Please either include this parcel in the submittal or do not include this scope of work.	Unresolved
33.	Public Safety - Addressing	On Sheet 013 C1.9 Demolition the Limits of Construction are indicated within Parcel 32-19-31-300-024A-0000 which is not included within the Site Plan Submittal or Coversheet. Please either include this parcel in the submittal or do not extend the work into this parcel.	Unresolved
34.	Public Safety - Addressing	On Sheet 015 C2.1 Site Plan the note calling out the 6' Concrete Walk includes a reference to a 200 LF extension that is not included with this submittal. Please update this note to indicate	Unresolved

		the future Site Plan Submittal, Example: "To be extended approximately 200 LF with a future Site Plan Submittal to connect to existing Roseland Park"	
35.	Public Safety - Addressing	On Sheet 023 C2.9 Site Plan the connection to the Existing Sidewalk is indicated within Parcel 32-19-31-300-024A-0000 which is not included within the Site Plan Submittal or Coversheet. Please either include this parcel in the submittal or do not extend the work into this parcel.	Unresolved
36.	Public Safety - Addressing	On Sheet 024 C2.10 Site Plan Please call out that the proposed Pavilion is within the Right-of-Way	Unresolved
37.	Public Safety - Addressing	On Sheet 041 HS.001 Please remove the Sidewalk Extension (to Roseland Park) that has been drawn in within and extending above the HS.100/LA.100 Section as the extension is not existing and not proposed with this submittal.	Unresolved
38.	Public Safety - Addressing	On Sheet 042 HS.100 Please remove the Sidewalk Extension (to Roseland Park) as the extension is not existing and not proposed with this submittal.	Unresolved
39.	Public Safety - Addressing	On Sheet 061 LA.100 Please remove the Sidewalk Extension (to Roseland Park) as the extension is not existing and not proposed with this submittal.	Unresolved
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 approved site plan. SCLDC 90.4(A) (C)	Info Only
42.	Public Safety - Addressing	(Combine Parcels) In order to avoid permitting confusion, when a site development includes more than one parcel identification number and the developer intends to unify multiple parcels into one site for that development, the developer/owner is requested to have the parcels/lots combined into one parcel identification number. For Addressing purposes, this is to be completed prior to building permit submittal. Contact the Seminole County Property Appraiser's Office at 407-665-7506, or visit <a href="http://www.scpafl.org">www.scpafl.org</a> ; Downloads/Real Property/Split or Combine Property -Form. (Addressing Policy)	Info Only
43.	Public Safety - Fire Marshal	Please clearly indicate if there will be fencing around the entire project?	Unresolved
44.	Public Safety - Fire Marshal	If fencing is provided please clearly indicate gates for fire department access and these gates shall be provided with knox pad locks.	Unresolved
45.	Public Safety - Fire Marshal	Please clearly provide the locations of the closest hydrants for the pavilion.	Unresolved
46.	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.	Unresolved
47.	Public Works - Engineering	One or more sections of the trails grading does not seem to work. Please provide additional grading along the trail. Please provide a typical trail section. Please show at least 3'-5' flat area towards the lake. You may need to move the trail away from the lake some. The slope into the old burrow pit should have been no steeper than 6 to 1. Please show any revised grading if needed to meet all these requirements.	Unresolved

48.	Public Works - Engineering	There is concern with the culvert crossing. There should be a handrail across this section unless there is a much larger flat area. Staff still recommends the handrail either way. It may be the intent but is not labeled. Please show and label on the site plan and the grading plan. Please better label the section with slopes, etc.	Unresolved
49.	Public Works - Engineering	There is some concern with the grading of the plaza. The impervious will flow off the north side and most likely be an erosion issue. Please provide collection and or erosion protection for this area.	Unresolved
50.	Public Works - Engineering	There is concern with the plaza being right against the curb. There is still a clear zone for safety required even with a type "F" Curb. Please pull the plaza away from the curb and show the appropriate clear zone.	Unresolved
51.	Public Works - Engineering	There are some concerns with slopes along several portions of the burrow pit that may not be in the direct area of the trail. These areas would either need to be adjusted or fenced off from general public use. It also appears that the main fence along the back of some of the residential lots is to be removed. Is this correct? Please either show that the entire burrow pit meets minimum slopes or close these areas off.	Unresolved

## AGENCY/DEPARTMENT REVIEWERS 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	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Public Works-Water Quality	Shannon Wetzel	swetzel@seminolecountyfl.gov	407-665-2455	Review Complete Recommend Approval
Public Safety-Addressing	Tiffany Owens	towens@seminolecountyfl.gov	407-665-5045	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/12/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah Harttung, Jim Potter, Kaitlyn Apgar, Matthew Maywald, Tiffany Owens

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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-1605**

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**Title:**

**9:40AM (TEAMS) LEGACY POINTE - PRE-APPLICATION**

**Project Number:** 24-80000133

**Project Description:** Proposed Site Plan for a parking expansion at an existing retirement facility on 43.61 acres in the PD Zoning District located on the west side of Old Lockwood Rd, north of Mcculloch Rd

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

**Parcel ID:** 36-21-31-300-004A-0000

**BCC District:** 1-Dallari

**Applicant:** Shreeji Patel (689) 219-8909

**Consultant:** Matthew Lyons (689) 219-8900





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

PROJ. #: 24-80000133  
 PM: Kaitlyn  
 REC'D: 11/22/24

## 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: Legacy Pointe with Expansion  
 PARCEL ID #(S): 36-21-31-300-004A-0000  
 TOTAL ACREAGE: 43.61 ac. (Project Area 0.34 ac.) BCC DISTRICT:  
 ZONING: PD - Planned Development FUTURE LAND USE: PD - Planned Development

#### APPLICANT

NAME: Shreeji Patel COMPANY: CCRC Development Corporation  
 ADDRESS: 2110 Hestia Loop  
 CITY: Oviedo STATE: FL ZIP: 32765  
 PHONE: (689) 219-8909 EMAIL: spatel@catalyst-dg.com

#### CONSULTANT

NAME: Matthew Lyons COMPANY: Catalyst Design Group  
 ADDRESS: 1085 W Morse Blvd  
 CITY: Winter Park STATE: FL ZIP: 32789  
 PHONE: (689) 219-8900 EMAIL: mlyons@catalyst-dg.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Parking expansion which includes 46 standard parking stalls.

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: 12/6 COM DOC DUE: 12/12 DRC MEETING: 12/18

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the west side of Old Lockwood Rd, north of McCulloch Rd  
 W/S: Seminole County BCC: 1: Dallari



November 21, 2024

Seminole County Planning & Development Division  
1101 East First Street, Room 2028  
Sanford, FL 32771

**Re: Legacy Pointe with Expansion  
Project Narrative**

Dear Staff,

The proposed project includes the expansion of Legacy Pointe vehicle parking, for a total of 46 additional standard parking stalls. This will total to 337 parking spaces for the entire site. Please note that there will be no other proposed infrastructure, such as utilities or storm drainage.

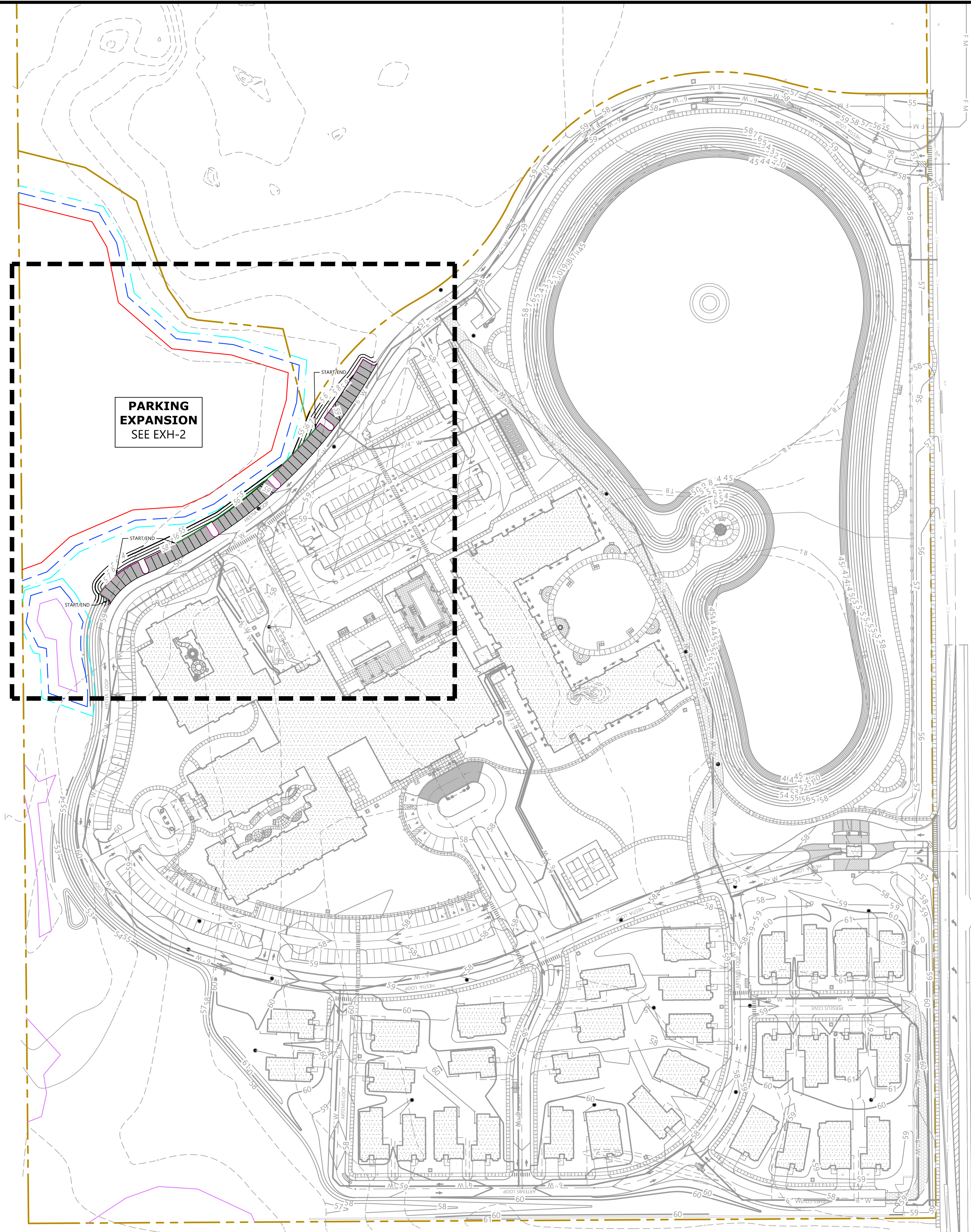
Should you have any questions, please feel free to contact me via e-mail ([mlyons@catalyst-dg.com](mailto:mlyons@catalyst-dg.com)) or phone (615-971-2220)

Best Regards,

**Catalyst Design Group**

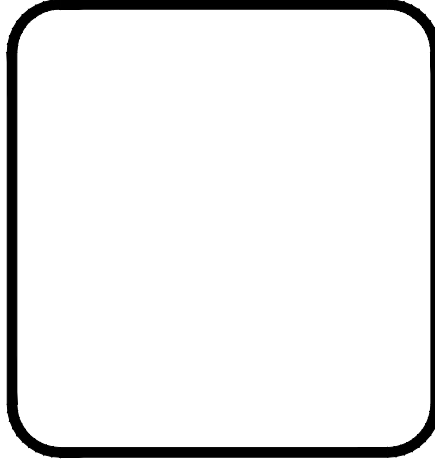
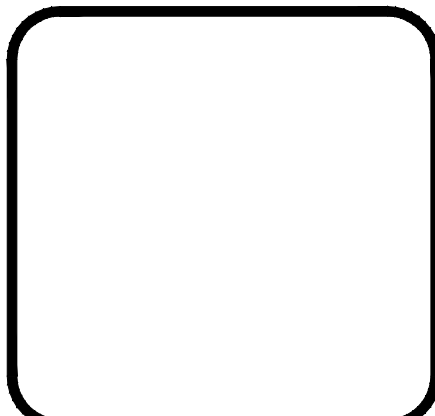
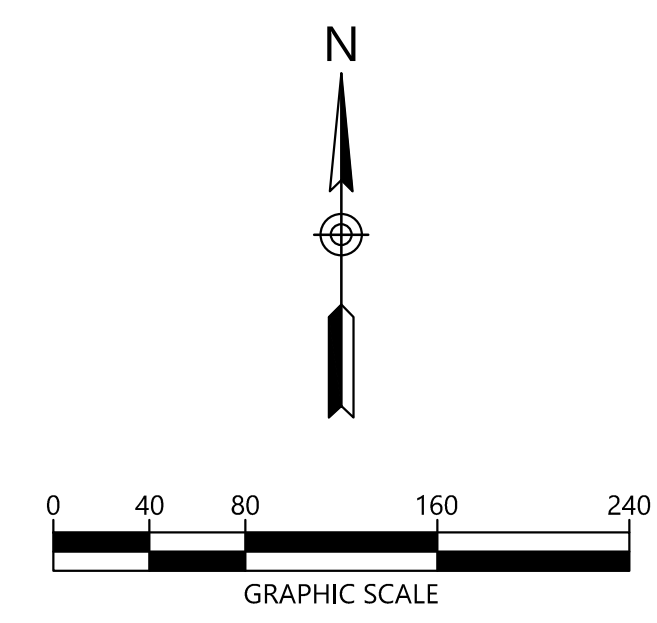
A handwritten signature in blue ink that reads "Matthew Lyons".

Matthew Lyons, PE  
Senior Design Engineer



**PARKING EXPANSION**  
SEE EXH-2

LEGEND	
15 FT WETLAND BUFFER	
25 FT WETLAND BUFFER	
WETLAND	
PROPERTY LINE	
CURB FACE	
WALL	
LIGHT DUTY PAVEMENT	



**LEGACY POINTE**  
SEMINOLE COUNTY, FLORIDA

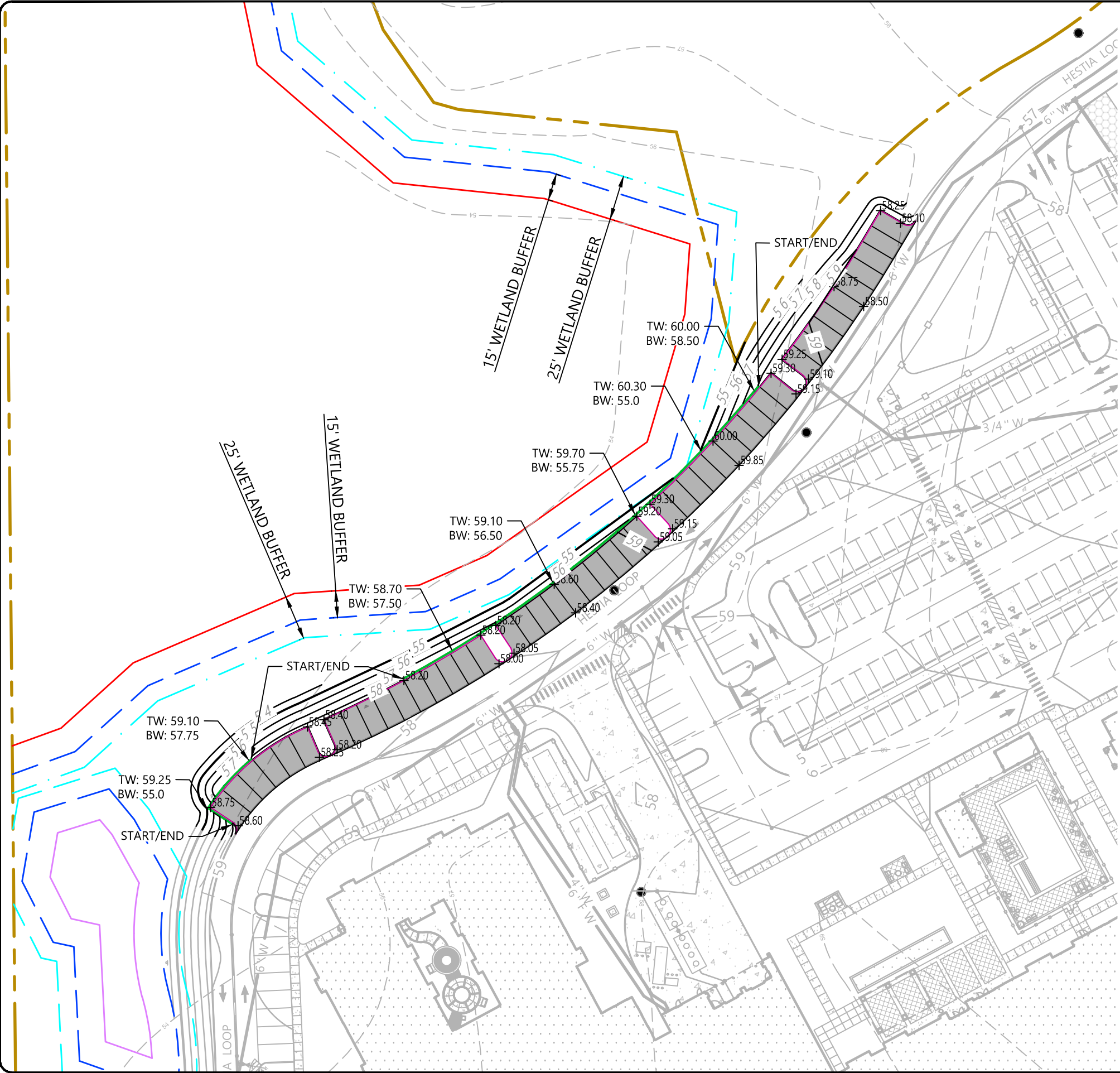
NO.	DATE	DESCRIPTION

DRAWING TITLE  
**PARKING EXHIBIT**

PROJECT NUMBER  
20240262

DRAWING NUMBER  
**EXH-1**

P:\2024\20240262\_Legacy Pointe - Parking Expansion\dwg\Exhibit\2024-11-19\_Parking Expansion Exhibit.dwg - Parking Exhibit Inset View Nov 21, 2024.splaid

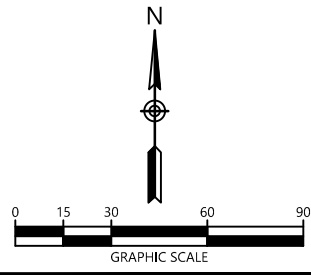


LEGEND	
15 FT WETLAND BUFFER	
25 FT WETLAND BUFFER	
WETLAND	
PROPERTY LINE	
CURB FACE	
WALL	
LIGHT DUTY PAVEMENT	

**PARKING CALCULATIONS**

REQUIRED VEHICLE PARKING: 1 SPACE / CCRC UNIT \* = 268 SPACES

	STANDARD	ADA	TOTAL
EXISTING PARKING	271	20	291
PROPOSED EXPANSION PARKING	46	0	46
<b>TOTAL PARKING</b>	<b>317</b>	<b>20</b>	<b>337</b>



**LEGACY POINTE**  
SEMINOLE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
	03/22/2024	LEGACY POINTE WITH EXPANSION

DRAWING TITLE  
**LEGACY POINTE WITH EXPANSION**

PROJECT NUMBER  
20240262

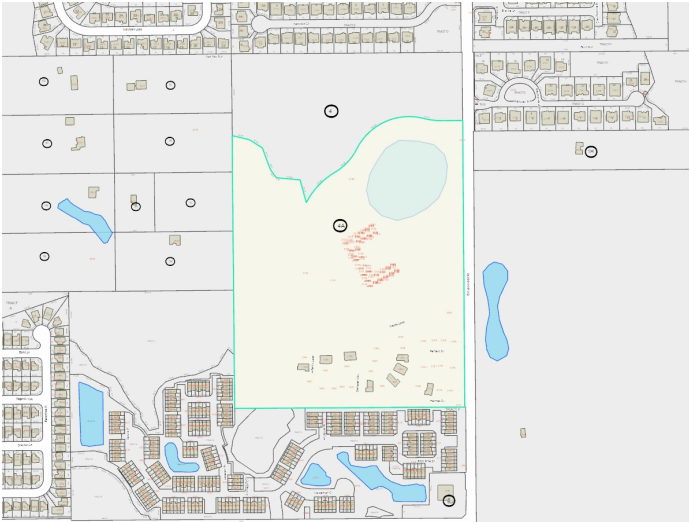
DRAWING NUMBER  
**EXH-2**

# Property Record CardA



**Parcel:** 36-21-31-300-004A-0000  
**Property Address:** 2100 HESTIA LOOP OVIEDO, FL 32765  
**Owners:** CCRC DEV CORP  
 2025 Market Value \$67,883,614 Assessed Value \$67,883,614  
 2024 Tax Bill \$846,757.94 Tax Savings with Exemptions \$37,645.65  
 Retirement Complex property w/1st Building size of 315 SF and a lot size of 43.61 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	36-21-31-300-004A-0000
Property Address	
Mailing Address	2110 HESTIA LP OVIEDO, FL 32765-9307
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	40-HOME FOR AGED (2022)
AG Classification	

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	36	36
Depreciated Building Value	\$54,399,623	\$53,605,012
Depreciated Other Features	\$2,029,012	\$1,894,630
Land Value (Market)	\$11,454,979	\$11,454,979
Land Value Agriculture	\$0	\$0
Just/Market Value	\$67,883,614	\$66,954,621
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$67,883,614	\$66,954,621

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$884,403.59
Tax Bill Amount	\$846,757.94
Tax Savings with Exemptions	\$37,645.65

## Owner(s)A

Name - Ownership Type  
CCRC DEV CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 36 TWP 21S RGE 31E  
 S 40 FT OF NW 1/4 OF SW 1/4 (LESS RD)  
 & N 1/2 OF SW 1/4 OF SW 1/4 (LESS RD)  
 & BEG 459.58 FT S OF SW COR OF SW 1/4 OF  
 NW 1/4 RUN S 76 DEG 00 MIN 36 SEC E 98.66  
 FT S 56 DEG 52 MIN 16 SEC E 87.43 FT S 18  
 DEG 58 MIN 16 SEC E 84.67 FT S 20 DEG 55  
 MIN 21 SEC E 48.31 FT S 34 DEG 43 MIN 14 SEC  
 E 49.61 FT S 74 DEG 36 MIN 33 SEC E 14.50 FT S  
 84 DEG 04 MIN 24 SEC E 122.66 FT S 14 DEG 25  
 MIN 03 SEC E 132.76 FT NELY SELY ALONG  
 CURVE 1017.08 FT E TO WLY R/W OLD  
 LOCKWOOD RD S TO N LINE OF S 40 FT OF  
 NW 1/4 OF SW 1/4 W TO A PT S OF BEG N TO  
 BEG

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$67,883,614	\$2,850,000	\$65,033,614
Schools	\$67,883,614	\$2,850,000	\$65,033,614
FIRE	\$67,883,614	\$2,850,000	\$65,033,614
ROAD DISTRICT	\$67,883,614	\$2,850,000	\$65,033,614
SJWM(Saint Johns Water Management)	\$67,883,614	\$2,850,000	\$65,033,614

## SalesA

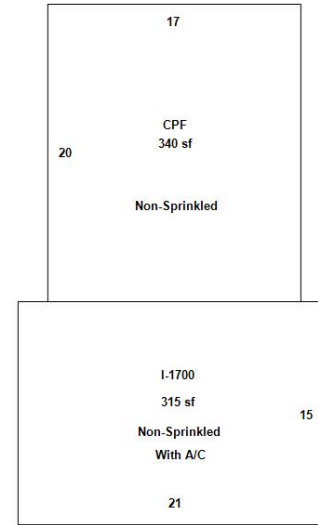
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2016	\$6,926,800	08833/1592	Improved	Yes
QUIT CLAIM DEED	1/1/2014	\$100	08193/1723	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1719	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1716	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1713	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1710	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1707	Improved	No
SPECIAL WARRANTY DEED	1/1/2014	\$1,383,600	08193/1657	Improved	No
WARRANTY DEED	7/1/1996	\$150,000	03108/0160	Improved	No
QUIT CLAIM DEED	6/1/1992	\$100	02450/1686	Improved	No
QUIT CLAIM DEED	12/1/1990	\$100	02450/1685	Improved	No
WARRANTY DEED	12/1/1987	\$100	01918/1867	Vacant	No

## LandA

Units	Rate	Assessed	Market
24.76 Acres	\$152,460/Acre	\$3,774,910	\$3,774,910

6.89 Acres	\$10/Acre	\$69	\$69
32 Lots	\$135,000/Lot	\$4,320,000	\$4,320,000
140 Lots	\$24,000/Lot	\$3,360,000	\$3,360,000

Building InformationA	
#	5
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

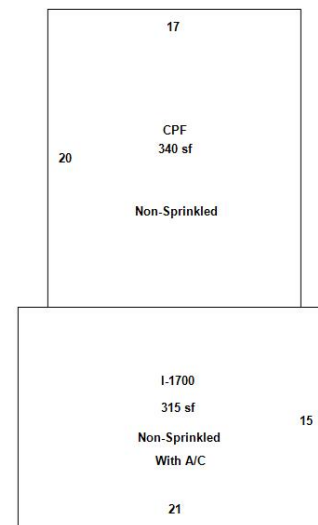


Building 5

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	6
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



Building 6

\* Year Built = Actual / Effective

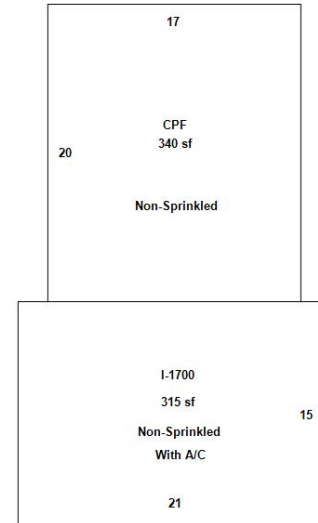
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

### Building InformationA

#	7
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective



Building 7

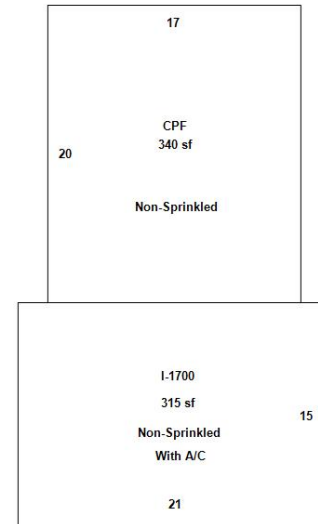
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42



Building InformationA	
#	8
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

\* Year Built = Actual / Effective

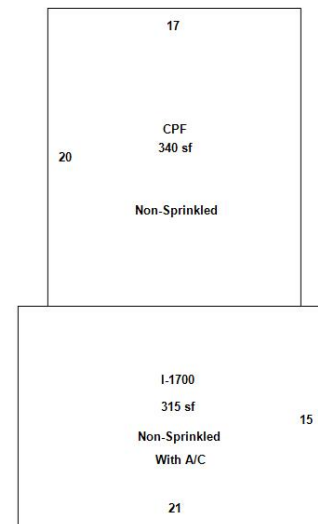


Building 8

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	9
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	11
Base Area (ft <sup>2</sup> )	2554
Total Area (ft <sup>2</sup> )	3039
Constuction	CB/STUCCO FINISH
Replacement Cost	\$413,702
Assessed	\$409,565

\* Year Built = Actual / Effective

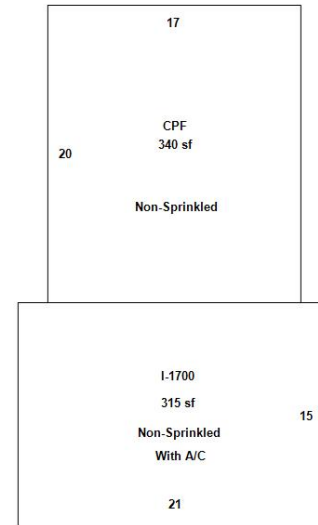


Building 9

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	450

Building InformationA	
#	10
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



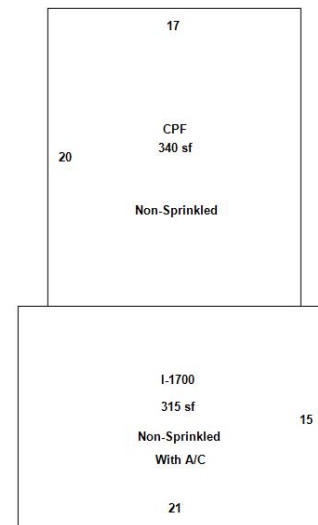
Building 10

**AppendagesA**

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	11
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

\* Year Built = Actual / Effective



Building 11

**AppendagesA**

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

GARAGE FINISHED

454

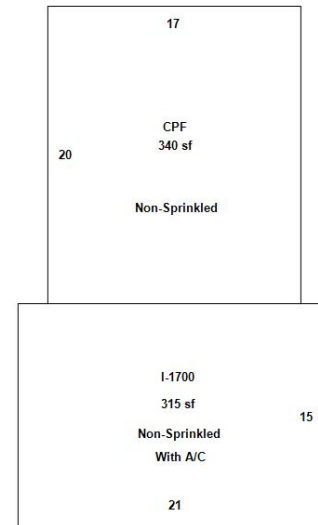
OPEN PORCH FINISHED

40

SCREEN PORCH FINISHED

126

Building InformationA	
#	12
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



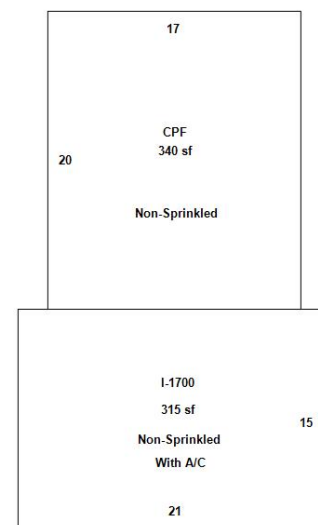
Building 12

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA	
#	13
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$285,267



Building 13

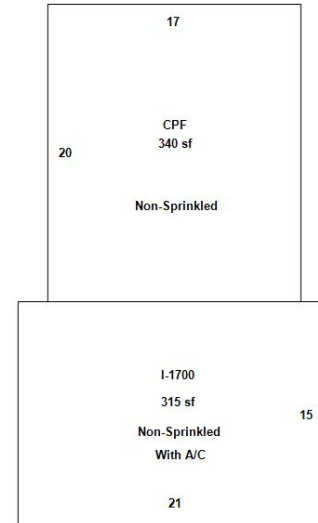
\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building InformationA	
#	14
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

\* Year Built = Actual / Effective



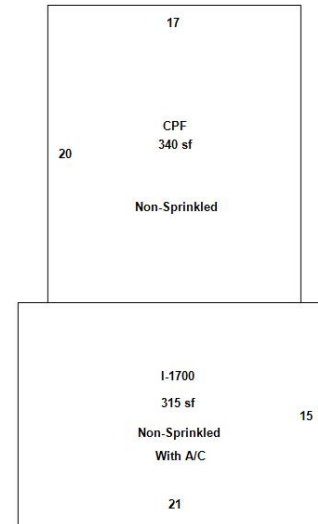
Building 14

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA	
#	15
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective

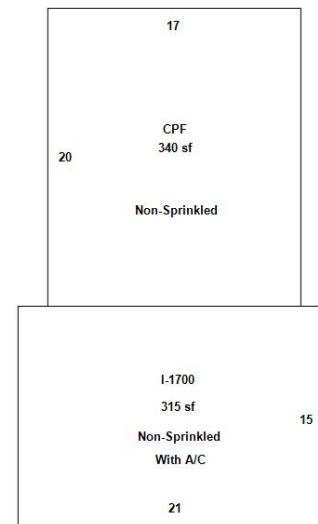


Building 15

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
OPEN PORCH FINISHED	126

Building InformationA	
#	16
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



Building 16

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

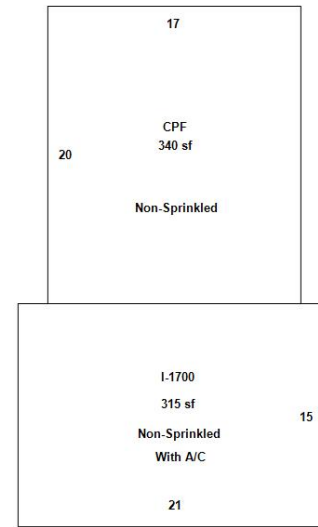
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	17
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527



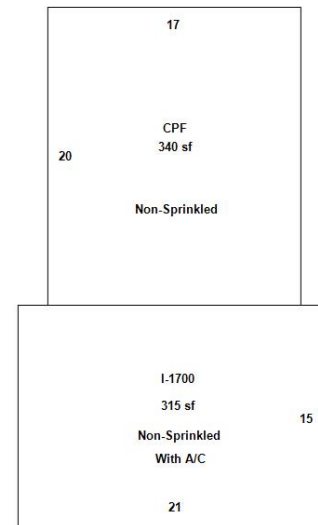
Building 17

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building InformationA	
#	18
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



Building 18

\* Year Built = Actual / Effective

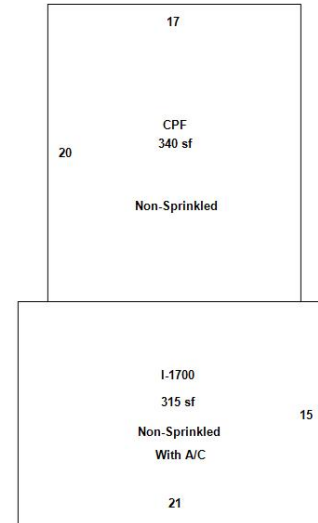
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

### Building InformationA

#	19
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



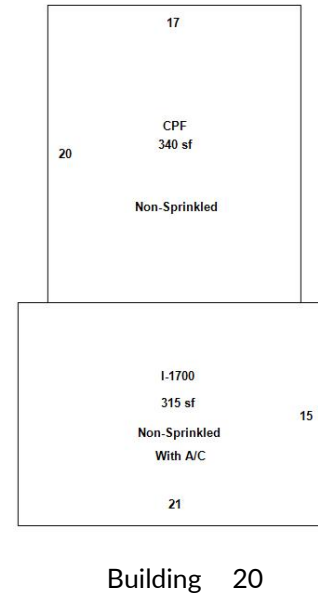
Building 19

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	20
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

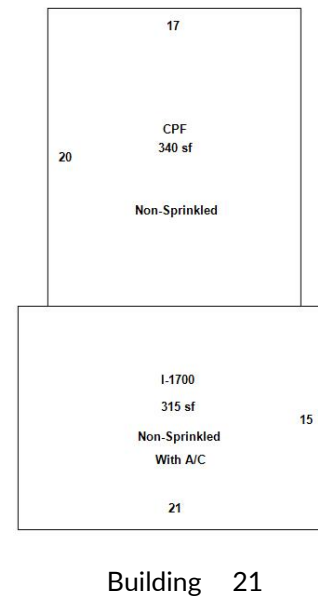
\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	21
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454



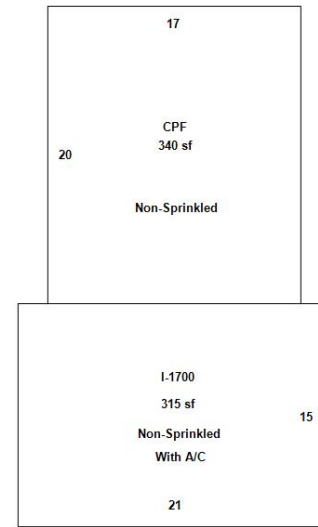
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	22
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794



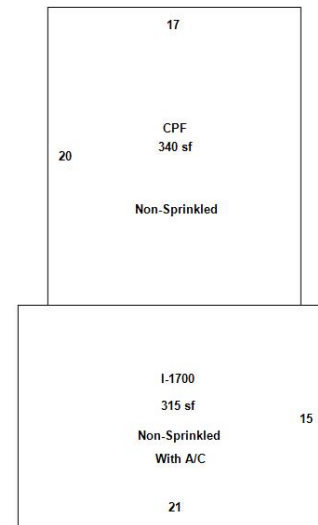
Building 22

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	23
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



Building 23

\* Year Built = Actual / Effective

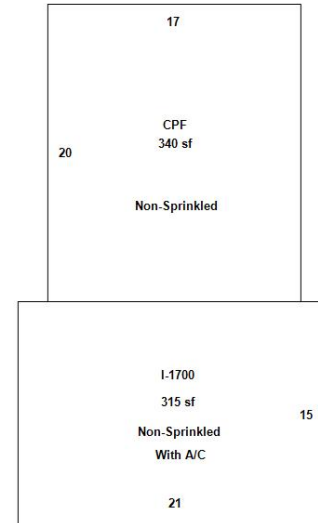
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

### Building InformationA

#	24
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

\* Year Built = Actual / Effective



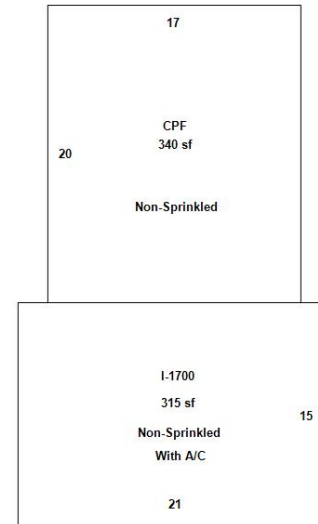
Building 24

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building InformationA	
#	25
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective

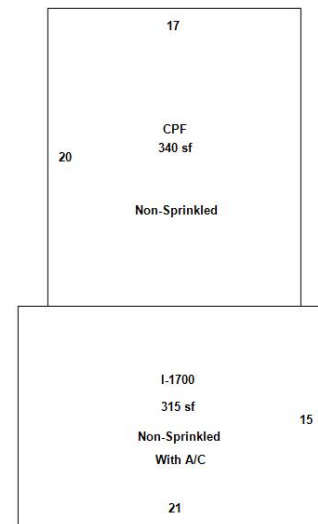


Building 25

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	26
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

\* Year Built = Actual / Effective



Building 26

AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

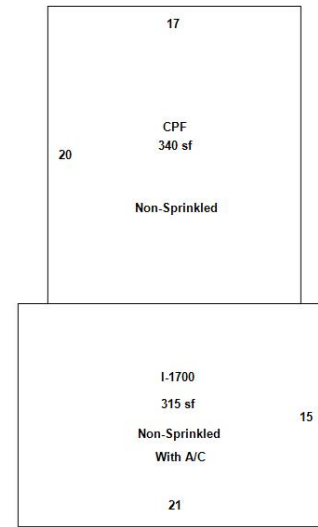
OPEN PORCH FINISHED

40

SCREEN PORCH FINISHED

126

Building InformationA	
#	27
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$286,715



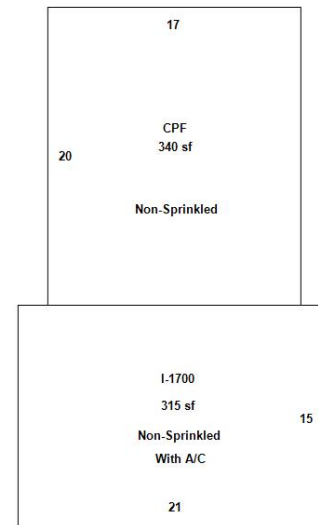
Building 27

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building InformationA	
#	28
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.2
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



Building 28

\* Year Built = Actual / Effective

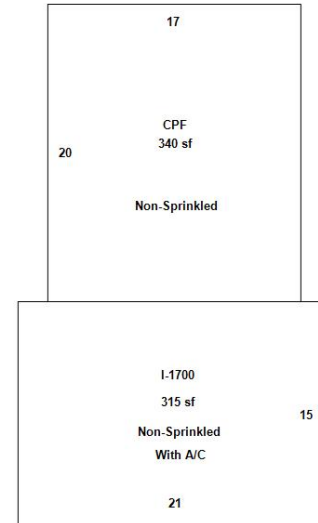
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

### Building InformationA

#	29
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



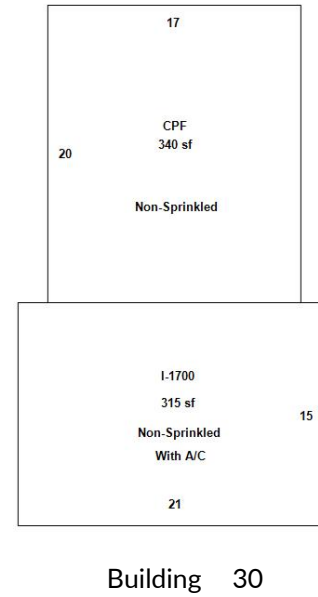
Building 29

## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	30
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft <sup>2</sup> )	1931
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$328,399
Assessed	\$325,115

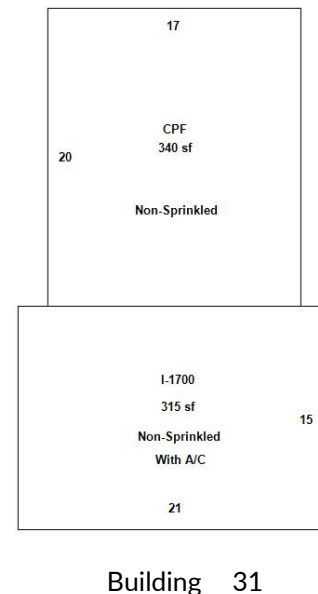
\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	35

Building InformationA	
#	31
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

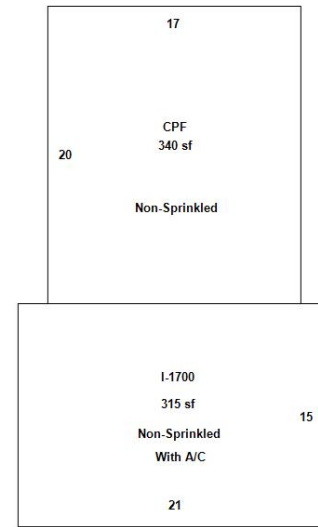
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	32
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



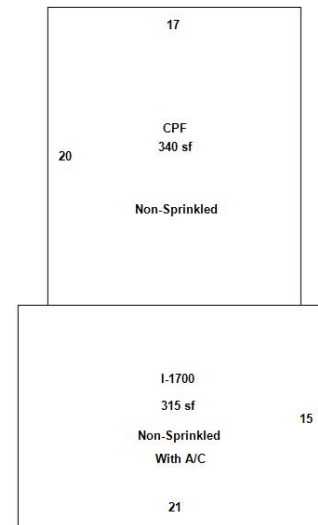
Building 32

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building InformationA	
#	33
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$386,349
Assessed	\$382,486



Building 33

\* Year Built = Actual / Effective

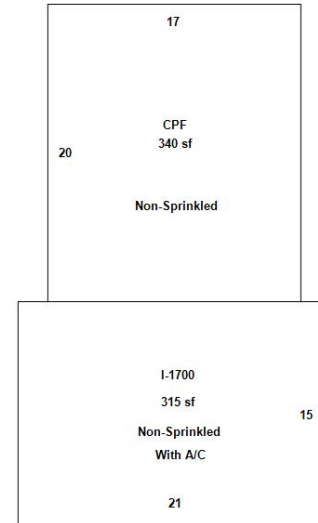
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

### Building InformationA

#	34
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$325,832

\* Year Built = Actual / Effective



Building 34

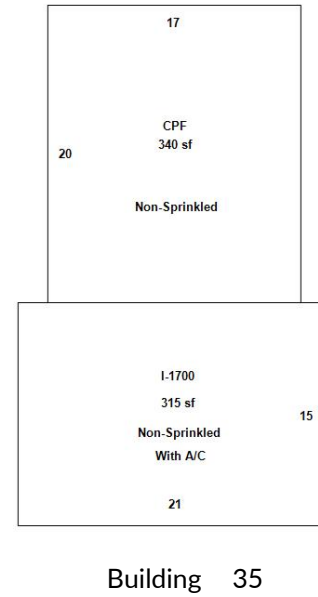
## AppendagesA

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126



Building InformationA	
#	35
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

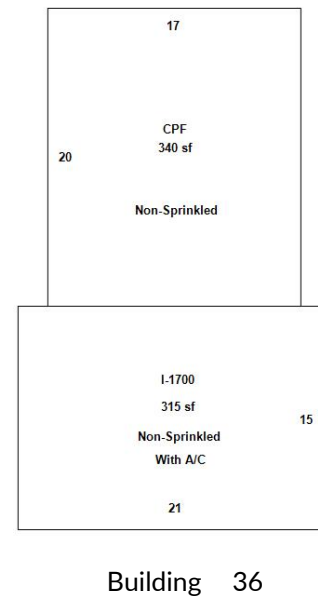
\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	36
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$279,432

\* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

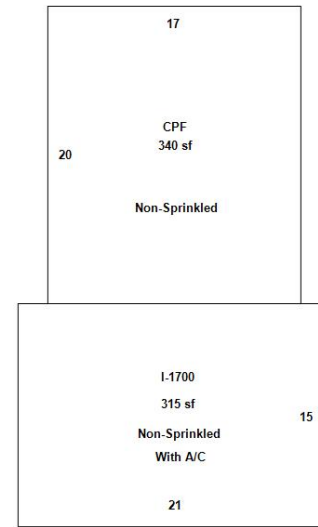
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	315
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$84,643
Assessed	\$82,527



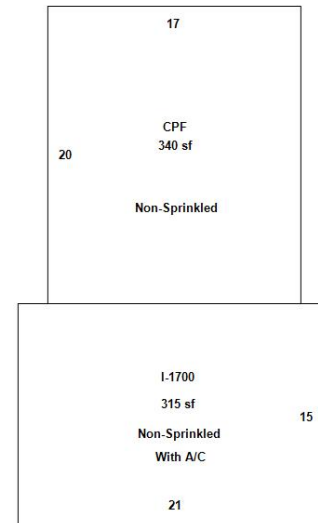
Building 1

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
CARPOT FINISHED	340

Building InformationA	
#	2
Use	REINFORCED CONCRETE
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	151207
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$18,359,453
Assessed	\$17,992,264



Building 2

\* Year Built = Actual / Effective

### AppendagesA

Description	Area (ft <sup>2</sup> )
CARPOT FINISHED	1584

OPEN PORCH FINISHED

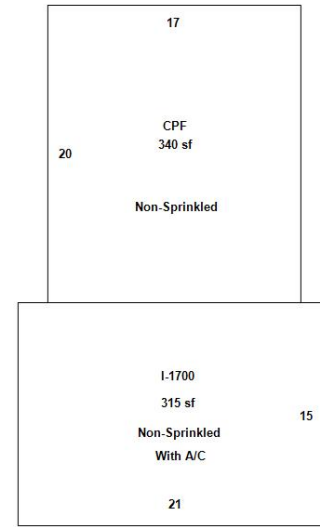
52

OPEN PORCH FINISHED

407

Building InformationA	
#	3
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	448
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$77,700
Assessed	\$75,758

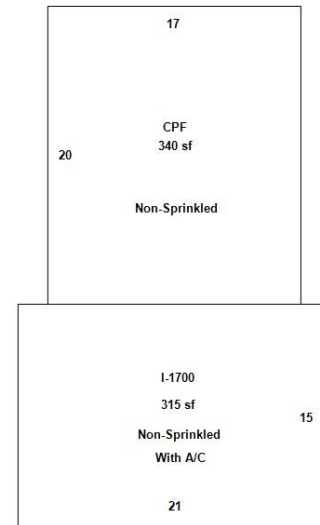
\* Year Built = Actual / Effective



Building 3

Building InformationA	
#	4
Use	MASONRY PILASTER
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	200560
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$26,436,793
Assessed	\$25,775,873

\* Year Built = Actual / Effective



Building 4

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156

OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	142

SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
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SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	120
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SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
13016	2090 HESTIA LOOP: MECHANICAL - COMMERCIAL-Guard Shack	\$3,600		8/28/2024
03659	2090 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-44" Flag Pole	\$13,840	4/23/2024	4/2/2024
02343	2110 HESTIA LOOP: FENCE/WALL COMMERCIAL- 2,350 LF OF 6' HIGH ALUMINUM FENCE	\$56,739		3/4/2024
17946	3991 DEMETER WAY: SCREEN ROOM- Aluminum lanai Enclosure.	\$2,400		12/12/2023
12477	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Electrical addition on existing Gazebo	\$7,000		9/14/2023
08750	2187 PERSEUS CV: SCREEN ROOM-JEBO FILL-IN	\$2,450		6/14/2023
07876	2088 HESTIA LOOP: ELECTRICAL - COMMERCIAL-RISER DIAGRAMA AND SPECS	\$10,900		6/9/2023
03638	2100 HESTIA LOOP: ALTERATION COMMERCIAL-CBC DRYWALL AND CEILING REPAIR	\$800	5/4/2023	3/23/2023
01665	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-	\$1,250		2/8/2023
06834	2090 HESTIA LOOP: ADDITION TO COMMERCIAL STRUCTURE-Gazebo, CC	\$52,797		9/7/2022
02912	1957 ARTEMIS LOOP: STRUCTURES OTHER THAN BUILDINGS-Aluminum Cantilever (shade structure) Legacy Pointe	\$16,937		6/24/2022
01133	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Pond Fountain	\$7,500	12/14/2022	4/22/2022
21212	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		4/14/2022
20693	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Fence installation	\$169,000		3/24/2022
21215	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		3/1/2022
20594	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		2/25/2022
04129	2120 HESTIA LOOP: ELECTRIC - GENERATOR-Generator	\$918,440		2/22/2022

22556	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Covered Parking CC	\$400,000	5/13/2022	2/16/2022
21070	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Legacy Pointe Covered Parking Structure	\$550,000	5/13/2022	1/13/2022
14340	2110 HESTIA LOOP: SWIMMING POOL COMMERCIAL-Commercial Swimming Pool	\$125,000	9/1/2023	1/13/2022
22678	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		1/7/2022
21218	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200	12/14/2022	1/6/2022
21216	2110 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		12/21/2021
17978	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Sign walls	\$58,500		11/5/2021
17979	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Precast wall and Columns	\$100,763		11/5/2021
04117	2090 HESTIA LOOP: SITE LIGHTING	\$300,000		5/10/2021
06549	2100 HESTIA LOOP: PLUMBING - COMMERCIAL-	\$396,026	1/3/2023	4/15/2021
02759	3987 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$356,390	1/20/2022	4/1/2021
03847	1966 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$283,962	1/13/2022	4/1/2021
20488	3983 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$263,573	1/13/2022	1/12/2021
19824	3986 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	1/12/2021
19825	1962 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	1/13/2022	1/12/2021
19810	1970 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	1/11/2021
19823	1984 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	12/17/2021	1/11/2021
20487	2166 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	12/17/2021	1/11/2021
18591	2180 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Legacy Pointe	\$2,400		12/9/2020
07894	2120 HESTIA LOOP: HOSPITALS OR INSTITUTIONAL BLDGS-Legacy Pointe Memory Care Living Facil	\$12,424,782	1/13/2023	9/23/2020
07879	2120 HESTIA LOOP: OFFICE/BANKS/PROFESS BLDGS-Legacy Pointe Admin Support and SN	\$2,761,896	3/30/2022	9/20/2020
07556	2120 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Legacy Pointe ALF BLDG NEED C.O.	\$9,421,237	3/4/2022	9/14/2020
09532	1992 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	9/2/2020
09531	1996 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	9/2/2020
09951	2000 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	9/2/2020



07997	2090 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Gatehouse NEED C.O.	\$158,000	1/13/2022	8/27/2020
08047	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Pool House	\$158,800	9/1/2023	8/27/2020
06551	2174 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	1/27/2022	8/10/2020
08331	2191 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	1/20/2022	8/10/2020
04043	2100 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Independent Living Building ZONE 6 & 7	\$27,980,596	1/13/2023	7/27/2020
03912	2120 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Kitchen and Back of House	\$6,128,966	2/17/2022	7/20/2020
09015	2090 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-3 posts and ACM faces	\$1,975		6/30/2020
05691	2195 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	6/29/2020
06548	2196 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	3/9/2022	6/29/2020
03355	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Commons Building	\$5,965,597	2/17/2022	6/4/2020
02952	3812 OLD LOCKWOOD RD: ELECTRICAL - COMMERCIAL-	\$13,000		3/3/2020
01709	3860 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
01707	3812 OLD LOCKWOOD RD: DEMO RESIDENTIAL-residential CB/ Stucco finish	\$0	11/21/2022	2/13/2020
01708	3820 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
04436	SCREEN POOL ENCLOSURE	\$2,800		6/1/1997
03343	WATER SOFTNER; PAD PER PERMIT 3812 OLD LOCKWOOD RD	\$2,450		5/1/1997
02498	SWIMMING POOL	\$13,000		4/1/1997
00439		\$171,104	6/4/1997	1/1/1997

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL	2022	1451	\$125,802	\$119,512
COOL DECK PATIO	2022	5989	\$32,580	\$30,951
ALUM FENCE	2022	240	\$3,600	\$3,420
COMM: CARPORT	2022	5842	\$50,416	\$46,383
COMM: CARPORT	2022	1863	\$16,078	\$14,792
COMM: CARPORT	2022	4807	\$41,484	\$38,165
COMM: CARPORT	2022	8569	\$73,950	\$68,034
COMM: CARPORT	2022	8770	\$75,685	\$69,630
CANOPY GOOD COMM	2022	4196	\$66,591	\$61,264
COMMERCIAL ASPHALT DR 3 IN	2022	189100	\$578,646	\$549,714
BRICK PATIO	2022	102	\$961	\$913

WALKS CONC COMM	2022	145398	\$790,965	\$751,417
POLE LIGHT 1 ARM	2022	119	\$220,626	\$220,626
GATE OPENER	2022	3	\$5,388	\$5,119
COMMERCIAL CONCRETE DR 4 IN	2022	7749	\$42,155	\$40,047
COMM GAZEBO	2022	1	\$9,500	\$9,025

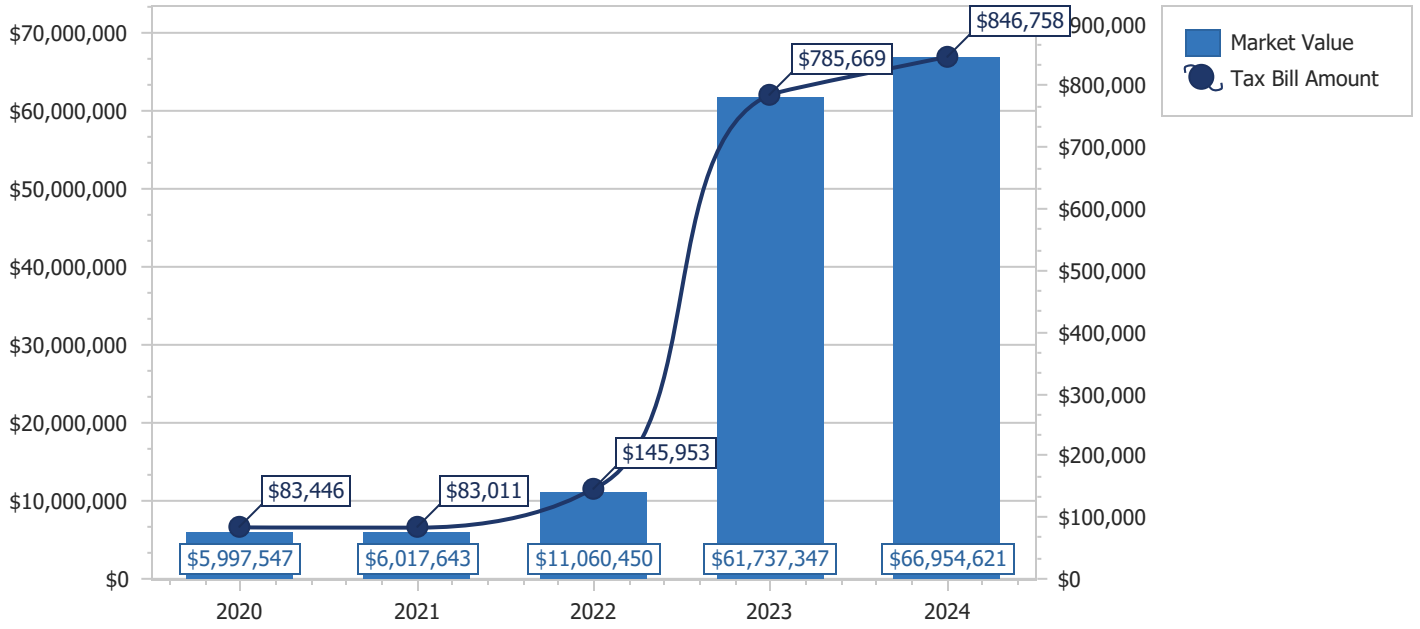
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 80

School DistrictsA	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

UtilitiesA	
Fire Station #	Station: 65 Zone: 652
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

# Property Value HistoryA



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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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 11/26/2024 9:01:42 AM  
**Project:** 24-80000133  
**Credit Card Number:** 41\*\*\*\*\*4899  
**Authorization Number:** 06140G  
**Transaction Number:** 261124C1A-668AEF7C-7D31-41FE-9436-848E4F83AEF4  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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](#).

<b>PROJECT NAME:</b>	<b>LEGACY POINTE - PRE-APPLICATION</b>	<b>PROJ #: 24-80000133</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/25/24	
RELATED NAMES:	EP MATTHEW LYONS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-31-300-004A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PARKING EXPANSION AT AN EXISTING RETIREMENT FACILITY ON 43.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
NO OF ACRES	43.61	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SHREEJI PATEL CCRC DEVELOPMENT CORP 2110 HESTIA LOOP OVIEDO FL 32765 (689) 219-8909 SPATEL@CATALYST-DG.COM	MATTHEW LYONS CATALYST DESIGN GROUP 1085 W MORSE BLVD WINTER PARK FL 32789 (689) 219-8900 MLYONS@CATALYST-DG.COM	

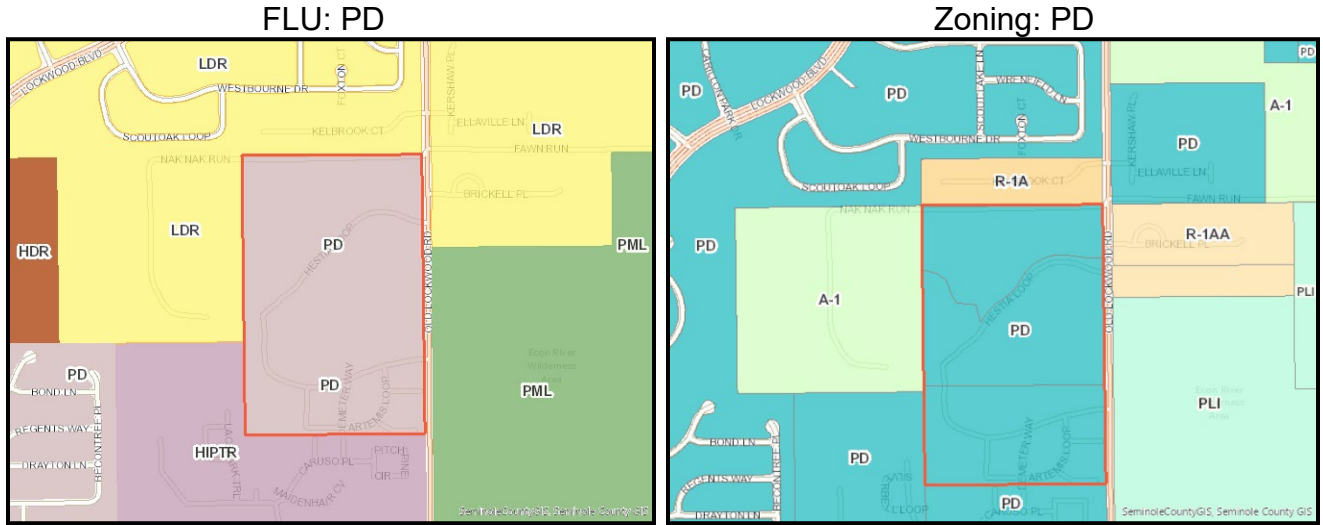
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 property has a Future Land Use (FLU) designation of Planned Development (PD) and is located within the Legacy Pointe Planned Development.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code.
- There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin.

**PROJECT AREA ZONING AND AERIAL MAPS**



**Aerial**



## Wetlands



### AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	The north landscape buffer required per the approved DCA is 15 feet with 2.25 plan units per 100 feet and a 3 foot continuous hedge.	Info Only
4.	Environmental Services	This development is serviced by Seminole County water, sewer, and reclaim. No utility work proposed as a part of this project. No review required.	Info Only
5.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
6.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected	Info Only

		by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
7.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
8.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
9.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
10.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
11.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
12.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
13.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
14.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
15.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage	Info Only



		requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
16.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
17.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
18.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
19.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
20.	Natural Resources	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085	Info Only
21.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
22.	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:	Info Only

		<a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
23.	Planning and Development	This property is located within the Legacy Point Planned Development and is subject to all provisions contained within Development Order #19-20500035 and Developer's Commitment Agreement (DCA) #19-20500025 as well as the addendum stated as DCA #20-20500009.	Info Only
24.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
25.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.)	Info Only
26.	Planning and Development	At the time of Site Plan application, it will be required to show that open space is still being met. Required open space per the Legacy Point PD is 25% or 10.9 acres.	Info Only
27.	Planning and Development	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085	Info Only
28.	Planning and Development	Per the approved DCA, all parking spaces shall be a minimum of nine (9) by eighteen (18) feet, excluding handicap spaces.	Info Only
29.	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
30.	Public Safety - Fire Marshal	All existing access to hydrants, fdc's, etc shall not be impacted by the newly created parking.	Info Only
31.	Public Works-Engineering	It appears that the first phase of this development was approved by Seminole County in 2019. There is an existing Environmental Resource Permit (ERP) (#158753-1) issued by St. Johns River Water Management District (SJRWMD) for this project. The permit was approved for 70% impervious area of the total area for the Main and Residential Drainage Basin. The Main Drainage Basin consisted of 53.3% impervious area; therefore, allowing for additional 6.25 acres of impervious area for future buildout. In early 2024, the original SJRWMD ERP was modified (#158753-2) to accommodate additional 0.13 acres within the Main Drainage Basin; therefore, allowing for additional 6.12 acres of impervious area for future buildout. It appears that the proposed parking addition will	Info Only

		<p>consist of approximately 0.20 acres and that the previously approved Stormwater Management System has sufficient capacity to accommodate this impervious area. A modification of the current SJRWMD ERP will be required, so the capacity of the development's Stormwater Management System can be tracked for possible future expansions.</p>	
32.	Public Works-Engineering	<p>A full traffic access to the development was originally approved at Hestia Loop (South Entrance) from Old Lockwood Boulevard; however, a "right-in/right-out" only traffic access was approved at Hestia Loop (North Entrance). A Traffic Impact Analysis will be required to determine if the additional parking and traffic flow require a Left Turn Lane on the northbound Old Lockwood Boulevard at Hestia Loop (North Entrance). It appears that the existing traffic patterns at this entrance are addressed only through pavement markings, without adequate signage. Appropriate signage that will identify No Left Turn movement at this location will be required even if the Traffic Impact Analysis determines that there is no need for a northbound Left Turn Lane.</p>	Info Only

## AGENCY/DEPARTMENT REVIEWERS 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	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
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
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
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	407-665-5764
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](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2024-1603**

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**Title:**

**ENCORE AT HILLVIEW - REZONE**

**Project Number:** 24-20000005

**Project Description:** Proposed Rezone from A-1 to R-3A for a 28 lot townhome development on 3.42 acres located on the north side of Hillview Dr, east of SR 434

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

**Parcel ID:** 22-21-29-300-0180-0000

**BCC District:** 3-Constantine

**Applicant:** Zach Miller (407) 222-0692

**Consultant:** Kim Fischer (407) 405-7819



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

**PROJ. #:** 24-20000005  
**Received:** 3/14/24  
**Paid:** 3/14/24

## REZONE/FUTURE LAND USE AMENDMENT

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (&lt;50 ACRES)</b>	\$3,500
<input type="checkbox"/> <b>SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (&lt;50 ACRES)</b>	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT</b>	\$1,000
<input checked="" type="checkbox"/> <b>REZONE (NON-PD)** 3.42ac = \$2800</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> <b>PD REZONE**</b>	
<input type="checkbox"/> <b>PD REZONE</b>	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN</b>	\$1,000
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</b>	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<input type="checkbox"/> <b>PD MAJOR AMENDMENT</b>	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>PD MINOR AMENDMENT</b>	\$1,000
<input type="checkbox"/> <b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/> <b>DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</b>	\$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE  
 \*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT  
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY  
 ^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME:	Encore at Hillview		
PARCEL ID #(S):	22-21-29-300-0180-000		
LOCATION:	Hillview Drive		
EXISTING USE(S):	vacant	PROPOSED USE(S):	townhomes
TOTAL ACREAGE:	3.42	BCC DISTRICT:	3
WATER PROVIDER:	City of Altamonte	SEWER PROVIDER:	City of Altamonte
CURRENT ZONING:	A1	PROPOSED ZONING:	R3A
CURRENT FUTURE LAND USE:	HDR	PROPOSED FUTURE LAND USE:	HDR

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME:	Zach Miller	COMPANY:	
ADDRESS:	8241 Via Bonita Street		
CITY:	Sanford	STATE:	FL ZIP: 32771
PHONE:	407-222-0692	EMAIL:	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME:	Kim Fischer	COMPANY:	Cycorp
ADDRESS:	1614 White Dove Drive		
CITY:	Winter Springs	STATE:	FL ZIP: 32708
PHONE:	407-405-7819	EMAIL:	kim@cycorpengineers.com

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Charles Sanders		
ADDRESS:	17732 Baywatch Ct NE		
CITY:	Poulsbo	STATE:	WA ZIP: 98370-7308
PHONE:		EMAIL:	



**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County’s Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

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

\_\_\_\_\_  
**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
(PROOF OF PROPERTY OWNER’S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

3/14/2024

\_\_\_\_\_  
**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, Charles Sanders II, the owner of record for the following described property (Tax/Parcel ID Number) 22-21-29-300-0180-0000 hereby designates Kim Fischer to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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 checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" 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.

Date 3/6/24

Charles E. Sanders II  
Property Owner's Signature

Charles Sanders  
Property Owner's Printed Name

JG  
~~STATE OF FLORIDA~~ WASHINGTON  
COUNTY OF KITSAP

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles E. Sanders, II (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 6 day of March, 2024.



Joseph Galeno, J  
Notary Public

# Property Re or r



Pre 22-21-29-300-0180-0000

Property Address HILLVIEW DR LT MONTE SPRINGS, FL 32714

## Pre Location

## Site View



Sorry, No Image Available at this Time

## Pre Information

## Value Summary

Pre	22-21-29-300-0180-0000
Owner(s)	S ANDERS, CH RLES E II
Property Address	HILLVIEW DR LT MONTE SPRINGS, FL 32714
Mng	17732 B YW TCH CT NE POULSBO, W 98370-7308
Sub vs on N me	
T x D str t	01-COUNTY-TX DIST 1
DOR Use o e	00-V C NT RESIDENTI L
Exempt ons	None
AG ss f t on	No

	2024 Working Values	2023 ert fe Values
V u tion Metho	Cost/Market	Cost/Market
Number of Bui ings	0	0
Depre i te B g V ue		
Depre i te EXFT V ue		
L n V ue (M rket)	\$341,100	\$341,100
L n V ue Ag		
Just/M rket V ue	\$341,100	\$341,100
Port bi ty A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$134,734	\$153,495
P&G A j	\$0	\$0
Assesse V ue	\$206,366	\$187,605

## 2023 ert fe T x Summ ry

2023 T x Amount w/o Non-Hx p	\$4,539.36	2023 T x S vings with Non-Hx p	\$1,217.22
2023 T x Bi Amount	\$3,322.14		

\* Does NOT IN LUDE Non A V orem Assessments

## Leg Des ription

SEC 22 T WP 21S RGE 29E  
BEG 25 FT N OF W 1/4 COR RUN N  
443.36 FT E 328.18 FT S 443.36 FT W  
328.73 TO BEG

Taxes			
Taxing Jurisdiction	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)	\$ 06,366	\$0	\$ 06,366
FIRE	\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND	\$ 06,366	\$0	\$ 06,366
Schools	\$341,100	\$0	\$341,100

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/05/2011	10065	193	\$100	No	Improved
WARRANTY DEED	01/01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/1999	0537	145	\$8,000	No	Vacant
WARRANTY DEED	01/01/1985	01616	1015	\$39,000	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			3.79	\$90,000.00	\$341,100

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Costs

Zoning			
Zoning	Zoning Description	Former Land Use	Former Land Use Description
A-1	High Density Residential	HDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone (Cable)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

Political Representation				
Committee	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

School Information		
Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/15/2024 1:27:03 PM  
**Project:** 24-20000005  
**Credit Card Number:** 42\*\*\*\*\*0898  
**Authorization Number:** 01083G  
**Transaction Number:** 150324C1B-D8769E8C-3707-4882-8807-5C99F2209825  
**Total Fees Paid:** 2838.90

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	38.90
REZONE TO COM, IND, OP/RP 14	2800.00
Total Amount	2838.90

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

**Comment Document – Second Resubmittal**

<b>PROJECT NAME:</b>	<b>ENCORE AT HILLVIEW - REZONE</b>	<b>PROJ #: 24-20000005</b>
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	3/15/24	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0180-0000	
NO OF ACRES	3.42	
BCC DISTRICT	3-LEE CONSTANTINE	
LOCATION	ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	HDR	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ZACH MILLER 8241 VIA BONITA ST SANFORD FL 32771 (407) 222-0692	KIM FISCHER CYCORP ENGINEERING 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINERS.COM	

**NOTICE:**

This notice applies to those Applications for a development permit that are certified by a professional listed in s. [403.0877](#).

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>

### Agency / Department Comments

NO.	REVIEWED BY	TYPE	STATUS
1.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
2.	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
3.	Comprehensive Planning	The subject property has High Density Residential (HDR) Future Land Use (FLU) designation. The purpose and intent of this land uses designation is to provide for a range of residential development at a maximum density of 20 dwelling units per net buildable acre. The proposed development is consistent with the HDR FLU, in terms of density.	Info Only
4.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
5.	Planning and Development	The required building setbacks for the R-3A zoning district are twenty (25) feet, along the perimeter of the proposed subdivision. On the site plan sheet under the site data table, please remove the minimum building setbacks for the interior lot lines they are not consistent with the R-3A zoning district.	Unresolved
6.	Planning and Development	On the site plan sheet under the site data table, please revise the maximum allowable building height to state thirty-five (35) feet not sixty (60) feet.	Unresolved
7.	Planning and Development	The Applicant will be required to redo their Community Meeting since the proposed development was for apartments not townhomes. Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. At the time of the Rezone staff requires the Applicant to provide the Community Meeting Flyer, community meeting minutes, addresses, and sign in sheet from the community meeting.	Unresolved
8.	Planning and Development	The School Impact Analysis letter needs to be revised to state a rezone to R-3A and the number of townhome units.	Unresolved

9.	Planning and Development	Please provide a letter from the City of Altamonte Springs that they will be providing the potable water and sanitary sewer for the proposed project. The letter that was provided stated that they wanted Seminole County to provide services since it is outside the City of Altamonte service area. Environmental Services stated that the subject site is outside of Seminole County service area.	Unresolved
10.	Planning and Development	The proposed roadway cannot encroach into Tract D (open space). Please revise to place the private roadway outside of Tract D.	Unresolved
11.	Planning and Development	Please provide a scale bar on the development plan.	Unresolved
12.	Planning and Development	On the site plan sheet, please provide a tentative dimension of the proposed point of access.	Unresolved
13.	Planning and Development	On the site plan sheet, please demonstrate where the proposed subdivision sign will be located on site.	Unresolved
14.	Planning and Development	Sec. 30.4.8.3 (d) - Recreation and open space comprising no less than twenty-five (25) percent of the gross acreage, exclusive of the perimeter buffer, shall be set aside for usable recreation and open space.	Info Only
15.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
16.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	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
18.	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
19.	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	Info Only



		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 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"	
20.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
21.	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
22.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Info Only
23.	Public Safety - Fire Marshal	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	Info Only
24.	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
25.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Info Only

26.	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.	Info Only
27.	Public Works - County Surveyor	<p>Please do not show Hillview as platted right of way. The right of way according to the plat stops at the plat. The Applicant must determine, who owns the right of way to determine if you have legal access. If the Applicant cannot determine who has ownership of the right of way, then please, label the right of way line as monumented, or described if their deed calls out the right of way. This was not done, please remove the term platted from within the right of way as it is not platted, and ownership and recording are undetermined at this time. The Rezone should be placed on hold on this until the right of way is resolved to the county's satisfaction.</p> <p><b>Reviewer Response: Raymond Phillips - 11/25/24 8:44 AM</b></p> <p><b>Resolved post comment:</b> The Applicant needs to understand that the County Surveyor will not approve a plat where Seminole County does not own the adjacent right of way.</p>	Info Only
28.	Public Works - County Surveyor	I appreciate that the right of way for tract A will be private in favor of the homeowner's association	Info Only
29.	Public Works - Engineering	No specific issues with the rezone for traffic and stormwater. Please note that at final engineering the plans will have to coordinate with the Hillview Drive County Project. There are known issues with drainage in the area and additional retention may be required.	Info Only

### 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".

30.	Planning and Development	Please remove the proposed future land use under the site data.	01-DEVELOPMENT PLAN.pdf	Unresolved
31.	Planning and Development	Per Sec. 30.14.2.3 (f) - Except as provided in this paragraph, no parcel of property or portion thereof, no parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. If there are Open space areas within the development that are less than forty (40) feet in width containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development. Tract F and Tract G are too small to count toward the <b>required</b> open space. Please revise the total open space calculation to remove Tract F and Tract G and provide other areas on site that meet the <b>requirements</b> for open space calculation.	01-DEVELOPMENT PLAN.pdf	Unresolved
32.	Planning and Development	Please revise the school table to match the revised School Impact Analysis letter.	01-DEVELOPMENT PLAN.pdf	Unresolved
33.	Planning and Development	The proposed density under the site data table is not consistent with the proposed density stated under open space/density table. Please revise to be consistent.	01-DEVELOPMENT PLAN.pdf	Unresolved
34.	Planning and Development	Please remove the building height, building setbacks and interior lot line building setbacks, this information has been provided under the site data table.	01-DEVELOPMENT PLAN.pdf	Unresolved
35.	Planning and Development	Please revise the building setbacks under the site data table to state twenty-five (25) foot perimeter building setbacks for the Front, Side and Rear.	01-DEVELOPMENT PLAN.pdf	Unresolved
36.	Planning and Development	Please revise the perimeter building setback line to state twenty-five (25) feet not thirty-five (35) feet.	01-DEVELOPMENT PLAN.pdf	Unresolved
37.	Planning and Development	Please provide the ORB and Page numbers and the plat name.	01-DEVELOPMENT PLAN.pdf	Unresolved

38.	Planning and Development	Please revise the proposed density to state the total units per acre.	01-DEVELOPMENT PLAN.pdf	Unresolved
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**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 - Fire Marshal	Approved	Matthew Maywald
Buffers and CPTED	Approved	Maya Athanas
Natural Resources	Approved	Sarah Harttung
Comprehensive Planning	Approved	Maya Athanas
Environmental Services	No Review Required	James Van Alstine
Public Works - Impact Analysis	No Review Required	William Wharton
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - County Surveyor	Approved	Raymond Phillips
Building Division	Approved	Tony Coleman

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

1<sup>st</sup> RESUBMITTAL (due to the new workflow for the townhome review)

DATE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
12/12/24	Annie

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:

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 & Development staff must authorize and stamp plans for construction use. **UPON RECEIPT OF THE APPROVAL LETTER**, the site contractor must then contact Seminole County Planning & Development Inspections Supervisor,

Keith Denton, at 665-7409, to schedule a pre-construction conference and pay the site inspection fee prior to the start of any site work. Once this meeting as occurred and Planning and Development has been notified by Public Works Development Inspections that a site permit was issued, 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>

**Sincerely,  
SEMINOLE COUNTY GOVERNMENT  
DEVELOPMENT SERVICES  
PLANNING & DEVELOPMENT STAFF**