



# **SEMINOLE COUNTY, FLORIDA**

## **Development Review Committee**

### **Meeting Agenda**

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**Wednesday, December 10, 2025**

**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 & PRE- APPLICATIONS**

##### **9:00AM (IN PERSON) QUICK LUBE - PRE-APPLICATION**

**[2025-1079](#)**

**Project Number:** 25-80000124

**Project Description:** Proposed Special Exception and Site Plan for an automobile service and repair facility on 0.34 acres in the C-2 Zoning District located on the southwest corner of Prairie Lake Dr and S US Hwy 17-92

**Project Manager:** Tiffany Owens 407-665-7354  
([towens04@seminolecountyfl.gov](mailto:towens04@seminolecountyfl.gov))

**Parcel ID:** 18-21-30-515-0D00-0010

**BCC District:** 4-Lockhart

**Applicant:** John Baldwin (407) 325-5114

**Consultant:** Kevin Durst (352) 586-1554

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

**9:20AM (IN PERSON) THE ARK INSTITUTE REZONE - PRE-APPLICATION****[2025-1133](#)****Project Number:** 25-80000130**Project Description:** Proposed Land Use Amendment and Rezone from A-1 to C-1 for professional offices on 1.95 acres located on the south side of N Ronald Reagan Blvd at Ark Academy Ct**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 23-20-30-300-0180-0000**BCC District:** 2-Zembower**Applicant:** Sameer Peera (914) 494-6689**Consultant:** Mike Palombi (407) 754-6230**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (TEAMS) LUKAS NURSERY - SITE PLAN****[2025-1018](#)****Project Number:** 25-06000042**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0020-0000++**BCC District:** 1-Dallari**Applicant:** Caleb Lukas**Consultant:** Stanley Hill (904) 419-1001**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ROCK OF CENTRAL FLORIDA - SPECIAL EXCEPTION****[2025-1131](#)****Project Number:** 25-32000014**Project Description:** Proposed Special Exception to expand an existing church, daycare, and school on 10.62 acres in the A-1 Zoning District located on the south side of W SR 46, East of Glade View Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0290-0000**BCC District:** 5-Herr**Applicant:** Steven Parker (407) 688-2445**Consultant:** Maverick Vonherbulis (407) 323-1150**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**HEATHROW RESIDENCES AT THE MARKETPLACE TOWNHOMES - PD  
MAJOR AMENDMENT**[2025-1132](#)**Project Number:** 25-20500015**Project Description:** Proposed PD Major Amendment for townhomes and commercial retail on 14.78 acres located on the northeast corner of W Lake Mary Blvd and Heathrow Blvd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000+**BCC District:** 5-Herr**Applicant:** David Cobb (407) 506-9058**Consultant:** Tyler Fitzgerald (407) 322-6841**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1079**

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### **Title:**

#### **9:00AM (IN PERSON) QUICK LUBE - PRE-APPLICATION**

**Project Number:** 25-80000124

**Project Description:** Proposed Special Exception and Site Plan for an automobile service and repair facility on 0.34 acres in the C-2 Zoning District located on the southwest corner of Prairie Lake Dr and S US Hwy 17-92

**Project Manager:** Tiffany Owens 407-665-7354 (towens04@seminolecountyfl.gov)

**Parcel ID:** 18-21-30-515-0D00-0010

**BCC District:** 4-Lockhart

**Applicant:** John Baldwin (407) 325-5114

**Consultant:** Kevin Durst (352) 586-1554





PM: Tiffany

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

PROJ. #: 25-80000124

### PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME:	Quick Lube light automotive services		
PARCEL ID #(S):	18-21-30-515-0D00-0010		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	4
ZONING:	C-2	FUTURE LAND USE:	MXD

#### APPLICANT

NAME:	John Baldwin	COMPANY:	
ADDRESS:	2601 Wells Ave. Suite 161		
CITY:	Fern Park	STATE:	Florida ZIP: 32730
PHONE:	407-325-5114	EMAIL:	Johnab23488@aol.com

*Johnab23488@aol.com*  
*Johnab 2348 @ AOL.com*

#### CONSULTANT

NAME:	Kevin Durst	COMPANY:	CSC Properties
ADDRESS:	5795 Ulmerton Rd		
CITY:	Clearwater	STATE:	Florida ZIP: 33760
PHONE:	352-586-1554	EMAIL:	Publius2015@startmail.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Demolition of the current structure to be replaced with a 3 bay automotive facility for automotive fluid replacement and light maintenance

#### STAFF USE ONLY

COMMENTS DUE:	11/14	COM DOC DUE:	11/20	DRC MEETING:	11/26
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	C-2	FLU:	MXD	LOCATION:	on the southwest corner of
W/S:	Seminole County	BCC:	4: Lockhart	Prairie Lake Dr & US Hwy 1792	

*Agenda - 11/21*

JOHN A. BALDWIN, P.A.  
ATTORNEY AT LAW  
2601 WELLS AVENUE SUITE 161  
FERN PARK, FLORIDA 32730

John A. Baldwin  
Email: [Johnab2348@aol.com](mailto:Johnab2348@aol.com)

407-834-1424 (Phone)  
407-325-5113 (cell)

November 6, 2025

Development Review Committee  
Seminole County Planning and Development Division  
101 E. First Street  
Sanford, FL 32771

Re: Pre-Application Review  
7100 S. Hwy 17-92  
Fern Park, FL 32730

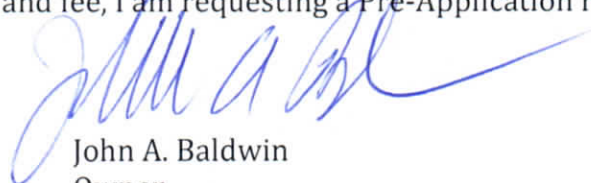
Owner: John A. Baldwin  
2601 Wells Avenue Suite 161  
Fern Park, FL 32730

Dear Sir:

Enclosed please find the following:

1. Complete Pre-Application form
2. Detailed narrative
3. Site Map
4. Site Sketch of proposal

Based upon the enclosed application and fee, I am requesting a Pre-Application review.



John A. Baldwin  
Owner

JAB/wh  
Enclosure



**CSC Properties, LLC**  
5795 Ulmerton Road, Suite 200  
Clearwater, FL 33760  
727.446.3444 office  
727.346.1253 fax  
[www.CSCproperties.com](http://www.CSCproperties.com)

Development Review Committee  
Seminole County Florida Planning and Development Division  
1101 E. First St  
Sanford, FL 32771

#### Detailed Narrative

The purpose of this project is to provide motorists and the surrounding residents a family friendly facility where it is possible, in the course of ones everyday shopping, to conveniently access important routine vehicle maintenance services essential to the longevity and safety of the family automobile.

To that effect, this project proposes to build a roughly 1,800sf 3 service bay facility dedicated to light automotive maintenance and whose operation will be regulated by a national franchising organization to the highest environmental and safety standards.

Although the current C-2 zoning for this property does not appear to specifically allow automotive services, the purpose of this project aligns almost perfectly with the stated purpose of Seminole County C-2. The purpose of Seminole County C-2 zoning is stated in the first sentence of the C-2 zoning description which states:

- **Sec. 30.4.18. - C-2 General Commercial District.**

30.4.18.1 Zone Description: This District is composed of lands and structures used primarily to provide services, supplies, and accommodations to the motorist.

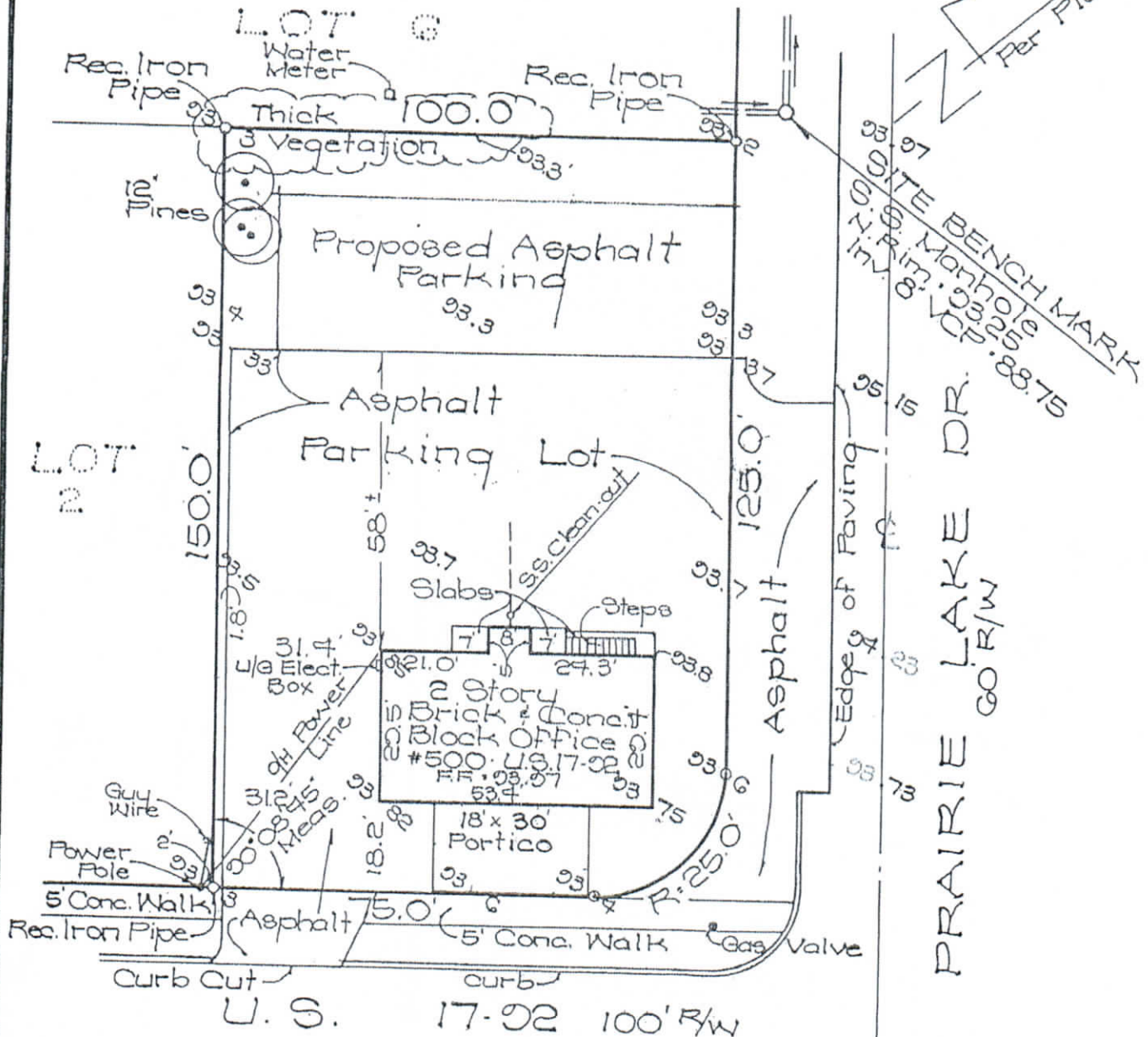
Since our project and the stated purpose of the C-2 zoning district align so closely, we request that a special exception be granted to bring these services to the families of Fern Park and the surrounding communities.



# Curre. Site Conditions

Legal Description: LOT 1 BLK. "D" PRAIRIE LAKE PARK  
Recorded In Plat Book 7 Page 64 of the Public Records of Seminole County, Florida

• Set Nail & Disc #2247



## SURVEYOR'S CERTIFICATION

This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.

Vertical information is based on N.V.G. Sea Level Datum.

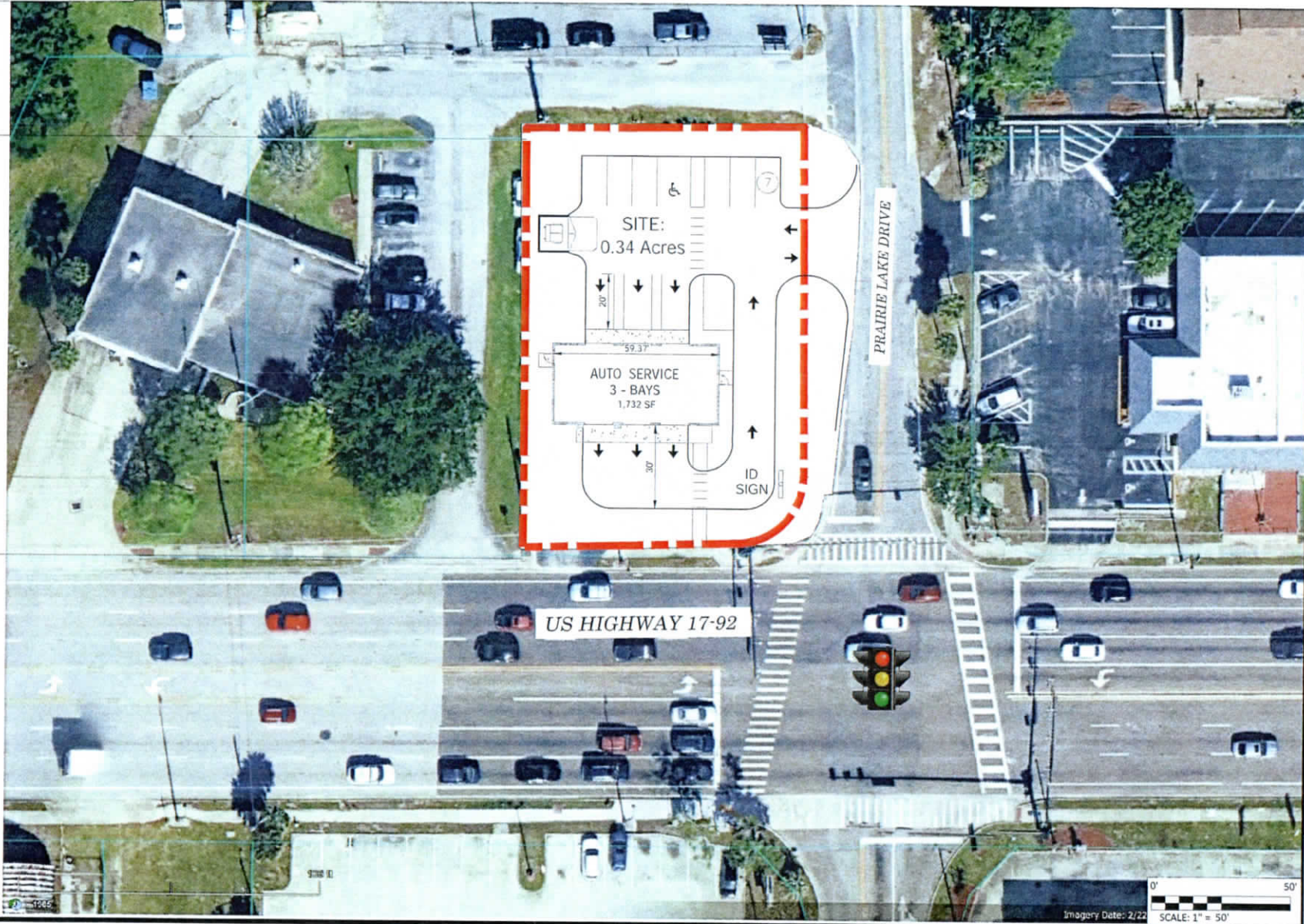
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me.





North

# "QUICK LOOK PLAN"



CSC Properties, LLC  
5795 Ulmerton Rd, Suite 200  
Clearwater, Florida, 33760  
727-446-3444

PROJECT NAME

PROJECT LOCATION

DATE: APRIL 29, 2025

TAKE 5 - CASSELBERRY FL

NWC HWY 17-92 - PRAIRIE LAKE DR

Imagery Date: 2/22  
SCALE: 1" = 50'

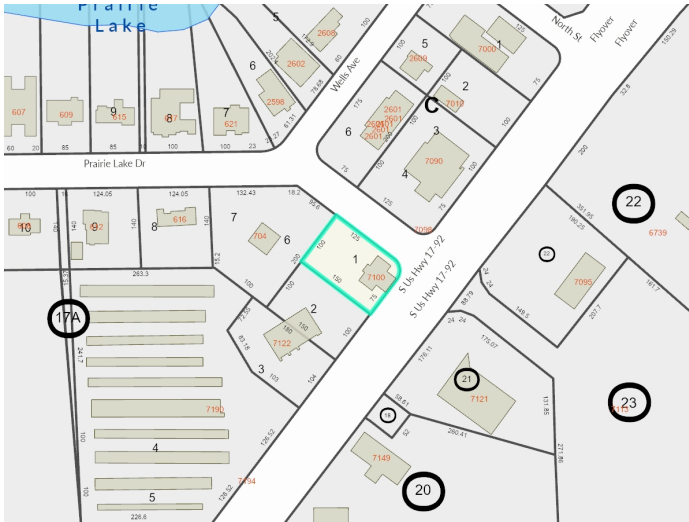


# Property Record Card



**Parcel:** 18-21-30-515-0D00-0010  
**Property Address:** 7100 S US HWY 17-92 FERN PARK, FL 32730  
**Owners:** BALDWIN, JOHN A  
 2026 Market Value \$447,120 Assessed Value \$390,320 Taxable Value \$390,320  
 2025 Tax Bill \$5,281.36 Tax Savings with Non-Hx Cap \$686.66  
 Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

## Parcel Location



## Site View



1821305150D000010 03/04/2025

## Parcel Information

Parcel	18-21-30-515-0D00-0010
Property Address	7100 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	2601 WELLS AVE STE 161 FERN PARK, FL 32730-2000
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	1802:Two Story Office Bldg
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$173,355	\$173,355
Depreciated Other Features	\$32,485	\$21,656
Land Value (Market)	\$241,280	\$241,280
Land Value Agriculture	\$0	\$0
Just/Market Value	\$447,120	\$436,291
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$56,800	\$81,455
P&G Adjustment	\$0	\$0
Assessed Value	\$390,320	\$354,836

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,968.02
Tax Bill Amount	\$5,281.36
Tax Savings with Exemptions	\$686.66

## Owner(s)

Name - Ownership Type  
 BALDWIN, JOHN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,320	\$0	\$390,320
Schools	\$447,120	\$0	\$447,120
FIRE	\$390,320	\$0	\$390,320
ROAD DISTRICT	\$390,320	\$0	\$390,320
SJWM(Saint Johns Water Management)	\$390,320	\$0	\$390,320

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	\$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	\$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	\$83,500	01067/0066	Improved	No

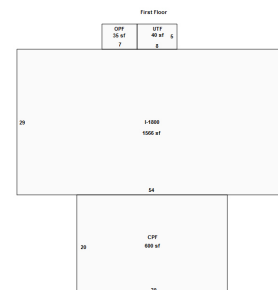
## Land

Units	Rate	Assessed	Market
14,848 SF	\$16.25/SF	\$241,280	\$241,280

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	3132
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$433,388
Assessed	\$173,355

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits				
Permit #	Description	Value	CO Date	Permit Date
02313	7100 S US HWY 17-92 : ELECTRICAL - COMMERCIAL-COMMERCIAL PROPERTY [PRAIRIE LAKE PARK]	\$8,068		2/20/2023
14498	7100 S US HWY 17-92 : REPLACE CARPORT PORTICO; REROOF CARPORT	\$47,282		11/21/2019
04867	REROOF	\$25,700		3/29/2018
03408	RE-CONSTRUCT FRONT CANOPY	\$18,000		3/1/2003
09869	STORAGE SHED	\$6,500		10/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	\$48,141	\$28,885
CONC UTILITY BLDG	1993	240	\$6,000	\$3,600

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

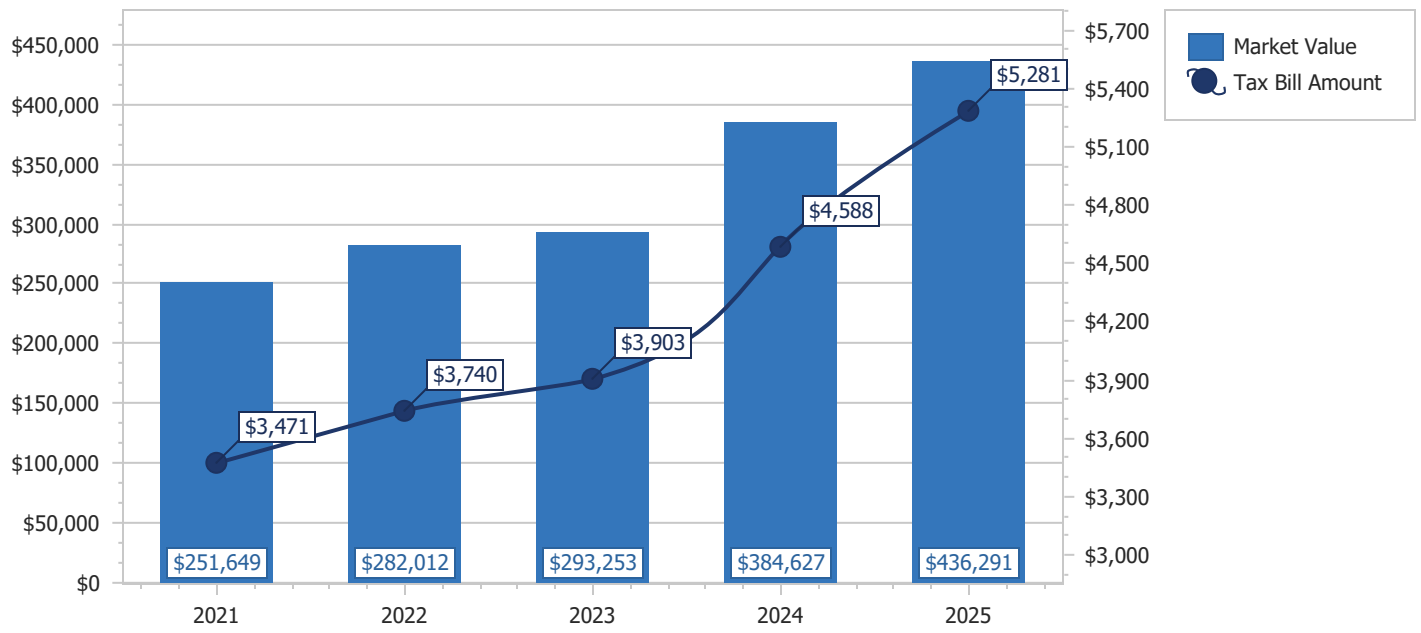
School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



## Property Value History



Copyright 2026 © Seminole County Property Appraiser

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>QUICK LUBE - PRE-APPLICATION</b>	<b>PROJ #: 25-80000124</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/06/25	
RELATED NAMES:	EP JOHN BALDWIN	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	18-21-30-515-0D00-0010	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR AN AUTOMOTIVE FACILITY ON 0.34 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92	
NO OF ACRES	0.34	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF PRAIRIE LAKE DR AND US HWY 17-92	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JOHN BALDWIN 2601 WELLS AVE STE 161 FERN PARK FL 32730 (407) 325-5114 JOHNAB2348@AOL.COM	KEVIN DURST CSC PROPERTIES 5795 ULMERTON RD CLEARWATER FL 33760 (352) 586-1554 PUBLIUS2015@STARTMAIL.COM	

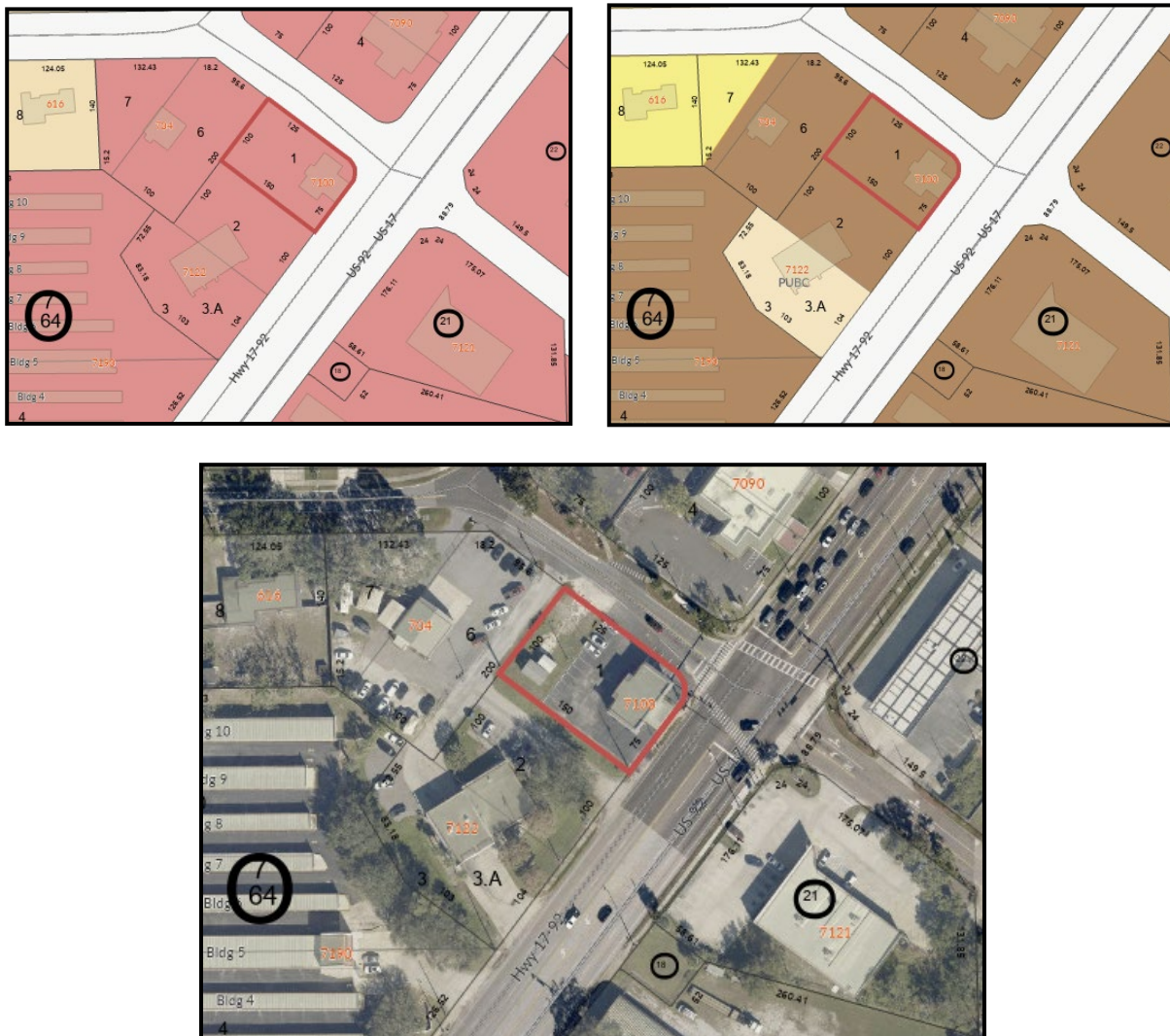
**Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Mixed-Use Developments Future Land Use and a C-2 (General Commercial) Zoning. Automobile service and repair is only permitted in the C-2 zoning district with a Special Exception approved by the Board of County Commissioners.
- To move forward with the proposed development, staff recommends a Small-Scale Future Land Use Amendment from Mixed-Use Developments to Commercial, followed by a Special Exception, and ultimately Site Plan review and approval.
- If the Applicant chooses not to move forward with staff's recommendation, the subject property will not be able to retain its existing use. Any newly proposed development will require the property to be rezoned to PD (Planned Development). The proposed development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP</a>	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
5.	Buffers and CPTED	Buffers can overlap into a retention area.	Info Only
6.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
8.	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
9.	Buffers and CPTED	If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
10.	Building Division	Standard building permitting will apply. - Separate demolition permit required for the demolition of the existing building. - Separate building permits required for each building, and separate element/ structure: example: stand-alone structure, dumpster enclosure, signage, fence/ gate systems, access control, retaining walls, etc....	Info Only
11.	Comprehensive Planning	Site has a Future Land Use of MXD (Mixed Development).  Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use	Info Only

		Designation states the following: The maximum floor area ratio (FAR) for nonresidential uses shall be 1.0 FAR, with a potential FAR bonus. An FAR bonus of .20 is available for projects that qualify as a workforce housing development. In no case shall the FAR exceed 1.4 inclusive of any applicable bonuses.	
12.	Comprehensive Planning	<p>Site is located in the Urban Corridor which requires site to follow design standards outlined in Future Land Use Policy FLU 4.1.2 Development Standards and Strategies for Walkable Infill and Redevelopment (US 17-92 Community Redevelopment Area).</p> <p>Rezone to PD will require site to meet standards listed in Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation, section (F)(4): 4 Planned Development, provided that any Planned Development shall meet or exceed the performance of Mixed-Use Corridor Development zoning district with respect to creation of a walkable environment;</p>	Info Only
13.	Comprehensive Planning	<p>Policy FLU 4.2.2 Mixed-Use Developments (MXD) Land Use Designation defines potential development options as follows:</p> <p>A Potential Development Options 1 Mixed use developments which may include residential, retail, commercial, office, service uses and/or light industrial. Vertical or horizontal mix of uses could be appropriate provided that the proposal is integrated development. 2 Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses, in accordance with the current zoning district standards applicable to the property. However, new and/or additional development on a site must conform to this Policy. 3 New single use residential developments proposed for this land use designation shall be allowable uses if a site contains fewer than six acres. Permitted single use residential developments shall be limited to multi-family and Missing Middle typologies. 4 New single use non-residential developments, including commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres; and 5 Attendant on-site facilities such as utilities, transit supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas.</p> <p>Based on the submission, the site would be compatible with the potential development options available in MXD Future Land Use, see (A)(4) above (commercial, office, hotel, service, and very light industrial, on sites containing fewer than six acres).</p>	Info Only
14.	Comprehensive Planning	- Any nonresidential zoning classification(s) assigned to a developed subject parcel or area before the Mixed	Info Only

		<p>Development Land Use Designation is assigned so long as the existing use is not expanded more than twenty (20) percent by floor area. Applicants using existing zoning may not exceed the allowable densities and intensities associated with the Future Land Use Designation consistent with their current zoning district. Existing uses with nonresidential zoning classifications that have been discontinued for 365 days, shall require rezoning to MUCD, PD, MM, or PLI;</p> <p>Alternatively, a FLU Amendment to COM or other Future Land Use may be supported in lieu of a PD rezone.</p>	
15.	Environmental - Impact Analysis	Existing Seminole County Water and Sewer Account. Additional Capacity reservation may be required.	Info Only
16.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. It is currently serviced by an 8" PVC potable water main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required water demand for the proposed development.	Info Only
17.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. It is currently serviced by an 8" PVC gravity sewer main from the northwest side of the property. The existing utility infrastructure may be reused but it will depend on the required sewer demand for the proposed development.	Info Only
18.	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system such as an oil-water separator and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed automobile services use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at <a href="mailto:industrialpretreatment@seminolecountyfl.gov">industrialpretreatment@seminolecountyfl.gov</a> or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.	Info Only
19.	Environmental Services	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. A request form will be sent out to our department inbox for review, and we'll get back to you 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
20.	Planning and Development	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	Info Only

		<p>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.</p> <p>Seminole County Land Development Code:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code">https://library.municode.com/fl/seminole_county/codes/land_development_code</a></p> <p>Seminole County Planning &amp; Development:  <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development</a></p>	
21.	Planning and Development	The minimum required building setbacks for the C-2 zoning district are: Twenty-five (25) foot Front Yard, Ten (10) foot Rear yard, Zero (0) foot Side Yard, and Zero (0) foot Side Street.	Info Only
22.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:  <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/site-plan-approval</a></p>	Info Only
23.	Planning and Development	<p>The proposed project may be subject to the Small-Scale Future Land Use Amendment process:  <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/Future-Land-Use-Amendment-Process">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/Future-Land-Use-Amendment-Process</a></p>	Info Only
24.	Planning and Development	<p>The proposed project may be subject to the PD Rezone process: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/pd-rezoning-process-requirements">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/pd-rezoning-process-requirements</a></p>	Info Only
25.	Planning and Development	<p>Per Sec. 30.3.1.5 (c) Special Exception. An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.</p> <p>Per Sec. 30.3.1.5 – Review criteria:</p>	Info Only



		<p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards.</p> <p>The proposed project may be subject to the Special Exception process: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</a></p>	
26.	Planning and Development	<p>Per Sec. 30.11.3. - Quantities of parking required.</p> <p>Parking requirements for the subject use are: one (1) space for every two (2) employees, plus one (1) space for every company vehicle.</p> <p>30.11.7.3 General Bicycle Parking Requirements. Commercial Non-retail: One (1) space per five (5) employees.</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE</a></p>	Info Only
27.	Planning and Development	<p>The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per Policy FLU 4.2.3 Urban Centers and Corridors Overlay.</p> <p>Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use.</p>	Info Only
28.	Planning and Development	<p><b>Outdoor Lighting will require a separate permit.</b></p> <p>Outdoor lighting must comply with Seminole County Land Development Code Sec. 30.15.1.</p> <p><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></p>	Info Only
29.	Planning and Development	<p><b>Dumpsters will require a separate permit.</b></p> <p>Dumpster enclosure must meet the standard of Seminole County Land Development Code Sec. 30.14.15. (a)</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.15SC</a></p>	Info Only



30.	Planning and Development	<p><b>The process for development via the <u>Small-Scale Future Land Use Amendment</u> is as follows:</b></p> <p><b>1st step</b> Approval of the Future Land Use Amendment. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p><b>2nd Step</b> Approval of the Special Exception. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p><b>3rd step</b> is approval of the Site Plan.</p>	Info Only
31.	Planning and Development	<p><b>The process for development via the <u>PD Rezone</u> is as follows:</b></p> <p>1st step Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. <i>(Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</i></p> <p><b>2nd Step</b> Approval of the Final Development Plan, and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 –If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).</p> <p><b>3rd step</b> is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.</p>	Info Only
32.	Planning and Development	<p><b>Per SCLDC Sec. 30.8.5 Intent and purpose –</b></p> <ul style="list-style-type: none"> <li>• The Planned Development (PD) district is intended to facilitate various development types, and combinations thereof, that may be difficult to achieve under conventional zoning regulations.</li> <li>• Planned developments shall promote flexibility and creativity in addressing changing social, economic and market conditions, especially where they are used to implement adopted policies of the Comprehensive Plan.</li> <li>• Examples of development concepts that may be appropriate for PD zoning include, but are not limited to, enhanced protection of natural resource areas, mixed use or transit-</li> </ul>	Info Only

		oriented development, and infill development or redevelopment.	
33.	Planning and Development	<p><b>Per SCLDC Sec. 30.8.5.3 Review Criteria –</b></p> <p><b>(a) Comprehensive Plan Consistency.</b> In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.</p> <p><b>(b) Greater Benefit and Innovation Criteria.</b> In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ul style="list-style-type: none"> <li><b>(1) Natural resource preservation.</b></li> <li><b>(2) Crime Prevention (CPTED).</b></li> <li><b>(3) Neighborhood/community amenities.</b></li> <li><b>(4) Provision of affordable or workforce housing.</b></li> <li><b>(5) Reduction in vehicle miles traveled per household.</b></li> <li><b>(6) Transit-oriented development.</b></li> <li><b>(7) Provision of new multimodal connectivity.</b></li> <li><b>(8) Innovation in water or energy conservation.</b></li> <li><b>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</b></li> </ul> <p><b>(c) In addition, any proposed development under the PD ordinance must address the following goals:</b></p> <ul style="list-style-type: none"> <li><b>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</b></li> <li><b>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</b></li> </ul> <p><b>(d) The PD application shall include a narrative addressing the following:</b></p> <ul style="list-style-type: none"> <li><b>(1) How the proposed development addresses the goals of the Comprehensive Plan.</b></li> </ul>	Info Only

		<p><b>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</b></p> <p><b>(3) How the proposed development provides an innovative approach to land development.</b></p> <p>•</p>	
34.	Planning and Development	<p><b>The minimum open space requirements for either C-2 (General Commercial) or PD (Planned Development) zoning districts are twenty-five (25) percent.</b></p> <p><b>Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.</b></p>	
35.	Planning and Development	<p><b>Community Meeting Procedures</b>  Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 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. 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. 30.3.4.2(e) - 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>	Info Only
36.	Planning and Development	<p><b>New Public Notification Procedures</b>  Required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below:  <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a></p>	Info Only
37.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
38.	Public Safety - Fire Marshal	<p>Comment</p> <p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p>	Info Only
39.	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
40.	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	Info Only

		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 21/2 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"	
41.	Public Works - Engineering	The proposed project is located within the Gee Creek drainage basin.	Info Only
42.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has urban class soils but the underlying soils are well drained.	Info Only
43.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and has known drainage issues, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. If the drainage can go to FDOT a lesser retention requirement may be allowed.	Info Only
44.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east to FDOT right-of-way (ROW) and a portion may drain toward the west but there is no defined drainage system in that direction.	Info Only
45.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to FDOT and may have some drainage to the west.	Info Only
46.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. The site does not currently have a defined drainage retention system. All redevelopment is required to address current water quality and quantity standards. While a portion of the existing impervious may be taken credit for, since there may not be a viable outfall system the entire storm event may have to be held onsite.	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 for projects with more than 5,000 sq. ft. of new impervious 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> .	Info Only
48.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access as shown should be acceptable.	Info Only
49.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads)	Info Only

		or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Sidewalks will be required along Prarie Lake Drive.	
50.	Public Works - Engineering	The plan provided does not have a retention pond. Exfiltration may be allowed but may not be sufficient for the entire volume of retention.	Info Only
51.	Public Works - Impact Analysis	No Review Required. Trips will be less than the 50 Peak Hour trips threshold for a TIS to be required.	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Phil Kersey (407) 665-7460 pkersey@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-0311 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez@seminolecountyfl.gov

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### 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/>

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### 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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### 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 COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1133**

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### **Title:**

**9:20AM (IN PERSON) THE ARK INSTITUTE REZONE - PRE-APPLICATION**

**Project Number:** 25-80000130

**Project Description:** Proposed Land Use Amendment and Rezone from A-1 to C-1 for professional offices on 1.95 acres located on the south side of N Ronald Reagan Blvd at Ark Academy Ct

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

**Parcel ID:** 23-20-30-300-0180-0000

**BCC District:** 2-Zembower

**Applicant:** Sameer Peera (914) 494-6689

**Consultant:** Mike Palombi (407) 754-6230



PM: Kaitlyn

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

PROJ. #: 25-80000130  
Received & paid:  
11/21/25

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

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

PROJECT NAME: The Ark Institute rezone to professional office.	
PARCEL ID #(S):	23-20-30-300-0180-0000
TOTAL ACREAGE: 1.95	BCC DISTRICT: 2
ZONING: A-1	FUTURE LAND USE: LDR

### APPLICANT

NAME: Sameer Peera	COMPANY: THE ARK INSTITUTE INC
ADDRESS: 1338 Bella Tuscany Cove	
CITY: Longwood	STATE: FL ZIP: 32725
PHONE: 914-494-6689	EMAIL: sameer.peera@thearkinstitute.org

### CONSULTANT

NAME: Mike Palombi	COMPANY: Coldwell Banker Realty
ADDRESS: 1120 Townpark Ave Ste 1042	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 407-754-6230	EMAIL: mike.palombi@CBRealty.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Rezone and update Land Use code to allow for commercial office.

### STAFF USE ONLY

COMMENTS DUE: 11/26	COM DOC DUE: 12/4	DRC MEETING: 12/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of
W/S: Seminole County	BCC: J. Zembower	Ronald Reagan Blvd @ Ark Academy Ct

Agenda: 12/5



**Detailed Narrative for Seminole County Pre-App Meeting**

PROJECT NAME: The Ark Institute rezone to professional office.

PARCEL ID#: 23-20-30-300-0180-0000

DATE: 11/19/2025

Seminole County Planning & Development Division

We respectfully submit this application to discuss the possibility of rezoning The Ark Institute to professional office use and updating the Future Land Use from LDR. We formerly operated it as a school and had plans and permits to expand the school but we have not followed through on the expansion as of this date. *From A-1 to C-1*

Allowing the professional office use allows a wider variety of businesses to use the property without adverse effects to the surrounding neighbors. This building is set on a large parcel and is well buffered and also has modern stormwater retention in place.

We thank you for your consideration.

Sincerely,

**Sameer Peera**

**Director, The Ark Institute**

M: [914.494.6689](tel:914.494.6689)

E: [sameer.peera@thearkinstitute.org](mailto:sameer.peera@thearkinstitute.org)

FOR  
ADCI

### REAL PROPERTY DESCRIPTION

THE EAST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 5.6 CHAINS NORTH AND 210 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BLK 10 WEST 225 FEET, SOUTH 7.6 CHAINS, EAST 225 FEET, NORTH 7.6 CHAINS TO THE POINT OF BEGINNING, LESS THAT PORTION ALIQUOTED TO THE STATE OF FLORIDA, DEPT. OF TRANSPORTATION, AN PARCELS NUMBER 13.1 AND 13.2, THAT FINAL JUDGMENT IN FAVOR OF THE STATE OF FLORIDA, DEPT. OF TRANSPORTATION, BEGINNING APRIL 15, 1971, IN BEGINNING BOOK 626, PAGE 464, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



GRAPHIC SCALE

( IN FEET )  
1 inch = 20

BOUNDARY, TOPO & TREE SURVEY

FOR  
ADCI

VOLUSIA COUNTY

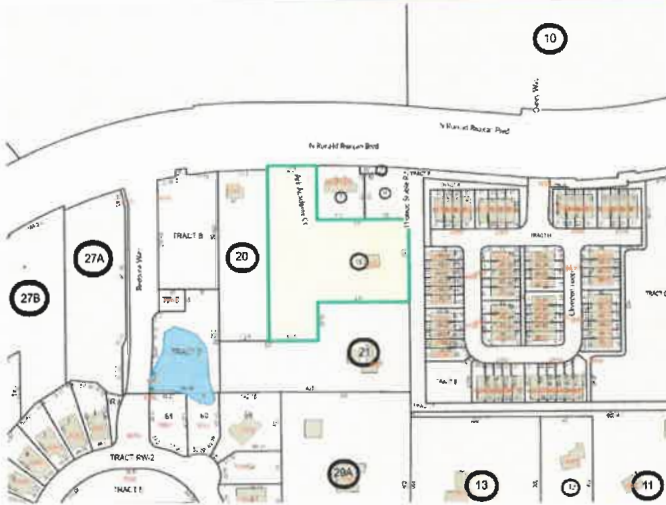
FLORIDA

# Property Record Card



Parcel: 23-20-30-300-0180-0000  
 Property Address: 2455 ARK ACADEMY CT SANFORD, FL 32773  
 Owners: THE ARK INSTITUTE INC  
 2026 Market Value \$403,162 Assessed Value \$403,162 Taxable Value \$403,162  
 2025 Tax Bill \$5,230.47 Tax Savings with Non-Hx Cap \$320.15  
 Day Care/Pre School property w/1st Building size of 1,416 SF and a lot size of 1.95 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	23-20-30-300-0180-0000
Property Address	2455 ARK ACADEMY CT SANFORD, FL 32773
Mailing Address	1338 BELLA TUSCANY CV LONGWOOD, FL 32750-7112
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7201:Day Care/Pre School
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$148,083	\$150,154
Depreciated Other Features	\$29,537	\$30,081
Land Value (Market)	\$225,542	\$225,542
Land Value Agriculture	\$0	\$0
Just/Market Value	\$403,162	\$405,777
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,978
P&G Adjustment	\$0	\$0
Assessed Value	\$403,162	\$367,799

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,550.62
Tax Bill Amount	\$5,230.47
Tax Savings with Exemptions	\$320.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 THE ARK INSTITUTE INC

## Legal Description

SEC 23 TWP 20S RGE 30E  
 BEG 571.1 FT S OF NE COR  
 OF NW 1/4 OF NW 1/4 RUN S  
 200 FT W 210 FT N 200 FT E  
 TO BEG & BEG 5.8 CH S + 210 FT W OF  
 NE COR OF NW 1/4 OF NW 1/4  
 RUN W 112.5 FT S 7.05 CH E  
 112.5 FT N 7.05 CH (LESS  
 RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$403,162	\$0	\$403,162
Schools	\$403,162	\$0	\$403,162
FIRE	\$403,162	\$0	\$403,162
ROAD DISTRICT	\$403,162	\$0	\$403,162
SJWM(Saint Johns Water Management)	\$403,162	\$0	\$403,162

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/31/2019	\$230,000	09511/1672	Improved	No
QUIT CLAIM DEED	9/1/2017	\$100	08997/0360	Improved	No
QUIT CLAIM DEED	7/1/2012	\$100	07817/1420	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$74,500	07733/1287	Improved	No
CERTIFICATE OF TITLE	10/1/2011	\$100	07657/1333	Improved	No
CERTIFICATE OF TITLE	7/1/2011	\$200	07598/0580	Improved	No
WARRANTY DEED	11/1/2000	\$109,500	03968/1067	Improved	Yes
WARRANTY DEED	9/1/1995	\$94,500	02974/1543	Improved	Yes
WARRANTY DEED	5/1/1993	\$81,000	02592/0866	Improved	Yes
WARRANTY DEED	9/1/1992	\$49,000	02473/0318	Improved	Yes
WARRANTY DEED	6/1/1992	\$35,800	02450/1723	Improved	No
CERTIFICATE OF TITLE	5/1/1992	\$100	02425/1620	Improved	No
ARTICLES OF AGREEMENT	6/1/1982	\$20,900	01401/1307	Improved	Yes

## Land

Units	Rate	Assessed	Market
85,110 SF	\$2.65/SF	\$225,542	\$225,542



The second floor plan shows three main areas:

- ST2 (17,295 sq ft):** A large rectangular area with dimensions 10, 4, 12, 4, 8, 16, 30, and 16. It contains a smaller rectangular area labeled **ST2 17,295 432 sq ft**.
- I-7205 (984 sq ft):** A large rectangular area with dimensions 30, 30, 14, and 12. It contains a smaller rectangular area labeled **I-7205 984 sq ft**.
- CPF (308 sq ft):** A rectangular area with dimensions 16, 6, 14, and 12. It contains a smaller rectangular area labeled **CPF 308 sq ft**.

A north arrow is located in the top right corner of the plan.

Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
CARPORT FINISHED	308
OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	96

Permits				
Permit #	Description	Value	CO Date	Permit Date
13644	2455 ARK ACADEMY CT: FENCE/WALL COMMERCIAL-PROPOSE CHAIN LINKED PERIMETER FENCE.	\$5,000		10/7/2022
10200	CHANGE SFR TO COMMERCIAL I-CODES FOR 2023- PERMIT PLANS IN COMMERCIAL SHARED "1 PLANS" 2455 ARK ACADEMY CT: OTHER BUILDING COMMERCIAL-NEED CO	\$15,000	1/9/2023	12/15/2021
05984	4970 THOMAS STABLE RD: ALTERATION COMMERCIAL-SFR TO BUSINESS CHANGE OF OCC CO REQ.	\$25,000	5/2/2022	11/5/2021
15553	4970 THOMAS STABLE RD: SITE LIGHTING-Electrical Commerical	\$12,000		10/29/2021
14927	4970 THOMAS STABLE RD: OTHER BUILDING COMMERCIAL-Dumpster Enclosure	\$5,000	9/27/2022	9/2/2021
03076	REROOF	\$4,213		4/26/2012

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2022	772	\$4,200	\$3,885

COMMERCIAL CONCRETE DR 4 IN	2022	198	\$1,077	\$996
COMMERCIAL ASPHALT DR 3 IN	2022	3474	\$11,638	\$10,765
BLOCK WALL - SF	2022	198	\$2,746	\$2,540
6' CHAIN LINK FENCE - LIN FT	2022	404	\$6,258	\$5,789
POLE LIGHT 1 ARM	2022	3	\$5,562	\$5,562

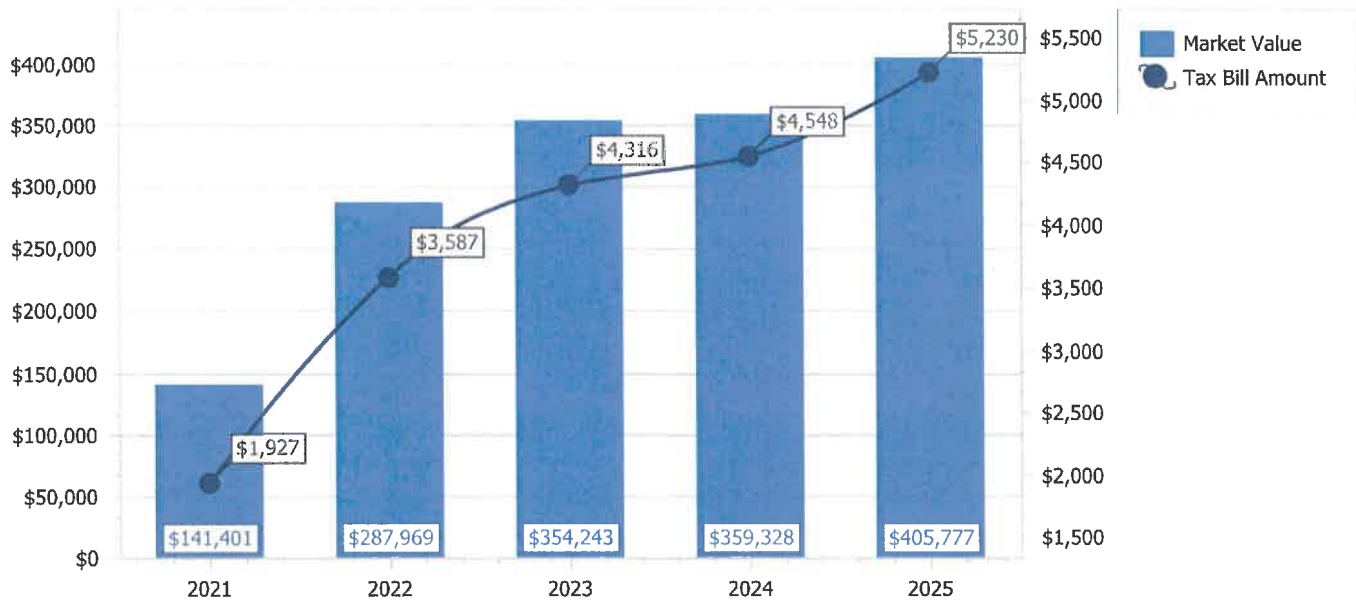
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



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

**Receipt Details**

**Date:** 11/21/2025 1:47:00 PM  
**Project:** 25-80000130  
**Credit Card Number:** 46\*\*\*\*\*0351  
**Authorization Number:** 02379A  
**Transaction Number:** 211125C2B-512155A8-57BC-4160-8AA9-8ED74AAE2798  
**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, WEST WING  
SANFORD, FLORIDA 32771

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

PROJECT NAME:	THE ARK INSTITUTE REZONE - PRE-APPLICATION	PROJ #: 25-80000130
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	11/21/25	
RELATED NAMES:	EP MIKE PALOMBI	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	23-20-30-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-1 FOR PROFESSIONAL OFFICES ON 1.95 ACRES LOCATED ON THE SOUTH SIDE OF RONALD REAGAN BLVD AT ARK ACADEMY CT	
NO OF ACRES	1.95	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RONALD REAGAN BLVD AT ARK ACADEMY CT	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:		CONSULTANT:
SAMEER PEERA THE ARK INSTITUTE INC 1338 BELLA TUSCANY CV DELTONA FL 32725 (914) 494-6689 SAMEER.PEERA@THEARKINSTITUTE.ORG		MIKE PALOMBI COLDWELL BANKER REALTY 1120 TOWNPARK AVE STE 1042 LAKE MARY FL 32746 (407) 754-6230 MIKE.PALOMBI@CBREALTY.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.**

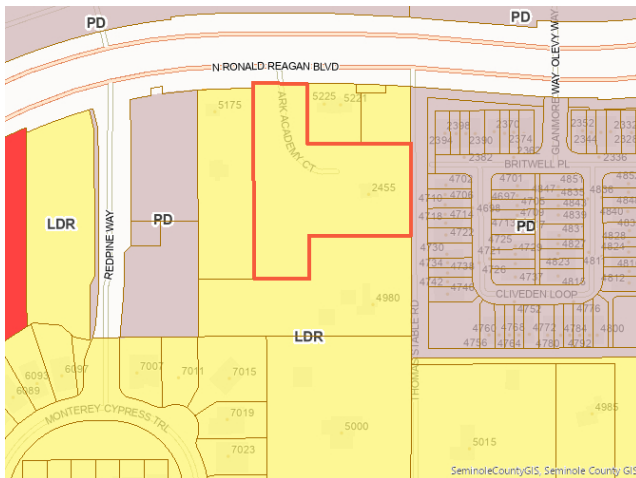
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

## PROJECT MANAGER COMMENTS

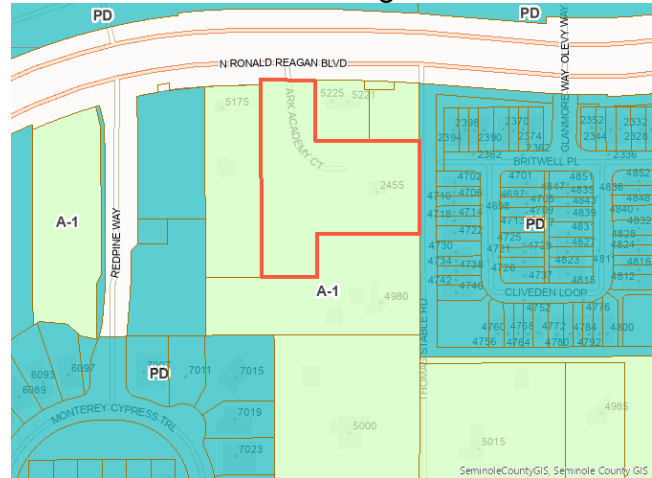
- The subject property has a Future Land Use of Low Density Residential and a zoning designation of A-1, Agriculture.
- In order to pursue professional office uses, a rezone and a Future Land Use Amendment will be required.
- Any additional development will be subject to the Site Plan requirements, see Seminole County Land Development Code (SCLDC) Chapter 40 for more information:  
[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code?nodeId=SECOLADECO\\_CH40SIPLAP](https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH40SIPLAP)

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: A-1



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of rezone (if rezoning to a Planned Development) or at site plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a></p> <p>The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a></p>	Info Only
3.	Buffers and CPTED	<p>The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a></p>	Info Only
4.	Buffers and CPTED	<p>There are four plant unit group types to choose from, that is at the applicant's discretion; however, if there are overhead power lines then plant group C is required. The groups are located at the following link <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a></p>	Info Only
5.	Buffers and CPTED	<p>100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a></p>	Info Only
6.	Building Division	11/26/25: - Standard permitting will apply for any proposes structure, or alterations/ additions to the existing structure(s) - Separate permits required for each structure, and building. Example: each building, structure, fence/ gate systems, dumpster enclosure	Info Only
7.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential). Zonings that are compatible with LDR are R-1, R-1A, R-1AA, R-1AAA, A-1, RC-1, PLI, PD, or R-AH. Based on this a proposed rezone to C-1 would not be	Info Only

		permitted in the LDR Future Land Use. A Future Land Use amendment would be required if a commercial or office use is proposed, compatible Future Land Use districts may include OP (Office) or COM (Commercial). Staff may support a Future Land Use amendment if the proposed use is compatible.	
8.	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water service area and any new buildings will be required to connect. The nearest connection point is a 20" DI potable water main running along the south side of N Ronald Reagan Blvd.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area and may connect to our system. The nearest connection point is a 12" PVC force main running along the north side of N Ronald Reagan Blvd. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.	Info Only
11.	Environmental Services	This development is currently using an onsite sewage treatment and disposal system (OSTDS) aka septic system. If this development does not connect to our central sewer system (via the force main/private pump station), then it will be limited to the permitted capacity of the existing septic system. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
12.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
13.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>	Info Only

		Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
14.	Planning and Development	<p>In order to allow for the land use of professional office, a rezone as well as a future land use amendment will be required. Compatible districts that allow the school and professional office uses include OP (Office Professional), CN (Restricted Neighborhood Commercial), CS (Convenience Commercial District), C-1 (Retail Commercial), C-2 (General Commercial), and PD (Planned Development).</p> <p>Based on the surrounding residential developments, OP, CN, CS or PD are considered more compatible with the character of development. Please note, the PD zoning district requires extra benefit criteria to be met, please see the following link for reference:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE</a></p>	Info Only
15.	Planning and Development	Based on the Compatible Transitional Land Use table in the Comprehensive Plan, Commercial and Office Future Land Use can be a compatible transition to Low Density Residential with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses. This may require PD zoning in order to address these components.	Info Only
16.	Planning and Development	<p>All proposed land use amendments shall address the following criteria: Standards of Review – Category I</p> <p>A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.</p> <p>B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.</p> <p>C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations.</p> <p>D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).</p> <p>E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses.</p> <p>F Whether the proposed use furthers the public interest by providing or enabling the provision of:</p>	Info Only



		<p>1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use);</p> <p>2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use);</p> <p>3 A range of attainable housing opportunities and choices, including affordable or workforce housing;</p> <p>4 Economic development (enabling higher paying jobs);</p> <p>5 Reduction in transportation impacts on area-wide roads;</p> <p>6 Mass transit and a variety of transportation choices; or</p> <p>7 Whether the proposed land use designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)</p>	
17.	Planning and Development	<p>The following steps will be required in order to pursue the proposed development:</p> <p>1st step- Approval of the Future Land Use Amendment and Rezone. This process requires a public hearing before the Planning and Zoning (P&amp;Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p>2nd step- Approval of Site Plan/Final Engineering Plans. This may be submitted once Step 1 is completed.</p>	Info Only
18.	Planning and Development	<p>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to</p>	Info Only

		the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	
<b>19.</b>	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – 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.</li> <li>• 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. 30.3.4.2(e) - 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).</li> </ul>	Info Only
<b>20.</b>	Planning and Development	The maximum Floor Area Ratio (FAR) in the Commercial Future Land Use and Office Future Land Use is 0.35.	Info Only
<b>21.</b>	Planning and Development	Maximum building height is thirty-five (35) feet.	Info Only
<b>22.</b>	Planning and Development	<p>Setbacks for the proposed C-1 zoning district are as follows:</p> <p>Front yard- twenty-five (25) feet</p> <p>Side yard- zero (0) feet (Side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.)</p> <p>Rear yard- ten (10) feet (Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.)</p>	Info Only
<b>23.</b>	Planning and Development	<p>Required open space is twenty-five (25) percent. Open space shall be subject to the following provisions:</p> <p>30.14.2.2 Nonresidential Open Space.</p> <p>(a) The purpose of open space in nonresidential developments is to set aside areas for landscaping, buffering, stormwater retention (subject to paragraph (d) below), recreation, aquifer recharge, and/or preservation of natural resources.</p> <p>(b) 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.</p>	Info Only

		<p>(c) Within a single-ownership development, open space shall be maintained to preserve its required function(s) by the property owner. Within a subdivision or other form of multiple-ownership configuration, open space shall be in common area tracts and maintained by a property owners association.</p> <p>(d) Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria:</p> <p>(1) The pond shall be sodded or dressed with equivalent ground cover; and</p> <p>(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.</p> <p>(3) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation.</p> <p>(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.</p>	
24.	Public Safety - Fire Marshal	Future building shall require : 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
25.	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
26.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Works - Engineering	No specific issues with traffic. Any changes to the use or building size may require additional parking and a revised site plan.	Info Only
29.	Public Works - Engineering	No specific issues with the drainage for the proposed change. Note that any changes to the site may require additional retention. A new site plan may be required.	Info Only
30.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact	Info Only



		Mr. Arturo J. Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	
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## DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
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	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### Seminole County Land Development Code:

[https://library.municode.com/fl/seminole\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/seminole_county/codes/land_development_code)

### 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/>

### Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

### 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) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### 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 COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2025-1018**

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### **Title:**

**9:40AM (TEAMS) LUKAS NURSERY - SITE PLAN**

**Project Number:** 25-06000042

**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426

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

**Parcel ID:** 20-21-31-300-0020-0000++

**BCC District:** 1-Dallari

**Applicant:** Caleb Lukas

**Consultant:** Stanley Hill (904) 419-1001



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

PROJ. #: 25-06000042

PM: Hilary Padin

Paid: 9/23/2025

Received: 9/15/2025

## 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/RESURFACING PARKING</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><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>12,604 SF</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>75,848 SF</u> =  <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>88,452 SF</u></p> <p>(TOTAL NEW ISA <u>88,452</u> /1,000 = <u>88.45</u> ) * x \$25 + \$2,500 = <b>FEE DUE: \$4,711.30</b></p> <p><b>EXAMPLE:</b> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: Lukas Nursery and Butterfly Encounter Improvements			
PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000			
DESCRIPTION OF PROJECT: Existing Butterfly Encounter and Existing Learning Center buildings relocation, expansion, site improvements, and parking lot and existing detention pond expansions			
EXISTING USE(S): Ornamentals		PROPOSED USE(S): Ornamentals	
ZONING: A-1	FUTURE LAND USE: <del>COM</del> <sup>OFF</sup>	TOTAL ACREAGE: 18.38 Total Site 5.00 Project Area	BCC DISTRICT: 1-Dallari
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Caleb Lukas	COMPANY: LUKAS FAMILY PARTNERSHIP, LLLP		
ADDRESS: 1909 <del>Salvia Road</del> <b>Slavia Road</b>			
CITY: Orlando	STATE: FL	ZIP: 32765	
PHONE:	EMAIL: caleb@lukasnursery.com		

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Stanley Hill	COMPANY: H&T Consultants, Inc.		
ADDRESS: 9310 Old Kings Road STE 1001			
CITY: Jacksonville	STATE: FL	ZIP: 32257	
PHONE: (904) 419-1001	EMAIL: stanleyhill@bellsouth.net		

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Stanley Lukas			
ADDRESS: 1909 Salvia Road			
CITY: Orlando	STATE: FL	ZIP: 32765	
PHONE:	EMAIL: caleb@lukasnursery.com		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)			
<input type="checkbox"/> 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:	_____	_____	
<input type="checkbox"/> 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.			
<input type="checkbox"/> Not applicable			

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

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

  
 \_\_\_\_\_  
 SIGNATURE OF AUTHORIZED APPLICANT

\_\_\_\_\_  
 DATE

9/11/25



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

- ☐ Individual                      ☐ Corporation                      ☐ Land Trust  
☐ Limited Liability Company                      ☒ Partnership                      ☐ Other (describe): \_\_\_\_\_

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST
Stanley T. Lukas, II	560 Snowhill Rd, Geneva, FL 32732	33.33
Caleb N. Lukas	1275 E. Red Bug Rd, Oviedo, FL 32765	33.33
Cecelia L. Waldrop	2521 Morning Star Pl, Oviedo, FL 32765	33.33

(Use additional sheets for more space)

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

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST


(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

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

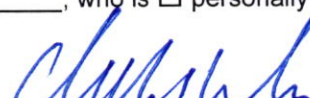
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

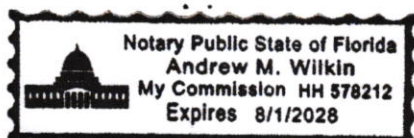
9/11/25  
Date

  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2025, by Caleb Luker, who is ☐ personally known to me, or ☒ has produced FL DL as identification.

  
Signature of Notary Public



Andrew M. Wilkin  
Print, Type or Stamp Name of Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Stanley T. Lukas, II, the owner of record for the following described property (Tax/Parcel ID Number) 20-21-31-300-0020-0000 ; 20-21-31-300-0030-0000 ; 20-21-31-300-0040-0000 ; 20-21-31-300-0050-0000 ; 20-21-31-300-016A-0000 hereby designates Stanley Hill, H&T Consultants 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 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 9/18/2025

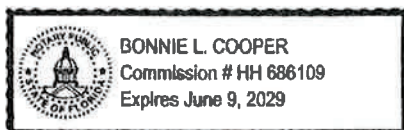
[Signature]  
Property Owner's Signature

Stanley T. Lukas II  
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 Stanley T. Lukas, II (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 18<sup>th</sup> day of September, 2025.



[Signature]  
Notary Public



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

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

### ARBOR/LOGGING PERMIT

DEVELOPED SINGLE FAMILY LOTS OF 3 ACRES OR LESS DO NOT REQUIRE A PERMIT FOR TREE REMOVAL

#### APPLICATION TYPE/FEE (SELECT ONE)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> ARBOR PERMIT   | \$75/ACRE ROUNDED UP (\$500 MAX. FEE)       |
| <input type="checkbox"/> LOGGING PERMIT  | \$75/ACRE ROUNDED UP (\$500 MAX. FEE)       |
| <input checked="" type="checkbox"/> FINAL ENGINEERING/SITE PLAN/SMALL SITE PLAN (CONCURRENT) | \$0 (ARBOR FEE INCLUDED W/ APPLICATION FEE) |

#### PROJECT

PROJECT NAME OR ADDRESS: Lukas Nursery and Butterfly Encounter Improvements

PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000

LOCATION(S) OF TREE(S): See attached plans

ACREAGE: See attached plans

ZONING: A-1

TREE SPECIES: See attached plans

SIZE: See attached plans NUMBER TO BE REMOVED: 10

REASON FOR TREE REMOVAL: Site improvements/developments

#### APPLICANT/CONSULTANT

NAME: Stanley Hill

COMPANY: H&T Consultants, Inc.

ADDRESS: 9310 Old Kings Road STE 1001

CITY: Jacksonville

STATE: FL

ZIP: 32257

PHONE: (904) 419-1001

EMAIL: eliasjortega@att.net

#### OFFICE USE ONLY

☐ **APPROVED** (PERMIT SHALL EXPIRE 1 YEAR FROM DATE OF APPROVAL) ☐ **DENIED**

CONDITIONS: \_\_\_\_\_

REPLACEMENT TREES REQUIRED: ☐ **YES** ☐ **NO** NUMBER OF REPLACEMENT TREES: \_\_\_\_\_

All replacement trees shall be 3" caliper and 10' height at time of planting and Florida Nursery grade Number 1. Consult the Florida Friendly Landscaping Guide for species recommendations.

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ TELEPHONE #: (407) 665- \_\_\_\_\_

To: All State and Local Permitting Agencies

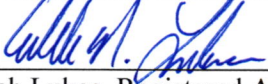
Re: **Letter of Authorization – Development Permits**

This letter authorizes H&T Consultants, Inc. to act as the authorized agent for LUKAS FAMILY PARTNERSHIP LLLP, and to prepare and submit all necessary permit applications for all required local and state permits for the Lukas Nursery and Butterfly Encounter Improvements located at 1909 Slavia Road, Oviedo, FL 32765.

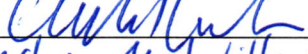
This also allows state agencies to visit the site if needed as part of the permitting review process.

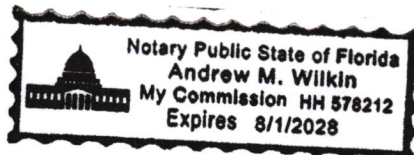
\_\_\_\_\_  
(Signature and Date)

**LUKAS FAMILY PARTNERSHIP LLLP**

By:   
Caleb Lukas, Registered Agent

The foregoing instrument was acknowledged before me this 11 day of September, 2025 by Caleb Lukas, who is personally known to me or who has produced FL DL as identification.

Notary Public (Signature):   
Print or Type Name: Andrew M. Wilkin  
Commission (Serial) Number: 578212  
My Commission Expires: 8/1/28





# Property Record CardAAA



Parcel: 20-21-31-300-0020-0000  
 Property Address: 1919 SLAVIA RD OVIEDO, FL 32765  
 Owners: LUKAS FAMILY PARTNERSHIP LLLP  
 2025 Market Value \$697,738 Assessed Value \$120,986 Taxable Value \$120,986  
 2024 Tax Bill \$1,137.34 Tax Savings with Exemptions \$4,477.26  
 The 2 Bed/1 Bath Grazing Land property is 1,004 SF and a lot size of 9.20 Acres

## Parcel LocationAAA



## Site ViewAAA



## Parcel InformationAAA

Parcel	20-21-31-300-0020-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryAAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$38,347	\$37,252
Depreciated Other Features	\$18,138	\$14,465
Land Value (Market)	\$641,253	\$491,628
Land Value Agriculture	\$75,847	\$58,347
Just/Market Value	\$697,738	\$543,345
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,346	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$120,986	\$110,064

## 2024 Certified Tax SummaryAAA

Tax Amount w/o Exemptions	\$5,614.60
Tax Bill Amount	\$1,137.34
Tax Savings with Exemptions	\$4,477.26

## Owner(s)AAA

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

**Legal DescriptionAAA**

SEC 20 TWP 21S RGE 31E  
 N 3/4 OF E 1/2 OF NW 1/4 OF SE 1/4  
 (LESS S 328.57 FT & RD)

**TaxesAAA**

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,986	\$0	\$120,986
Schools	\$132,332	\$0	\$132,332
SJWM(Saint Johns Water Management)	\$120,986	\$0	\$120,986

**SalesAAA**

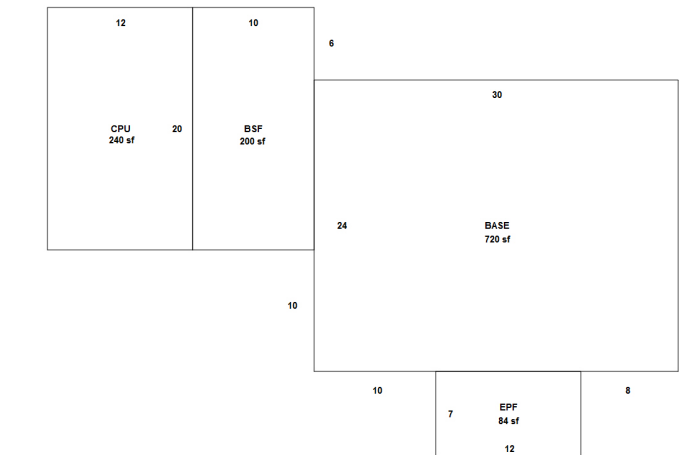
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07917/1253	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1251	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1249	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0775	Improved	No
WARRANTY DEED	1/1/1984	\$45,000	01517/0470	Improved	No

**LandAAA**

Units	Rate	Assessed	Market
4.75 Acres	\$75,000/Acre Market, \$45/Acre AG	\$214	\$356,250
2.80 Acres	\$75,000/Acre Market, \$225/Acre AG	\$630	\$210,000
1 Acres	\$75,000/Acre	\$75,000	\$75,000
0.25 Acres	\$10/Acre	\$3	\$3

Building InformationAAA	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	720
Total Area (ft <sup>2</sup> )	1244
Constuction	CONC BLOCK
Replacement Cost	\$95,867
Assessed	\$38,347

\* Year Built = Actual / Effective



Building 1

AppendagesAAA	
Description	Area (ft <sup>2</sup> )
BASE SEMI FINISHED	200
CARPORT UNFINISHED	240
ENCLOSED PORCH FINISHED	84

PermitsAAA				
Permit #	Description	Value	CO Date	Permit Date
04149	WELL	\$0		5/5/2000

Extra FeaturesAAA				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2004	1872	\$16,155	\$6,462
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838

ZoningAAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

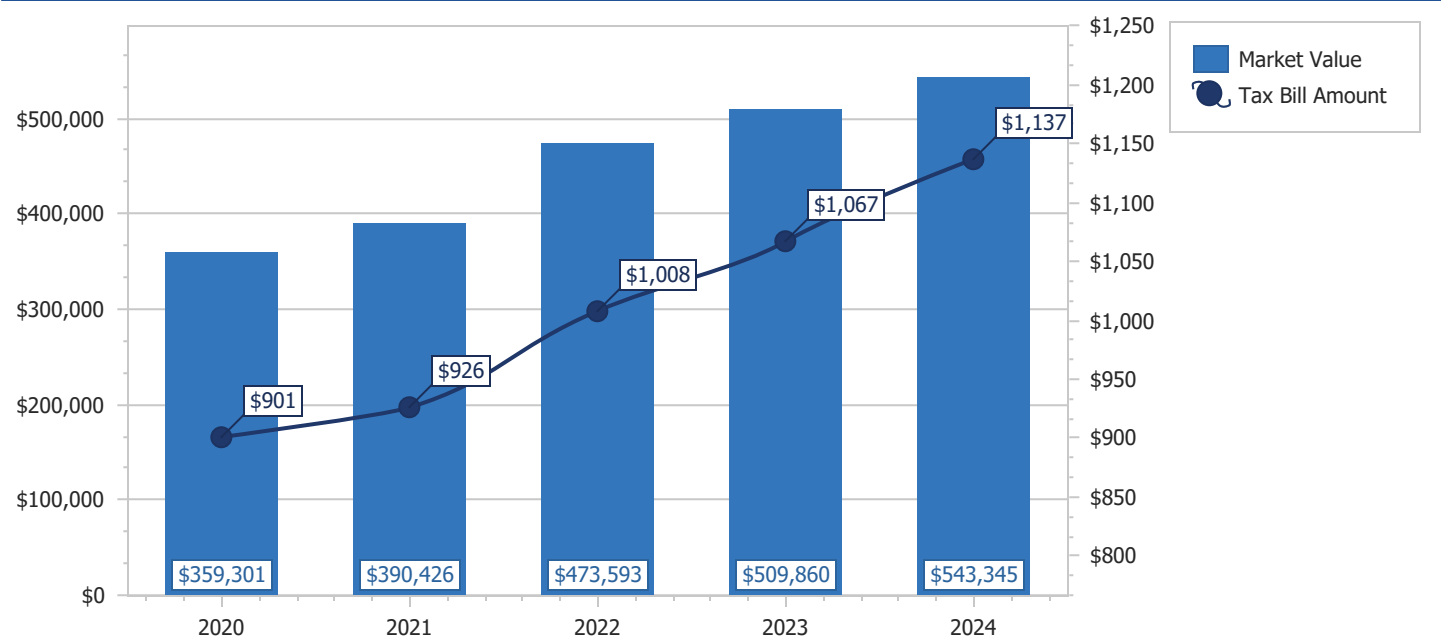
School DistrictsAAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell



Political RepresentationAAA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesAAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value HistoryAAA



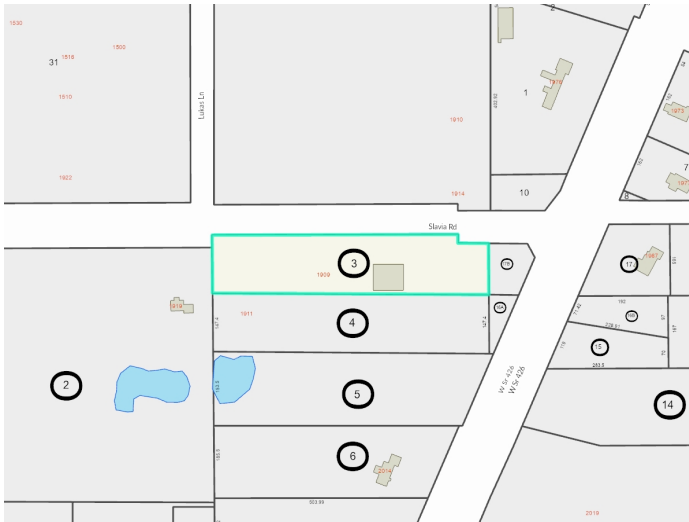
Copyright 2025 © Seminole County Property Appraiser

# Property Record CardAAA



Parcel: 20-21-31-300-0030-0000  
 Property Address: 1909 SLAVIA RD OVIEDO, FL 32765  
 Owners: LUKAS FAMILY PARTNERSHIP LLLP  
 2025 Market Value \$407,631 Assessed Value \$270,234 Taxable Value \$270,234  
 2024 Tax Bill \$2,637.00 Tax Savings with Exemptions \$1,324.71  
 Ornamentals property w/1st Building size of 2,000 SF and a lot size of 1.96 Acres

## Parcel LocationAAA



## Site ViewAAA



## Parcel InformationAAA

Parcel	20-21-31-300-0030-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryAAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$56,794	\$56,210
Depreciated Other Features	\$5,837	\$5,179
Land Value (Market)	\$345,000	\$322,000
Land Value Agriculture	\$207,603	\$193,803
Just/Market Value	\$407,631	\$383,389
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	\$270,234	\$255,192

## 2024 Certified Tax SummaryAAA

Tax Amount w/o Exemptions	\$3,961.71
Tax Bill Amount	\$2,637.00
Tax Savings with Exemptions	\$1,324.71

## Owner(s)AAA

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionAAA

SEC 20 TWP 21S RGE 31E  
N 172 FT OF NW 1/4 OF NE  
1/4 OF SE 1/4 (LESS RD)

## TaxesAAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$270,234	\$0	\$270,234
Schools	\$270,234	\$0	\$270,234
SJWM(Saint Johns Water Management)	\$270,234	\$0	\$270,234

## SalesAAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0778	Improved	No

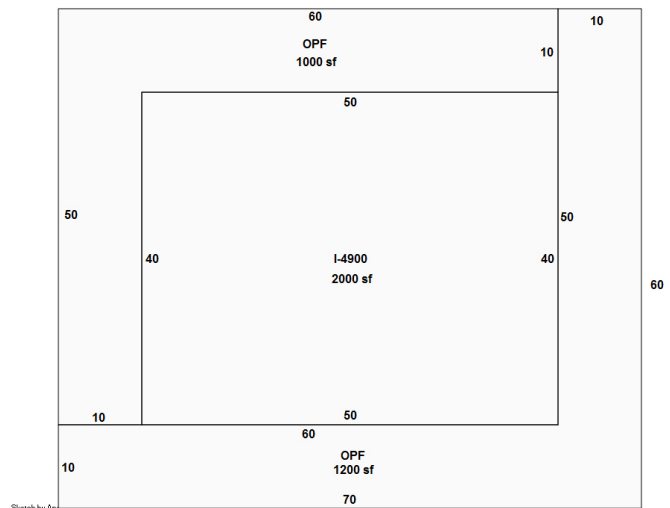
## LandAAA

Units	Rate	Assessed	Market
0.92 Acres	\$150,000/Acre Market, \$655/Acre AG	\$603	\$138,000
1.38 Acres	\$150,000/Acre	\$207,000	\$207,000

## Building InformationAAA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1981
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2000
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED
Replacement Cost	\$141,986
Assessed	\$56,794

\* Year Built = Actual / Effective



Building 1

AppendagesAAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1000
OPEN PORCH FINISHED	1200

PermitsAAA				
Permit #	Description	Value	CO Date	Permit Date
06863	ELECTRICAL	\$2,000		6/22/2007
01490	POLE SIGN - LUKAS NURSERY	\$0		2/11/2004
10868	FENCE/WALL	\$3,500		12/1/2000

Extra FeaturesAAA				
Description	Year Built	Units	Cost	Assessed
COMM: PORCH	1990	1536	\$14,592	\$5,837

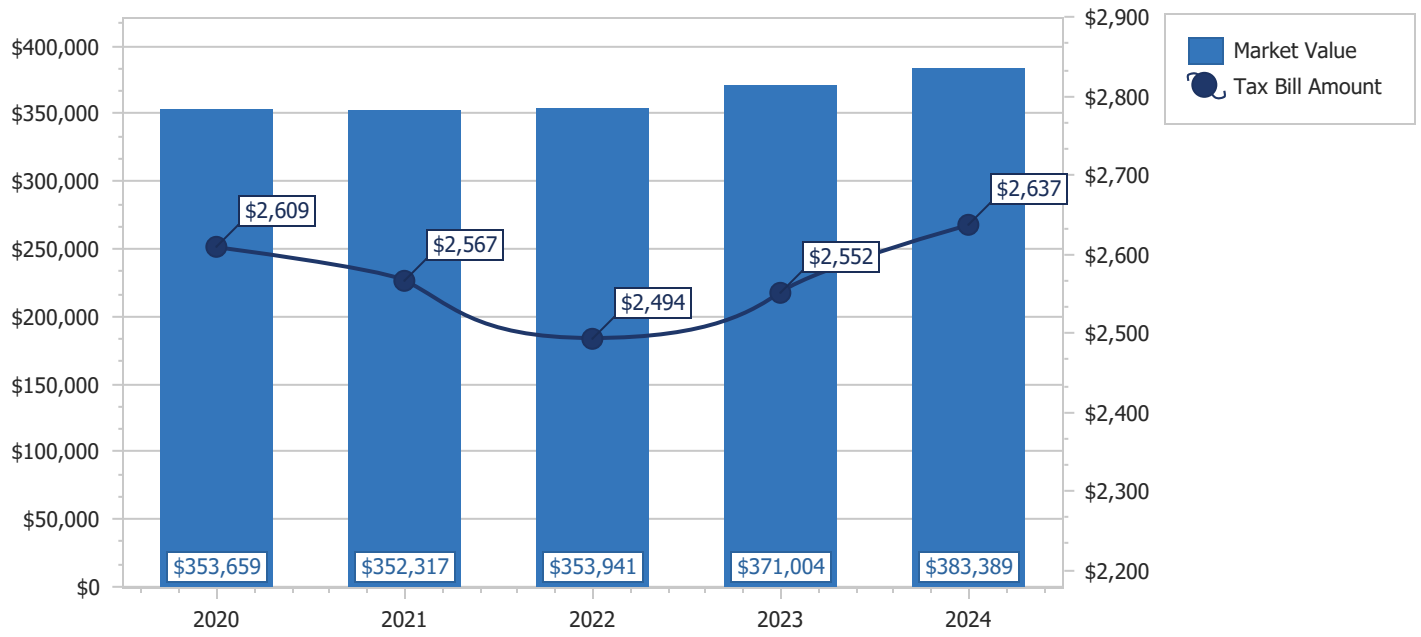
ZoningAAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School DistrictsAAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAAA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesAAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value HistoryAAA



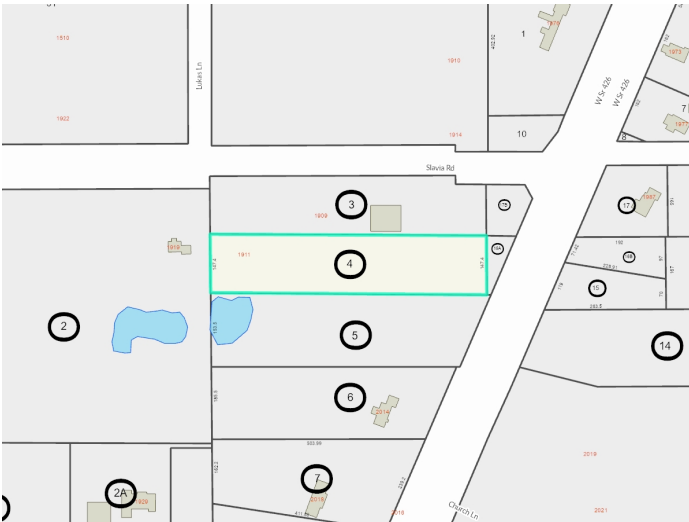
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# Property Record Card



Parcel: 20-21-31-300-0040-0000  
 Property Address: 1911 SLAVIA RD OVIEDO, FL 32765  
 Owners: LUKAS FAMILY PARTNERSHIP LLLP  
 2025 Market Value \$328,968 Assessed Value \$4,293 Taxable Value \$4,293  
 2024 Tax Bill \$45.31 Tax Savings with Non-Hx Cap \$3,329.60  
 Ornaments property has a lot size of 1.98 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	20-21-31-300-0040-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## 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	\$5,568	\$3,202
Land Value (Market)	\$323,400	\$323,400
Land Value Agriculture	\$1,513	\$1,513
Just/Market Value	\$328,968	\$326,602
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,788	\$675
P&G Adjustment	\$0	\$0
Assessed Value	\$4,293	\$4,040

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,374.91
Tax Bill Amount	\$45.31
Tax Savings with Exemptions	\$3,329.60

## Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 20 TWP 21S RGE 31E  
S 147.4 FT OF N 319.4 FT OF NW 1/4  
OF NE 1/4 OF SE 1/4 W OF RD

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,293	\$0	\$4,293
Schools	\$7,081	\$0	\$7,081
SJWM(Saint Johns Water Management)	\$4,293	\$0	\$4,293

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$3,700	07915/0032	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0019	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

## Land

Units	Rate	Assessed	Market
2.31 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,513	\$323,400

## 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
GREENHOUSE	1981	2784	\$5,568	\$5,568

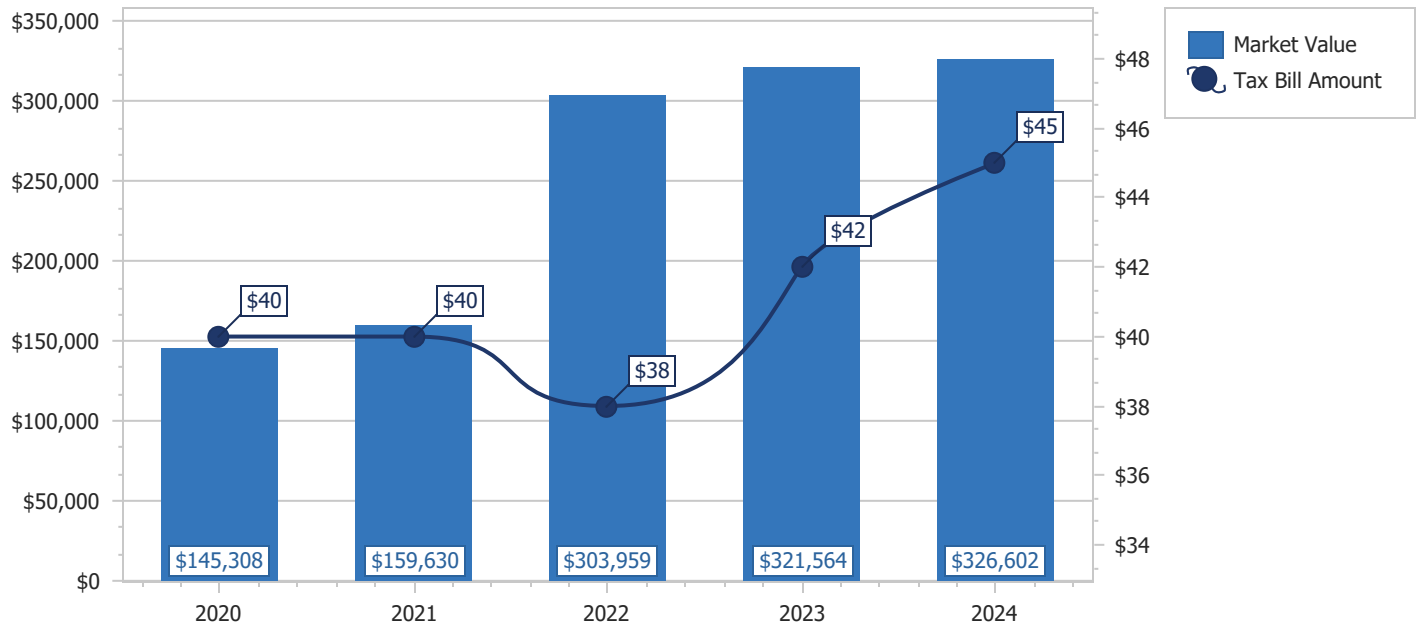
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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# Property Record Card



Parcel: 20-21-31-300-0050-0000  
 Property Address:  
 Owners: LUKAS FAMILY PARTNERSHIP LLLP  
 2025 Market Value \$280,000 Assessed Value \$1,310 Taxable Value \$1,310  
 2024 Tax Bill \$13.54 Tax Savings with Exemptions \$2,879.81  
 Ornaments property has a lot size of 2.36 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	20-21-31-300-0050-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$280,000	\$280,000
Just/Market Value	\$280,000	\$280,000
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,893.35
Tax Bill Amount	
Tax Savings with Exemptions	\$2,879.81

## Owner(s)

Name - Ownership Type  
 LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 20 TWP 21S RGE 31E  
S 153.5 FT OF N 472.9 FT OF NW 1/4  
OF NE 1/4 OF SE 1/4 W OF RD

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,310	\$0	\$1,310
Schools	\$1,310	\$0	\$1,310
SJWM(Saint Johns Water Management)	\$1,310	\$0	\$1,310

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Vacant	No
QUIT CLAIM DEED	11/1/2005	\$100	06001/0240	Vacant	No
QUIT CLAIM DEED	7/1/1997	\$100	03278/0058	Vacant	No
CORRECTIVE DEED	5/1/1997	\$100	03236/0812	Vacant	No
WARRANTY DEED	6/1/1980	\$18,300	01283/0801	Vacant	No

## Land

Units	Rate	Assessed	Market
2 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,310	\$280,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

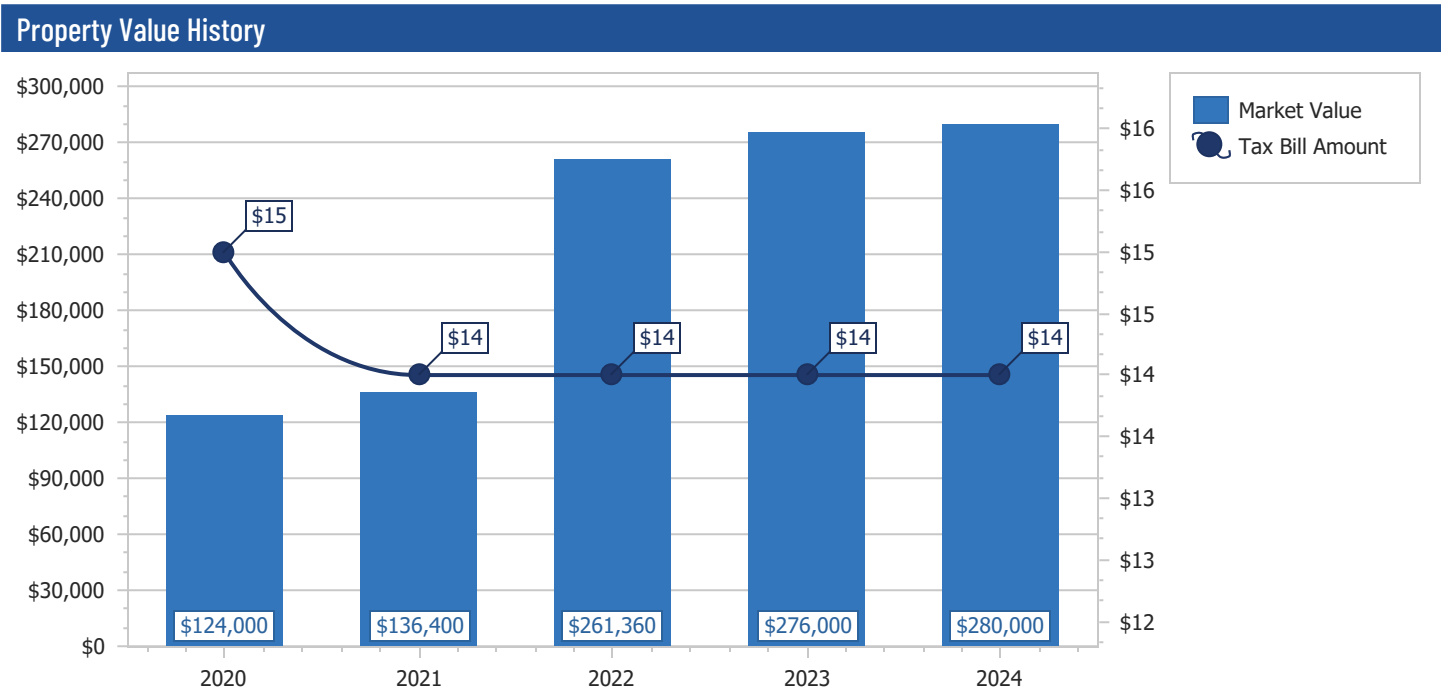
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell



Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



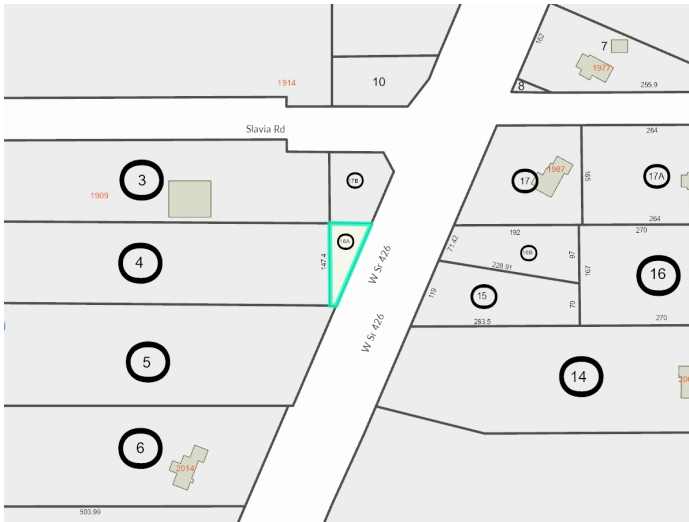
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# Property Record Card



Parcel: 20-21-31-300-016A-0000  
 Property Address:  
 Owners: LUKAS FAMILY PARTNERSHIP LLLP  
 2025 Market Value \$5,600 Assessed Value \$26 Taxable Value \$26  
 2024 Tax Bill \$0.27 Tax Savings with Exemptions \$57.60  
 Ornamentals property has a lot size of 0.12 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	20-21-31-300-016A-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$5,600	\$5,600
Just/Market Value	\$5,600	\$5,600
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$57.87
Tax Bill Amount	\$0.27
Tax Savings with Exemptions	\$57.60

## Owner(s)

Name - Ownership Type  
 LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 20 TWP 21S RGE 31E  
S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4  
OF SE 1/4 W OF RD

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$26	\$0	\$26
Schools	\$26	\$0	\$26
SJWM(Saint Johns Water Management)	\$26	\$0	\$26

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07915/0030	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0017	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

## Land

Units	Rate	Assessed	Market
0.04 Acres	\$140,000/Acre Market, \$655/Acre AG	\$26	\$5,600

## 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

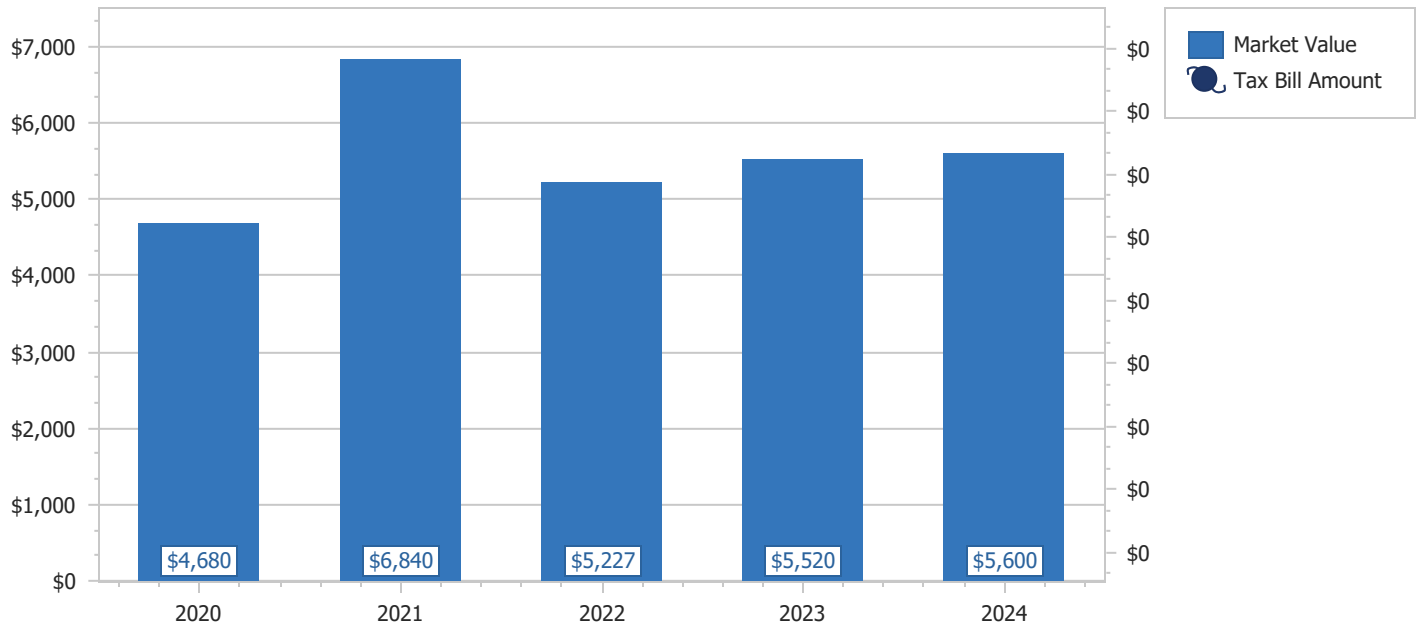
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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[Events](#)   **No Name History**

**Detail by Entity Name**

Florida Limited Partnership  
LUKAS FAMILY PARTNERSHIP, LLLP

Filing Information

Document Number	A12000000719
FEI/EIN Number	46-1423955
Date Filed	11/19/2012
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	01/15/2020
Event Effective Date	NONE

Principal Address

1909 SLAVIA ROAD  
OVIEDO, FL 32765

Changed: 01/24/2014

Mailing Address

1909 SLAVIA ROAD  
OVIEDO, FL 32765

Changed: 01/24/2014

Registered Agent Name & Address

LUKAS, CALEB N  
1909 SLAVIA ROAD  
OVIEDO, FL 32765



Name Changed: 01/24/2014

Address Changed: 01/24/2014

**General Partner Detail**

**Name & Address**

LUKAS, STANLEY TII  
1909 SLAVIA ROAD  
OVIEDO, FL 32765

LUKAS, CALEB N  
1909 SLAVIA ROAD  
OVIEDO, FL 32765

WALDROP, CECELIA L  
1909 SLAVIA ROAD  
OVIEDO, FL 32765

**Annual Reports**

Report Year	Filed Date
2023	01/22/2023
2024	02/07/2024
2025	02/07/2025

**Document Images**

<a href="#">02/07/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/30/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/14/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2020 -- LP Amendment</a>	View image in PDF format
<a href="#">02/05/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/18/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/26/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/02/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/19/2012 -- Domestic LP</a>	View image in PDF format

[Previous On List](#)[Next On List](#)[Return to List](#)

[Events](#)**No Name History**



**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:** 9/23/2025 1:30:41 PM  
**Project:** 25-06000042  
**Credit Card Number:** 37\*\*\*\*\*1100  
**Authorization Number:** 288641  
**Transaction Number:** 230925C19-1BE3F07E-4E9A-4C08-B555-9093390AE369  
**Total Fees Paid:** 4803.72

**Fees Paid**

Description	Amount
CC CONVENIENCE FEE -- PZ	92.42
SITE PLAN NO DRC	4711.30
<b>Total Amount</b>	<b>4803.72</b>

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

### Comment Document – Initial Submittal

**A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it.** Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7374 no later than noon on Friday, October 31, 2025, in order to place you on the Wednesday, November 5, 2025 meeting agenda.

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

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>LUKAS NURSERY - SITE PLAN</b>	<b>PROJ #: 25-06000042</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	9/24/25	
RELATED NAMES:	EP CALEB LUKAS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-21-31-300-0020-0000++	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING NURSERY ON 18.38 ACES LOCATED IN THE A-1 ZONING DISTRICT ON THE SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
NO OF ACRES:	18.38	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
FUTURE LAND USE:	COM/OFF/MDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
CALEB LUKAS 1909 SLAVIA ROAD OVIEDO FL 32765 CALEB@LUKASNURSERY.COM		STANLEY HILL 9310 OLD KINGS ROAD STE 1001 JACKSONVILLE FL 32257 (904) 419-1001 STANLEYHILL@BELLSOUTH.NET

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

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

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

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

#### AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE	STATUS
1	Buffers and CPTED	Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Please provide the following information in order to calculate the required buffers: 1. Net buildable area. 2. Hours of operation. 3. Floor area ratio. 4. Impervious surface ratio. 5. Building height, in feet	Unresolved
2	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) Length of buffer; (b) Required number of plant groups per 100'; (c) Plant unit selected; (d) Number of each type of plant to be provided (i.e., canopy, understory, shrubs).	Unresolved
3	Buffers and CPTED	Pursuant to Seminole County Land Development Code (SCLDC) Section 30.14.8, a parking buffer is required where a parking lot, parking structure, drive aisle and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. This buffer is required in addition to the buffer required under Section 30.14.7. The drive aisle on the southern end of the commercial lot abuts residential property. Please move the drive aisle in compliance with this section.	Unresolved
4	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

5	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>	Info Only
6	Buffers and CPTED	The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard buffer yards/widths are located at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a>	Info Only
7	Buffers and CPTED	The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
8	Buffers and CPTED	There are four plant unit group types to choose from, that is at the applicant's discretion. The groups are located at the following link <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>	Info Only
9	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
10	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
11	Buffers and CPTED	Per Section 30.14.18, landscaped areas are required to be irrigated. Please provide the irrigation plans that meet and demonstrate compliance with the submittal requirements outlined in the SCLDC. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Unresolved
12	Buffers and CPTED	Per Section 30.14.16(i), please indicate water use zones on the irrigation plan. Installed trees and plant materials shall be grouped together into zones according to their water use needs. For more information at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a>	Unresolved



13	Buffers and CPTED	Per Section 30.14.16(i)(4), on the landscape plan, please state what water use design standards each plant requires. You can view a list of plants and their respective water use, see the following link: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Unresolved
14	Buffers and CPTED	Additional comments will be forthcoming upon receipt of required information.	Info Only
15	Building Division	10/14/25: - Standard building permitting will apply for all new buildings, and any modifications to existing buildings or structures. - Separate building permits are required for each proposed building and structure.	Info Only
16	Building Division	10/14/25: - All site modifications, and new buildings must fully comply with the Florida Accessibility Code.	Info Only
17	Building Division	10/14/25: - The proposed Butterfly encounter portion of the newly proposed Butterfly encounter and gift shop building will be classified as a "Special Use Building" under section C101.4.3 of the Florida Energy Code. A formal letter of exemption has already been provided to the owner and designer which will need to be included with the applicable building permit package.	Info Only
18	Comprehensive Planning	Please provide a diagram on the overall site plan that shows the future land use (FLU) designations on the site and which uses are proposed within each FLU designation. Also state the floor area ratio for each portion (for example: FAR within OFF FLU= X). The Office and commercial FLU allows up to 0.35 FAR. Please see the resources folder for the FLU designations.	Unresolved
19	Comprehensive Planning	Additional comments may be generated based on resubmittal.	Info Only
20	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Additional capacity reservations will be required.	Info Only

21	Environmental Services	On Sheet C-1A: General Notes, under Potable Water/Fire Systems, under pipe materials, update so that C900 PVC shall have a minimum working pressure of 235 psi, not 150 psi. Under Potable Water/Fire Systems, under valves, update so that gate valves shall be AWWA C515, not AWWA C509. Under Force Main, under materials, update so that PVC shall conform to AWWA C900, not ASTM D2241 (pipe will not be SDR series). Replace any mention of air release valve(s) with combination air valve(s) instead. Under water services, update so that PE 3/4"-2" shall be tubing (not pipe) and that min. 250 psi, not 200 psi. Under pipe installation, update so that PVC main shall be installed per AWWA C605 (latest), not ASTM D2774 and that DI main shall be installed per AWWA C600 (latest). Under materials for gravity sewer, update so that all gravity sewer main and laterals shall be SDR-26, not SDR-35. Under construction methods for force main, update so that PVC force main is installed per AWWA C605, not ASTM D2774-72.	Unresolved
22	Environmental Services	On Sheet C-5: Utility Plan, please update the callout for the water service connection to the water main to be with a 2" saddle and corporation stop (not a 2" gate valve). Update the water service line between the water main and the water meter to be 2" PE tubing (not 2" PVC) per Seminole County standard details.	Unresolved
23	Environmental Services	Please provide calculations to justify the size of the water meter requested. This can be submitted in the form of proposed fixture counts with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units downstream of the water meter as well.	Unresolved
24	Environmental Services	On Sheet C-5: Utility Plan, please update the W and E inverts for MH-2 to be at least 34.2 ft to provide the minimum 0.1 ft of drop across manhole inverts. Please update the N and S inverts for MH-1 to be at least 36.1 ft to provide the minimum 0.1 ft of drop across manhole inverts.	Unresolved
25	Environmental Services	On Sheet C-5: Utility Plan, please provide callout for the sewer line connected to the west side of MH-2. Is this an 8" main or 6" lateral? What is the LF and slope? Is this proposed to connect to anything as a part of this phase of the project? Does it need to be capped or plugged in the meantime?	Unresolved
26	Environmental Services	On Sheet C-5: Utility Plan, please update the enlarged site detail to have an 8" sewer main connection (not a 6" sewer lateral connection).	Unresolved
27	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 8" gravity sewer main connection between MH-1 and MH-2 to be at a 0.48% so that the east invert of MH-2 can be at 34.2 ft per previous comment.	Unresolved

28	Environmental Services	On Sheet C-5: Utility Plan, please update the proposed slope of the 6" gravity sewer lateral between MH-1 and the relocated learning center to be min. 7.6% (not 1.0%) so that the inverts line up with the lateral.	Unresolved
29	Environmental Services	On Sheet C-5: Utility Plan, MH-1 is proposed to provide sewer service to a building to the north that does not appear to be serviced potable water. Does this building have an existing connection to potable water? If not, please show how this building is to be proposed potable water service.	Unresolved
30	Environmental Services	On Sheet C-5: Utility Plan, please callout a 4" plug valve on the 4" PVC force main at the property/right of way line. The purpose of this is distinguish public/private ownership. Additionally, at the high point between the 4" plug valve the road/curb, please callout a 2" above grade combination air valve (CAV) on the 4" PVC force main.	Unresolved
31	Environmental Services	On Sheet C-5: Utility Plan, please provide a pipe conflict callout or detail for the crossing of the proposed 2" PVC water service line with the proposed storm line, the crossing of the proposed 2" PVC water service line with the proposed 8" gravity sewer main (both instances), the crossing of the proposed PVC gravity sewer line with the proposed storm line, and the crossing of the proposed 4" PVC force main with the proposed storm line.	Unresolved
32	Environmental Services	On Sheet C-5: Utility Plan, please remove the proposed private pump out assembly near the property/right of way line. This should be located immediately downstream of the private lift station. This appears to be provided already as an "auxiliary by-pass pumping access" per the Barney's Pumps, Inc. detail sheet.	Unresolved
33	Environmental Services	On Sheet C-6: Utility Details, please add the following Seminole County standard details: SD 102, SD 104, SD 108, SD 109, SD 111, SD 112, SD 207, SD 301, SD 302, SD 305, SD 310, and SD 314. Please remove the following Seminole County standard details: SD 110, SD 203, SD 404 and SD 502.	Unresolved
34	Natural Resources	Please provide the landscape plan.	Unresolved
35	Planning and Development	<p>Staff recommends combining the following parcels together:</p> <p>20-21-31-300-0030-0000  20-21-31-300-0040-0000  20-21-31-300-0050-0000  20-21-31-300-017B-0000  20-21-31-300-016A-0000</p> <p>If you do not choose to combine them, the drawings need to show each boundary line of each parcel and that each structure meets the building setbacks to each parcel line.</p>	Unresolved

36	Planning and Development	Based on the site plan application and the overall site plan, it appears that the parcel with the single-family home and shed located at 2014 W SR 426 is proposed to be included as part of the site plan review as part of Lukas Nursery. Please advise if this was in error or provide the reason for including 2014 W SR 426 in a separate narrative.	Unresolved
37	Planning and Development	On sheet C-3A, under the parking calculations, please specify the square footage used to determine the new parking requirements and indicate the required and proposed number of parking spaces.	Unresolved
38	Planning and Development	<p>If there will be outdoor lighting, please provide a photometric plan in compliance with Section 30.15.1. The plan should also provide the details for the proposed light fixtures and light poles to demonstrate compliance with height and design. If not, please state that there will not be outdoor lighting on the drawings.</p> <p>Please note, per Section 30.15.5, outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification.</p>	Unresolved
39	Planning and Development	On the coversheet, please add the site's legal description(s) and all parcel ID numbers for each parcel that is included as part of the site plan.	Unresolved
40	Planning and Development	On the cover sheet, please list all utility providers.	Unresolved
41	Planning and Development	On all drawing sheets, please ensure all street names are listed (W SR 426 was omitted on most plan sheets).	Unresolved
42	Planning and Development	On each drawing sheet, please include the zoning districts, Future Land Use designations and parcel ID numbers for all adjacent parcels to the Lukas Nursery properties.	Unresolved
43	Planning and Development	On all site geometry drawings, please show all perimeter boundary lines and dimension all existing and proposed structures from all parcel boundary lines.	Unresolved

44	Planning and Development	<p>On sheet C-3A in the site data table, please include:</p> <ul style="list-style-type: none"> <li>• all parcel ID numbers (if not combining the lots)</li> <li>• existing Future Land Uses</li> <li>• existing and proposed uses</li> <li>• maximum allowable floor area ratio (F.A.R)</li> <li>• total square footage for each building</li> <li>• use for each building</li> <li>• proposed height and number of stories for each building</li> <li>• if multiple uses are proposed for a building each use should be defined by its square footage, i.e. warehouse 2,500 sf and office space 1,000 sf</li> <li>• pervious and impervious calculations</li> <li>• hours of operation.</li> </ul>	Unresolved
45	Planning and Development	On the site plan, show the location and calculation for the required bicycle parking spaces required based on Sections 30.11.7.2 - 30.11.7.5 of the SCLDC.	Unresolved
46	Planning and Development	<p>IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link:</p> <p><a href="http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</a></p>	Info Only
47	Planning and Development	You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
48	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.	Info Only
49	Planning and Development	Additional comments will be produced upon review of the resubmitted drawings.	Info Only
50	Planning and Development	The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.	Info Only
51	Planning and Development	On sheet C-1D Phase 1 Breakdown, please show the phasing lines for the other phases of the project.	Unresolved

52	Planning and Development	<p>On sheet C-3A, please revise the new parking provided to include the percentage of 10' x 20' and 9' x 18' parking spaces</p> <p>Section 30.11.6(a-b) - Design of off-street parking spaces:</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	Unresolved
53	Planning and Development	<p>On the sheets C-3A – C-3C, please provide wheel stops for all proposed parking areas where curbs and landscape islands are not provided. Please refer to Sec. 30.11.6(c)(3).</p>	Unresolved
54	Planning and Development	<p>On sheet C-3A under the site data, please provide the required long term and short term bicycle parking and where it will be located on site.</p> <p>Sec. 30.11.7.4 Table 11.7A: Minimum Number of Bicycle Spaces required: General Business/Retail: 1:25,000 sf – Long-Term and 1:7,500 sf (minimum 4) – Short Term</p> <p>Office: 1:15,000 sf – Long-Term and 1:25,000 sq (minimum 4) -Short-Term</p> <p>Sec. 30.11.1. - Applicability. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p>	Unresolved
55	Planning and Development	<p>If off-street loading and un-loading is provided on site, please demonstrate and dimension where loading and un-loading areas will be located on site. Please refer to Sec. 30.11.6.3.</p>	Unresolved



56	Planning and Development	<p>F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands.</p> <p>Net Buildable Calculation: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p>	Info Only
57	Planning and Development	<p>Sec. 30.14.2.1(c) The character of required open space shall be determined by development type. Open space within nonresidential developments shall meet the requirements of Section 30.14.2.2.</p> <p>Sec. 30.14.2.1(d) The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>	Info Only
58	Planning and Development	On sheet C-3A under the site data, please provide the number of phases and what will be included in each phase (e.g. Phase 1A – Butterfly Encounter, Phase 1B – Parking Lot, etc.).	Unresolved
59	Public Safety - Addressing	Three of the existing buildings have an address assigned. On the C-2 DEMO PLAN please label the address numbers 1919, 1911 & 1909 on their building. Use the aerial uploaded in the Documents Folder named Lukas Nursery.pdf (uploaded by Amy Curtis) for an understanding of each buildings address. Also, label the building name/use of each building. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
60	Public Safety - Addressing	Add the street name W SR 426 on C-1B OVERALL PLAN.pdf and add the directional to W STATE ROAD 426 on C-2 DEMO PLAN.pdf. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
61	Public Safety - Addressing	Please verify and label on C-2 DEMO PLAN exactly which buildings will be demolished. Currently, the demo plan indicates that all structures will remain; however, on C-1B it states that the Butterfly Encounter and Gift Shop and the Learning Center Building will be relocated. Relocated from where? Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved

62	Public Safety - Addressing	On C-1B OVERALL PLAN.pdf, C-3A Geometry Plan, C-3B Geometry Plan and C-3C Geometry Plan label the address numbers on their buildings as applicable. If any of the buildings will be demolished because it will be relocated, do not label that address. Verify if 1919, 1911 or 1909 are either the Gift Shop or Learning Center. If so, that address or building should not be shown on these plans. These plans should show the existing and new and not the buildings that will be demolished. Please contact Amy Curtis 407-665-5191 with any questions prior revising and resubmitting plans.	Unresolved
63	Public Safety - Addressing	A separate address will be assigned for each the Gift Shop and the Learning Center Building. If one of these proposed buildings will be relocated from an existing building that currently has an addressed assigned, that existing address will no longer valid once the structure is demolished. Addresses are assigned in conjunction with a building permit. The address fees will be collected with the building permit. The addresses will be released after each building permit is issued.	Info Only
64	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
65	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
66	Public Safety - Addressing	Library Comment (POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half ( ) inch in width. SCLDC 90.5 (1)	Info Only
67	Public Safety - Addressing	Additional comments may be generated based on resubmittal as a full review was unable to be conducted due to missing information and the plans sheets were not complete. Please contact Amy Curtis 407-665-5191 with any questions before revising and resubmitting the plans.	Unresolved

68	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, 18.2.2.2"	Unresolved
69	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1 Please provide how this is met on the new learning center building.	Unresolved
70	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	Unresolved
71	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) Please clarify this for the new butterfly garden and gift shop as well as the new learning center building.	Unresolved
72	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. Please provide for all new structures.	Unresolved
73	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1, 18.2.3.5.2)	Unresolved

74	Public Safety - Fire Marshal	Structures may require fire sprinkler system based on occupancy, commodity storage or lack of fire department access. Please ensure compliance for new assembly area as there were discussions with staff on occupant load calculations for this area and potential fire sprinkler system needed.	Unresolved
75	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.	Unresolved
76	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
77	Public Safety - Fire Marshal	Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. If utilizing existing hydrants, please provide a flow test not exceeding 12 months.	Unresolved
78	Public Safety - Fire Marshal	New fire hydrants must also be tested after installation. The developer shall demonstrate satisfactory test results prior to final inspection of the utility system or the Certificate of Occupancy, whichever comes first	Unresolved
79	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: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
80	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal as a full review was unable to be conducted at this time due to so much information that was not provided for fire related comments.	Unresolved
81	Public Works - Engineering	There appear to be 5 existing accesses to the property from Slavia Road. These accesses do not meet separation requirements. Please provide at minimum 330' separation. It appears that 2 accesses will be allowed to remain. Please close the west access and the far east access. There is some flexibility with the location of the access in between. Please clearly show the access that are being modified and the ones that will be closed with this plan. The 3 accesses have to be closed now.	Unresolved
82	Public Works - Engineering	The County does not allow open cut of its roadway unless there is no other option. Please revise the open cut to directional drill.	Unresolved

83	Public Works - Engineering	Seminole County requires sidewalk along all County roadway frontages. Please provide a 6' sidewalk along the property frontage on Slavia Road. Please also provide sidewalk access from the site to the ROW sidewalk. Please note that the sidewalk needs to meet minimum clear zone for traffic Safety. Note that the applicant can pay into the sidewalk fund but all ROW and other improvements still need to be done unless otherwise approved by the County Engineer.	Unresolved
84	Public Works - Engineering	Please note that the sidewalk is required to be in Public right of way (ROW). Please provide required ROW for all improvements in the public ROW.	Unresolved
85	Public Works - Engineering	Please note that there may be some limited drainage in the public ROW. This drainage cannot be adversely affected. This will require the drainage to be taken either into the site or to another offsite conveyance area.	Unresolved
86	Public Works - Engineering	If ROW is dedicated the parking layout will have to be adjusted. Please adjust ROW accordingly.	Unresolved
87	Public Works - Engineering	The County required inbound and outbound radiuses are 50' inbound and 35' outbound. Please revise all radii accordingly.	Unresolved
88	Public Works - Engineering	The proposed west accesses / future drive aisles do not connect cleanly to the existing accesses. These accesses need to be adjusted or proper signage needs to be provided. Please adjust or revise accordingly.	Unresolved
89	Public Works - Engineering	Please provide stop signs and striping for all required stop conditions. This includes the end of parking aisles and other conflict points.	Unresolved
90	Public Works - Engineering	There is a large area of the northeast side of the existing site that does not have drainage or conveyance to a defined drainage system. The design and or report are required to provide information on how this area will be treated in the future. It appears that this area would drain to FDOT. Is there a drainage system along FDOT sufficient enough to address this drainage. A drainage pipe sufficient to provide future collection should be provided for any future improvements to that area unless an appropriate future system location is shown for that area. Please revise the drainage pipe system accordingly or show the appropriate information for the future outfall.	Unresolved

91	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only
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## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

*This section shows the reviewers of this project from the various County agencies.*

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Corrections Required	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	No Review Required	Phil Kersey <a href="mailto:pkersey@seminolecountyfl.gov">pkersey@seminolecountyfl.gov</a>
Comprehensive Planning	Corrections Required	Maya Athanas (407) 665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Corrections Required	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	Corrections Required	James Van Alstine (407) 665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Corrections Required	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Addressing	Corrections Required	Amy Curtis (407) 665-5191 <a href="mailto:acurtis@seminolecountyfl.gov">acurtis@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>



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:
10/23/2025	The application fee allows for the initial submittal plus two resubmittals.	See highlighted departments above
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

#### Cities:

Altamonte Springs	(407) 571-8000	<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

## Agenda Memorandum

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

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**File Number: 2025-1131**

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### **Title:**

#### **ROCK OF CENTRAL FLORIDA - SPECIAL EXCEPTION**

**Project Number:** 25-32000014

**Project Description:** Proposed Special Exception to expand an existing church, daycare, and school on 10.62 acres in the A-1 Zoning District located on the south side of W SR 46, East of Glade View Dr

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

**Parcel ID:** 25-19-29-300-0290-0000

**BCC District:** 5-Herr

**Applicant:** Steven Parker (407) 688-2445

**Consultant:** Maverick Vonherbulis (407) 323-1150



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

PROJ #: 25-32000014  
 BS #: 2025-14  
 MEETING: \_\_\_\_\_

### SPECIAL EXCEPTION

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

#### APPLICATION TYPE/FEE

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

#### PROPERTY

PARCEL ID #:	<u>25-19-29-300-0290-0000</u>		
ADDRESS:	<u>6641 W SR46 SANFORD FL 32771</u>		
TOTAL ACREAGE:	<u>10.62</u>	CURRENT USE OF PROPERTY:	<u>Church/Day care/School</u>
WATER PROVIDER:	<u>Seminole County</u>	SEWER PROVIDER:	<u>Seminole County</u>
ZONING:	<u>A-1</u>	FUTURE LAND USE:	<u>SE</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input type="checkbox"/> NO			

#### OWNER

NAME:	<u>Steven Parker</u>	COMPANY:	<u>Rock of Central Fla Inc.</u>
ADDRESS:	<u>6641 W SR46 Sanford FL</u>		
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>
PHONE:	<u>407-688-2445</u>	ZIP:	<u>32771</u>
		EMAIL:	<u>Steve@Wearetherockofcf.org</u>

#### APPLICANT/CONSULTANT

NAME:	<u>Maverick VonHerbulis</u>	COMPANY:	<u>McKee Construction</u>
ADDRESS:	<u>717 Monroe Rd</u>		
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>
PHONE:	<u>(407) 323-1150</u>	ZIP:	<u>32771</u>
		EMAIL:	<u>Maverick@McKeeGC.com</u>

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

10-15-25

# 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, THE ROCK OF CENTRAL FLORIDA, the owner of record for the following described property [Parcel ID Number(s)] 25-19-29-300-0290-0000 hereby designates McKee Construction-Maverick VanHerbuls 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 type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" 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.

10-15-25  
Date

Steven Parker - PRESIDENT  
Property Owner's Signature

STEVEN PARKER  
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 Steven Parker (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 15 day of October, 2025



KATHRYN BOWEN  
Notary Public  
State of Florida  
Comm# HH282443  
Expires 10/25/2026

Kathryn Bowen  
Notary Public



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

- ☐ Individual
                         
 ☒ Corporation
                         
 ☐ Land Trust  
☐ Limited Liability Company
                         
 ☐ Partnership
                         
 ☒ Other (describe): NON-PROFIT CORP

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
STEVEN PARKER	PRESIDENT	35340 CHESTERWOOD LN EUSTIS 32736	
KALEIGH SHOAF	VICE PRESIDENT		
TOM WEIGHART	SECRETARY		

(Use additional sheets for more space)

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

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

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

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

10/16/25  
Date

Steven Parker  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16 day of October, 2025, by Steven Parker, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

Kathryn Bowen  
Signature of Notary Public



KATHRYN BOWEN  
Notary Public  
State of Florida  
Comm# HH282443

Print, Type or Stamp Name of Notary Public





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

## Detail by Entity Name

Florida Not For Profit Corporation

**THE ROCK OF CENTRAL FLORIDA, INC.**

### Filing Information

**Document Number** N01000004372  
**FEI/EIN Number** 03-0435200  
**Date Filed** 06/20/2001  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 10/16/2020  
**Event Effective Date** NONE

### Principal Address

6641 W STATE RD 46  
 SANFORD, FL 32771

Changed: 01/19/2012

### Mailing Address

6641 W STATE RD 46  
 SANFORD, FL 32771

Changed: 01/19/2012

### Registered Agent Name & Address

**PARKER, STEVEN L**  
 35340 Chesterwood Ln  
 Eustis, FL 32736

Name Changed: 01/04/2005

Address Changed: 02/15/2024

### Officer/Director Detail

#### **Name & Address**

Title P

PARKER, STEVEN L  
35340 Chesterwood Ln  
Eustis, FL 32736

Title VP

Shoaff, Kaleigh Parker  
3967 Mayhill Loop  
Eustis, FL 32736

Title Director

Glasgow, Gaston  
358 Cidermill Place  
Lake Mary, FL 32746

Title Director

Hoffman, Matthew  
115 N Scott Ave  
Sanford, FL 32771

Title Director

Padgett, James  
414 S Montgomery Ave  
Deland, FL 32720

Title Director

Phillips, Archie, Jr.  
125 Integra Village Trail  
109  
Sanford, FL 32771

Title Director

Phillips, Archie Josiah, III  
2032 Havasu Falls Drive  
Deland, FL 32724

Title Director

Parker, Joshua L  
35340 Chesterwood Ln  
Eustis, FL 32736

Title Secretary

Weichart, Thomas K

30118 Cheval Street  
Mount Dora, FL 32757

### Annual Reports

Report Year	Filed Date
2023	02/10/2023
2024	02/15/2024
2025	02/11/2025

### Document Images

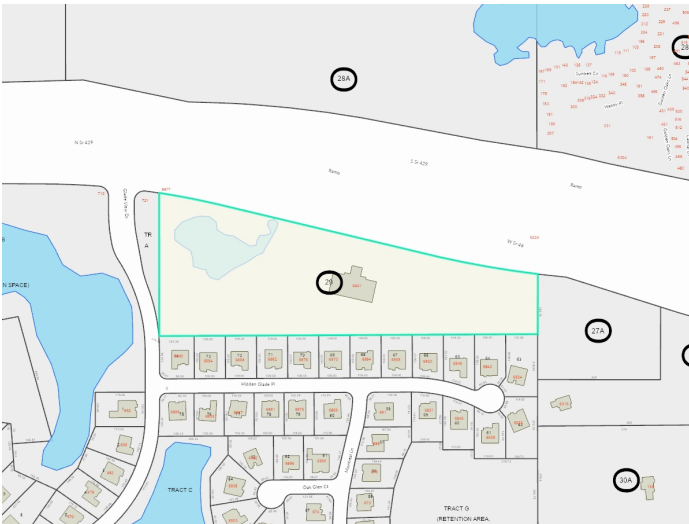
<a href="#">02/11/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2020 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/12/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/13/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2012 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/23/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/08/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/20/2001 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

# Property Record CardA



Parcel: 25-19-29-300-0290-0000  
 Property Address: 6641 W SR 46 SANFORD, FL 32771  
 Owners: ROCK OF CENTRAL FLA INC  
 2026 Market Value \$2,197,563 Assessed Value \$2,197,563 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$30,245.13  
 Churches property w/1st Building size of 12,009 SF and a lot size of 10.62 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	25-19-29-300-0290-0000
Property Address	
Mailing Address	6641 SR 46 SANFORD, FL 32771-9240
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2009)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,123,800	\$1,138,394
Depreciated Other Features	\$130,388	\$129,294
Land Value (Market)	\$943,375	\$943,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,197,563	\$2,211,063
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$134,211
P&G Adjustment	\$0	\$0
Assessed Value	\$2,197,563	\$2,076,852

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$30,245.13
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$30,245.13

## Owner(s)A

Name - Ownership Type  
 ROCK OF CENTRAL FLA INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 25 TWP 19S RGE 29E  
 BEG 10.13 CH S OF NW COR  
 RUN S 9.87 CH E 20 CH N 5  
 CH N 76 1/4 DEG W TO BEG  
 (LESS ST RD 46 R/W)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,197,563	\$2,197,563	\$0
Schools	\$2,197,563	\$2,197,563	\$0
FIRE	\$2,197,563	\$2,197,563	\$0
ROAD DISTRICT	\$2,197,563	\$2,197,563	\$0
SJWM(Saint Johns Water Management)	\$2,197,563	\$2,197,563	\$0

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2003	\$1,000,000	04774/0974	Vacant	No
SPECIAL WARRANTY DEED	2/1/1999	\$220,000	03608/1218	Vacant	Yes

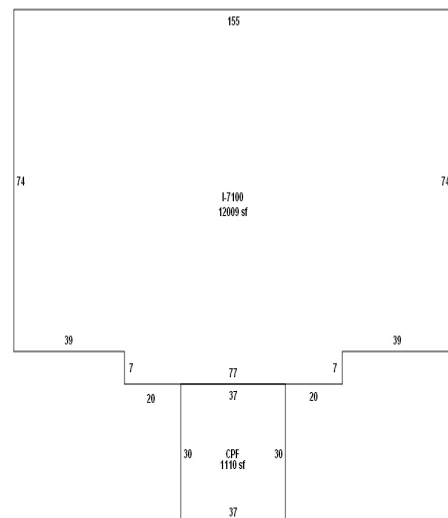
## LandA

Units	Rate	Assessed	Market
7.54 Acres	\$125,000/Acre	\$941,875	\$941,875
3 Acres	\$500/Acre	\$1,500	\$1,500

## Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	12009
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$1,459,480
Assessed	\$1,123,800

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	1110

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04967	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$11,030		5/27/2025
15337	6641 W SR 46 : STRUCTURES OTHER THAN BUILDINGS-14x20 storage shed- no electric	\$13,000	8/6/2024	7/11/2024
08784	6641 W SR 46 : ALTERATION COMMERCIAL-26x44 Two Dome Sun Shade	\$94,000		9/8/2023
05141	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$11,108		4/4/2023
18041	6641 W SR 46 : MECHANICAL - COMMERCIAL-	\$12,941		1/7/2020
10214	FIRE ALARM SYSTEM - 6641 W SR 46	\$1,975		7/26/2017
07292	INSTALL WIRELESS COMMUNICATOR	\$400		6/1/2017
06923	FIRE ALARM SYSTEM	\$3,850		5/24/2017
05630	1500 SF PORTABLE CLASSROOM	\$58,250	1/22/2018	5/1/2017
07489	NEW INTERIOR PARTITIONS, ELECTRICAL, & MECHANICAL FIXTURE RELOCATIONS	\$50,000	1/22/2018	6/28/2016
10014	FENCE/WALL	\$2,400		10/9/2014
09329	INSTALL 3 SMOKE DETECTORS	\$1,100		9/18/2014
07294	INTERIOR ALTERATION	\$1,000	10/26/2010	9/9/2009
02827	INSTALL FIRE SYSTEM SPRINKLERS	\$791		4/15/2009
01859	MINOR INTERIOR ALTERATION	\$4,000	7/10/2009	3/11/2009
03593	SOUND BOOTH; PAD PER PERMIT 6641 W SR 46	\$800		4/9/2007
02416	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 6641 W SR 46	\$9,000		3/12/2007
01531	RETAINING WALL; PAD PER PERMIT 6653 W SR 46	\$25,000		2/14/2007
01009	GROUND & WALL SIGNS; PAD PER PERMIT 6645 W SR 46	\$9,147		1/31/2007
00946	DUMPSTER ENCLOSURE; PAD PER PERMIT 6639 W SR 46	\$2,000		1/30/2007
12405	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 6641 W SR 46	\$19,582		11/3/2006
08775	CHURCH; PAD PER PERMIT 6641 W SR 46	\$1,617,138	4/26/2007	7/28/2006
07244	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 6641 W SR 46	\$14,245		6/20/2006

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2007	1145	\$6,229	\$3,737
BLOCK WALL - SF	2007	186	\$2,580	\$1,548

SEAWALL - SF	2007	1044	\$35,412	\$21,247
COMMERCIAL ASPHALT DR 2 IN	2007	38600	\$104,220	\$62,532
6' CHAIN LINK FENCE - LIN FT	2014	175	\$2,711	\$1,965
6' CHAIN LINK FENCE - LIN FT	2007	888	\$13,755	\$8,253
POLE LIGHT 1 ARM	2007	9	\$16,686	\$16,686
POLE LIGHT 2 ARM	2007	4	\$14,420	\$14,420

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

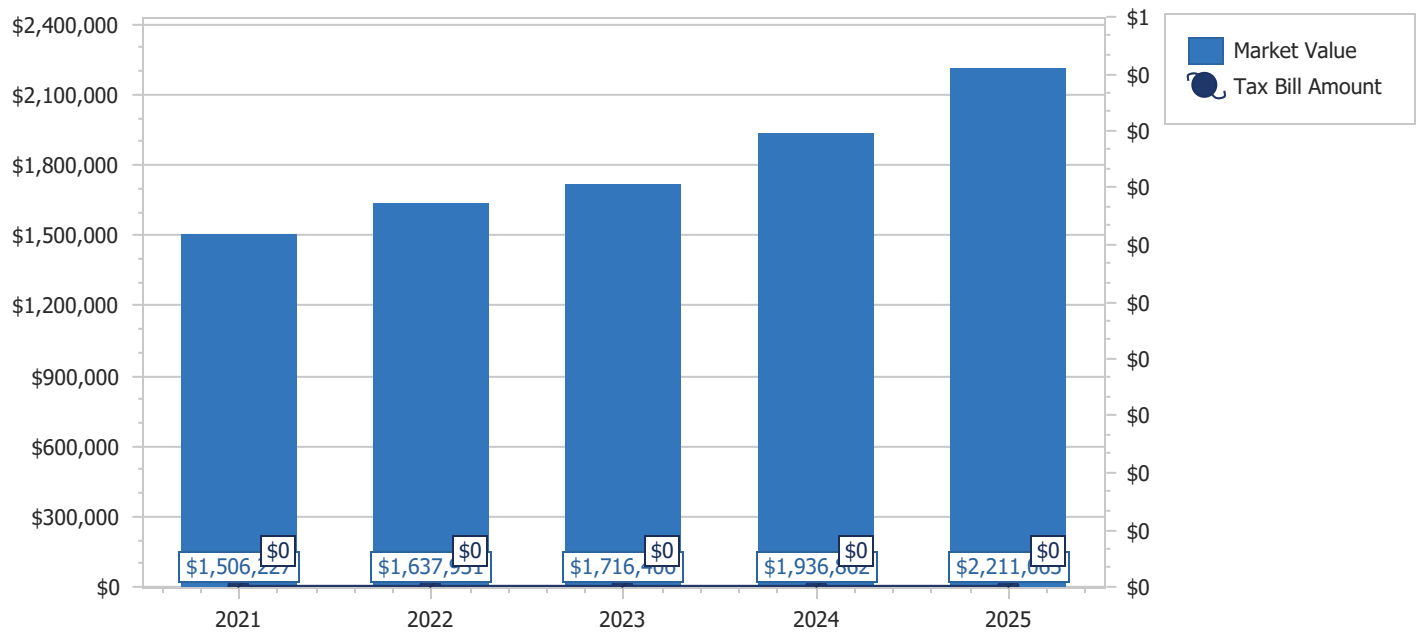
Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



## Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

\* 11/04/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:22:54  
PROJ # 25-32000014 RECEIPT # 0305355  
OWNER: ROCK OF CENTRAL FLA INC  
JOB ADDRESS: 6641 W SR 46 LOT #: 0000

SPECIAL EXCEPTIONS	1350.00	1350.00	.00
--------------------	---------	---------	-----

TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000025600	
CASH/CHECK AMOUNTS...:	1350.00	
COLLECTED FROM:	MCKEE CONSTRUCTION CO	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

### Comment Document – Initial Submittal

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

PROJECT NAME:	ROCK OF CENTRAL FLA - SPECIAL EXCEPTION	PROJ #: 25-32000014
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	10/30/25	
RELATED NAMES:	BS2025-14	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-19-29-300-0290-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR EXPANSION OF THE SCHOOL FOR A DAYCARE ON 10.62 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SR 46, WEST OF ORANGE BLVD	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF SR 46, WEST OF ORANGE BLVD	
APPLICANT:		CONSULTANT:
STEVEN PARKER ROCK OF CENTRAL FLA INC 6641 W SR 46 SANFORD FL 32771 (407) 688-2445 STEVE@WEARETHEROCKOFCF.ORG		MAVERICK VONHERBULIS MCKEE CONSTRUCTION 717 MONROE RD SANFORD FL 32771 (407) 323-1150 MAVERICK@MCKEEGC.COM

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

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

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

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

#### State Permits that may be required:

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

**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please show a general plan for proposed landscaping in accordance with SCLDC Sec. 30.3.1.5 (c).	Unresolved
2.	Buffers and CPTED	Please depict width and opacity of buffers. A parking buffer is required on the south side where the setback of the parking lot is less than twenty-five feet.	Unresolved
3.	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
4.	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
5.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
6.	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
7.	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
8.	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
9.	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)	Unresolved
10.	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	Unresolved

		level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	
11.	Natural Resources	Library Comment 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
12.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
13.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
14.	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)	Unresolved
15.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
16.	Natural Resources	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA. 50% of trees on site must remain after construction.	Unresolved
17.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
18.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
19.	Natural Resources	Provide a conceptual landscape plan.	Unresolved
20.	Planning and Development	What is the anticipated enrollment for the daycare? Please provide the total number of students per each grade level anticipated.	Unresolved
21.	Planning and Development	Please be advised, expansion of the Middle and High School portions would not be permitted. This is in accordance with Policy FLU 2.2.5 of the Comprehensive Plan: Middle schools and high schools shall not be permitted on property located within the Wekiva River Protection Area except for 8.7 acres owned by the Seminole County School Board prior to October 26, 1999, which is located in the East Lake Sylvan	Info Only

		Transitional Area, depicted in Exhibit FLU: East Lake Sylvan Transitional Area/School Site.	
22.	Planning and Development	The site plan states total seats in the house of worship as 380, but the narrative states 330 seats. Please clarify the total number of seats for the house of worship use.	Unresolved
23.	Planning and Development	Required parking must also include parking for the daycare and private school. Daycare, preschool, and kindergarten facilities require one (1) space per employee; Elementary and Middle require 1.75 spaces per classroom, and high school ages require 5 spaces per classroom. Please update the site data and parking count accordingly.	Unresolved
24.	Planning and Development	Per FLU Policy 2.3.2, No application for a Plan or administrative residential density amendment above one dwelling unit per net buildable acre will be considered in the East Lake Sylvan Transitional Area unless the applicant demonstrates that the proposed amendment results in less impact on natural resources than a non-clustered development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development in the East Lake Sylvan Transitional Area. Please demonstrate compliance with this provision by submitting a Wekiva Consistency Form. <a href="http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf">http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf</a>	Unresolved
25.	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the following link for the requirements that the applicant must meet. Staff recommends submitting the community meeting mail out via email to the project manager for review prior to sending it out to ensure it meets code requirements. Please upload the minutes, sign in sheet, any materials presented, and an approximate number of attendees to eplan once complete. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Unresolved
26.	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
27.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Safety - Fire Marshal	Any changes to structure shall require building permits to include change of use, etc.	Info Only
29.	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
30.	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
31.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to	Info Only

		submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	
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## 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
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review 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	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	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:
12/4/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah Harttung, Kaitlyn Apgar
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p>		

**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

## Agenda Memorandum

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

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**File Number: 2025-1132**

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### **Title:**

#### **HEATHROW RESIDENCES AT THE MARKETPLACE TOWNHOMES - PD MAJOR AMENDMENT**

**Project Number:** 25-20500015

**Project Description:** Proposed PD Major Amendment for townhomes and commercial retail on 14.78 acres located on the northeast corner of W Lake Mary Blvd and Heathrow Blvd

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

**Parcel ID:** 12-20-29-300-001C-0000+

**BCC District:** 5-Herr

**Applicant:** David Cobb (407) 506-9058

**Consultant:** Tyler Fitzgerald (407) 322-6841



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

PROJ. #: 25-20500015  
Received: 10/24/25  
Paid: 10/27/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES)

\$400/ACRE\* (\$10K MAX. FEE)

☐ LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)

\$400/ACRE\* (\$10K MAX. FEE) + 50% OF REZONE

LSFLUA FEE \_\_\_\_\_ + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL LSFLUA AND REZONE FEE

☐ SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)

\$3,500

☐ SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)

\$3,500 + 50% OF REZONE FEE

SSFLUA FEE \$3,500 + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL SSFLUA AND REZONE FEE

☐ TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)

\$3,000

☐ TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)

\$1,000

☐ REZONE (NON-PD)\*\*

\$2,500 + \$75/ACRE\* (\$6,500 MAX. FEE)

☐ PD REZONE\*\*

☐ PD REZONE

\$4,000 + \$75/ACRE\* (\$10K MAX. FEE)

☐ PD FINAL DEVELOPMENT PLAN

\$1,000

☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN

CALCULATED BELOW

(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE

(TOTAL SF OF NEW ISA \_\_\_\_\_ /1,000 = \_\_\_\_\_)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE: \_\_\_\_\_

EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

☒ PD MAJOR AMENDMENT

\$4,000 + \$75/ACRE\*<sup>^</sup> (\$10K MAX. FEE)

☐ PD MINOR AMENDMENT

\$1,000

☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)

☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)

\$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: Heathrow Residences at the Marketplace Townhomes	
PARCEL ID #(S): 12-20-29-300-001C-0000/12-20-29-300-0060-0000	
LOCATION: 100 International Parkway, Lake Mary, FL 32746; 1275 Lake Heathrow Lane, Lake Mary, FL 32746	
EXISTING USE(S): Office/Commercial Retail	PROPOSED USE(S): Townhomes/Commercial Retail
TOTAL ACREAGE: 14.78	BCC DISTRICT: 5: Andria Herr
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

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

NAME: David Cobb		COMPANY: Big Bucket Development, LLC	
ADDRESS: 100 East Central Boulevard, Suite #2			
CITY: Orlando		STATE: Florida	ZIP: 32801
PHONE: 407-506-9058		EMAIL: david@archonca.com	

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

NAME: Tyler Fitzgerald		COMPANY: CPH Consulting, LLC	
ADDRESS: 500 West Fulton Street			
CITY: Sanford		STATE: Florida	ZIP: 32771
PHONE: 407-322-6841		EMAIL: tfitzgerald@cphcorp.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SG LM RE Holdings LLC (12-20-29-300-001C-0000)/ EQX-HRP Heathrow LLC (12-20-29-300-0060-0000)		
ADDRESS: 1401 N Ronald Regan Boulevard #1120, Longwood, FL 32750/ 630 S Maitland Avenue Suite 100, Maitland, FL 32751		
CITY:	STATE:	ZIP:
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 as an Engineered Site 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.)

**TYPE OF CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

☐ Concurrency application has been submitted online and the appropriate fee is 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)

10/1/2025  
DATE

## **PD REZONE REVIEW CRITERIA**

**In accordance with Seminole County Land Development Code (SCLDC) Sec. 30.8.5.3 Review Criteria, the Applicant must demonstrate compliance with the review criteria below:**

Per 30.8.5.3 Review Criteria – Please provide a narrative explaining how the proposed project meets the following review criteria:

- (a) Comprehensive Plan Consistency. In approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.
- (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following.
  - (1) Natural resource preservation.
  - (2) Crime Prevention (CPTED).
  - (3) Neighborhood/community amenities.
  - (4) Provision of affordable or workforce housing.
  - (5) Reduction in vehicle miles traveled per household.
  - (6) Transit-oriented development
  - (7) Provision of new multimodal connectivity.
  - (8) Innovation in water or energy conservation.
  - (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.
- (c) In addition, any proposed development under the PD ordinance must address the following goals:
  - (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
  - (2) Minimize transportation impacts through design elements, which may include but are not limited to - multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.
- (d) The PD application shall include a narrative addressing the following:
  - (1) How the proposed development addresses the goals of the Comprehensive Plan?
  - (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district?
  - (3) How the proposed development provides an innovative approach to land development?
  - (4) Provide a description of benefits to the County that cannot be achieved under the existing provisions of this Code.



- (e) Residential PD Design Standards:
  - (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.
  - (2) Front-facing garage doors must be set back a minimum of twenty (20) feet.
  - (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.
  - (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.
- (f) Required Neighborhood Improvements:
  - (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:
    - a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.
    - b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.
    - c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.
    - d. Meet the standards of [Section 30.14.16](#), General provisions for all landscaped areas.
  - (2) Fifty (50) percent of pond frontage must be open to streets or community parks.
    - a. Where the pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.
    - b. Landscaped areas must comply with the provisions of [Section 30.14.16](#) (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).
- (g) Common Useable Open Space:
  - (1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards:
    - a. Minimum eight (8) percent of net buildable acreage utilized for open space.
    - b. Open Space may be provided in multiple locations; however, each location must be:
      - i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
      - ii. Not less than 0.25 contiguous acres. 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.
      - iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.

# 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, Robert Crews, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-001C-0000 hereby designates David Cobb 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 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: X **Planned Development (PD) Major Amendment**

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.

9/2/2025  
Date

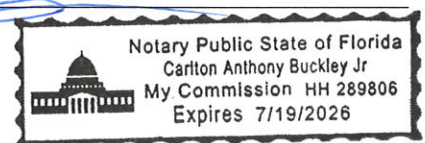
  
Property Owner's Signature

Robert Crews  
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 ROBERT CREWS (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 22 day of OCTOBER, 20 25.

  
Notary Public



# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Ryan P. Stahl, the owner of record for the following described property [Parcel ID Number(s)] 12-20-29-300-0060-0000 hereby designates David Cobb 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 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:** X **Planned Development (PD) Major Amendment**

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.

9/9/2025  
Date

  
Property Owner's Signature

Ryan P. Stahl

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 Ryan P. Stahl (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 4th day of September, 2025.



KRISTIN BANKS  
Commission # HH 405810  
Expires June 4, 2027

  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): \_\_\_\_\_

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



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

**Name of LLC:** SG LM RE Holdings, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Nathan Green	Manager	1275 Lake Heathrow Lane, Lake Mary, FL 32746	50%
Robert Crews	Manager	1275 Lake Heathrow Lane, Lake Mary, FL 32746	50%

(Use additional sheets for more space)

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

**Name of Purchaser:** \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

**Date of Contract:** \_\_\_\_\_

**Specify any contingency clause related to the outcome for consideration of the application:** \_\_\_\_\_

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

Date 10/9/2025

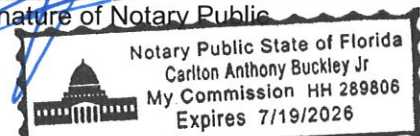


Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9 day of OCTOBER, 2025, by ROBERT CREWS, who is ☒ personally known to me, or ☒ has produced FLDL as identification.

Signature of Notary Public



Print, Type or Stamp Name of Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

- ☐ Individual                      ☐ Corporation                      ☐ Land Trust  
☒ Limited Liability Company                      ☐ Partnership                      ☐ Other (describe): \_\_\_\_\_

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

**Name of LLC:** Heathrow Property Investors, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Ryan Stahl	President & CEO	630 S Maitland Avenue, Suite 100, Maitland, FL 32751	100%

(Use additional sheets for more space)

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

**Name of Purchaser:** \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

**Date of Contract:** \_\_\_\_\_

**Specify any contingency clause related to the outcome for consideration of the application:** \_\_\_\_\_

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

9/8/25

Date

*[Signature]*

Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8<sup>th</sup> day of September, 2025, by Ryan Stahl, who is ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



KRISTIN BANKS  
Commission # HH 405810  
Expires June 4, 2027

*[Signature]*  
Signature of Notary Public

Kristin Banks  
Print, Type or Stamp Name of Notary Public





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

## Detail by Entity Name

Florida Limited Liability Company

**SG LM RE HOLDINGS LLC**

### Filing Information

**Document Number** L22000395698  
**FEI/EIN Number** 92-0294759  
**Date Filed** 09/09/2022  
**Effective Date** 09/09/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

1275 LAKE HEATHROW LANE  
 LAKE MARY, FL 32746

Changed: 02/06/2023

### Mailing Address

1275 LAKE HEATHROW LANE  
 LAKE MARY, FL 32746

Changed: 02/06/2023

### Registered Agent Name & Address

GREEN, NATHAN  
 1275 LAKE HEATHROW LANE  
 LAKE MARY, FL 32746

Address Changed: 02/06/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GREEN, NATHAN  
 1275 LAKE HEATHROW LANE  
 LAKE MARY, FL 32746

Title MGR

CREWS, ROBERT

1275 LAKE HEATHROW LANE

LAKE MARY, FL 32746

#### Annual Reports

Report Year	Filed Date
2023	02/06/2023
2024	01/08/2024
2025	03/31/2025

#### Document Images

<a href="#">03/31/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/09/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Foreign Limited Liability Company

**EQX-HRP HEATHROW, LLC**

### Filing Information

**Document Number** M21000007579

**FEI/EIN Number** 87-1240427

**Date Filed** 06/17/2021

**State** DE

**Status** ACTIVE

### Principal Address

3 KEEL ST., UNIT #2  
WRIGHTSVILLE BEACH, NC 28480

### Mailing Address

3 KEEL ST., UNIT #2  
WRIGHTSVILLE BEACH, NC 28480

### Registered Agent Name & Address

PARACORP INCORPORATED  
155 OFFICE PLAZA DR., 1ST FLOOR  
TALLAHASSEE, FL 32301

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

HRP HEATHROW, LLC  
3 KEEL ST., UNIT #2  
WRIGHTSVILLE BEACH, NC 28480

Title MBR

**HEATHROW PROPERTY INVESTORS, LLC**

630 S. MAITLAND AVE., STE. 100  
MAITLAND, FL 32751

Title MGR

Harbour Retail Partners Management, LLC  
3 KEEL ST., UNIT #2  
WRIGHTSVILLE BEACH, NC 28480

**Annual Reports**

Report Year	Filed Date
2023	04/26/2023
2024	04/29/2024
2025	03/17/2025

**Document Images**

<a href="#">03/17/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/17/2021 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Florida Limited Liability Company

**HEATHROW PROPERTY INVESTORS, LLC**

### Filing Information

<b>Document Number</b>	L21000272830
<b>FEI/EIN Number</b>	87-1155931
<b>Date Filed</b>	06/11/2021
<b>Effective Date</b>	06/11/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

630 S MAITLAND AVENUE  
SUITE 100  
MAITLAND, FL 32751

### Mailing Address

630 S MAITLAND AVENUE  
SUITE 100  
MAITLAND, FL 32751

### Registered Agent Name & Address

**STAHL, RYAN P**  
630 S MAITLAND AVENUE  
SUITE 100  
MAITLAND, FL 32751

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

STAHL, RYAN P  
630 S MAITLAND AVENUE, SUITE 100  
MAITLAND, FL 32751

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/26/2023
2024	04/22/2024
2025	04/25/2025

### **Document Images**

[04/25/2025 -- ANNUAL REPORT](#)

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[04/26/2023 -- ANNUAL REPORT](#)

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[04/26/2022 -- ANNUAL REPORT](#)

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[06/11/2021 -- Florida Limited Liability](#)

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# Property Record CardA



Parcel: 12-20-29-300-0060-0000  
 Property Address: 100 INTERNATIONAL PKWY LAKE MARY, FL 32746  
 Owners: EQX-HRP HEATHROW LLC  
 2026 Market Value \$15,940,512 Assessed Value \$15,940,512 Taxable Value \$15,940,512  
 2025 Tax Bill \$218,050.26  
 Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.73 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	12-20-29-300-0060-0000
Property Address	
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$15,940,512	\$15,940,512
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	\$15,940,512	\$15,940,512

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$218,050.26
Tax Bill Amount	\$218,050.26
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal DescriptionA

SEC 12 TWP 20S RGE 29E  
 BEG 190 FT S 83 DEG 50 MIN 18 SEC E  
 OF INT N R/W LAKE MARY BLVD & E  
 R/W HEATHROW BLVD RUN N 13 DEG 42  
 MIN 25 SEC W 49.98 FT N 66 DEG 21  
 MIN 1 SEC W 76.54 FT N 23 DEG 30  
 MIN 56 SEC E 167.63 FT S 74 DEG 38  
 MIN 58 SEC E 137.77 FT N 18 DEG 45  
 MIN 30 SEC E 282.22 FT N 160 FT E  
 37 FT N 160.19 FT S 70 DEG 10 MIN  
 32 SEC E 943.36 FT S 56 DEG 54 MIN  
 18 SEC W 173.44 FT SWLY & WLY ALONG  
 CURVE 170.31 FT N 54 DEG 35 MIN 42  
 SEC W 54.40 FT S 35 DEG 24 MIN 18  
 SEC W 92 FT SLY ALONG CURVE 263.28 FT  
 S 6 DEG 53 MIN W 38.63 FT SLY ON  
 CURVE 38.96 FT N 83 DEG 50 MIN 18  
 SEC W TO BEG (LESS R/W ON S FOR LK  
 MARY BLVD & FROM SE COR RUN W  
 1404.21 FT N 79 DEG 04 MIN 02 SEC  
 W 6.14 FT WLY ALONG CURVE 388.36 FT  
 N 83 DEG 50 MIN 18 SEC W 65.95 FT  
 NELY ALONG CURVE 38.96 FT N 06 DEG 53  
 MIN 00 SEC E 38.63 FT NELY ALONG ELY  
 R/W INT'L PKWY 226.89 FT NWLY ALONG  
 CURVE 36.39 FT N 35 DEG 24 MIN 18  
 SEC E 92 FT S 54 DEG 35 MIN 42 SEC  
 E 54.40 FT ELY ALONG CURVE 36.11 FT  
 NELY ALONG CURVE 79.40 FT N 38 DEG 55  
 MIN 15 SEC W 49.88 FT TO POB RUN  
 N 80 DEG 47 MIN 37 SEC W 31.19 FT  
 N 51 DEG 21 MIN 48 SEC W 51.34 FT  
 N 09 DEG 12 MIN 23 SEC E 120.89 FT  
 S 79 DEG 40 MIN 54 SEC E 170.66 FT  
 S 54 DEG 12 MIN 23 SEC W 96.64 FT  
 S 35 DEG 47 MIN 37 SEC E 34 FT S  
 54 DEG 12 MIN 23 SEC W 71.31 FT TO  
 BEG)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$15,940,512	\$0	\$15,940,512
Schools	\$15,940,512	\$0	\$15,940,512
FIRE	\$15,940,512	\$0	\$15,940,512
ROAD DISTRICT	\$15,940,512	\$0	\$15,940,512
SJWM(Saint Johns Water Management)	\$15,940,512	\$0	\$15,940,512

## SalesA

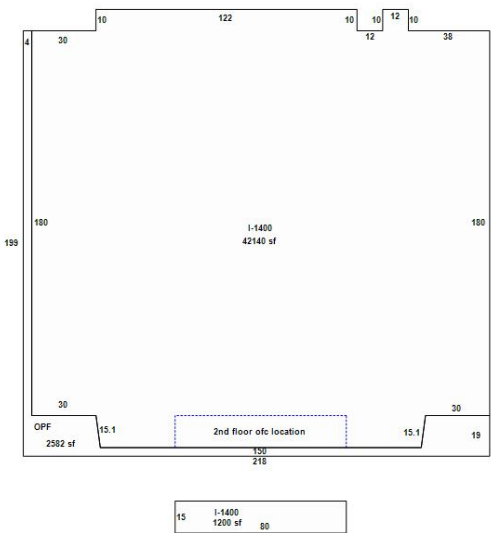
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/25/2021	\$18,200,000	09974/1672	Improved	Yes

WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No

LandA			
Units	Rate	Assessed	Market
519,721 SF	\$7.16/SF	\$3,721,202	\$3,721,202

Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	43340
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,952,764
Assessed	\$2,302,485

\* Year Built = Actual / Effective

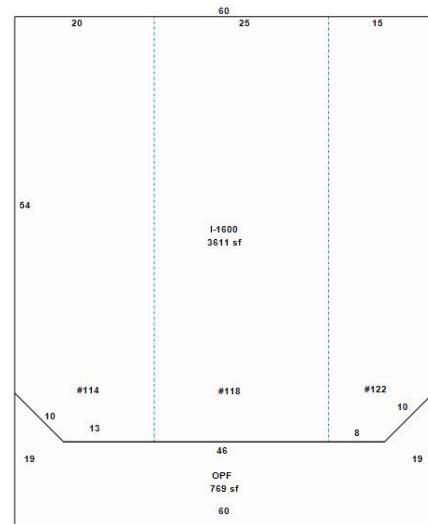


Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	2582

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3611
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$364,939
Assessed	\$212,577

\* Year Built = Actual / Effective

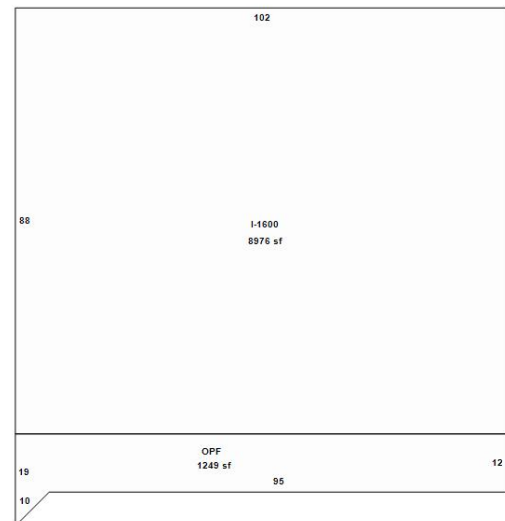


Building 2

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	769

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	8976
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$880,043
Assessed	\$512,625

\* Year Built = Actual / Effective

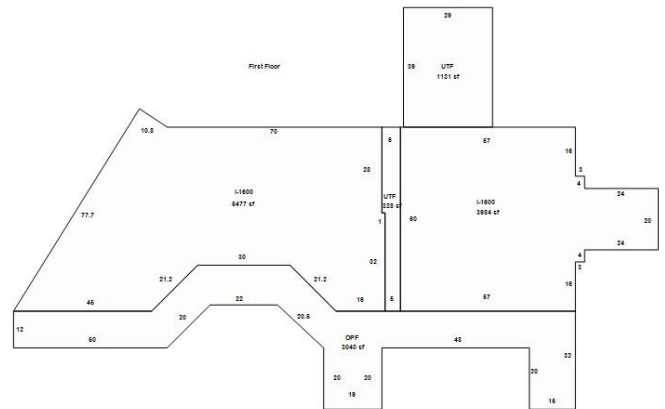


Building 3

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	1249

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	17726
Total Area (ft²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,369,836
Assessed	\$1,380,429

\* Year Built = Actual / Effective

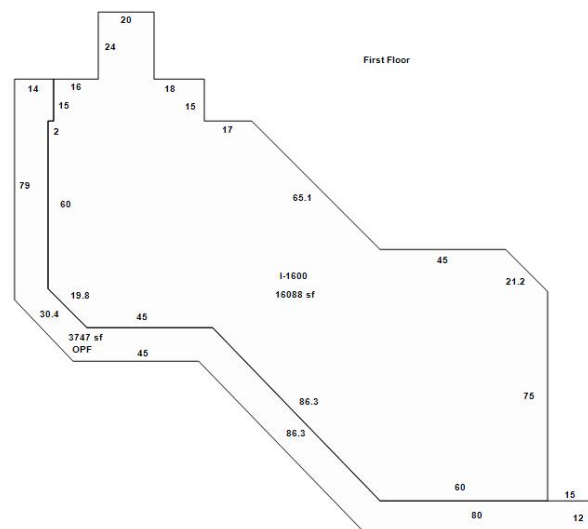


Building 4

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft²)	30098
Total Area (ft²)	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,804,374
Assessed	\$2,216,048

\* Year Built = Actual / Effective



Building 5

AppendagesA	
Description	Area (ft²)

OPEN PORCH FINISHED	788
OPEN PORCH FINISHED	5052
OPEN PORCH FINISHED	3747

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015
09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015

09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011
00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011

07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007
03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007



03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004
10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004

03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001
03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001

01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996
06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996

05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

#### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1988	222400	\$600,480	\$360,288
COMMERCIAL CONCRETE DR 4 IN	1988	41724	\$226,979	\$136,187
POLE LIGHT 1 ARM	1988	21	\$38,934	\$38,934
POLE LIGHT 2 ARM	1988	29	\$104,545	\$104,545
POLE LIGHT 3 ARM	1988	6	\$33,990	\$33,990
POLE LIGHT 1 ARM	1989	13	\$24,102	\$24,102
WOOD DECK	2000	1200	\$8,280	\$4,968

#### ZoningA

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

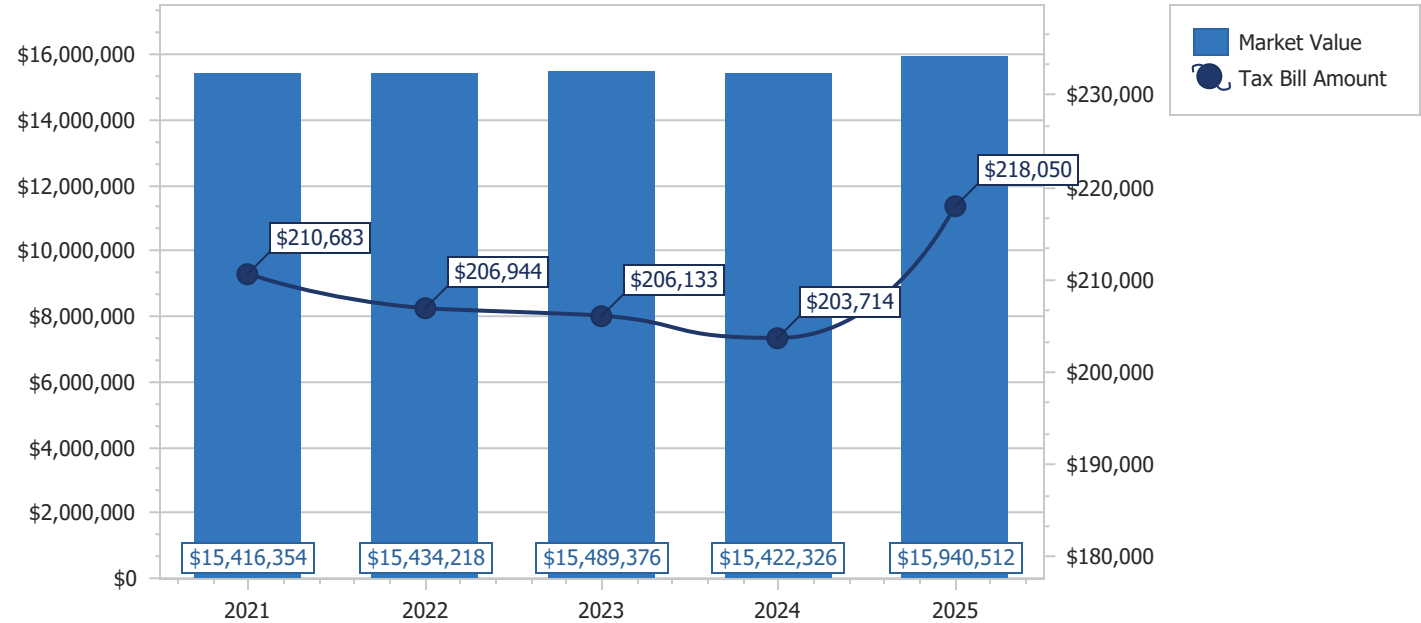
#### School DistrictsA

Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationA	
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 11

UtilitiesA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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# Property Record CardA



Parcel: **12-20-29-300-001C-0000**  
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**  
 Owners: **SG LM RE HOLDINGS LLC**  
 2026 Market Value \$2,597,678 Assessed Value \$2,597,678 Taxable Value \$2,597,678  
 2025 Tax Bill \$35,543.05  
 Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.05 Acres

## Parcel LocationA



## Site ViewA



122029300001C0000 05/16/2023

## Parcel InformationA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	1401 N RONALD REAGAN BLVD # 1120 LONGWOOD, FL 32750-4398
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$911,103	\$923,013
Depreciated Other Features	\$58,823	\$47,601
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,597,678	\$2,598,366
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	\$2,597,678	\$2,598,366

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$35,543.05
Tax Bill Amount	\$35,543.05
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 SG LM RE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 12 TWP 20S RGE 29E  
 BEG INT E R/W LI HEATHROW BLVD & N  
 R/W LI LAKE MARY BLVD RUN N 06 DEG  
 10 MIN 14 SEC E 39.57 FT NELY ALONG  
 CURVE 96.61 FT NWLY ALONG CURVE  
 92.68 FT NELY ALONG CURVE 23.47 FT  
 N 23 DEG 37 MIN 44 SEC W 50 FT NWLY  
 ALONG CURVE 44.94 N 10 DEG 36 MIN  
 44 SEC W 114.0 FT S 57 DEG 36 MIN  
 42 SEC E 108.34 FT N 87 DEG 11 MIN  
 31 SEC E 86.81 FT N 54.41 FT E 214  
 FT S 160 FT S 18 DEG 45 MIN 30 SEC  
 W 282.22 FT N 74 DEG 38 MIN 58 SEC  
 W 137.77 FT S 23 DEG 30 MIN 56 SEC  
 W 167.63 FT S 66 DEG 21 MIN 01 SEC  
 E 76.54 FT S 13 DEG 43 MIN 25 SEC E  
 49.98 FT N 83 DEG 50 MIN 18 SEC W  
 190 FT TO BEG

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,597,678	\$0	\$2,597,678
Schools	\$2,597,678	\$0	\$2,597,678
FIRE	\$2,597,678	\$0	\$2,597,678
ROAD DISTRICT	\$2,597,678	\$0	\$2,597,678
SJWM(Saint Johns Water Management)	\$2,597,678	\$0	\$2,597,678

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

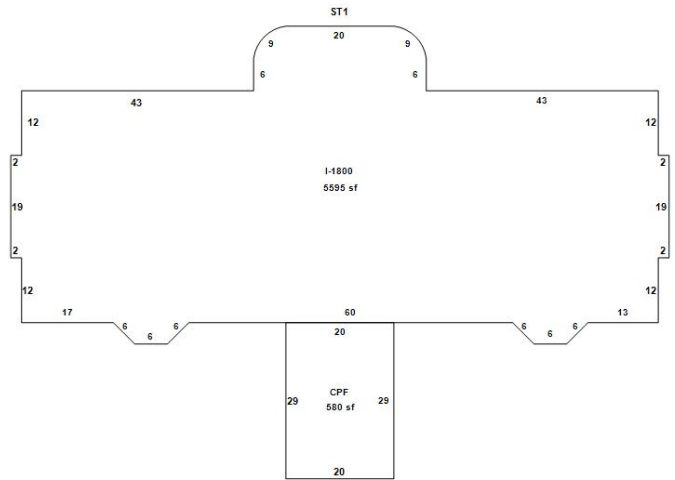
## LandA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752



Building InformationA	
#	1
Use	MASONRY PILASTER .
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft²)	10029
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,190,984
Assessed	\$911,103

\* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$3,883
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$13,705
BRICK DRIVEWAY	1984	2642	\$19,524	\$11,714
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

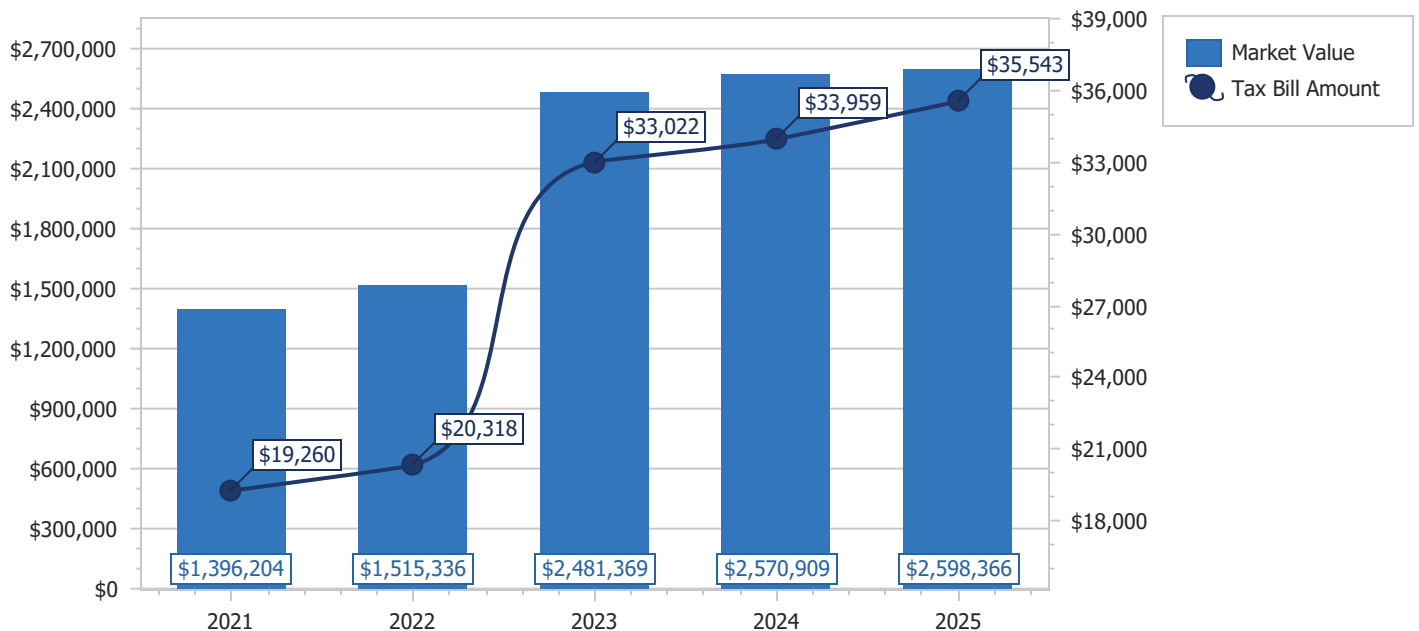
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationA	
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 11

UtilitiesA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value HistoryA



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

**Receipt Details**

**Date:** 10/27/2025 10:53:02 AM  
**Project:** 25-20500015  
**Credit Card Number:** 43\*\*\*\*\*6673  
**Authorization Number:** 09345D  
**Transaction Number:** 271025O3A-32C29D3D-FB13-41CF-812E-8987DDF17584  
**Total Fees Paid:** 5229.00

**Fees Paid**

<b>Description</b>	<b>Amount</b>
MAJOR PD AMENDMENT 14	5125.00
CC CONVENIENCE FEE -- PZ	104.00
<b>Total Amount</b>	<b>5229.00</b>

## SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

### Document – Initial Submittal

<b>PROJECT NAME:</b>	<b>HEATHROW RESIDENCES AT THE MARKETPLACE TOWNHOMES – PD MAJOR AMENDMENT</b>	<b>PROJ #: 25-20500015</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	10/24/25	
RELATED NAMES:	Z2025-022	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-001C-0000+	
PROJECT DESCRIPTION	PROPOSED PD MAJOR AMENDMENT FOR TOWNHOMES AND COMMERCIAL RETAIL ON 14.78 ACRES LOCATED ON THE NORTHEAST CORNER OF LAKE MARY BLVD AND HEATHROW BLVD	
NO OF ACRES	14.78	
BCC DISTRICT	5: HERR	
LOCATION	ON THE NORTHEAST CORNER OF LAKE MARY BLVD AND HEATHROW BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAVID COBB BIG BUCKET DEVELOPMENT LLC 100 E CENTRAL BLVD STE #2 ORLANDO FL 32801 (407) 506-9058 DAVID@ARCHONCA.COM	TYLER FITZGERALD CPH CONSULTING LLC 500 W FULTON ST SANFORD FL 32771 (407) 322-6841 TFITZGERALD@CPHCORP.COM	

County staff members have reviewed the subject development project and offer the following s. The s below are a compilation of s 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 s; include a statement in your response to s that no additional revisions have been made to the site plan beyond those stated.**

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

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

**State Permits that may be required:**

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

#### AGENCY/DEPARTMENT S

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	For buffer information please refer to Chapter 30 Part 14.	Info Only
2.	Buffers and CPTED Annie Sillaway	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 Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	The proposed project is within the Lake Mary Gateway Corridor Overlay, which requires a minimum fifteen (15) foot buffer width, which shall be greater if a more restrictive setback is required by the underlying zoning classification, shall be provided abutting the designated roadway right of way.	Info Only
6.	Buffers and CPTED Annie Sillaway	In order to determine the required landscape buffers for the entire site please provide the gross density for the site.	Unresolved
7.	Buffers and CPTED Annie Sillaway	Additional s may be generated based on resubmittal.	Unresolved
8.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
9.	Building Division Daniel Losada	Proposed restaurant may require fire sprinkler and fire alarm systems. - Propose grocery store will require a fire sprinkler and fire alarm systems.	Info Only
10.	Building Division Daniel Losada	All site alterations and upgrades must comply with the Florida accessibility code.	Info Only
11.	Comprehensive Planning	On the MDP, please indicate the parcels numbers, FLU designations, proposed uses, and proposed FAR	Unresolved

	Maya Athanas	maximum.	
12.	Comprehensive Planning Maya Athanas	Additional s may be generated based on resubmittal.	Unresolved
13.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Natural Resources Sarah Harttung	For future FDP/site plan: identify the oaks on site to the species level (laurel, water, live, etc.).	Info Only
15.	Natural Resources Sarah Harttung	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
16.	Planning and Development Annie Sillaway	On the MDP, under Site Data, please indicate the required minimum open space of twenty-five (25) percent and specify the proposed open space for the residential property. Open space area requirements for planned developments must meet the following criteria under sec. 30.8.5.3 (g).	Unresolved
17.	Planning and Development Annie Sillaway	On the MDP coversheet, provide a vicinity map showing the location of the proposed development, relationship to surrounding streets and thoroughfares, existing zoning on the site and surrounding areas, existing land use on the site and surrounding areas within 500 feet.	Unresolved
18.	Planning and Development Annie Sillaway	Please provide a separate legal description in a pdf document.	Unresolved
19.	Planning and Development Annie Sillaway	On the MDP, provide a Site Data table that includes the existing and proposed land uses, the proposed gross density, and the proposed net buildable density calculation for the residential portion of the site. Information: Net Buildable Definition: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Unresolved
20.	Planning and Development Annie Sillaway	On the MDP, under Site Data, provide the use, including the proposed housing type and the number of lots.	Unresolved
21.	Planning and Development Annie Sillaway	On the MDP, provide a tract table showing acreage, ownership, and maintenance for each category of land use including internal roads, wetlands, open space, and landscape buffers.	Unresolved
22.	Planning and Development Annie Sillaway	On the MDP, only show the newly proposed boundary line between the residential and commercial property.	Unresolved

23.	Planning and Development Annie Sillaway	On the MDP, update the title block by removing the city, state, and ZIP code, and replace that information with Master Development Plan.	Unresolved
24.	Planning and Development Annie Sillaway	On the MDP under the site data, provide existing and proposed building heights of the proposed townhomes. Information: Per Sec. 30.10.4 - No building shall be constructed whose roof exceeds thirty-five (35) feet in height. If the Applicant decides to waiver from the requirement, for the new residential buildings the Applicant would need to request a waiver to the building height requirements.	Unresolved
25.	Planning and Development Annie Sillaway	On the MDP or coversheet, please identify and state all utility service suppliers.	Unresolved
26.	Planning and Development Annie Sillaway	On the MDP, identify and mark the location, use, and size of all common property tracts.	Unresolved
27.	Planning and Development Annie Sillaway	The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a> . On the MDP, provide a note that states, "The subject property is within the Countys Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33)".	Unresolved
28.	Planning and Development Annie Sillaway	***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&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 Joy Ford at 407-320-0069 or <a href="mailto:joy_ford@scps.k12.fl.us">joy_ford@scps.k12.fl.us</a>	Unresolved
29.	Planning and Development Annie Sillaway	Since the Applicant is doing a PD Major Amendment to the Heathrow PD a Community Meeting will be required. Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 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	Unresolved



		compliant. 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. 30.3.4.2(e) - 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).	
30.	Planning and Development Annie Sillaway	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24x 36 in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
31.	Planning and Development Annie Sillaway	Information Only: Per Sec. 30. 14.2.3 (d) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Development Services Director may waive this distance requirement where the developer proposes a major recreational facility that will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use. Per Sec. 30.14.2.3 (f) 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. 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	Info Only

		receptacles and appropriate signage.	
32.	Planning and Development Annie Sillaway	<p>Per Sec. 30.14.2.3 Residential Open Space. (a) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping; stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function that shall not conflict with other site features required by this Code. (b) Open space shall be located entirely within the boundaries of the project. In no case shall the required open space occupy any portion of a privately owned residential lot. (c) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval. Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association. (h) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: (1) The pond shall be sodded or dressed with equivalent ground cover. (2) The pond shall have no greater than a 4:1 slope with no fencing. (3) The pond shall have a curvilinear shape simulating a natural water body. (4) Canopy trees shall be provided at the rate of one (1) per fifty (50) feet of pond perimeter; however, the required number of trees may be clustered for an improved aesthetic effect. (5) For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (6) 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. (7) The pond shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include other amenities such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. For wet ponds, a littoral zone with plantings is required. Other features in addition to or substituting for the aforementioned may be approved by the Development Services Director consistent with the intent of this Part. The pond and/or adjacent area shall include a minimum of two of the following features: a. Fountain b. Stabilized walking path c. Exercise equipment d. Benches for seating e. Tot lot or mini-park (i) Natural lakes may be</p>	Info Only

		counted toward the minimum area requirement subject to the limitations in paragraph (k) below and the following criteria: (1) The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains, and picnic tables. (2) Only that portion of a lake that lies within the legal description of the project may count toward the required open space. (j) Conservation areas, defined for the purposes of this Part as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in paragraph (k) below. (k) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. (l) Required landscaped areas and buffers may not be credited toward the required open space area. (m) Site features noted in Section 30.14.2.5 may also be counted as open space.	
33.	Planning and Development Annie Sillaway	On the MDP, please clearly show the adjacent parcels with the parcel number the Future Land Use, Zoning and the name of adjacent road along the west portion of the residential site.	Unresolved
34.	Planning and Development Annie Sillaway	On the MDP under the site data, please provide the parcel number and the total site acreage.	Unresolved
35.	Planning and Development Annie Sillaway	On the MDP under the site data, provide the minimum lot size and lot width if the proposed townhomes will be fee simple lots.	Unresolved
36.	Planning and Development Annie Sillaway	On the MDP, provide the analysis impact table for School Impacts, Traffic Impacts, and water, sewer, and utilities.	Unresolved
37.	Planning and Development Annie Sillaway	After revising the MDP to put the necessary information on the plan and the Applicant is running out of room, the Applicant can create a coversheet to provide the following information: 1. Vicinity map showing the location of the proposed development in relationship to surrounding streets and thoroughfares within 500 feet. 2. Clearly state the name of the PD and title as the Master Development Plan. 3. Parcel Numbers and Legal Description. 4. List the property owner, consultant, engineer, utility providers, parcel number and legal description.	Unresolved
38.	Planning and Development Annie Sillaway	On the MDP, please place these notes: 2. The Water and sewer provider are Seminole County. 3. Utility lines will be designed to meet Seminole County requirements. 4. Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside	Unresolved

		<p>the public right of way. 5. All project signage shall comply with the Seminole County Land Development Code. (if in an overlay, check for additional signage restrictions) 6. Additional right-of-way dedication to Seminole County may be required. 7. The stormwater system shall be designed in compliance with Seminole County. 8. A mandatory H.O.A./P.O.A. will be created to provide for the management of all common areas and facilities. 9. Project will be constructed in one phase. (or if more than one phase state how many phases there will be) 10. Internal rights-of-way(s) will be (select one: public or private or will be determined at FDP) 11. Sidewalks will be constructed in compliance with Seminole County. 12. The developer will provide an internal pedestrian circulation system giving access to all portions of the development. 13. The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code. 14. The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.</p>	
39.	Planning and Development Annie Sillaway	Per Sec. 30.10.3.3 under the Lake Mary Boulevard Gateway Corridor Overlay the proposed development needs to show that the front of any building constructed on a parcel shall be setback a minimum of fifty (50) feet. Please show the proposed buildings setback to show that it meets the minimum fifty (50) foot building setback along the portion of the site that fronts Lake Mary Boulevard.	Unresolved
40.	Planning and Development Annie Sillaway	On the MDP under the site data, provide perimeter proposed building setbacks.	Unresolved
41.	Planning and Development Annie Sillaway	On the MDP, there seems to be driveways that are shorter in length from the garage to the internal right of way. Per Sec. 30.8.5.3 (e)(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.	Unresolved
42.	Planning and Development Annie Sillaway	Per Sec. 30.8.5.3 (f) Required Residential Neighborhood Improvements: (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall: a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site. b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier. c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all	Unresolved

		landscaped areas. (2) Fifty (50) percent of pond frontage must be open to streets or community parks. a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements). This section of the required residential neighborhood improvements for the PD can either be shown on the MDP or on an architectural rendering of the proposed site.	
43.	Planning and Development Annie Sillaway	Per Sec. 30.8.5.3 (e)(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners. If the Applicant is proposing lot width less than forty-five (45) feet wide, the Applicant will need to on the MDP that they would like to waiver from this section of the code.	Unresolved
44.	Planning and Development Annie Sillaway	Provide documentation demonstrating that residential entitlements remain available within the Heathrow DRI.	Unresolved
45.	Planning and Development Annie Sillaway	<p>The off-street parking requirements for residential development are as follows:</p> <p>Units 1,000 square feet or larger: 2 spaces per dwelling unit</p> <p>Units under 1,000 square feet: 1.5 spaces per dwelling unit</p> <p>Studio/Efficiency units: 1 space per dwelling unit.</p> <p>Based on the length of several driveways, it appears that vehicles parked in them may extend into the roadway. Will the townhomes include two-car garages to meet the off-street parking requirement, or will the garage and driveway parking be counted towards the required parking spaces? Please provide parking calculations for both the required and the proposed parking. In addition, include a note on the MDP explaining how the off-street parking requirements will be satisfied.</p>	Unresolved
46.	Planning and Development Annie Sillaway	Kimley-Horn has an active Preliminary Subdivision Plan on parcel 12-20-29-3000-0060-0000. Staff recommends that the Applicant for the PD Rezone coordinate with Kimley-Horn to discuss the two proposed developments on Tract 2 within the Heathrow DRI.	Info Only
47.	Planning and Development Annie Sillaway	Additional s may be generated based on resubmittal.	Info Only

48.	Planning and Development Annie Sillaway	Please provide the dimensions of all boundary lines on the residential lot.	Unresolved
49.	Planning and Development Annie Sillaway	On the MDP, please show the property lines and dimensions for the townhome lots.	Unresolved
50.	Planning and Development Annie Sillaway	On the MDP under the site data, provide the minimum dwelling size of the townhome units.	Unresolved
51.	Public Safety - Addressing Amy Curtis	Regarding addressing will be supplied in subsequent reviews. These s will pertain to Addressing Fees, the Subdivision Name Approval process, the Street Naming Process, the posting requirements for address numbers and street addresses, the requirements for street signs, and the timeline for the issuance of new addresses.	Info Only
52.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : 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
53.	Public Safety - Fire Marshal Matthew Maywald	Future building may require : 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
54.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
55.	Public Safety - Fire Marshal Matthew Maywald	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
56.	Public Safety - Fire Marshal Matthew Maywald	"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	Info Only

		<p>provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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 21/2 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"</p>	
57.	Public Safety - Fire Marshal Matthew Maywald	Additional s shall be generated based on site plan submittal.	Info Only
58.	Public Works - Engineering Jim Potter	Lots 10-17 driveways do not have a minimum of 20' depth of driveway. Please revise so that all driveways have a minimum 20'outside of the sidewalk. This means minimum 25' including the sidewalk area.	Unresolved
59.	Public Works - Engineering Jim Potter	Please add a complete site data table and notes. Please add a note stating that the plans will meet Seminole County and SJRWMD stormwater requirements.	Unresolved
60.	Public Works - Engineering Jim Potter	There appears to be an access path behind the existing building through the townhomes 1-9, 18-25 and then out the existing driveway to the west side of the project. Is this the intent? The curve going north to west behind the building seems too sharp. If the intent is to allow traffic out, then this curve needs to be wide enough for a semi-truck. If it is not the intent, then signage will be required, or it needs to be closed off. If it is for fire access, then it would need to show that the fire truck can get through. Please revise accordingly.	Unresolved
61.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	Info Only



**AGENCY/DEPARTMENT EFORM S AND PROJECT STATUS**

*This section shows the reviewers of this project from the various County agencies.*

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asilalway@seminolecountyfl.gov">asilalway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Addressing	No Review Required	Amy Curtis 407-665-5191 <a href="mailto:acutris@seminolecountyfl.gov">acutris@seminolecountyfl.gov</a>
Public Works - County Surveyor	Review Complete Recommend Approval	Raymond Phillips 407-665-5647 <a href="mailto:rphillips@seminolecountyfl.gov">rphillips@seminolecountyfl.gov</a>
Natural Resources	Approved	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asilalway@seminolecountyfl.gov">asilalway@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Building Division	Approved	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>

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:
12/4/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Jim, Maya
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See s for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

Altamonte Springs	(407) 571-8000	<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>