

SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, June 19, 2024

9:00 AM

Room 3024 and hybrid TEAMS option

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

DRC

PRE- APPLICATIONS

9:00AM (IN PERSON) HUTCHINSON PROPERTY - PRE-APPLICATION

2024-0768

Project Number: 24-80000072

Project Description: Proposed Site Plan for a general use permit to allow temporary storage on 10.47 acres in the A-5 Zoning District located on the

southeast corner of W SR 46 and Ridge Rd

Project Manager: Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov) **Parcel ID:** 16-20-32-300-0200-0000

BCC District: 2-Zembower **Applicant:** Patt Hutchinson

Consultant: Marc Jones (321) 275-5914

Attachments: <u>APPLICATION</u>

COMMENTS

9:20AM (IN PERSON) VIA HERMOSA ST - PRE-APPLICATION

2024-0811

Project Number: 24-80000075

Project Description: Proposed Rezone from RC-1 to R-1A for a single family residential subdivision of 1.36 acres located on the south side of Via Hermosa,

east of Cardinal Pointe Cv

Project Manager: Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov) **Parcel ID:** 27-19-29-501-0000-0050

BCC District: 5-Herr

Applicant: Brian Elias (352) 210-8580

Consultant: N/A

Attachments: <u>APPLICATION</u>

COMMENTS

9:40AM (IN PERSON) MORNING STAR - PRE-APPLICATION

2024-0808

Project Number: 24-80000077

Project Description: Proposed Special Exception to increase the capacity from 6 beds to 8 beds at an existing assisted living facility on 0.32 acres in the R-3 Zoning District located on the north side of W 7th St, west of S CR 419

Project Manager: Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)

Parcel ID: 21-21-32-5CF-5200-0190

BCC District: 1-Dallari

Applicant: Roseline Clerge (407) 483-2546

Consultant: N/A

Attachments: **APPLICATION**

COMMENTS

10:00AM (IN PERSON) FOOD TRUCK PARKING - PRE-APPLICATION

<u>2024-0806</u>

Project Number: 24-80000074

Project Description: Proposed Site Plan to have a permanent food truck at an existing gas station on 0.56 acres in the C-2 Zoning District located on the

southwest corner of SR 436 and Bear Lake Rd

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

Parcel ID: 18-21-29-501-0A00-001A

BCC District: 3-Constantine

Applicant: Julio Espinoza (407) 840-8228

Consultant: N/A

<u>Attachments</u>: <u>APPLICATION</u>

COMMENTS

10:20AM (TEAMS) DRESSAGE COVE AREA REPLAT - PRE-APPLICATION

2024-0809

Project Number: 24-80000076

Project Description: Proposed Rural Subdivision to create 5 single family residential/agricultural lots on 38.89 acres in the A-5 Zoning District located on

the south side of Dressage Cv, west of Mills Creek Rd

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

Parcel ID: 35-21-32-3AK-004E-0000

BCC District: 1-Dallari

Applicant: Margarita Delgado (407) 760-0782 **Consultant:** Vicent Peluso (407) 732-1263

Attachments: APPLICATION

COMMENTS

10:40AM (TEAMS) FARM STORES OVIEDO - PRE-APPLICATION

2024-0807

Project Number: 24-80000073

Project Description: Proposed Site Plan for a drive-up convenience store on 0.28 acres in the C-1 Zoning District located on the north side of Battle St, west

of 6th St

Project Manager: Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 11-21-31-508-1100-0120

BCC District: 2-Zembower

Applicant: Ruben Paneque (305) 305-9334

Consultant: N/A

Attachments: APPLICATION

COMMENTS

11:00AM (TEAMS) FARMSTORES CONVENIENCE STORE -

2024-0810

PRE-APPLICATION

Project Number: 24-80000078

Project Description: Proposed Site Plan for a drive up convenience store on 0.28 acres in the C-1 Zoning District located on the northeast corner of E SR 46

and Dolarway

Project Manager: Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov) **Parcel ID:** 33-19-31-507-0000-2080

BCC District: 5-Herr

Applicant: Ruben Paneque (305) 305-9334

Consultant: N/A

<u>Attachments</u>: <u>APPLICATION</u>

COMMENTS

COMMENTS ONLY (NO MEETING SCHEDULED)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0768

Title:

9:00AM (IN PERSON) HUTCHINSON PROPERTY - PRE-APPLICATION

Project Number: 24-80000072

Project Description: Proposed Site Plan for a general use permit to allow temporary storage on 10.47 acres

in the A-5 Zoning District located on the southeast corner of W SR 46 and Ridge Rd **Project Manager:** Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 16-20-32-300-0200-0000

BCC District: 2-Zembower **Applicant:** Patt Hutchinson

Consultant: Marc Jones (321) 275-5914

PM: Annie



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION Received: 5/23/24 1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771

24-80000072

Paid: 5/23/24

PROJ. #:

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED **APPLICATION FEE ▽** PRE-APPLICATION \$50.00 **PROJECT** PROJECT NAME: Hutchinson Property PARCEL ID #(S): 16-20-32-300-0200-0000 TOTAL ACREAGE: 10.07 **BCC DISTRICT: District 2 Zembower** ZONING: A-5 FUTURE LAND USE: R5 **APPLICANT** COMPANY: NAME: Pat Hutchinson ADDRESS: 891 Ridge Road CITY: Geneva STATE: FL ZIP: 32732 PHONE: EMAIL: pat@eanteink.com clay@cantsink.com **CONSULTANT** NAME: COMPANY: Cipparone & Cipparone, PA Marc Jones, Esq. ADDRESS: 1525 International Parkway, Suite 1011 CITY: STATE: FL ZIP: 32746 Lake Mary PHONE: 321-275-5914 EMAIL: mjones@cipparonepa.com PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY) SUBDIVISION ☐ LAND USE AMENDMENT REZONE ✓ SITE PLAN **₩** SPECIAL EXCEPTION

| STAFF USE ONLY | | |
|------------------------------------|--|--|
| COMMENTS DUE: 5/31 | COM DOC DUE: 6/6 | DRC MEETING: 6/12 |
| ☐ PROPERTY APPRAISER SHEET ☐ PRIOR | REVIEWS: | |
| ZONING: A-5 | LOCATION: on the southeast corner of Ridge Rd and SR 46 | |
| W/S: N/A | BCC: 2: Zembower | on the southeast come of Nage Na and SN 40 |

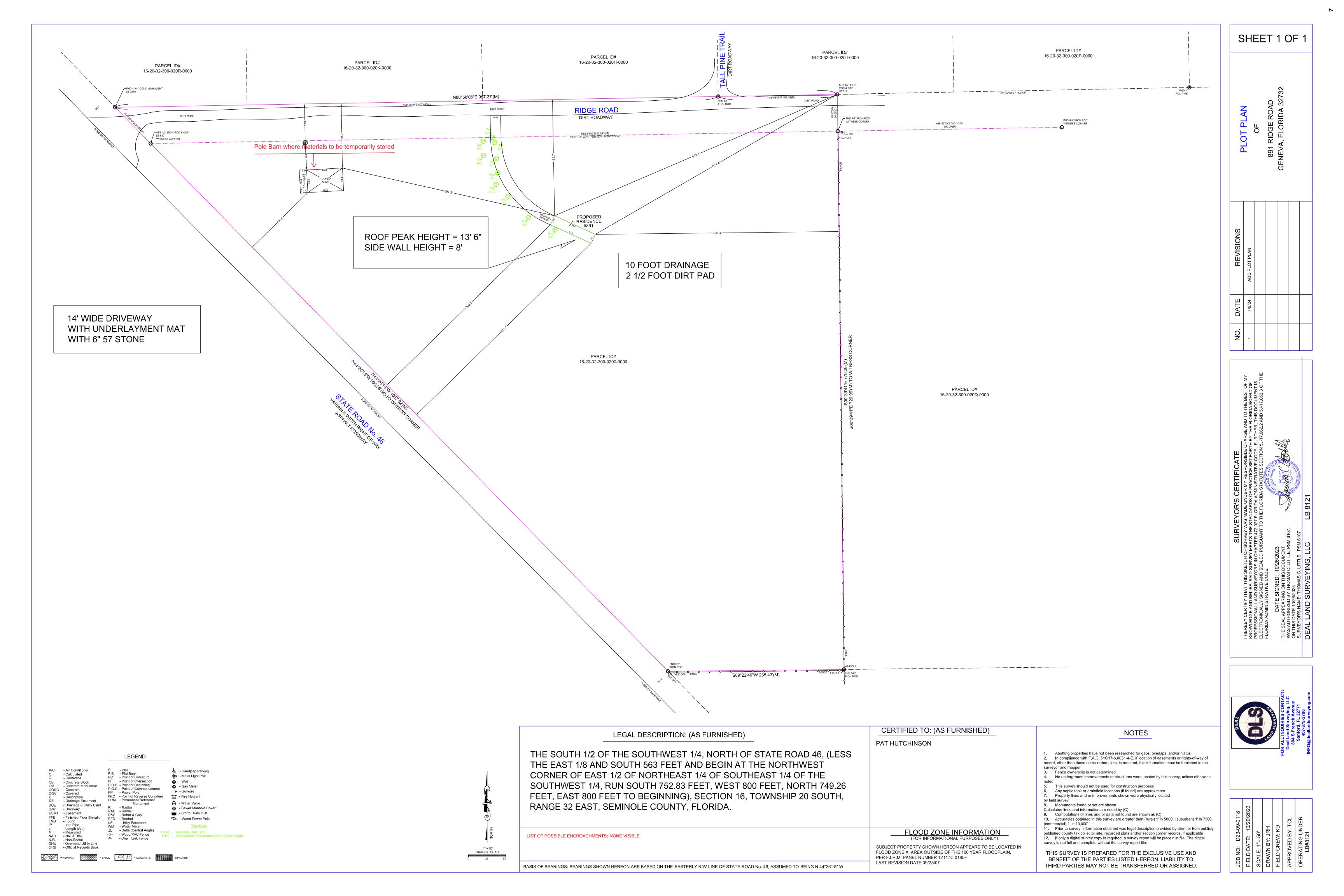
Description of proposed development: General Use Permit to allow temporary storage of materials under pole barn

Detailed Narrative

Property Address: 891 Ridge Road, Geneva, FL 32732

Property owners: Pat & Beth Hutchinson

The property is approximately 10 acres with frontage on SR 46 and is zoned A-5. Owners are in the final process of permitting a mobile home on the property, Permit #23-00012402. Owners desire to temporarily store materials under an existing pole barn on the property and are seeking a General Use Permit for "light industrial" or "light commercial" use under Sec. 30.112 of the Land Development Code.

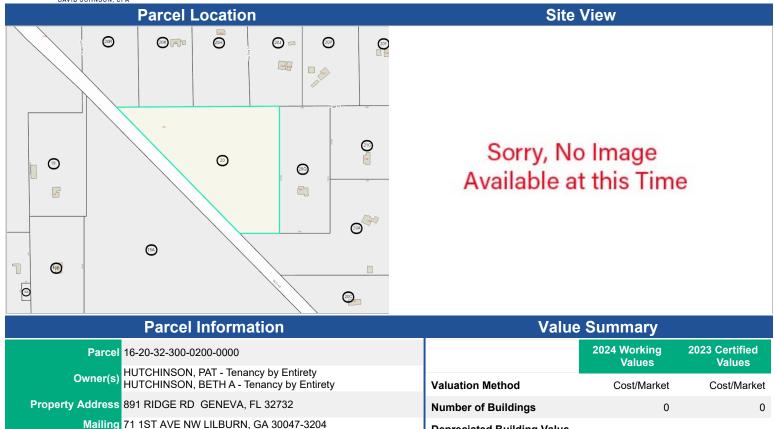


Property Record Card



Parcel 16-20-32-300-0200-0000

891 RIDGE RD GENEVA, FL 32732 **Property Address**



Tax District 01-COUNTY-TX DIST 1

Subdivision Name

DOR Use Code 07-MISCELLANEOUS RESIDENTIAL

Exemptions None

AG Classification No

| | 2024 Working Values | 2023 Certified Values |
|------------------------------|------------------------|--------------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | | |
| Depreciated Other Features | \$3,816 | \$3,600 |
| Land Value (Market) | \$251,750 | \$201,400 |
| Land Value Agriculture | | |
| Just/Market Value | \$255,566 | \$205,000 |
| Portability Adjustment | | |
| Save Our Homes Adjustment | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$95,496 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$255,566 | \$109,504 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **2023 Tax Bill Amount**

\$2,728.14 2023 Tax Savings with Non-Hx Cap \$757.28

\$1,970.86

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 16 TWP 20S RGE 32E S 1/2 OF SW 1/4 N OF ST RD 46 (LESS E 1/8 & S 563 FT & BEG NW COR OF E 1/2 OF NE 1/4 OF SE 1/4 OF SW 1/4 RUN S 752.83 FT W 800 FT N 749.26 FT E 800 FT TO BEG)

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| Taxes | | | | | | | |
|--|--|--|---|--|--|--|---|
| Taxing Authority | | | Assessmen | t Value | Exempt Va | lues | Taxable Value |
| ROAD DISTRICT | | | | 255,566 | | \$0 | \$255,566 |
| SJWM(Saint Johns Water I | Management) | | | 255,566 | | \$0 | \$255,566 |
| FIRE | , | | | 255,566 | | \$0 | \$255,566 |
| COUNTY GENERAL FUND |) | | \$2 | 255,566 | | \$0 | \$255,566 |
| Schools | | | \$2 | 255,566 | | \$0 | \$255,566 |
| Sales | | | | | | | |
| Description | | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | | 04/21/2023 | 10429 | 0760 | \$325,000 | Yes | Vacant |
| WARRANTY DEED | | 12/01/2013 | 08177 | 1936 | \$93,000 | Yes | Vacant |
| Land | | | | | | | |
| Method | | Frontage | Dep | th. | Units | Units Price | Land Value |
| ACREAGE | | | 201 | | 1.5 | \$25,000.00 | \$37,500 |
| ACREAGE | | | | | 8.57 | \$25,000.00 | \$214,250 |
| Building Informa | ation | | | | | | |
| Permits Permit # Description | _ | le wide Mobile Home | | agency | Amoun \$8.80 | | Permit Date 3/8/2024 |
| Permits Permit # Description | ation : MOBILE HOME-Used Sing | le wide Mobile Home | | agency County | Amoun \$8,80 | | Permit Date 3/8/2024 |
| Permits Permit # Description 12402 891 RIDGE RD | _ | le wide Mobile Home | | County | | | |
| Permits Permit # Description 12402 891 RIDGE RD Other Features | _ | le wide Mobile Home | e 14x67 C | County | \$8,80 | 0 | 3/8/2024 |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description | _ | le wide Mobile Home | e 14x67 C | County | \$8,800 Units | 0 Value | 3/8/2024 New Cos |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning | _ | | e 14x67 C Year B 01/01/2 | County | \$8,800 Units 1,500 | 0 Value | 3/8/2024 New Cos \$9,54 |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning A-5 | : MOBILE HOME-Used Sing Zoning Descri | | e 14x67 C Year B 01/01/2 | county uilt 005 | \$8,800 Units 1,500 Fut | Value \$3,816 | 3/8/2024 New Cos \$9,54 |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning | : MOBILE HOME-Used Sing Zoning Descri | | 9 14x67 C Year B 01/01/2 Futur | county uilt 005 | \$8,800 Units 1,500 Fut | Value \$3,816 ture Land Use De | 3/8/2024 New Cos \$9,54 |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning A-5 | : MOBILE HOME-Used Sing Zoning Descri | | 9 14x67 C Year B 01/01/2 Futur | county uilt 005 e Land Use | \$8,800 Units 1,500 Fut | Value \$3,816 ture Land Use De | 3/8/2024 New Cos \$9,54 escription |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning A-5 Utility Information | : MOBILE HOME-Used Sing Zoning Descri Rural-5 | ption | Year B 01/01/2 Futur R5 | county uilt 005 e Land Use | \$8,800 Units 1,500 Fut | Value \$3,816 ture Land Use De | 3/8/2024 New Cos \$9,54 escription |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning A-5 Utility Information Fire Station Power | Zoning Descri Rural-5 On Phone(Analog) AT&T | ption Water Provider | Year B 01/01/2 Futur R5 | county uilt 005 e Land Use der Garbag | \$8,800 Units 1,500 Fut Rui | Value \$3,816 ture Land Use Do ral-5Ac | 3/8/2024 New Cos \$9,54 escription |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning A-5 Utility Information Fire Station Power 42.00 FPL Political Repres | Zoning Descri Rural-5 On Phone(Analog) AT&T | ption Water Provider | Year B 01/01/2 Futur R5 | county uilt 005 e Land Use der Garbag | \$8,800 Units 1,500 Fut Rui e Pickup Recy | Value \$3,816 ture Land Use Do ral-5Ac | 3/8/2024 New Cos \$9,54 escription aste Hauler NA |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning A-5 Utility Information Fire Station Power 42.00 FPL Political Repres Commissioner | Zoning Descri Rural-5 On Phone(Analog) AT&T entation | ption Water Provider NA | Year B 01/01/2 Futur R5 Sewer Provi | county uilt 005 e Land Use der Garbag NA | \$8,800 Units 1,500 Fut Rui e Pickup Recy NA | Value \$3,816 ture Land Use Do ral-5Ac vole Yard Wa | 3/8/2024 New Cos \$9,54 escription aste Hauler NA |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning A-5 Utility Information Fire Station Power 42.00 FPL Political Repres Commissioner | Zoning Descri Rural-5 On Phone(Analog) AT&T entation US Congress Dist 7 - Cory Mills | ption Water Provider NA State House | Year B 01/01/2 Futur R5 Sewer Provi | county uilt 005 e Land Use der Garbag NA State Senat | \$8,800 Units 1,500 Fut Rui e Pickup Recy NA | Value \$3,816 ture Land Use Do ral-5Ac vole Yard Wa NA | 3/8/2024 New Cos \$9,54 escription aste Hauler NA |
| Permits Permit # Description 12402 891 RIDGE RD Other Features Description POLE/BARNS/BELOW AVG Zoning Zoning A-5 Utility Information Fire Station Power 42.00 FPL Political Repres Commissioner Dist 2 - Jay Zembower | Zoning Descri Rural-5 On Phone(Analog) AT&T entation US Congress Dist 7 - Cory Mills | ption Water Provider NA State House | Year B 01/01/2 Futur R5 Sewer Provi | county uilt 005 e Land Use der Garbag NA State Senat | \$8,800 Units 1,500 Fut Rui e Pickup Recy NA | Value \$3,816 ture Land Use Do ral-5Ac vole Yard Wa NA Voting Precin | 3/8/2024 New Cos \$9,54 escription aste Hauler NA |

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

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

Receipt Details

Date: 5/23/2024 4:30:23 PM

Project: 24-80000072

Credit Card Number: 51*******1232

Authorization Number: 00699Z

Transaction Number: 230524C18-542E33EA-169A-4F3E-B814-AB365E05F2DF

Total Fees Paid: 52.50

Fees Paid

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

Document date: 6/5/2024

SEMINOLE COUNTY GOVERNMENT

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

| PROJECT NAME: | HUTCHINSON PROPERTY - PRE-APPLICATION | PROJ #: 24-80000072 |
|---------------------|---|---------------------|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 5/24/24 | |
| RELATED NAMES: | EP MARC JONES | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 16-20-32-300-0200-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A GENERAL USE PE | RMIT TO ALLOW |
| | TEMPORARY STORAGE ON 10.47 ACRES IN THE | A-5 ZONING DISTRICT |
| | LOCATED ON THE SOUTHEAST CORNER OF RID | GE RD AND SR 46 |
| NO OF ACRES | 10.47 | |
| BCC DISTRICT | 2-JAY ZEMBOWER | |
| CURRENT ZONING | A-5 | |
| LOCATION | ON THE SOUTHEAST CORNER OF RIDGE RD ANI | D SR 46 |
| FUTURE LAND USE- | R5 | |
| APPLICANT: | CONSULTANT: | |
| PAT HUTCHINSON | MARC JONES | |
| 891 RIDGE RD | CIPPARONE & CIPPARON | NE, PA |
| GENEVA FL 32732 | 1525 INTERNATIONAL PK | (WY STE 10 |
| CLAY@CANTSINK.COM | LAKE MARY FL 32746 | |
| | (321) 275-5914 | |
| | MJONES@CIPPARONEP | A.COM |

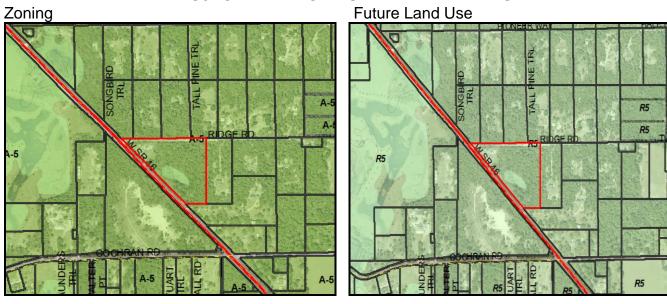
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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.

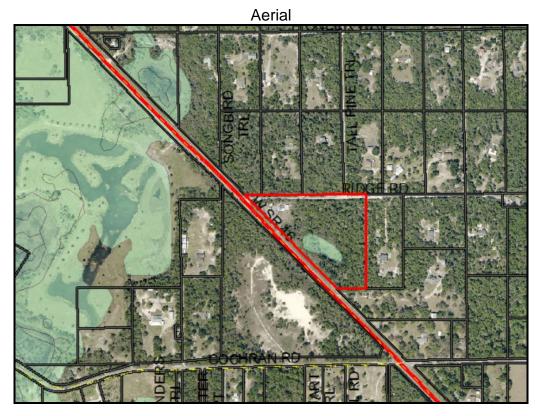
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found HERE.

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Rural 5 with an A-5 (Rural Zoning) Classification.
- The proposed use of temporary onsite storage requires approval of a General Use Permit.
- The request for a General Use Permit to allow for the temporary storage of equipment and materials onsite within an existing pole barn has been evaluated for compliancy with the Seminole County Land Development Code (SCLDC). Staff has determined that the request is not consistent with SCLDC Sec. 30.6.3.1 Uses by general permit in agriculture zones, in as much as the use the rural and/or agricultural uses in the surrounding area; the use would impact traffic patterns; and the site does not have direct access onto a collector road.

PROJECT AREA ZONING AND AERIAL MAPS





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AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY | TYPE | STATUS |
|-----|-----------------------------|--|--------------|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH_30ZORE_PT67LASCBU | Info Only |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups. | Info Only |
| 3. | Buffers and CPTED | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. | Info Only |
| 4. | Buffers and CPTED | The subject property is located within the SR 46 Scenic Corridor Overlay District. All development must comply with 30.10.9 of the Seminole County Land Development Code. | Info Only |
| 5. | Comprehensive Planning | The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. | Info Only |
| 6. | Comprehensive Planning | Approval of a general use permit that complies with the requirements of the A-5 zoning district would be considered compatible with the Rural-5 Future Land Use Designation. | Info Only |
| 7. | 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 comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Info Only |
| 8. | Planning and Development | The setbacks for the A-5 (Rural Zoning Classification) Zoning district are: Front Yard - Fifty (50) feet (Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel), Rear yard - Thirty (30) feet, Side Yard - Ten (10) feet, Side Street Fifty (50) feet. | Info Only |
| 9. | Planning and | The proposed use of contractor storage is not a permitted | Info |

| | Development | use in current A-5 (Rural Zoning Classification) designation. The Applicant may apply for the general use permit for the contractor storage as a light industrial use on subject property, but there is no guarantee of approval. | Only |
|-----|--------------------------|--|--------------|
| 10. | Planning and Development | The subject site must meet the State Road 46 Scenic Corridors standards under Chapter 30, Part 62 and Part 66 of the Seminole County Land Development Code (SCLDC). | Info Only |
| 11. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required. | Info Only |
| 12. | Planning and Development | Per Sec. 30.6.3.1 (b) states: Applications proposing a light commercial or light industrial use upon parcels assigned the A-1, A-3, A-5, or A-10 zoning classifications shall be submitted to the Planning Manager. Such proposed uses may be approved only after the proposed use is determined to be appropriate based upon findings of fact that the use requested: (1) Is consistent with the rural or agricultural uses in the vicinity of the parcel. (2) Is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area or neighborhood based upon the historic uses of the properties. (3) Is not highly intensive in nature. (4) Is compatible with the concept of maintaining the integrity of the rural or agricultural characteristics of the area. (5) Does not have an unduly adverse impact on existing traffic patterns, movements, or intensity. (6) Has direct access onto a collector or arterial roadway. (7) Has access to an adequate level of applicable public services such as sewer, water, police, fire, schools and related services. | Info Only |
| 13. | Planning and Development | Per Sec. 30.6.3.1 (c) - Upon a determination that a proposed use is appropriate for the subject property, the Planning Manager shall cause a "Notice of Intent to Grant a General Use Permit" to be published in a newspaper of general circulation. The Notice shall, at a minimum, state the address of the property and the proposed light commercial or light industrial use. The Notice shall further | Info Only |

| | | shall be based upon and limited to the extent of said master plan. (f) If the Planning Division receives an objection to | |
|-----|--------------------------|--|--------------|
| | | granting the permit, then the Planning Manager shall schedule a public hearing before the Board to consider the permit. The Board may approve the permit request, deny the permit request or approve the permit request subject to such restrictions and conditions deemed necessary to protect the character of the area or | |
| | | neighborhood and the public health, safety, and welfare. (g) In the absence of the Planning Manager, the Development Services Director may issue permits pursuant to this Section. | |
| 15. | Planning and Development | Based on the aerial views, the main access to the subject property is from a private road Ridge Road. One of the requirements in order to determine the use to be appropriate is that the subject property is required to have direct access onto a collector or arterial roadway, which | Info Only |
| 16. | Public Safety - | would be SR 46. Fire department access road shall have an unobstructed | Info |

| | Fire Marshal | additional NFPA storage requirements may be required to be met. | Only |
|-----|-------------------------------|--|--------------|
| 18. | Public Works - Engineering | The proposed project is located within the Lake Harney drainage basin. This area is unmodeled. | Info Only |
| 19. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. | Info Only |
| 20. | Public Works - Engineering | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. | Info Only |
| 21. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope to the depression on the site. | Info Only |
| 22. | Public Works - Engineering | Based on a preliminary review, the site does not appear to have a viable outfall. | Info Only |
| 23. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |
| 24. | 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 www.sjrwmd.com. | Info Only |
| 25. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) | Info Only |
| 26. | Public Works - Engineering | Ridge Road is a private easement and is not to County Standards. The road would have to be brought to County Standards to access the site. | Info Only |
| 27. | Public Works - Engineering | Connection to State Road 46 would not be supported due to grading and separation concerns. | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also

include additional comments for review and response.

| DEPARTMENT | STATUS | REVIEWER |
|-----------------------------------|--------------------|---|
| Planning and Development | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Comprehensive Planning | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Natural Resources | Review Complete | Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov |
| Environmental Services | Review Complete | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Buffers and CPTED | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | William Wharton 407-665-5730 wwharton@seminolecountyfl.gov |
| Building Division | No Review Required | Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

| Cities: | | | |
|-----------------------------------|--------|----------------|--|
| Altamonte Springs | | (407) 571-8150 | www.altamonte.org |
| Casselberry | | (407) 262-7751 | www.casselberry.org |
| Lake Mary | | (407) 585-1369 | www.lakemaryfl.com |
| Longwood | | (407) 260-3462 | www.longwoodfl.org |
| Oviedo | | (407) 971-5775 | www.cityofoviedo.net |
| Sanford | | (407) 688-5140 | www.sanfordfl.gov |
| Winter Springs | | (407) 327-5963 | www.winterspringsfl.org |
| | | | |
| Other Agencies: | | | |
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 | |
| | | | |
| Other Resources: | | | |
| Flood Prone Areas | | www.seminolec | ountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | | www.seminole.v | wateratlas.usf.edu |
| Seminole Co. Property Appraiser | | www.scpafl.org | |
| | | | |



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0811

Title:

9:20AM (IN PERSON) VIA HERMOSA ST - PRE-APPLICATION

Project Number: 24-80000075

Project Description: Proposed Rezone from RC-1 to R-1A for a single family residential subdivision of 1.36

acres located on the south side of Via Hermosa, east of Cardinal Pointe Cv **Project Manager:** Kaitlyn Apgar (407) 665-7377 (kapgar@seminolecountyfl.gov)

Parcel ID: 27-19-29-501-0000-0050

BCC District: 5-Herr

Applicant: Brian Elias (352) 210-8580

Consultant: N/A



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

| PROJ. #: _ | 24-80000075 | |
|------------|-------------|--|
| PM: | Kaitlyn | |
| REC'D: | 5/29/24 | |

PRE-APPLICATION

| INCOMPLETE APPLICATIONS WILL <u>NOT</u> BE ACCEPTED | | | | | |
|--|---|--|---------------------------------|--|--|
| APPLICATION FEE | | | | | |
| PRE-APPLICATION (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LA | \$50.00* AND USE AMENDMENT, SUBDIVISIO | N, SITE PLAN, OR SPE | ECIAL EXCEPTION) | | |
| PROJECT | | | | | |
| PROJECT NAME: 8211 Via Hermosa ST | | | | | |
| PARCEL ID #(S): 27-19-29-501-0000-005 | 50 | | | | |
| TOTAL ACREAGE: 1.36 acres | BCC DIST | RICT: District | 5 | | |
| ZONING: RC-1 | FUTURE | LAND USE: SE | | | |
| APPLICANT | | | | | |
| NAME: Brian Elias | СОМРА | _{IY:} Premier Re | eal Estate Advisor Group | | |
| ADDRESS: 8160 Via Hermosa ST | | | | | |
| CITY: Sanford | STATE: I | ·L | ZIP: <u>32771</u> | | |
| PHONE: 352-210-8580 | EMAIL: Ł | oriane@premi | erereadvisor.com | | |
| CONSULTANT | | | | | |
| NAME: | COMPAN | NY: | | | |
| ADDRESS: | | | | | |
| CITY: | STATE: | | ZIP: | | |
| PHONE: | EMAIL: | | | | |
| PROPOSED DEVELOPMENT | | | | | |
| Brief description of proposed developm | ent. Rezone entire lot fr | om RC-1 to R1 | -A and divide or split lot into | | |
| Brief description of proposed development: Rezone entire lot from RC-1 to R1-A and divide or split lot into three R1-A lots of approximately 0.45 acre lots each, in order to a single family residence on each new lot. | | | | | |
| SUBDIVISION LAND USE AM | IENDMENT REZON | NE SITE | PLAN SPECIAL EXCEPTION | | |
| STAFF USE ONLY | | | | | |
| COMMENTS DUE: 6/7 | COM DOC DUE: 6/13 | | DRC MEETING: 6/19 | | |
| ☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: | | | | | |
| ZONING: RC-1 | FLU: SE | LOCATION: | | | |
| w/s: Seminole County | BCC: 5: Herr | on the south side of Via Hermosa, east of Longwood Markham Rd | | | |

Revised Oct 2020 Agenda: 6/14 **20**

8211 VIA HERMOSA - Rezone, Land Use Amendment, and Minor Plat

The purpose of this Pre-Application is to determine if 8211 Via Hermosa, a 1.36 acre vacant lot zoned RC-1, can be divided into three equal sized lots, roughly 0.45 acres each under R1-A zoning. The rezoning would allow a Minor Plat of three lots to have a Single Family Residence built on each newly zoned lot.

It appears 8211 Via Hermosa on the original plat map dated 6/26/1957 (attached) the back half of the lot was not included in the Lake Markham Estates plat, and it was not platted in the Cardinal Pointe plat map (attached) dated 1/07/2000. The back half of the lot cannot be accessed through Cardinal Pointe Cove due to the portion of land owned by the Cardinal Pointe HOA, listed as green space.

It seems a best use for 8211 Via Hermosa, could be to divide it into lot sizes consistent with the neighboring lots in Lake Markham Estates and build single family homes on these lots. A current lot diagram (attached) and proposed lot division (attached) have been submitted for review.

The proposed lot diagram would allow single family residences to be built in accordance with current R1-A requirements on each newly zoned lot with at least 75' of road frontage and appropriate property line setbacks. Each home would have installed a well for water and septic tanks for sewage disposal.

Any adjustments to the proposal would be welcome in determining how to divide 8211 Via Hermosa into 3 or more residential lots.

Please contact Brian Elias at (352) 210-8580 for any clarifications, suggestions, or questions. Thank you for your time in considering this Pre-Application review.

Best Regards,

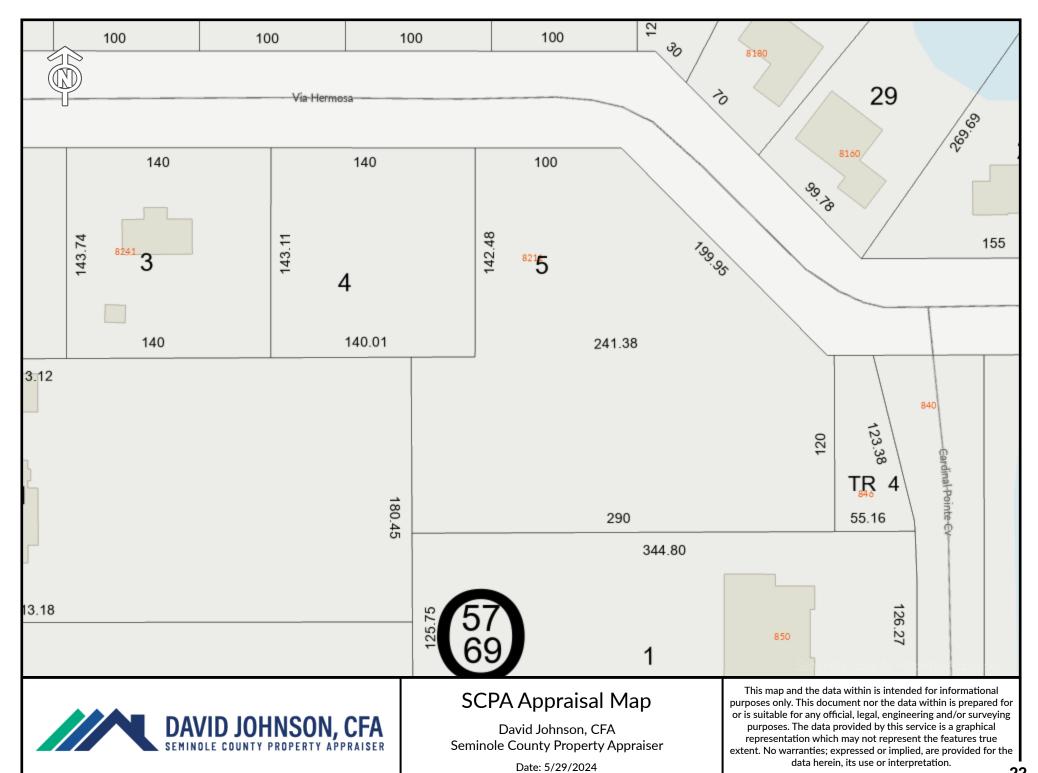
Brian Elias

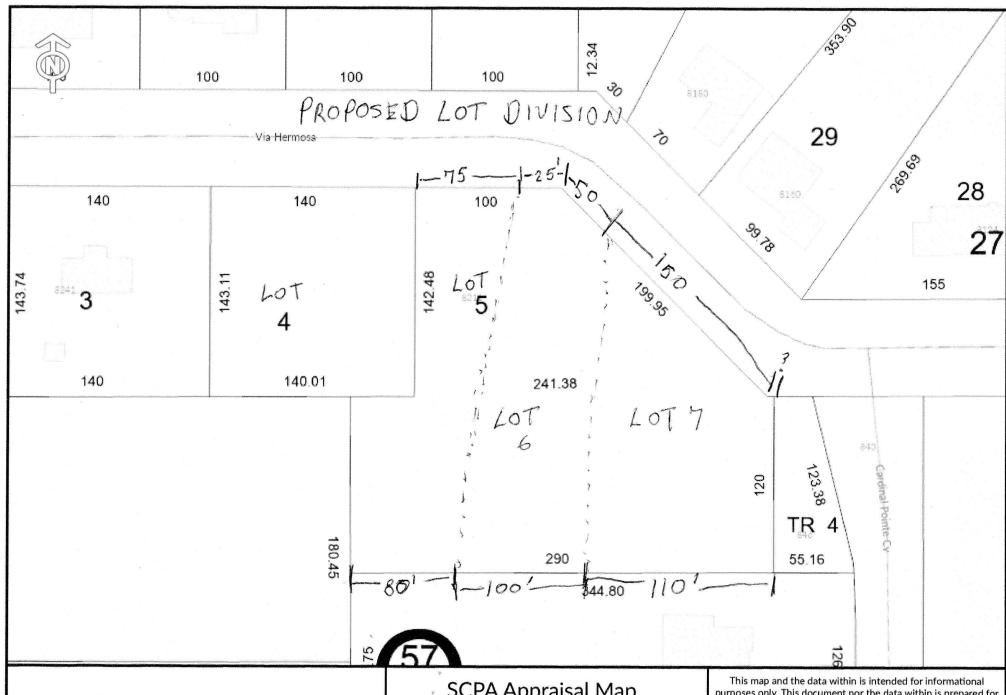
Managing Broker

Premier Real Estate Advisor Group

briane@premierreadvisor.com

(352) 210-8580





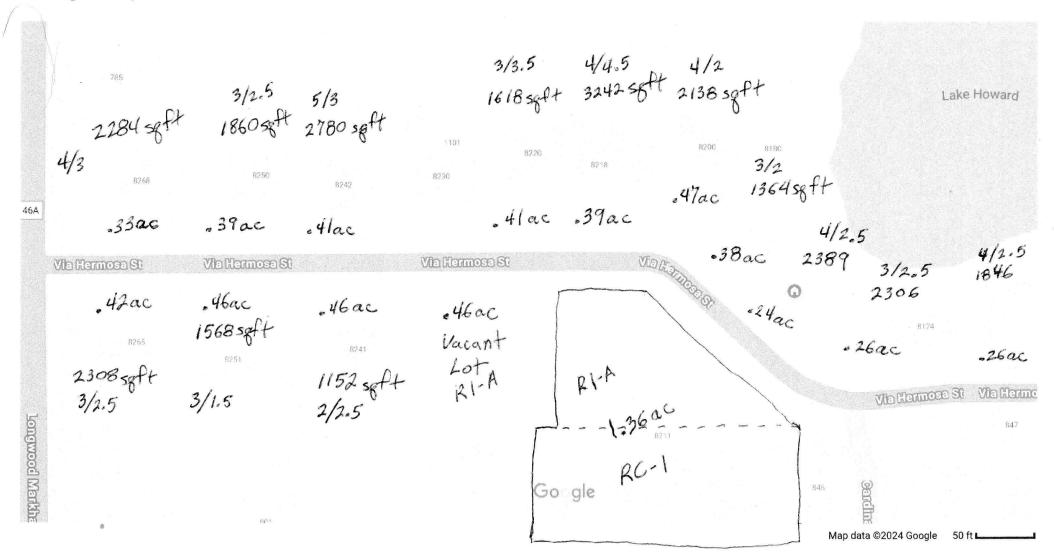


SCPA Appraisal Map

David Johnson, CFA Seminole County Property Appraiser

Date: 5/28/2024

purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



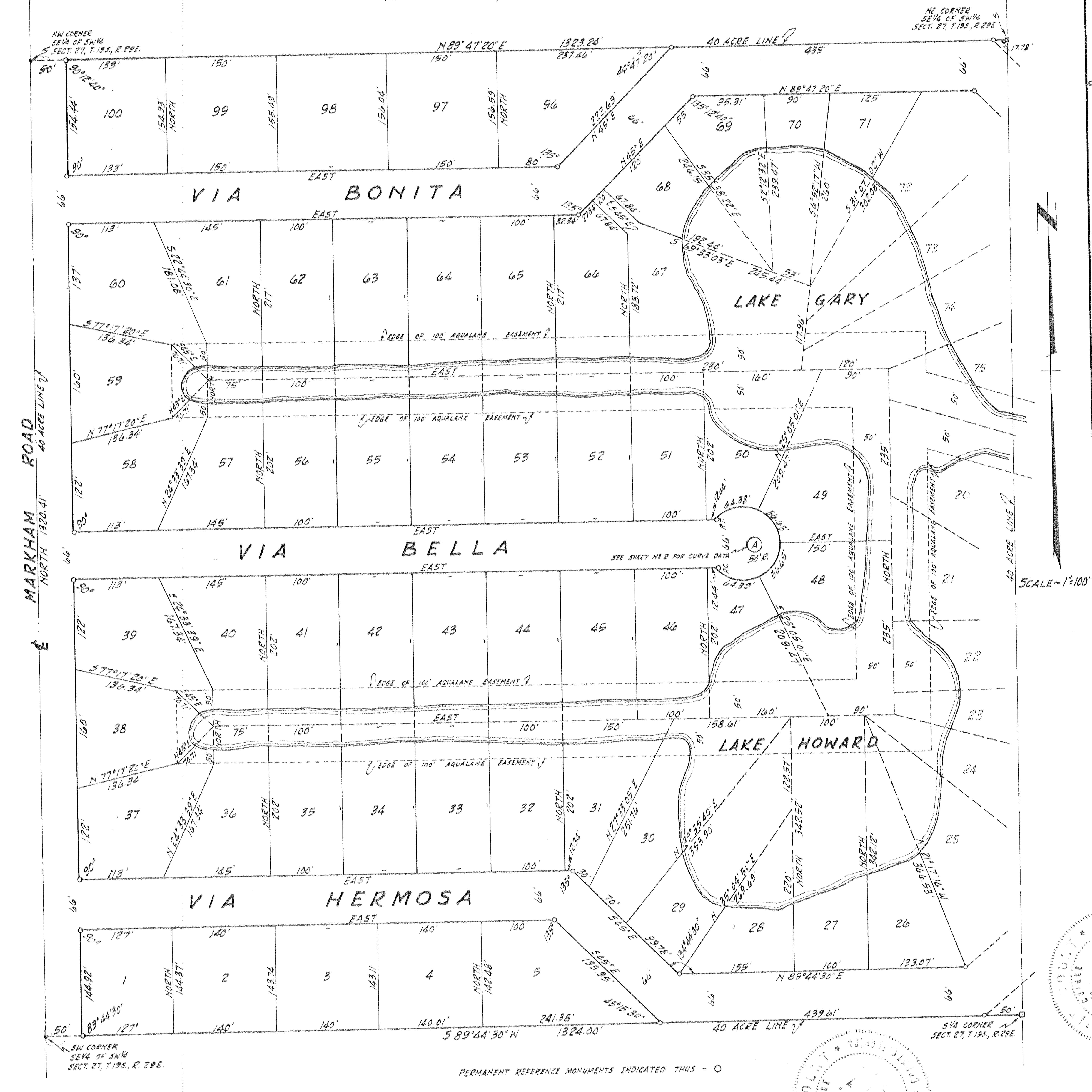
Current Lot Sizes ON Via Hermosa

Sheet lot 2 sheets AND PAGE 60

Lake Markham Estates Seminale Caunty, Flatida

Description

THE SOUTHEAST 14 OF THE SOUTHWEST 14 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST.



JOB # 35.96

DEDICATION

KNOW ALL MEN BY THESE PRESENTS. That the Corporation named 1 below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the I uses and purposes therein expressed and dedicates the STREETS

> shown hereon to the AND EASEMENTS

I perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be) 1676 26, 1957 affixed hereto on.

Signed and sealed in the presence of:

Balled E. Bollman Difference

File OR 1DA THIS IS TO CERTIFY, That on V/0/2 26, /957

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GARY I DONALD H. DOWNEY

SECRETARY President and

of the above named corporation incorporated under the laws of the State of Exercise, to me known to be the individuals and officers described in and who executed the foregoing Dedication and I severally acknowledged the execution thereof to be their free act and I deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Land III as Bulla My Commission Expires Loca 20, 1958

CERTIFICATE OF SURVEYOR

I KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a 1 [licensed and registered land surveyor, does hereby certify that on [of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that perma-I nent reference monuments have been placed as shown thereon as required I I by Chapter 177, Florida Statutes; and that said land is located in

Seminole County, Florida. Dated Varia 25, 1957

CERTIFICATE OF AFFROVAL BY BOARD OF COUNTY COMMISSIONERS

Registration No. 797

ITHIS IS TO CERTIFY, That on Contract Co. 1957 I foregoing plat was approved by the Board of County Commissioners of I Semmole County, Florida.

Chairman of the Board.


CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT MAND-FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHARTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD PAGES 600 MEL SEMINOLE COUNTY RECORDS.

Icake Markham Estates

Seminale Caunty, Flavida

The property of the contract o



SHEET 1 OF 2

CARDINAL POINTE DEDICA TION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, WHITE SAND DEVELOPMENT CORPORATION OF SEMINOLE COUNTY being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates all the UTILITY EASEMENTS AND DRAINAGE EASEMENTS Seminole County for the use of the public.

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal on January 7, 2,000 BY WHITE SAND DEVELOPMENT CORPORATION OF SEMINOLE COUNTY

Title PRESIDENT

BY Lang a. Dale Crews Printed Name LARRY A. DALE Printed Name Diane Crew. Printed Name Diane Crews

Printed Name Cynthia Porter

..COUNTY OF.....SEMINOLE..... STATE OFFLORIDA ..

THIS IS TO CERTIFY, That on 1/07/2000, before me, an officer duly authorized to take acknowledgments in the State and County LARRY A. DALE aforesaid, personally appeared ...

respectively thePRESIDENTof the above named Corporation incorporated under the laws of the State of Florida is personally _____ known to me or has produced the following indentification _____ and did (did not) take an oath that they are the persons described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to their free act and deed as such officers, thereunto duly authorized that the official seal of said Corporation is duly affixed thereto, and that the said Dedication

is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

alane Crows NOTARY PUBLIC My Commission Expires June 15,2001...

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on AUGUST , 1999

a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the such a made under my responsible direction and supervision, and the requirements of Chapter 177 Porison Statutes

David A. Wate Surveyors Nome (printed)

Jan 3 RD 2000 LS 4044

Surveyors Registration Number LB 3556 Certificate of Authorization Number

Professional Engineering Consultants, Inc. 200 East Robinson Street, Suite 1560 Orlando Florida, 32801

> CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

foregoing plat was approved by the Board of County Commissioners of Seminale County, Fla.

GRANT MALOY Chairmen of the Board.

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY GERTIFY; That \(\) have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida

LOCATED IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE EAST 11.68 CHAINS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS THE NORTH 120.00 FEET OF THE WEST 290.00 FEET THEREOF, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°03'25" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1338.97 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 89'50'56" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 770.88 FEET, A POINT LYING ON THE WEST LINE OF SAID EAST 11.68 CHAINS; THENCE RUN NORTH 00°03'25" EAST, ALONG SAID WEST LINE, 1.44 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89'53'33" EAST, 3.21 FEET TO A POINT LYING ON THE EAST MONUMENTED LINE OF HAMLIN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 63 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°04'37" WEST, ALONG SAID EAST MONUMENTED LINE, 1215.15 FEET; THENCE, DEPARTING SAID EAST MONUMENTED LINE, RUN NORTH 89'58'25" EAST, 290.00 FEET; THENCE RUN NORTH 00'04'37" WEST, 120.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN NORTH 89°58'25" EAST ALONG SAID NORTH LINE 480.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 22.829 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, BEING SOUTH 00'03'25" EAST.
- -- DENOTES A PERMANENT REFERENCE MONUMENT (PRM), A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED "LS-4044".
- -o- DENOTES A PERMANENT CONTROL POINT (PCP), A SET NAIL AND BRASS DISC STAMPED "LS-4044". (4) VEHICULAR ACCESS RIGHTS FROM TRACT 2 (STORM WATER POND) AND TRACT 4
- (GREEN SPACE) ALONG VIA HERMOSA SHALL BE DEDICATED TO AND REGULATED BY SEMINOLE COUNTY, FLORIDA.
- (5) TRACT 2 (STORM WATER POND) AND TRACT 4 (GREEN SPACE) AND TRACT 1 (ACCESS, UTILITY AND DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE CARDINAL POINTE HOMEOWNERS' ASSOCIATION, INC.
- (6) TRACT 3 (CONSERVATION AREA) SHALL BE OWNED AND MAINTAINED BY CARDINAL POINTE HOMEOWNERS' ASSOCIATION, INC. WITH DEVELOPMENT RIGHTS DEDICATED TO SEMINOLE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF SAID EASEMENT WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY AND/OR OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- (7) THERE IS A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY OVER TRACTS 1, 2 AND 3.
- (8) THE 10' UTILITY EASEMENT CREATED BY THIS PLAT SHALL PROVIDE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICE OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

A HERMOSA

MARKHAM BD.

VICINITY MAP

NOT TO SCALE


BY COUNTY SURVEYOR this plat has been reweed for conformity with Chapter 177, Florida Statutes FLORIDA REGISTRATION NUMBER 4589

COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF REVIEW

PROFESSIONAL ENGINEERING CONSULTANTS, INC. surveyors

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062



Property Record Card



Parcel 27-19-29-501-0000-0050

Property Address 8211 VIA HERMOSA SANFORD, FL 32771



| | i arcei illioilliation |
|-------------------|---|
| Parcel | 27-19-29-501-0000-0050 |
| Owner(s) | KEN SIHLE 2021 IRREV TRUST - Trust |
| | 8211 VIA HERMOSA SANFORD, FL 32771 |
| Mailing | 383 EMERSON PLZ APT 1111 ALTAMONTE SPG, FL 32701- 3460 |
| Subdivision Name | LAKE MARKHAM ESTATES |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 00-VACANT RESIDENTIAL |
| Exemptions | None |
| AG Classification | No |

| value Summary | | | | | |
|------------------------------|------------------------|--------------------------|--|--|--|
| | 2024 Working Values | 2023 Certified Values | | | |
| Valuation Method | Cost/Market | Cost/Market | | | |
| Number of Buildings | 0 | 1 | | | |
| Depreciated Building Value | | \$155,058 | | | |
| Depreciated Other Features | | \$1,922 | | | |
| Land Value (Market) | \$288,750 | \$150,000 | | | |
| Land Value Agriculture | | | | | |
| Just/Market Value | \$288,750 | \$306,980 | | | |
| Portability Adjustment | | | | | |
| Save Our Homes Adjustment | \$0 | \$194,546 | | | |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 | | | |
| P&G Adjustment | \$0 | \$0 | | | |
| Assessed Value | \$288,750 | \$112,434 | | | |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions 2023 Tax Bill Amount

\$4,085.29 **2023** Tax Savings with Exemptions \$3,119.97 \$965.32

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 LAKE MARKHAM ESTATES PB 11 PG 60 & SEC 34 TWP 19S RGE 29E N 120 FT OF W 290 FT OF E 23 ACRES OF NE 1/4 OF NW 1/4

May 29, 2024 12:07 PM Page 1/3

| Taxe | es | | | | | | | | |
|-------------|---|--|-----------------------|-------------------------|--|--------------------|--|--------------------|---|
| | Authority | | | Assessm | ent Value | Exe | mpt Va | lues | Taxable Value |
| ROAD D | | | | | \$288,750 |) | | \$0 | \$288,750 |
| SJWM(S | aint Johns Water | r Management) | | | \$288,750 | | | \$0 | \$288,750 |
| FIRE | | | | | \$288,750 |) | | \$0 | \$288,750 |
| COUNTY | Y GENERAL FUN | ND | | | \$288,750 | | | \$0 | \$288,750 |
| Schools | | | | | \$288,750 | | | \$0 | \$288,750 |
| Sale | S | | | | | | | | |
| Descript | tion | | Date | Book | Pag | je An | nount | Qualified | Vac/Imp |
| WARRAI | NTY DEED | | 08/04/2023 | 10486 | 085 | 55 \$62 | 4,000 | Yes | Vacant |
| QUIT CL | AIM DEED | | 06/28/2023 | 10464 | 149 | 18 | \$100 | No | Improved |
| WARRAI | NTY DEED | | 06/23/2023 | 10463 | 014 | 6 \$44 | 0,000 | Yes | Improved |
| WARRAI | NTY DEED | | 09/01/1997 | 03305 | 094 | | 0,000 | Yes | Vacant |
| | NTY DEED | | 01/01/1977 | 01153 | 025 | | 9,000 | Yes | Vacant |
| Lanc | | | | | | • | | | |
| Method | A | | Frontage | | epth | Units | | Units Price | Land Value |
| LOT | | | Fioritage | <u> </u> | ерш | 1 | | \$165,000.00 | \$288,750 |
| Descript | REROOF 29 S REROOF W/S 8211 VIA HEF ESTATES] 8211 VIA HEF MARKHAM ES 8211 VIA HEF ESTATES] 8211 VIA HEF ET Features | HINGLES RMOSA: ELECTRICAL - RESII RMOSA: ELECTRICAL - RESII BTATES] RMOSA: PLUMBING - RESIDE RMOSA: DEMO RESIDENTIAI | DENTIAL-not apply [L | AKE (HAM ESTATES] | County County County County County County County Built | | \$3,630 \$9,650 \$600 \$400 \$100 \$1 | 0 5 0 0 | Permit Date 9/1/1997 5/23/2006 1/28/2019 6/19/2023 6/28/2023 7/3/2023 New Cos |
| Zonin - | ıg | | | | | | | | |
| Zoning | | Zoning Descrip | | | ure Land | Use | | ture Land Use Desc | ription |
| RC-1 | hy Informat | Suburban Estate | es | SE | | | Coi | untry Homes-1Ac | |
| Fire Stat | ty Informat | Phone(Analog) | Water Provider | Sewer Pro | ovidor. | Garbage Pickup | Recy | rcle Yard Waste | Hauler |
| | | | SEMINOLE COUNTY | | COLINITY | MON/THU | | | |
| 34.00 | FPL | AT&T | UTILITIES | UTILITIES | | MON/THU | MON | NO SERVICE | Waste Pro |
| | ical Repre | | 01.1.11 | | | | | V (1 | |
| Commis | sioner | US Congress | State House | | Stat | te Senate | | Voting Precinct | |
| Dist 5 - Ar | | Dist 7 - Cory Mills | Dist 36 - RACHEL | PLAKON | Dist | 10 - Jason Brodeur | | 2 | |
| Scho | ool Informa | ation | | | | | | | |
| Element | ary School Dist | rict N | liddle School Distric | ct | | High So | chool D | istrict | |
| Region 1 | | M | arkham Woods | | | Seminole | 9 | | |
| | | | | | | | | | |

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30

May 29, 2024 12:07 PM Page 3/3

31

5/31/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:16:42 PROJ # 24-80000075 RECEIPT # 0152729 OWNER: HUGHES, CURTIS L & BARBARA C LOT #: 0050 JOB ADDRESS: 8211 VIA HERMOSA PRE APPLICATION 50.00 50.00 .00 TOTAL FEES DUE....: 50.00 AMOUNT RECEIVED....: 50.00 * DEPOSITS NON-REFUNDABLE * ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS ** COLLECTED BY: DRHR01 BALANCE DUE....: .00 CHECK NUMBER....: 00000001083 CASH/CHECK AMOUNTS...: 50.00 COLLECTED FROM: PREMIER REAL ESTATE

4 - FINANCE

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER

Document date: 06/13/2024

SEMINOLE COUNTY GOVERNMENT

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

The DRC Agenda can be found HERE.

| PROJECT NAME: | VIA HERMOSA ST - PRE-APPLICATION | PROJ #: 24-80000075 | | | |
|-----------------------------|--|-----------------------|--|--|--|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | | | | |
| APPLICATION DATE: | 5/31/24 | | | | |
| RELATED NAMES: | EP BRIAN ELIAS | | | | |
| PROJECT MANAGER: | KAITLYN APGAR (407) 665-7377 | | | | |
| PARCEL ID NO.: | 27-19-29-501-0000-0050 | | | | |
| PROJECT DESCRIPTION | PROPOSED REZONE FROM RC-1 TO R-1A FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF 1.36 ACRES LOCATED ON THE SOUTH SIDE OF VIA HERMOSA, CARDINAL POINTE CV | | | | |
| NO OF ACRES | 1.36 | | | | |
| BCC DISTRICT | 5: HERR | | | | |
| CURRENT ZONING | RC-1 | | | | |
| LOCATION | ON THE SOUTH SIDE OF VIA HERMOSA, EAST | T OF LONGWOOD MARKHAM | | | |
| FUTURE LAND USE- | SE | | | | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | | | | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | | | | |
| APPLICANT: | CONSULTANT: | | | | |
| BRIAN ELIAS | N/A | | | | |
| PREMIER REAL ESTATE | ADVISOR | | | | |
| 8160 VIA HERMOSA ST | | | | | |
| SANFORD FL 32771 | | | | | |
| (352) 210-8580 | | | | | |
| BRIANE@PREMIERERADVISOR.COM | | | | | |

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

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

PROJECT MANAGER COMMENTS

- The subject site has a Future Land Use (FLU) designation of Suburban Estates (SE) and Low Density Residential (LDR) as well as a zoning classification of R-1A and RC-1.
- This property is located in the Bear Management area which requires compliance with provisions outlined in Chapter 258 of the Seminole County Code of Ordinances.
- This property is located in the Wekiva River Protection Area. This subject to SCLDC Chapter 30 Part 58, and SCCP, FLU Element Objective FLU 2.3 and Policy FLU 3.1.2, and CON Element Exhibit-2. These provisions are required by State Statute, see F.S. Chapter 369 Title XXVIII Part II (ss. 369.301-369.309).

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: R-1A and RC-1



FLU: LDR and SE



Aerial



Printed: 6/13/24 9:13 AM

AGENCY/DEPARTMENT COMMENTS

| ACLITE | Y/DEPARTMENT | | 0.7.4.7.10 |
|--------|---------------------------|--|------------|
| | REVIEWED BY | TYPE | STATUS |
| 1. | Buffers and CPTED | A full buffer review will be done at time of subdivision plan review if necessary. | Info Only |
| 2. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| 3. | Comprehensive Planning | A Future Land Use Map amendment for the bottom half would be required for the proposed project; however, staff would not support a Future Land Use Amendment for the south portion of property currently designated as Suburban Estates. The parcel is located within the Wekiva River Protection Area (WRPA) and is limited to a density of one dwelling unit per net buildable acre. | Info Only |
| 4. | Environmental Services | The proposed lots are within Seminole County's potable water service area, but since our closest potable water main runs along the west side of Longwood Markham Road, potable water wells will be needed to service them instead. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents, have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have. | Info Only |
| 5. | Environmental Services | The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any gravity sanitary sewer mains nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as Seminole County water). Additionally, per House Bill 1379, these OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have. | Info Only |
| 6. | Environmental Services | We OBJECT to the lot split as currently proposed. This is due to the proposed lots not meeting the minimum lot size requirement of being 0.50 acre each per the previous comment. Please | Info Only |

| | | and the second of the second o | |
|-----|---------------------------|--|-----------|
| | | provide a letter or an approved OSTDS permit variance from the Florida Department of Health for each proposed lot. | |
| 7. | Environmental Services | The proposed lots are within Seminole County's reclaim water service area but since our closest reclaim water main runs along the east side of Longwood Markham Road, 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 |
| 8. | Natural Resources | No subdivision may be approved that would result in the removal of over fifty (50) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. | Info Only |
| 9. | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Info Only |
| 10. | Planning and Development | The building setbacks for R-1A zoning classification are as follows: Front Yard 25 feet; Side Yard 7.5 feet; Side Street 25 feet; Rear Yard 30 feet | Info Only |
| 11. | Planning and Development | Future Land Use designation for this property is Low Density Residential (LDR) and Suburban Estates (SE). The maximum allowable density for LDR is four (4) dwelling units per net buildable acre. The maximum allowable density for SE is one (1) dwelling unit per net buildable acre. | Info Only |
| 12. | Planning and Development | The proposed project is within the Wekiva River Protection Area (WRPA). Per the Seminole County Comprehensive Plan Policy FLU 2.3.8 Wekiva Character Policy (A) (4), development of property assigned the Suburban Estates Future Land Use designation is limited to a maximum density of one dwelling unit per net buildable acre. | Info Only |
| 13. | Planning and Development | FLU Policy 2.3.3 states that the County shall not approve a land use designation amendment within the WRPA outside of the East Lake Sylvan Transitional Area that could result in a net density increase compared to that allowable as of December 15, 1999. The County's policy is to maintain this final form of development to ensure that residential development in the WRPA maintains the overall rural density and character. | Info Only |
| 14. | Planning and Development | Per SCLDC Sec. 2.3 Definitions; net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas. | Info Only |

| 15. | Dlanning and | Lot 5 of the Lake Markham Estates Plat has an R-1A (Single | Info Only |
|-----|---|---|-------------|
| 15. | Planning and Development | Family Dwelling) zoning classification which requires a minimum lot size of 9,000 square feet and a minimum lot width of 75 feet. | IIIIO OIIIy |
| | | Sub-dividing the parcel would require that each new parcel meet the minimum lot size and lot width requirements and meet the | |
| | | required building setbacks for the R-1A zoning district. The unplatted parcel to the south could not be included in the lot size | |
| | | calculation. | |
| 16. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 17. | Public Safety - Fire Marshal | 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 |
| 18. | Public Safety - Fire Marshal | 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 |
| 19. | 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 |
| 20. | Public Safety - Fire Marshal | 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 |
| 21. | Public Safety - Fire Marshal | Future building shall require: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2 | Info Only |
| 22. | Public Safety - Fire Marshal | Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1 | Info Only |
| 23. | Public Safety - Fire Marshal | Please verify if there will be any gates to access the home. Gates shall be a minimum 14 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch shall be provided. All in accordance with NFPA 1, chapter 18. | Info Only |
| 24. | Public Works - Engineering | The proposed project is located within the Yankee Lake drainage basin. | Info Only |
| 25. | Public Works - Engineering Jim Potter 6/5/24 2:17 PM | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. | Info Only |
| 26. | Public Works - Engineering Jim Potter 6/5/24 2:17 PM | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. | Info Only |
| 27. | Public Works - Engineering Jim Potter 6/5/24 2:17 PM | Based on 1 ft. contours, the topography of the site appears to slope to the northeast corner of the site where there is an inlet on Via Hermosa Road. | Info Only |
| 28. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to Lake Markham after draining to a County Drainage system | Info Only |
| 29. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |

| 30. | Public Works - Engineering | The site lies within the Wekiva River Protection Area (WRPA) Protection Zone. Please review all parts of the Code and Comp plan on extra drainage requirements for this section. | Info Only |
|-----|-------------------------------|--|-----------|
| 31. | 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 www.sjrwmd.com. | Info Only |
| 32. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) | Info Only |
| 33. | Public Works - Engineering | LA minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also

include additional comments for review and response.

| Department | Reviewer | Email | Phone |
|------------------------------------|----------------------|----------------------------------|--------------|
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | 407-665-7468 |
| Comprehensive Planning | Maya Athanas | mathanas@seminolecountyfl.gov | 407-665-7388 |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | 407-665-2143 |
| Environmental Services | James Van Alstine | jvanalstine@seminolecountyfl.gov | 407-665-2014 |
| 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 | William Wharton | wwharton@seminolecountyfl.gov | 407-665-5730 |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
|-------------------|---|
| Watershed Atlas | www.seminole.wateratlas.usf.edu |

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0808

Title:

9:40AM (IN PERSON) MORNING STAR - PRE-APPLICATION

Project Number: 24-80000077

Project Description: Proposed Special Exception to increase the capacity from 6 beds to 8 beds at an existing assisted living facility on 0.32 acres in the R-3 Zoning District located on the north side of W 7th St,

west of S CR 419

Project Manager: Angi Gates (407) 665-7465 (agates@seminolecountyfl.gov)

Parcel ID: 21-21-32-5CF-5200-0190

BCC District: 1-Dallari

Applicant: Roseline Clerge (407) 483-2546

Consultant: N/A



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

PROJ. #:<u>24-80000</u>77

Received & paid: 5/29/24

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

| | PRE-APPLI | LATION | |
|------------------------------------|--------------------|--------------|--------------------------------------|
| | LETE APPLICATIONS | WILL NOT B | SE ACCEPTED |
| APPLICATION FEE | | | |
| PRE-APPLICATION | \$50.00 | | |
| PROJECT | | | |
| PROJECT NAME: FREYER | se bed co | pacity | - Morning Star |
| | 2-5 CF- | 5200- | -0190 0 |
| TOTAL ACREAGE: | BCC D | ISTRICT: | |
| ZONING: | FUTU | RE LAND USE: | |
| APPLICANT | | | |
| NAME: ROSELINE (| LERGE COMP | ANY: BRIC | GHT MORNING STAR |
| ADDRESS: 638 White | | | |
| CITY: CHuluota | STATE | FL | ZIP: 32766 |
| PHONE: (407) 483- | 2546 EMAIL | Roselin | eclarge @ Gmail. Com |
| CONSULTANT | | | |
| NAME: | COMP | ANY: | |
| ADDRESS: | | | |
| CITY: | STATE | : | ZIP: |
| PHONE: | EMAIL | .: | |
| PROPOSED DEVELOPMENT (CHE | CK ALL THAT APPLY) | | |
| | | REZONE | SITE PLAN SPECIAL EXCEPTION |
| | | | request is to increase |
| Description of proposed developmen | SIX to eig | 1 t MOSI- | 10 to |
| my ticense Filor | 1 31x 10 kg | NI LESIO | XEN 13. |
| STAFF USE ONLY | | CHARLES E | |
| COMMENTS DUE: 6/7 | COM DOC DUE: 6/1 | 3 | DRC MEETING: 6/19 |
| PROPERTY APPRAISER SHEET PRI | OR REVIEWS: | | |
| ZONING: R-3 | FLU: HDR | LOCATION: | th side of 7th St, west of S CR 419 |
| w/s: FL Govt | BCC: 1: Dallari | On the nor | in side of full St, west of S CR 418 |

Agenda: 6/14

Presently I am licensed for Six Beds. The reason for this request is to increase my license from Six beds to eight beds.

Bright Morning SIAR ALF. INC has Two double rooms and four Private rooms.

Pareline Glerger



SEMINOLE COUNTY 1101 E FIRST STREET SANFORD FL 32771

CERTIFICATE OF OCCUPANCY

PERMANENT

| Issue Date | 6/03/22 |
|---|---|
| Parcel Number Property Address | 21-21-32-5CF-5200-0190 130 W 7TH ST CHULUOTA FL 327660000 |
| Subdivision Name Legal Description | NORTH CHULUOTA |
| Owner | CLERGE, ROSELINE C |
| | CHULUOTA, FL 32766 |
| Contractor | OWNER/BUILDER |
| Application number Description of Work Construction type Occupancy type Occupancy load Flood Zone | ALTERATION COMMERCIAL MUST BE UPDATED |
| In accordance with the | nis Certificate of Occupancy, all inspect |

ions use have been performed and approved.

If the construction project was permitted and built under the owner /builder contractor exemption of Florida state statute 489.103. Refer to state statute regarding limitations on renting, lease or sale of this property.

Approved

Building Official Acting Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

Property Record Card



Parcel 21-21-32-5CF-5200-0190

130 W 7TH ST CHULUOTA, FL 32766 **Property Address**



| | Parcel Information |
|-------------------|--------------------------------------|
| Parcel | 21-21-32-5CF-5200-0190 |
| Owner(s) | CLERGE, ROSELINE C |
| Property Address | 130 W 7TH ST CHULUOTA, FL 32766 |
| Mailing | 130 W 7TH ST CHULUOTA, FL 32766-9070 |
| Subdivision Name | NORTH CHULUOTA |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 0802-MULTI FAMILY 2 UNITS |
| Exemptions | None |
| AG Classification | No |
| | |

| Value Summary | | | | | |
|------------------------------|---|-------------|--|--|--|
| | 2024 Working 2023 Certified Values Values | | | | |
| Valuation Method | Cost/Market | Cost/Market | | | |
| Number of Buildings | 1 | 1 | | | |
| Depreciated Building Value | \$155,706 | \$144,004 | | | |
| Depreciated Other Features | \$400 | \$400 | | | |
| Land Value (Market) | \$105,369 | \$86,211 | | | |
| Land Value Agriculture | | | | | |
| Just/Market Value | \$261,475 | \$230,615 | | | |
| Portability Adjustment | | | | | |
| Save Our Homes Adjustment | \$0 | \$0 | | | |
| Non-Hx 10% Cap (AMD 1) | \$63,654 | \$50,778 | | | |
| P&G Adjustment | \$0 | \$0 | | | |
| Assessed Value | \$197,821 | \$179,837 | | | |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap 2023 Tax Bill Amount

\$3,069.02 2023 Tax Savings with Non-Hx Cap \$402.67 \$2,666.35

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 19 + W 1/2 OF LOT 20 **BLK 52** NORTH CHULUOTA PB 2 PGS 54 TO 58

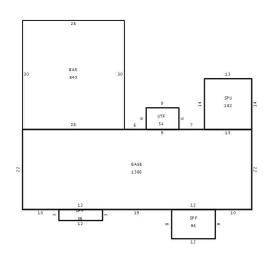
May 29, 2024 02:04 PM Page 1/3

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$197,821 | \$0 | \$197,821 |
| SJWM(Saint Johns Water Management) | \$197,821 | \$0 | \$197,821 |
| FIRE | \$197,821 | \$0 | \$197,821 |
| COUNTY GENERAL FUND | \$197,821 | \$0 | \$197,821 |
| Schools | \$261,475 | \$0 | \$261,475 |

| Sales | | | | | | |
|----------------------|------------|-------|------|-----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 10/01/2007 | 06860 | 0598 | \$250,000 | Yes | Improved |
| CORRECTIVE DEED | 04/01/2006 | 06209 | 1186 | \$100 | No | Improved |
| CORRECTIVE DEED | 04/01/2006 | 06209 | 1185 | \$100 | No | Improved |
| WARRANTY DEED | 02/01/2006 | 06209 | 1187 | \$170,000 | Yes | Improved |
| QUIT CLAIM DEED | 07/01/2004 | 06134 | 0932 | \$63,500 | No | Improved |
| QUIT CLAIM DEED | 12/01/2003 | 05119 | 0757 | \$39,000 | No | Improved |
| QUIT CLAIM DEED | 01/01/2000 | 04055 | 1202 | \$28,000 | No | Improved |
| WARRANTY DEED | 03/01/1989 | 02056 | 0687 | \$60,000 | Yes | Improved |
| WARRANTY DEED | 08/01/1986 | 01757 | 1287 | \$65,000 | Yes | Improved |
| WARRANTY DEED | 05/01/1984 | 01555 | 0361 | \$100,000 | No | Improved |
| CERTIFICATE OF TITLE | 04/01/1984 | 01543 | 0448 | \$172,500 | No | Improved |
| WARRANTY DEED | 07/01/1980 | 01287 | 1494 | \$85,000 | No | Improved |
| WARRANTY DEED | 03/01/1978 | 01163 | 1652 | \$70,000 | No | Improved |

| Land | | | | | |
|--------------------|----------|--------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| FRONT FOOT & DEPTH | 93.00 | 150.00 | 0 | \$1,100.00 | \$105,369 |

| | Building Information | | | | | | | | | | |
|---|----------------------------|--------------|----------|----------|--------------|----------|--------------------|-----------|---------------------|------------|------|
| # | Description | Year Built** | Bed Bath | Fixtures | Base Area | Total SF | Living SF Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | MULTI FAMILY < 10 UNITS | 1960 | 3 2.0 | 6 | 1,386 | 2,594 | 2,226 CONC BLOCK | \$155,706 | \$289,685 De | escription | Area |



Building 1 - Page 1

May 29, 2024 02:04 PM Page 2/3

54.00

840.00

36.00

96.00

182.00

UTILITY FINISHED

OPEN PORCH FINISHED

SCREEN PORCH FINISHED

SCREEN PORCH UNFINISHED

BASE

^{**} Year Built (Actual / Effective)

| Perm | its | | | | | | | |
|--------------------|----------------------------|-----------------------------------|---------------------------------------|--------------------------------|----------------------|----------------|-----------------|-------------|
| Permit # | Description | | | Ager | ісу | Amount | CO Date | Permit Date |
| 03735 | 28 X 30 FLOR | IDA ROOM PERMIT VOIDE | ED | Cour | ity | \$14,280 | | 6/1/1991 |
| 00788 | 130 W 7TH S | T: ALTERATION COMMER(| CIAL- [NORTH CHULUOTA | A] Cour | nty | \$100 | 6/3/2022 | 10/29/2020 |
| 05417 | 130 W 7TH S | Γ: REROOF RESIDENTIAL- | [NORTH CHULUOTA] | Cour | nty | \$13,500 | | 3/26/2021 |
| 02343 | 130 W 7TH ST [NORTH CHU | T: ELECTRICAL - COMMER LUOTA] | CIAL-Duplex converted to | ALF Cour | nty | \$12,500 | | 3/29/2021 |
| 09994 | 130 W 7TH ST [NORTH CHU | Γ: MECHANICAL - RESIDEN LUOTA] | NTIAL-Single Building Home | e Cour | ity | \$9,878 | | 6/7/2021 |
| 03349 | 130 W 7TH S | Γ: PLUMBING - RESIDENTI | AL- [NORTH CHULUOTA] | Cour | nty | \$1,593 | | 3/3/2022 |
| Other | r Features | ; | | | | | | |
| Description | on | | | Year Built | | Units | Value | New Cos |
| SHED | | | | 10/01/1991 | | 1 | \$400 | \$1,00 |
| Zoning | g | | | | | | | |
| Zoning | | Zoning Desc | cription | Future La | and Use | Future | e Land Use Desc | ription |
| R-3 | | High Density | Residential | HDR | | Multi-F | amily-13DU | |
| Utility | / Informat | tion | | | | | | |
| Fire Statio | on Power | Phone(Analog) |) Water Provider S | ewer Provider | Garbage Pic | kup Recycle | Yard Waste | e Hauler |
| 43.00 | FPL | AT&T | FLORIDA GOVT F UTILITY AUTHORITY U | LORIDA GOVT ITILITY AUTHORI | TY MON/THU | THU | WED | Waste Pro |
| Politi | cal Repre | sentation | | | | | | |
| Commiss | ioner | US Congress | State House | : | State Senate | | Voting Precinct | |
| Dist 1 - Bob | o Dallari | Dist 7 - Cory Mills | Dist 37 - SUSAN PL | ASENCIA I | Dist 10 - Jason Broo | leur | 81 | |
| School Information | | | | | | | | |
| Elementa | ry School Dist | rict | Middle School District | | Hiç | ıh School Dist | rict | |
| Walker | | | Chiles | | Had | jerty | | |

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5/29/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:59:13 PROJ # 24-80000077 RECEIPT # 0150243 OWNER: LOT #: JOB ADDRESS: PRE APPLICATION 50.00 .00 50.00 TOTAL FEES DUE..... 50.00 AMOUNT RECEIVED....: 50.00 * DEPOSITS NON-REFUNDABLE * ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS ** COLLECTED BY: DRHR01 BALANCE DUE....: .00 CHECK NUMBER..... 00000000238 CASH/CHECK AMOUNTS...: 50.00 COLLECTED FROM: BRIGHT MORNING STAR DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE Document date: June 12, 2024

SEMINOLE COUNTY GOVERNMENT

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, June 14, 2024, in order to place you on the Wednesday, June 19, 2024, meeting agenda.

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

The DRC Agenda can be found HERE.

| PROJECT NAME: | MORNING STAR - PRE-APPLICATION | PROJ #: 24-80000077 | | | |
|---------------------|---|-------------------------|--|--|--|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | | | | |
| APPLICATION DATE: | 5/29/24 | | | | |
| RELATED NAMES: | EP ROSELINE CLERGE | | | | |
| PROJECT MANAGER: | ANGI GATES (407) 665-7465 | | | | |
| PARCEL ID NO.: | 21-21-32-5CF-5200-0190 | | | | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION TO INCREA BEDS TO 8 BEDS AT AN EXISTING ASSISTED ACRES IN THE R-3 ZONING DISTRICT LOCATE W 7TH ST, WEST OF S CR 419 | LIVING FACILITY ON 0.32 | | | |
| NO OF ACRES | 0.32 | | | | |
| BCC DISTRICT | 1-BOB DALLARI | | | | |
| CURRENT ZONING | R-3 | | | | |
| LOCATION | ON THE NORTH SIDE OF 7^{TH} ST, WEST OF S (| CR 419 | | | |
| FUTURE LAND USE- | HDR | | | | |
| SEWER UTILITY | FLORIDA GOVT UTILITY AUTH | | | | |
| WATER UTILITY | FLORIDA GOVT UTILITY AUTH | | | | |
| APPLICANT: | CONSULTANT: | | | | |
| ROSELINE CLERGE | N/A | | | | |
| BRIGHT MORNING STAR | | | | | |
| 638 WHITE CRANE CT | | | | | |
| CHULUOTA FL 32766 | | | | | |
| (407) 483-2546 | | | | | |
| ROSELINECLERGE@GMA | AIL.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 <u>HERE</u>.

PROJECT MANAGER COMMENTS

- Do the residents drive?
- How many employees?
- Will more than one employee be on site at the same time?

PROJECT AREA ZONING



PROJECT AREA AERIAL



PROJECT AREA FLU



Printed: 6/12/24 3:55 PM Page 2 of 7

AGENCY/DEPARTMENT COMMENTS

ALL STAFF COMMENTS ARE INFORMATIONAL ONLY

| REF | REVIEWED BY | STAFF COMMENT |
|-----|---|---|
| # | | |
| 1 | Building Division Jay Hamm | Increasing the number of persons from 6 to 8 does not generate additional Florida Building Code requirements. FBC 308.3 Institutional I-1, see sub paragraph 308.3.3. |
| 2 | Building Division Jay Hamm | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. This applies if the intent is to create additional bedrooms. |
| 3 | Public Safety - Fire Marshal Matthew Maywald | Residential board and care facilities under 16 persons is consider a "small facility". The change from 6-8 will not change these requirements. |
| 4 | Public Safety - Fire Marshal Matthew Maywald | 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. |
| 5 | Public Safety - Fire Marshal Matthew Maywald | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. |
| 6 | Public Safety - Fire Marshal Matthew Maywald | Type of use and size of building may require fire sprinklers and fire alarms. |
| 7 | Environmental Services James Van Alstine | This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority for increased water/sewer demands as needed. |
| 8 | Environmental Services James Van Alstine | If this development is being serviced by an onsite sewage treatment and disposal system (OSTDS) aka septic system, you may need to modify your existing OSTDS permit, especially if the increased sewer demands exceed your discharge limits. Please contact the Florida Department of Health for any OSTDS related questions/concerns that you may have. |
| 9 | Public Works - Engineering Vladimir Simonovski | It appears that the site will not undergo any changes; however, if the SC Planning & Zoning Division determines that a building expansion or additional parking is required per the SC Land Development Code, the engineering requirements (traffic, drainage, and grading) will be assessed through the Site Permit process. |
| 10 | Buffers and CPTED Maya Athanas | A full buffer review will be done at time of special exception review if necessary. |
| 11 | Planning and Development Angi Gates | 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 |

| | | I |
|----|---|--|
| | | the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. |
| | | Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ |
| 12 | Planning and Development Angi Gates | The setbacks for the R-3 zoning district are: Front Yard 25' Rear yard 25' Side Yard 25' |
| 13 | Planning and Development Angi Gates | The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/board-of-adjustment/board-of-adjustment-processes.stml |
| 14 | Planning and Development Angi Gates | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml |
| 15 | Planning and Development Angi Gates | 30.6.10 Community Residential Homes and Assisted Living Facilities. 30.6.10.1 Statement of intent. (a) In order to prevent concentration of foster care and group home facilities and the detrimental impact to a neighborhood caused by a high concentration of these facilities, the Board of County Commissioners shall exercise care in considering a request to establish a foster care or group home facility by determining that the approval of the new facility or addition to an existing facility, when considered in light of the number of other such facilities licensed by the state (excluding foster homes) in the vicinity of the proposed site will not stress the limited capacity of a neighborhood's existing social structure to accommodate foster care and group home facilities. A second intention of this provision is to protect existing foster care and group home facilities from the possibility that an over concentration of such facilities in a neighborhood might develop which may inadvertently recreate an institutional setting. Such a setting is an impediment to the successful functioning of foster care and group home facilities. (b) To help fulfill this intent the applicant is required to provide a list of the location of all group care facilities indicating the number of clients at each facility. The list is to be certified by the State department licensing such facilities. |
| 16 | Planning and Development Angi Gates | CENCEPTUAL SITE PLAN REQUIREMENTS: 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 or existing 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. |
|----|---|--|
| 17 | Planning and Development Angi Gates | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf |
| 18 | Planning and Development Angi Gates | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf |
| 19 | Planning and Development Angi Gates | New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf |
| 20 | Planning and Development Angi Gates | 30.6.10.3 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings: (a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time. In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern. (b) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size. (c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use. (d) A copy of the application to the appropriate State agency shall accompany the application for the special exception. |
| 21 | Planning and Development Angi Gates | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Two (2) spaces for each bed. |
| 22 | Planning and Development Angi Gates | Staff cannot support a commercial use in a residential area. |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also

include additional comments for review and response.

| DEPARTMENT | REVIEWER |
|------------------------------|---|
| Planning and Development | Angi Gates 407-665-7465 agates@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov |
| Buffers and CPTED | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Building Division | Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov |
| Environmental Services | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas <u>www.seminole.wateratlas.usf.edu</u>

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0806

Title:

10:00AM (IN PERSON) FOOD TRUCK PARKING - PRE-APPLICATION

Project Number: 24-80000074

Project Description: Proposed Site Plan to have a permanent food truck at an existing gas station on 0.56

acres in the C-2 Zoning District located on the southwest corner of SR 436 and Bear Lake Rd

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

Parcel ID: 18-21-29-501-0A00-001A

BCC District: 3-Constantine

Applicant: Julio Espinoza (407) 840-8228

Consultant: N/A



SEMINOLE COUNTY

PROJ. #: 24-80000074 PLANNING & DEVELOPMENT DIVISION Received: 5/28/24

1101 EAST FIRST STREET, ROOM 2028 Paid: 5/29/24

SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED APPLICATION FEE PRE-APPLICATION \$50.00 **PROJECT** Parking site Plan PROJECT NAME: FOOd truck PARCEL ID #(S): 18-21-29-501-0A00-001 BCC DISTRICT: 3: Constantine TOTAL ACREAGE: 0.56 C-2 FUTURE LAND USE: Com ZONING: APPLICANT COMPANY: YZLA Chamos Burger UC. STATE: CONSULTANT NAME: COMPANY: ADDRESS: CITY: STATE: ZIP: PHONE: EMAIL: PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY) SUBDIVISION ☐ LAND USE AMENDMENT REZONE SITE PLAN ☐ SPECIAL EXCEPTION Description of proposed development: STAFF USE ONLY 6/13 COMMENTS DUE: 6/7 COM DOC DUE: 6/19 DRC MEETING: ☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: ZONING: C-2 FLU: COM on the southwest corner of Bear Lake Rd and BCC: 3: Constantine W/S: Seminole County **SR 436**

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

The food truck will be parked at the site, selling burgers and a few Venezuelan foods such as cachapas. In summary, it will offer quick meals.

Good News!!! We are excited to share with you that we are relocating to a better new location soon. Our new address will be 2989 W State Road 434 #300, Longwood, FL 32779. However, for now, we are still operating from our current location at 924 W State Road 436 Ste 1650, Altamonte Springs, FL 32714. We will notify you of the exact date when we will be moving.



Fl Insurance & Taxes

Office Phone: 407-757-0149

Cell Phone: 407-745-8266

Email: ariagna.silva@flinsurance-taxes.com

<u>DISCLAIMER:</u> The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

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intormation Technology Security Team o They want to be permanent

From: Cinthya Jimenez
To: PlanDesk

Subject: Proposal for food truck

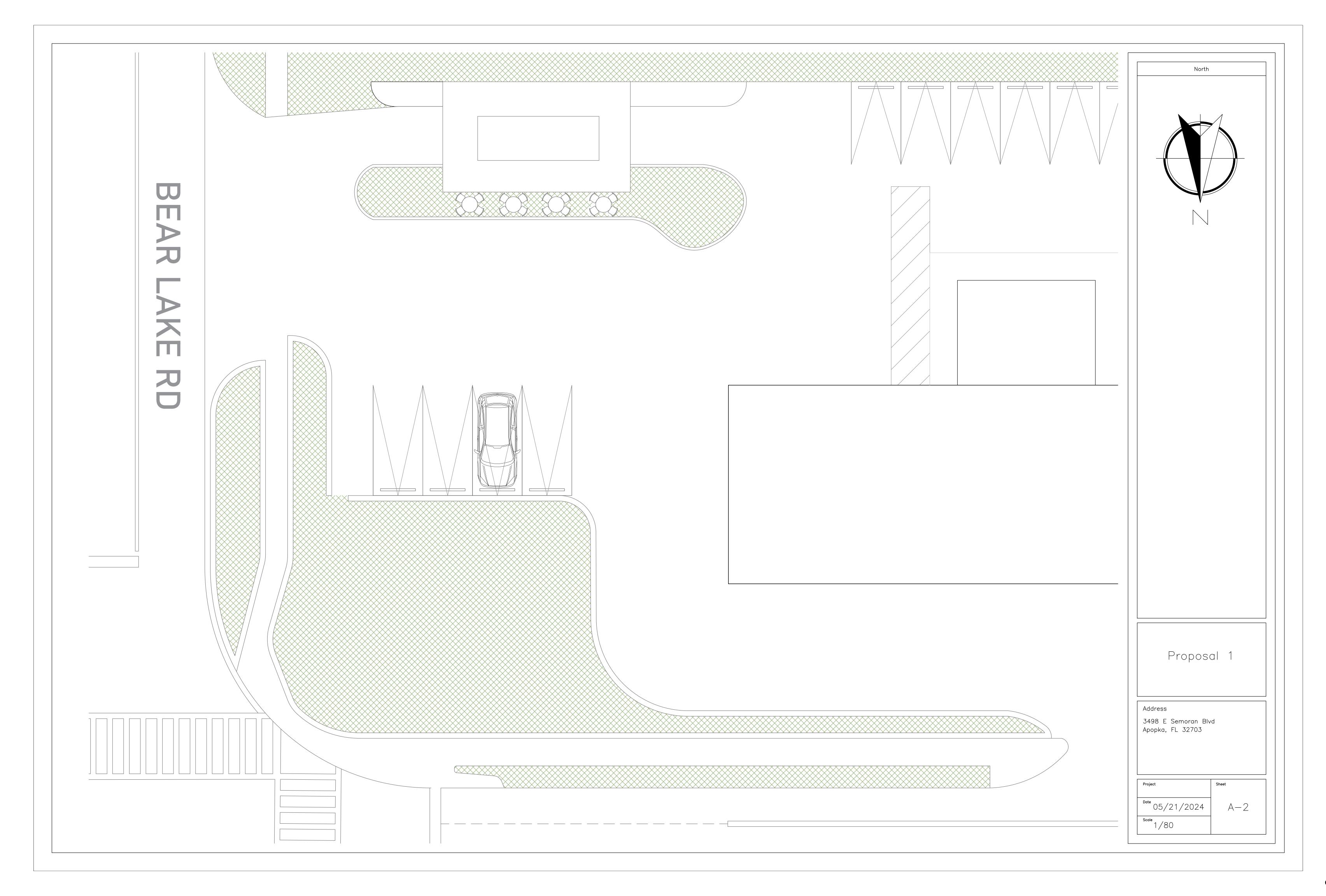
Date: Wednesday, May 29, 2024 9:48:40 AM

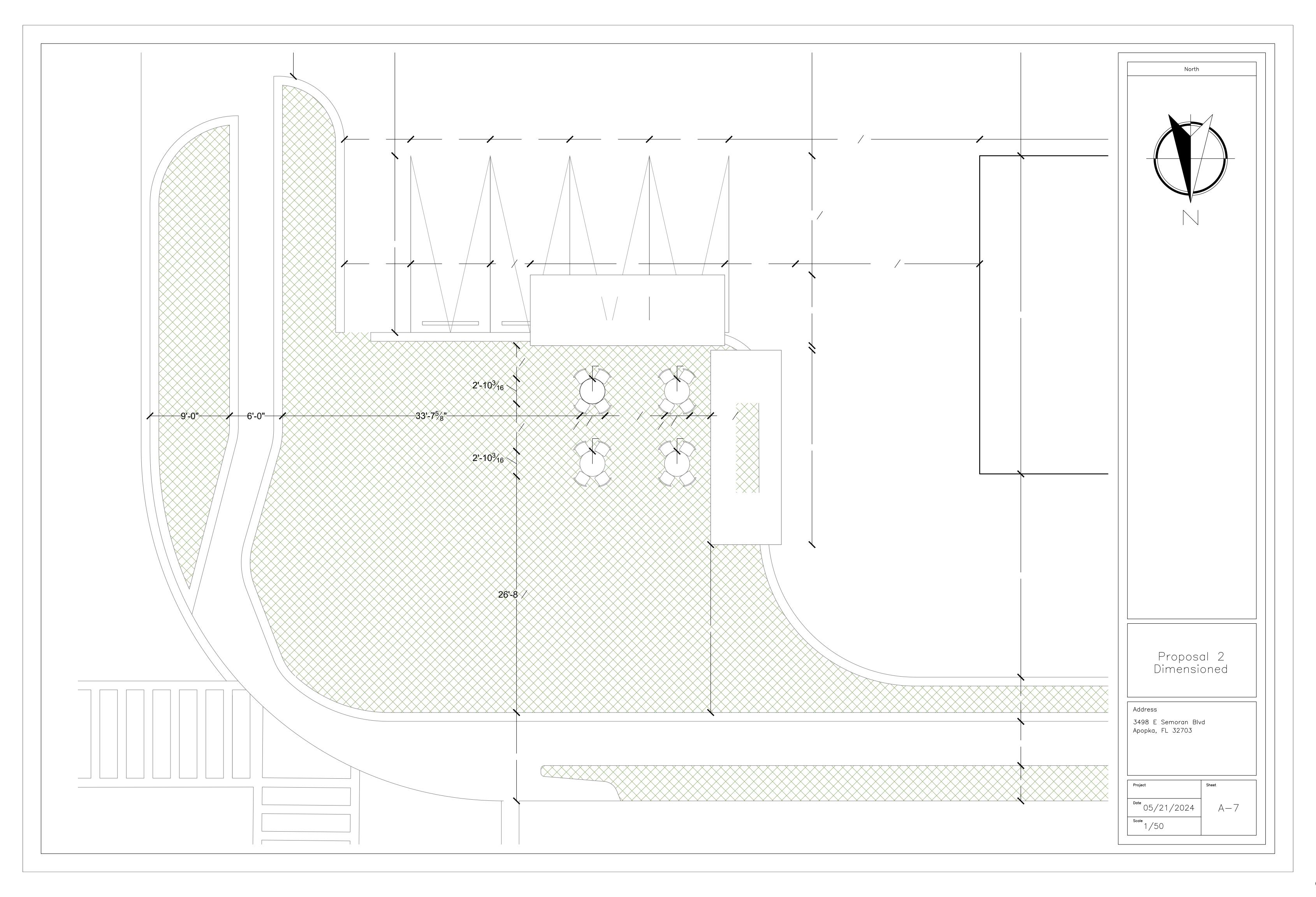
NOTICE: This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert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

The proposal we want to present is to offer the city of Altamonte/Apopka a food truck with exquisite meals for the Latino and American communities, since the nearest food trucks are half an hour or more away from this area. Our dream is for people to enjoy our food, which is completely different from any other, not just for Latinos but also for Americans who appreciate good food. We would be open from Monday to Saturday, with hours depending on customer demand.

Of course, we will comply with all the requirements set by the city and Seminole County.

Sent from my iPhone





Property Record Card



Parcel 18-21-29-501-0A00-001A

Property Address 3498 E SR 436 APOPKA, FL 32703



| Parcel Information | | | | |
|--------------------|--|--|--|--|
| Parcel | 18-21-29-501-0A00-001A | | | |
| Owner(s) | RASIKP FL LLC | | | |
| Property Address | 3498 E SR 436 APOPKA, FL 32703 | | | |
| Mailing | 303 SW 8TH ST STE 1 OCALA, FL 34471-0956 | | | |
| Subdivision Name | TRIM ACRES | | | |
| Tax District | 01-COUNTY-TX DIST 1 | | | |
| DOR Use Code | 1104-CONVENIENCE STORE WITH GAS | | | |
| Exemptions | | | | |
| AG Classification | No | | | |
| Facility Name | SHELL STATION | | | |

| Value Summary | | | | | | |
|------------------------------|------------------------|--------------------------|--|--|--|--|
| | 2024 Working Values | 2023 Certified Values | | | | |
| Valuation Method | Cost/Market | Cost/Market | | | | |
| Number of Buildings | 2 | 2 | | | | |
| Depreciated Building Value | \$86,378 | \$77,630 | | | | |
| Depreciated Other Features | \$61,901 | \$56,961 | | | | |
| Land Value (Market) | \$452,088 | \$452,088 | | | | |
| Land Value Agriculture | | | | | | |
| Just/Market Value | \$600,367 | \$586,679 | | | | |
| Portability Adjustment | | | | | | |
| Save Our Homes Adjustment | \$0 | \$0 | | | | |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 | | | | |
| P&G Adjustment | \$0 | \$0 | | | | |
| Assessed Value | \$600,367 | \$586,679 | | | | |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,807.52 2023 Tax Bill Amount \$7,807.52

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 140 FT OF E 200 FT OF LOT 1 (LESS RDS) BLK A TRIM ACRES PB 10 PG 38

May 29, 2024 10:08 AM Page 1/4

| Taxing Authority | | Assessme | nt Value | Exempt Va | lues | Taxable Value |
|------------------------------------|------------|----------|----------|-----------|-------------|---------------|
| ROAD DISTRICT | | \$ | 600,367 | | \$0 | \$600,367 |
| SJWM(Saint Johns Water Management) | | \$ | 600,367 | | \$0 | \$600,367 |
| FIRE | | \$ | 600,367 | | \$0 | \$600,367 |
| COUNTY GENERAL FUND | | \$ | 600,367 | | \$0 | \$600,367 |
| Schools | | \$ | 600,367 | | \$0 | \$600,367 |
| Sales | | | | | | |
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| SPECIAL WARRANTY DEED | 03/01/2012 | 07728 | 1355 | \$400,000 | No | Improved |
| CORRECTIVE DEED | 12/01/2006 | 06518 | 0011 | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 12/01/2006 | 06518 | 0001 | \$275,000 | No | Improved |
| SPECIAL WARRANTY DEED | 10/01/1998 | 03560 | 1985 | \$364,200 | No | Improved |
| WARRANTY DEED | 12/01/1988 | 02113 | 0577 | \$852,500 | No | Improved |
| QUIT CLAIM DEED | 08/01/1988 | 02003 | 1615 | \$100 | No | Improved |
| WARRANTY DEED | 01/01/1984 | 01520 | 1546 | \$200,000 | Yes | Improved |
| WARRANTY DEED | 01/01/1984 | 01520 | 1549 | \$200,000 | Yes | Improved |
| WARRANTY DEED | 06/01/1979 | 01229 | 0823 | \$68,000 | Yes | Improved |
| WARRANTY DEED | 05/01/1979 | 01224 | 1412 | \$100 | No | Improved |
| Land | | | | | | |
| Method | Frontage | De | pth | Units | Units Price | Land Value |
| SQUARE FEET | | | | 25200 | \$17.94 | \$452,088 |

Building Information

May 29, 2024 10:08 AM Page 2/4

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| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|-------------------------------|-----------|------------|-------------|------|
| 1 | MASONRY PILASTER . | 1984 | 1 | 1056.00 | CONCRETE TILT UP - MASONRY | \$61,641 | \$110,566 | Description | Area |



Sketch by Apex Sketch

Building 1 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|-------------------------------|-----------|------------|-------------|------|
| 2 | MASONRY PILASTER . | 1984 | 1 | 512.00 | CONCRETE TILT UP - MASONRY | \$24,737 | \$44,372 | Description | Area |

16 1-2500 32 512 st

Sketch by Apen Sketch

Building 2 - Page 1

May 29, 2024 10:08 AM Page 3/4

66

| Permit # | Description | | | Agenc | y An | nount C | O Date I | Permit Date |
|----------------------|--------------------------|-------------------------|------------------------------|----------------------------|-----------------------|-------------------|----------------|-------------|
| 00396 | GROUNDWA | TER REMEDIATION SYST | EM | County | | 0,460 | | 1/1/1998 |
|)1545 | TANK MONIT | ORING SYSTEM TEXACO | County | \$ | 1,000 | | 3/1/1996 | |
| 11996 | мор то мог | PREROOF | County | \$1 | 7,420 | | 12/1/2001 | |
| 04015 | PLUMIBING; | TEXACO MART | County | | \$0 | | 5/2/2000 | |
| 3520 | INSTALL THERMAL OXIDIZER | | | County | \$ | \$2,400 | | 4/1/1999 |
| 17344 | REROOF | | | County | \$ | 5,996 | | 9/20/2005 |
| 8056 | SIGN | | | County | \$ | 5,000 | | 7/17/2003 |
| 6492 | WALL/POLE | SIGN CHANGEOUT | | County | \$ | 5,000 | | 6/14/2007 |
|)5552 | INSTALL 120 | VOLT QUAD RECPT | | County | | \$300 | | 8/1/1996 |
|)2968 | MISC ELECT | RIC WIRING; TEXACO MA | RT | County | | \$0 | | 4/1/2000 |
| 00396 | GROUNDWA | TER REMEDIATION SYST | EM; TEXACO FOOD MAF | RT County | \$6 | 0,460 | | 3/1/1998 |
| 10712 | SIGN | | | County | \$ | 4,200 | | 11/27/2018 |
| 2544 | | 6 : SIDING / ROOF OVER- | | County | | 2,960 | | 8/18/2020 |
| 7680 | CC [TRIM AC | | CIA)-INSTALL ILLUM AMO | CO IMAGE County | \$ | 3,500 | | 12/2/2022 |
| Otner Description | r Features | | | Year Built | Units | | Value | New Co |
| OLE LIGH | | | | 12/01/1984 | | 5 | \$9,270 | \$9,; |
| | IAL CONCRETE | DR 4 IN | | 10/01/1984 | 17,652 | | \$32,903 | \$82, |
| | | DICT IIV | | 10/01/1984 | 3,264 | | \$19,728 | \$49, |
| Zoning | | | | 10/01/1904 | 3,20- | Ŧ | ψ19,720 | Ψ+3, |
| Coning | | Zoning Des | scription | Future Land Use Future Lan | | | and Use Descr | ription |
| -2 | | Commercial | | СОМ | | Retail Commercial | | |
| Utility | y Informa | tion | | | | | | |
| ire Statio | on Power | Phone(Analog | j) Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 3.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |
| Politi | cal Repre | sentation | | | | | | |
| Commiss | ioner | US Congress | State House | Sta | ate Senate | Vo | oting Precinct | |
| | e Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG B | ANKSON Dis | st 10 - Jason Brodeur | 38 | | |
| ist 3 - Lee | | 41 | | | | | | |
| | ol Inform | ation | | | | | | |

May 29, 2024 10:08 AM Page 4/4

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 5/29/2024 9:54:42 AM

Project Number: 24-80000074

Address:

Credit Card Number: 44*******5792

Authorization: 02533D

Transaction ID: 290524017-3B729D45-63B3-41E6-8EDF-FF77ECB562AB

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

| Description | Amount |
|-----------------|--------|
| PRE APPLICATION | 50.00 |

Document date: 6/13/24

SEMINOLE COUNTY GOVERNMENT

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

The DRC Agenda can be found HERE.

| PROJECT NAME: | FOOD TRUCK PARKING - PRE-APPLICATION | PROJ #: 24-80000074 |
|---------------------|---|---------------------|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 5/29/24 | |
| RELATED NAMES: | EP JULIO ESPINOZA | |
| PROJECT MANAGER: | JOY GILES (407) 665-7399 | |
| PARCEL ID NO.: | 18-21-29-501-0A00-001A | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN TO HAVE A PERMANENT F | OOD TRUCK AT AN |
| | EXISTING GAS STATION ON 0.56 ACRES IN THE C | -2 ZONING DISTRICT |
| | LOCATED ON THE SOUTHWEST CORNER OF SR 4 | 36 AND BEAR LAKE RD |
| NO OF ACRES | 0.56 | |
| BCC DISTRICT | 3-LEE CONSTANTINE | |
| CURRENT ZONING | C-2 | |
| LOCATION | ON THE SOUTHWEST CORNER OF BEAR LAKE RD | AND SR 436 |
| FUTURE LAND USE- | COM | |
| APPLICANT: | CONSULTANT: | |
| JULIO ESPINOZA | N/A | |
| V2LA CHAMOS BURGER | LLC | |
| 5955 PAXTON CT | | |
| APOPKA FL 32703 | | |
| (407) 840-8228 | | |
| ESPINCARSJ@GMAIL.CO | M | |

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

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

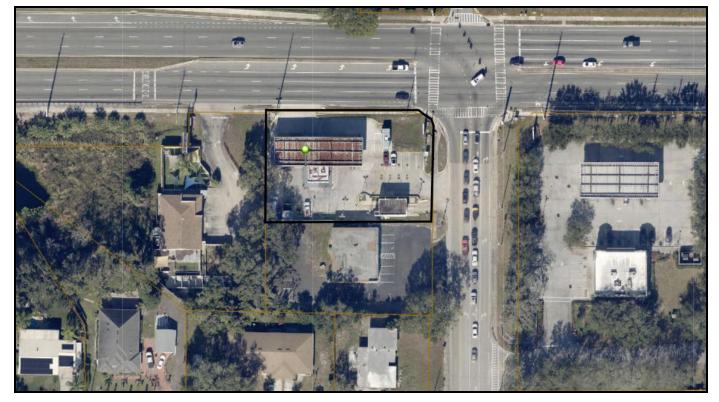
PROJECT MANAGER COMMENTS

- The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants.
- The proposed addition of a permanent Food Truck will require submittal and approval of a site plan.

PROJECT AREA ZONING AND AERIAL MAPS







Printed: 6/13/24 11:58 AM

AGENCY/DEPARTMENT COMMENTS

| | GENCY/DEPARTMENT COMMENTS | | | | | | | |
|-----|---------------------------|--|-----------|--|--|--|--|--|
| 1. | REVIEWED BY | ТҮРЕ | STATUS | | | | | |
| 2. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_de_velopment_code?nodeld=SECOLADECO_CH30ZORE_PT67LASC_BU | 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 | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. | Info Only | | | | | |
| 5. | Buffers and CPTED | For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet. | Info Only | | | | | |
| 6. | Buffers and CPTED | Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section. | Info Only | | | | | |
| 7. | Building Division | NOTE: As long as vehicles remain road ready, meaning they do not become permanently affixed to the ground or to utility services, then no action required to satisfy Florida Building Code. | Info Only | | | | | |
| 8. | Comprehensive Planning | The subject property has a Commercial (COM) Future Land Use designation. The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio. | Info Only | | | | | |
| 9. | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. | Info Only | | | | | |
| 10. | Planning and Development | The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants. • The Commercial Future Land Use designation allows a maximum Floor | Info Only | | | | | |

| | | Area Ratio (F.A.R.) of 0.35. • The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet. • The C-2 (General Commercial) zoning district requires the following minimum building setbacks: Front Yard – Twenty-five (25) 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. Side Street - Zero (0) feet Rear Yard - Ten (10) feet | |
|-----|---------------------------------|---|-----------|
| 11. | Planning and Development | F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. | Info Only |
| 12. | Planning and Development | The proposed addition of a permanent Food Truck will require submittal and approval of a Site Plan. The Site Plan review process can be found in Seminole County Land Development Code, Chapter 40. The Site Plan must meet all requirements of the Seminole County Land Development Code (SCLDC) including but not limited to building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; ect. | Info Only |
| 13. | Planning and Development | 25% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources. | Info Only |
| 14. | Planning and Development | The Site Plan must demonstrate that the parking requirements for the existing use and the proposed use of a food service establishment are met. • Parking requirements for general retail are 4 spaces for every 1,000 square feet of building. • Parking for food and beverage uses are 5 spaces for every 1,000 square feet. | Info Only |
| 15. | Planning and Development | The proposed use of a food truck onsite requires the provision of restroom facilities. | Info Only |
| 16. | Planning and Development | The proposed food truck shall not encroach within required landscape buffers, parking spaces, or drive aisles. | Info Only |
| 17. | Planning and Development | The application proposes placing a food truck within the existing carwash area. Please discuss with the Building Department, as this may require a change of use permit as well as additional improvements to the structure to meet compliance with the Building Code. | Info Only |
| 18. | Public Safety - Fire Marshal | Please note that periodic fire inspections will have to be coordinated with our office (Seminole County Fire Prevention) if site permit is approved. Fee for the inspection will be per the New Fee Resolution. | Info Only |
| 19. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1. Existing hydrants shall be shown on the plan. | Info Only |
| 20. | Public Safety - | This project will require 20 ft. fire department access in accordance | Info Only |

| | Fire Marshal | with NFPA 1, Chapter 18.2.3.5.1.1 | | | | |
|-----|---------------------------------|---|-----------|--|--|--|
| | | | | | | |
| 21. | Public Safety - Fire Marshal | | | | | |
| 22. | Public Works - Engineering | Food Trucks and associated seating fixtures cannot be placed within the area designated for the Dry Retention Pond as they will reduce the pond storage capacity and the proper functioning of the approved Stormwater Management System for this site. An alternative location shall be considered. | Info Only | | | |
| 23. | Public Works - Engineering | The traffic access to the site is of great concern. Although, the two access points to the site are previously approved and existing, they were approved solely for the Gas Station and not for multiple businesses. A permanent location of another business at this site may require additional traffic analysis, both internal to the site and external. Additional parking may be required as well. Bear Lake Road is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road and was last resurfaced in 2023. The roadway geometry and structure meet the current Seminole County standards. Bear Lake Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The East Entrance to the site (off Bear Lake Road) is only 60 feet from the intersection with State Road 436 (Semoran Boulevard), and introduction of additional traffic to the site represents a concern. Any proposed work in the Bear Lake Road "right-of-way" will need to be permitted through Seminole County. State Road 436 (Semoran Boulevard) is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. The North Entrance to the site (off S.R. 436) is only 160 feet from the intersection with Bear Lake Road, and introduction of additional traffic to the site represents a concern. Any proposed work in the S.R. 436 "right-of-way" will need to be permitted through FDOT. | Info Only | | | |
| 24. | Public Works - Engineering | Approval of Food Trucks operation at the site will require adequate pedestrian access to the ultimate location of the Food Trucks. The required pedestrian access will be internal to the site, as well as external, from the existing pedestrian sidewalks along S.R. 436 and Bear Lake Road. | Info Only | | | |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also

include additional comments for review and response.

| DEPARTMENT | REVIEWER |
|---------------------------------|---|
| Buffers and CPTED | Maya Athanas <u>mathanas@seminolecountyfl.gov</u> |
| Environmental Services | James Van Alstine <u>ivanalstine@seminolecountyfl.gov</u> |
| Public Works - Engineering | Vladimir Simonovski <u>vsimonovski@seminolecountyfl.gov</u> |
| Public Works - Impact Analysis | William Wharton @seminolecountyfl.gov |
| Planning and Development | Joy Giles <u>igiles@seminolecountyfl.gov</u> |
| Environmental - Impact Analysis | Becky Noggle bnoggle@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald <u>mmaywald@seminolecountyfl.gov</u> |
| Comprehensive Planning | Maya Athanas <u>mathanas@seminolecountyfl.gov</u> |
| Natural Resources | Sarah Harttung <u>sharttung@seminolecountyfl.gov</u> |
| Building Division | Jay Hamm |
| | |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas <u>www.seminole.wateratlas.usf.edu</u>

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0809

Title:

10:20AM (TEAMS) DRESSAGE COVE AREA REPLAT - PRE-APPLICATION

Project Number: 24-80000076

Project Description: Proposed Rural Subdivision to create 5 single family residential/agricultural lots on 38.89 acres in the A-5 Zoning District located on the south side of Dressage Cv, west of Mills Creek Rd

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

Parcel ID: 35-21-32-3AK-004E-0000

BCC District: 1-Dallari

Applicant: Margarita Delgado (407) 760-0782 **Consultant:** Vicent Peluso (407) 732-1263

PM: Joy



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION Received: 5/22/24

1101 EAST FIRST STREET, ROOM 2028

Paid: 5/30/24 SANFORD, FLORIDA 32771 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000076

| INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED | | | | | | | | | |
|--|-------------------|--------------------------------------|--|--|--|--|--|--|--|
| APPLICATION FEE | | | | | | | | | |
| PRE-APPLICATION | \$50.00 | | | | | | | | |
| PROJECT | | | | | | | | | |
| PROJECT NAMEDIAL Dressage Cove Area Replat | | | | | | | | | |
| PARCEL ID MISI: 35-31-32-34K-003P-0000 /35-21-32-3AK-004E-0000 | | | | | | | | | |
| TOTAL ACREAGE: 38.89 | BCC DIST | TRICT: Tax District 1 | | | | | | | |
| ZONING: A-5 | FUTURE | LANDUSE: RUTA SAC | | | | | | | |
| APPLICANT | | | | | | | | | |
| NAME: Margarita De | COMPAN | NY: | | | | | | | |
| ADDRESS: 212 Dresses | e Paris | | | | | | | | |
| CITY: Chulusta | STATE: | F1- 21P: 37711 | | | | | | | |
| PHONE: HAT- 7/A- | nag EMAIL | del al 24 2 al 1 | | | | | | | |
| 10/10- | 0100 | 401 gado 2160 ao1. com | | | | | | | |
| CONSULTANT | | 1 | | | | | | | |
| NAME: Vincent de lus | COMPAN | W: Apmerican Engineering + Surveying | | | | | | | |
| ADDRESS: 4250 Alataya | Trail #20138 | | | | | | | | |
| CITY: Oviedo | STATE: | FC, 1 20: 32765 | | | | | | | |
| PHONE: 407-732-1 | 243 EMAIL: | American Engineer, com | | | | | | | |
| PROPOSED DEVELOPMENT (CHECK | (ALL THAT APPLY) | | | | | | | | |
| | | EZONE SITE PLAN SPECIAL EXCEPTION | | | | | | | |
| Description of proposed development: | 1 11 | Lestate se clat | | | | | | | |
| Each let will stay | Inceater H | han Sacres whorevate access. | | | | | | | |
| | 7 | 15 1010 2/1 | | | | | | | |
| TAFF USE ONLY | | | | | | | | | |
| COMMENTS DUE: 6/7 | COM DOC DUE: 6/13 | 3 DRC MEETING: 6/19 | | | | | | | |
| PROPERTY APPRAISER SHEET PRIOR | REVIEWS: | | | | | | | | |
| ZONING: A-5 | FLU: R5 | on the south side of Dressage Cv, | | | | | | | |
| w/s: N/A | BCC: 1: Dallari | west of Mills Creek Rd | | | | | | | |
| <u> </u> | Agenda: 6/14 | WOOL OF WIND OF CONTINU | | | | | | | |

From: PlanDesk
To: eplandesk

Subject: FW: E plan submittal pre-submittal meeting request for proposed plat

Date: Tuesday, May 28, 2024 8:12:43 AM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png image006.png image007.png

From: American Engineer < vincent@american-engineer.com>

Sent: Monday, May 27, 2024 11:37 PM

To: PlanDesk < PlanDesk@seminolecountyfl.gov>

Subject: Re: E plan submittal pre-submittal meeting request for proposed plat

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

Thank you,

For clarification, yes we are intending each new lot to have 1 single family home possible.

We are looking to get guidance from the county so I don't want to say too much because there might be a need to do a minor plat, lot split, or there might be a need to do a full subdivision plan, and I need the owners to see their options. Aside from subdividing the property and allowing new individual lots to be sold for a new single-family home, there's really not a lot more that they are interested or aware of that they need to do.

Each lot will have well and septic. Each lot will have ingress and egress and utility access through a shared private access road to be platted, if that is acceptable. We need guidance on that and the needed roadway easement width and pavement width, or can it remain unpaved if it is private?

The purpose of the meeting is to receive guidance from the County as to if this lot configuration will be allowed and the needed requirements to meet. The owner may be willing to put some of the areas in the flood zone into permanent conservation easements. Each proposed lot should also have enough upland area, not in a flood zone or having wetlands, to build a house, meeting all setbacks.

Each proposed lot will be greater than 5 acres for the current A-5 zoning.

Vincent Peluso, P.E., MBA, M.E.
American Engineering and Surveying, Inc.
4250 Alafaya Trail
Suite 212138
Oviedo, FL 32765
407-732-1263
Vincent@American-Engineer.com

VIII COLLEGE VIII COLLEGE COLL

On May 24, 2024, at 10:38 AM, PlanDesk < <u>PlanDesk@seminolecountyfl.gov</u>> wrote:

It just needs to be detailed for all the other departments to review. Tell us what you are wanting to

2121 DRESSAGE COVE CHULUOTA, FL 32766 PARCEL ID: 35-21-32-3AK-003P-0000 PROPOSED LEGAL DESCRIPTION: PARCEL 2 O.R.B. 1187, PGS. 1798-1800 PARCEL 49, LAKE PICKETT ESTATES, DESCRIBED AS: BEGINNING AT A POINT 2587.95 FEET NORTH AND 2546.01 FEET WEST OF THE SOUTHEAST S86°20'49"E 346.65' (P) LESS PARCEL 3 CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 41 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 426.84 FEET; O.R.B. 7010, PG. 229 THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 730.00 FEET; THENCE SOUTH 41 DEGREES 05 MINUTES 13 SECONDS WEST A DISTANCE OF 851.69 FEET; THENCE NORTH 75 DEGREES 55 MINUTES 48 SECONDS WEST A DISTANCE OF 342.72 FEET; UNPLATTED THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 363.53 FEET AND A CENTRAL ANGLE OF 52 DEGREES 41 MINUTES 04 SECONDS A DISTANCE OF 334.27 FEET; THENCE NORTH 23 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 282.55 FEET AND A CENTRAL ANGLE 65 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 320.54 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 703.04 FEET: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS A DISTANCE OF 195.20 FEET; THENCE NORTH 72 DEGREES 23 MINUTES 58 SECONDS EAST A DISTANCE OF 373.49 FEET; THENCE NORTH 56 DEGREES 22 MINUTES 15 SECONDS EAST A DISTANCE OF 698.41 FEET; THENCE SOUTH 25 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 158.76 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 462.16 FEET; PARCEL 1 THENCE SOUTH 76 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 57.50 FEET; PARCEL 3 THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,000 FEET AND A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 44 SECONDS A DISTANCE OF 63.00 FEET LOT TO THE POINT OF BEGINNING. CONTAINING 40.3 ACRES MORE OR LESS. AN EASEMENT 25 FEET WIDE IS RESERVED FOR DRAINAGE ALONG THE FIRST THREE COURSES. AN EASEMENT 35 FEET WIDE IS RESERVED FOR ROADWAY ALONG ALL THE OTHER COURSES. S76[.]16'48"E TOGETHER WITH LAKE PICKETT ESTATES PHASE II ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2015, PAGE 0790. PUBLIC RECORDS OF SEMINOLE COUNTY. FLORIDA. 57.₅₀, PARCEL 3 UNPLATTED 243,263 SQ FT A PORTION OF PARCEL 1 DESCRIBED AS: 5.585 ACRES COMMENCE AT A POINT 2209.48 FEET SOUTH AND 1449.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN (DOES NOT INCLUDE ROADWAY ALONG BOUNDARY OF PARCEL 1 SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST 454.89 FEET, ÉASEMENT ON NORTHWEST SIDE LOT 2 THENCE SOUTH 72 DEGREES 23 MINUTES 58 SECONDS WEST A DISTANCE OF 373.49 FEET TO A OF LOT 1, BUT DOES INCLUDE CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF ROADWAY EASEMENT ON 30 DEGREES 38 MINUTES 42 SECONDS; THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 195.20 FEET, 229,010 SQ FT PARCEL 2 NORTHEAST SIDE OF LOT 1) THENCE SOUTH 41 DEGREES 45 MINUTES 16 SECONDS WEST A DISTANCE OF 511.48 FEET TO THE POINT OF 5.257 ACRES BEGINNING. THENCE LEAVING SOUTHERN BOUNDARY OF PARCEL 1 RUN NORTH 66 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 79.39 FEET TO THE NORTHERN BOUNDARY OF PARCEL 1; THENCE SOUTH 17 (DOES NOT INCLUDE LOT 3 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 182.63 FEET ALONG THE BOUNDARY OF PARCEL 1 ROADWAY EASEMENT) TO THE MOST WESTERLY CORNER OF PARCEL 1; THENCE NORTHEASTERLY, ALONG THE BOUNDARY OF PARCEL 1 286,391 SQ FT BACK TO THE POINT OF BEGINNING. 6.545 ACRES PARCEL 3 (DOES NOT INCLUDE A PORTION OF PARCEL 2 DESCRIBED AS: ROADWAY EASEMENT) COMMENCE AT A POINT 2209.48 FEET SOUTH AND 1449.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST 454.89 FEET TO THE POINT 198,029 SQ. FT. OF BEGINNING; THENCE RUN ALONG BOUNDARY OF PARCEL 2, NORTH 56 DEGREES 22 MINUTES 4.546 ACRES 15 SECONDS EAST, A DISTANCE OF 698.41 FEET; THENCE SOUTH 25 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 65.00 FEET; THENCE LEAVING BOUNDARY OF PARCEL 2 RUN (DOES NOT INCLUDE SOUTH 65 DEGREES 55 MINUTES 21 SECONDS WEST A DISTANCE OF 177.48 FEET; ROADWAY EASEMENT) N66 40'44"W THENCE SOUTH 56 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 406.77 FEET; NORTHERN THENCE SOUTH 61 DEGREES 17 MINUTES 57 SECONDS WEST A DISTANCE OF 162.21 FEET: BOUNDARY OF THENCE SOUTH 73 DEGREES 05 MINUTES 55 SECONDS WEST A DISTANCE OF 388.32 FEET; PARCEL 1 THENCE SOUTH 59 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 99.91 FEET; THENCE SOUTH 36 DEGREES 50 MINUTES 22 SECONDS WEST A DISTANCE OF 516.48 FEET: THENCE NORTH 66 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 62.72 FEET; ADJOINING THE BOUNDARY OF PARCEL 2 RUN NORTH 41 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 511.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO LOT 4A THE SOUTHEAST AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS, A DISTANCE OF 195.20 FEET; THENCE RUN NORTH 72 DEGREES 23 MINUTES 143,093 SQ. FT. 58 SECONDS EAST A DISTANCE OF 373.49 FEET BACK TO THE POINT OF BEGINNING. 200 E 3.285 ACRES (DOES NOT INCLUDE MOST WESTERLY ROADWAY EASEMENT) SOUTHERN CORNER OF PARCEL 1 BOUNDARY OF PARCEL 1 CURVE CHART **CURVE CHART** LOT 186 R=363.53' R=328.53' ARC=334.27' ARC=302.09' Δ=52.41.04" Δ=52°41'05" CH=322.62' CH = 291.56'CH.BRNG.=N49'35'16"W CH.BRNG.=N49'35'16"W <u>C6</u> R=247.55' LOT 5 R=282.55' ARC=320.54' ARC=280.84' 539,970 SQ. FT. Δ=65'00'00" Δ=65.00'00" 12.304 ACRES CH=303.63' CH = 266.02'(DOES NOT INCLUDE CH.BRNG.=N09'15'16"E CH.BRNG.=N09'15'16"E LOT 187 ROADWAY EASEMENT) <u>C3</u> R=2000.00' R=329.97' ARC=63.00'± ARC=54.86' Δ=01.51,44" Δ=09'31'36" CH=54.80' CH.BRNG.=N46'31'03"E 50' 100' 150' 200' R=364.97' R=329.97' (IN FEET) 1 inch = 100 feet GRAPHIC SCALE ARC=195.20' ARC=121.63' Δ=30'38'42" Δ=21.07'08" LOT 141 CH=192.89' C1 CH=120.94' CH.BRNG.=N57'04'37"E CH.BRNG.=N61°50'25"E LOT 139 PICKETT DOWNS UNIT II P.B.32, PGS. 9-13 LOT 113 LOT 112



CERTIFIED TO:

LEGAL DESCRIPTION:

POINTS OF INTEREST:

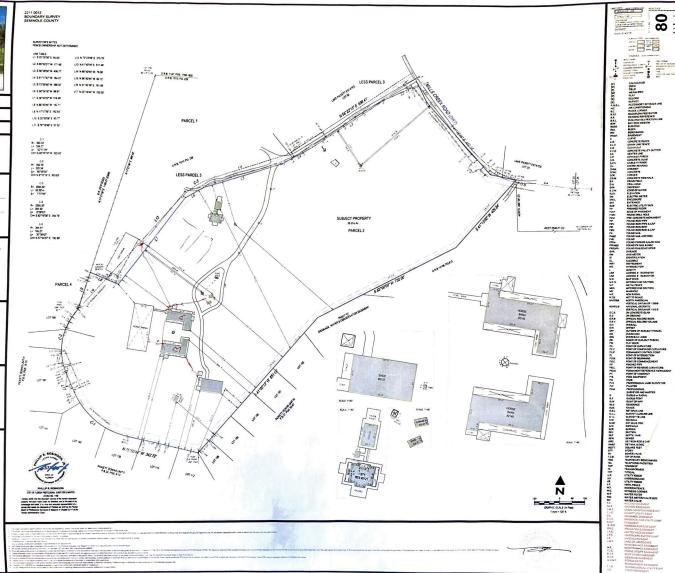
FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL OF LOCATED IN 20ME X & A THIS PROPERTY WAS F

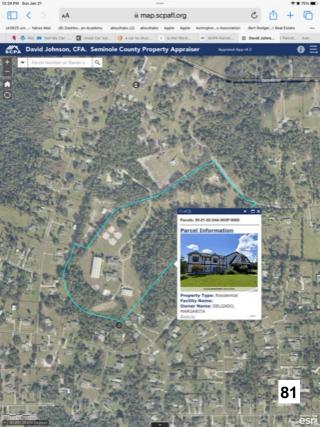
JOB SPECIFIC SURVEYOR NOTES:

WETLANDS MAY BE PRESENT AND ARE NOT LOCATED ON THIS SURVEY.

Robinson Surveying

564 S Ronald Reagan Blvd | Suite B Longwood, Florida 32750 407.637.5961







Property Record Card



Parcel 35-21-32-3AK-003P-0000

Property Address 2121 DRESSAGE CV CHULUOTA, FL 32766



| | Parcel Information |
|-------------------|---|
| Parcel | 35-21-32-3AK-003P-0000 |
| Owner(s) | DELGADO, MARGARITA |
| Property Address | 2121 DRESSAGE CV CHULUOTA, FL 32766 |
| Mailing | 2121 DRESSAGE CV CHULUOTA, FL 32766-8006 |
| Subdivision Name | LAKE PICKET ESTATES 5 ACRE DEVELOPMENT 48 PARCELS |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | 00-HOMESTEAD(2024) |
| AG Classification | No |

| Value Summary | | | | | | | |
|--|-------------|-------------|--|--|--|--|--|
| 2024 Working 2023 Certified Values Values | | | | | | | |
| Valuation Method | Cost/Market | Cost/Market | | | | | |
| Number of Buildings | 5 | 5 | | | | | |
| Depreciated Bldg Value | \$1,284,587 | \$1,192,597 | | | | | |
| Depreciated EXFT Value | \$9,528 | \$8,822 | | | | | |
| Land Value (Market) | \$719,465 | \$719,465 | | | | | |
| Land Value Ag | | \$27,025 | | | | | |
| Just/Market Value | \$2,013,580 | \$1,920,884 | | | | | |
| Portability Adj | | | | | | | |
| Save Our Homes Adj | \$257,441 | \$0 | | | | | |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$85,828 | | | | | |
| P&G Adj | \$0 | \$0 | | | | | |
| Assessed Value | \$1,756,139 | \$1,142,616 | | | | | |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap 2023 Tax Bill Amount \$20,039.43 2023 Tax Savings with Non-Hx Cap \$7,657.62 \$12,381.81

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 32E
BEG 2587.95 FT N & 2546.01 FT W
OF SE COR RUN S 41 DEG 13 MIN W
426.84 FT S 63 DEG W 730 FT S
41 DEG 5 MIN 13 SEC W 851.69 FT
N 75 DEG 55 MIN 48 SEC W 342.72
FT NWLY ON CURVE 334.27 FT N 23
DEG 14 MIN 44 SEC W 100 FT NELY
ON CURVE 320.54 FT N 41 DEG 45
MIN 16 SEC E 703.04 FT NELY ON
CURVE 195.2 FT N 72 DEG 23 MIN
58 SEC E 373.49 FT N 56 DEG 22

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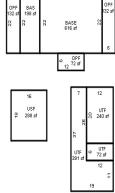
MIN 15 SEC E 698.41 FT S 25 DEG 30 MIN 8 SEC E 158.76 FT S 41 DEG 16 MIN 48 SEC E 462.16 FT S 76 DEG 16 MIN 48 SEC E 57.5 FT ELY ON CURVE 63 FT TO BEG (LESS FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E 454.89 FT TO POB RUN N 56 DEG 22 MIN 15 SEC E 698.41 FT S 25 DEG 30 MIN 08 SEC E 65 FT S 65 DEG 55 MIN 21 SEC W 172.48 FT S 56 DEG 29 MIN 50 SEC W 406.77 FT S 61 DEG 17 MIN 57 SEC W 162.21 FT S 73 DEG 05 MIN 55 SEC W 388.32 FT S 59 DEG 24 MIN 18 SEC W 99.91 FT S 36 DEG 50 MIN 22 SEC W 516.48 FT N 66 DEG 40 MIN 44 SEC W 62.72 FT N 41 DEG 45 MIN 16 SEC E 511.48 FT NELY ALONG CURVE 195.2 FT N 72 DEG 23 MIN 58 SEC E 373.49 FT TO BEG) & FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E 454.89 FT S 72 DEG 23 MIN 58 SEC W 373.49 FT SLY ALONG CURVE 195.2 FT S 41 DEG 45 MIN 16 SEC W 511.48 FT TO POB RUN N 66 DEG 40 MIN 44 SEC W 79.39 FT S 17 DEG 27 MIN 36 SEC W 182.63 FT N 41 DEG 45 MIN 16 SEC E 191.56 FT TO BEG

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$1,756,139 | \$50,000 | \$1,706,139 |
| SJWM(Saint Johns Water Management) | \$1,756,139 | \$50,000 | \$1,706,139 |
| FIRE | \$1,756,139 | \$50,000 | \$1,706,139 |
| COUNTY GENERAL FUND | \$1,756,139 | \$50,000 | \$1,706,139 |
| Schools | \$1,756,139 | \$25,000 | \$1,731,139 |

| Sales | | | | | | |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 03/31/2023 | 10419 | 0103 | \$2,000,000 | Yes | Improved |
| WARRANTY DEED | 03/31/2023 | 10419 | 0101 | \$100 | No | Vacant |
| SPECIAL WARRANTY DEED | 10/01/2001 | 04205 | 1558 | \$1,560,200 | No | Improved |
| WARRANTY DEED | 02/01/2000 | 03813 | 1002 | \$395,000 | No | Improved |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 1 | \$18,500.00 | \$18,500 |
| ACREAGE | | | 37.89 | \$18,500.00 | \$700,965 |

| | Building Information | | | | | | | | | | |
|---|----------------------|--------------|----------|----------|-------------------|-------|--------------------|-----------|------------------------|------------|------|
| ŧ | Description | Year Built** | Bed Bath | Fixtures | Base Tota Area | al SF | Living SF Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | SINGLE FAMILY | 1984/2000 | 6 4.5 | 14 | 616 2 | 2,141 | 1,102 SIDING GRADE | \$149,354 | \$164,125 Descr | iption | Area |



Sketch by Apex Medina Me

| BASE 198.00 |
|-----------------------------|
| OPEN PORCH 132.00 FINISHED |
| OPEN PORCH 72.00 FINISHED |
| OPEN PORCH 132.00 FINISHED |
| UTILITY FINISHED 240.00 |
| UTILITY FINISHED 391.00 |
| UTILITY FINISHED 72.00 |
| UPPER STORY 288.00 FINISHED |

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** Year Built (Actual / Effective)

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Building 1 - Page 1

| | | | | | | Base | | | | | | |
|---|--------------------|--------------|---------------|-------------------|---------------|-----------------------|----------|---------------------------|-----------|------------|-------------------------|---------|
| # | Description | Year Built** | Bed | Bath | Fixtures | Area | Total SF | Living SF Ext Wall | Adj Value | Repl Value | Appendage | s |
| 2 | BARNS/SHEDS | 2002/2005 | 0 | 0.0 | 9 | 3,132 | 9,328 | 5,082 CB/STUCCO FINISH | \$416,240 | \$445,177 | Description | Area |
| | | | | | | | | | | | OVERHANG | 1164.00 |
| | 97 OVH Q 7 1184 sf | | | | | BASE SEMI FINISHED | 1144.00 | | | | | |
| | | 6 | 2 | BSF 1144 sf | 88 | ć | 9 2 | | | | INTERIOR FINISH GOOD | 910.00 |
| | | | 0 | | 88 E 3 | BASE 132 st | ō | | | | BASE SEMI FINISHED | 806.00 |
| | | ľ | 4 | 6 | BSF 806 sf | 9 | 2 | | | | OVERHANG | 1068.00 |
| | | - | 26 | 0 | | 89 DVH | 27 | | | | OVERHANG | 84.00 |
| | | K | IFG 910 sf | 3 0VH 84 sf | 1 | OVH 068 sf | | | | | INTERIOR FINISH GOOD | 936.00 |
| | | | | 7 | _ | | | | | | OVERHANG | 84.00 |

Building 2 - Page 1

Sketch by Apex Medina™

Sketch by Apex Medina™

| ** Y | ear Built (Actual / Effective) | | | | | | | | | | | |
|------|--------------------------------|---------------------------|------------------------------------|-----------|-----------------|---------------|----------|---------------------------|-----------|-----------------------|-------------------------|---------|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF Ext Wall | Adj Value | Repl Value | Appendage | es |
| 3 | BARNS/SHEDS | 2002/2005 | 0 | 0.0 | 13 | 3,171 | 9,592 | 5,082 CB/STUCCO FINISH | \$388,154 | \$415,138 | Description | Area |
| | | | | | | | | | | | OVERHANG | 1068.00 |
| | | 26 | | <u> </u> | | | | | | | BASE SEMI FINISHED | 650.00 |
| | | 2 OVH 84 sf 8 936 s | sf 8 | 26 IFG | 7 인 84 sf | | | | | | INTERIOR FINISH GOOD | 910.00 |
| | | 26 | | 910 sf | 8 | 2000 | | \neg | | | OVERHANG | 84.00 |
| | | | 26 26 | 13 12 | 50 | φ 62 33 | 5 | | | BASE SEMI FINISHED | 1261.00 | |
| | | | 28 | | BSF 9 650 sf | | | | | OVERHANG | 1164.00 | |
| | | | © DVH BASE 284 st 3171 st 12 | | 99 | | | OVERHANG | 264.00 | | | |
| | | | 12 | 5 | 1 12 | BSF 261 sf | 13 | | | | INTERIOR FINISH GOOD | 936.00 |

Building 3 - Page 1

0VH 1164 sf

** Year Built (Actual / Effective)

| # | • | Description | Year Built** | Bed Ba | h Fixtures | Base Area | Total SF | Living SF Ext Wall | Adj Value | Repl Value | Appendages | |
|---|---|-------------|--------------|--------|------------|--------------|----------|--------------------|-----------|------------|-------------|------|
| 4 | ļ | BARNS/SHEDS | 2002/2005 | 0 0 | 0 0 | 19,800 | 19,800 | 19,800 UNFINISHED | \$233,825 | \$286,902 | Description | Area |
| | | | | | | | | | | | | |

OVERHANG

84.00

85

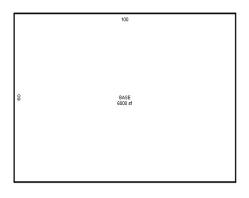
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Sketch by Apex Medina™

Building 4 - Page 1

| # | Description | Year Built** | Bed Bath | Fixtures | Base Area | Total SF | Living SF Ext Wall | Adj Value | Repl Value | Appendages | |
|---|-------------|--------------|----------|----------|--------------|----------|---------------------------|-----------|------------|-------------|------|
| 5 | BARNS/SHEDS | 2002/2005 | 0 0.0 | 0 | 6,000 | 6,000 | 6,000 CORRUGATED METAL | \$97,014 | \$109,620 | Description | Area |
| | | | | | | | | | | | |



Sketch by Apex Medina™

Building 5 - Page 1

^{**} Year Built (Actual / Effective)

| Perm | its | | | | |
|-----------|---|------------|-----------|---------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 08129 | 2 STABLES - "A" & "B"; PAD PER PERMIT 2145 MILLS CREEK RD | County | \$536,844 | | 8/1/2001 |
| 09370 | RIDING ARENA; PAD PER PERMIT 2145 MILLS CREEK RD | County | \$59,500 | | 10/1/2001 |
| 09374 | METAL STORAGE BLDG; PAD PER PERMIT 2157 MILLS CREEK RD | County | \$42,500 | | 10/1/2001 |
| 05097 | REROOF | County | \$107,000 | | 3/29/2018 |
| Extra | Features | | | | |
| Descripti | on | Year Built | Units | Value | New Cos |
| FIREPLACE | ≣2 | 06/01/1984 | 1 | \$2,400 | \$6,000 |
| COMM: CA | RPORT | 06/01/1999 | 240 | \$774 | \$1,934 |
| PATIO 3 | | 06/01/2002 | 1 | \$2,850 | \$6,000 |
| IRON GATE | • | 06/01/2005 | 100 | \$1,586 | \$2,88 |
| GATE OPE | NER | 06/01/2005 | 2 | \$1,918 | \$3,48 |

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| Zoning | | | | | | | | | | |
|---|--------|---------------------|---------------------|----------------|-------------------------|---------------------|---------------|-----------|--|--|
| Zoning De | | | ption | Future L | and Use | and Use Description | | | | |
| A-5 Rural-5 | | | | R5 | | : | | | | |
| Utility Inf | ormati | ion | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler | | |
| 43.00 | FPL | AT&T | NA | NA | MON/THU | MON/THU | WED | Waste Pro | | |
| Political Representation | | | | | | | | | | |
| Commissioner | | US Congress | State House | | State Senate | | ting Precinct | | | |
| Dist 1 - Bob Dallar | i | Dist 7 - Cory Mills | Dist 37 - SUSAN | I PLASENCIA | Dist 10 - Jason Brodeur | 82 | | | | |
| School In | forma | tion | | | | | | | | |
| Elementary School District | | | Middle School Distr | ict | High School District | | | | | |
| Walker | | | Chiles | | Hagerty | | | | | |
| Copyright 2024 © Seminole County Property Appraiser | | | | | | | | | | |

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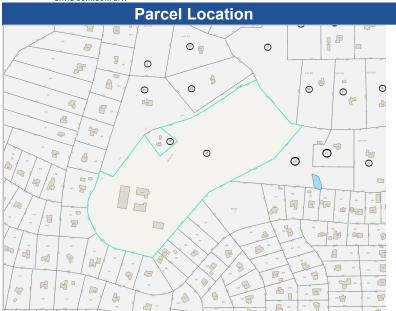
87

Property Record Card



Parcel 35-21-32-3AK-004E-0000

Property Address 2145 DRESSAGE CV CHULUOTA, FL 32766



Sorry, No Image Available at this Time

Site View

| | Parcel Information | | | | | | | | | |
|-------------------|--|--|--|--|--|--|--|--|--|--|
| Parcel | 35-21-32-3AK-004E-0000 | | | | | | | | | |
| Owner(s) | DELGADO, MARGARITA | | | | | | | | | |
| Property Address | 2145 DRESSAGE CV CHULUOTA, FL 32766 | | | | | | | | | |
| Mailing | 2121 DRESSAGE CV CHULUOTA, FL 32766-8006 | | | | | | | | | |
| Subdivision Name | LAKE PICKET ESTATES 5 ACRE DEVELOPMENT 48 PARCELS | | | | | | | | | |
| Tax District | G1-AGRICULTURAL | | | | | | | | | |
| DOR Use Code | 6001-GRAZING LAND - IMPROVED - PARCEL HAS AN ADMIN HX CUT-OUT | | | | | | | | | |
| Exemptions | None | | | | | | | | | |
| AG Classification | Yes | | | | | | | | | |

| Value Summary | | | | | | | | | | |
|------------------------------|------------------------|--------------------------|--|--|--|--|--|--|--|--|
| | 2024 Working Values | 2023 Certified Values | | | | | | | | |
| Valuation Method | Cost/Market | Cost/Market | | | | | | | | |
| Number of Buildings | 0 | 0 | | | | | | | | |
| Depreciated Building Value | | \$0 | | | | | | | | |
| Depreciated Other Features | | \$0 | | | | | | | | |
| Land Value (Market) | \$644,130 | \$0 | | | | | | | | |
| Land Value Agriculture | \$8,525 | \$0 | | | | | | | | |
| Just/Market Value | \$644,130 | \$0 | | | | | | | | |
| Portability Adjustment | | \$0 | | | | | | | | |
| Save Our Homes Adjustment | \$0 | \$0 | | | | | | | | |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 | | | | | | | | |
| P&G Adjustment | \$0 | \$0 | | | | | | | | |
| Assessed Value | \$8,525 | \$0 | | | | | | | | |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$0.00 2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 32E
BEG 2587.95 FT N & 2546.01 FT W
OF SE COR RUN S 41 DEG 13 MIN W
426.84 FT S 63 DEG W 730 FT S
41 DEG 5 MIN 13 SEC W 851.69 FT
N 75 DEG 55 MIN 48 SEC W 342.72
FT NWLY ON CURVE 334.27 FT N 23
DEG 14 MIN 44 SEC W 100 FT NELY
ON CURVE 320.54 FT N 41 DEG 45
MIN 16 SEC E 703.04 FT NELY ON
CURVE 195.2 FT N 72 DEG 23 MIN

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58 SEC E 373.49 FT N 56 DEG 22 MIN 15 SEC E 698.41 FT S 25 DEG 30 MIN 8 SEC E 158.76 FT S 41 DEG 16 MIN 48 SEC E 462.16 FT S 76 DEG 16 MIN 48 SEC E 57.5 FT ELY ON CURVE 63 FT TO BEG (LESS FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E 454.89 FT TO POB RUN N 56 DEG 22 MIN 15 SEC E 698.41 FT S 25 DEG 30 MIN 08 SEC E 65 FT S 65 DEG 55 MIN 21 SEC W 172.48 FT S 56 DEG 29 MIN 50 SEC W 406.77 FT S 61 DEG 17 MIN 57 SEC W 162.21 FT S 73 DEG 05 MIN 55 SEC W 388.32 FT S 59 DEG 24 MIN 18 SEC W 99.91 FT S 36 DEG 50 MIN 22 SEC W 516.48 FT N 66 DEG 40 MIN 44 SEC W 62.72 FT N 41 DEG 45 MIN 16 SEC E 511.48 FT NELY ALONG CURVE 195.2 FT N 72 DEG 23 MIN 58 SEC E 373.49 FT TO BEG) & FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E 454.89 FT S 72 DEG 23 MIN 58 SEC W 373.49 FT SLY ALONG CURVE 195.2 FT S 41 DEG 45 MIN 16 SEC W 511.48 FT TO POB RUN N 66 DEG 40 MIN 44 SEC W 79.39 FT S 17 DEG 27 MIN 36 SEC W 182.63 FT N 41 DEG 45 MIN 16 SEC E 191.56 FT TO BEG (LESS 1 ACRE HOMESTEAD)

| Taxes | | | | | | |
|------------------------------------|------|-----------|----------|-----------|-----------|---------------|
| Taxing Authority | | Assessmer | nt Value | Exempt Va | lues | Taxable Value |
| SJWM(Saint Johns Water Management) | | | \$8,525 | | \$0 | \$8,525 |
| COUNTY GENERAL FUND | | | \$8,525 | | \$0 | \$8,525 |
| Schools | | | \$8,525 | | \$0 | \$8,525 |
| Sales | | | | | | |
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |

Building Information Permits According to Description

| Other Features | | | | |
|----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |

| Zoning | | | | | | | | |
|--------------------------|------------|---------------|----------------|----------------|----------------|----------|----------------|--------|
| Zoning | | Zoning Descri | ption | Future Lar | nd Use | Future L | and Use Descri | ption |
| A-5 | | Rural-5 | | R5 | | Rural-5A | С | |
| Utility Ir | nformation | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 43.00 | FPL | AT&T | NA | NA | NA | NA | NA | NA |
| Political Representation | | | | | | | | |

| Dist 1 - Bob Dallari | Dist 7 - Cory Mills | Dist 37 - SUSAN PLASENCIA | Dist 10 - Jason Brodeur | 82 |
|----------------------|---------------------|---------------------------|-------------------------|----|
| | | | | |

School Information

US Congress

Elementary School District Middle School District High School District

Walker Chiles Hagerty

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Voting Precinct



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

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

Receipt Details

Date: 5/30/2024 6:41:00 PM

Project: 24-80000076

Credit Card Number: 44*******8549

Authorization Number: 030455

Transaction Number: 300524C1B-44243FBF-1236-49B5-B73B-F954B5580F31

Total Fees Paid: 52.50

Fees Paid

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

Document date: 6/13/24

SEMINOLE COUNTY GOVERNMENT

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

The DRC Agenda can be found **HERE**.

| PROJECT NAME: | DRESSAGE COVE AREA REPLAT - PRE- APPLICATION | PROJ #: 24-80000076 |
|--|---|-------------------------|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 5/29/24 | |
| RELATED NAMES: | EP VINCENT PELUSO | |
| PROJECT MANAGER: | JOY GILES (407) 665-7399 | |
| PARCEL ID NO.: | 35-21-32-3AK-004E-0000 | |
| PROJECT DESCRIPTION | PROPOSED RURAL SUBDIVISION TO CREATE RESIDENTIAL/AGRICULTURAL LOTS ON 38.89 DISTRICT LOCATED ON THE SOUTH SIDE OF MILLS CREEK RD | ACRES IN THE A-5 ZONING |
| NO OF ACRES | 38.89 | |
| BCC DISTRICT | 1-BOB DALLARI | |
| CURRENT ZONING | A-5 | |
| LOCATION | ON THE SOUTH SIDE OF DRESSAGE CV, WES | ST OF MILLS CREEK RD |
| FUTURE LAND USE- | R5 | |
| APPLICANT: | CONSULTANT: | |
| MARGARITA DELGADO 2121 DRESSAGE CV CHULUOTA FL 32766 (407) 760-0782 DELGADO316@AOL.COM | VINCENT PELUSO AMERICAN ENG. & SL 4250 ALAFAYA TRL S ^T OVIEDO FL 32765 (407) 732-1263 VINCENT@AMERICAN | TE 212-138 |

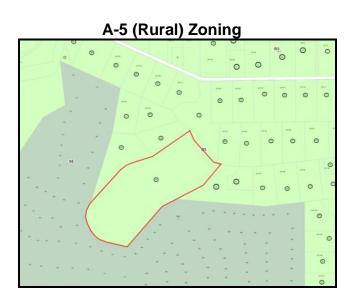
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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.

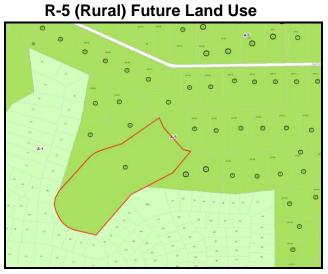
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found <u>HERE</u>.

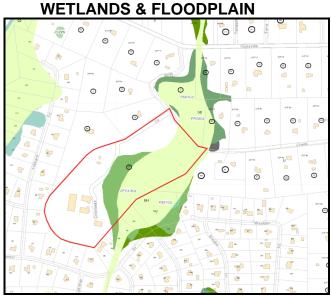
PROJECT MANAGER COMMENTS

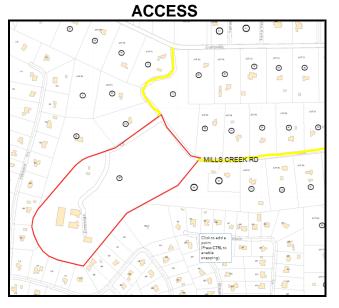
- The subject parcels have a Rural-5 Future Land Use designation with an R-5 (Rural) zoning classification.
- The Rural-5 Future Land Use designation allows a maximum density of 1 dwelling unit per 5 net buildable acres.

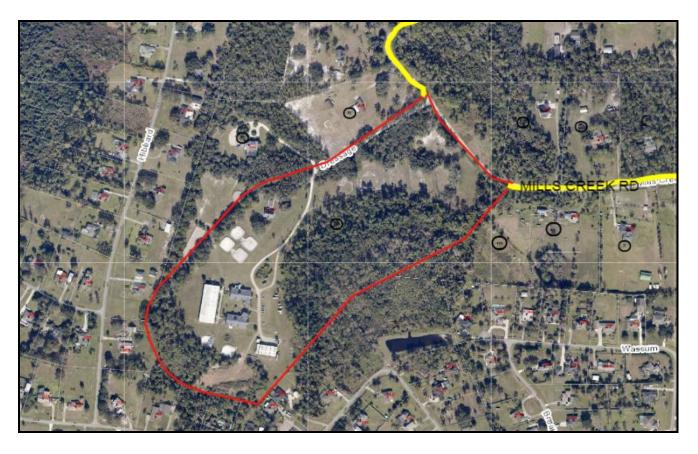
PROJECT AREA ZONING AND AERIAL MAPS











AGENCY/DEPARTMENT COMMENTS

| | REVIEWED BY | TYPE | STATUS |
|----|---------------------------|---|--------------|
| 1. | Buffers and CPTED | A full buffer review will be done at time of subdivision plan review if necessary. | Info Only |
| 2. | Comprehensive Planning | The Rural-5 Future Land Use Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. | Info Only |
| 3. | Comprehensive Planning | The proposed use of single family homes on lots with 5 acres of net buildable area is compatible with the R5 Future Land Use. | Info Only |
| 4. | Environmental Services | We have no objection to the proposed replat. These proposed lots are within the rural area of the County so we would not require any public utility easements on our end. Other utilities such as power, gas, telephone, cable, etc. may have their own utility easement needs but that would be negotiated separately from us. | Info Only |
| 5. | Natural Resources | According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ** | Info Only |
| 6. | Natural Resources | Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a | Info Only |

| | | Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. | |
|-----|------------------------|--|--------------|
| 7. | Natural Resources | A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. | Info Only |
| 8. | Natural Resources | Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain. | Info Only |
| 9. | Natural Resources | Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials | Info Only |
| 10. | Natural Resources | Wetland areas shall be delineated by survey certified by a registered professional land surveyor following field verification of boundaries by the Natural Resource Officer or designee. SCLDC 40.53(I) | Info Only |
| 11. | Natural Resources | The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay. | Info Only |
| 12. | Planning & Development | NFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Info Only |
| 13. | Planning & Development | The subject parcels have a Rural-5 Future Land Use designation with an R-5 (Rural) zoning classification. | Info Only |
| | | The Rural-5 Future Land Use designation allows a maximum density of 1 dwelling unit per 5 net buildable acres. | |
| 14. | Planning & Development | The subdivision of the subject parcels will require approval of a Preliminary Subdivision Plan (PSP); Final Engineering; and Final Plat. | Info Only |
| 15. | Planning & Development | Each newly created lot must have a minimum of twenty feet of access onto a County standard road. | Info Only |

| 16. | Planning & Development | Each lot must be a minimum of 5 net buildable acres with a minimum lot width at building line of 150 feet. | Info Only |
|-----|---------------------------------|--|--------------|
| 17. | Planning & Development | Net Buildable: 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. | |
| 18. | Planning & | Building setbacks for the R-5 zoning district are as follows: | Info |
| | Development | Front Yard - Fifty (50) feet. | Only |
| | | Rear Yard - Thirty (30) feet. | |
| | | Side Yard - Ten (10) feet, except where a side yard abuts a street or road, in which case the side yard shall be fifty (50) feet. | |
| 19. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 20. | Public Safety - Fire Marshal | 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 |
| 21. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 | Info Only |
| 22. | Public Safety - Fire Marshal | Future building shall require: Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand or dirt only. NFPA 1, 18.2.3.4.2 | Info Only |
| 23. | Public Safety - Fire Marshal | Future building and development of easements for access shall require the following: Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in. | Info Only |
| 24. | Public Works - Engineering | Based on FEMA FIRM Map approximately 30% of the site appears to be within the floodplain (Zone A). The floodplain is primarily affecting the proposed Lots 1-4. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Based on the available County data, approximately 35% of the site appears to be in wetlands. The wetlands are primarily present at the proposed Lots 1-4. Please be advised that the County wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. Wetland boundaries need to be delineated by a wetlands specialist and approved by | Info Only |

| Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. 25. Public Works - Engineering The proposed project is located within the Big Econlockhatchee Drainage Basin. The site is partially or wholly located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area. 26. Public Works - Engineering Based on the USDA Web Soil Survey, the site has predominantly Myakka and EauGallie Fine Sands (40%), Map Unit Symbol 20; Basinger, Samsula, and Hontoon soils, Depressional (34%), Map Unit Symbol 10; Pornello Fine Sands, 0-5% Slopes (7%), Map Unit Symbol 10; Pornello Fine Sands, 0-5% Slopes (7%), Map Unit Symbol 12 Promello Fine Sands, 0-5% Slopes (7%), Map Unit Symbol 30; May Symbol 25; May Shap Shap Shap Shap Shap Shap Shap Shap | | | |
|--|-----|--|--|
| Engineering Drainage Basin. The site is partially or wholly located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area. | | or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all | |
| Engineering Myakka and EauGallie Fine Sands (40%), Map Unit Symbol 20: Basinger, Samsula, and Hontoon soils, Depressional (34%), Map Unit Symbol 10; Pomello Fine Sand, 0-5% Slopes (19%), Map Unit Symbol 27; and Tavares-Millhopper Fine Sands, 0-5% Slopes (7%), Map Unit Symbol 31. Myakka and EauGallie Fine Sands are classified by the USDA as "Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Basinger, Samsula, and Hontoon soils (Depressional) are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D. Pomello Fine Sand soils (0-5% Slopes) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Tavares-Millhopper Fine Sand soils (0-5% Slopes) are classified by the USDA as "Moderately Well Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 42 to 72 inches and designates the Hydrologic Soil Group as A. 27. Public Works - Engineering Engineering Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be sloping to the east. The highest point is on the west side of the property (Elevation 61.0 feet), while the lowest point is on the east side of the property (Elevation 54.0 feet). Based on the preliminary review, the site appears to be draining towards the wetland area to the east, with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storn - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be req | 25. | Drainage Basin. The site is partially or wholly located within the Econ Protection Area. Refer to SCLDC Chapter 30 Part 57 for | |
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| Engineering Permit is required for all projects that disturb greater than one (1) Only | 28. | towards the wetland area to the east, with no viable outfall and/or defined conveyance system. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be | |
| | 29. | Permit is required for all projects that disturb greater than one (1) | |

| 30. | Public Works - Engineering | The primary access to the subject property is through Dressage Cove and Mills Creek Road, off Curryville Road. Both, Dressage Cove and Mills Creek Road are functionally classified as Private Easements and are privately maintained. Curryville Road is owned and maintained by Seminole County and is functionally classified as Local Road. Dressage Cove and Mills Creek Road are currently unimproved dirt roads with maximum width of 14 feet. Per the Seminole County Public Works Engineering Manual - Section 1.2.3.A. (Development Planning and Regulation - Access Design Standards / Access Requirements) all private roadways must be designed and constructed to County Standards. Street stubs in excess of 150 feet must be provided with a minimum stabilized turnaround in accordance with the Florida Fire Prevention Code or as approved by the County Engineer (SC Public Works Engineering Manual - Section 1.2.3.A.4). Auxiliary lanes, median modifications and other design features may be required, including cross-access agreements (SC Public Works Engineering Manual - Section 1.2.3.A.5). A permanent access easement is granted for service and emergency vehicles and for maintenance of public and semi-public utilities (SC Public Works Engineering Manual - Section 1.2.3.A.6.b). A reciprocal easement for ingress and egress is granted for all residents of the development (SC Public Works Engineering Manual - Section 1.2.3.A.6.c). All lots must front on a paved road. A development must abut, or have as its primary access, a street constructed to County standards as established herein. All abutting roadways providing direct access to the development must be paved to the nearest public paved road. Where paving is required on the abutting roadway beyond the development frontage, then paving only to the developments frontage along the abutting roadway (SC Public Works Engineering Manual - Section 1.2.3.A.7). A right-of-way use permit is required for any construction in, utility usage of or access to a County right-of-way. Such construction mu | Info Only |
|-----|-------------------------------|--|--------------|
| 31. | Public Works - Engineering | A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements. | Info Only |
| 32. | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov. | Info Only |
| 33. | Public Works - Engineering | At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW | Info Only |

| | | abutting property frontage will be brought into compliance with the Seminole County regulations. | |
|-----|-------------------------------|--|--------------|
| 34. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com. | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | REVIEWER |
|---------------------------------|---|
| Buffers and CPTED | Maya Athanas <u>mathanas@seminolecountyfl.gov</u> |
| Environmental Services | James Van Alstine <u>ivanalstine@seminolecountyfl.gov</u> |
| Public Works - Engineering | Vladimir Simonovski <u>vsimonovski@seminolecountyfl.gov</u> |
| Public Works - Impact Analysis | William Wharton <u>wwharton@seminolecountyfl.gov</u> |
| Planning and Development | Joy Giles <u>igiles@seminolecountyfl.gov</u> |
| Environmental - Impact Analysis | Becky Noggle bnoggle@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald <u>mmaywald@seminolecountyfl.gov</u> |
| Comprehensive Planning | Maya Athanas <u>mathanas@seminolecountyfl.gov</u> |
| Natural Resources | Sarah Harttung <u>sharttung@seminolecountyfl.gov</u> |
| Building Division | Jay Hamm |
| | |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas <u>www.seminole.wateratlas.usf.edu</u>

Seminole Co. Property Appraiser <u>www.scpafl.org</u>



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0807

Title:

10:40AM (TEAMS) FARM STORES OVIEDO - PRE-APPLICATION

Project Number: 24-80000073

Project Description: Proposed Site Plan for a drive-up convenience store on 0.28 acres in the C-1 Zoning

District located on the north side of Battle St, west of 6th St

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

Parcel ID: 11-21-31-508-1100-0120

BCC District: 2-Zembower

Applicant: Ruben Paneque (305) 305-9334

Consultant: N/A

Payment link sent 5/28 @ 1:40PM



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

| PROJ. # 24-80000073 | | | | |
|----------------------------|-----------|--|--|--|
| PM: | Annie | | | |
| DEC'D. | 5/28/2024 | | | |

PRE-APPLICATION

| | TE APPLICATIONS V | VILL <u>not</u> be | ACCEPTED | | | |
|--|--|--|-------------------|-------------------|--|--|
| APPLICATION FEE | | | | | | |
| PRE-APPLICATION (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LA | \$50.00* ND USE AMENDMENT, SUBDIVISIO | • | | | | |
| PROJECT | | | | | | |
| PROJECT NAME: FARM STORES OVIEDO |) | | | | | |
| PARCEL ID #(S): 11-21-31-508-1100-012 | 0 | | | | | |
| TOTAL ACREAGE: .28 | | BCC DISTRICT: 2: Zembower | | | | |
| ZONING: C-1 | | FUTURE LAND USE: DRIVE UP CONVENIENCE STORE COM | | | | |
| APPLICANT | | | | | | |
| NAME: RUBEN PANEQUE | | COMPANY: | | | | |
| ADDRESS: 1025 OKLAHOM ST 10 | 025 Oklahoma St | | | | | |
| CITY: OVIEDO | STATE: | FL | ZIP: 32 | 2765 | | |
| PHONE: 305-305-9334 | EMAIL: | EMAIL: RUBEN.REALTYBIZ@GMAIL.COM | | M | | |
| CONSULTANT | | | | | | |
| NAME: | COMPA | COMPANY: | | | | |
| ADDRESS: | | | | | | |
| CITY: | STATE: | STATE: ZIP: | | | | |
| PHONE: | EMAIL: | | | | | |
| PROPOSED DEVELOPMENT | | | | | | |
| Brief description of proposed developmed MILK, EGGS, BREAD, CEREAL, ETC. | | ENCE STORE FOR | R YOUR BARE NE | CESSITIES SUCH AS | | |
| SUBDIVISION LAND USE AM | ENDMENT REZO | NE X SITE | PLAN S | PECIAL EXCEPTION | | |
| STAFF USE ONLY | | | | | | |
| COMMENTS DUE: 6/7 | COM DOC DUE: 6/13 | | DRC MEETING: 6/19 | | | |
| ☐ PROPERTY APPRAISER SHEET ☐ PRIOR F | REVIEWS: | | | | | |
| ZONING: C-1 | FLU: COM | LOCATION: on the north side of Battle St, west of 6th St | | e of Battle St, | | |
| w/s: Oviedo | BCC: 2: Zembower | | | | | |
| | | | | | | |

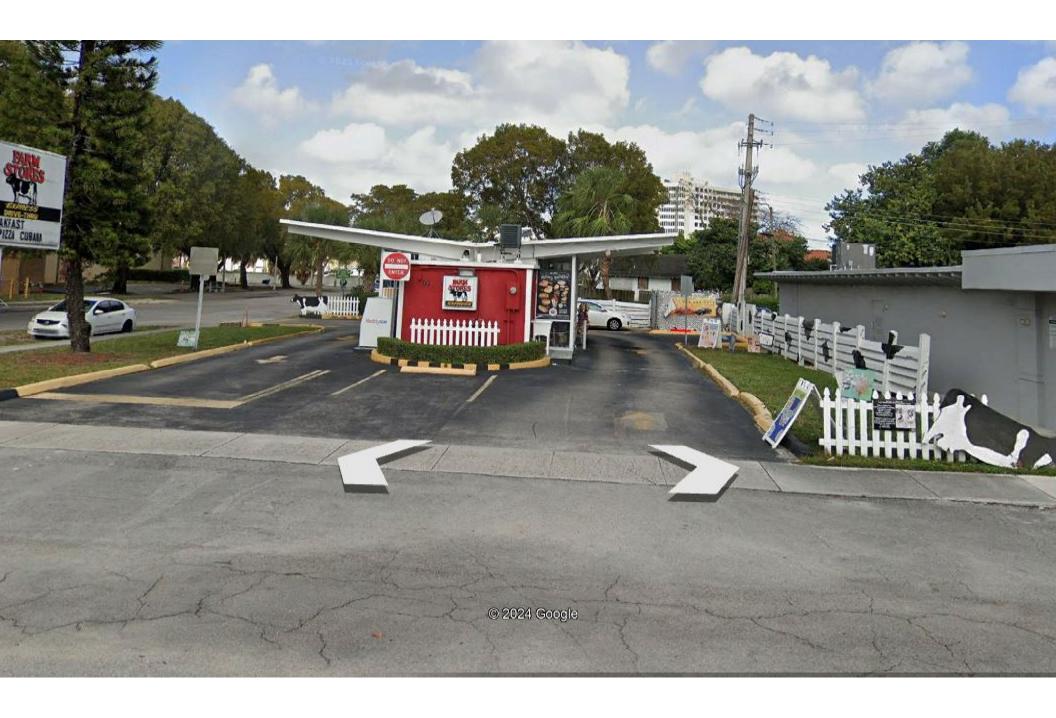
101 Agenda: 6/14 Revised Oct 2020

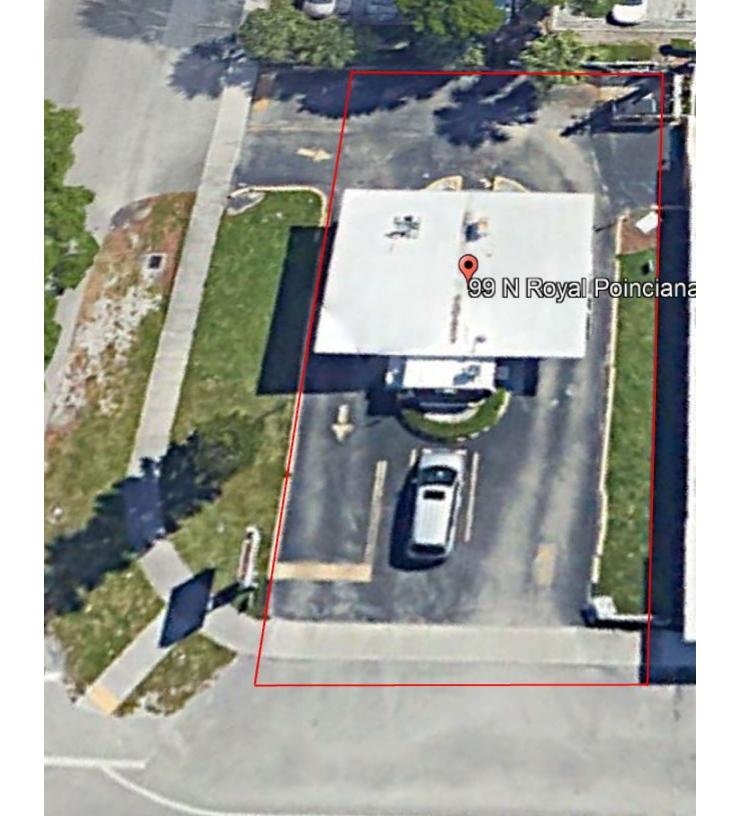
Roof overhang is 40 X 30 steel frame, with modified bitumen roof covering. Convenience store size under overhang is 30X12 CBS block construction. No customers are allowed inside the convenience store. This is a drive up and be served by the employees inside. The structure has two large sliding doors on each side that remain open while business is open. Customers stay in their vehicles at all times. Once you are served, you drive off. Two ways drive up method, each side has their own entry and exit. No restrooms for customers. No parking is needed.

The products offered are those alike to a standard convenience store. Milk, eggs, bread, cereal are some of the items that will be stocked. The goal is to provide the bare essentials to you on demand with no wait, and form the comfort and security from the inside of your vehicle.

This business is made to fit in the tightest and most small lots allowing the city to maximize on more business exposure by not taking up much retail space. Building color comes in white or red with a clean look and giving a nostalgic vibe with a modern twist. Please see pictures below of an example store located in Clearwater, FL.

The last page is the proposed layout and lot in question.





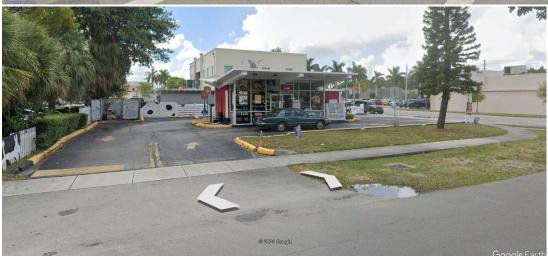




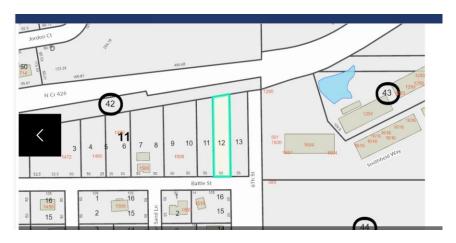
Proposed look







Below here on the next page is an overview of the Sanford lot I am purchasing, and a photo of the exact proposed way I would like to layout this property.



Proposed view



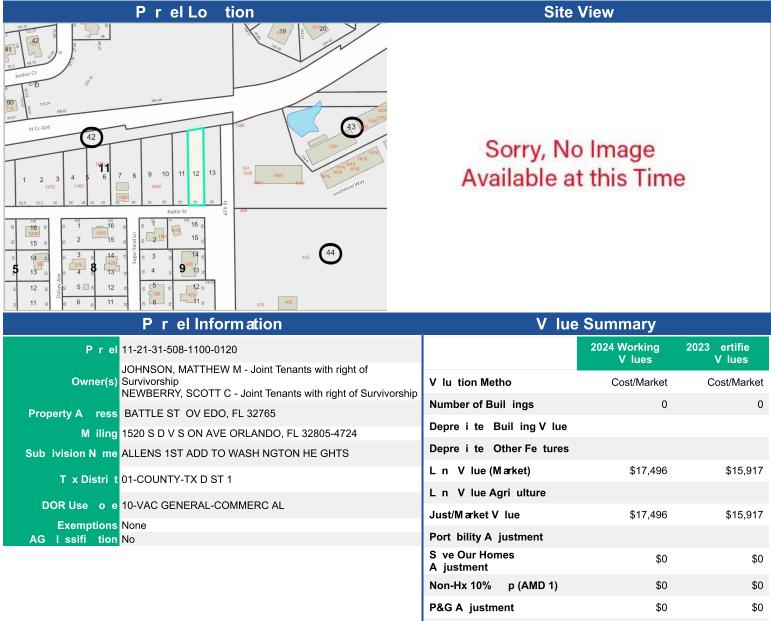
Sanford lot in question

Property e or r



P r el 11-21-31-508-1100-0120

Property A ress BATTLE ST OV EDO, FL 32765



2023 ertifie T x Summary

2023 T x Amount w/o Exemptions/ p \$211.82 2023 T x Bill Amount \$211.82

* Does NOT IN LUDE Non A V lorem Assessments

Assesse V lue

Leg I Des ription

LOT 12 BLK 11 ALLENS 1ST ADD TO WASH NGTON HE GHTS PB 3 PG 23

May 28, 2024 12:24 PM P ge 1/2

\$15.917

\$17,496

| Taxabig ori y | | | | | | | | |
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| Consider 2024 @ Consider County Dropouts Approximate | Partin | | Jackson Heights | | | Hagerty | | |
| | | Con | wright 2024 © Son | cin ala County | · Proporty A | Inpr aiger | | |

May 28, 2024 12:24 PM Page 2/2



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

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

Receipt Details

Date: 5/29/2024 11:14:22 AM

Project: 24-80000073

Credit Card Number: 48*******9073

Authorization Number: 029730

Transaction Number: 290524017-D17976A9-6EB6-4424-9AD4-A7EFDD933A42

Total Fees Paid: 52.50

Fees Paid

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

Document date: 6/13/24

SEMINOLE COUNTY GOVERNMENT

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

| PROJECT NAME: | FARM STORES OVIEDO - PRE-APPLICATION | PROJ #: 24-80000073 |
|---------------------|---|---------------------|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 5/28/24 | |
| RELATED NAMES: | RUBEN PANEQUE | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 11-21-31-508-1100-0120 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A DRIVE-UP CONVENI ACRES IN THE C-1 ZONING DISTRICT LOCATED OI BATTLE ST, WEST OF 6TH ST | |
| NO OF ACRES | 0.28 | |
| BCC DISTRICT | 2-JAY ZEMBOWER | |
| CURRENT ZONING | C-1 | |
| LOCATION | ON THE NORTH SIDE OF BATTLE ST, WEST OF 6T | H ST |
| FUTURE LAND USE- | СОМ | |
| APPLICANT: | CONSULTANT: | |
| RUBEN PANEQUE | N/A | |
| 1025 OKLAHOMA ST | | |
| OVIEDO FL 32765 | | |
| (305) 305-9334 | | |
| RUBEN.REALTYBIZ@GM/ | AIL.COM | |

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

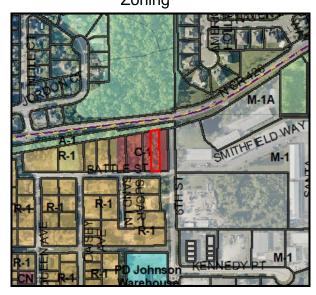
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found HERE.

PROJECT MANAGER COMMENTS

- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.
- The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district.

PROJECT AREA ZONING AND AERIAL MAPS







Aerial



AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY | TYPE | STATUS |
|-----|----------------------|--|-----------|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADE_CO_CH30ZORE_PT67LASCBU | Info Only |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups. | Info Only |
| 3. | Buffers and CPTED | Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13. | Info Only |
| 4. | Buffers and CPTED | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. | Info Only |
| 5. | Buffers and CPTED | For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet. | Info Only |
| 6. | Buffers and CPTED | Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section. | Info Only |
| 7. | Buffers and CPTED | The subject property is within the Scenic Corridor Overlay Zoning District. Please see Sec. 30.10.2 of the Seminole County Land Development Code. | Info Only |
| 8. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| 9. | Building Division | Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building. | Info Only |
| 10. | Building Division | Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. | Info Only |
| 11. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. | Info Only |
| 12. | Comprehensive | The subject property has a Commercial (COM) Future | Info Only |

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| | Planning | Land Use designation. The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio. | |
|-----|---------------------------|--|-----------|
| 13. | Environmental Services | This development is not within Seminole County's utility service area. Please coordinate with the City of Oviedo to service it. | Info Only |
| 14. | 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 |
| 15. | Natural Resources | Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1) | Info Only |
| 16. | Natural Resources | Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f) | Info Only |
| 17. | Natural Resources | Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h) | Info Only |
| 18. | Natural Resources | Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1) | Info Only |
| 19. | Natural Resources | Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7) | Info Only |
| 20. | Natural Resources | In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2) | Info Only |
| 21. | Natural Resources | Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d) | Info Only |

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| 22. | Natural Resources | The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d) | Info Only |
| 23. | Natural Resources | According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ** | Info Only |
| 24. | Natural Resources | Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of SJRWMD if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. | Info Only |
| 25. | Natural Resources | A 25-foot minimum, 50-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries. | Info Only |
| 26. | Natural Resources | Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain. | Info Only |
| 27. | Natural Resources | Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials | Info Only |
| 28. | Natural Resources | The proposed development is partially contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay. | Info Only |
| 29. | 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 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 | Info Only |

| 30. | Planning and Development | time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. | Info Only |
|-----|-----------------------------|--|-----------|
| 31. | Planning and Development | Due to the site requirements of landscape buffers, open space, parking, drainage and building setbacks, the subject property maybe too small to place a convenience store. | Info Only |
| 32. | Planning and Development | Convenience market definition based on the updated Seminole County Land Development Code: A facility typically open from fifteen (15) to twenty-four (24) hours daily selling primarily a limited assortment of food, food preparation and wrapping materials and household cleaning and servicing items. Convenience markets may also sell fuel for motor vehicles. | Info Only |
| 33. | Planning and Development | The building setbacks for the C-1 (Retail Commercial) zoning district are: Front Yard: Twenty-five (25) feet, Rear yard: Ten (10) feet; unless, a rear lot line abuts property assigned a residential zoning classification or land use designation, Side Yard: Zero (0) feet, Side Street: Zero (0) feet. | Info Only |
| 34. | Planning and Development | Based on Table 5.2 Seminole County Land Development Code (Permitted Uses) - The proposed use of a convenience store with a drive-thru is permitted in the C-1 (Retail Commercial) zoning district. | Info Only |
| 35. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/planning-development-services/planning-development/development-processes-requirements/index.stml | Info Only |
| 36. | Planning and Development | Parking and landscaping requirement can be found in Table 11.3-A -Minimum Parking Required in the Seminole County Land Development Code: Food and Beverage (Free-standing) - 5 spaces/ 1000 sq. ft. | Info Only |
| 37. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required. | Info Only |
| 38. | Planning and Development | Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Seminole County Land Development Code regarding development within and around wetland areas is required prior to the issuance of any site plan and/or building permits. | Info Only |

| 39. | Planning and Development | Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers. | Info Only |
|-----|---------------------------------|---|-----------|
| 40. | Planning and Development | The subject property is a parcel of record in the 1971 Tax Roll. | Info Only |
| 41. | Planning and Development | The maximum Floor Area Ratio (F.A.R.) on the subject property is 0.35. | Info Only |
| 42. | Planning and Development | F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. | Info Only |
| 43. | Planning and Development | The required open space for the C-1 (Retail Commercial) is twenty-five (25) percent of the total gross area of the subject property. | Info Only |
| 44. | Planning and Development | The maximum allowable building height is 35 feet. | Info Only |
| 45. | Public Safety - Fire Marshal | Please be advised that the property you reference is within Oviedo, but you reference Sanford multiple times within the pre-app. | Info Only |
| 46. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 47. | 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 |
| 48. | 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 | Info Only |

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| | | 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" | |
| 49. | 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 |
| 50. | 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 |
| 51. | Public Works - Engineering | The proposed project is located within the Lake Jesup drainage basin. | Unresolved |
| 52. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. | Unresolved |
| 53. | Public Works - Engineering | The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked. | Unresolved |
| 54. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope to the north. There is a low area on the site. | Unresolved |
| 55. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to this site and potentially across County Road 426. | Unresolved |
| 56. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Unresolved |
| 57. | 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 www.sjrwmd.com. | Unresolved |
| 58. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. | Unresolved |
| 59. | Public Works - Engineering | Direct access to County Road 426 would not be allowed. It also appears that there is a CSX ROW on the north side of the property. | Unresolved |

| 60. | Public Works - Engineering | EDIT COMMENT: The roadway geometry meets County standards. The roadway structure meets County standards. | Unresolved |
|-----|-------------------------------|---|------------|
| 61. | Public Works - Engineering | Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. | Unresolved |
| 62. | Public Works - Engineering | Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements on Battle Street. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. Note that the ROW is only 40' and is required to be 50'. At least 10' of ROW would be required along the property frontage. Commercial access may not be allowed unless the ROW is not a minimum 50' to the nearest County Standard ROW. | Unresolved |
| 63. | 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) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. | Unresolved |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | STATUS | REVIEWER |
|-----------------------------------|--------------------|---|
| Natural Resources | Review Complete | Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov |
| Comprehensive Planning | Review Complete | Maya Athanas 407-665-7388 |
| Buffers and CPTED | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Works - Engineering | | Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | William Wharton 407-665-5730 wwharton@seminolecountyfl.gov |
| Planning and Development | Review Complete | Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Environmental Services | No Review Required | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Building Division | Review Complete | Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas <u>www.seminolecountyfl.gov/gm/building/flood/index.aspx</u>

Watershed Atlas www.seminole.wateratlas.usf.edu

Seminole Co. Property Appraiser <u>www.scpafl.org</u>

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SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0810

Title:

11:00AM (TEAMS) FARMSTORES CONVENIENCE STORE - PRE-APPLICATION

Project Number: 24-80000078

Project Description: Proposed Site Plan for a drive up convenience store on 0.28 acres in the C-1 Zoning

District located on the northeast corner of E SR 46 and Dolarway

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

Parcel ID: 33-19-31-507-0000-2080

BCC District: 5-Herr

Applicant: Ruben Paneque (305) 305-9334

Consultant: N/A



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

| PROJ. #: _ | 24-80000078 | |
|------------|-------------|--|
| PM: | Annie | |
| REC'D: | 5/30/24 | |

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

| APPLICATION FEE | | | | |
|---|--|--|--|--|
| PRE-APPLICATION (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAI | \$50.00* ND USE AMENDMENT, SUBDIVISIO | ON, SITE PLAN, OR SPECIAL EXCEPTION) | | |
| PROJECT | | | | |
| PROJECT NAME: FARMSTORES CONVE | NIENCE STORE | | | |
| PARCEL ID #(S): 33-19-31-507-0000-208 | 30 | | | |
| TOTAL ACREAGE: .28 | BCC DIST | TRICT: SEMINOLE COUNTY 5: Herr | | |
| ZONING: C-1 | FUTURE | E LAND USE: GONVENIENCE STORE COM | | |
| APPLICANT | | | | |
| NAME: RUBEN PANEQUE | COMPAN | NY: | | |
| ADDRESS: 1025 OKLAHOMA ST | | | | |
| CITY: OVIEDO | STATE: | FL ZIP: 32765 | | |
| PHONE: 305-305-9334 | EMAIL: | RUBEN.REALTYBIZ@GMAIL.COM | | |
| CONSULTANT | | | | |
| NAME: | COMPAN | NY: | | |
| ADDRESS: | | | | |
| CITY: | STATE: | ZIP: | | |
| PHONE: | EMAIL: | EMAIL: | | |
| PROPOSED DEVELOPMENT | | | | |
| Brief description of proposed developme GOOD DIRECTLY FORM ATTENDANT. TH | ent: | NVENICNE STORE. YOU DRIVE UP AND RECEIVE | | |
| ☐ SUBDIVISION X LAND USE AM | ENDMENT | NE SITE PLAN SPECIAL EXCEPTION | | |
| STAFF USE ONLY | | | | |
| COMMENTS DUE: 6/7 | COM DOC DUE: 6/13 | DRC MEETING: 6/19 | | |
| □ PROPERTY APPRAISER SHEET □ PRIOR REVIEWS: | | | | |
| ZONING: C-1 | FLU: COM | LOCATION: on the north side of SR 46, east of Dolarway | | |
| w/s: Midway Canaan | BCC: 5: Herr | on the field olde of ore 40, east of boldiway | | |

Revised Oct 2020 Agenda: 6/14 124

Roof overhang is 40 X 30 steel frame, with modified bitumen roof covering. Convenience store size under overhang is 30X12 CBS block construction. No customers are allowed inside the convenience store. This is a drive up and be served by the employees inside. The structure has two large sliding doors on each side that remain open while business is open. Customers stay in their vehicles at all times. Once you are served, you drive off. Two ways drive up method, each side has their own entry and exit. No restrooms for customers. No parking is needed.

The products offered are those alike to a standard convenience store. Milk, eggs, bread, cereal are some of the items that will be stocked. The goal is to provide the bare essentials to you on demand with no wait, and form the comfort and security from the inside of your vehicle.

This business is made to fit in the tightest and most small lots allowing the city to maximize on more business exposure by not taking up much retail space. Building color comes in white or red with a clean look and giving a nostalgic vibe with a modern twist. Please see pictures below of an example store located in Clearwater, FL.

The last page is the proposed layout and lot in question.





Below here on the next page is an overview of the Sanford lot I am purchasing, and a photo of the exact proposed way I would like to layout this property.



Proposed view



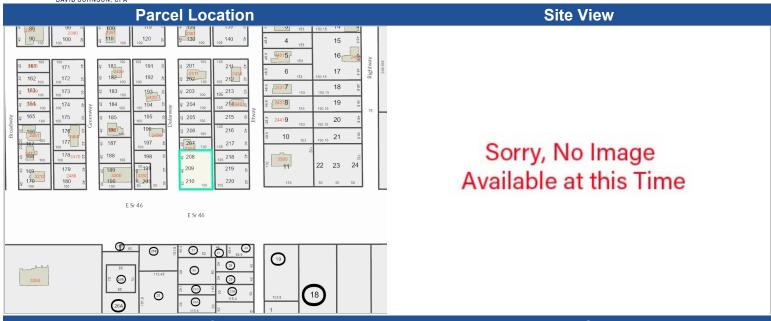
Sanford lot in question

Property Record Card



Parcel 33-19-31-507-0000-2080

Property Address SANFORD, FL 32771



| Parcel Information | Value | Summary | |
|---|------------------------------|------------------------|--------------------------|
| Parcel 33-19-31-507-0000-2080 | | 2024 Working Values | 2023 Certified Values |
| Owner(s) FINDLEY, MARIAN C | Mahadian Mada ad | 0 - 1/M - 1 - 1 | 0 - 1/14 - 1 - 1 |
| Property Address SANFORD, FL 32771 | Valuation Method | Cost/Market | Cost/Market |
| Mailing 2051 SIPES AVE SANFORD, FL 32771-8423 | Number of Buildings | 0 | 0 |
| Subdivision Name PACKARDS 1ST ADD TO MIDWAY | Depreciated Building Value | | |
| Tax District 01-COUNTY-TX DIST 1 | Depreciated Other Features | | |
| DOR Use Code 10-VAC GENERAL-COMMERCIAL | Land Value (Market) | \$48,240 | \$36,210 |
| | Land Value Agriculture | | |
| Exemptions None | Just/Market Value | \$48,240 | \$36,210 |
| AG Classification No | Just/Market Value | \$40,240 | \$30,210 |
| | Portability Adjustment | | |
| | Save Our Homes Adjustment | \$0 | \$0 |
| | Non-Hx 10% Cap (AMD 1) | \$8,409 | \$0 |
| | P&G Adjustment | \$0 | \$0 |
| | Assessed Value | \$39,831 | \$36,210 |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$481.88 2023 Tax Bill Amount \$481.88

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 208 209 + 210 J O PACKARDS 1ST ADD TO MIDWAY PB 2 PG 104

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| Taxes | | | | | | | |
|-----------------------|---------------------|----------------------|---------------|-----------------|-----------------|-------------------|---------------|
| Taxing Authority | | | Assessment V | /alue | Exempt Valu | ues | Taxable Value |
| ROAD DISTRICT | | | |),831 | | \$0 | \$39,831 |
| SJWM(Saint Johns Wate | er Management) | | |),831 | | \$0 | \$39,831 |
| FIRE | , | | |),831 | | \$0 | \$39,831 |
| COUNTY GENERAL FU | ND | | \$39 |),831 | | \$0 | \$39,831 |
| Schools | | | \$48 | 3,240 | | \$0 | \$48,240 |
| Sales | | | | | | | |
| Description | | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | | 10/06/2021 | 10065 | 1162 | \$8,000 | Yes | Vacant |
| TAX DEED | | 02/01/2014 | 08223 | 1213 | \$8,300 | No | Vacant |
| QUIT CLAIM DEED | | 01/01/2003 | 04673 | 0932 | \$300 | No | Vacant |
| Land | | | | | | | |
| Method | | Frontage | Depth | _ | Units | Units Price | Land Value |
| SQUARE FEET | | | | | 12000 | \$4.02 | \$48,240 |
| Building Inform | mation | | | | | | |
| Permits | | | | | | | |
| Permit # Description | | | Age | ency | Amount | CO Date | Permit Date |
| | | | | | | | |
| Other Features | S | | | | | | |
| Description | | | Year Buil | t | Units | Value | New Cost |
| 3 | | | | | | | |
| Zoning | | | | | _ | | |
| Zoning | Zoning Descri | ption | | _and Use | | ire Land Use Des | |
| Utility Informa | Commercial | | COM | | Reta | il Commercial-Con | nmodies |
| Fire Station Power | Phone(Analog) | Water Provider | Sewer Provide | r Garbage | Pickup Recyc | cle Yard Wast | te Hauler |
| 41.00 FPL | AT&T | MIDWAY CANAAN | MIDWAY CANAA | | NA | NA | NA |
| Political Repre | | UTILITIES | UTILITIES | INA | INA . | IVA | IVA |
| Commissioner | US Congress | State House | | State Senate | | Voting Precinc | t |
| | | | | | | | |
| Dist 5 - Andria Herr | Dist 7 - Cory Mills | Dist 36 - RACHE | L PLAKON | Dist 10 - Jason | Brodeur | 10 | |
| School Inform | | Middle School Distri | ict | | High School Bi | strict | |
| | | | | | High School Dis | SUNCL | |
| Region 3 | | Millennium | | | Seminole | | |

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

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

Receipt Details

Date: 5/30/2024 7:18:14 PM

Project: 24-80000078

Credit Card Number: 48*******9073

Authorization Number: 030052

Transaction Number: 300524O3A-543D08F8-C676-45D3-A3B3-756F3976FF92

Total Fees Paid: 52.50

Fees Paid

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

Document date: 6/13/24

SEMINOLE COUNTY GOVERNMENT

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

| PROJECT NAME: | FARMSTORES CONVENIENCE STORE - PRE-APPLICATION | PROJ #: 24-80000078 | | | |
|---------------------|--|---------------------|--|--|--|
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | | | | |
| APPLICATION DATE: | 5/30/24 | | | | |
| RELATED NAMES: | EP RUBEN PANEQUE | | | | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | | | | |
| PARCEL ID NO.: | 33-19-31-507-0000-2080 | | | | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A DRIVE UP CON ACRES IN THE C-1 ZONING DISTRICT LOCATI CORNER OF E SR 46 AND DOLARWAY | | | | |
| NO OF ACRES | .28 | | | | |
| BCC DISTRICT | 5: HERR | | | | |
| CURRENT ZONING | C-1 | | | | |
| LOCATION | ON THE NORTH SIDE OF SR 46, EAST OF DOI | LARWAY | | | |
| FUTURE LAND USE- | СОМ | | | | |
| APPLICANT: | CONSULTANT: | | | | |
| RUBEN PANEQUE | N/A | | | | |
| 1025 OKLAHOMA ST | | | | | |
| OVIEDO FL 32765 | | | | | |
| (305) 305-9334 | | | | | |
| RUBEN.REALTYBIZ@GM/ | RUBEN.REALTYBIZ@GMAIL.COM | | | | |

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

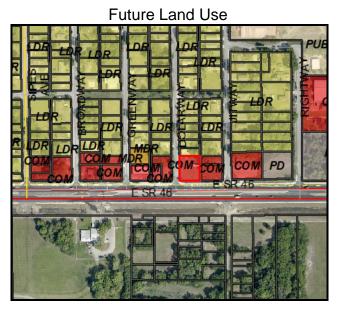
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found HERE.

PROJECT MANAGER COMMENTS

- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning.
- The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district.

PROJECT AREA ZONING AND AERIAL MAPS







AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY | TYPE | STATUS |
|-----|---------------------------|---|-----------|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADE_CO_CH30ZORE_PT67LASCBU | Info Only |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups. | Info Only |
| 3. | Buffers and CPTED | Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13. | Info Only |
| 4. | Buffers and CPTED | A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. | Info Only |
| 5. | Buffers and CPTED | For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet. | Info Only |
| 6. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| 7. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 8. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. | Info Only |
| 9. | Comprehensive Planning | The proposed use is compatible with the Commercial Future Land Use. | Info Only |
| 10. | Environmental Services | This development is not within Seminole Countys utility service area. Please coordinate with Midway Canaan Utilities to service it. My understanding is that Midway Canaan Utilities is able to provide potable water, but not sanitary sewer in this area. | Info Only |
| 11. | Environmental Services | If Midway Canaan Utilities is unable to service sanitary sewer to this development, then an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. Per House Bill 1379, the OSTDS would have to be an enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Re f-14359, download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida | Info Only |

| | | r | |
|-----|-----------------------------|--|-----------|
| | | 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. | |
| 12. | 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 comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Info Only |
| 13. | Planning and Development | The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. | Info Only |
| 14. | Planning and Development | Due to the site requirements of landscape buffers, open space, parking, drainage, and building setbacks, the subject property maybe too small to place a convenience store. | Info Only |
| 15. | Planning and Development | Convenience market definition based on the updated Seminole County Land Development Code: A facility typically open from fifteen (15) to twenty-four (24) hours daily selling primarily a limited assortment of food, food preparation and wrapping materials and household cleaning and servicing items. Convenience markets may also sell fuel for motor vehicles. | Info Only |
| 16. | Planning and Development | The building setbacks for the C-1 (Retail Commercial) zoning district are: Front Yard: Twenty-five (25) feet, Rear yard: Ten (10) feet; unless, a rear lot line abuts property assigned a residential zoning classification or land use designation, Side Yard: Zero (0) feet, Side Street: Zero (0) feet. | Info Only |
| 17. | Planning and Development | Based on Table 5.2 Seminole County Land Development Code (Permitted Uses) - The proposed use of a convenience store with a drive-thru is a permitted use in the C-1 (Retail Commercial) zoning district. | Info Only |
| 18. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning- | Info Only |

| | 1 | | 1 |
|-----|---------------------------------|--|-----------|
| | | development/development-processes- | |
| 19. | Planning and Development | requirements/index.stml Parking and landscaping requirements can be found in Table 11.3-A - Minimum Parking Required in the Seminole County Land Development Code: Food and Beverage (Free-standing) - 5 spaces/ 1000 sq. ft. | Info Only |
| 20. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) | Info Only |
| 21. | Planning and Development | The maximum Floor Area Ratio (F.A.R.) on the subject property is 0.35. | Info Only |
| 22. | Planning and Development | F.A.R. Definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. | Info Only |
| 23. | Planning and Development | The required open space for the C-1 (Retail Commercial) is twenty-five (25) percent of the total gross area of the subject property. | Info Only |
| 24. | Planning and Development | The maximum allowable building height is 35 feet. | Info Only |
| 25. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 26. | 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 |
| 27. | 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 |
| 28. | 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 | Info Only |

| _ | | | |
|-----|---------------------------------|--|-----------|
| | | 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" | |
| 29. | 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 |
| 30. | Public Works - Engineering | The proposed project is located within the Midway drainage basin. | Info Only |
| 31. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. | Info Only |
| 32. | Public Works - Engineering | The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if not able to discharge to FDOT. | Info Only |
| 33. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site is fairly flat. It appears to slope generally toward SR46. | Info Only |
| 34. | Public Works - Engineering | Based on a preliminary review, the drainage outfall for the site is not clear. It appears to outfall to SR46 which is the FDOT right-of-way (ROW). If drainage is connected to SR 46 an FDOT Drainage Connection Permit would be required. | Info Only |
| 35. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. The plan does not currently show a retention pond. A pond is required. Underground retention would most likely not work due to generally high-water table in the area. | Info Only |
| 36. | 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 www.sjrwmd.com. | Info Only |
| 37. | Public Works - Engineering | The Dolarway road does not appear to meet the Minimum 20' width. The structure of the road may also | Info Only |

| | | not be to County Standard. Both will have to be shown to be to County Standard or brought to County Standard for both width and structure. This information can be found in the Public Works Engineering Manual found online. | |
|-----|-------------------------------|---|-----------|
| 38. | Public Works - Engineering | Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway. Access to FDOT would not be supported. One access to the site would be allowed off of Dolarway as far to the north as reasonably possible. | Info Only |
| 39. | Public Works - Engineering | Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements. The Dolarway ROW is only 40' and would be required to be 50'. A 15' x 15' corner clip will be required as well. | Info Only |
| 40. | Public Works - Engineering | The sidewalk along the property frontage does not appear to be to County Standards for size, slope and clear zone requirements. Sidewalks shall be required in accordance with the code. The sidewalk will most likely have to be redone and moved into the site. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | STATUS | REVIEWER |
|-----------------------------------|--------------------|---|
| Buffers and CPTED | Review Complete | Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov |
| Public Works - Engineering | Review Complete | Jim Potter 407-665-5764 <u>ipotter@seminolecountyfl.gov</u> |
| Environmental Services | No Review Required | James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov |
| Public Works - Impact Analysis | No Review Required | William Wharton 407-665-5730 |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

http://www.scpafl.org

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

| Cities: | | | |
|-----------------------------------|--------|---|-------------------------|
| Altamonte Springs | | (407) 571-8150 | www.altamonte.org |
| Casselberry | | (407) 262-7751 | www.casselberry.org |
| Lake Mary | | (407) 585-1369 | www.lakemaryfl.com |
| Longwood | | (407) 260-3462 | www.longwoodfl.org |
| Oviedo | | (407) 971-5775 | www.cityofoviedo.net |
| Sanford | | (407) 688-5140 | www.sanfordfl.gov |
| Winter Springs | | (407) 327-5963 | www.winterspringsfl.org |
| | | | |
| Other Agencies: | | | |
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 | |
| | | | |
| Other Resources: | | | |
| Flood Prone Areas | | www.seminolecountyfl.gov/gm/building/flood/index.aspx | |
| Watershed Atlas | | www.seminole.wateratlas.usf.edu | |
| Seminole Co. Property Appraiser | | www.scpafl.org | |
| | | | |