



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

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**Wednesday, April 15, 2026**

**9:00 AM**

**Room 3024 and TEAMS**

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**This meeting will be held In-Person and remotely on Teams. The public may email [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.**

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

**DRC & PRE- APPLICATIONS**

**9:00 AM (IN PERSON) JAFFER REACHOUT FOUNDATION -  
PRE-APPLICATION**

**[2026-0305](#)**

**Project Number:** 26-80000033

**Project Description:** Proposed Site Plan for a K-12 school, recreation facilities, and a parking lot on 50.2 acres in the A-1 zoning district located on the north side of Myrtle St, east of Nolan Rd

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

**Parcel ID:** 24-20-30-300-0180-0000+

**BCC District:** 2-Zembower

**Applicant:** Michael Kerns (407) 599-1122

**Consultant:** N/A

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

**9:20 AM (IN PERSON) HEATHROW LUXURY HOME - PRE-APPLICATION**[2026-0275](#)**Project Number:** 26-80000032**Project Description:** Proposed Site Plan for a single-family home development on 3.11 acres in the PD zoning district located on Lake Heathrow Ln, north of W Lake Mary Blvd**Project Manager:** David German (407) 665-7386  
(dgerman@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000**BCC District:** 5-Herr**Applicant:** Daniel Doyle (407) 554-4070**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40 AM (IN PERSON) SLAVIA MULTI-FAMILY - PRE-APPLICATION**[2026-0274](#)**Project Number:** 26-80000031**Project Description:** Proposed Site Plan for a multi-family development on 7.34 acres in the PD zoning district located on the south side of Slavia Rd, east of Red Bug Lake Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-067A**BCC District:** 1-Dallari**Applicant:** David Stokes (407) 629-8330**Consultant:** David Stokes (407) 629-8330**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:00 AM (TEAMS) ADULT TOY STORAGE - SITE PLAN**[2026-0301](#)**Project Number:** 26-06000009**Project Description:** Proposed Site Plan to construct a warehouse facility on 2.98 acres in the C-3 zoning district located on the northwest side of W SR 426, northwest of Aloma Woods**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-0140-0000**BCC District:** 1-Dallari**Applicant:** Ira Bellinkoff (407) 375-2036**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**10:20 AM (TEAMS) LI DELGADO - PRE-APPLICATION**[2026-0319](#)**Project Number:** 26-80000035**Project Description:** Proposed Site Plan for an ornamental palm farm, agricultural structures, and agrotourism on 4.6 acres in the A-5 zoning district on the west side of Elm St, north of Florida Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-20-31-5BA-0000-1340**BCC District:** 2-Zembower**Applicant:** Liyuani Delgado (407) 480-8666**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:40 AM (TEAMS) SANFORD COMMERCE CENTER - SSFLUA AND PD MAJOR AMENDMENT**[2026-0303](#)**Project Number:** 26-20500003**Project Description:** Proposed Small Scale Future Land Use Amendment from COM to IND and PD Major Amendment for industrial uses located on the south side of Orange Blvd, west of Monroe Rd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-19-30-513-0000-0020**BCC District:** 5-Herr**Applicant:** Brent Spain (407) 347-5388**Consultant:** Cade Thompson (848) 246-6008**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****CONNECTION POINT - SITE PLAN**[2026-0300](#)**Project Number:** 25-06000018**Project Description:** Proposed Site Plan for commercial and wholesale on 8.78 acres in the C-3 zoning district located on the north side of Connection Pt, west of W SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-007A-0000++**BCC District:** 1-Dallari**Applicant:** Thomas McNamara (407) 694-1349**Consultant:** William Zeh (407) 629-8330**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**ALAFAYA BEASLEY - REZONE**[2026-0302](#)**Project Number:** 25-20000008**Project Description:** Proposed Rezone from R-1AA to R-1 zoning district on 1.14 acres on the west side of Alafaya Trl, south of Beasley Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-505-0000-011C**BCC District:** 1-Dallari**Applicant:** Stephen Ratcliff (407) 496-5784**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**ALDI LAKE MARY - PRE-APPLICATION**[2026-0304](#)**Project Number:** 26-80000034**Project Description:** Proposed Site Plan for modifications at an existing grocery store on 1.15 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-0060-0000**BCC District:** 5-Herr**Applicant:** Sarah Clarkin (407) 645-2008**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**MMTC - PRE-APPLICATION**[2026-0318](#)**Project Number:** 26-80000028**Project Description:** Proposed Site Plan for a medical marijuana facility on 0.54 acres in the C-2 zoning district located on the west side of Lake Howell Rd, south of Howell Branch Rd**Project Manager:** David German (407) 665-7386  
(dgerman@seminolecountyfl.gov)**Parcel ID:** 33-21-30-300-0180-0000**BCC District:** 4-Lockhart**Applicant:** Dorothy Jacobson (407) 230-5229**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**COLUMBARIUM - PRE-APPLICATION**

[2026-0320](#)

**Project Number:** 26-80000036

**Project Description:** Proposed Site Plan for a columbarium on 4.40 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Mikler Rd

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

**Parcel ID:** 16-21-31-5CA-0000-095A

**BCC District:** 1-Dallari

**Applicant:** Luis Pagan (407) 821-7259

**Consultant:** JD Salazar (407) 906-7428

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0305**

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**Title:**

**9:00 AM (IN PERSON) JAFFER REACHOUT FOUNDATION - PRE-APPLICATION**

**Project Number:** 26-80000033

**Project Description:** Proposed Site Plan for a K-12 school, recreation facilities, and a parking lot on 50.2 acres in the A-1 zoning district located on the north side of Myrtle St, east of Nolan Rd

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

**Parcel ID:** 24-20-30-300-0180-0000+

**BCC District:** 2-Zembower

**Applicant:** Michael Kerns (407) 599-1122

**Consultant:** N/A



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

**PROJ. #: 26-80000033**

RECEIVED 03/19/2026  
PAID 03/23/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00
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PROJECT NAME: Jaffer Reachout Foundation - Sanford Campus	
PARCEL ID #(S): 24-20-30-300-0180-0000, 23-20-30-5AQ-0000-0510	
TOTAL ACREAGE: 50.2 acres	BCC DISTRICT: 2
ZONING: A-1	FUTURE LAND USE: SE

NAME: Michael Kerns, P.E.	COMPANY: AVCON Inc	
ADDRESS: 5555 E Michigan Street, Suite 100		
CITY: Orlando	STATE: FL	ZIP: 32822
PHONE: 407-599-1122	EMAIL: [REDACTED]	

NAME: Michael Kerns, P.E.	COMPANY: AVCON Inc	
ADDRESS: 5555 E Michigan Street, Suite 100		
CITY: Orlando	STATE: FL	ZIP: 32822
PHONE: 407-599-1122	EMAIL: [REDACTED]	

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>New K-12 school, athletic complex to include basketball/volleyball courts, pickleball courts, soccer field, tennis courts, concession building/pavillion, bleachers, parking lot.</u>				

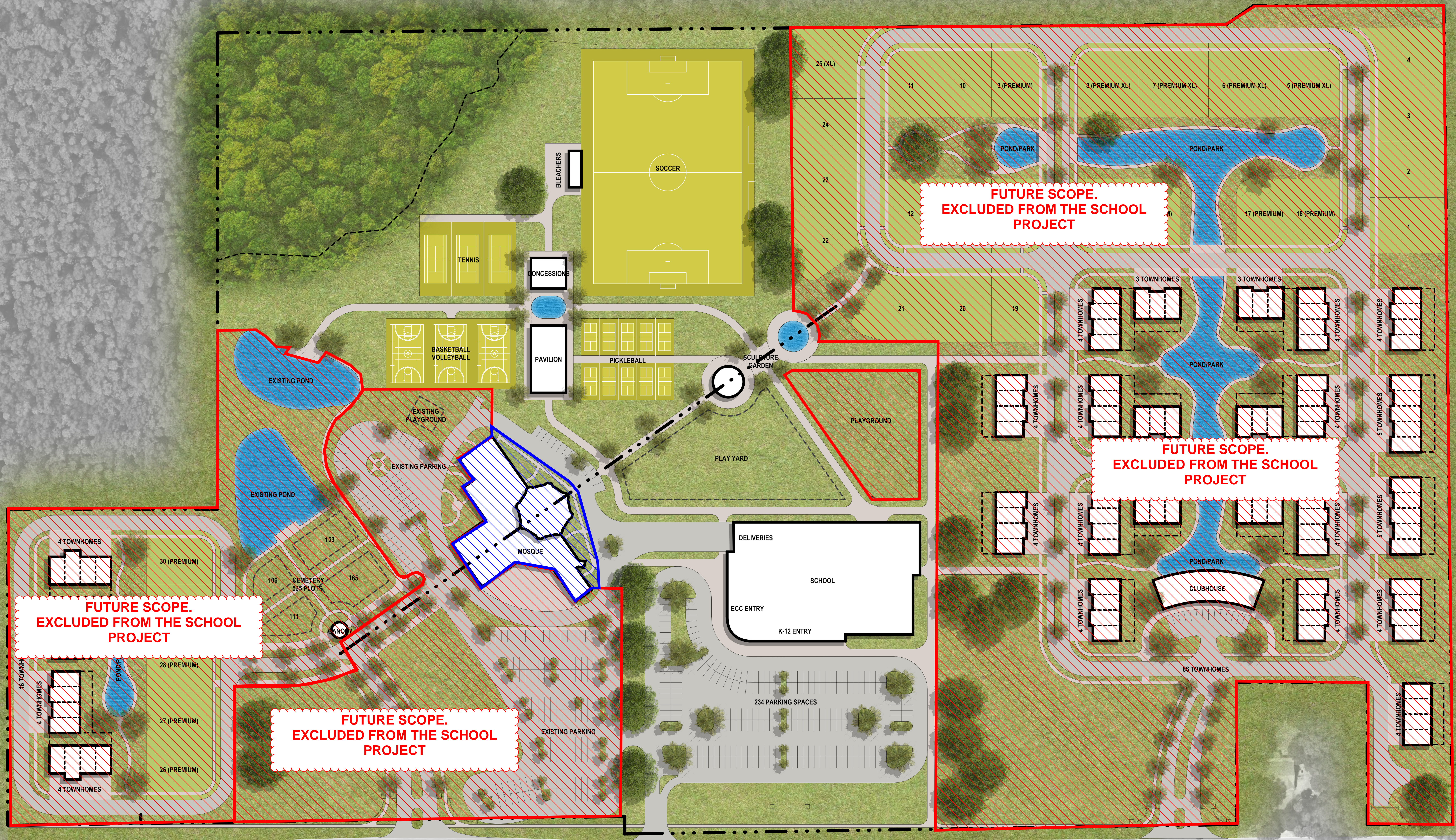
COMMENTS DUE: 04/03	COM DOC DUE: 04/09	DRC MEETING: 04/15/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A1	FLU: SE	LOCATION: on the north side of Myrtle St, east of Nolan Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 2: ZEMBOWER	

## **PROJECT NARRATIVE**

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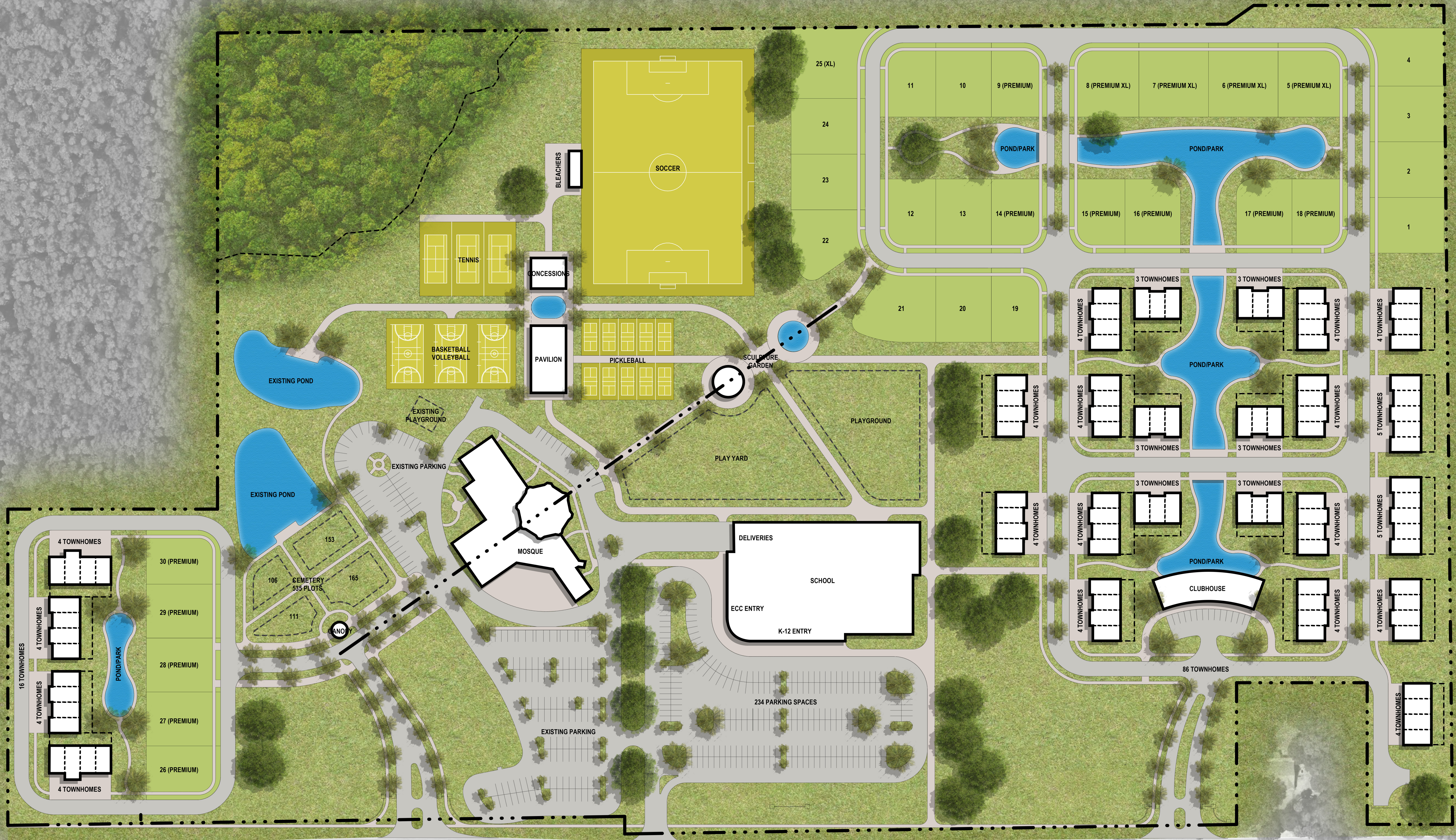
The proposed project that we would like to discuss is for a new school (50-75K SF, K-12), outdoor athletic complex (regulation size soccer field, 3 basketball/volleyball courts, 3 tennis courts, 10 pickleball courts), <2K SF concessions building, 350-person events pavilion, various supporting site upgrades. We will also be looking at the additoin of a new driveway and parking lot to support these school activities.

We would also like to share and discuss the campuses overall long term Master Plan in which we would like to understand the permissibility and feasibility of zoning and FLU changes for the residential (townhouses and single family) components as well as an on-site cemetery (~500 grave plots), as well as the special exceptions that may be required for the school and athletics project that is the current focus and scope of the meeting request.



↑ NORTH | SCALE: 1/64" = 1'-0"





↑ NORTH | SCALE: 1/64" = 1'-0"



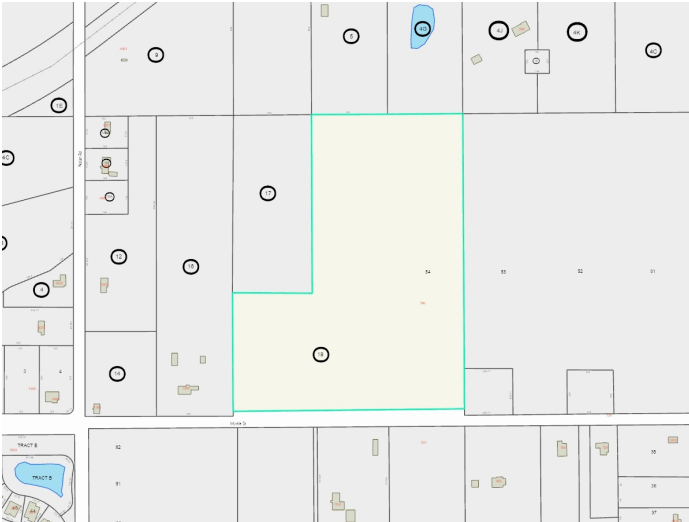
**SANFORD CAMPUS MASTER PLAN**  
**JAFFER REACHOUT FOUNDATION**

# Property Record CardA



Parcel: **24-20-30-300-0180-0000**  
 Property Address: **786 MYRTLE ST SANFORD, FL 32773**  
 Owners: **JAFFER REACHOUT FOUNDATION INC**  
 2026 Market Value \$1,291,885 Assessed Value \$563,512 Taxable Value \$563,512  
 2025 Tax Bill \$6,352.38 Tax Savings with Non-Hx Cap \$3,012.93  
 Grazing Land property w/1st Building size of 23,292 SF and a lot size of 22.85 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	24-20-30-300-0180-0000
Property Address	
Mailing Address	3609 BARRINGTON DR ALLENTOWN, PA 18104-1775
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,291,885	\$866,885
Land Value Agriculture	\$668,010	\$668,010
Just/Market Value	\$1,291,885	\$866,885
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$104,498	\$155,624
P&G Adjustment	\$0	\$0
Assessed Value	\$563,512	\$512,386

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$9,365.31
Tax Bill Amount	\$6,352.38
Tax Savings with Exemptions	\$3,012.93

## Owner(s)A

Name - Ownership Type  
 JAFFER REACHOUT FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 24 TWP 20S RGE 30E  
 E 1/4 OF SW 1/4 OF NW 1/4  
 + W 1/2 OF SE 1/4 OF SW  
 1/4 OF NW 1/4 (LESS RD)  
 &  
 LOT 54 (LESS RD)  
 EUREKA HAMMOCK  
 PB 1 PG 106

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$563,512	\$0	\$563,512
Schools	\$668,010	\$0	\$668,010
SJWM(Saint Johns Water Management)	\$563,512	\$0	\$563,512

## SalesA

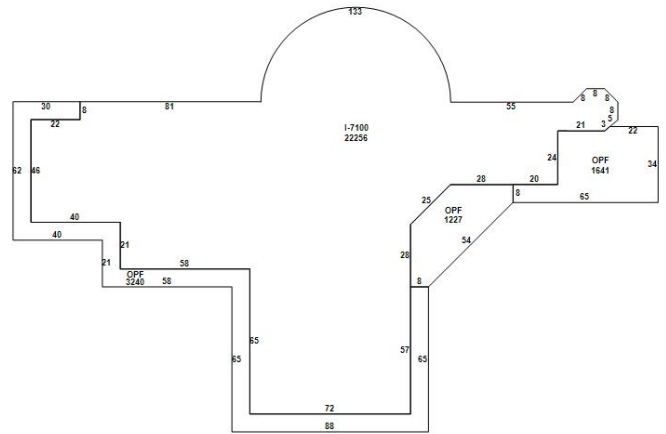
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/30/2021	\$100	10151/0845	Vacant	No
WARRANTY DEED	8/1/2008	\$906,900	07056/0005	Vacant	No
SPECIAL WARRANTY DEED	12/1/2007	\$900,000	06885/1941	Vacant	Yes
WARRANTY DEED	2/1/2006	\$1,305,000	06121/1541	Vacant	Yes
WARRANTY DEED	10/1/2005	\$1,150,000	05975/1230	Vacant	No
SPECIAL WARRANTY DEED	9/1/2004	\$2,088,000	05464/0381	Vacant	No

## LandA

Units	Rate	Assessed	Market
5 Acres	\$125,000/Acre Market, \$225/Acre AG	\$1,125	\$625,000
3.37 Acres	\$500/Acre	\$1,685	\$1,685
16.63 Acres	\$40,000/Acre	\$665,200	\$665,200

Building InformationA	
#	1
Use	REINFORCED CONCRETE
Year Built*	2017
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	23292
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$0
Assessed	\$0

\* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	1641
OPEN PORCH FINISHED	1227
OPEN PORCH FINISHED	3240

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
07458	786 MYRTLE ST: ALTERATION COMMERCIAL-CO/Assembly & Educational [EUREKA HAMMOCK]	\$1,000	6/24/2025	6/16/2025
00884	786 MYRTLE ST: CHURCHES OR RELIGIOUS BLDGS-Changing the occupancy use NEED CO [EUREKA HAMMOCK]	\$4,500	1/3/2023	8/26/2022
00581	786 MYRTLE ST: MECHANICAL - COMMERCIAL-Commercial [EUREKA HAMMOCK]	\$3,950		1/18/2022
02748	FIRE ALARM SYSTEM	\$37,000		3/3/2017
14870	FLAG POLES	\$50,000		12/29/2016
07196	INSTALL FOUNTAIN	\$124,000		6/21/2016
05144	CONCRETE DUMPSTER ENCLOSURE	\$5,300		5/30/2014
02643	HOOD INSTALL ABOVE KITCHEN EQUIPMENT	\$25,000		4/10/2013
01328	INSTALLING FIRE ALARM SYSTEM	\$32,000		2/28/2012
09246	SITE LIGHTING, SUB-PANEL, ELECTRIC GATE, & FOUNTAIN	\$77,000		12/5/2011
00782	FIRE SPRINKLER SYSTEM INSTALLATION	\$52,544		2/2/2011
06869	BUILDING CHURCH	\$5,591,540	10/5/2017	8/24/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 3 IN	2017	151610	\$0	\$0
WALKS CONC COMM	2017	11258	\$0	\$0
CUSTOM PATIO/TILE/MARBLE ETC	2018	7659	\$0	\$0
WATER FEATURE	2018	1	\$0	\$0

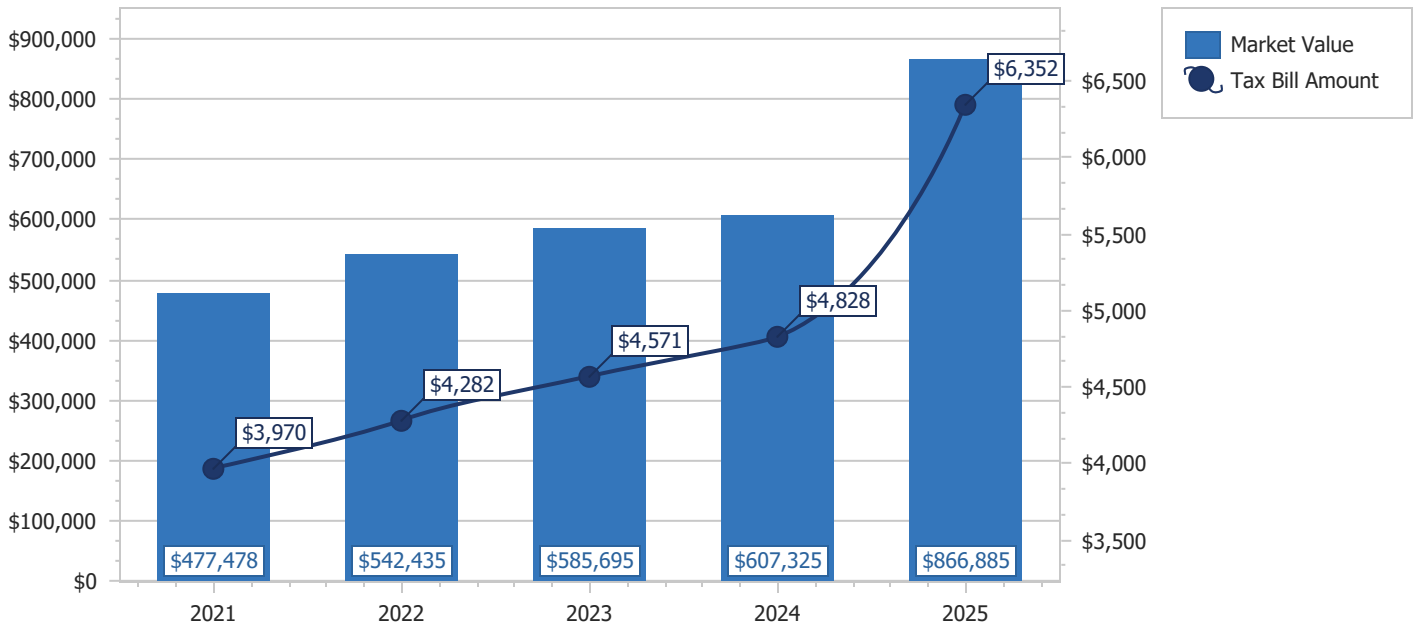
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

UtilitiesA	
Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value HistoryA



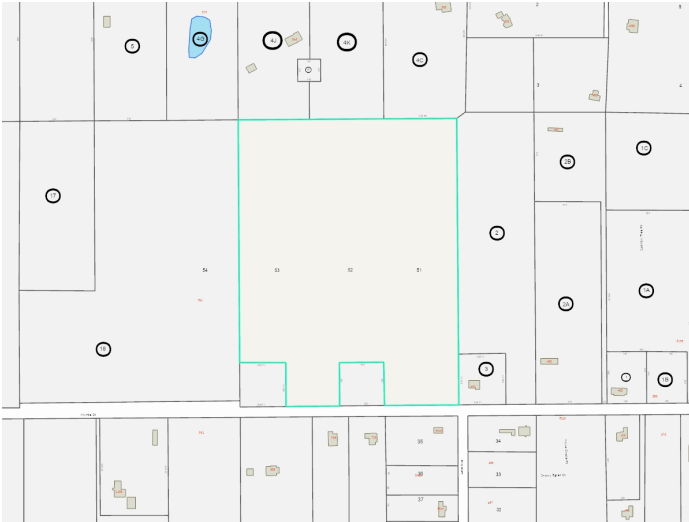
Copyright 2026 © Seminole County Property Appraiser

# Property Record Card



Parcel: **23-20-30-5AQ-0000-0510**  
 Property Address:  
 Owners: **JAFFER REACHOUT FOUNDATION INC**  
 2026 Market Value \$1,107,897 Assessed Value \$11,510 Taxable Value \$11,510  
 2025 Tax Bill \$128.29 Tax Savings with Non-Hx Cap \$11,805.12  
 Grazing Land property has a lot size of 27.35 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	23-20-30-5AQ-0000-0510
Property Address	
Mailing Address	3609 BARRINGTON DR ALLENTOWN, PA 18104-1775
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$9,897	\$6,598
Land Value (Market)	\$1,098,000	\$1,098,000
Land Value Agriculture	\$6,176	\$6,176
Just/Market Value	\$1,107,897	\$1,104,598
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,563	\$1,749
P&G Adjustment	\$0	\$0
Assessed Value	\$11,510	\$11,025

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,933.41
Tax Bill Amount	\$128.29
Tax Savings with Exemptions	\$11,805.12

## Owner(s)

Name - Ownership Type

JAFFER REACHOUT FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 51 - 53 & VACD R/W ADJ ON E (LESS W  
200 FT OF E 220 FT OF S 203.5 FT OF LOT 52 &  
W 208.71 FT OF S 217.21 FT OF LOT 53  
& S 8.5 FT FOR RD)  
EUREKA HAMMOCK  
PB 1 PG 106

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$11,510	\$0	\$11,510
Schools	\$16,073	\$0	\$16,073
SJWM(Saint Johns Water Management)	\$11,510	\$0	\$11,510

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/30/2021	\$100	10151/0846	Vacant	No
WARRANTY DEED	3/17/2010	\$600,000	07353/0527	Vacant	Yes
QUIT CLAIM DEED	2/1/1990	\$100	02153/1692	Improved	No
QUIT CLAIM DEED	7/1/1984	\$100	01626/1328	Improved	No

## Land

Units	Rate	Assessed	Market
27.45 Acres	\$40,000/Acre Market, \$225/Acre AG	\$6,176	\$1,098,000

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1998	2112	\$16,495	\$9,897

### Zoning

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

### Political Representation

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

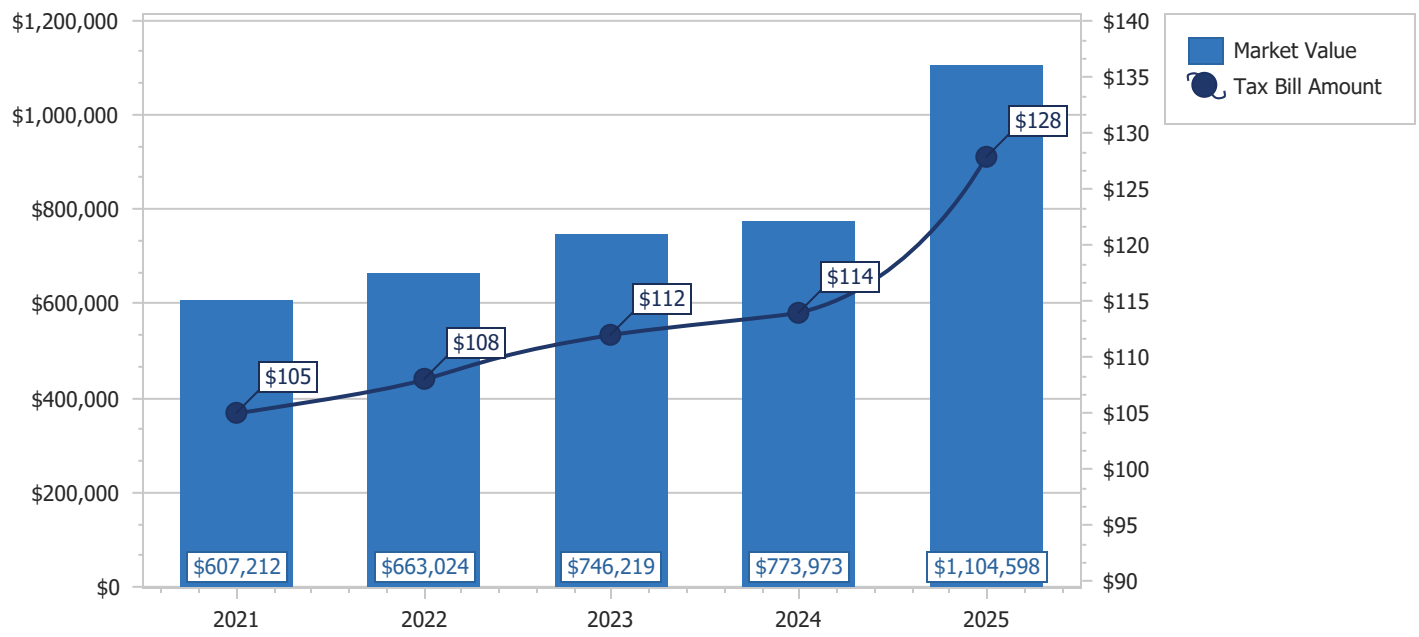
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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

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

**Receipt Details**

**Date:** 3/23/2026 1:27:22 PM  
**Project:** 26-80000033  
**Credit Card Number:** 41\*\*\*\*\*6343  
**Authorization Number:** 02339D  
**Transaction Number:** 230326O3A-17F32AA9-DD93-480E-BE7C-21522BE756D9  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

<b>PROJECT NAME:</b>	<b>JAFFER REACHOUT FOUNDATION - PRE-APPLICATION</b>	<b>PROJ #: 26-8000033</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/23/26	
RELATED NAMES:	EP MICHAEL KERNS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	24-20-30-300-0180-0000+	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A PRIVATE SCHOOL WITH RECREATIONAL FACILITIES AND PARKING ON 50.2 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF MYRTLE ST, EAST OF NOLAN RD	
NO OF ACRES	50.2	
BCC DISTRICT	2-ZEMBOWER	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE MYRTLE ST, EAST OF NOLAN RD	
FUTURE LAND USE	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MICHAEL KERNS AVCON INC 5555 E MICHIGAN ST ORLANDO FL 32822 (407) 599-1122 [REDACTED]	N/A	

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

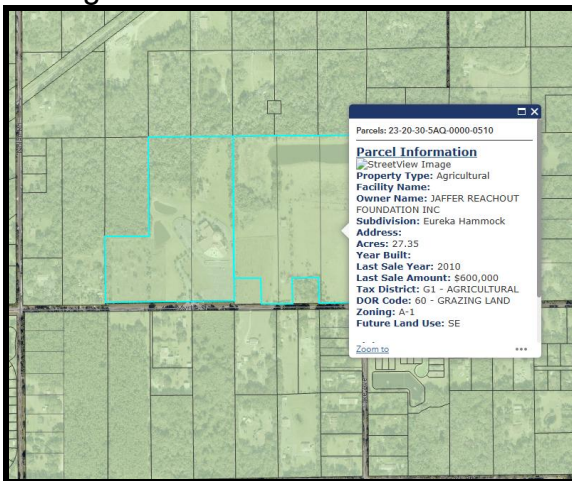
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

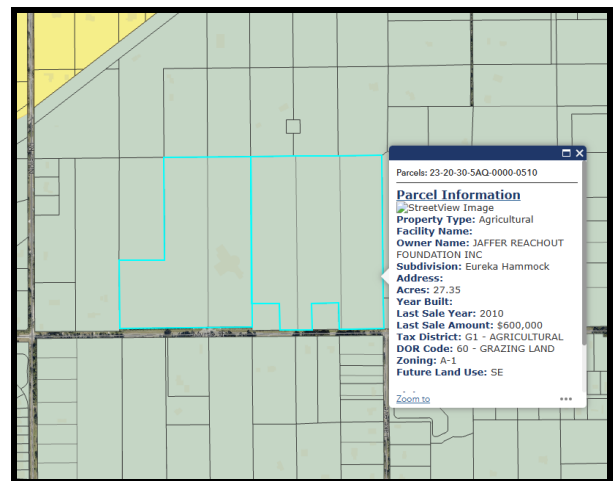
- The subject property has a Future Land Use designation of Suburban Estates and a zoning designation of A-1 (Agriculture). In the A-1 zoning district, middle school, high school and cemetery uses require Special Exception approval. The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it may be permitted as an accessory use for the school, not open to the public.
- The Special Exception process takes approximately four months to complete and requires the applicant to hold a community meeting and attend two public hearings.
- Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet, unless developed under the criteria of Seminole County Land Development Code Section 30.10.13 Urban Conservation Village Design.

## PROJECT AREA ZONING AND AERIAL MAPS

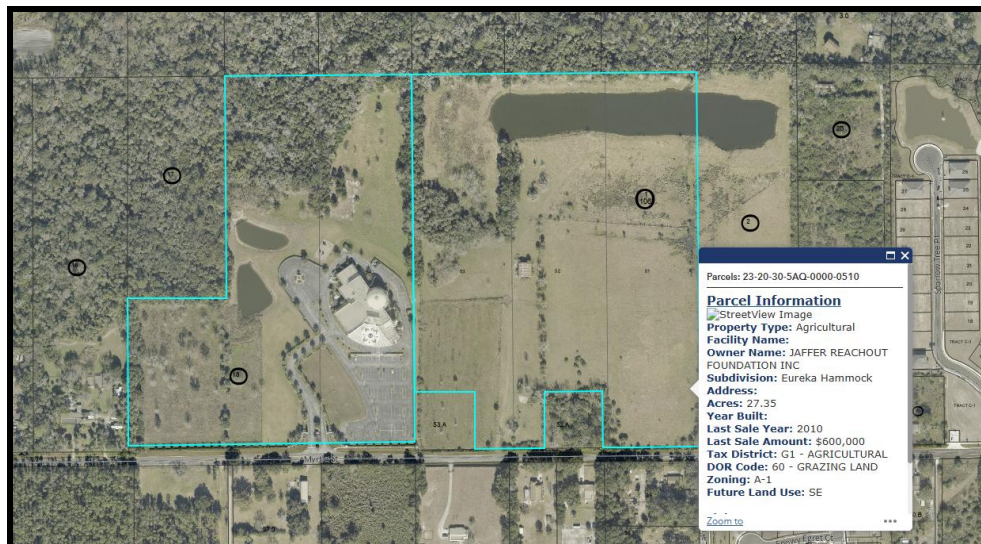
Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Upon submittal of plans, to calculate the required buffers please provide: 1. Impervious Surface Ratio. 2. Floor Area Ratio (FAR) 3. Height (feet)
2	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
3	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Section 30.14.6: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DEL_AUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DEL_AUSCLIN</a>
4	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LA_PLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LA_PLIRPLSURE</a>
5	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
6	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
7	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4

9	Buffers and CPTED	Per SCLDC Section 30.14.15, all solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.
10	Building Division	<ul style="list-style-type: none"> <li>-Permitting Requirements for Future Proposed Construction or Demolition</li> <li>-Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</li> </ul>
11	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code
12	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.
13	Building Division	- Separate demolition permits are required for the demolition of each existing structure.

14	Comprehensive Planning	The subject property has a Suburban Estates (SE) Future Land Use Designation. The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Lots sizes of less than one acre may be permitted with accompanying PUD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre; provided, further, however, that clustering shall not cause incompatibility with adjacent parcels and shall be directed internal to the parcel. Uses a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools, public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this, the proposed use of a school appears consistent with the Suburban Estates Future Land Use. The use will also need to be consistent with the underlying zoning.
15	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.
16	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.
17	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 12" PVC potable water main running along the south side of Myrtle St.
18	Environmental Services	This development is within Seminole County's sanitary sewer service area. The nearest connection point is a 4" PVC force main running along the north side of Myrtle St. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.
19	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.

20	Environmental Services	<p>If you would like to see a utility GIS map of the area, please submit a request form by following the provided link:  <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a>.</p> <p>This page can also be navigated to from our official website via Departments and Services -&gt; Utilities -&gt; Utilities Engineering -&gt; Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.</p>
21	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
22	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.
23	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)
24	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
25	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
26	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)
27	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)

28	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)
29	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)
30	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.
31	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)
32	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)
33	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)
34	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)
35	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
36	Natural Resources	According to the county wetland maps, wetlands are possibly located on the northwestern portion of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **
37	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 Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.

38	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
39	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.
40	Natural Resources	Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> 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: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials
41	Planning and Development	The subject property has a Future Land Use designation of Suburban Estates and a zoning designation of A-1 (Agriculture). In the A-1 zoning district, middle school, high school and cemetery uses require Special Exception approval. The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it may be permitted as an accessory use for the school, not open to the public.
42	Planning and Development	Residential development under the Suburban Estates Future Land Use and A-1 zoning district is limited to one dwelling unit per net buildable acre with a minimum lot size of one acre and minimum lot width at building line of 150 feet, unless developed under the criteria of Seminole County Land Development Code Section 30.10.13 Urban Conservation Village Design.
43	Planning and Development	The Special Exception process takes approximately four months to complete and requires the applicant to hold a community meeting and attend two public hearings before the Planning and Zoning Commission (P&Z) and the Board of County Commissioners (BCC). <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.stml</a>

44	Planning and Development	<p>Seminole County requires community meetings for all Special Exceptions. Prior to staff scheduling the required public hearings, you must conduct a community meeting in compliance with Seminole County Land Development Code Section 30.3.5.3. The community meeting shall be held at least 20 days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. You will need to prepare a flyer that you will send out to the community in compliance with Section 30.3.4.2(e). Prior to sending out the flyer, please provide the project manager with a draft to approve before mailing them out. During the meeting, you will be required to have a sign in sheet for the public and take minutes, which you will provide to the project manager after the meeting. See the link for additional information:</p> <p><a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a></p>
45	Planning and Development	<p>SCLDC Section 30.3.1.5(a) states that to grant a Special Exception, the Board must make a determination that the use requested meets the following criteria:</p> <ul style="list-style-type: none"> <li>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</li> <li>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</li> <li>(3) Is consistent with the County's comprehensive plan; and</li> <li>(4) Will not adversely affect the public interest; and</li> <li>(5) Meets any special exception criteria described in Additional Use Standards (<b>see Section 30.6.17.5(a)</b>); and</li> <li>(6) Meets the following additional requirements in A-1: <ul style="list-style-type: none"> <li>i .Is consistent with the general zoning plan of the rural zoning classifications; and</li> <li>ii. Is not highly intensive in nature; and</li> <li>iii. Is compatible with the concept of low-density rural land use; and</li> <li>iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</li> </ul> </li> </ul>
46	Planning and Development	<p>An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.</p>

47	Planning and Development	Community Meeting Procedures Section 30.3.5.3 Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).
48	Planning and Development	The proposed project is subject to Site Plan review process.  SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
49	Planning and Development	Off-street parking must meet the quantities and design as required by SCLDC Sections 30.11.3 and 30.11.6. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</a>
50	Planning and Development	At the time of site plan review the Applicant will need to demonstrate that they are providing bicycle parking. Per SCLDC Section 30.11.7.3 General Bicycle Parking Requirements. (a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required. (1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors. (2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures. (b) Covered bicycle parking is encouraged wherever the design of the building or use being served accommodates such facilities. Please refer to Sec. 30.11.7.4 - Quality of Bicycle Parking Required in Table 11.7A.
51	Planning and Development	The building setbacks for the A-1 zoning district are: Front - 50 feet Side yard - 10 feet Rear - 30 feet

52	Planning and Development	The maximum allowable building height is 35 feet.
53	Planning and Development	<p>If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. Outdoor lighting fixtures shall be located no less than fifty (50) feet from any property having a residential future land use designation or a residential zoning classification. Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles. All fixtures, including security lighting, must be cutoff fixtures. (SCLDC 30.15.1</p> <p><a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</a></p>
54	Planning and Development	<p>Per Sec. 30.11.6.2 Design of off-street parking requirements Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p> <p>(c) Curbs, Wheel Stops, and Encroachments.</p> <p>(1) The maximum height of curbs shall be six (6) inches where the overhang of bumpers is anticipated. The maximum height of wheel stops shall be five (5) inches.</p> <p>(2) Where the curb abutting the pedestrian walkway is used as a wheel stop, the walkway must be a minimum of seven (7) feet wide to accommodate up to two (2) feet of vehicle overhang.</p> <p>(3) Where a curb or wheel stop is provided, the overhang of a motor vehicle past the curb or wheel stop may be counted as part of the required parking module. The adjacent parking stalls may be reduced by two (2) feet as measured from the face of the curb or wheel stop.</p>
55	Planning and Development	The proposed uses of an outdoor athletic complex and event pavilion are not permitted in the A-1 zoning district. However, if they are for the sole use of the school, it would be permitted as an accessory use for the school, but would not be authorized to be open to the public. There is not a special exception option to permit this use as such.
56	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
57	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.
58	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

59	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
60	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.
61	Public Works - Engineering	Based on FEMA FIRM Map and the new Seminole County Lake Jesup Basin Study, the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.
62	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.
63	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.
64	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues downstream, therefore the site will be required to retain the volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge and meet water quality volume.
65	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.
66	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.
67	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Six Mile Creek
68	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

69	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>
70	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
71	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
72	Public Works - Engineering	Left turn lanes are required at all entrances.
73	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway.
74	Public Works - Engineering	Dedication of additional right-of-way may 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.
75	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval sidewalks are required along the entire property frontage and a note to the plans that states "Any sidewalk less than 5' wide or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
76	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the site generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Building Division	Daniel Losada (407) 665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>
Comprehensive Planning	David German (407) 665-7377 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Environmental Services	Maliha Rahman (407) 665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung (407) 665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Planning and Development	Hilary Padin (407) 665-7331 <a href="mailto:hpadin@seminolecountyfl.gov">hpadin@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter (407) 665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, April 10, 2026, in order to place you on the Wednesday, April 15, 2026 meeting agenda.

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

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

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

**Seminole County Comprehensive Plan:**

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

**Development Services:**

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

**Seminole County Property Appraiser Maps:**

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

**Seminole County Wetland Information:**

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

**Wekiva Consistency form:**

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

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

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0275**

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**Title:**

**9:20 AM (IN PERSON) HEATHROW LUXURY HOME - PRE-APPLICATION**

**Project Number:** 26-80000032

**Project Description:** Proposed Site Plan for a single-family home development on 3.11 acres in the PD zoning district located on Lake Heathrow Ln, north of W Lake Mary Blvd

**Project Manager:** David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

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

**BCC District:** 5-Herr

**Applicant:** Daniel Doyle (407) 554-4070

**Consultant:** N/A



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

PROJ. #: 26-80000032  
RECEIVED AND PAID 03/13/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

PROJECT NAME: Heathrow Luxury Home Development	
PARCEL ID #(S): 122029300001C0000	
TOTAL ACREAGE: 3.11	BCC DISTRICT: District 5
ZONING: PD	FUTURE LAND USE: PD

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin	
ADDRESS: 6300 Hazeltine National Drive, Suite 118		
CITY: Orlando	STATE:	ZIP:
PHONE: (407) 554-4070	EMAIL:	[REDACTED]

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin	
ADDRESS: 6300 Hazeltine National Drive, Suite 118		
CITY: Orlando	STATE: FL	ZIP: 32822
PHONE: (407) 554-4070	EMAIL:	[REDACTED]

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>The proposed development includes demolition of existing structures and construction of luxury single family homes.</u>				

COMMENTS DUE: 03/20	COM DOC DUE: 03/26	DRC MEETING: 04/01/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on Heathrow Ln, north of W Lake Mary Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	

March 13, 2026

Seminole County Planning and Development Division  
1101 East First Street,  
Sanford, FL 32771



**Subject: 1275 Lake Heathrow Lane  
Pre-application Request**

Planning and Zoning:

Our client is requesting a pre-application meeting with Seminole County for the site 1275 Lake Heathrow Lane with associated Parcel ID: 122029300001C0000. The site is currently, approximately 3.11 acres and developed. Additionally, the site is located within the Heathrow Center PD.

The proposed development program includes the demolition of the existing building, and the redevelopment of luxury single family homes.

# Legend

-  Property Boundary
-  Parcel Boundaries

## Parcel ID

122029300001C0000

1275 LAKE HEATHROW LN



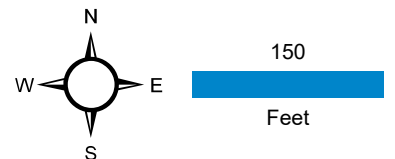
6300 Hazeltine National Drive, Suite 118  
Orlando, Florida 32822

Office (407) 410-8624 | www.kpmfranklin.com

**Heathrow Luxury Home**  
Seminole County, Florida

**2023 Aerial Map**

FIGURE - A2 | Mar 12, 2026



# HEATHROW RESIDENCES SITE PLAN



SCALE 1:100

# 25110 - HEATHROW RESIDENCES

03.02.2026



# Property Record CardA



Parcel: **12-20-29-300-001C-0000**  
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**  
 Owners: **HEATHROW ON THE GREEN LLC**  
 2026 Market Value \$2,637,111 Assessed Value \$2,637,111 Taxable Value \$2,637,111  
 2025 Tax Bill \$35,543.05

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.13 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	100 E CENTRAL BLVD STE 2 ORLANDO, FL 32801
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$950,536	\$923,013
Depreciated Other Features	\$58,823	\$47,601
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,637,111	\$2,598,366
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,637,111	\$2,598,366

## 2025 Certified Tax SummaryA

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

## Owner(s)A

Name - Ownership Type  
 HEATHROW ON THE GREEN LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

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

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,637,111	\$0	\$2,637,111
Schools	\$2,637,111	\$0	\$2,637,111
FIRE	\$2,637,111	\$0	\$2,637,111
ROAD DISTRICT	\$2,637,111	\$0	\$2,637,111
SJWM(Saint Johns Water Management)	\$2,637,111	\$0	\$2,637,111

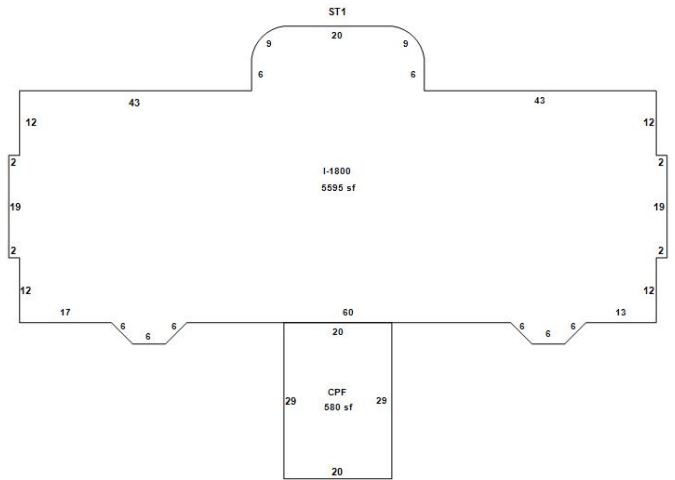
## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/26/2026	\$3,240,000	10993/0356	Improved	Yes
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

## LandA

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

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	10029
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,242,531
Assessed	\$950,536



Building 1

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

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

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

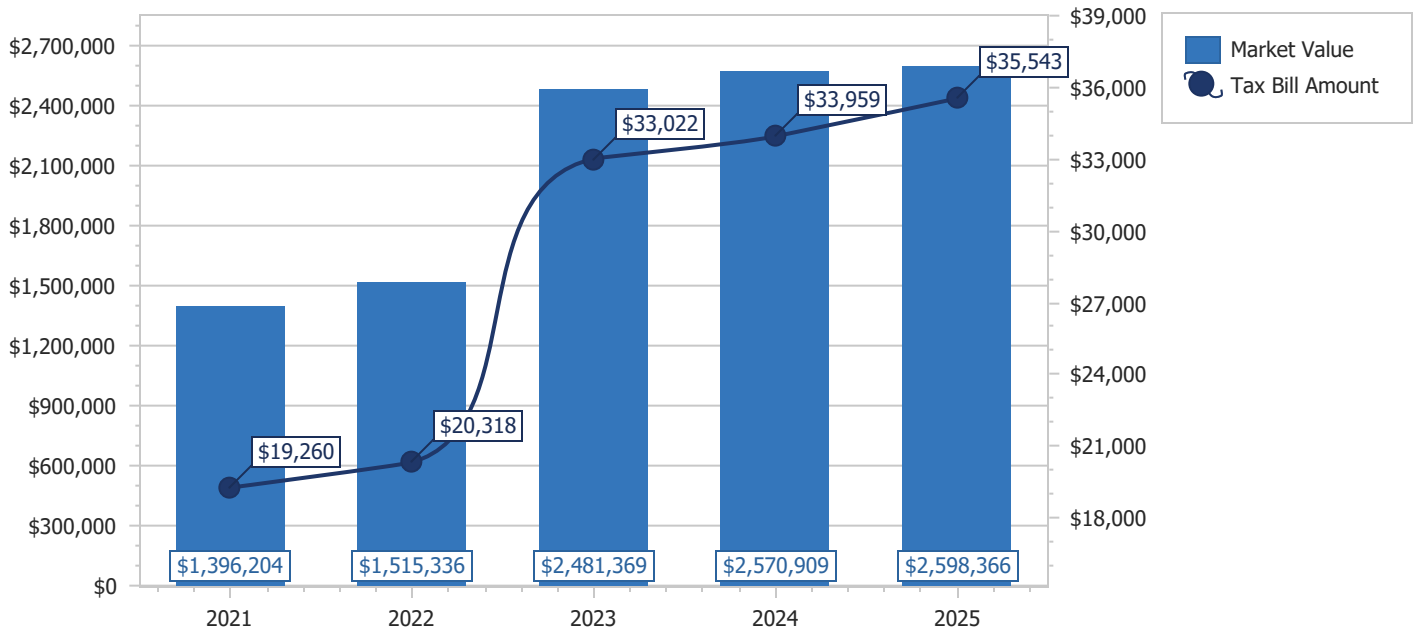
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

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

**Property Value HistoryA**



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

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

**Receipt Details**

**Date:** 3/13/2026 3:00:13 PM  
**Project:** 26-80000032  
**Credit Card Number:** 47\*\*\*\*\*8760  
**Authorization Number:** 413100  
**Transaction Number:** 130326C1A-FD8B0C0F-176D-4FD2-9778-86155EE57DD2  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

<b>PROJECT NAME:</b>	<b>HEATHROW LUXURY HOME - PRE-APPLICATION</b>	<b>PROJ #: 26-8000032</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/13/26	
RELATED NAMES:	EP DANIEL DOYLE	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	12-20-29-300-001C-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SINGLE-FAMILY HOME DEVELOPMENT ON 3.11 ACRES IN THE PD ZONING DISTRICT LOCATED ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
NO OF ACRES	3.11	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON LAKE HEATHROW LN, NORTH OF W LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DANIEL DOYLE KPM FRANKLIN 6300 HAZELTINE NATIONAL DR ORLANDO FL 32822 (407) 554-4070 [REDACTED]	N/A	

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject site has a Planned Development Future Land Use designation and a PD (Planned Development) Zoning classification, known as the Heathrow PD.
- A PD Major Amendment Rezone is required for proposed residential in Tract 2 of the PD, which currently has entitlements for Commercial uses. Entitlements for residential will need to be demonstrated in terms of PD as a whole for proposed residential compatibility.
- If subdivision of lots is proposed, an application for the subdivision process will also be required.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD



Future Land Use: PD



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a>	Info Only
2.	Buffers and CPTED	All proposed development shall comply with the Lake Mary Boulevard Gateway Corridor Overlay Buffer and Landscaping Standards in accordance with the Heathrow DRI and the established overlay. If the PD is amended, the provisions of the overlay are still applicable, deviation from requirements in any PD amendment shall have written justification and are subject to staff evaluation. See more information at the following link, please see sections pertaining to buffer width and parking lot landscaping requirements.: <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT10OVDI_S30.10.3LAMABOGACOOVSTCL">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT10OVDI_S30.10.3LAMABOGACOOVSTCL</a>	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSUR E</a>	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of PD Amendment and/or Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area 2. Density Calculation utilizing net buildable area. 3. Impervious Surface Ratio. 4. Building Height in feet in order to calculate required buffers.	Info Only
5.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

6.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
7.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
8.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
9.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
11.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the south side of Lake Heathrow Lane.	Info Only
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC gravity sewer main and manholes running along the north side of Lake Heathrow Lane.	Info Only
14.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 16" HDPE reclaim water main running along the north side of West Lake Mary Boulevard.	Info Only
15.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

16.	Environmental Services	Based on the proposed layout of the development, Seminole County owned utility lines on this property will be required to be relocated. Please provide a boundary survey of the property during site plan so that we review/verify any existing onsite utility easements. If any of the new/relocated utility lines are not within an existing utility easement, then a new utility easement dedicated to Seminole County will need to be provided.	Info Only
17.	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
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
19.	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
20.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
21.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
22.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
23.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
24.	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
25.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the	Info Only

		case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	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
28.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
29.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
30.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required at site plan. Outdoor lighting requires a separate permit. (SCLDC 30.15. <a href="https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT15OULIRE">https://library.municode.com/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30_ZORE_PT15OULIRE</a> )	Info Only
31.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. A site plan is needed if any requirements such as screening of outdoor storage, parking or landscaping are needing updates to be brought up to current code standards. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Info Only
32.	Planning and Development	The subject site has a PD (Planned Development) zoning known as the Heathrow PD.	Info Only
33.	Planning and Development	Per the approved DCA (Developer's Commitment Agreement), Heathrow PD Tract 2, the permitted uses are Commercial. The proposed development of residential on Tract 2 will require a PD Major Amendment Rezone.	Info Only
34.	Planning and Development	If the Developer proposes to subdivide into lots, then the project would be subject to the Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-</a>	Info Only

		development/development-processes-requirements/index.shtml	
35.	Planning and Development	The proposed development is subject to the <b>formal subdivision process</b> . This process will involve the following steps: <b>1st step</b> is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. <b>2nd step</b> is approval of the Final Engineering Plans; may be submitted once step one is under review. <b>3rd step</b> is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
36.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Info Only
37.	Planning and Development	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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Info Only
38.	Planning and Development	Per the Heathrow Planned Unit Development Third Amended Developer's Commitment Agreement dated December 12, 2006, Section V.Letter H: -Commercial: Tracts 1 and 2 shall be permitted for commercial tracts; however the primary use of these tracts is intended for service establishments and retail outlets. Tract 1 and 2 are intended as a specialty shopping center of restaurants, specialty shops, entertainment establishments, personnel services, offices and other similar uses. Tract 2 is permitted for commercial uses. In order to proceed with the proposed use of luxury homes, the applicant would need to apply for a PD Major Amendment to the Heathrow PD.	Info Only
39.	Planning and Development	Proof of entitlements for residential units will need to be demonstrated at the time of PD Major Amendment. This shall be done by quantifying existing residential development allotted and the remaining residential entitlements in the PD as a whole.	Info Only
40.	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	Info Only

		from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
41.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing	Info Only
42.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the applicable regulations. Please refer to SCLDC Section 30.10.5.14 for specific requirements related to this area.	Info Only
43.	Planning and Development	The proposed development is located within the Wekiva Study Area and must comply with the Environmental Design Standards outlined in Division 3, Section 30.10.5.11.	Info Only
44.	Planning and Development	The minimum open space requirements for a PD (Planned Development) are twenty-five (25) percent open space.	Info Only
45.	Planning and Development	The <b>process for a PD Major Amendment</b> to the Heathrow PD is as follows: <b>1st step</b> is approval of the Rezone which involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. <b>2nd Step</b> is an update to the Final Development Plan, which is reviewed and approved by staff. <b>3rd step</b> is approval of the Site Plan; may be submitted once step one has been approved by BCC and step 2 is under review.	Info Only
46.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</a>	Info Only
47.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay, International Parkway South Urban Center.	Info Only
48.	Planning and Development	The subject property is within the Lake Mary Boulevard Gateway Corridor; therefore, redevelopment of the site shall adhere to the requirements under Sec. 30.10.3 of the Seminole County Land Development Code.	Info Only
49.	Planning and Development	The 3rd Amended Heathrow PUD DCA Condition M #4 states: No parcel density shall exceed 13 units per acre, except Tract 31 shall not exceed 4 DU/acre, Tract 35	Info Only

		shall not exceed 3 DU/acre, Tract 20 shall not exceed net 1.4 DU/ac, Tract 32 shall not exceed 4 DU/ac, and Tract 34B shall not exceed 3 DU/ac.	
50.	Planning and Development	<p>Greater Benefit and Innovation Criteria. (LDC 30.8.5.3)</p> <p>In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol>	Info Only
51.	Planning and Development	<p>Any proposed development under the PD ordinance must address the following goals: (LDC 30.8.5.3)</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</li> </ol>	Info Only
52.	Planning and Development	<p>Residential PD Design Standards: (LDC 30.8.5.3)</p> <ol style="list-style-type: none"> <li>(1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.</li> <li>(2) Front-facing garage doors must be set back a minimum of twenty (20) feet.</li> <li>(3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.</li> <li>(4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.</li> </ol> <p>Per PD Section (f), Required Residential Neighborhood Improvements:</p> <ol style="list-style-type: none"> <li>(1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees</li> </ol>	Info Only

		<p>may count towards required open space. Street trees shall:</p> <p>a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.</p> <p>b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.</p> <p>c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees. d. Meet the standards of Section 30.14.16, General provisions for all landscaped areas. (2) Fifty (50) percent of pond frontage must be open to streets or community parks. a. Where pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk. b. Landscaped areas must comply with the provisions of Section 30.14.16 (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).</p>	
53.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
54.	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
55.	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
56.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <p>1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>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.</p> <p>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).</p> <p>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).</p> <p>5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</p> <p>7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved</p>	Info Only

		SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
57.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Info Only
58.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
59.	Public Safety - Fire Marshal	1. Parking Restrictions: i. Access roadway widths less than 27 paved feet must have fire lane markings on a minimum of one side of the roadway. Parking is not allowed on at least one side of the street. ii. Parking is not allowed within 20 feet on either side of any fire hydrant (Detail FD-1 located at the end of Chapter 3 of this manual). iii. Parking is not permitted within any cul-de-sac(s) or dead-end(s).	Info Only
60.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. The site is part of a master system but will have to be evaluated for the increased impervious.	Info Only
61.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing drainage system	Info Only
62.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
63.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
64.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
65.	Public Works - Engineering	There is some concern with the connection to the parking lot. It should be perpendicular or parallel to a drive aisle.	Info Only
66.	Public Works - Engineering	There is required to be a sidewalk to Lake Mary Boulevard.	Info Only
67.	Public Works - Impact Analysis	No Review Required.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, March 27, 2026, in order to place you on the Wednesday, April 1, 2026 meeting agenda.

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

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

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

**Seminole County Comprehensive Plan:**

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

**Development Services:**

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

**Seminole County Property Appraiser Maps:**

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

**Seminole County Wetland Information:**

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

**Wekiva Consistency form:**

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

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

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0274**

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**Title:**

**9:40 AM (IN PERSON) SLAVIA MULTI-FAMILY - PRE-APPLICATION**

**Project Number:** 26-80000031

**Project Description:** Proposed Site Plan for a multi-family development on 7.34 acres in the PD zoning district located on the south side of Slavia Rd, east of Red Bug Lake Rd

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

**Parcel ID:** 16-21-31-5CA-0000-067A

**BCC District:** 1-Dallari

**Applicant:** David Stokes (407) 629-8330

**Consultant:** David Stokes (407) 629-8330



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

**PROJ. #:** 26-80000031  
**Received:** 3/10/26  
**Paid:** 3/12/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME: <b>Slavia Multi-Family</b>	
PARCEL ID #(S): 16-21-31-5CA-0000-067A	
TOTAL ACREAGE: <b>7.34</b>	BCC DISTRICT: <b>1: Dallari</b>
ZONING: <b>PD</b>	FUTURE LAND USE: <b>PD</b>

**APPLICANT**

NAME: <b>same as Consultant below</b>	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

**CONSULTANT**

NAME: <b>David A. Stokes, P.E</b>	COMPANY: <b>Madden, Moorhead &amp; Stokes, LLC</b>
ADDRESS: <b>431 E. Horatio Ave., Ste. 260</b>	
CITY: <b>Maitland</b>	STATE: <b>FL</b> ZIP: <b>32751</b>
PHONE: <b>407-629-8330</b>	EMAIL: <b>eplan email: [REDACTED]</b>

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

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>We would like to discuss developing this parcel as a multi-family development.</u>				

**STAFF USE ONLY**

COMMENTS DUE: <b>3/20</b>	COM DOC DUE: <b>3/26</b>	DRC MEETING: <b>4/1</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>PD</b>	FLU: <b>PD</b>	LOCATION: <b>on the south side of Slavia Rd, east of Red Bug Lake Rd</b>
W/S: <b>Seminole County</b>	BCC: <b>1: Dallari</b>	



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

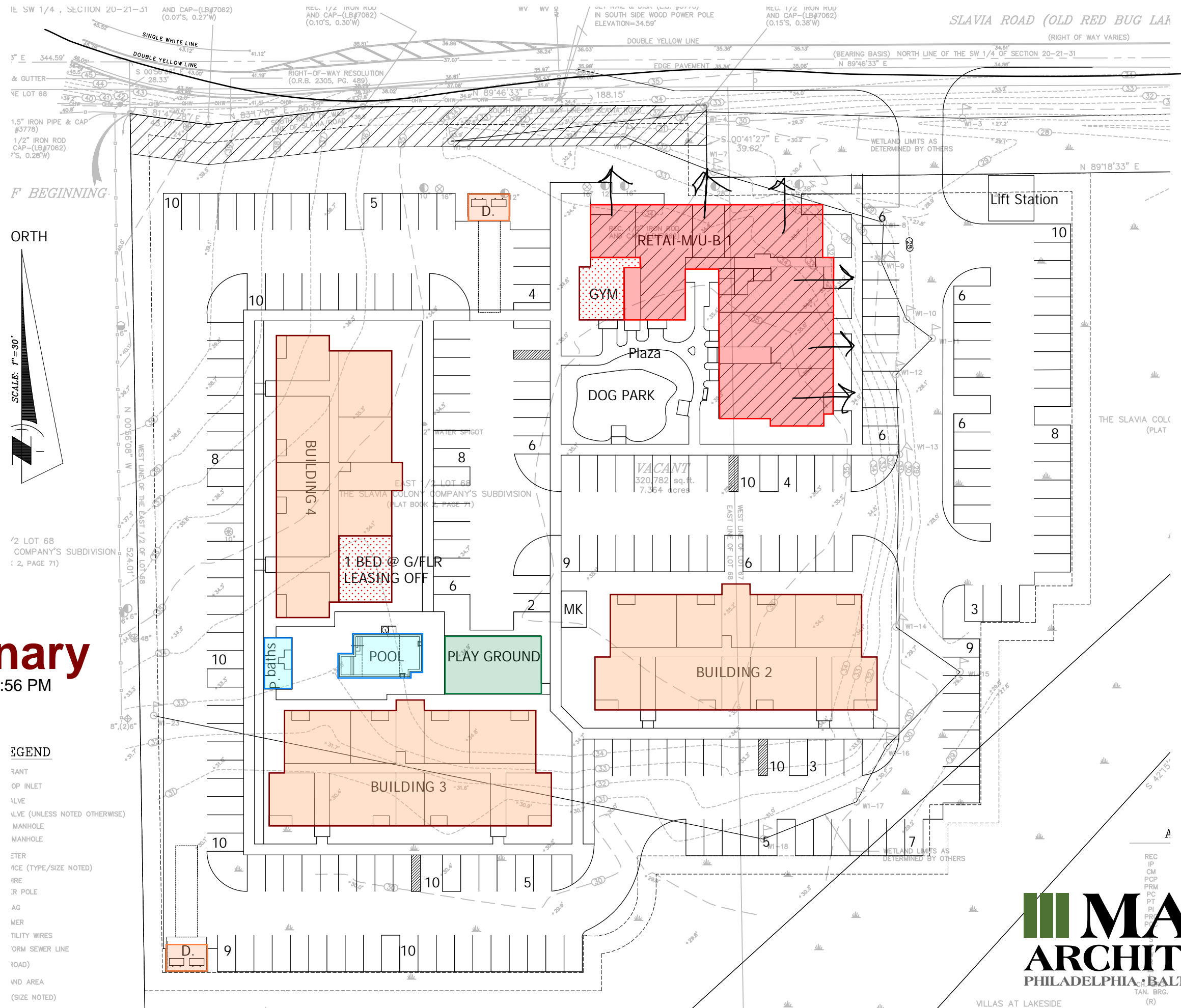
3/10/2026

**Re: Slavia Multi-Family**  
**Parcel Id: 16-21-31-5CA-0000-067A**

We wish to discuss developing this parcel as a multi-family development.

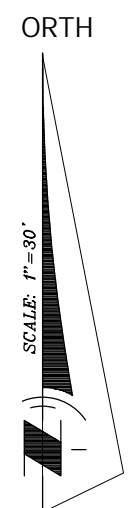
Sincerely,  
David A. Stokes, P.E.  
P.E. No. 66527  
President





1/2 SW 1/4, SECTION 20-21-31 AND CAP-(LB#7062) (0.07'S, 0.27'W)  
 REG. 1/2 IRON ROD AND CAP-(LB#7062) (0.10'S, 0.30'W)  
 WV WV 9  
 IN SOUTH SIDE WOOD POWER POLE ELEVATION=34.59'  
 REG. 1/2 IRON ROD AND CAP-(LB#7062) (0.15'S, 0.38'W)  
 SLAVIA ROAD (OLD RED BUG LAKE)  
 (RIGHT OF WAY VARIES)  
 3" E 344.59' & GUTTER  
 VE LOT 68  
 1.5" IRON PIPE & CAP #3778  
 1/2" IRON ROD CAP-(LB#7062) 7'S, 0.28'W  
 RIGHT-OF-WAY RESOLUTION (O.R.B. 2305, PG. 489)  
 SOUTH RIGHT-OF-WAY LINE OF SLAVIA ROAD  
 SOUTH RIGHT-OF-WAY LINE OF BEAVER ROAD  
 WETLAND LIMITS AS DETERMINED BY OTHERS  
 N 89°46'33" E  
 N 89°18'33" E  
 188.15'  
 39.62'  
 39.62'

F BEGINNING



1/2 LOT 68 COMPANY'S SUBDIVISION : 2, PAGE 71)  
 WEST LINE OF THE EAST 1/2 OF LOT 68  
 N 00°56'08" W 524.01'

**Preliminary**  
 03/06/2026 5:41:56 PM

- LEGEND**
- VACANT
  - POP INLET
  - VALVE
  - VALVE (UNLESS NOTED OTHERWISE)
  - MANHOLE
  - MANHOLE
  - WATER
  - PIPE (TYPE/SIZE NOTED)
  - PIPE
  - POWER POLE
  - AG
  - MER
  - UTILITY WIRES
  - FORM SEWER LINE
  - ROAD
  - WIND AREA
  - (SIZE NOTED)

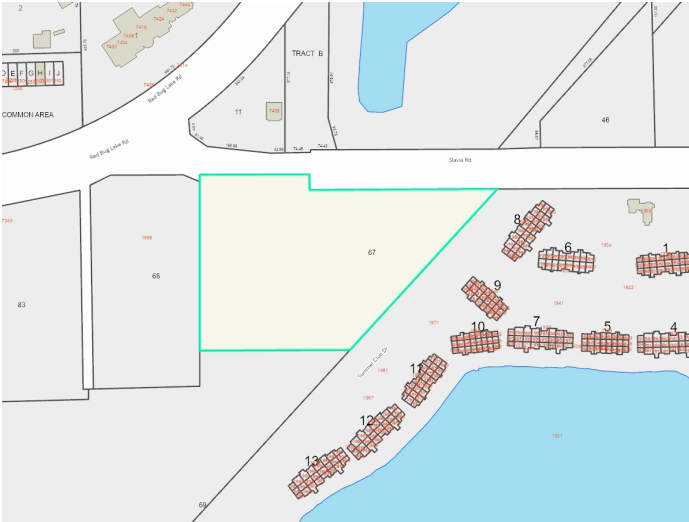
**MARTIN ARCHITECTURAL**  
 PHILADELPHIA • BALTIMORE • COCONUT CREEK  
 TANNING, BIRMINGHAM (R)  
 VILLAS AT LAKESIDE

# Property Record Card



Parcel: **16-21-31-5CA-0000-067A**  
 Property Address:  
 Owners: **STONES BUSINESS CENTER LLC**  
 2026 Market Value \$1,445,422 Assessed Value \$1,445,422 Taxable Value \$1,445,422  
 2025 Tax Bill \$19,771.93  
 Vacant Comm-Pud property has a lot size of 7.34 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-067A
Property Address	
Mailing Address	1110 SW IVANHOE BLVD UNIT 19 ORLANDO, FL 32804-6305
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,445,422	\$1,445,422
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,445,422	\$1,445,422
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,445,422	\$1,445,422

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,771.93
Tax Bill Amount	\$19,771.93
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 STONES BUSINESS CENTER LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOTS 67 & 68 DESC AS BEG NW COR OF  
 E 1/2 OF LOT 68 RUN S 81 DEG 47 MIN 28 SEC  
 E 43.17 FT N 83 DEG 17 MIN 04 SEC E 85.42 FT  
 E 188.15 FT S 39.62 FT E 546.32 FT S 42 DEG 15  
 MIN 13 SEC W 665.71 FT W 406.29 FT N 524.01  
 FT TO BEG  
 SLAVIA COLONY COS SUBD  
 PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,445,422	\$0	\$1,445,422
Schools	\$1,445,422	\$0	\$1,445,422
FIRE	\$1,445,422	\$0	\$1,445,422
ROAD DISTRICT	\$1,445,422	\$0	\$1,445,422
SJWM(Saint Johns Water Management)	\$1,445,422	\$0	\$1,445,422

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/26/2010	\$100	07341/0740	Improved	No

## Land

Units	Rate	Assessed	Market
167,488 SF	\$6.77/SF	\$1,133,894	\$1,133,894
167,488 SF	\$6.20/SF	\$311,528	\$311,528

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

## Extra Features

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

### Zoning

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

### Political Representation

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

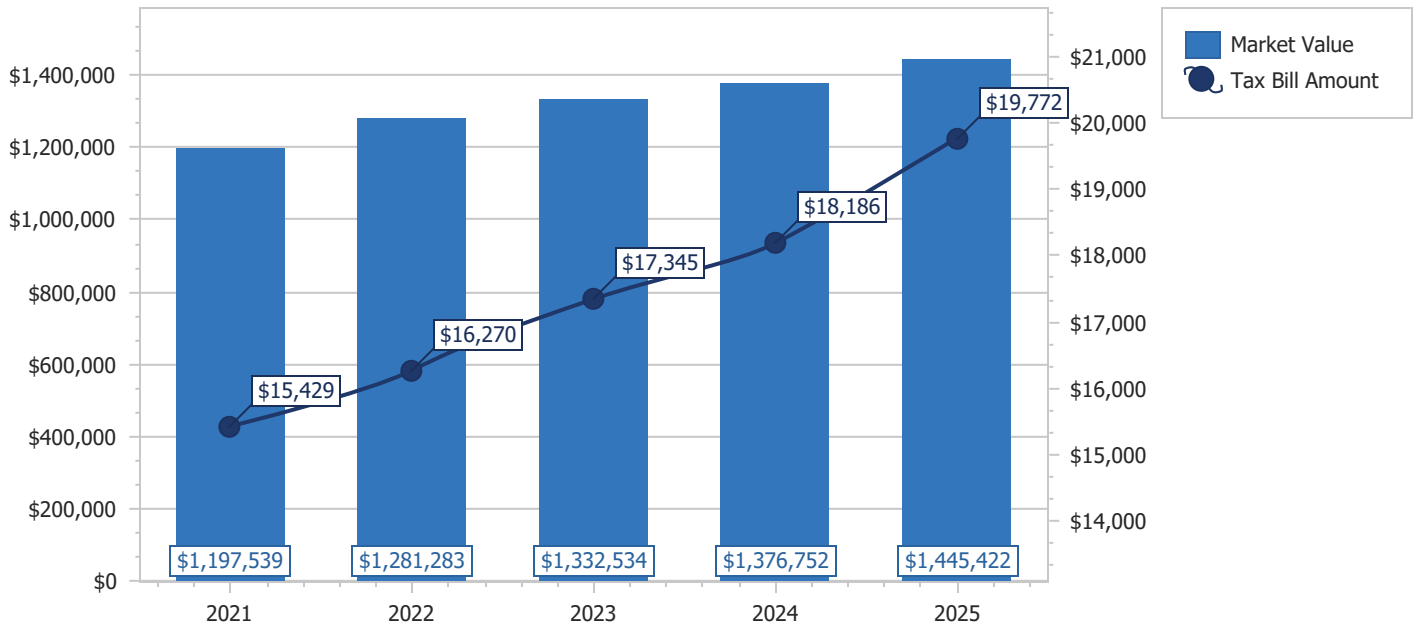
### School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

### Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

**Receipt Details**

**Date:** 3/12/2026 4:52:48 PM  
**Project:** 26-06000011  
**Credit Card Number:** 42\*\*\*\*\*8497  
**Authorization Number:** 07644G  
**Transaction Number:** 120326C18-D22CBBA1-A46F-4E21-AFB6-C94BE822DAA2  
**Total Fees Paid:** 502.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
SITE PLAN NO DRC	500.00
Total Amount	502.50

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

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

<b>PROJECT NAME:</b>	<b>SLAVIA MULTI-FAMILY</b>	<b>PROJ #: 26-8000031</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/10/26	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-21-31-5CA-0000-067A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MULTI-FAMILY DEVELOPMENT ON 7.34 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
NO OF ACRES	7.34	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF SLAVIA RD, EAST OF RED BUG LAKE RD	
FUTURE LAND USE-	PD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE, STE 260 MAITLAND FL 32751 (407) 629-8330	DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE, STE 260 MAITLAND FL 32751 (407) 629-8330	

**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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

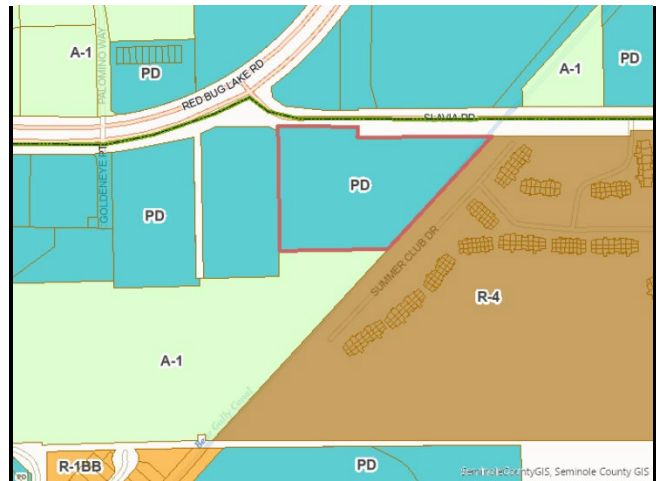
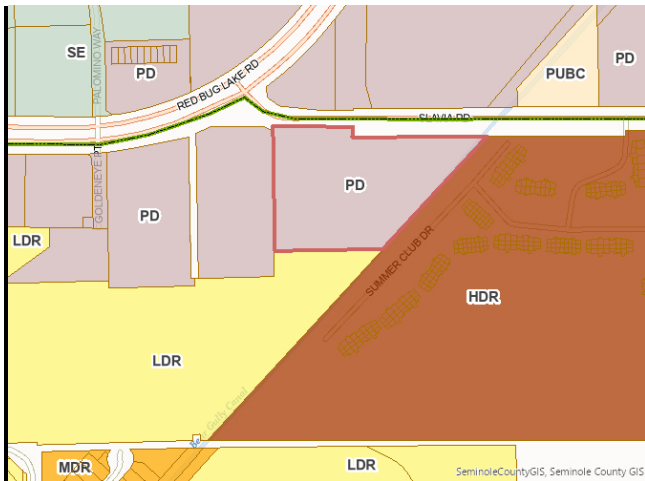
## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and a zoning designation of PD (Planned Development).
- The property is located within the East Stone PD, which was approved on June 24, 2008. A Final Development Plan was not submitted within five (5) years of approval of the Master Development Plan and substantial development has not occurred within eight (8) years of the approval of the Master Development Plan; therefore, the PD is considered expired. A rezone will be required to reinstate any zoning entitlements.
- The proposed project would require a future land use amendment and rezone in order to establish zoning entitlements to the property that would allow for multifamily.

## PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: PD

Zoning: PD



Aerial



## Wetlands



## Floodplain



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan or rezone (if rezoning to a PD). Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
4.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
5.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
6.	Buffers and CPTED	For reference in calculating buffers, Slavia Road is considered a collector road. The land use intensity calculated for this site will yield a buffer against the roadway.	Info Only
7.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>  The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>	Info Only
8.	Building Division	-Permitting Requirements for Future Proposed Construction - - Standard building permit will apply - Each separate building and structure requires a separate permit. Example:	Info Only

		Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	
9.	Building Division	- Proposed development on this parcel may be located within a flood zone hazard area and will require a flood review.	Info Only
10.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
11.	Comprehensive Planning	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
12.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
13.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
14.	Environmental Services	This development is within Seminole County's potable water service area and will be required to connect. The nearest connection point is a 16" PVC potable water main running along the south side of Slavia Road.	Info Only
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and will be required to connect. The nearest connection point is an 8" PVC force main running along the south side of Slavia Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
16.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
17.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only

18.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	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
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
28.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
29.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board	Info Only

		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)	
30.	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
31.	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
32.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
33.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers, and all property within the post-development 100-year flood plain.	Info Only
34.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
35.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
36.	Planning and Development	Comment The subject property is located within the CA Stone East Planned Development (PD). The previously approved PD permitted uses included Office Profession (OP) uses and sit down restaurants. Per SCLDC Sec. 20.8.5.9, significant development has not occurred within eight (8) years of the Master Development Plan approval, therefore, the PD entitlements are considered expired. The project is required to rezone in order to establish any zoning entitlements on the property.	Info Only
37.	Planning and Development	The proposed use of the site would require a Future Land Use Amendment and Rezone. Based on the density proposed and surrounding trend of development, a Future Land Use of Medium or High Density Residential and rezone	Info Only

		to a compatible zoning district could be supported. The High Density Residential Future Land Use has a maximum density of twenty (20) dwelling units per net buildable acre. The Medium Density Residential Future Land Use has a maximum density of ten (10) dwelling units per net buildable acre.	
38.	Planning and Development	For non-PD Zoning districts, the following would be processes involved:  1st Step – Land Use Amendment and Rezone- This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. For the R3, R3-A, and R-4 zoning districts, a Development Plan is required at rezone.  2nd step- Approval the Site Plan/Final Engineering Plans.	Info Only
39.	Planning and Development	Required parking will be in accordance with SCLDC Sec. 30.11.3 for quantities. The quantities of parking required for residential units are as follows: 1,000 SF or greater- 2 spaces / dwelling unit Less than 1,000 SF- 1.5 spaces / dwelling unit Studio Apartment / Efficiency 1 space / dwelling unit	Info Only
40.	Planning and Development	Please see Sec. 30.11.6 for off street parking space design: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT1_1PALORE_S30.11.6DEOREPASP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT1_1PALORE_S30.11.6DEOREPASP</a> <ul style="list-style-type: none"> <li>• Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).</li> <li>• A minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet.</li> </ul>	Info Only
41.	Planning and Development	Net buildable acreage is 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
42.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Info Only
43.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only

44.	Planning and Development	Bicycle parking will be required in accordance with SCLDC Sec. 30.11.7.3 General Bicycle Parking Requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</a>	Info Only
45.	Planning and Development	Multifamily districts per the SCLDC are as follows: R-3A (permitted in MDR and HDR) R-3 (permitted HDR) R-4 (permitted in HDR)	Info Only
46.	Planning and Development	The minimum open space requirement is thirty-five (35) percent in the R-4 zoning district. The minimum open space requirement is twenty-five (25) percent in the R-3A and R-3 zoning districts. Please see SCLDC 30.14.2.3 for Residential Open Space. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development and shall have either an aesthetic or recreational function. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area. Required landscaped areas and buffers may not be credited toward the required open space area. Stormwater ponds may be counted for open space subject to specific criteria. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP</a>	Info Only
47.	Planning and Development	All proposed land use amendments shall address the following criteria: Standards of Review – Category I A Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property. B Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service. C Whether the site is suitable for the proposed use and will be able to comply with floodprone regulations, wetland regulations and all other adopted development regulations. D Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act). E Whether the proposed future land use is compatible with existing surrounding development and future land uses in accordance with FLU Exhibit: Compatible Transitional Land Uses. F Whether the proposed use furthers the public interest by providing or enabling the provision of: 1 Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site (applicable to Planned Development Future Land Use); 2 Dedications or contributions in excess of Land Development Code requirements (applicable to PD Future Land Use); 3 A range of attainable housing opportunities and choices, including affordable or workforce housing; 4 Economic development (enabling higher paying jobs); 5 Reduction in transportation impacts on area-wide roads; 6 Mass transit and a variety of transportation choices; or 7 Whether the proposed land use	Info Only

		designation is consistent with other applicable Plan policies and supports and is consistent with the Central Florida Regional Growth Vision, the Strategic Regional Policy Plan, and the State Comprehensive Plan. (Applicant shall cite applicable Goals, Objectives, or Policies.)	
48.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings associated with the Land Use Amendment/Rezone, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</li> </ul>	Info Only
49.	Planning and Development	Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.	Info Only
50.	Planning and Development	In the R-4 zoning district, the maximum lot coverage for dwelling structures shall be determined in accordance with the following: Building Height Maximum Lot Coverage 20 feet or less- 30% 20.1 feet to 30 feet- 28% 30.1 feet to 40 feet- 26% 40.1 feet to 50 feet- 24% 50.1 feet to 60 feet- 22%.	Info Only
51.	Planning and Development	Seminole County Land Development Code Definition of Building, height: The vertical distance from the grade to the highest point of a flat roof or a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.	Info Only
52.	Planning and Development	Maximum building height in the R-4 zoning district is sixty (60) feet. No building or structure shall exceed sixty (60) feet in height, and F.A.A. approval shall be obtained for buildings exceeding thirty-five (35) feet in height.	Info Only
53.	Planning and Development	Per SCLDC 30.4.9.3, In the R-4 zoning district, (a) Development plans shall be submitted along with application	Info Only

		for rezoning. Any change in development plans must be resubmitted to the Planning and Zoning Commission for recommendation and to the Board of County Commissioners for approval, prior to issuance of any site plan approval (b) Site and stormwater management plans shall be approved by the County Engineer prior to the issuance of any building permit. (c) If covered and enclosed storage for vehicles is provided, garage doors may not be visible from a public right-of-way.	
54.	Planning and Development	Setbacks for the R-4 zoning district are as follows: Front yard- Twenty-five (25) feet Side yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story) Rear yard- Twenty-five (25) feet (Increased an additional ten (10) feet for each story over one (1) story)	Info Only
55.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
56.	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
57.	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
58.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
59.	Public Works - Engineering	Based on FEMA FIRM Map and the new County Basin Study the majority of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. Note that flood elevation per the basin study is 34.74' NAVD88.	Info Only
60.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
61.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. Please note that a large portion of	Info Only

		the site may have muck on it. Some of the muck may be substantial.	
62.	Public Works - Engineering	Based on a preliminary review, the site has known drainage issues exists, therefore the site will be required to retain the volumetric difference for the 25-year, 24-hour storm event onsite without discharge.	Info Only
63.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
64.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Info Only
65.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Bear Gulley Canal. Note that a drainage easement will be required along the border of the canal.	Info Only
66.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Note that no drainage ponds were shown as part of this plan. The site would not be able to do underground exfiltration.	Info Only
67.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
68.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only
69.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
70.	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please co-ordinate with Arturo Perez for details on the roadway widening.	Info Only
71.	Public Works - Engineering	A left turn lane is required. A right turn lane may be required.	Info Only
72.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. The access will have to be coordinated with the widening project.	Info Only
73.	Public Works - Engineering	Dedication of additional right-of-way may 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.	Info Only
74.	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 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
75.	Public Works - Impact Analysis	The number of multi-family units have not yet been provided, but a Traffic Impact Study (TIS) may be required for this project based on the new net external trip generation anticipated for the site, to potentially generate more than 50	Info Only

		<p>weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the Countys TIS Requirements for Concurrency guidelines.</p> <p><b>*** VERY IMPORTANT***:</b> A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>. Note: Slavia Road is currently under design to widen the roadway to four (4) lanes, add a multi-use path on the north side of the road, and a sidewalk on the south side of the road. Coordination with the Public Works Department - Engineering Division is required.</p>	
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## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

**Seminole County Land Development Code:**

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

**Seminole County Comprehensive Plan:**

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

**Development Services:**

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

**Seminole County Property Appraiser Maps:**

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

**Seminole County Wetland Information:**

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

**Wekiva Consistency form:**

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

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

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

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0301**

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### **Title:**

**10:00 AM (TEAMS) ADULT TOY STORAGE - SITE PLAN**

**Project Number:** 26-06000009

**Project Description:** Proposed Site Plan to construct a warehouse facility on 2.98 acres in the C-3 zoning district located on the northwest side of W SR 426, northwest of Aloma Woods

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

**Parcel ID:** 29-21-31-300-0140-0000

**BCC District:** 1-Dallari

**Applicant:** Ira Bellinkoff (407) 375-2036

**Consultant:** Bryan Potts (407) 982-9878



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

PROJ. #: 26-06000009

RECEIVED 03/04/2026  
 PAID 03/06/2026

**SITE PLAN/DREDGE & FILL**

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

**APPLICATION TYPES/FEEES**

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> <b>DREDGE &amp; FILL</b>	\$750.00
<input type="checkbox"/> <b>FILL ONLY</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

**PROJECT**

PROJECT NAME: **Adult Toy Storage / Collection 674**

PARCEL ID #(S): 29-21-31-300-0140-0000

DESCRIPTION OF PROJECT: **Construct a 33,200 SF Warehouse Facility**

EXISTING USE(S): **Undeveloped** PROPOSED USE(S): **Warehouse**

ZONING: ~~GC~~ & **C3** FUTURE LAND USE: **IND** TOTAL ACREAGE: **2.98** BCC DISTRICT: **1**

WATER PROVIDER: **Seminole County** SEWER PROVIDER: **Seminole County**

ARE ANY TREES BEING REMOVED? YES  NO  (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: **N/A**

**SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)**

EXISTING BUILDING AREA: 0 NEW BUILDING AREA: 33,200 TOTAL: 33,200

EXISTING PAVEMENT AREA: 0 NEW PAVEMENT AREA: 56,531 TOTAL: 56,531

TOTAL SQUARE FEET OF **NEW** IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 89,731

(TOTAL SQUARE FEET OF **NEW** ISA 56,531 / 1,000 = 56.531) x \$25 + \$2,500 = **FEE DUE: 3,913.28**

(TOTAL SQUARE FEET OF **NEW** ISA SUBJECT FOR REVIEW/1,000)\* x \$25.00 + \$2,500.00 = FEE DUE

**EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50**

\*ROUNDED TO 2 DECIMAL POINTS \*\*Maximum fee for Site Plans is \$9,000.00\*\*

**APPLICANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Ira Bellinkoff	COMPANY: Collection 674 Oviedo, LLC	
ADDRESS: 1950 Lee Road, Suite 1090		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 375-2036	EMAIL: [REDACTED]	

**CONSULTANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Bryan Potts	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: 407-982-9878	EMAIL: [REDACTED]	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Ira Bellinkoff		
ADDRESS: 1950 Lee Road, Suite 1090		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 375-2036	EMAIL: [REDACTED]	

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

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

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
----------------------------	---------------------------	--------------------

VESTING:

\_\_\_\_\_

TEST NOTICE:

\_\_\_\_\_

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

Not applicable

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

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

3/3/2026

SIGNATURE OF AUTHORIZED APPLICANT

DATE

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

Collection 674 Oviedo LLC is the applicant.

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST
See attached sheet		

(Use additional sheets for more space)

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

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

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

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

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

NAME	ADDRESS	% OF INTEREST

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

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

3/3/26  
Date

[Signature]  
Owner, Agent, Applicant Signature

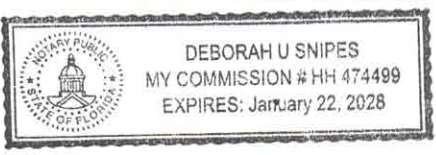
STATE OF FLORIDA  
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by Ira Bellinkoff, on this 3rd day of March, 2026.  
Owner, Agent, Applicant Name

Deborah U Snipes  
Signature of Notary Public

Deborah U Snipes  
Print, Type or Stamp Name of Notary Public

Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



**Collection 674 Oviedo LLC** is the applicant. The partnership information is summarized below:

Name	Partner Type	Address	Contact	Title	% Interest
Bellinkoff Family Revocable Trust	Limited Partner	958 Willow Gardens Ct, Lake Mary FL 32746	Debra Bellinkoff	Trustee	6.3%
Caryn Winter Revocable Trust	Limited Partner	615 Sheridan Blvd, Orlando, FL 32804	Caryn Winter	Trustee	10.4%
Sheldon Rubin	Limited Partner	16155 Via Monteverde, Delray Beach FL 33446	561-704-1959		20.8%
Don Langmo	Limited Partner	611 Dommerich Drive, Maitland FL 32751	407-963-1115		20.8%
RB Marks Construction, Inc.	Limited Partner	125 Excelsior Pkwy, Suite 101, Winter Springs FL 32708	Mark Zaremskas	COO	4.2%
			Russell Cammack	CFO	
High Five Capital LLC	Limited Partner	9218 Cromwell Park Place, Orlando, FL 32827	Robert Nejman	Authorized Member	20.8%
			Craig Coopersmith	Authorized Member	
			Lucas Marquez	Authorized Member	
			Richard Tanner	Authorized Member	
			Charles Ballew	Authorized Member	
Collection 674 LLC	General Partner	1950 Lee Rd, Suite 109, Winter Park FL 32789	Ira Bellinkoff	Manager	8.3%
			Lindsay Bellinkoff	Manager	8.3%

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Ira Bellinkoff, Collection 674 Oviedo, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 29-21-31-300-0140-0000 hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

**OTHER:**

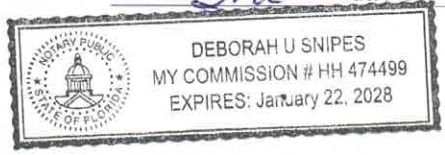
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

Date 3/3/26

  
 Property Owner's Signature  
Ira Bellinkoff  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Ira Bellinkoff (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 3rd day of March, 2026



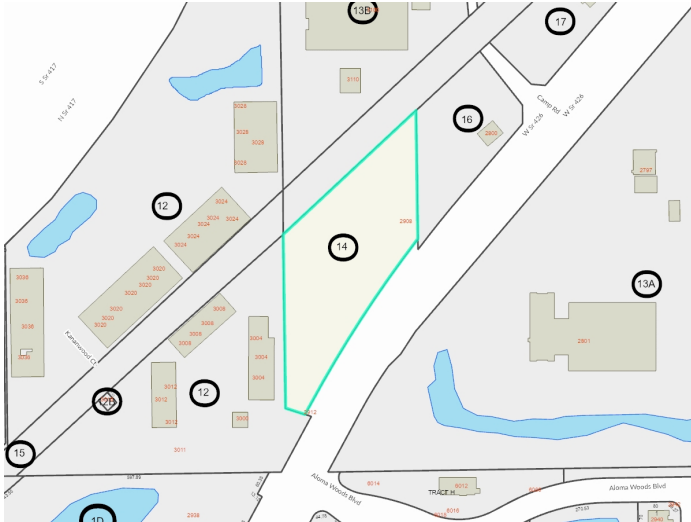
  
 Notary Public

# Property Record Card



Parcel: **29-21-31-300-0140-0000**  
 Property Address:  
 Owners: **COLLECTION 674 OVIEDO LLC**  
 2026 Market Value \$1,402,349 Assessed Value \$814,329 Taxable Value \$814,329  
 2025 Tax Bill \$13,601.65 Tax Savings with Non-Hx Cap \$5,581.08  
 Vac General-Commercial property has a lot size of 3.00 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-21-31-300-0140-0000
Property Address	
Mailing Address	1950 LEE RD STE 109 WINTER PARK, FL 32789-1859
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,402,349	\$1,402,349
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,402,349	\$1,402,349
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$588,020	\$662,050
P&G Adjustment	\$0	\$0
Assessed Value	\$814,329	\$740,299

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,182.73
Tax Bill Amount	\$13,601.65
Tax Savings with Exemptions	\$5,581.08

## Owner(s)

Name - Ownership Type  
 COLLECTION 674 OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 21S RGE 31E W 1/4 OF SW 1/4 OF  
SW 1/4 S OF SAL RR (LESS BEG SW COR RUN N  
156.5 FT S 71 DEG 20 MIN E 91.3 FT SWLY  
ALONG R/W TO S LI SEC W TO BEG & RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$814,329	\$0	\$814,329
Schools	\$1,402,349	\$0	\$1,402,349
FIRE	\$814,329	\$0	\$814,329
ROAD DISTRICT	\$814,329	\$0	\$814,329
SJWM(Saint Johns Water Management)	\$814,329	\$0	\$814,329

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/16/2026	\$2,100,000	10971/0694	Vacant	Yes
QUIT CLAIM DEED	5/4/2020	\$100	09600/0712	Vacant	No
WARRANTY DEED	2/1/2007	\$100	06614/1536	Vacant	No
WARRANTY DEED	9/1/2004	\$97,500	05467/1296	Improved	No
WARRANTY DEED	7/1/2003	\$100	05212/0356	Vacant	No
WARRANTY DEED	2/1/1989	\$100	02044/1912	Improved	No
WARRANTY DEED	7/1/1988	\$100	01977/1456	Improved	No
WARRANTY DEED	12/1/1987	\$100	01966/1550	Improved	No

## Land

Units	Rate	Assessed	Market
145,926 SF	\$9.61/SF	\$1,402,349	\$1,402,349

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
07560	BILLBOARD; PAD PER PERMIT 2908 W SR 426	\$0		8/15/2000
02070	DEMO; PAD PER PERMIT 2904 SR 426	\$0		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

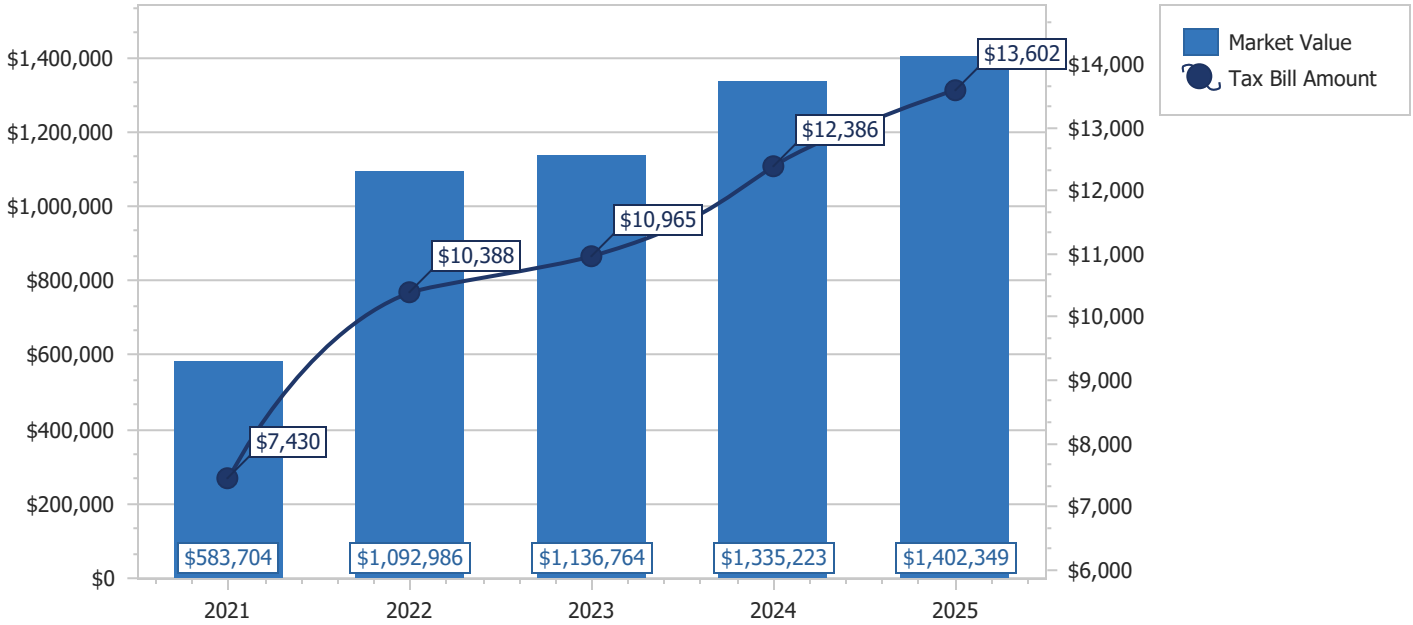
Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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

## Detail by Entity Name

Florida Profit Corporation  
COLLECTION 674 OVIEDO LLC

### Filing Information

<b>Document Number</b>	P25000062073
<b>FEI/EIN Number</b>	41-2815898
<b>Date Filed</b>	11/12/2025
<b>Effective Date</b>	11/11/2025
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1950 LEE ROAD  
SUITE 109  
WINTER PARK, FL 32789

### Mailing Address

1950 LEE ROAD  
SUITE 109  
WINTER PARK, FL 32789

### Registered Agent Name & Address

PRINCIPAL REALTY ADVISORS LLC  
1637 HARMON AVENUE  
WINTER PARK, FL 32789

### Officer/Director Detail

#### **Name & Address**

Title MGR

BELLINKOFF, IRA S  
1637 HARMON AVE  
WINTER PARK, FL 32789 UN

Title MGR

BELLINKOFF, LINDSAY W  
1637 HARMON AVE  
WINTER PARK, FL 32789

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2026	02/16/2026

**Document Images**

<a href="#">02/16/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">11/12/2025 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>
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**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

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

**Receipt Details**

**Date:** 3/6/2026 10:31:16 AM  
**Project:** 26-06000009  
**Credit Card Number:** 37\*\*\*\*\*1003  
**Authorization Number:** 266725  
**Transaction Number:** 060326O13-A44017FF-DFF1-4136-9B78-2EED477065C0  
**Total Fees Paid:** 3983.35

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	70.07
SITE PLAN	3913.28
Total Amount	3983.35

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>ADULT TOY STORAGE - SITE PLAN</b>	<b>PROJ #: 26-06000009</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	3/09/26	
RELATED NAMES:	EP BRYAN POTTS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-0140-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN TO CONSTRUCT A WAREHOUSE FACILITY ON 2.98 ACRES LOCATED ON THE NORTHWEST SIDE OF SIDE OF W SR 426, NORTHWEST OF ALOMA WOODS	
NO OF ACRES	2.98	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-3	
LOCATION	ON THE NORTHWEST SIDE OF W SR 426, NORTHWEST OF ALOMA WOODS	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
IRA BELLINKOFF COLLECTION 674 OVIEDO LLC 1950 LEE RD WINTER PARK FL 32789 (407) 375-2036 [REDACTED]	BRYAN POTTS TANNATH DESIGN INC 2494 ROSE SPRINGS DR ORLANDO FL 32825 (407) 982-9878 [REDACTED]	

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

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

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

	<b>REVIEWED BY</b>	<b>TYPE</b>	<b>STATUS</b>
1.	Buffers and CPTED	Based on the use of automobile storage, the maximum building height of thirty-five (35) feet, and FAR provided, the property has land use intensity of VIII for the purposes of calculating the required buffers.	Info Only
2.	Buffers and CPTED	The Cross Seminole Trail is considered a local road and SR 426 is considered an arterial road in calculating buffers.	Info Only
3.	Buffers and CPTED	Buffer widths and opacities are required as follows: North (adjacent to the cross Seminole trail)- width of ten (10) feet, opacity of 0.2, 2 plant unit groups per 100 linear feet. South (adjacent to SR 426)- width of fifteen (15) feet, opacity of 0.4, 2.25 plant unit groups per 100 linear feet Please update the landscape plan to depict this information.	Unresolved
4.	Buffers and CPTED	Per SCLDC Sec. 30.14.16 (c), when ten (10) or more trees are required to be planted to meet buffer requirements, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. The minimum number of species to be planted are indicated below: Required # of Trees Planted vs Minimum # of Species 1020 : 2 2130 : 3 3140 : 4 41+ : 5 The project appears to require more than 41 trees, therefore, please proposed two (2) additional tree species for planting requirements.	Unresolved
5.	Buffers and CPTED	If parking values change, please ensure planting requirements are updated as well to reflect new required parking in accordance with SCLDC Sec. 30.14.13	Unresolved
6.	Building Division	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Division	All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
8.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
10.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
11.	Environmental Services	On Sheet C-4.0: Utility Plan, please specify the pipe material for the 8" PVC WM and 4" PVC FM such as 8" DR18 PVC WM and 4" DR18 PVC FM. Please specify the pipe material of the 8" fire line such as 8" DR14 PVC fire line. Please specify the pipe material of the 2" PVC water service lines such as 2" SCH40 or SCH80 PVC water line. Specify the material of the water service lines between the service saddles and the water meters such as 1" SDR 9 PE tubing water	Unresolved

		service. Specify the material of the HDPE directional drill such as 4" SDR 11 HDPE. Specify the pipe material of the 2" PVC force main such as 2" SDR 9 PE tubing force main or 2" SCH80 PVC FM. Specify the pipe material for the 6" and 8" gravity sewer such as 6"/8" SDR 26 or SDR 35 PVC.	
12.	Environmental Services	On Sheet C-4.0: Utility Plan, the 8" gate valve at the property line can be removed if desired as it is not necessary.	Info Only
13.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide callouts for the connections of the water meters to the 8" WM such as 8"x1" service and 8"x2" service saddle. Ensure consecutive service saddles installed on opposite sides of a WM are spaced at least 18 inches apart from each other. Provide callouts for the water service lines up to the water meters such as 1" SDR 9 PE tubing and 2" SDR PE tubing. Update the irrigation meter and BFP size to be 1" per the requirements of Sheet L-5: Irrigation Details.	Unresolved
14.	Environmental Services	Please provide water demand calculations to justify the size of the water meter requested (2"). Please submit in the form of proposed fixture counts/types with manufacturers specified maximum operating flow (in gpm) for each fixture type. Please include separate water demands in the form of maximum operating flow (in gpm) for any hose bibbs or air conditioning units proposed for the development as well.	Unresolved
15.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide a small table or note listing the anticipated water and sewer demand (in GPD) for this development. This is used for water/sewer capacity reservation purposes.	Unresolved
16.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide additional pipe conflict callouts for the crossing of the proposed 8" DR14 PVC fire line with the proposed 2" PVC water service line, the crossing of the proposed 8" DR14 PVC fire line with the proposed 15" HP storm line, and the crossing of the proposed 2" PVC water service line with the 15" HP storm line.	Unresolved
17.	Environmental Services	On Sheet C-4.0: Utility Plan, please provide the invert for the building 2 cleanout.	Unresolved
18.	Environmental Services	On Sheet C-4.0: Utility Plan, be advised that mainline sewer between manholes and wet wells are typically 8", not 6".	Info Only
19.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please revise the 4" gate valves to be 4" plug valves instead.	Unresolved
20.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please revise the alignment of the FM to the southwest side or the northeast side of the proposed driveway entrance so that an above ground combination air valve (CAV) can be installed at the high point between the 4" plug valve and the HDPE direction drill. Please draw-in and callout the aboveground CAV.	Unresolved

21.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please draw-in and callout 4" SDR 11 HDPE MJ adapters and 4" down bends on each side of the road where the pipe material changes from HDPE to PVC. Additionally, please draw-in and callout the approximate extents of the directional drill bore pits on both sides of the road.	Unresolved
22.	Environmental Services	On Sheet C-4.0: Utility Plan and Sheet C-4.1: Force main Boring Plan, please update the FM connection to be the following: Wet tap existing 16" FM with 16"x4" tapping sleeve and valve.	Unresolved
23.	Environmental Services	On Sheet C-4.1: Force main Boring Plan, please revise the minimum vertical separation between the proposed 4" FM and the existing 16" WM to be 12" (not 6") per 62-555-314 F.A.C.	Unresolved
24.	Environmental Services	On Sheet C-4.0: Utility Plan, please specify that the proposed fire hydrant will be private by updating the callout accordingly such as "private fire hydrant".	Unresolved
25.	Environmental Services	On Sheets C-8.0 and C-8.1: Utility Details, please add the following Seminole County standards details: SD104, SD 113, SD 115, SD 203, SD 211, SD 301, SD 302, SD 304, SD 305, and SD 310. Please remove the following Seminole County standards details: SD 103, SD 110, and SD 201.	Unresolved
26.	Environmental Services	On Sheet C-4.0: Utility Plan, please update the WM connection callout to be the following: Wet tap existing 16" PVC WM with 16"x8" tapping sleeve and valve.	Unresolved
27.	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
28.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
29.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Unresolved
30.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
31.	Natural Resources	Show how the grade within the dripline of the 24" oak on the eastern property line will be maintained. All preserved trees shall have their natural soil level	Unresolved

		maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	
32.	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)	Unresolved
33.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Unresolved
34.	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)	Unresolved
35.	Natural Resources	Identify the oak trees to species. Coordinate with the reviewer for assistance.	Unresolved
36.	Natural Resources	Live oaks should not be planted as close to the proposed buildings parking lots, and drainage structures as shown on the plans. Unless root barriers will be installed before the trees are planted, they should be moved to at least 4 feet from any infrastructure or impervious surface.	Unresolved
37.	Natural Resources	Recalculate the required tree replacement. See comments for details. Contact the reviewer with questions.	Unresolved
38.	Natural Resources	The two oaks (10" and 20") on the eastern property line may need to be removed to accommodate the grading and the drive isle. Revisit the landscape plan. Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Unresolved
39.	Natural Resources	Replace the Japanese privet with a Florida-Friendly species, such as Florida privet, pittosporum, Walter's viburnum, or Simpson's stopper.	Unresolved
40.	Natural Resources	The oak trees proposed on the eastern property line will directly conflict with the saved trees. Plant them elsewhere on the site, or remove them entirely.	Unresolved
41.	Natural Resources	Show the driplines/tree protection zones of the saved trees on the paving, grading, and drainage plan. The dripline/tree protection zone is calculated as 1 foot for every 1 inch in diameter.	Unresolved
42.	Natural Resources	Maximum required tree replacement: 90 inches/acre * 3 acres = 270 inches. No applicant may be required to replace more than ninety caliper inches per acre	Info Only

		(prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	
43.	Planning and Development	On page C2.0 Site Plan, please clarify what the relocation and conversion of the billboard means. Include proposed work.	Unresolved
44.	Planning and Development	No outdoor advertising sign may be permitted within three hundred (300) feet of any trail corridor, except for such signs, and reconstruction of such signs, which existed prior to the enactment of Sec. 30.13.13 (2003). The sign as existing in its original location is conforming, but please note that reconstruction does not include relocation. Please depict the setback from the billboard location to the trail's corridor.	Unresolved
45.	Planning and Development	What kind of use is the clubhouse proposed to be? Are there food, beverage, or alcohol sales? Please clarify on page C2.0 Site Plan.	Unresolved
46.	Planning and Development	On page C2.0 Site Plan, please state each proposed building height and give dimensions of the building in the site data table.	Unresolved
47.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Sec. 30.11.7.1 <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT11PALORE_S30.11.7MIDEST">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT11PALORE_S30.11.7MIDEST</a>	Unresolved
48.	Planning and Development	On page C2.0, please provide the actual setback values from each structure to property liens next to the required setback values in the site data.	Unresolved
49.	Planning and Development	On page C2.0 Site Plan, please indicate the zoning and Future Land Use of the surrounding properties.	Unresolved
50.	Planning and Development	Please dimension the rear yard setback from the property line to the building at the closest point. Please advise, in no case shall the rear yard setback be smaller than the required buffer width.	Unresolved
51.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed	Unresolved

		and approved by the Natural Resource Officer or designee.  Please show compliance through plantings for the pond as applicable and amenities.	
52.	Planning and Development	Please dimension the landscape buffer widths on both the Site Plan and Landscape pages.	Unresolved
53.	Planning and Development	Outdoor advertising signs may be constructed, reconstructed, or relocated pursuant to an Agreement executed between Seminole County and the property owner and the outdoor advertising sign owner. Any consideration of an outdoor advertising sign agreement should include removal of at least four (4) existing outdoor advertising signs or faces in unincorporated Seminole County in exchange for one (1) sign to be reconstructed, constructed or relocated in unincorporated Seminole County.  Please see SCLDC Sec. 30.13.13 for more information at the following link: <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT13SIRE_S30.13.13OUADSIAG">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT13SIRE_S30.13.13OUADSIAG</a>  Please also see the following link to the outdoor advertising agreement application: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/billboard-05-2023-ada.pdf?sfvrsn=89dc9ce3_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/billboard-05-2023-ada.pdf?sfvrsn=89dc9ce3_3</a>	Unresolved
54.	Planning and Development	On Site Plan page C2.0, please update required parking values to also reflect the clubhouse portion. Parking calculation should depict the parking required for each use proposed.	Unresolved
55.	Planning and Development	On Page C2.0 Site Plan, The parking provided states five (5) spaces, but I only can see four (4) proposed spaces. Please clarify.	Unresolved
56.	Planning and Development	Please depict water use zones on the irrigation plans in accordance with SCLDC Sec. 30.14.16(i) <a href="https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR">https://library.municode.com/fl/seminole_county/codes/and_development_code?nodeId=SECOLADECO_CH3_0ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAAR</a>	Unresolved
57.	Planning and Development	Is a rain sensor being proposed as part of the irrigation system? Please notate on the irrigation plans. A rain sensor device or switch shall be required on any newly installed automatic irrigation system.	Unresolved
58.	Planning and Development	Please provide hours of operation on the Site Plan page, C2.0.	Unresolved
59.	Planning and Development	Please note, fence review will be conducted at time of building permit. Height will be taken from grade. Fences and walls are limited to a maximum height of six (6) feet six (6) inches within the front setback and eight (8) feet within the side and rear yard setbacks except as required to maintain visibility.	

		Notwithstanding any other provisions of this Code, fences shall not be located within a designated buffer.	
60.	Public Safety - Addressing	POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
61.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half ( ) inch in width. SCLDC 90.5 (1)	Info Only
62.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
63.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
64.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo add the directional West to W STATE ROAD.	Unresolved
65.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo , please remove the reference located under the street name "Also Known As Aloma Avenue". W SR 426 is the correct street name for this segment of right of way. The section that this property abuts is W SR 426. The section from SR 417 to Red Bug Lake Rd & W Mitchell Hammock Rd is W SR 426. Aloma Ave is the area West of SR 417 to the Orange County line. This was named on Resolution 88-R-361. To review the resolution, see this link.	Unresolved
66.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo, please add the adjacent parcel numbers 30-21-31-300-0120-0000 (located west of the subject parcel), 29-21-31-300-0160-0000 (located to the east of the subject parcel) & 29-21-31-300-028A-0000 (located north of the subject parcel)	Unresolved
67.	Public Safety - Addressing	On C-2.0 Site Plan and C-1.0 Demo , please remove STATE ROAD 426 from the title bar and under SITE DATA, Property location. The address fees and address will be assigned in conjunction with a building permit.	Unresolved
68.	Public Safety - Addressing	On C-0.0 Cover, please remove STATE ROAD 426 from the title bar and from the middle of page. An address will be assigned in conjunction with a building permit.	Unresolved
69.	Public Safety - Addressing	SITE/FLOOR PLAN) Developers of commercial sites that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This	Info Only

		can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, subject and adjacent parcel numbers and north arrow . This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose the address for this building. The proposed address is required to be placed on the plans and submitted with the building permit application package. If the address is incorrect on the construction plans permit submittal, it will be required to be corrected. (Addressing Policy)	
70.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
71.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
72.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Unresolved
73.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
74.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
75.	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	Unresolved

		<p>entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.</p>	
76.	Public Safety - Fire Marshal	If proposed gates are electric, a fire department knox key switch and SOS shall be provided.	Unresolved
77.	Public Safety - Fire Marshal	Proposed gates shall open to a minimum 20 ft clear width.	Unresolved
78.	Public Safety - Fire Marshal	<p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>	Unresolved
79.	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
80.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
81.	Public Works - Engineering	Please better detail the site plan. There are multiple items that are not labeled. Flume, Stop Bar and Stop sign (30"), Radii of all curves to name a few.	Unresolved
82.	Public Works - Engineering	The dimensioning of the site does not seem sufficient. Please tie the dimensions to one or more points.	Unresolved
83.	Public Works - Engineering	Please consider reducing the drive aisle along the front of the building. This will reduce impervious and does not seem needed.	Unresolved

<b>84.</b>	Public Works - Engineering	How will the entry gate open. A slide gate would go into the pond. Please show the card access point as well.	Unresolved
<b>85.</b>	Public Works - Engineering	Please show the correct ADA parking sign statute F.S. 316.1955 in the detail. Please use the verbiage from the County detail in the Public Works Engineering Manual Detail T-19	Unresolved
<b>86.</b>	Public Works - Engineering	Please provide a stop bar and lettered STOP at the exit to the gated area.	Unresolved
<b>87.</b>	Public Works - Engineering	Will there be a gate at the sidewalk connection to the ROW. Please label.	Unresolved
<b>88.</b>	Public Works - Engineering	Please note at the pre-construction meeting a SJRWMD permit, FDOT Drainage Connection Permit and FDOT driveway connection permit will be required.	Info Only
<b>89.</b>	Public Works - Engineering Jim Potter 4/8/26 8:53 PM	How will the northwest building's roof be pitched. All building area has to be collected and routed to the interior of the lot. Will there be roof drains, gutters or what.	Unresolved
<b>90.</b>	Public Works - Engineering	Please note that over 5000 cubic yards of export requires a dredge and fill permit. Please show a cut and fill analysis showing less than 5000 cubic yards of export.	Unresolved
<b>91.</b>	Public Works - Engineering	There is some concern with the grading of the pond on the west side of the site. It appears that there may be a small contributing area from the adjacent site. Either show positive bypass from that side or lower the pond berm to natural grade to allow that drainage to go into the site. With the provided freeboard this should not affect the pond design.	Unresolved
<b>92.</b>	Public Works - Engineering	Please verify the pavement section base material. Coquina Base is allowed but not typical in this area.	Unresolved
<b>93.</b>	Public Works - Impact Analysis	No TIS Report is Required, 3 peak hour trips generated are less than requirement (50 Peak Hour trips).	Info Only

### Agency / Department Reviewers and Project Status

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

Department	Reviewer	Email	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/9/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	<b>Kaitlyn Apgar, James Van Alstine, Natural Resources, Becky Noggle, Amy Curtis, Matthew Maywald, Jim Potter</b>

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

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

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

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0319**

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### **Title:**

**10:20 AM (TEAMS) LI DELGADO - PRE-APPLICATION**

**Project Number:** 26-80000035

**Project Description:** Proposed Site Plan for an ornamental palm farm, agricultural structures, and agrotourism on 4.6 acres in the A-5 zoning district on the west side of Elm St, north of Florida Ave

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

**Parcel ID:** 25-20-31-5BA-0000-1340

**BCC District:** 2-Zembower

**Applicant:** Liyuani Delgado (407) 480-8666

**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. #: 26-80000035

PM: KAITLYN

REC'D: 03/24/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME: **Li Delgado / Farm Site Allowable Uses in Black Hammock**  
 PARCEL ID #(S): **25-20-31-5BA-0000-1340**  
 TOTAL ACREAGE: **4.60** BCC DISTRICT: **District 2 - Jay Zembower**  
 ZONING: **A5** FUTURE LAND USE: **R5**

NAME: **Liyuani Delgado** COMPANY:  
 ADDRESS: **101 Cay Plaza, Apt 412**  
 CITY: **Savannah** STATE: **GA** ZIP: **31421**  
 PHONE: **407-480-8666** EMAIL: [REDACTED]

NAME: COMPANY:  
 ADDRESS:  
 CITY: STATE: ZIP:  
 PHONE: EMAIL:

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Development of an ornamental palm farm with supporting agricultural structures.  
Includes limited, incidental agritourism activities secondary to the primary agricultural use.

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: **04/03** COM DOC DUE: **04/09** DRC MEETING: **04/15/2026**

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: **A-5** FLU: **R5** LOCATION: **on the west side Elm St, north of Florida Ave**  
 W/S: **N/A** BCC: **2: ZEMBOWER**

***This pre-application is submitted as part of due diligence in evaluating potential land acquisitions within Seminole County. The referenced parcel is representative of properties with similar zoning and site characteristics and is used solely for illustrative purposes. I am not the owner of the property nor currently under contract; however, I am actively assessing comparable sites for acquisition and development consistent with the concept presented.***

This project involves the development of an ornamental palm farm on approximately 5 acres (A5 zoning), including planted growing areas and supporting agricultural infrastructure. The primary use of the property will be the ongoing cultivation, maintenance, and sale of palm trees and related plant material.

The project includes a centrally located enclosed agricultural building (approximately 1,500–2,000 SF) intended for office functions, storage, and workspace, with adjacent open-air shade structures extending from the main building to support plant handling, staging, and equipment storage. These structures are designed to function as integrated agricultural work areas while also providing covered space for operational flexibility.

Site improvements will include internal circulation, organized planting areas, and areas for loading, staging, and limited on-site sales. The overall layout is intended to support both efficient farm operations and a cohesive site design.

In addition to routine agricultural activities, I am exploring agritourism uses such as farm visits, workshops, and occasional private gatherings. These activities would be coordinated within the existing structures and outdoor areas and are intended to remain accessory to the primary agricultural use, without the need for dedicated facilities.

As an owner-operator planning a long-term agricultural use, I understand that many working farms incorporate agritourism as a supplemental component. My intent is to approach this thoughtfully and in alignment with County regulations from the outset. As part of this process, I am seeking to better understand which activities are permitted by right versus those that may require additional approvals, including any practical limitations related to frequency, scale, or operational characteristics.

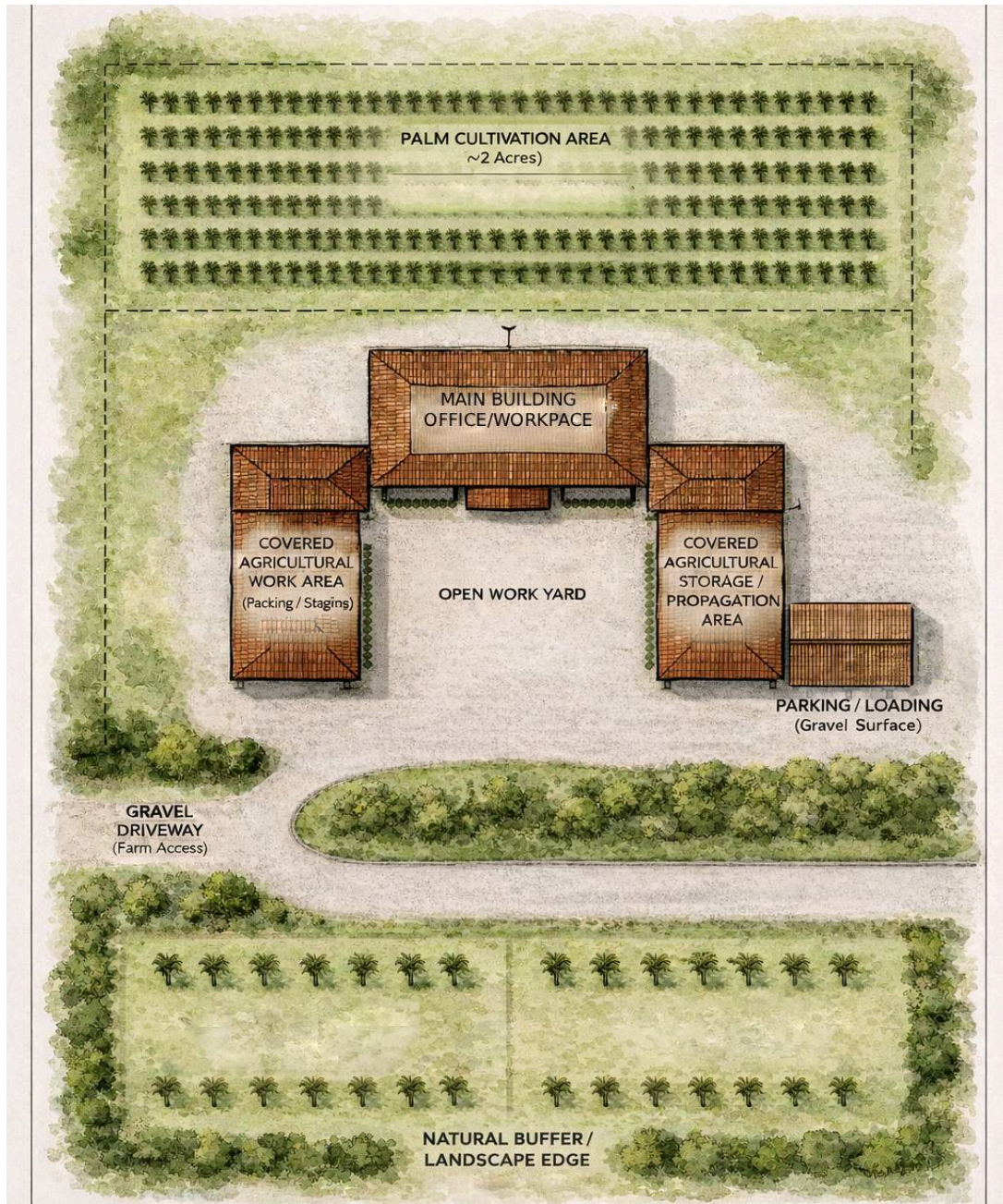
Specifically, I would appreciate guidance on whether the proposed structures and the nature of these accessory activities would be considered consistent with agricultural zoning and Florida agritourism provisions within Seminole County. Additionally, any insight into how the County interprets activities such as private events or weddings—particularly in terms of thresholds related to frequency, guest count, or intensity of use—would be very helpful, as well as any location-specific considerations (e.g., within the Black Hammock area).

### Site Map of Existing Conditions



## Site Sketch of Proposal

The conceptual site plan illustrates a 5-acre ornamental palm farm organized around a central U-shaped agricultural structure. The main enclosed building supports office and workspace functions, while two covered wings provide areas for packing, storage, and propagation. An open work yard connects the structures, with adjacent gravel access, parking, and loading areas. The northern portion of the site is dedicated to palm cultivation, with additional planting and natural buffer areas throughout the property.



Conceptual design only. Not to scale and not representative of final dimensions or layout.  
AI-assisted visualization. All elements are preliminary and subject to change.

# Property Record Card



Parcel: **25-20-31-5BA-0000-1340**  
 Property Address:  
 Owners: **COD HOLDINGS LLC**  
 2026 Market Value \$217,800 Assessed Value \$3,170 Taxable Value \$3,170  
 2025 Tax Bill \$34.25 Tax Savings with Exemptions \$2,318.73  
 Ornaments property has a lot size of 4.60 Acres

## Parcel Location

		133	
		134	
		135	
		136	

## Site View

## Parcel Information

Parcel	25-20-31-5BA-0000-1340
Property Address	
Mailing Address	505 S STONE ST OVIEDO, FL 32765-8450
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$217,800	\$217,800
Land Value Agriculture	\$3,170	\$3,170
Just/Market Value	\$217,800	\$217,800
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,170	\$3,170

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,352.98
Tax Bill Amount	\$34.25
Tax Savings with Exemptions	\$2,318.73

## Owner(s)

Name - Ownership Type  
 COD HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

E 1/2 OF LOT 134  
BLACK HAMMOCK  
PB 2 PG 110

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,170	\$0	\$3,170
Schools	\$3,170	\$0	\$3,170
SJWM(Saint Johns Water Management)	\$3,170	\$0	\$3,170

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2012	\$100	07719/0042	Vacant	No
WARRANTY DEED	7/1/2002	\$300,000	04480/1984	Vacant	No
SPECIAL WARRANTY DEED	9/1/1991	\$100	02334/1178	Vacant	No

## Land

Units	Rate	Assessed	Market
4.84 Acres	\$45,000/Acre Market, \$655/Acre AG	\$3,170	\$217,800

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

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

### Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

### School Districts

Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

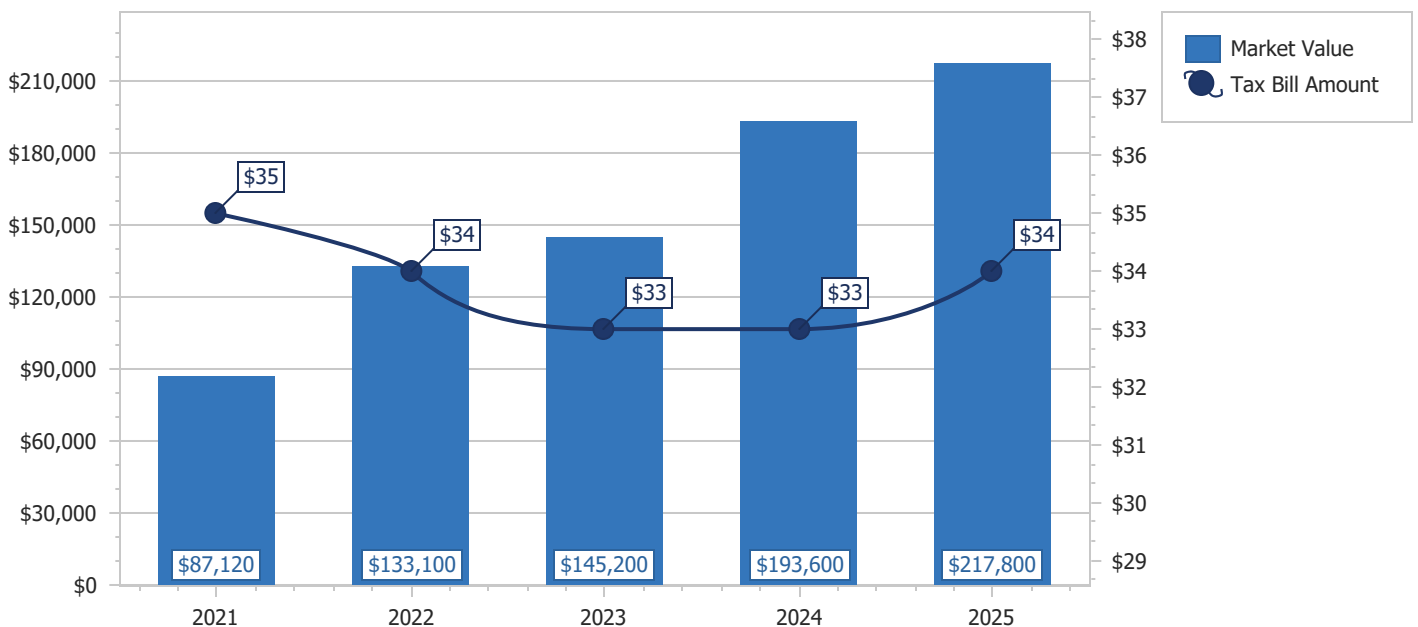
### Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

### Utilities

Fire Station #	Station: 46 Zone: 468
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History





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

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

**Receipt Details**

**Date:** 3/24/2026 3:47:47 PM  
**Project:** 26-80000035  
**Credit Card Number:** 55\*\*\*\*\*0961  
**Authorization Number:** 08078S  
**Transaction Number:** 240326C19-6864B538-7267-431F-BD00-DCCD7C174BA9  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

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

<b>PROJECT NAME:</b>	<b>LI DELGADO - PRE-APPLICATION</b>	<b>PROJ #: 26-8000035</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/24/26	
RELATED NAMES:	EP LIYUANI DELGAO	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	25-20-31-5BA-0000-1340	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ORNAMENTAL PALM FARM, AGRICULTURAL STRUCTURES AND AGROTOURISM ON 4.6 ACRES IN THE A-5 ZONING DISTRICT ON THE WEST SIDE OF ELM ST, NORTH OF FLORIDA AVE	
NO OF ACRES	4.6	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	A-5	
LOCATION	ON THE WEST SIDE OF ELM ST. NORTH OF FLORIDA AVE	
FUTURE LAND USE-	R5	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
LIYUANI DELGADO 101 CAY PLAZA APT 412 SAVANNAH GA 31421 (407) 480-8666 [REDACTED]	N/A	

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

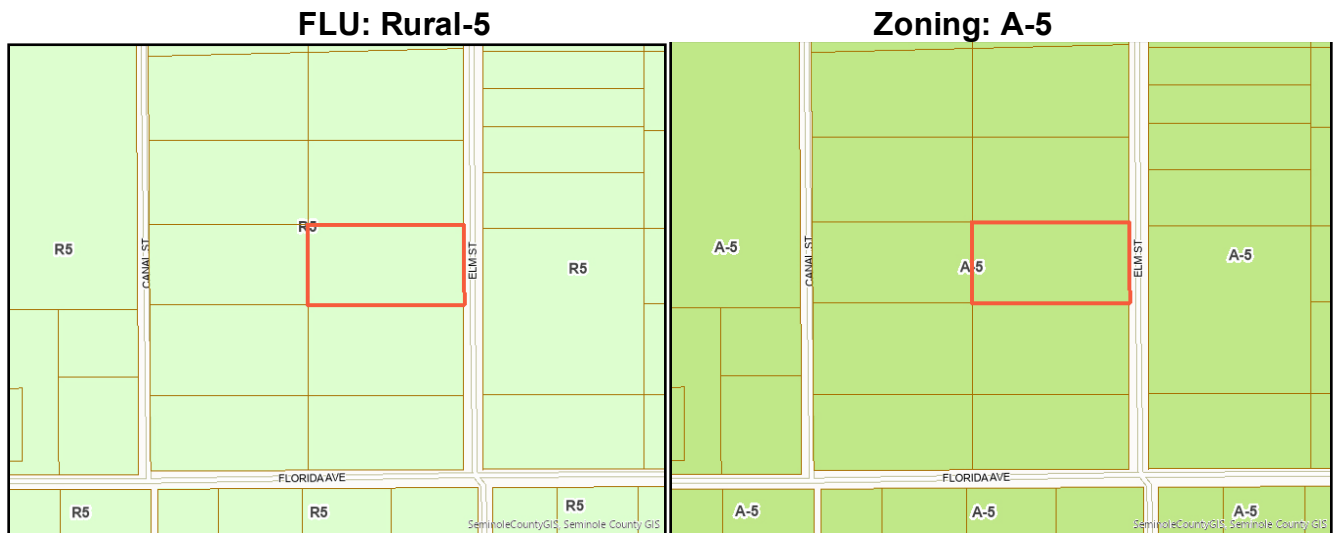
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject site has a Rural-5 Future Land Use designation and an A-5 (Agriculture) zoning classification.
- Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. **An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. All other structures will be subject to Seminole County code provisions.**

## PROJECT AREA ZONING AND AERIAL MAPS



## Aerial



**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT67LASCBU</a>	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet, in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
5.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
6.	Building Division	- Separate demolition permits are required for the demolition of each existing structure.	Info Only
7.	Building Division	- Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
8.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
9.	Environmental Services	This development is located outside of the urban service boundary for utilities, so potable water wells will be needed to service it. To apply for a private potable well permit (to construct, repair, modify, or abandon), follow link: <a href="https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents">https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents</a> , 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
10.	Environmental Services	This development is located outside of the urban utility service boundary, so an onsite sewage treatment and disposal system (OSTDS) aka septic system will be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on	Info Only

		development limitations, septic system sizing, standards, and any other questions/concerns that you may have.	
11.	Environmental Services	This development is located outside of the urban utility service boundary, so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
13.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
15.	Planning and Development	SETBACKS: The setbacks for the A-5 zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street. Accessory Structure Setbacks are: 50 feet Front Yard, 10 feet Side Yard, and 10 feet Rear Yard. Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks and be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.	Info Only
16.	Planning and Development	Florida Statute definition of Agritourism: Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.	Info Only
17.	Planning and Development	Please be advised that if a property does not have the agricultural tax classification and is engaging in agritourism activities then the property is subject to the	Info Only

		Seminole County Code of Ordinances, Land Development Code, and all building and fire codes.	
18.	Planning and Development	As provided for in the definition of “agritourism activity”, an agritourism activity <b>does not include</b> the construction of new structures that are intended to primarily house, shelter, transport or accommodate members of the general public. Meaning, if there is a new structure or facility built on a property that is only for sheltering or accommodating the general public, then it would be required to comply with local regulations, building and fire codes. A building constructed to primarily house members of the general public would not be exempt from local codes.	Info Only
19.	Planning and Development	The subject property is located in the East Rural Area (FLU Objective 3.2 and Element Exhibit-27).	Info Only
20.	Planning and Development	The use of the property for agricultural operations and attendant structures; greenhouses (not involved with retail sales to the general public); including plant nurseries, groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass sod and trees are permitted in the A-5 zoning district. Barns, sheds, silos, granaries, and related agricultural structures are also permitted.	Info Only
21.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a>	Info Only
22.	Planning and Development	The subject site has a Rural-5 Future Land Use designation which allows a maximum density of one (1) dwelling unit per five (5) net buildable acres.	Info Only
23.	Planning and Development	The East Rural Area intent, per Seminole County Comprehensive Plan, is to maintain the rural character of the area by developing at a very low intensity to allow for residential/agricultural uses primarily. Development in the East Rural Area shall be guided by performance standards in the Land Development Code that limit densities in accordance with the Future Land Use designation; preserve natural and agrarian areas; allow limited commercial uses in village settings or as roadside stands on bona fide agricultural properties; provide use restrictions and tree protection standards; limit the extension of urban infrastructure; provide opportunities for nature-based recreation and protect the Geneva Freshwater Lens, watersheds, wetlands and sensitive upland systems.	Info Only
24.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
25.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
26.	Public Safety - Fire Marshal	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

27.	Public Safety - Fire Marshal	Building used for agritourism are not exempt from the occupancy and fire code requirements within the FFPC 8th edition.	Info Only
28.	Public Works - Impact Analysis	No Review Required.	Info Only
29.	Public Works-Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the Seminole County determined floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. This is even valid for agricultural properties.	Info Only
30.	Public Works-Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
31.	Public Works-Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. There may be muck on the property.	Info Only
32.	Public Works-Engineering	Based on a preliminary review, at a minimum, the site may be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
33.	Public Works-Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
34.	Public Works-Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
35.	Public Works-Engineering	Based on a preliminary review, the site appears to outfall to the ditches along Elm Street.	Info Only
36.	Public Works-Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	Public Works-Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Info Only
38.	Public Works-Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahman@seminolecountyfl.gov	407-665-2033
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Seminole County Property Appraiser Maps:

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

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

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

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

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

#### Cities:

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

#### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

#### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0303**

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**Title:**

**10:40 AM (TEAMS) SANFORD COMMERCE CENTER - SSFLUA AND PD MAJOR AMENDMENT**

**Project Number:** 26-20500003

**Project Description:** Proposed Small Scale Future Land Use Amendment from COM to IND and PD Major Amendment for industrial uses located on the south side of Orange Blvd, west of Monroe Rd

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

**Parcel ID:** 21-19-30-513-0000-0020

**BCC District:** 5-Herr

**Applicant:** Brent Spain (407) 347-5388

**Consultant:** Cade Thompson (848) 246-6008



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

PROJ. #: 26-20500003

## REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEEES

<input type="checkbox"/>	<b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/>	<b>LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
	LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
<input type="checkbox"/>	<b>SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)</b>	\$3,500
<input checked="" type="checkbox"/>	<b>SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)</b>	\$3,500 + 50% OF REZONE FEE
	SSFLUA FEE \$3,500 + 50% OF REZONE FEE ( <u>\$5,350/2</u> )	TOTAL SSFLUA AND REZONE FEE <b>\$6,175.00</b>
<input type="checkbox"/>	<b>TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$3,000
<input type="checkbox"/>	<b>TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$1,000
<input type="checkbox"/>	<b>REZONE (NON-PD)**</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/>	<b>PD REZONE**</b>	
<input type="checkbox"/>	<b>PD REZONE</b>	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/>	<b>PD FINAL DEVELOPMENT PLAN</b>	\$1,000
<input type="checkbox"/>	<b>PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</b>	CALCULATED BELOW
	(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) <sup>^^</sup> x \$25 + \$2,500 = FEE DUE	
	(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) <sup>^^</sup> x \$25 + \$2,500 = FEE DUE: _____	
	<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input checked="" type="checkbox"/>	<b>PD MAJOR AMENDMENT</b>	\$4,000 + \$75/ACRE* <sup>^</sup> (\$10K MAX. FEE)
<input type="checkbox"/>	<b>PD MINOR AMENDMENT</b>	\$1,000
<input type="checkbox"/>	<b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/>	<b>DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</b>	\$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

<sup>^</sup>ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

<sup>^^</sup>ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: Sanford Commerce Center

PARCEL ID #(S): 21-19-30-513-0000-0020

LOCATION: Generally located north and west of I-4, south of Orange Blvd., and east of Dunbar Ave.

EXISTING USE(S): vacant

PROPOSED USE(S): M-1A Ind

TOTAL ACREAGE: 17.225+/-

BCC DISTRICT: District 5 - Herr

WATER PROVIDER: Seminole County

SEWER PROVIDER: Seminole County

CURRENT ZONING: PD

PROPOSED ZONING: PD

CURRENT FUTURE LAND USE: Com &amp; Ind

PROPOSED FUTURE LAND USE: Ind

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

NAME: S. Brent Spain, Esquire

COMPANY: Theriaque &amp; Spain

ADDRESS: 1809 Edgewater Drive

CITY: Orlando

STATE: FL

ZIP: 32804

PHONE: 407.347.5388

EMAIL: [REDACTED]

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

NAME: Cade Thompson

COMPANY: ARCO Design/Build

ADDRESS: 2100 S. Tyron Street, Suite 205

CITY: Charlotte

STATE: NC

ZIP: 28203

PHONE: 848-246-6008

EMAIL: [REDACTED]

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): KBC Dev, Inc.

ADDRESS: 1590 Bobby Lee Point

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: see applicant above

EMAIL: see applicant above

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

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

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

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

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

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

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

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

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

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



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

02/05/26  
 \_\_\_\_\_  
**DATE**

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Michael Good, as President of KBC Development, Inc., the owner of record for the following described property [Parcel ID Number(s)] 21-19-30-513-0000-0020 hereby designates S. Brent Spain, Esquire/Theriaque & Spain to act as my authorized agent for the filing of the attached application(s) for:

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

**OTHER:** \_\_\_\_\_

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

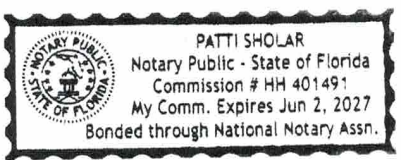
Date 1/28/2026

*Michael Good*  
Property Owner's Signature

Michael Good, as President  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Michael J. Good (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 28th day of January, 2026.



*Patti Sholar*  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Michael Good	P, S, D	1590 Bobby Lee Point, Sanford, FL 32771	100

(Use additional sheets for more space)

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

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

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: GGP Acquisitions, LLC

NAME	ADDRESS	% OF INTEREST
Brian Gibbons	3904 Boston St., Ste. 402, Baltimore, MD 21224	
David Williams	706 Giddings Ave., Ste. 400, Annapolis, MD 21401	
Alex Laperouse/Drew Thigpen	151 West St., Ste. 304, Annapolis, MD 21401/436 E. 36th St., Charlotte, NC 28205	

(Use additional sheets for more space)

Date of Contract: July 23, 2025

Specify any contingency clause related to the outcome for consideration of the application: Land use/rezoning and site plan approval

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

*SBS*

02/05/26  
Date

\_\_\_\_\_  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of February, 2026 by S. Brent Spain, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



*Diana Hays*  
\_\_\_\_\_  
Print, Type or Stamp Name of Notary Public



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

## Detail by Entity Name

Florida Profit Corporation

**KBC DEVELOPMENT, INC.**

### Filing Information

**Document Number** P98000068684  
**FEI/EIN Number** 59-3525272  
**Date Filed** 08/03/1998  
**State** FL  
**Status** ACTIVE

### Principal Address

4566 ORANGE BLVD.  
 SUITE 1000  
 SANFORD, FL 32771

Changed: 04/18/2008

### Mailing Address

1590 BOBBY LEE PT  
 SANFORD, FL 32771

Changed: 03/31/2006

### Registered Agent Name & Address

**GOOD, MICHAEL J**  
 1590 BOBBY LEE POINT  
 SANFORD, FL 32771

Address Changed: 04/24/2009

### Officer/Director Detail

#### **Name & Address**

Title PSD

GOOD, MICHAEL J  
 1590 BOBBY LEE POINT  
 SANFORD, FL 32771

### Annual Reports

Report Year	Filed Date
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2023	04/10/2023
2024	04/09/2024
2025	02/19/2025

**Document Images**

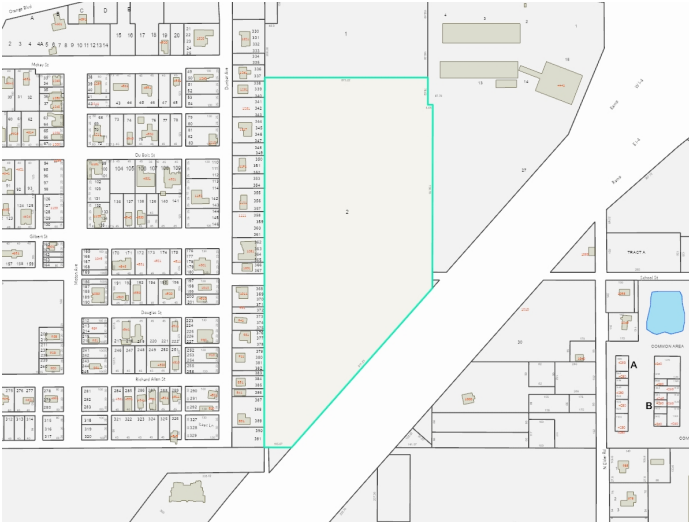
<a href="#">02/19/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/2022 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/24/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2012 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/29/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/16/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/31/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/07/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/03/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/27/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/03/1998 -- Domestic Profit</a>	View image in PDF format

# Property Record Card



Parcel: **21-19-30-513-0000-0020**  
 Property Address:  
 Owners: **KBC DEV INC**  
 2026 Market Value \$3,087,226 Assessed Value \$3,087,226 Taxable Value \$3,087,226  
 2025 Tax Bill \$38,337.81 Tax Savings with Non-Hx Cap \$3,892.35  
 Vac Indust W/Site Improvements property has a lot size of 17.32 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	21-19-30-513-0000-0020
Property Address	
Mailing Address	1590 BOBBY LEE PT SANFORD, FL 32771-8078
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$47,269	\$47,269
Land Value (Market)	\$3,039,957	\$3,039,957
Land Value Agriculture	\$0	\$0
Just/Market Value	\$3,087,226	\$3,087,226
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$461,727
P&G Adjustment	\$0	\$0
Assessed Value	\$3,087,226	\$2,625,499

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$42,230.16
Tax Bill Amount	\$38,337.81
Tax Savings with Exemptions	\$3,892.35

## Owner(s)

Name - Ownership Type  
 KBC DEV INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 CBK DEVELOPMENT PLAT BOOK 91  
PAGES 21-24

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,087,226	\$0	\$3,087,226
Schools	\$3,087,226	\$0	\$3,087,226
FIRE	\$3,087,226	\$0	\$3,087,226
ROAD DISTRICT	\$3,087,226	\$0	\$3,087,226
SJWM(Saint Johns Water Management)	\$3,087,226	\$0	\$3,087,226

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
-----------	------	-------------	-------------	-----------	------------

## Land

Units	Rate	Assessed	Market
781,480 SF	\$3.89/SF	\$3,039,957	\$3,039,957

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

## Extra Features

Description	Year Built	Units	Cost	Assessed
BLOCK WALL - SF	2008	5680	\$78,782	\$47,269

### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	IND
Description	Industrial

### School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

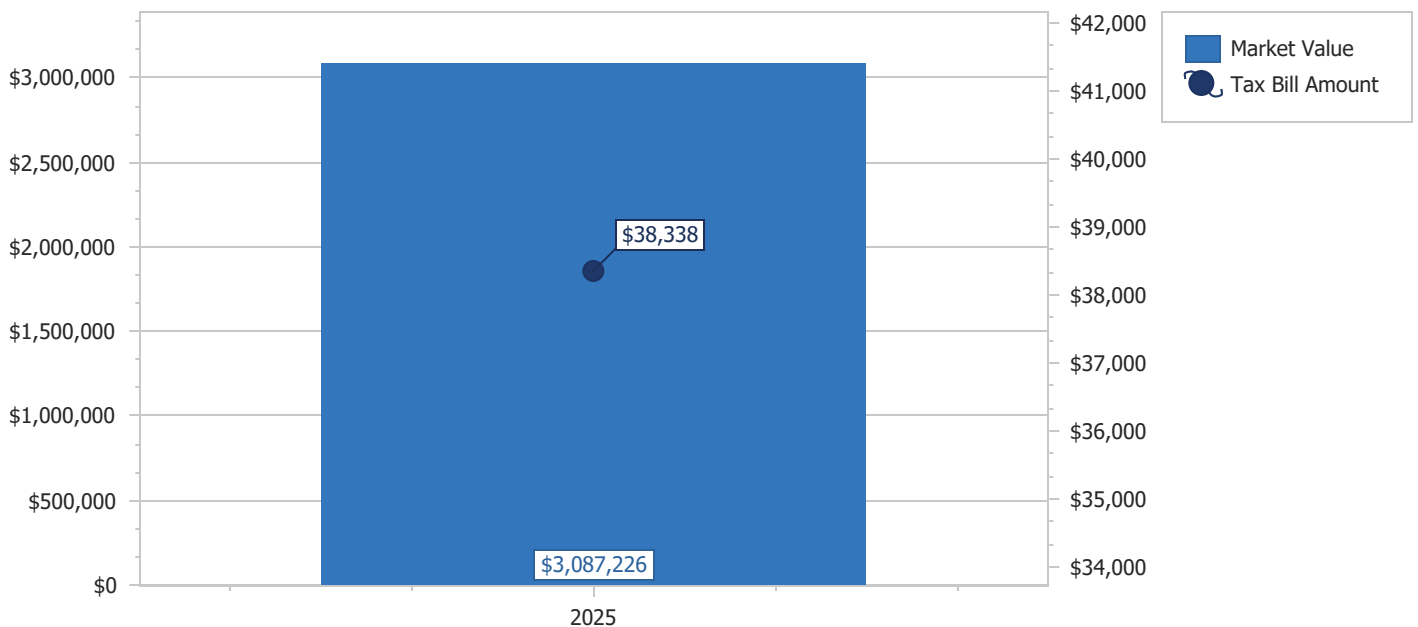
### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

### Utilities

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

## Property Value History





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

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

**Receipt Details**

**Date:** 3/16/2026 3:48:43 PM  
**Project:** 26-20500003  
**Credit Card Number:** 51\*\*\*\*\*8712  
**Authorization Number:** 83423Z  
**Transaction Number:** 160326O17-F0D70B62-A09B-429B-8BEE-1B407CBDA220  
**Total Fees Paid:** 6308.40

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	133.40
REZONE WITH LUA (50% OF FEE)14	6175.00
Total Amount	6308.40

**SEMINOLE COUNTY GOVERNMENT**

1101 EAST FIRST STREET, WEST WING  
 SANFORD, FLORIDA 32771

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>SANFORD COMMERCE CENTER - SSFLUA AND PD MAJOR AMENDMENT</b>	<b>PROJ #: 26-20500003</b>
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	2/12/26	
RELATED NAMES:	02.26SS.01; Z2026-06	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-19-30-513-0000-0020	
PROJECT DESCRIPTION	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT FROM COM TO IND AND PD MAJOR AMENDMENT FOR INDUSTRIAL USES LOCATED ON THE SOUTH SIDE OF ORANGE BLVD, WEST OF MONROE RD	
NO OF ACRES	17.22	
BCC DISTRICT	5: HERR	
LOCATION	ON THE SOUTH SIDE OF ORANGE BLVD, WEST OF MONROE RD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
BRENT SPAIN THERIAQUE & SPAIN 1809 EDGEWATER DR ORLANDO FL 32804 (407) 347-5388	CADE THOMPSON ARCO DESIGN/BUILD 2100 S TYRON ST STE 205 CHARLOTTE NC 28203 (848) 246-6008	

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

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	On the MDP under the site data, staff requests that the western portion of the site maintain a twenty-five (25) foot landscape buffer, with 2.70 plant groups per 100 feet using Plant Group E. This is intended to provide a substantial canopy tree buffer between the subject property and the existing residential neighborhood.	Unresolved
2.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
3.	Building Division Daniel Losada	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
4.	Comprehensive Planning Maya Athanas	Please clearly indicate on the MDP which portions of the site are IND and COM Future Land Use and indicate which portions are proposed to be amended.	Unresolved
5.	Comprehensive Planning Maya Athanas	Please submit the Attachment A worksheet and text section so staff may evaluate the proposed land use amendment. <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application</a>	Unresolved
6.	Comprehensive Planning Maya Athanas	Please provide justification and analysis on how this project will be designed to create compatibility with adjacent residential.	Unresolved
7.	Comprehensive Planning Maya Athanas	Additional comments may be generated once information has been provided for staff to review.	Unresolved
8.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed rezone.	Info Only
9.	Environmental Services Maliha Rahman	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" PVC potable water	Info Only

		main stub out approximately 50 ft east of the existing partial driveway on parcel 21-19-30-513-0A00-0000.	
10.	Environmental Services Maliha Rahman	This development is within Seminole County's sanitary sewer service area and is required to connect. The nearest connection point is an 8" PVC gravity sewer main and manhole extending approximately 150 ft south of the existing partial driveway on parcel 21-19-30-513-0A00-0000.	Info Only
11.	Environmental Services Maliha Rahman	This development is within Seminole County's reclaim irrigation service area but since there are no reclaim water lines nearby, irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml</a> . This page can also be navigated to from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
13.	Planning and Development Annie Sillaway	On the MDP, please revise number 2 to state the proposed future land use and revise number 3 revise to state existing future land use.	Unresolved
14.	Planning and Development Annie Sillaway	On the MDP under the maximum building height staff would like to keep the previously approved building height to setbacks from the west property line: 100 feet for a 1-story, and 120 feet for 2-story buildings. Please provide these setbacks on the MDP under the site data.	Unresolved
15.	Planning and Development Annie Sillaway	On the MDP, please list the property owner, consultant, engineer, utility providers.	Unresolved
16.	Planning and Development Annie Sillaway	On the MDP, please provide the parcel number and legal description that are being included in the PD Major Amendment.	Unresolved
17.	Planning and Development Annie Sillaway	On the MDP, state the Zoning and Future Land Use of the adjacent properties.	Unresolved
18.	Planning and Development Annie Sillaway	Please provide a separate document demonstrating how this proposed Planned Development meets the review criteria.  Sec. 30.8.5.3 Review criteria. (a) Comprehensive Plan	Unresolved

		<p>Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide. (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> <li>(1) Natural resource preservation.</li> <li>(2) Crime Prevention (CPTED).</li> <li>(3) Neighborhood/community amenities.</li> <li>(4) Provision of affordable or workforce housing.</li> <li>(5) Reduction in vehicle miles traveled per household.</li> <li>(6) Transit-oriented development.</li> <li>(7) Provision of new multimodal connectivity.</li> <li>(8) Innovation in water or energy conservation.</li> <li>(9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</li> </ol> <p>(c) In addition, any proposed development under the PD ordinance must address the following goals:</p> <ol style="list-style-type: none"> <li>(1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.</li> <li>(2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</li> </ol> <p>(d) The PD application shall include a narrative addressing the following:</p> <ol style="list-style-type: none"> <li>(1) How the proposed development addresses the goals of the Comprehensive Plan.</li> <li>(2) Why the proposed development cannot be achieved under an existing conventional or special zoning district.</li> <li>(3) How the proposed development provides an innovative approach to land development.</li> <li>(4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.</li> </ol>	
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19.	Planning and Development Annie Sillaway	On the MDP under the site data, please state the proposed zoning.	Unresolved
20.	Planning and Development Annie Sillaway	On the MDP under the site data, state the minimum open space of twenty-five (25) percent.	Unresolved
21.	Planning and Development Annie Sillaway	On the MDP, please provide a traffic impact and water and sewer impact tables.	Unresolved
22.	Planning and Development Annie Sillaway	Any variation from the code requirements must have written justification. Please address them in a separate narrative and on the plan sheet, if applicable.	Unresolved
23.	Planning and Development Annie Sillaway	On the MDP, please provide a note that state the off-street parking requirements will meet the SCLDC under Sec. 30.11.3.	Unresolved
24.	Planning and Development Annie Sillaway	On the MDP, please provide a note that state the water and sewer provider and that the utility lines will be designed to meet Seminole County requirements.	Unresolved
25.	Planning and Development Annie Sillaway	On the MDP, please provide these notes:  - Utility easements dedicated to Seminole County shall be provided over all water and sewer mains located outside the public right of way.  - All project signage shall comply with the Seminole County Land Development Code.  -State how many phases are being proposed: Project will be constructed in _____ phase.  - Outdoor lighting will comply with Seminole County Land Development Code, and outdoor lighting adjacent to the west property line will be limited to decorative lighting affixed to the front facades of buildings.	Unresolved
26.	Planning and Development Annie Sillaway	PLANNED DEVELOPMENT PROCESS  1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).	Info Only

		2nd step- Approval of the Final Development Plan (FDP) as an Engineered Site Plan and Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 – If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required).	
27.	Planning and Development Annie Sillaway	<p>A PD Major Amendment requires the Applicant to conduct a community meeting. Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> <li>• Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> <li>• Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</li> </ul>	Unresolved
28.	Planning and Development Annie Sillaway	Please provide a clear narrative explaining the purpose of the PD Major Amendment and the Small-Scale Future Land Use change.	Unresolved
29.	Planning and Development Annie Sillaway	On the MDP, there is a proposed billboard at the southwest portion of the site, which has a recorded billboard agreement. Please revise the language to state the ORB and Page number of the Voluntary Outdoor Advertising Sign Agreement.	Unresolved
30.	Planning and Development Annie Sillaway	<p>Based on the proposed MDP, staff is proposing the following permitted and prohibited uses:</p> <p>Permitted Uses in C-1, C-2, C-3, M-1A.</p> <p>In an effort to protect existing residential neighborhood to the western portion of the site, the following uses are:</p> <p>Prohibited Uses: Car Wash, Convenience Store, Commercial Kennels, Self-Service Laundry, automobile wrecking lots, bottling and distribution plants,</p>	Unresolved

		incineration of organic materials, Junk and Recycling Yards, Laundry and Dry Cleaning Plants, Lithography and Publishing Plants, Machine Shops, Soap Manufacturing, Feed Mill Manufacturing, Fertilizer manufacturing, Concrete Block plants, and redi-mix concrete plants, animal processing, water based and/or epoxy-based coatings, adhesives, sealants and paints, Sawmill, Wholesale storage of flammable liquids or gases, Testing of materials, equipment, and products, Trade Shops (including upholstery, metal), Sanitary landfill, solid waste transfer, storage and recovery station, truck terminal, Retail Plant Nursery, Landscape contractor accessory to wholesale nursery or tree farm, Alcohol Establishment, Drive-In Theater, Outdoor recreation and amusement uses, intensive, Flea Market, adult entertainment, multi-family. Please revise these uses on the Master Development Plan.	
31.	Planning and Development Annie Sillaway	On the MDP, please state the minimum parking stall size for the subject property.	Unresolved
32.	Planning and Development Annie Sillaway	Due to the subject property's proximity to an existing residential neighborhood, provide the following hours of operation, 7:00 a.m. to 9:00 p.m. under the site data.	Unresolved
33.	Planning and Development Annie Sillaway	Number 4 under the site data, please revise to state what the proposed use is intended to be developed on site.	Unresolved
34.	Planning and Development Annie Sillaway	The Applicant proposes, through the MDP, to vacate only a portion of the seventy (70) foot access, drainage, and utility easement on Lot 2. However, the Applicant must complete a separate vacation application process, which requires approval by the Board of County Commissioners. The vacation process may run concurrently with the FLU Amendment and PD Major Amendment. The Applicant can obtain the vacate application through this link: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/vacate-12-2024.pdf?sfvrsn=c80f545f_3</a>	Unresolved
35.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
36.	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.	Info Only
37.	Public Safety - Fire Marshal Matthew	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

	Maywald		
38.	Public Safety - Fire Marshal Matthew Maywald	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> <li>1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</li> <li>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.</li> <li>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).</li> <li>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).</li> <li>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</li> <li>6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7.</li> <li>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</li> <li>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"</li> </ol>	Info Only
39.	Public Works - County Surveyor Raymond Phillips	My problem with the boundary survey is that it doesn't hold the original monumentation of the plat, which is required. The surveyor should hold the southwest prm of Lot 2 unless they can show original monumentation for the adjacent subdivision being different. Now, does that affect the rezoning, no because the description will still be Lot 2 of the plat, but if further work is done such as replatting Lot 2 into more lot then there would be more comments.	Info Only
40.	Public Works - Engineering Jim Potter	No specific issues noted for drainage with the SSFLUA AND PD MAJOR AMENDMENT. Please note that if at final engineering there is additional impervious the existing retention may have to be expanded.	Info Only
41.	Public Works - Engineering Jim Potter	No specific issues noted for traffic with the SSFLUA AND PD MAJOR AMENDMENT. Please note that at final engineering the traffic will have to be evaluated.	Info Only
42.	Public Works -	A Traffic Impact Study (TIS) may be required for this	Info Only

	Impact Analysis Arturo Perez	project based on the new net external trip generation anticipated for the site, to generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th or 12th Edition. The TIS is to be prepared in accordance with the County's TIS Requirements for Concurrency guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a> .	
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**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Addressing	No Review Required	Lily Kay 407-665-5045 <a href="mailto:lkay@seminolecountyfl.gov">lkay@seminolecountyfl.gov</a>
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete Recommend Approval	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - County Surveyor	Approved	Raymond Phillips 407-665-5647 <a href="mailto:rphillips@seminolecountyfl.gov">rphillips@seminolecountyfl.gov</a>
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	Approved	Maliha Rahman 407-665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete Recommend Approval	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Building Division	Approved	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/9/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for Small Site Plans or Special Exceptions</i>	Annie, Maya
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0300**

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### **Title:**

#### **CONNECTION POINT - SITE PLAN**

**Project Number:** 25-06000018

**Project Description:** Proposed Site Plan for commercial and wholesale on 8.78 acres in the C-3 zoning district located on the north side of Connection Pt, west of W SR 426

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

**Parcel ID:** 29-21-31-300-007A-0000++

**BCC District:** 1-Dallari

**Applicant:** Thomas McNamara (407) 694-1349

**Consultant:** William Zeh (407) 629-8330



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

PROJ. #: 25-06000018

Received: 4/16/25

Paid: 4/22/25

## SITE PLAN/DREDGE & FILL

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

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>124,686 SF</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>124,686 SF</u> =  <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>248,889 SF</u></p> <p>(TOTAL NEW ISA <u>248,889 SF</u> /1,000 = <u>248.89</u> ) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>\$8,722.25</u>  <u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: Connection Point			
PARCEL ID #(S): 29-21-31-300-007A-0000, 29-21-31-300-0070-0000, 29-21-31-300-0080-0000			
DESCRIPTION OF PROJECT: 8.69 acre General Commercial and Wholesale / Industrial			
EXISTING USE(S):	nursury	PROPOSED USE(S):	General Commercial and Wholesale / Industrial
ZONING:	C-3	FUTURE LAND USE:	IND
TOTAL ACREAGE:	8.69	BCC DISTRICT:	1: Dallari
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

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

NAME: Thomas McNamara

COMPANY: CPCC Oviedo, LLC

ADDRESS: 2544 Connection Pt

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-694-1349

EMAIL: [REDACTED]

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

NAME: William H. Zeh

COMPANY: Madden, Moorhead, &amp; Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: [REDACTED]

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Same Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

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

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

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

VESTING: \_\_\_\_\_

TEST NOTICE: \_\_\_\_\_

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

- Not applicable

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

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

SIGNATURE OF AUTHORIZED APPLICANT

Thomas McNamara, Manager

DATE

4/3/25

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, CPCC Oviedo, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-007A-0000, 29-21-31-300-0070-0000, 29-21-31-300-0080-0000 hereby designates Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

**OTHER:** \_\_\_\_\_

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

Date 4/3/25

**OWNER**   
Property Owner's Signature

Thomas McNamara, Manager  
Property Owner's Printed Name

**STATE OF FLORIDA**  
**COUNTY OF** SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared THOMAS MCNAMARA (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 3 day of APRIL, 20 25.



Lori Aulin  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: CPCO Oviedo LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Thomas McNamara	Manager	2544 Connection Pt., Oviedo, FL 32765	100%

(Use additional sheets for more space)

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

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

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

Date

4/14/25

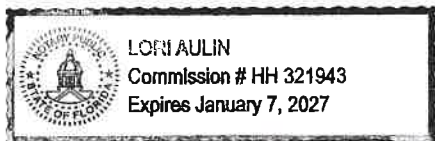
Owner, Agent, Applicant Signature

*Thomas McNamara*

Thomas McNamara, Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 14 day of APRIL, 2025, by THOMAS MCNAMARA, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



Signature of Notary Public

*Lori Aulin*

LORI AULIN  
Print, Type or Stamp Name of Notary Public

**JOINT WRITTEN ACTION TAKEN BY  
THE SOLE MEMBER AND THE SOLE MANAGER OF  
DELAWARE MAYO MANAGEMENT, LLC**

March 1, 2024

The undersigned, constituting the sole Member and the sole Manager of **DELAWARE MAYO MANAGEMENT, LLC**, a Delaware limited liability company (the "**Company**"), hereby consent and agree to the adoption of the following resolutions and/or actions on behalf of the Company in lieu of a meeting:

**WHEREAS**, Thomas J. McNamara is the sole Manager of the Company;

**WHEREAS**, the Company is the sole Manager of **CPCC OVIEDO, LLC**, a Florida limited liability company ("**CPCC**"); and

**WHEREAS**, the undersigned deem it advisable and in the best interests of CPCC and the Company for CPCC to accept assignment from Southern Development & Construction, Inc. ("**SDC**") of that certain Option to Purchase Agreement dated May 16, 2022, by and between SDC, as Buyer, and Bruce Hage (the "**Contract**") and, in connection therewith, to enter into that certain Assignment and Assumption of Option to Purchase Agreement with SDC for the Contract (the "**Assignment**").

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. Thomas J. McNamara is hereby authorized and directed to execute and deliver any and all documents that he deems necessary or desirable on behalf of the Company and/or CCPC, as applicable, to consummate the Assignment and to close on the Contract, including any amendments thereto, upon such terms as he, in his discretion, shall determine advisable and in the best interests of the Company and CCPC, and to take any and all actions required on behalf of the Company or CCPC to satisfy CPCC's obligations under the Assignment and the Contract.

2. All actions heretofore taken by Thomas J. McNamara in anticipation of the Assignment and the Contract are hereby ratified and approved.

3. This Action may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument with each party intending and consenting to be bound by the Agreement through their electronic signatures. Counterparts may be delivered via electronic mail (including .pdf or any electronic signature complying with the ESIGN Act of 2000 and Sec. 668.50(7)(b), Florida Statutes, e.g. www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

*[Remainder of Page Intentionally Left Blank; Signature Page Follows]*

IN WITNESS WHEREOF, the undersigned have executed this Written Action effective as of the date first set forth above.

DocuSigned by:  
*Thomas McNamara*  
BB735B7B20334CC  
\_\_\_\_\_  
**THOMAS J. MCNAMARA**, sole Manager

**MCNAMARA FAMILY REVOCABLE TRUST  
DATED JUNE 25, 2018**, sole Member

DocuSigned by:  
*Thomas McNamara*  
By: \_\_\_\_\_  
BB735B7B20334CC...  
Thomas J. McNamara, as Co-Trustee

DocuSigned by:  
*Stacey McNamara*  
By: \_\_\_\_\_  
06178C6173DF4DC...  
Stacey L. McNamara, as Co-Trustee

## **CPCC Oviedo, LLC**

2544 Connection Pt  
Oviedo, FL 32765

### **Authorization Letter**

---

April 15, 2025

To Whom It May Concern,

This letter confirms that Mr. Thomas McNamara is duly authorized to sign documents and act on behalf of CPCC Oviedo, LLC. As a Manager of CPCC Oviedo, LLC, Mr. McNamara has the full authority to execute contracts, agreements, and other legal documents pertaining to the business operations of the company.

This authorization remains in effect until further written notice is provided by CPCC Oviedo, LLC.

Should you require additional verification, please contact us.

Sincerely,  
CPCC Oviedo, FL



---

William R. Lowman, Jr., Esq., as  
Authorized Representative



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

## Detail by Entity Name

Florida Limited Liability Company

**CPCC OVIEDO, LLC**

### Filing Information

**Document Number** L22000112423  
**FEI/EIN Number** 88-1326469  
**Date Filed** 03/18/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Mailing Address

2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Registered Agent Name & Address

**LOWMAN, WILLIAM R., JR, ESQ.**  
 SHUFFIELD, LOWMAN & WILSON, P.A.  
 1000 LEGION PLACE, SUITE 1700  
 ORLANDO, FL 32801

Name Changed: 04/16/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MANAGER

DELAWARE MAYO MANAGEMENT, LLC  
 2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	03/28/2023
2024	04/16/2024
2025	03/31/2025

**Document Images**

[03/31/2025 -- ANNUAL REPORT](#)

View image in PDF format

[04/16/2024 -- ANNUAL REPORT](#)

View image in PDF format

[03/28/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/18/2022 -- Florida Limited Liability](#)

View image in PDF format

# Property Record CardA



Parcel: **29-21-31-300-007A-0000**  
 Property Address: **2555 CONNECTION PT OVIEDO, FL 32765**  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$787,721 Assessed Value \$787,721 Taxable Value \$787,721  
 2024 Tax Bill \$2,523.20 Tax Savings with Non-Hx Cap \$4,438.57  
 The 4 Bed/3 Bath Single Family property is 2,365 SF and a lot size of 3.76 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	29-21-31-300-007A-0000
Property Address	2555 CONNECTION PT OVIEDO, FL 32765
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-4005
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$65,089	\$63,792
Land Value (Market)	\$722,632	\$609,923
Just/Market Value	\$787,721	\$673,715
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$6,961.77
Tax Bill Amount	\$2,523.20
Tax Savings with Exemptions	\$4,438.57

## Owner(s)A

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 29 TWP 21S RGE 31E BEG 30 FT N & 300 FT  
W OF SE COR OF SW 1/4 OF NW 1/4 RUN N  
1300.69 FT W 150 FT S 940.73 FT S 22 DEG 48  
MIN 25 SEC E 172.48 FT S 201 FT E 84 FT TO  
BEG (LESS RD)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$787,721	\$0	\$787,721
Schools	\$787,721	\$0	\$787,721
FIRE	\$787,721	\$0	\$787,721
ROAD DISTRICT	\$787,721	\$0	\$787,721
SJWM(Saint Johns Water Management)	\$787,721	\$0	\$787,721

## SalesA

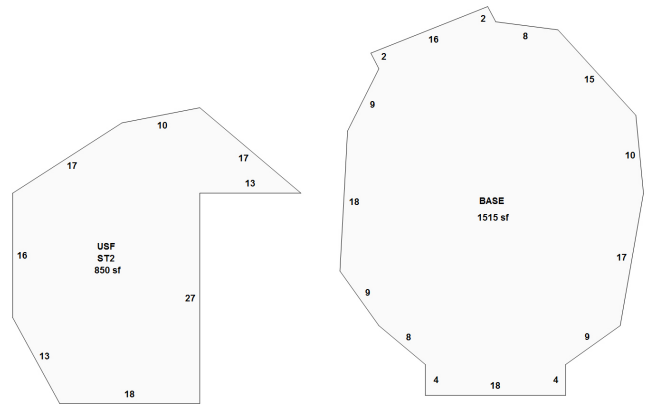
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/18/2025	\$1,000,000	10776/1735	Improved	Yes
WARRANTY DEED	7/6/2021	\$549,000	09984/0113	Improved	Yes
WARRANTY DEED	9/1/2007	\$505,000	06829/0718	Improved	Yes
CORRECTIVE DEED	9/1/2007	\$100	06829/0717	Improved	No
WARRANTY DEED	2/1/1981	\$7,000	01320/0069	Vacant	No

## LandA

Units	Rate	Assessed	Market
0.99 Acres	\$275,000/Acre	\$272,250	\$272,250
0.76 Acres	\$500/Acre	\$382	\$382
2 Acres	\$225,000/Acre	\$450,000	\$450,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1990
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft <sup>2</sup> )	1515
Total Area (ft <sup>2</sup> )	2365
Constuction	SIDING GRADE 3
Replacement Cost	\$77,028
Assessed	\$65,089

\* Year Built = Actual / Effective



Building 1

### AppendagesA

Description	Area (ft <sup>2</sup> )
UPPER STORY FINISHED	850

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
13809	2555 CONNECTION PT: ELECTRICAL - RESIDENTIAL-residential house	\$1,000		8/3/2021
09938	REROOF DUE TO HURRICANE DAMAGE	\$18,950		5/18/2005

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
SHED - NO VALUE	1990	1	\$0	\$0

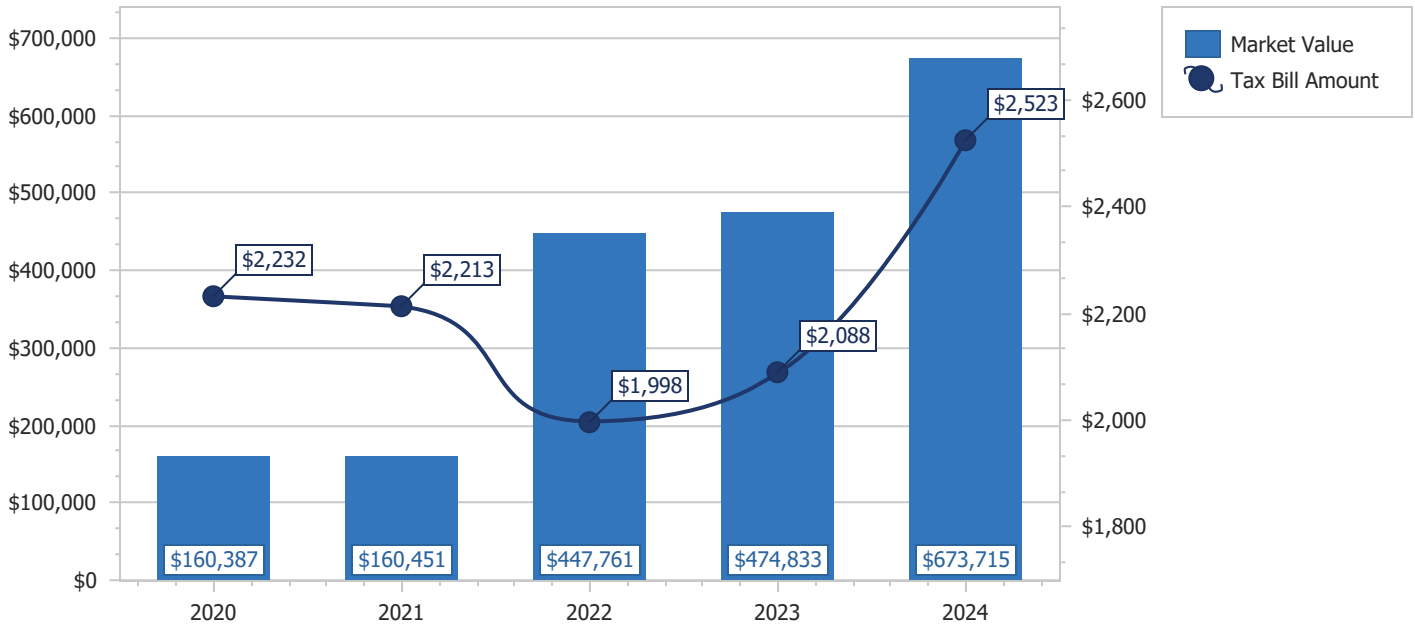
ZoningA	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

### Property Value HistoryA



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# Property Record CardA



Parcel: **29-21-31-300-0070-0000**  
 Property Address: **2545 CONNECTION PT OVIEDO, FL 32765**  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$928,917 Assessed Value \$928,917 Taxable Value \$928,917  
 2024 Tax Bill \$11,757.36

One Story Office Non-Prof property w/1st Building size of 2,356 SF and a lot size of 3.76 Acres

## Parcel LocationA



## Site ViewA



29213130000700000 02/22/2022

## Parcel InformationA

Parcel	29-21-31-300-0070-0000
Property Address	2545 CONNECTION PT OVIEDO, FL 32765
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-3118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	17:One Story Office Non-Prof
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$327,899	\$296,162
Depreciated Other Features	\$9,478	\$2,400
Land Value (Market)	\$591,540	\$591,540
Land Value Agriculture	\$0	\$0
Just/Market Value	\$928,917	\$890,102
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$928,917	\$890,102

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,757.36
Tax Bill Amount	\$11,757.36
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 29 TWP 21S RGE 31E BEG 30 FT N & 630 FT  
 W OF SE COR OF SW 1/4 OF NW 1/4 RUN N  
 552.83 FT N 20 DEG E 514.28 FT S 675.95 FT S  
 22 DEG 48 MIN 25 SEC E 172.48 FT S TO A PT E  
 OF BEG (3.812 AC)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$928,917	\$0	\$928,917
Schools	\$928,917	\$0	\$928,917
FIRE	\$928,917	\$0	\$928,917
ROAD DISTRICT	\$928,917	\$0	\$928,917
SJWM(Saint Johns Water Management)	\$928,917	\$0	\$928,917

## SalesA

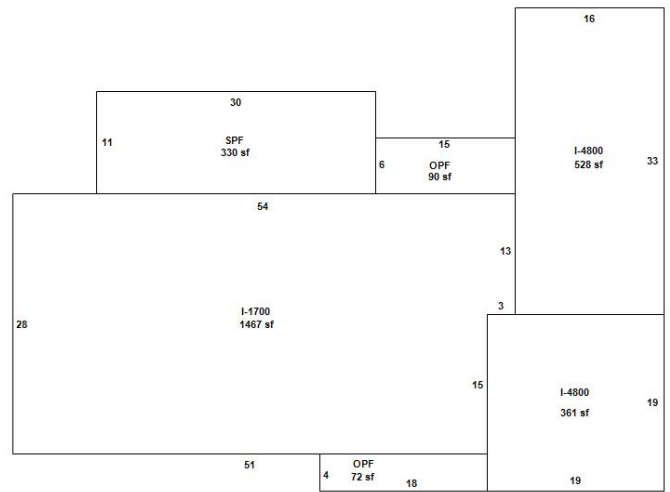
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2022	\$1,100,000	10241/1996	Improved	Yes
QUIT CLAIM DEED	8/27/2019	\$300,000	09424/0948	Improved	No
WARRANTY DEED	4/1/2007	\$560,000	06672/0124	Improved	Yes
WARRANTY DEED	5/1/2002	\$70,000	04412/0961	Improved	No
QUIT CLAIM DEED	5/1/1998	\$100	03438/0424	Improved	No
WARRANTY DEED	6/1/1993	\$75,000	02604/1405	Improved	Yes
WARRANTY DEED	7/1/1985	\$93,000	01658/0926	Improved	Yes
QUIT CLAIM DEED	3/1/1978	\$100	01159/0181	Improved	No
QUIT CLAIM DEED	3/1/1978	\$100	01159/0180	Improved	No

## LandA

Units	Rate	Assessed	Market
126,324 SF	\$4.68/SF	\$591,196	\$591,196
0.86 Acres	\$400/Acre	\$344	\$344

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1958/1995
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2356
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$299,940
Assessed	\$202,460

\* Year Built = Actual / Effective

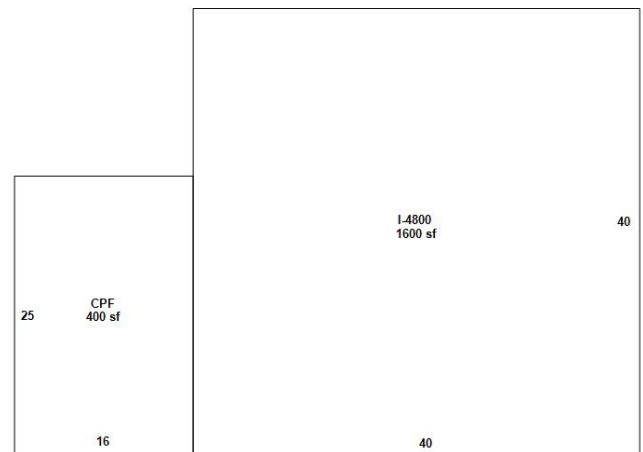


Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	90
OPEN PORCH FINISHED	72
SCREEN PORCH FINISHED	330

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2011
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1600
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED
Replacement Cost	\$152,974
Assessed	\$125,439

\* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft <sup>2</sup> )
CARPOT FINISHED	400

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
01647	2545 CONNECTION PT: PLUMBING - RESIDENTIAL-single family home	\$3,500		2/2/2021
17960	2545 CONNECTION PT: PLUMBING - RESIDENTIAL-	\$100		12/26/2019
00439	40' X 40' METAL BUILDING - CHANGED ADDRESS FROM 2545 TO 2547	\$24,000		1/19/2011
07366	REROOF 28 SQ	\$2,000		11/1/1996
04869	SCREEN ROOM	\$3,241	8/8/1995	7/1/1995
04600	SLAB	\$750		7/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	2011	720	\$3,917	\$2,644
SHED	2018	3	\$3,000	\$2,280
6' CHAIN LINK FENCE - LIN FT	1958	735	\$11,385	\$4,554

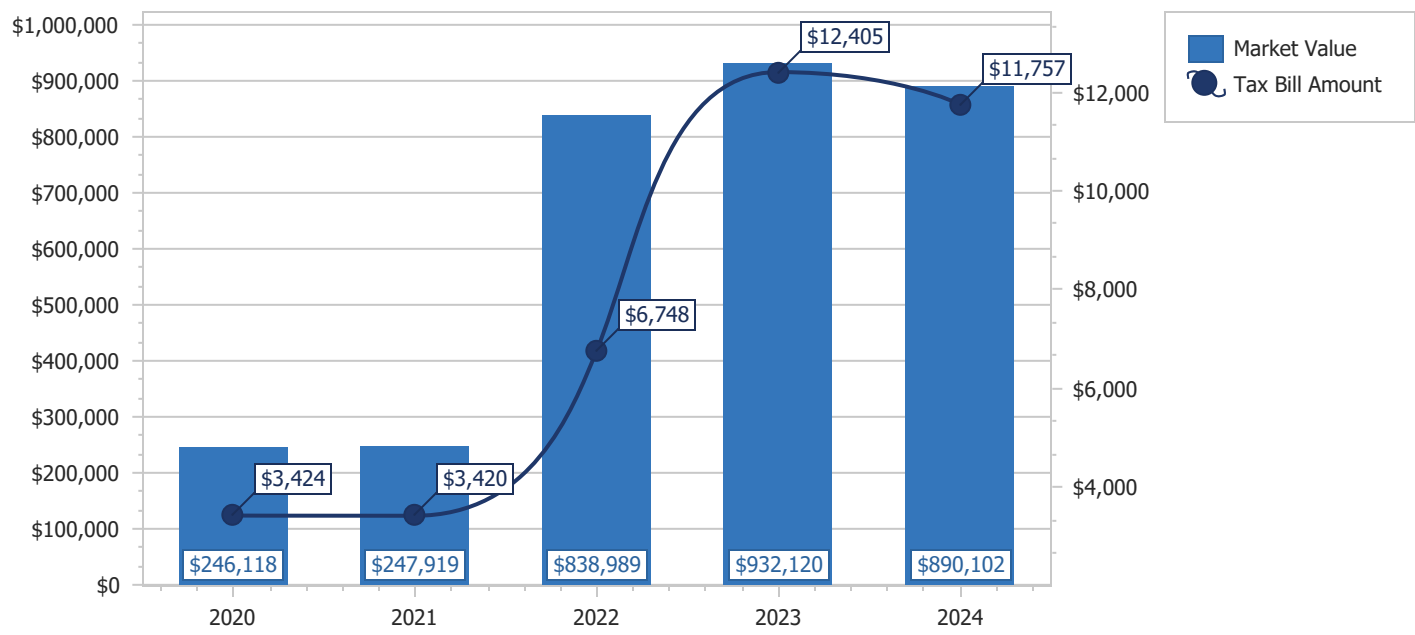
ZoningA	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

# Property Value HistoryA



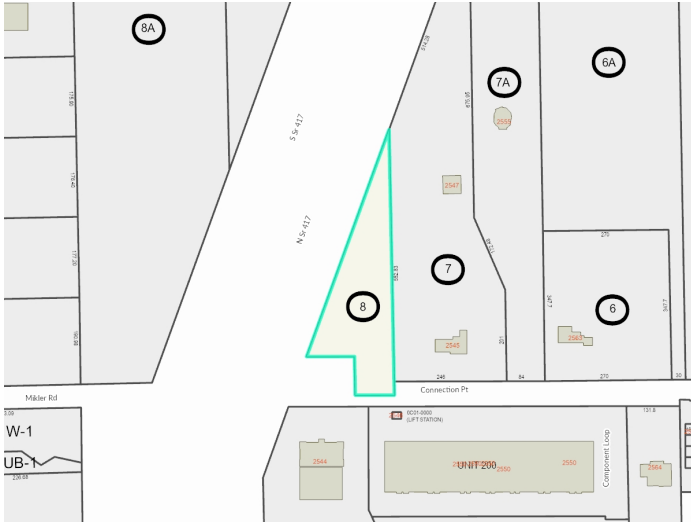
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# Property Record Card



Parcel: **29-21-31-300-0080-0000**  
 Property Address:  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$269,692 Assessed Value \$164,657 Taxable Value \$164,657  
 2024 Tax Bill \$2,544.04 Tax Savings with Non-Hx Cap \$851.44  
 Vac General-Commercial property has a lot size of 1.26 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-21-31-300-0080-0000
Property Address	
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-3118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$269,692	\$257,058
Just/Market Value	\$269,692	\$257,058
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,395.48
Tax Bill Amount	\$2,544.04
Tax Savings with Exemptions	\$851.44

## Owner(s)

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 21S RGE 31E  
E 345 FT OF W 690 FT OF  
SW 1/4 OF NW 1/4 ELY OF EXPRESSWAY

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$164,657	\$0	\$164,657
Schools	\$269,692	\$0	\$269,692
FIRE	\$164,657	\$0	\$164,657
ROAD DISTRICT	\$164,657	\$0	\$164,657
SJWM(Saint Johns Water Management)	\$164,657	\$0	\$164,657

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2022	\$429,000	10242/0001	Vacant	No
CORRECTIVE DEED	1/1/2017	\$100	08845/0397	Vacant	No
WARRANTY DEED	12/1/2016	\$125,000	08826/0249	Vacant	Yes
WARRANTY DEED	5/1/2016	\$150,000	08704/1960	Vacant	Yes
WARRANTY DEED	5/1/2016	\$100	08704/1957	Vacant	No
PROBATE RECORDS	12/1/2002	\$100	04644/1916	Improved	No

## Land

Units	Rate	Assessed	Market
54,927 SF	\$4.91/SF	\$269,692	\$269,692

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

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

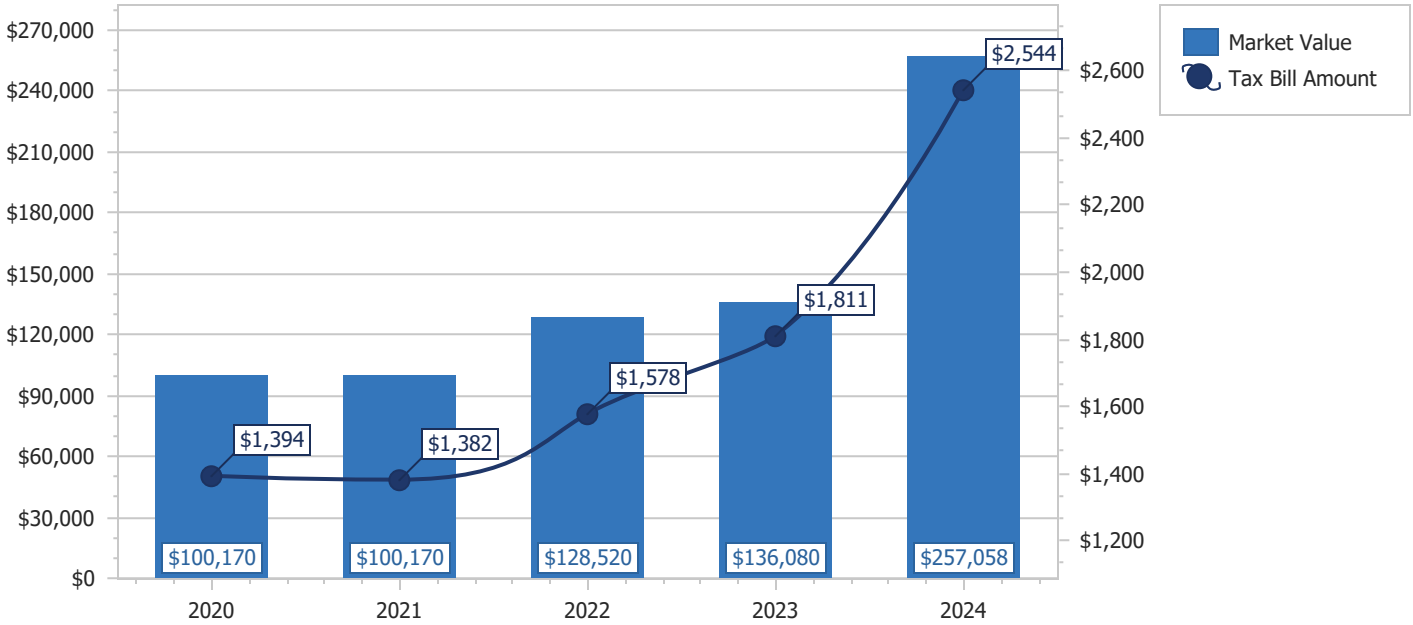
Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

### Property Value History



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\*

4/22/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:26:34  
PROJ # 25-06000018 RECEIPT # 0113674

178

OWNER:

JOB ADDRESS:

LOT #:

MAJOR CONCURRENCY TEST	800.00	800.00	.00
SITE PLAN	8722.25	8722.25	.00

TOTAL FEES DUE.....: 9522.25

AMOUNT RECEIVED.....: 9522.25

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000034859	
CASH/CHECK AMOUNTS...:	9522.25	
COLLECTED FROM:	SOUTHERN DEVELOPMENT	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>CONNECTION POINT - SITE PLAN</b>	<b>PROJ #: 25-0600018</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	4/16/25	
RELATED NAMES:	EP WILLIAM ZEH	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	29-21-31-300-007A-0000++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A COMMERCIAL AND WHOLESALE ON 8.78 ACRES IN THE IND ZONING DISTRICT LOCATED ON THE NORTH SIDE OF CONNECTION PT, WEST OF W SR 426	
NO OF ACRES	8.78	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	IND	
LOCATION	ON THE NORTH SIDE OF CONNECTION PT, WEST OF W SR 426	
FUTURE LAND USE-	C-3	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
THOMAS MCNAMARA CPCC OVIEDO LLC 2544 CONNECTION PT OVIEDO FL 32765 (407) 694-1349 [REDACTED]	WILLIAM ZEH MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 [REDACTED]	

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

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

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

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

**State Permits that may be required:**FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please provide a landscape plan and irrigation plan. All plantings are required to be irrigated.	Unresolved
2.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Unresolved
3.	Buffers and CPTED	The required buffers are as follows:  South (adjacent to Connection Pt)- 0.2 opacity, ten (10) foot wide, 1 plant unit group per 100 linear feet  West (adjacent to SR 417) - 0.4 opacity, fifteen (15) feet wide, 2.25 plant unit groups per 100 linear feet  Please depict the widths of the buffers on page C004 as well as on landscape plans (to be provided).	Unresolved
4.	Buffers and CPTED	Based on the FAR of 0.337 and max building height of 35 feet, this property has a Land Use Intensity of VIII.	Info Only
5.	Buffers and CPTED	On page C004, please provide the hours of operation and the proposed building height of each structure.	Unresolved
6.	Buffers and CPTED	Please indicate what plant unit group is chosen for each buffer. Please see the following link for descriptions of plant unit group options <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.3BU</a>	Unresolved
7.	Buffers and CPTED	Please see the following link to our code and the Florida Friendly UF Landscaping guide for permitted plants: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>  <a href="https://ffl.ifas.ufl.edu/plants/">https://ffl.ifas.ufl.edu/plants/</a>	Info Only
8.	Buffers and CPTED	When ten (10) or more trees are required to be planted to meet buffer requirements, a mix of tree species shall be provided, at least one (1) of which shall be native to the Central Florida region. The minimum number of species to be planted are indicated below:  Required # of Trees Planted vs Minimum # of Species 10—20 : 2 21—30 : 3 31—40 : 4 41+ : 5	Unresolved
9.	Buffers and CPTED	Please depict parking lot landscaping. A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as	Unresolved

		required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width. Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area. <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA</a>	
10.	Building Division	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
11.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
12.	Building Division	- Each separate parcel, and separate building and/ or standalone structure, will require a separate permit.	Info Only
13.	Building Division	- Separate demolition permits are required for the demolition of the existing structures.	Info Only
14.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
15.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
16.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
17.	Environmental Services	On Sheet C001: Cover Sheet, please update the water/wastewater utility provider contact information to be (407) 665-2024.	Unresolved
18.	Environmental Services	On Sheet C200: Utility Plan, please update the SP-04 invert callout for manhole SS-03 to be OUT, not IN. Please update the SP-04 invert callout for manhole SS-05 to be IN. not OUT. Additionally, please revise the inverts for SP-04 as the pipe inverts are not flowing by gravity in the intended direction.	Unresolved
19.	Environmental Services	Please provide the private pump station design drawings in this plan set.	Unresolved
20.	Environmental Services	On Sheet C200: Utility Plan, please update force main note 5 to be a 4" plug valve, not a 4" gate valve.	Unresolved
21.	Environmental Services	On Sheet C200: Utility Plan, please clarify the proposed method of road crossing for the 4" PVC FM. Will this open-cut or direction drill? Assuming this will be an open-cut, please provide a callout with the extents of the roadway to be cut and restored. Additionally, for the publicly owned portion of the FM in the ROW, please provide a plan and profile sheet showing the vertical alignment of the FM and the avoidance of existing infrastructure/potential conflicts.	Unresolved
22.	Environmental Services	On Sheet C200: Utility Plan, please specify the method of connection of the 4" PVC FM to the existing FM such as: WET TAP EXISTING 8" PVC FM WITH 8"X4" TAPPING SLEEVE AND VALVE.	Unresolved
23.	Environmental Services	On Sheet C200: Utility Plan, please note that an 8" water master meter is grossly oversized for the anticipated water	Unresolved

		demands of this development which is 13.8 gpm at peak hour per your water report. These warehouses can be serviced by a single 5/8"x3/4" water meter (max 15 gpm) or by a 3/4" water (max 25 gpm) if we want to be conservative. If the warehouses are to be utilized by the same entity, we can use a single water meter with multiple downstream water connections to each warehouse. If you are planning on leasing out warehouses to separate entities, we could do a water meter bank so that each warehouse has its own water meter if desired. Regardless, please revise the proposed 8" water master meter to be an 8" DDCVA instead and revise all downstream WM to be fire main instead. The x3 downstream DDCVAs can be removed in favor of FDC mounted on a check valve or downstream of a check valve to isolate each FDC for each warehouse. Remove (or replace with check valves) all gates valves downstream of the master DDCVA. Revise your water service connection(s) to be upstream of the master DDCVA (for instance upstream of the onsite 8" gate valve and bend the PE tubing over to a 1" water meter south of the master DDCVA).	
24.	Environmental Services	On Sheet C200: Utility Plan, I recommend replacing the 8"X6" tee to the west of the Warehouse A fire hydrant/FDC with an 8"x6" reducer and a 6" 90-degree bend instead as the blowoff assembly is unnecessary and the water service connection will be separate.	Unresolved
25.	Environmental Services	On Sheet C200: Utility Plan, please provide a pipe conflict callout/detail for the following crossings: the 6" PVC fire line with the 18" HPPP storm line, the 6" PVC WM with the 30" HPPP storm line, the 8" WM with the 6" PVC fire line (x2), the 6" PVC fire line with the 30" HPPP storm line, the 6" PVC fire line with the 8" PVC gravity sewer main, the 6" PVC fire line with the 8" HPPP storm line, the 6" PVC fire line with the 24" HPPP storm line, the 6" PVC fire line with the 4" PVC FM, the 8" PVC gravity sewer main with the 12" HPPP storm line, and the 8" PVC gravity sewer main with the 24" HPPP storm line, and the 4" PVC FM with the 24" HPPP storm line.	Unresolved
26.	Environmental Services	On Sheet C200: Utility Plan, please draw-in and callout a utility easement for the proposed 8" DDCVA/1" water meter. I have provided a sketch showing the dimensions of the proposed utility easement that we're looking for in the Resources folder on eplan.	Unresolved
27.	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
28.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted	Info Only

		detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	
29.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Unresolved
30.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
31.	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
32.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
33.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Unresolved
34.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Unresolved
35.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
36.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
37.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Unresolved
38.	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	Unresolved

		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)	
39.	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
40.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Unresolved
41.	Natural Resources	It appears the site was cleared and wetlands were impacted without permits. Provide documents pertaining to the mitigation of the on-site wetlands and a tree survey dated prior to the clearing.	Unresolved
42.	Natural Resources	Provide a landscaping plan.	Unresolved
43.	Planning and Development	Is parcel #29-21-31-300-001E-0000 part of the project? This parcel technically retains PD zoning and should not be included in this site plan request. Please ensure that the parcel is not included on the cover page or site plan page.	Unresolved
44.	Planning and Development	On page C004 Site Plan, please depict the complete boundary of the site clearly and provide linear dimensions as well as metes and bounds description.	Unresolved
45.	Planning and Development	Please provide solid waste contained locations labeled on page C004 and provide enclosure details in accordance with SCLDC Sec. 30.14.15. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the primary building,	Unresolved
46.	Planning and Development	Stormwater retention ponds may be counted toward the minimum required open space area subject to the following criteria: (1)The pond shall be sodded or dressed with equivalent ground cover; and (2)The pond shall be accessible to all employees and visitors and shall be landscaped and configured in a manner that results in a visual amenity for the site and shall include aesthetic features or amenities such as benches and/or picnic tables. (3)For wet ponds, if reclaimed water is unavailable, then the pond shall be designed to be utilized for landscape irrigation. (4)For wet ponds, littoral zones of ponds shall be vegetated with emergent native vegetation to the maximum extent possible, provided that maintenance of the pond is not impeded. Plans shall be reviewed and approved by the Natural Resource Officer or designee.	Unresolved

		Please demonstrate compliance with this section by proposing the amenities and landscaping required in order to count the stormwater pond as open space.	
47.	Planning and Development	On page 004 Site Plan, please revise required parking stated and calculation to be compliant with the following requirement per SCLDC 30.11.3 for Warehouse uses: 1 space / 2 employees, plus 1 space / company vehicle	Unresolved
48.	Planning and Development	On page C004 Site Plan, please dimension parking spaces on the plan.	Unresolved
49.	Planning and Development	On page C004 Site Plan, please ensure the updated parking ratio is compliant with SCLDC 30.11.6; a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18).	Unresolved
50.	Planning and Development	On page C004 Site Plan, please dimension each structure on the plan.	Unresolved
51.	Planning and Development	On page C004 Site Plan, please state each proposed building height and give dimensions of the building in the site data table.	Unresolved
52.	Planning and Development	If the parcels are to remain uncombined, property setbacks should be depicted from each property. Otherwise, please combine the parcels. Please submit the following to kapgar@seminolecountyfl.gov to combine parcels: <a href="https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-combination-ada.pdf?sfvrsn=bb071a68_3">https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-combination-ada.pdf?sfvrsn=bb071a68_3</a>  Please note, PID #29-21-31-300-001E-0000 cannot be included in the request without pursuing a rezone for the property.	Unresolved
53.	Planning and Development	On page C004 Site Plan, please dimension the setback from each structure to the property line. The actual proposed distance from property line should be depicted.	Unresolved
54.	Planning and Development	Is a sign being proposed? If so, please show location.	Unresolved
55.	Planning and Development	On page C004 Site Plan, please give net buildable acreage calculation in accordance with the following definition; 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.	Unresolved
56.	Planning and Development	On page C004 Site Plan, please show setbacks from wetlands, as applicable. The wetland buffer is a fifteen (15) foot minimum, twenty-five (25) foot average.	Unresolved
57.	Planning and Development	Please clarify/specify the warehouse use.	Unresolved
58.	Planning and Development	Please provide bicycle parking in accordance with SCLDC Sec. 30.11.7.1 <a href="https://library.municode.com/fl/seminole_county/codes/land">https://library.municode.com/fl/seminole_county/codes/land</a>	Unresolved

		<a href="#">development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.7MIDEST</a>	
59.	Planning and Development	If a property owner's association will be created to maintain common areas, please submit those documents for review.	Unresolved
60.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
61.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
62.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half ( ) inch in width. SCLDC 90.5 (1)	Info Only
63.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Info Only
64.	Public Safety - Addressing	POSTING) Unit numbers shall be a minimum of 3" inches in height, posted above or aside all means of ingress/egress, clearly visible upon approach and clear of any obstruction such as awnings. SCLDC SEC 90.5(1) (2). * For unit/suite numbers, it is recommended to add the name unit or suite before the number. There have been cases where 911 received calls and is given the address with the unit/suite number as the main building number. This causes delays when that same number is used elsewhere on the street, as a main building number.	Info Only
65.	Public Safety - Addressing	A site plan that was approved through the Planning and Development site plan approval process is required to be submitted within the building permit application package, prior to permit approval. (Addressing Policy)	Info Only
66.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas that have been approved through the Development Review process are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval	Info Only

		letter. The site plan is to indicate adjacent road names, entrance locations, subject and adjacent parcel numbers, north arrow and a floor plan layout which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on each floor plan for each permit, the assigned unit number for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	
67.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County 911 Administration, Addressing Office. SCLDC 90.5	Info Only
68.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Info Only
69.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing addresses on the property, parcel 29-21-31-300-007A-0000 is 2555 Connection PT, Oviedo, FL 32765 and parcel 29-21-31-300-0070-0000 is 2545 & 2547 Connection PT, Oviedo, FL 32765 . Please contact the E911 Administration, Addressing Office by email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> after demolition of the structure and we will remove the address from our database. These addresses will not be assigned to the new proposed structures.	Info Only
70.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
71.	Public Safety - Addressing	(Development Name) The complex name CONNECTION POINT COMMERCIAL CENTER, has been approved for use. The property owner confirmed this is the name and it will not be posted on signage. The business names will be posted on signage. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: <a href="mailto:addressing@seminolecountyfl.gov">addressing@seminolecountyfl.gov</a> ).	Info Only
72.	Public Safety - Addressing	(Prior to Building Permit Submittal- UNIT NUMBERS/MULTIPLE OCCUPANTS) Approved sites with multiple occupants are required to coordinate individual addressing, prior to submittal of building permits. You will need to submit to our office the floor plans for every occupied tenant space on every floor, showing each tenants ingress/egress, walls, doors, street names, north arrow and site location layout. Addressing will provide you	Info Only

		the proposed unit numbers for each occupied tenant space, which are to be labeled on the construction plans as unit or suite #. The submitted floor/construction plans submitted to the Building Department during permit application, will require the correct building address and unit numbers of the subject tenant space and the unit numbers for the adjacent tenant spaces.. If any part of the building address or unit numbers are incorrect on the building permit plan submittal, it will be required to be corrected. (Addressing Policy)	
73.	Public Safety - Addressing	Please correct the site plan name from CONNECTION POINT - INDUSTRIAL CPCC to CONNECTION POINT COMMERCIAL CENTER on all pages and title blocks.	Unresolved
74.	Public Safety - Addressing	On Sheets C003 DEMOLITION AND EROSION CONTROL PLAN, C800 VEHICLE TURN AROUND, C004 SITE PLAN & C100 GEOMETRY PLAN kindly include the adjacent parcel numbers 29-21-31-300-0060-0000 (situated to the southeast of the subject parcel) and 29-21-31-300-006A-0000 (situated to the northeast of the subject parcel). Please refrain from labeling the subject parcels, since there's four of them and the properties may be combined (if applicable). The subject parcels are already labeled on the cover sheet and other sheets, which is adequate.	Unresolved
75.	Public Safety - Addressing	Will the subject parcels be combined? Subject Parcels are 29-21-31-300-0070-0000, 29-21-31-300-007A-0000, 29-21-31-300-0080-0000 & 29-21-31-300-001E-0000.	Question
76.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
77.	Public Safety - Fire Marshal	Please relocate the FDC to the backflow as this is the preferred method for SCFD.	Unresolved
78.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
79.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if	Unresolved

		standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	
80.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved
81.	Public Safety - Fire Marshal	Please clarify pipe rating and size for the fire lines on the plans.	Unresolved
82.	Public Safety - Fire Marshal	Adequate turning radius does not appear to accommodate the emergency vehicles. Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft Current TRA is 43 ft truck which is incorrect. It also shows a short truck encroaching into parking spaces. Please revise to specs above and also ensuring truck does not encroach into parking spaces.	Unresolved
83.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM. NFF shall be provided for all 3	Unresolved

		structures. This information shall also be provided on the utility or TRA plan.	
84.	Public Safety - Fire Marshal	The areas being utilized for the truck turn around shall be striped and signed for no parking to ensure apparatus has room to turn around and this area is not blocked.	Unresolved
85.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
86.	Public Works - Engineering	The Survey provided is not a topographic survey. Provide a signed and sealed Boundary and topographic survey.	Unresolved
87.	Public Works - Engineering	The ADA parking for Warehouse A does not work. It does not appear to have ADA sidewalk access to the building. Please show the anticipated main entrance for each building. The ADA spaces may have to be relocated to the nearest reasonable entrance to the buildings.	Unresolved
88.	Public Works - Engineering	The Grading for several of the ADA spaces do not seem to meet required slopes. Please verify and revise all accordingly.	Unresolved
89.	Public Works - Engineering	There are multiple Stop sign and stop bars that are not provided internal to the site. Provide stop signs and stop bars at all traffic conflict points.	Unresolved
90.	Public Works - Engineering	Please verify all top and bottom of wall elevations around the site. See southwest side for example.	Unresolved
91.	Public Works - Engineering	Detail 801W and detail 930 on sheet C909 do not seem to have the correct information on them. Please revise all accordingly.	Unresolved
92.	Public Works - Engineering	It is not clear that there is positive outfall at elevation 33'. Based on County LIDAR and available information from this project and Alro development downstream there may be obstructions that may make elevation 33' outfall problematic. Staff understands the inlet downstream is elevation 31.6'.	Unresolved
93.	Public Works - Engineering	Where are sections shown on sheet C101 located? The ones shown do not seem to be correct.	Unresolved
94.	Public Works - Engineering	Provide additional details on the outfall weir. It will have to be better stabilized so it will not wash out. The 2' weir is not sufficient.	Unresolved
95.	Public Works - Engineering	Provide a hydraulic analysis for the storm pipe system.	Unresolved
96.	Public Works - Engineering	Staff does not all agree with the pre-development TC. Provide a pre and post development basin map showing TC basin areas, etc. Even if calculated less than 15 minutes it is the minimum pre-development TC I will accept. I do expect it longer than that.	Unresolved
97.	Public Works - Engineering	Staff has concerns with how the roof lines of the buildings will be done. The warehouse building "A" would not be able to be collected with a normal "A" frame roof line and no roof drain or collection is shown for the back of the building. Clearly show the drainage to the front of the building.	Unresolved

<b>98.</b>	Public Works - Engineering	There is a 16' gate to the pond on the west of the site. There is retaining wall at that corner and only a 10' berm on the south side of the pond. How will equipment be able to maintain the pond.	Unresolved
<b>99.</b>	Public Works - Engineering	The pond will have to have a fence around the pond. Clearly show a fence around the pond.	Unresolved
<b>100.</b>	Public Works - Engineering	The retaining walls around the site will also have to have a fence or handrail to protect the drop off. Revise accordingly.	Unresolved
<b>101.</b>	Public Works - Engineering	There is no landscape proposed on the site. No landscaping would be allowed on or in the pond.	Unresolved
<b>102.</b>	Public Works - Engineering	Please verify all detail page references and all details for correctness.	Unresolved
<b>103.</b>	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on resubmittal.	Info Only
<b>104.</b>	Public Works - Engineering	Prior to the preconstruction meeting a SJRWMD permit will be required.	Info Only
<b>105.</b>	Public Works - Engineering	Prior to preconstruction meeting an NPDES permit will be required to be submitted.	Info Only
<b>106.</b>	Public Works - Impact Analysis	No Review Required, trips generated (23 PM Pk Hr Trips) < requirement (50 AM or PM Pk Hr Trips)	Info Only

### Agency / Department Reviewers and Project Status

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

Department	Reviewer	Email	Contact	Status
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468	Approved

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/2/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	<b>Matthew Maywald, Kaitlyn Apgar, Amy Curtis, Sarah Harttung, Becky Noggle, James Van Alstine, Jim Potter</b>

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

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

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

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0302**

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**Title:**

**ALAFAYA BEASLEY - REZONE**

**Project Number:** 25-20000008

**Project Description:** Proposed Rezone from R-1AA to R-1 zoning district on 1.14 acres on the west side of Alafaya Trl, south of Beasley Rd

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

**Parcel ID:** 27-21-31-505-0000-011C

**BCC District:** 1-Dallari

**Applicant:** Stephen Ratcliff (407) 496-5784

**Consultant:** N/A



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

PROJ. #: 25-20000008  
 Received: 11/26/25  
 Paid: 11/26/25

**REZONE/FUTURE LAND USE AMENDMENT**

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT AND REZONE (&gt;50 ACRES)</b> LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
<input type="checkbox"/> <b>SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)</b>	\$3,500
<input type="checkbox"/> <b>SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)</b> SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	\$3,500 + 50% OF REZONE FEE
<input type="checkbox"/> <b>TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$3,000
<input type="checkbox"/> <b>TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$1,000
<input checked="" type="checkbox"/> <b>REZONE (NON-PD)**</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> <b>PD REZONE**</b>	
<input type="checkbox"/> <b>PD REZONE</b>	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN</b>	\$1,000
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</b>	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ <sup>^</sup> x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ <sup>^</sup> x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> <b>PD MAJOR AMENDMENT</b>	\$4,000 + \$75/ACRE** (\$10K MAX. FEE)
<input type="checkbox"/> <b>PD MINOR AMENDMENT</b>	\$1,000
<input type="checkbox"/> <b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/> <b>DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</b>	\$3,500.00


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

**PROJECT**

PROJECT NAME: <b>Alafaya - Beasley Rezone</b>	
PARCEL ID #(S): <b>27-21-31-505-0000-011C</b>	
LOCATION: <b>West Side of Alafaya Trail South of Beasley Road</b>	
EXISTING USE(S): <b>Single Family Residential</b>	PROPOSED USE(S): <b>Single Family Residential</b>
TOTAL ACREAGE: <b>1.14 acres</b>	BCC DISTRICT: <b>1</b>
WATER PROVIDER: <b>Seminole County</b>	SEWER PROVIDER: <b>Septic</b>
CURRENT ZONING: <b>R-1AA</b>	PROPOSED ZONING: <b>R-1</b>
CURRENT FUTURE LAND USE: <b>MDR</b>	PROPOSED FUTURE LAND USE: <b>MDR</b>

**APPLICANT**

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

NAME: <b>Stephen J. Ratcliff</b>	COMPANY:	
ADDRESS: <b>751 E. Chapman Road</b>		
CITY: <b>Oviedo</b>	STATE: <b>Florida</b>	ZIP: <b>32765</b>
PHONE: <b>407-496-5784</b>	EMAIL: 	


**CONSULTANT**

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

NAME: <b>None</b>	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): <b>Stephen J. Ratcliff</b>		
ADDRESS: <b>751 E. Chapman Road</b>		
CITY: <b>Oviedo</b>	STATE: <b>Florida</b>	ZIP: <b>32765</b>
PHONE: <b>407-496-5784</b>	EMAIL: 	

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

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

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

**TYPE OF CERTIFICATE**

**CERTIFICATE NUMBER**

**DATE ISSUED**

VESTING: \_\_\_\_\_

TEST NOTICE: \_\_\_\_\_

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

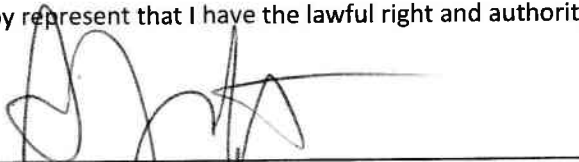
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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



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

11 | 25 | 2025  
 \_\_\_\_\_  
 DATE

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

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

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

NAME	ADDRESS	PHONE NUMBER
Stephen J. Ratcliff	751 E. Chapman Road, Oviedo, FL 32765	407-496-5784
Paul M. Kaufmann	840 Palmetto Terrace, Oviedo, FL 32765	321-274-5837

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

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

NAME	ADDRESS	% OF INTEREST

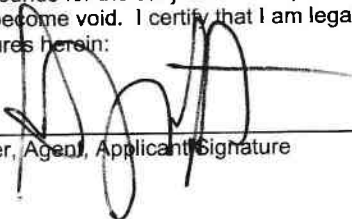
(Use additional sheets for more space)

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

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

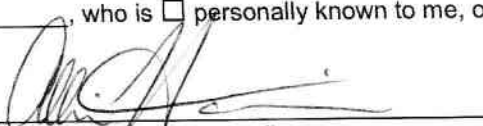
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

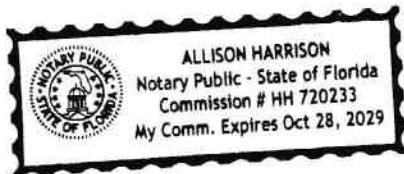
11/25/2025  
Date

  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 25 day of November, 2025, by Stephen Batchiff, who is  personally known to me, or  has produced FL Divers License as identification.

  
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

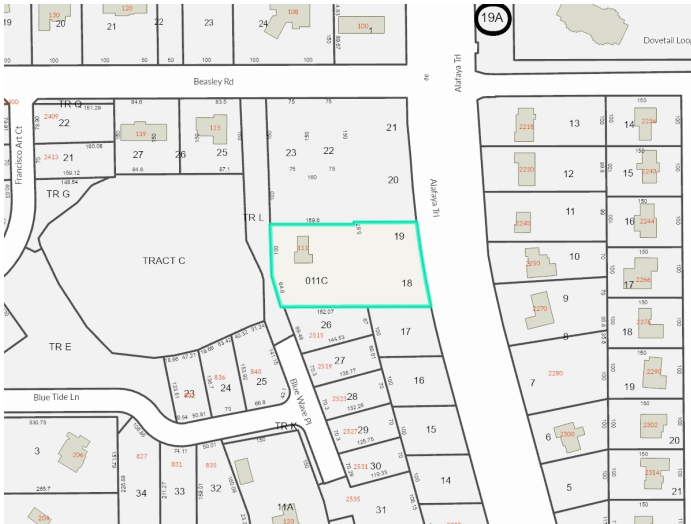
# Property Record Card



Parcel: **27-21-31-505-0000-011C**  
 Property Address: **111 BEASLEY RD OVIEDO, FL 32765**  
 Owners: **KAUFMANN, PAUL; STEPHEN J RATCLIFF REV TRUST**  
 2026 Market Value \$328,734 Assessed Value \$328,734 Taxable Value \$328,734  
 2025 Tax Bill \$4,502.69

The 2 Bed/2 Bath Single Family property is 1,013 SF and a lot size of 1.13 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	27-21-31-505-0000-011C
Property Address	111 BEASLEY RD OVIEDO, FL 32765
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-6582
Subdivision	ALAFAYA TRAIL SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$137,005	\$138,739
Depreciated Other Features	\$3,900	\$2,600
Land Value (Market)	\$187,829	\$187,829
Land Value Agriculture	\$0	\$0
Just/Market Value	\$328,734	\$329,168
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$328,734	\$329,168

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,502.69
Tax Bill Amount	\$4,502.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

KAUFMANN, PAUL - Tenants in Common :50  
 STEPHEN J RATCLIFF REV TRUST - Tenants in Common :50

## Legal Description

BEG SE COR LOT 18 RUN W 325 FT N 19 DEG  
20 MIN W 64.6 FT N 100 FT E 169.6 FT N 5.67  
FT E 150 FT SLY ON WLY R/W S R 520 166.67 FT  
TO BEG (LESS RD) ALAFAYA TRAIL SUBD PB 10  
PG 96

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$328,734	\$0	\$328,734
Schools	\$328,734	\$0	\$328,734
FIRE	\$328,734	\$0	\$328,734
ROAD DISTRICT	\$328,734	\$0	\$328,734
SJWM(Saint Johns Water Management)	\$328,734	\$0	\$328,734

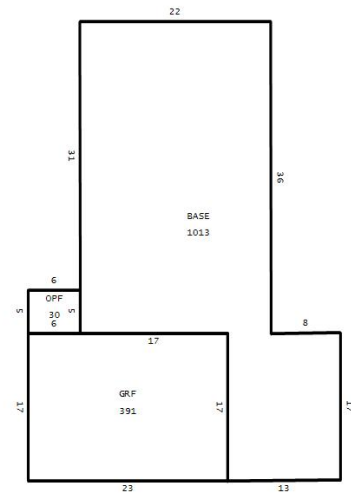
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/31/2021	\$325,000	09894/0185	Improved	Yes
QUIT CLAIM DEED	6/15/2020	\$100	09635/0847	Improved	No
WARRANTY DEED	2/1/1993	\$100	02544/1177	Improved	No
WARRANTY DEED	2/1/1992	\$24,900	02421/0952	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02421/0951	Improved	No

## Land

Units	Rate	Assessed	Market
166 feet X 307 feet	\$775/Front Foot	\$187,829	\$187,829

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1013
Total Area (ft <sup>2</sup> )	1434
Constuction	CONC BLOCK
Replacement Cost	\$173,424
Assessed	\$137,005



Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	391
OPEN PORCH FINISHED	30

Permits				
Permit #	Description	Value	CO Date	Permit Date
17747	111 BEASLEY RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [ALAFAYA TRAIL SUBD]	\$7,620		10/21/2022
07952	2255 ALAFAYA TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY HOME [ALAFAYA TRAIL SUBD]	\$4,875		5/12/2021
14953	2255 ALAFAYA TRL: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [ALAFAYA TRAIL SUBD]	\$6,600		9/20/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1984	1	\$3,000	\$1,800
SCREEN PATIO 1	1987	1	\$3,500	\$2,100

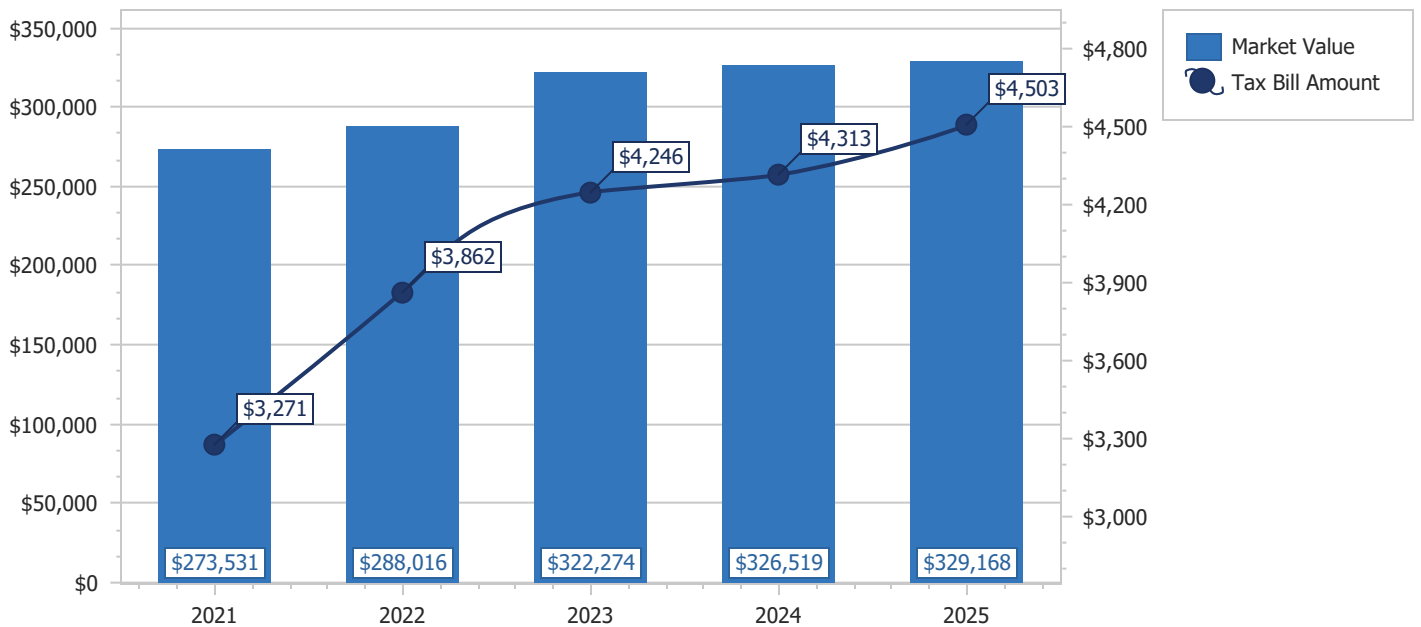
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

### Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

**Receipt Details**

**Date:** 11/26/2025 3:37:55 PM  
**Project:** 25-20000008  
**Credit Card Number:** 48\*\*\*\*\*0024  
**Authorization Number:** 054270  
**Transaction Number:** 261125C2A-ECCD171B-37E1-4801-A764-C042B0441C89  
**Total Fees Paid:** 2607.60

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	32.60
REZONE TO COM, IND, OP/RP 14	2575.00
Total Amount	2607.60

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

**Comment Document – Initial Submittal**

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

<b>PROJECT NAME:</b>	<b>ALAFAYA BEASLEY - REZONE</b>	<b>PROJ #: 25-20000008</b>
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	11/26/25	
RELATED NAMES:	Z2025-023	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	27-21-31-505-0000-011C	
NO OF ACRES	1.14	
BCC DISTRICT	Bob Dallari	
LOCATION	ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
STEPHEN RATCLIFF 751 E CHAPMAN RD OVIEDO FL 32765 (407) 496-5784 [REDACTED]	N/A	

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

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

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

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

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	SR 434 is considered an Arterial roadway. The project intensity is considered a II based on the overall density. A buffer opacity of 0.1 will be required. Specific buffer components will be evaluated at time of Preliminary Subdivision Plan.	Info Only
2.	Building Division	-Permitting Requirements for Future Proposed Construction or Demolition- - Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, sheds, etc...	Info Only
3.	Environmental Services	Seminole County Utilities has no objection to the proposed rezone.	Info Only
4.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. The nearest connection point is a 24" DI potable water main running along the west side of Alafaya Trail.	Info Only
5.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a 20" PVC force main running along the east side of Alafaya Trail.	Info Only
6.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but if they do not connect to the nearby force main, then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per House Bill 1379, these OSTDS would have to be 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 (to construct, repair, modify, or abandon) follow link: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's reclaim irrigation service area but are not required to connect. There is a 12" PVC reclaim water main running along the centerline of Alafaya Trail. If these lots do not connect to reclaim, then they will be serviced by potable water irrigation or by an alternative irrigation source such as an irrigation well.	Info Only
8.	Environmental Services	Be advised that Alafaya Trail is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.	Info Only
9.	Planning and Development	Please provide the School Impact Analysis Letter. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or <a href="mailto:jford@scps.k12.fl.us">jford@scps.k12.fl.us</a> .	Unresolved
10.	Planning and	Prior to staff scheduling the required public hearings, the	Unresolved

	Development	Applicant must conduct a community meeting. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	
11.	Planning and Development	Comment Please email the legal description in a word document to <a href="mailto:kapgar@seminolecountyfl.gov">kapgar@seminolecountyfl.gov</a>	Unresolved
12.	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft (12 ft for driveway to single structure) in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
13.	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
14.	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
15.	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
16.	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
17.	Public Safety - Fire Marshal	Future building shall require: 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
18.	Public Works - County Surveyor	While i am okay with the boundary survey provided for the rezone, should this advance to platting the surveyor must prove out the old plat that this property is part of and not rely on the adjacent plat.	Info Only
19.	Public Works - Engineering	No issues noted for traffic and drainage for the rezone. Please refer to additional informational comments for future processes.	Info Only
20.	Public Works - Engineering	Drainage for each lot will be required to be addressed.	Info Only
21.	Public Works - Engineering	At Final Engineering or Plat, appropriate County standard access to each lot will be required. Note that according to the Public Works Engineering Manual, multiple accesses to a collector or arterial roadway will not be allowed.	Info Only
22.	Public Works - Impact Analysis	No Review Required. Trips generated by a maximum of 5 SF DUs are less than 50 Peak hour trips required for a TIS to be submitted.	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

Printed: 4/1/26 4:45 PM

Page 3 of 5

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460	Approved
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Approved
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716	No Review Required

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

1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
04/01/2026	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar

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

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

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

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

---

**File Number: 2026-0304**

---

**Title:**

**ALDI LAKE MARY - PRE-APPLICATION**

**Project Number:** 26-80000034

**Project Description:** Proposed Site Plan for modifications at an existing grocery store on 1.15 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd

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

**Parcel ID:** 12-20-29-300-0060-0000

**BCC District:** 5-Herr

**Applicant:** Sarah Clarkin (407) 645-2008

**Consultant:** N/A



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

PROJ. #: 26-80000034  
 Received & paid: 3/19/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Aldi #2380 - Lake Mary, FL	
PARCEL ID #(S): 12-20-29-300-0060-0000	
TOTAL ACREAGE: 1.15	BCC DISTRICT: 5: Herr
ZONING: Planned Development	FUTURE LAND USE: Planned Development

**APPLICANT**

NAME: Sarah Clarkin	COMPANY: Interplan LLC	
ADDRESS: 220 E Central Pkwy, #4000		
CITY: Altamonte Springs	STATE: FL	ZIP: 32701
PHONE: 407.645.2008	EMAIL: [REDACTED]	

**CONSULTANT**

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

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

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>see attached narrative</u>				

**STAFF USE ONLY**

COMMENTS DUE: 3/27	COM DOC DUE: 4/2	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the northwest corner of International Pkwy and Lake Mary Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 4/10

Good afternoon,

I would like to request a pre-application meeting for an upcoming Aldi renovation project located at 120 International Parkway, Lake Mary, FL 32746.

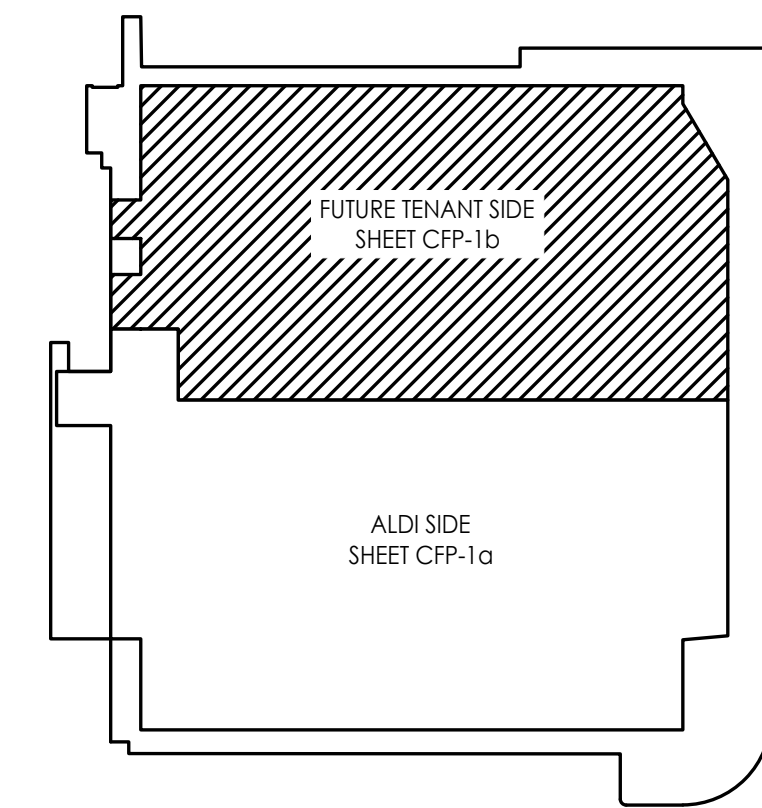
Scope of work: Retrofit of an existing Winn-Dixie store. The work will include interior/exterior fixture and equipment modifications, modifications to interior/ exterior walls, refinishing or finish replacement of walls and floors, rework of portions of lighting, electrical, and mechanical as required to accommodate fixtures / equipment modifications. Addition of roof top condensing unit for the refrigeration system. Addition of truck back and recessed truck entry.

- NOTES**
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  - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
  - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
  - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

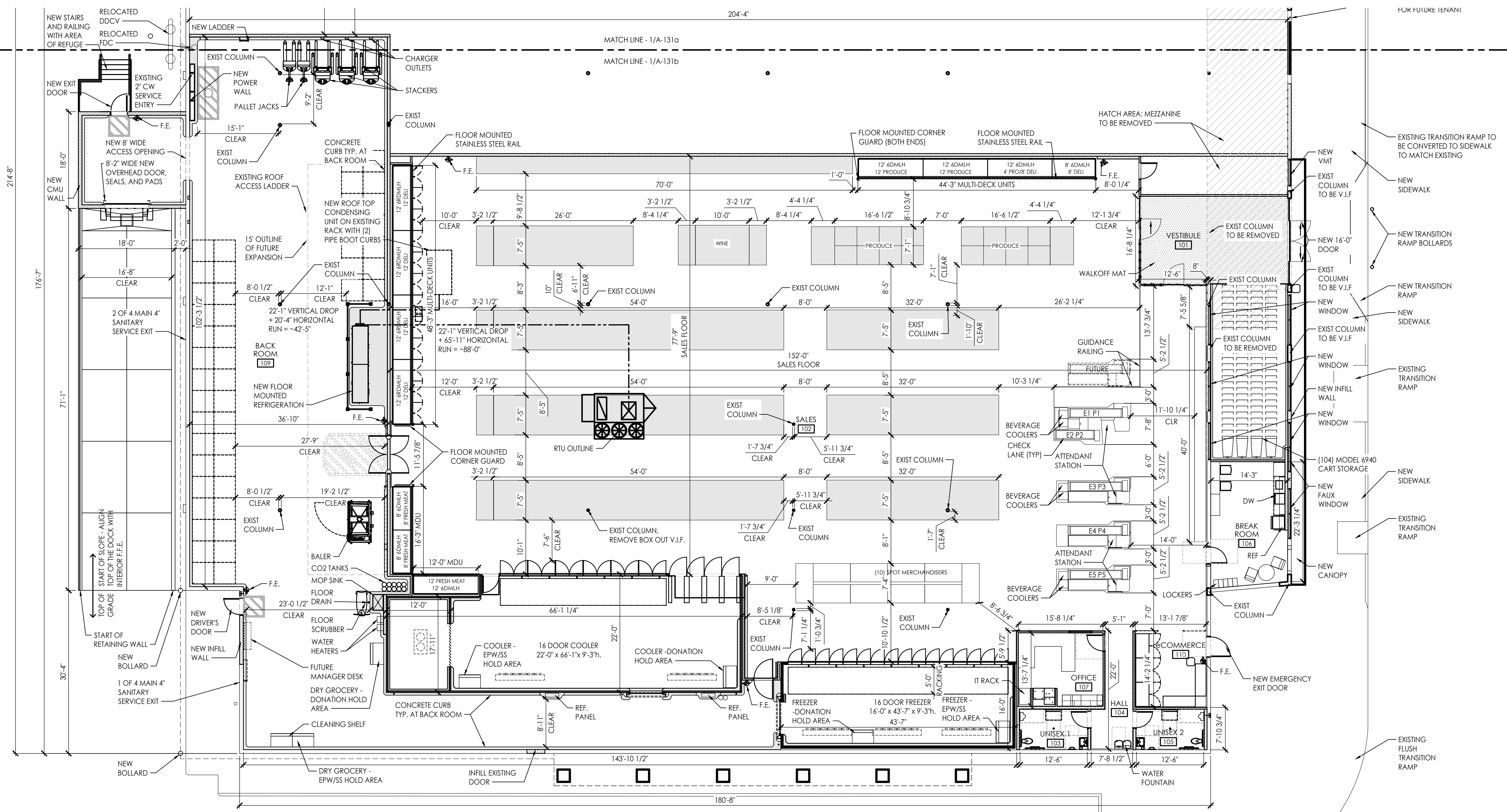
SIDE DOCK OPERATIONS DATA		
ITEM	LAKE MARY	FX1.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	781'-4"	779'-4"
ASSUMED PALLET STORAGE	48	57
BUILDING DIMENSIONS	180'-8" x 176'-7"	179'-4" x 162'-8"
SALES FLOOR DIMENSIONS	77'-9" x 152'-0"	74'-10" x 151'-1"
LENGTH OF MULTIDECK	120'-0"	120
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	10	10
CART STORAGE	104	128

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES	12,749
SUBTOTAL (MERCANTILE)		12,749
BUSINESS (B)	OFFICE	211
	BREAK ROOM	320
SUBTOTAL (BUSINESS)		531
STORAGE / STOCK (S-2)	BACKROOM	5,699
	COOLER	1,330
	FREEZER	148
	eCOMMERCE CLOSET	187
	CLOSET	193
SUBTOTAL (STORAGE / STOCK)		8,057
SUBTOTAL (OCCUPANCIES)		21,337
UNOCCUPIED/EXTERIOR /INTERIOR WALLS		2,004
BUILDING SQUARE FOOTAGE		23,341
EXTERIOR CANOPY		0
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		23,341

UNOCCUPIED AREA SUMMARY		
ROOM NAME	SQUARE FOOTAGE	
HALL	131	
UNISEX 1	92	
UNISEX 2	92	
VESTIBULE/CART CORRAL	909	
TOTAL SQUARE FOOTAGE UNOCCUPIED AREA		1,224



**2 Key Plan**  
SCALE: 1/64" = 1'-0"



**1 Concept Floor Plan**  
SCALE: 3/32" = 1'-0"

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Issued:	Date:
A OWNER REVIEW	
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Revisions:	Date:
9 Revisions 1-9 Filed	11/20/25
10 OWNER COMMENTS	11/20/25
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15 OWNER CHANGES	03/17/26
16	
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PROJECT ARCHITECT/ENGINEER	DATE

PROJECT LEAD	DATE

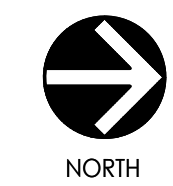
PROJECT DESIGNER	DATE



**ALDI Inc. Store #: 2380**  
**LAKE MARY, FL**  
120 INTERNATIONAL PARKWAY  
LAKE MARY, FL 32746  
Seminole County  
Project Name & Location:

**CONCEPT FLOOR PLAN**

Drawing Name:	Project No.
Date: 11/18/25	2024.0563
Type: RETROFIT	
Drawn By: AM	CFP-1A
Checked By: LS	Drawing No.



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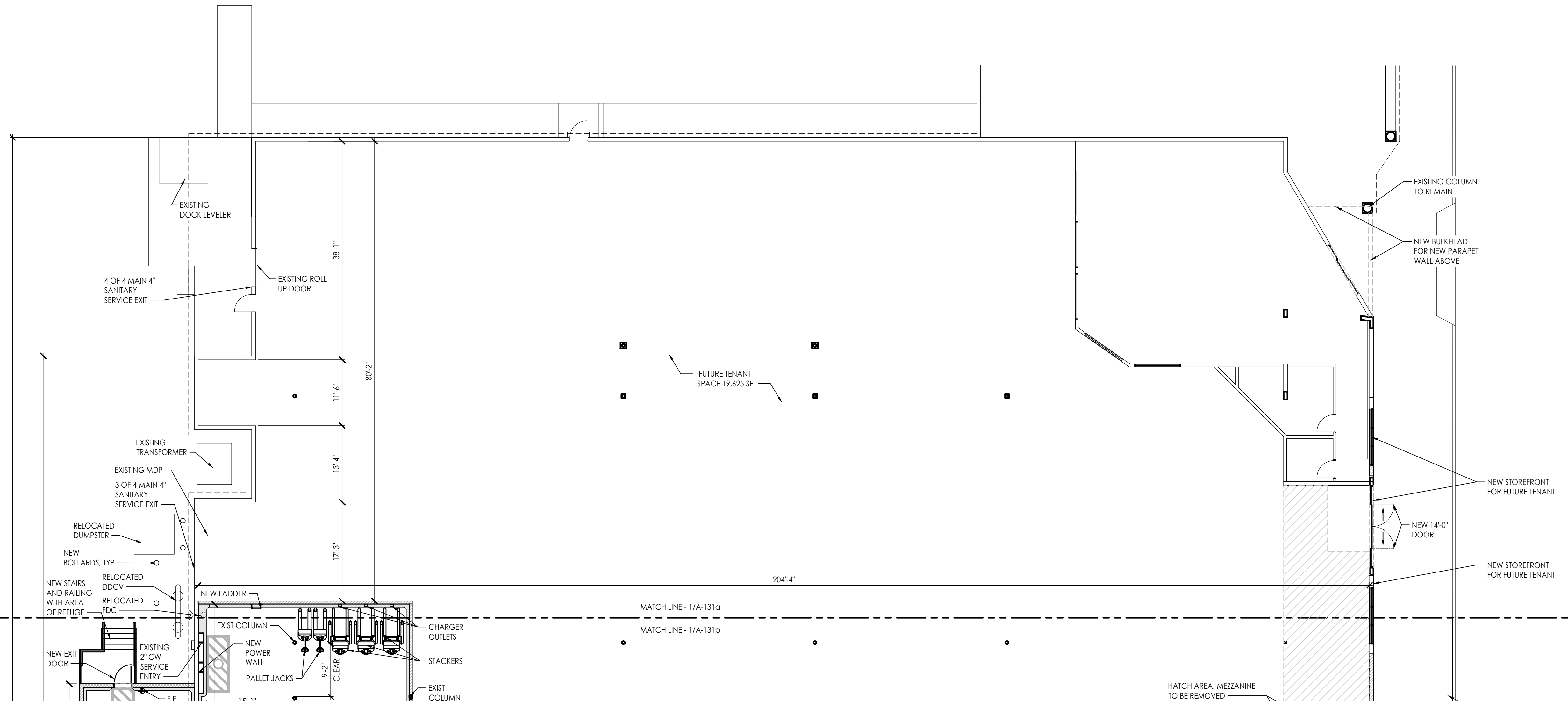
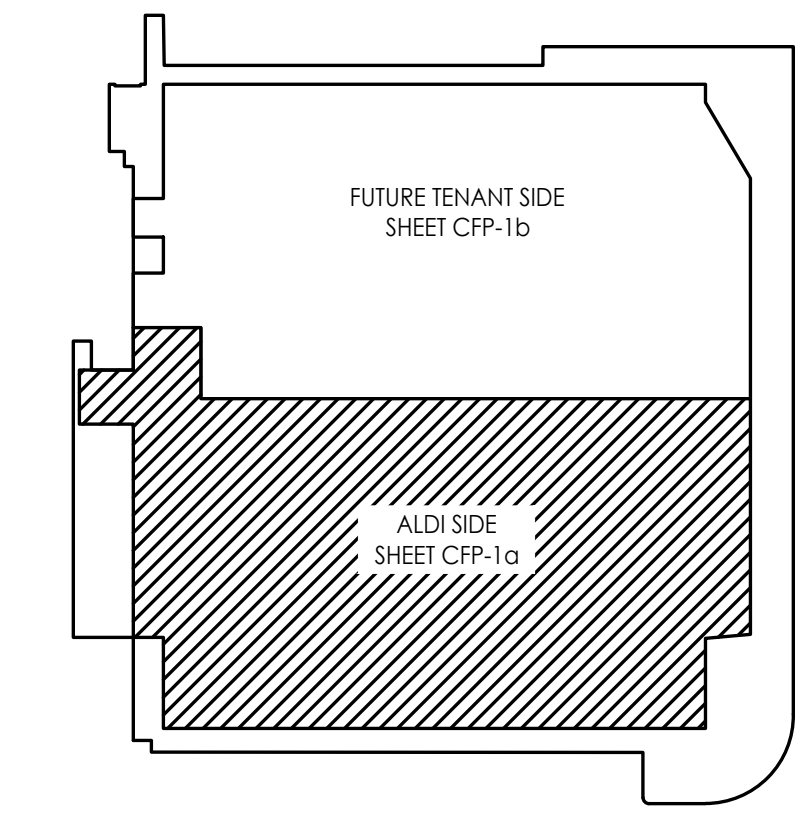
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SCALE: 1/64" = 1'-0"



**1 Concept Floor Plan**  
SCALE: 3/32" = 1'-0"

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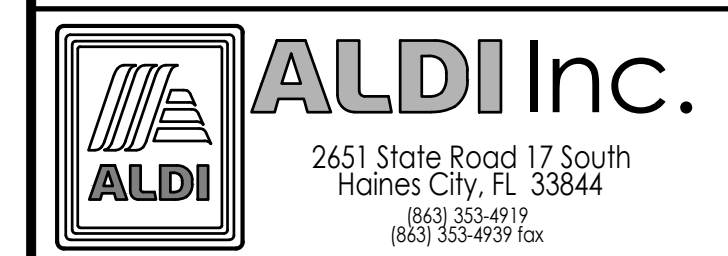
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PROJECT DESIGNER	DATE

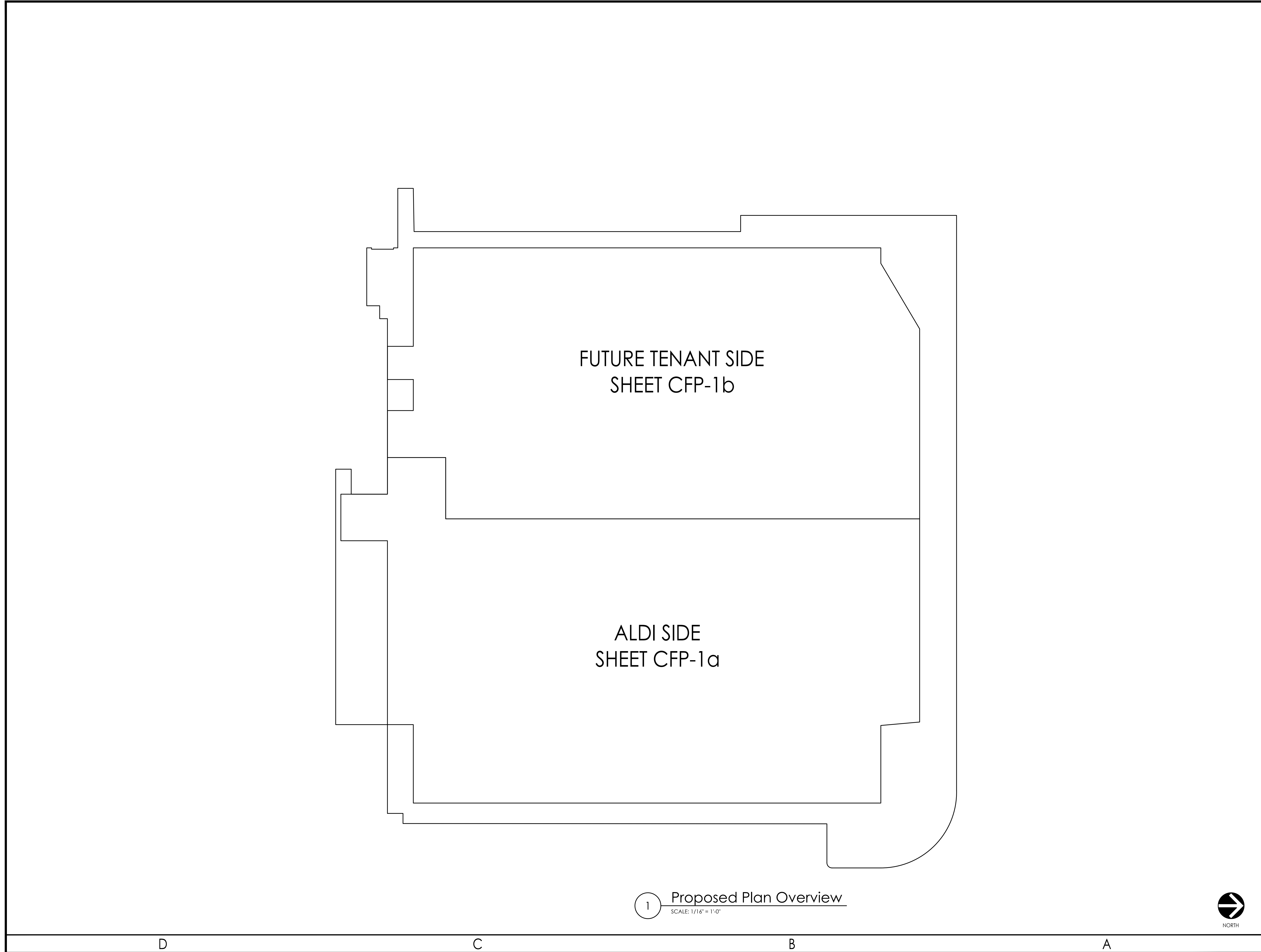


**ALDI Inc. Store #: 2380**  
LAKE MARY, FL  
120 INTERNATIONAL PARKWAY  
LAKE MARY, FL 32746  
Seminole County  
Project Name & Location:

**CONCEPT FLOOR PLAN**

Drawing Name:	Project No.
Date: 11/18/25	2024.0563
Type: RETROFIT	CFP-1B
Drawn By: AM	Checked By: LS
Checked By: LS	Drawing No.

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1 Proposed Plan Overview  
SCALE: 1/16" = 1'-0"

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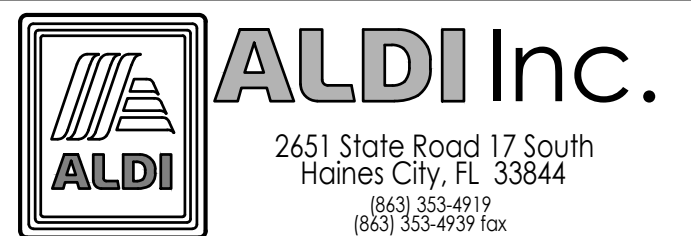
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2 PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE



ALDI Inc. Store #: 2380  
LAKE MARY, FL  
120 INTERNATIONAL PARKWAY  
LAKE MARY, FL 32746  
Seminole County  
Project Name & Location:

**CONCEPT FLOOR PLAN**

Drawing Name:

Date: 11/18/25 Project No. 2024.0563

Type: RETROFIT

Drawn By: AM CFP-1C

Checked By: LS Drawing No.



NORTH

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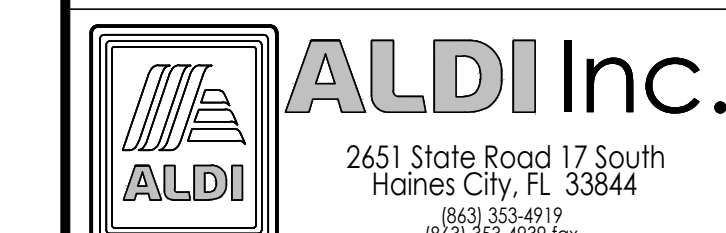
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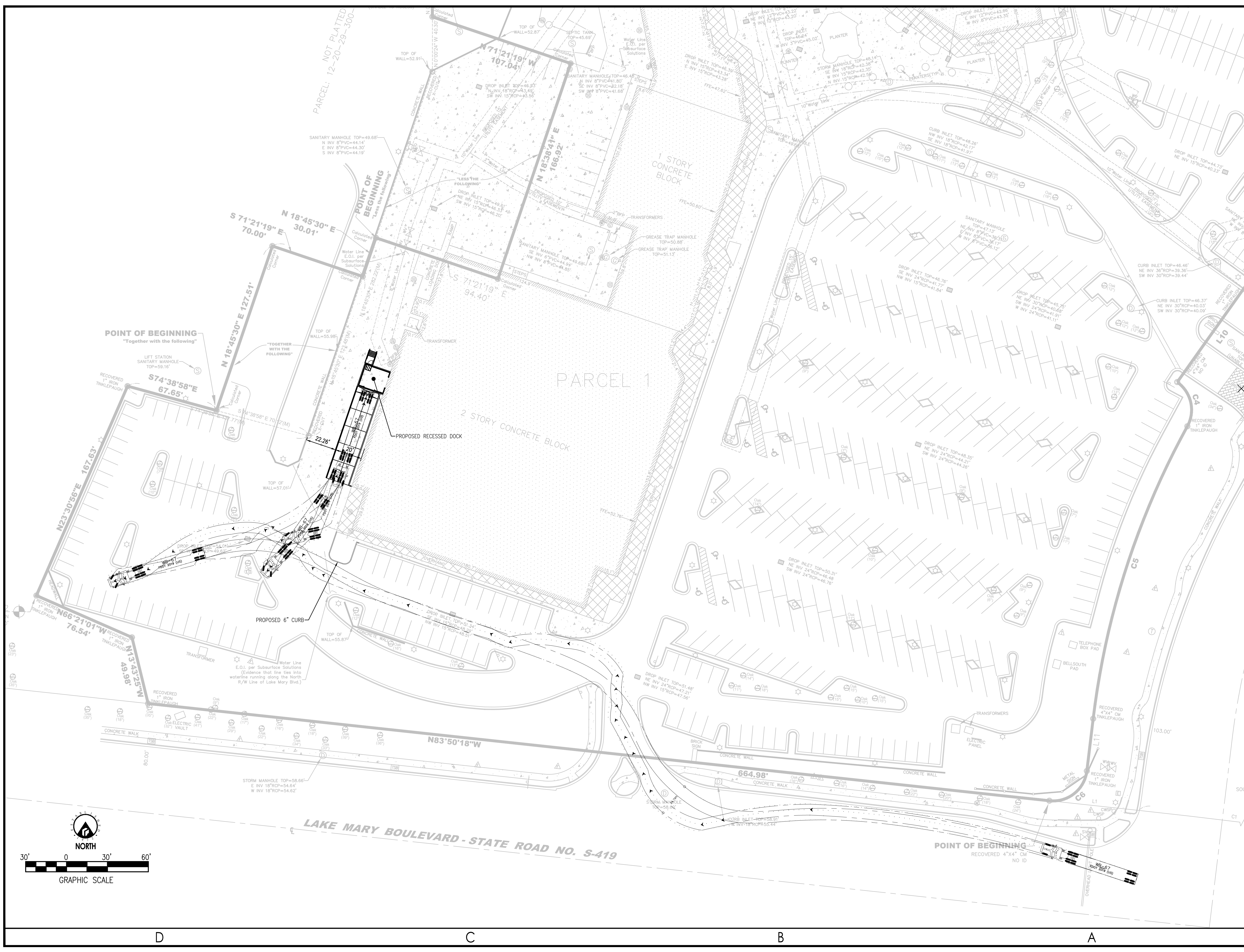
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**ALDI Inc.** Store #: 2380  
LAKE MARY, FL  
120 INTERNATIONAL PARKWAY  
LAKE MARY, FL 32746  
Seminole County  
Project Name & Location:

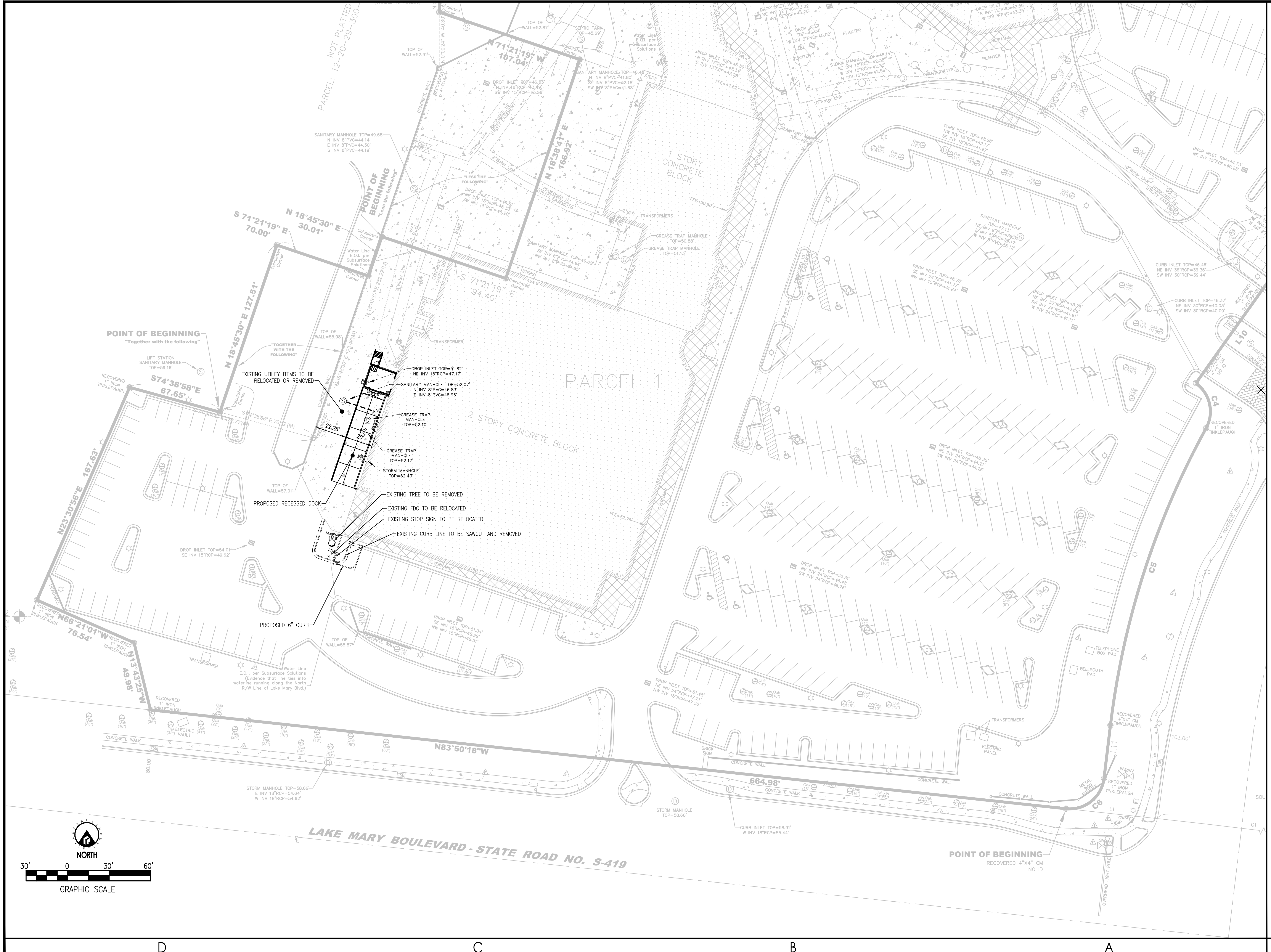
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Drawing Name: \_\_\_\_\_  
Date: 3/12/2026  
Type: RETROFIT  
Drawn By: GFC  
Checked By: CDB

Project No.  
**2024.0563**  
EX-1  
Drawing No.



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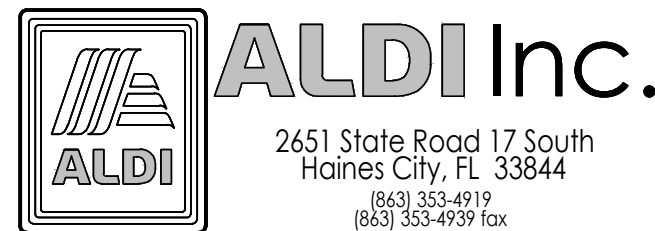
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PROJECT DESIGNER \_\_\_\_\_ DATE \_\_\_\_\_



ALDI Inc. Store #: 2380  
LAKE MARY, FL  
120 INTERNATIONAL PARKWAY  
LAKE MARY, FL 32746  
Seminole County  
Project Name & Location:

AutoTurn Exhibit

Drawing Name: \_\_\_\_\_

Date: 3/12/2026

Type: RETROFIT

Drawn By: GFC

Checked By: CDB

Project No.

2024.0563

EX-1

Drawing No.

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# Property Record Card



**Parcel:** 12-20-29-300-0060-0000  
**Property Address:** 100 INTERNATIONAL PKWY LAKE MARY, FL 32746  
**Owners:** EQX-HRP HEATHROW LLC  
 2026 Market Value \$17,289,101 Assessed Value \$17,289,101 Taxable Value \$17,289,101  
 2025 Tax Bill \$218,050.26  
 Retail Center-Anchored property w/1st Building size of 43,340 SF and a lot size of 11.64 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	12-20-29-300-0060-0000
Property Address	100 INTERNATIONAL PKWY LAKE MARY, FL 32746
Mailing Address	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751-3402
Subdivision	
Tax District	01:County Tax District
DOR Use Code	16:Retail Center-Anchored
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$17,289,101	\$15,940,512
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$17,289,101	\$15,940,512

## 2025 Certified Tax Summary

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

## Owner(s)

Name - Ownership Type  
 EQX-HRP HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

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

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$17,289,101	\$0	\$17,289,101
Schools	\$17,289,101	\$0	\$17,289,101
FIRE	\$17,289,101	\$0	\$17,289,101
ROAD DISTRICT	\$17,289,101	\$0	\$17,289,101
SJWM(Saint Johns Water Management)	\$17,289,101	\$0	\$17,289,101

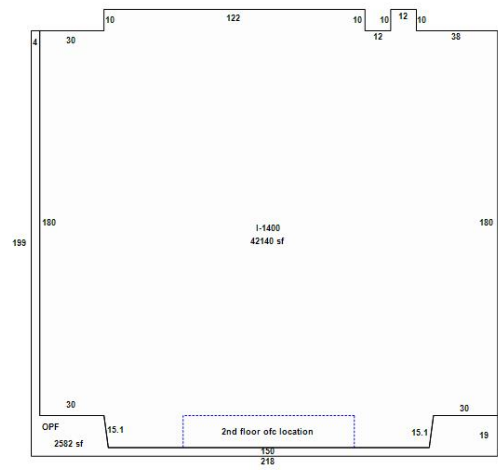
## Sales

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

SPECIAL WARRANTY DEED	11/1/2004	\$11,475,000	05503/1277	Improved	No
WARRANTY DEED	8/1/2001	\$7,350,000	04157/1223	Improved	No
SPECIAL WARRANTY DEED	7/1/1997	\$5,100,000	03267/1453	Improved	Yes
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$121,700	02144/0973	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$10,218,600	02144/0967	Improved	No
WARRANTY DEED	12/1/1986	\$100	01799/0453	Vacant	No
WARRANTY DEED	12/1/1986	\$100	01799/0450	Vacant	No
WARRANTY DEED	12/1/1986	\$1,335,000	01799/0447	Vacant	No

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

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	43340
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$4,012,273
Assessed	\$2,337,149



1-1400  
1200 sf 80

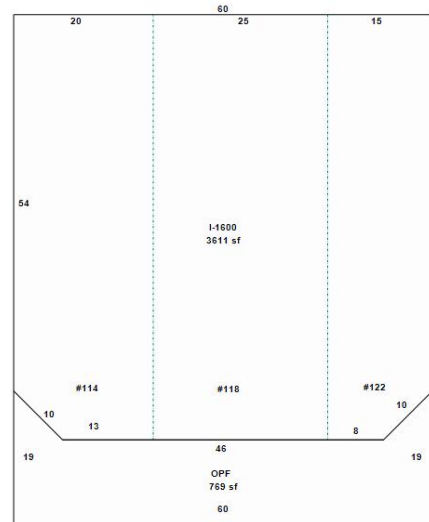
Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	2582

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	3611
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$369,555
Assessed	\$215,266

\* Year Built = Actual / Effective



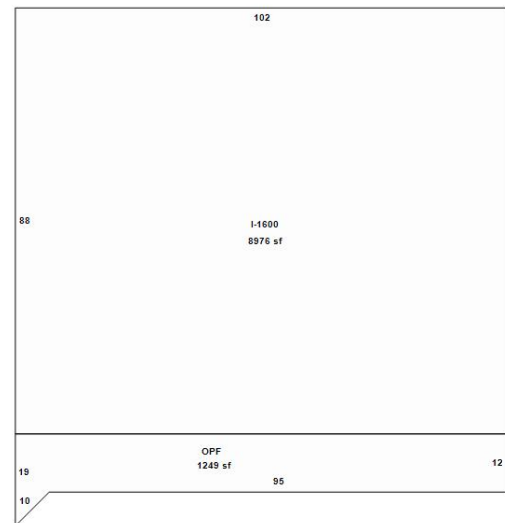
Building 2

### Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	769

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	8976
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$890,776
Assessed	\$518,877

\* Year Built = Actual / Effective



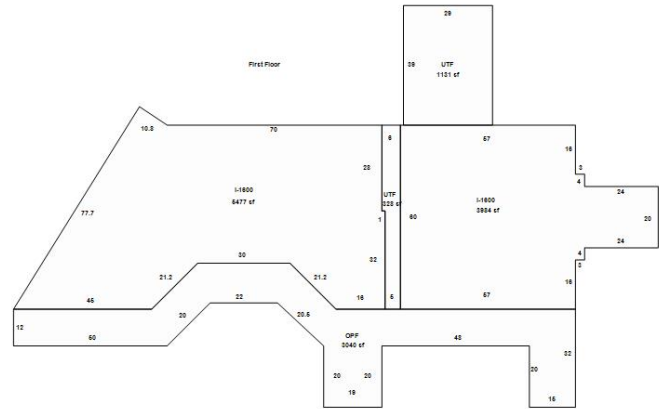
Building 3

### Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	1249

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	17726
Total Area (ft <sup>2</sup> )	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$2,435,235
Assessed	\$1,418,524

\* Year Built = Actual / Effective

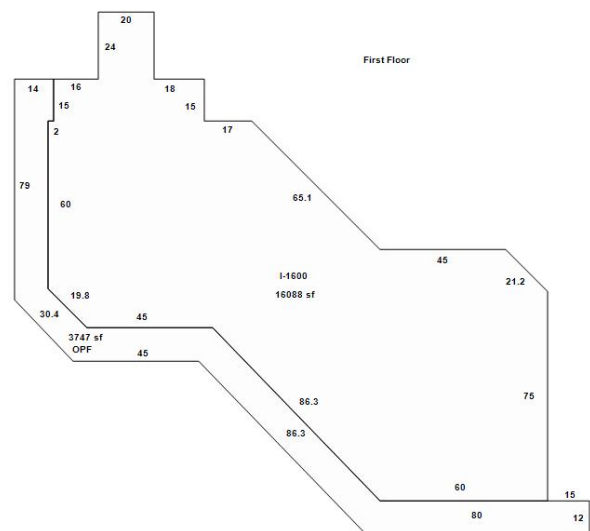


Building 4

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	3040
OPEN PORCH FINISHED	4700
UTILITY FINISHED	328
UTILITY FINISHED	1131

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	1988
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	30098
Total Area (ft <sup>2</sup> )	
Constuction	METAL & GLASS - CURTAIN WALLS
Replacement Cost	\$3,913,438
Assessed	\$2,279,578

\* Year Built = Actual / Effective



Building 5

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

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

Permits				
Permit #	Description	Value	CO Date	Permit Date
13248	120 INTERNATIONAL PKWY: ALTERATION COMMERCIAL-Hair Studio and Nail Saloon CO - HEATHROW SHOPS	\$180,000	3/9/2026	11/25/2025
03807	100 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL-restaurant	\$2,915		6/8/2021
03166	100 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-3 WALL SIGHS	\$7,000		4/2/2021
14240	120 INTERNATIONAL PKWY: SIGN (POLE,WALL,FACIA)-Wall Sign	\$1,180		9/17/2020
16138	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-	\$1,528		11/19/2019
05133	120 INTERNATIONAL PKWY: ELECTRICAL - COMMERCIAL-COMMERCIAL	\$1,650		4/10/2019
02997	MECHANICAL- #128	\$10,000		3/14/2019
03631	FIRE SUPPRESSION- #140	\$1,700		4/6/2018
17379	SIGN #140	\$7,990		3/1/2018
00393	100 INTERNATIONAL PKWY: REROOF COMMERCIAL	\$70,725		1/29/2018
01140	REROOF	\$70,725		1/19/2018
05350	ALARM SYSTEM ALTERATION - #184	\$4,800		4/25/2017
04358	WALL SIGN - #184	\$2,280		4/6/2017
04291	ELECTRICAL - #184	\$12,000		4/5/2017
03251	REWORK FIRE SPRINKLER SYSTEM - #184	\$7,345		3/14/2017
01019	WALL SIGN - #120	\$1,800		1/26/2017
00332	INTERIOR BUILD-OUT - #184	\$150,000	5/24/2017	1/10/2017
13252	REPLACE DUKE ENERGY BY-PASS - SAME FOR SAME - QUEST DIAGNOSIS - #140	\$250		11/16/2016
13253	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - HEATHROW CHIROPRACTIC - #120	\$250		11/16/2016
13255	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #124	\$250		11/16/2016
13256	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #128	\$250		11/16/2016
13258	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13261	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
13262	REPLACE DUKE ENERGY BYPASS - SAME FOR SAME - #240	\$250		11/16/2016
10753	MECHANICAL - 100 INTERNATIONAL PKWY #130	\$9,500		9/15/2016
11908	MECHANICAL	\$127,700		10/20/2015
09640	REROOF - 100 INTERNATIONAL PKWY	\$15,000		8/26/2015

09642	REROOF	\$6,000		8/26/2015
09643	REROOF	\$27,000		8/26/2015
09501	REROOF	\$52,000		8/21/2015
11026	ALARM SYSTEM ALTERATION	\$24,920		11/18/2014
09332	GROUND & WALL SIGNS	\$40,378		9/18/2014
08776	ELECTRICAL - #110	\$1,500		9/4/2014
07968	REMOVE ALL EXISTING SIGNS - INSTALL NEW WINN-DIXIE ON FRONT & SIDE ELEVATION - INSTALL NEW LIQUOR SIGN ON FRONT ELEVATION - FACE CHANGE ONLY ON PYLON SIGN - #110 - 100 INTERNATIONAL PKWY	\$23,000		8/21/2014
06140	HOOK-UP FACTORY INSTALLED FIRE SUPPRESSION SYSTEM - #110 - WINN DIXIE - 100 INTERNATIONAL PKWY	\$1,125		6/23/2014
05403	ADD & RELOCATE FIRE SPRINKLERS - #110 - 100 INTERNATIONAL PKWY	\$16,153		6/4/2014
04241	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$5,120		5/8/2014
04240	MECHANICAL - #110 - 100 INTERNATIONAL PKWY	\$42,750		5/8/2014
02858	INTERIOR ALTERATION - #110 - 100 INTERNATIONAL PKWY	\$1,100,000	6/16/2015	4/1/2014
09451	MECHANICAL - #240	\$6,140		11/12/2013
06681	BEAM REPAIR - #110 - 100 INTERNATIONAL PKWY	\$7,000		8/7/2013
06223	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM MONITORING - #220	\$972		7/23/2013
01688	SIGNS.	\$1,990		4/17/2013
09472	UPGRADE THE EXISTING FIRE SUPPRESSION SYSTEM - #140 - LUIGINO'S	\$1,600		12/21/2012
07351	ADD & RELOCATE FIRE SPRINKLER HEADS - #120	\$2,482		9/27/2012
07088	LETTER WALL SIGN - #120 - QUEST DIAGNOSTICS	\$5,450		9/19/2012
07038	INSTALLATION OF NEW SIGNAGE & CONNECT TO EXISTING ELECTRIC - #112	\$6,133		9/18/2012
06968	MECHANICAL - #240	\$19,914		9/14/2012
06234	INTERIOR ALTERATION - #120	\$137,985	10/24/2012	8/15/2012
06082	DEMOLISH & REMOVE WALK-IN COOLER - #188	\$800		8/10/2012
03974	INTERIOR ALTERATION - #112	\$20,000	8/14/2012	5/29/2012
03833	REMOVE INTERIOR NON-LOADING BEARING WALLS & DELETE ELECTRICAL - #262 - BODY COACH	\$1,850		5/22/2012
07921	CHANGEOUT WALL SIGN - #130 - CVS - 100 INTERNATIONAL PKWY	\$1,800		10/7/2011
01268	WALL SIGN - #124 - CHIROPRACTIC	\$2,300		2/22/2011
01267	WALL SIGN W/LED LIGHTS - #120 - DIVA	\$2,200		2/22/2011
00768	FIRE ALARM SYSTEM INSTALLATION - #176 - ARTHUR MURRAY DANCE STUDIO	\$1,068		2/2/2011

00770	INSTALL WIRELESS RADIO FOR FIRE ALARM MONITORING ONLY - #130 - CVS PHARMACY; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$1,068		2/2/2011
07922	FIRE SPRINKLER SYSTEM INSTALLATION - #124	\$882		10/5/2010
07501	INTERIOR ALTERATION - NO CHANGE OF USE - #124	\$20,000		9/20/2010
05299	INTERIOR ALTERATION - #188	\$111,796		7/1/2009
04612	WALL SIGN	\$2,312		6/9/2009
03228	REROOF	\$176,330		4/28/2009
02846	ELECTICAL MISC/BLDG PMT COMM/FP FIRE NEW CONS/ALTERATIONS	\$18,000		4/15/2009
00853	INSTALL FIRE SPRINKLERS - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$3,195		2/5/2009
00190	SIGN - SUBWAY - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		1/12/2009
11022	INTERIOR ALTERATION - #114; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$70,000	3/2/2009	11/3/2008
10454	INSTALL FIRE SPRINKLERS - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$8,390		10/14/2008
10399	MECHANICAL & CONDENSOR #240	\$5,473		10/13/2008
01039	A/C CHANGEOUT - #240	\$5,473		10/13/2008
08645	INSTALL FIRE SPRINKLERS - WINN DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		8/19/2008
08541	INTERIOR BUILDOUT - #188	\$57,610		8/14/2008
08238	A/C CHANGEOUT - CVS PHARMACY - #130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$7,495		8/5/2008
07076	REMODELING WINN-DIXIE - #110; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$10,000	9/25/2008	7/2/2008
05575	INSTALL FIRE SPRINKLERS - #240	\$3,385		5/27/2008
05589	RANGE HOOD SUPPRESSION SYSTEM - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,300		5/27/2008
05506	SIGN - #122 - SAMURAI SUSHI; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,000		5/23/2008
04245	INSTALL FIRE ALARM SYSTEM - ADVANCED DERMATOLOGY - #240	\$4,975		4/23/2008
02601	INTERIOR ALTERATION - #240	\$115,000		3/13/2008
02259	INSTALL FIRE SPRINKLERS - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,200		3/5/2008
01214	REMOVE & REPLACE ROOF-TOP UNIT - #220	\$7,000		2/5/2008
13522	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$59,000	8/12/2008	12/31/2007
09496	REROOF - #128	\$10,490		8/24/2007
05301	MECHANICAL & CHANGEOUT - LUIGINOS	\$3,830		5/17/2007
04773	MECHANICAL & CONDENSOR	\$3,100		5/4/2007
04697	INSTALL FIRE SPRINKLERS - #192	\$2,100		5/3/2007
04702	INSTALL FIRE SPRINKLERS - #188	\$2,100		5/3/2007

03457	INSTALL FIRE SPRINKLERS - #184	\$2,800		4/4/2007
03220	INSTALL FIRE ALARM SYSTEM - SUITE #192	\$1,155		3/29/2007
03222	INSTALL FIRE ALARM SYSTEM - SUITE #188	\$1,155		3/29/2007
02796	INSTALL FIRE ALARM SYSTEM - #184	\$1,200		3/20/2007
02517	TENANT ALTERATION - SUITE #184	\$9,200	6/19/2007	3/13/2007
02375	INSTALL FIRE ALARM SYSTEM - #176 - AUTHOR MURRAY	\$3,200		3/9/2007
02110	INSTALL FIRE SPRINKLERS - AURTHOR MURPHY'S - #176	\$4,000		3/2/2007
01544	TENANT BUILDOUT - #192	\$30,000	8/8/2007	2/14/2007
01198	INTERIOR BUILDOUT - #122; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$43,995		2/6/2007
01116	WALL SIGN - ARTHUR MURRAY DANCE STUDIO - SUITE #176	\$1,950		2/2/2007
00730	ADD OFFICE & CHANGE ELECTRIC - ARTHUR MURRAY DANCE - #176	\$10,995	3/16/2007	1/23/2007
00722	INTERIOR BUILDOUT - #188	\$125,000	8/8/2007	1/23/2007
12124	INSTALL FIRE SPRINKLERS - #184	\$3,239		10/26/2006
12135	INSTALL FIRE SPRINKLERS - #176	\$3,239		10/26/2006
12004	MECHANICAL & CONDENSOR	\$3,170		10/24/2006
11778	INTERIOR BUILDOUT - #184	\$25,000		10/18/2006
10381	INTERIOR BUILDOUT - #176	\$25,000		9/11/2006
07438	WALL SIGN	\$4,157		6/22/2006
05940	WALL SIGN - SUITE #118; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$2,365		5/22/2006
05455	INSTALL FIRE SPRINKLERS - #116	\$2,068		5/9/2006
03738	TENANT BUILDOUT - #220	\$100,000	6/23/2006	4/4/2006
03573	WALL SIGN - #128	\$6,500		3/31/2006
02966	INTERIOR BUILDOUT - BARNEY'S COFFEE - SUITE #120	\$120,000	6/22/2006	3/17/2006
01205	REPLACE 5 TON AIR HANDLER	\$3,500		2/2/2006
10107	REPLACE STORM-DAMAGED ENTRY SIGN & INSTALL NEW MONUMENT SIGN; PAD PER PERMIT 126 INTERNATIONAL PKWY	\$25,000		5/20/2005
00358	INTERIOR REMODE - CVS STORE #3920; PAD PER PERMIT 100 INTERNATIONAL PKWY #130	\$50,000		1/6/2005
15261	REPLACING CANOPY DUE TO HURRICANE DAMAGE - LUIGINO'S PASTA & STEAKHOUSE	\$2,450		11/23/2004
15101	REROOF DUE TO HURRICANE DAMAGE - SUITE #1262	\$17,000		11/22/2004
14523	RELOCATE EXISTING SPRINKLER HEADS - #112	\$2,850		11/15/2004
14003	INSTALL SIGN ON WALL FACIA - H & R BLOCK - HOOK-UP TO EXISTING PRIMARY - #112	\$2,100		11/5/2004
10736	INTERIOR RENOVATION FOR H & R BLOCK - #112	\$40,320	11/29/2004	9/17/2004

10323	SWITCHING ECKERD SIGN TO CVS SIGN - SUITE 130; PAD PER PERMIT 100 INTERNATIONAL PKWY	\$800		9/10/2004
03891	MECHANICAL & CONDENSOR - #220	\$4,500		4/7/2004
03280	INSTALL FIRE ALARM SYSTEM	\$2,258		3/26/2004
03024	INSTALL FIRE SPRINKLERS/MAIN	\$2,893		3/19/2004
00567	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$0		1/16/2004
13227	ROOF STRUCTURE OVER OPEN SEATING AREA	\$40,000		11/25/2003
11945	WALL SIGN - #120	\$0		10/23/2003
09057	INSTALL FIRE SPRINKLERS/MAIN - #240	\$2,450		8/13/2003
08738	INSTALL FIRE ALARM SYSTEM	\$1,800		8/5/2003
08325	BUILDOUT; #240	\$60,000	11/6/2003	7/24/2003
08327	BUILDOUT - #240	\$60,000		7/24/2003
06274	MECHANICAL & CONDENSOR - #240	\$6,934		6/1/2003
04768	INSTALL FIRE SPRINKLERS/MAIN - #128	\$1,800		5/1/2003
03453	INSTALL FIRE SPRINKERS/MAIN	\$2,500		4/1/2003
03666	INTERIOR BUILDOUT - #128	\$89,000	6/6/2003	4/1/2003
02505	WALL SIGN - #128	\$0		3/1/2003
00349	WALL SIGN - #128	\$0		1/1/2003
00507	INSTALL FIRE SPRINKLERS/MAIN	\$3,974		1/1/2003
11542	INSTALL FIRE ALARM SYSTEM	\$2,500		11/1/2002
11163	MECHANICAL & CONDENSOR	\$45,000		11/1/2002
10432	INSTALL FIRE SPRINKLERS/MAIN	\$0		10/1/2002
09526	WALL SIGN; PAD PER PERMIT 100 INTERNATIONAL #106	\$0		9/1/2002
08990	PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$250,000	3/13/2003	9/1/2002
08432	INSTALL FIRE ALARM SYSTEM; #240	\$4,200		9/1/2002
08357	REMODELING OF EXISTING OFFICE - #240	\$200,000		8/1/2002
07218	WALL SIGN	\$0		7/1/2002
05435	WINN-DIXIE #2380 - FIRE WORK SALE IN STORE	\$3,500		5/1/2002
04238	MECHANICAL & CONDENSOR; #120	\$1,995		4/1/2002
04081	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$2,753		4/1/2002
01384	REPLACING STAIRS @ MARKET SQUARE SHOPPING CENTER; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$5,500		2/1/2002
02210	TIE/DOWN REMEDIATION BLDG; PAD PER PERMIT 100 INTERNATIONAL PKWY #116	\$15,000		2/1/2002
04637	RANGE HOOD PERMIT PAD 120 INTERNATIONAL PKWY 140	\$1,500		5/1/2001
04797	FIRE PROTECTION; PERMIT PAD 100 INTERNATIONAL PKWY 110	\$0		5/1/2001
02954	MECHANICAL&CONDENSOR	\$2,000		4/1/2001

03694	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$950		4/1/2001
01132	WALL SIGN PAD PER PERMIT 100 INTERNATIONAL PKWY #110	\$3,000		2/1/2001
01514	SIDING/AWNINGS/AL ROOF/CANOPY PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,365		2/1/2001
09656	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY 140	\$2,000		10/25/2000
05406	MECHANICAL & CONDENSOR; PAD PER PERMIT 100 INTERNATIONAL PKY 114; CONTRACTOR - RINALDI'S HEATING & AIR CONDITIONING	\$5,000		6/12/2000
03579	FENCE/WALL; SHOPPES OF HEATHROW; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$3,000		4/1/2000
00670	FIRE PROTECTION & MECHANICAL; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - JIM GARRISON INC	\$47,500	6/2/2000	3/1/2000
02006	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 120 INTERNATIONAL PKY 264; CONTRACTOR - WILHELM, WILLIAM J	\$1,900		3/1/2000
00856	WOOD DECK; PAD PER PERMIT 120 INTERNATIONAL PKY 140	\$15,000		2/1/2000
09936	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$840		12/1/1999
10553	INSTALL FIRE SPRINKLERS/MAIN PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$1,020		12/1/1999
08775	MECHANICAL; PAD PER PERMIT 100 INTERNATIONAL PKWY 130	\$24,000		11/1/1999
06156	INTERIOR RENOVATION; STE 276; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$7,656	10/1/1998	8/1/1998
06157	INTERIOR RENOVATION; STE 280; PAD PER PERMIT 160 INTERNATIONAL PKWY	\$6,384	10/8/1998	8/1/1998
05435	POSTED WITHOUT PERMIT; ADD 14' WALL W/DOOR; PAD PER CO 100 INTERNATIONAL PKWY	\$0	9/26/1997	8/1/1997
03777	FIRE PROTECTION; PAD PER PERMIT 120 INTERNATIONAL PKWY; PASTA LOVERS	\$400		6/1/1997
03025	ELECTRICAL; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$0		5/1/1997
03226	FIRE PROTECTION; SHOPPES OF HEATHROW STE 120; PAD PER PERMIT 120 INTERNATINAL PKWY	\$860		5/1/1997
01465	ADD BRM; LUIGINOS PASTA LOVERS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$20,000	6/20/1997	3/1/1997
01609	RENAR HOMES-INTERIOR; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$3,000		3/1/1997
07354	2 PARTITION WALLS & DOORS; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$1,500		11/1/1996
07010	FIRE PROTECTIONS; ERIC MICHEL SALON; PAD PER PERMIT 120 INTERNATIONAL PKWY	\$2,200		10/1/1996
06202	BOILER REPLACEMENT/DRY CLEAN USA PAD PER PERMIT 100 INTERNATIONAL PKWY	\$0		9/1/1996
06220	ALARM FOR PASTA LOVERS PAD PER PERMIT 120 INTERNATIONAL PKWY	\$250		9/1/1996

06281	INTERIOR PAD PER PERMIT 120 INTERNATIONAL PKWY RENO HAIR SALON	\$46,200		9/1/1996
05155	REPIPE X-RANGE GUARD-PASTA LOVERS	\$1,400		8/1/1996
05317	PASTA LOVERS-RANGE HOOD ADD	\$2,230		8/1/1996
04451	MISC ELEC STE 220	\$200		7/1/1996
04552	PASTA LOVERS	\$2,531		7/1/1996
03799	DRY CLEAN USA-STORAGE SHED	\$2,400		6/1/1996
04216	PASTA LOVERS TRATTORIA INTERIOR	\$130,000	9/20/1996	6/1/1996
03880	GOODINGS VIDEO STORE	\$16,000	7/1/1996	6/1/1996
04418	GOODINGS/ADD ONE HORN STROBE	\$300		6/1/1996
04266	GOODINGS-ADD TO SPRINKLER SYS	\$975		6/1/1996
05630	FIRE SPRINKLERS	\$1,240		8/1/1995
04379	SECURITY SYSTEM	\$3,780		7/1/1995
04735	INTERIOR-ADVANCED DERMATOLOGY	\$60,000	10/19/1995	7/1/1995
00902	TITAN CORP SUITE 240	\$1,400		2/1/1995
08266	ADD TO EX FIRE ALARM 120 INTERNATIONAL PKWY	\$1,958		12/1/1994
07874	INTERIOR-EXCESS & STOP LOSS	\$100,000		12/1/1994
08171	STE 176 FIRE PROTECTION	\$2,350		12/1/1994
03198	W P ABRHAM SUITE 112 NO DESCRIPTION	\$23,000	5/26/1994	5/1/1994
03756	HEATHROW 1 BLD SUTIE 220 250 INTERNATIONAL PKWY	\$33,000	7/6/1994	5/1/1994

### Extra Features

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

### Zoning

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

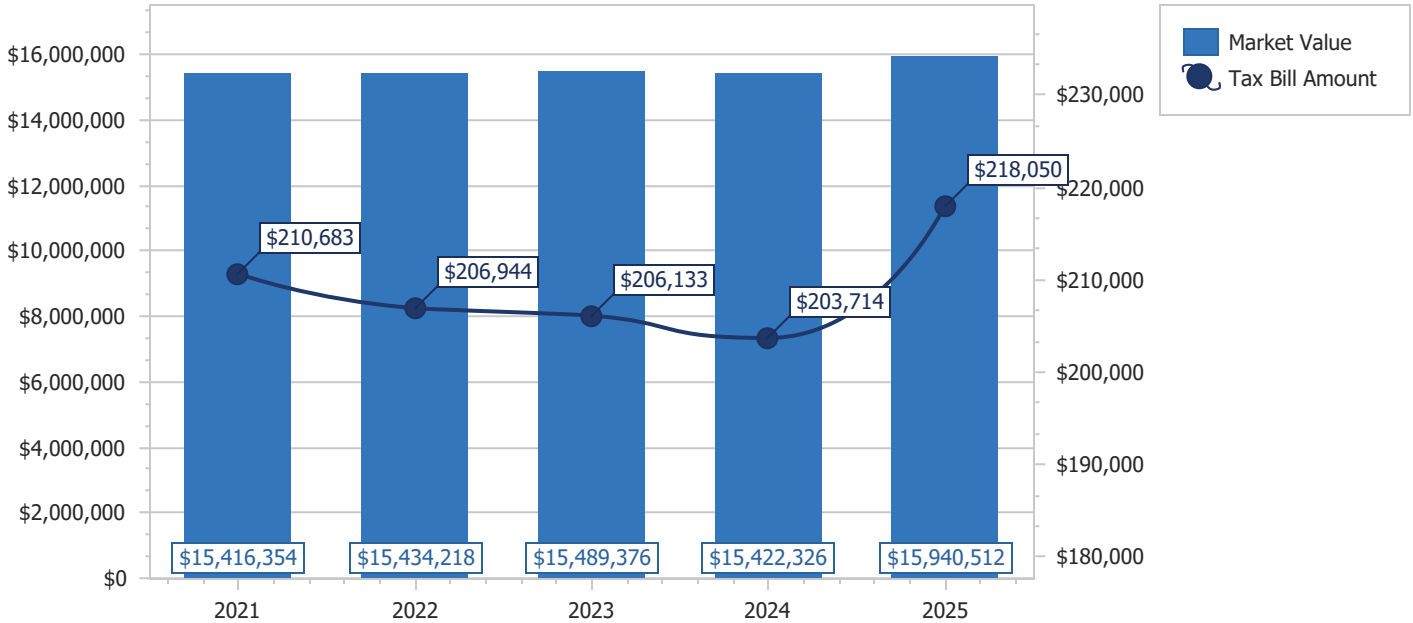
### School Districts

Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

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

### Property Value History



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

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

**Receipt Details**

**Date:** 3/19/2026 3:56:12 PM  
**Project:** 26-80000034  
**Credit Card Number:** 41\*\*\*\*\*4758  
**Authorization Number:** S13591  
**Transaction Number:** 190326O2C-D4728210-6910-4D7A-9BD6-715A4DE94955  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

<b>PROJECT NAME:</b>	<b>ALDI LAKE MARY - PRE-APPLICATION</b>	<b>PROJ #: 26-80000034</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/19/26	
RELATED NAMES:	EP SARAH CLARKIN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-0060-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR MODIFICATIONS AT AN EXISTING GROCERY STORE ON 1.15 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
NO OF ACRES	1.15	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTHWEST CORNER OF INTERNATIONAL PKWY AND LAKE MARY BLVD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
SARAH CLARKIN INTERPLAN LLC 220 E CENTRAL PKWY #4000 ALTAMONTE SPRINGS FL 32701 (407) 645-2008 [REDACTED]	N/A	

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

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Planned Development and is within the Heathrow PD (Planned Development).
- The Applicant will be required to submit for a Site Plan approved on the exterior changes to the site.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Building Division Daniel Losada	- Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, etc...	Info Only
2.	Building Division Daniel Losada	- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code	Info Only
3.	Building Division Daniel Losada	- All alterations and required upgrades will require an approved building permit prior to commencing work.	Info Only
4.	Building Division Daniel Losada	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
5.	Comprehensive Planning David German	Per OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: The purpose and intent of this land use designation is to implement innovative arrangements of land development features that are not possible with the use of standard land use designations and zoning districts. This land use designation provides for a variety of densities and/or intensities arranged within a development site to facilitate flexible and creative site design. These considerations shall be paramount in any given project utilizing the Planned Development land use designation; an increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	Info Only
6.	Comprehensive Planning David German	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments. Changes to the site may require a PD amendment.	Info Only
7.	Comprehensive Planning David German	Site is located in the Urban Corridor. Please note Policy FLU 4.2.3 Urban Centers and Corridors Overlay. Infill development and redevelopment projects that are located along major arterial roadways included within the Urban Centers and Corridors Overlay must be planned as pedestrian-oriented, either with requirements to build to a sidewalk located on the corridor, or with minimal setbacks from that sidewalk or pedestrian path. Such redevelopment and infill projects must share vehicle access from the arterial and may not be designed to provide multiple individual vehicle accesses for each individual use. Please note this if there is proposed redevelopment.	Info Only
8.	Environmental Services	Seminole County Utilities will continue to be the provider for water/sewer. Existing utility connections can be	Info Only

	Maliha Rahman	reused. If increased water/sewer demands are required, connections may need to be upsized to meet new demands. Further review will be reserved for site plans/ final engineering.	
9.	Environmental Services Maliha Rahman	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: <a href="https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml">https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml</a> . This page can also be navigated to from our official website via Departments and Services - > Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. Be advised that licensed professional engineer or professional surveyor will be required to provide their credentials for access. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
10.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Info Only
11.	Planning and Development Annie Sillaway	Staff requests that the Applicant provide screening around the mechanical units from view of the adjacent properties and right of way.	Info Only
12.	Planning and Development Annie Sillaway	The Applicant will be required to submit a site plan for the proposed additions to the existing site.  Please refer to Chapter 40 of the Seminole County Land Development Code for the Site Plan requirements.	Info Only
13.	Planning and Development Annie Sillaway	The building setbacks for the Commercial - Tract 2 in the Heathrow PD are: Twenty-five (25) feet - Front Yard, Ten (10) feet - Rear yard, Zero (0) feet - Side Yard.	Info Only
14.	Planning and Development	The subject property is within the Heathrow PD and shall be developed in accordance with the approved	Info Only

	Annie Sillaway	Heathrow PD Developer's Commitment Agreement and Development Order.	
15.	Planning and Development Annie Sillaway	The maximum building height is thirty-five (35) feet. Per Sec. 30.7.2.10 Height limitations on property assigned a non-residential zoning classification. Chimneys, water, fire, radio and television towers, church spires, domes, cupolas, stage towers and scenery lofts, cooling towers, elevator bulkheads, smoke stacks, flag poles, parapet walls, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established; however, the heights of these structures or appurtenances thereto shall not exceed the height limitations prescribed by the Federal Aviation Agency within the flight approach zone patterns of airports.	Info Only
16.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
17.	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.	Info Only
18.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
19.	Public Safety - Fire Marshal Matthew Maywald	Any changes to parking lot lay out shall require an updated turning radius analysis for fire.	Info Only
20.	Public Safety - Fire Marshal Matthew Maywald	Any building alteration shall require appropriate building permits to include alteration, fire alarm, sprinkler, etc.	Info Only
21.	Public Works - Engineering Stephanie Morales	No issues noted for drainage as this site is part of a Master drainage permit and it does not appear that additional impervious area is being proposed.	Info Only
22.	Public Works - Engineering Stephanie Morales	It is not clear that the site meets current ADA requirements for parking and striping. A site plan for any alterations may be required to bring the ADA into compliance.	Info Only
23.	Public Works - Engineering Stephanie Morales	It appears that there are some minor improvements. A site plan will be required.	Info Only
24.	Public Works - Impact Analysis Arturo Perez	No Review Required,	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez@seminolecountyfl.gov">aperez@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Stephanie Morales 407-665-5572 <a href="mailto:smorales02@seminolecountyfl.gov">smorales02@seminolecountyfl.gov</a>
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Building Division	Review Complete	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Seminole County Property Appraiser Maps:

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

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

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

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

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

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2026-0318**

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**Title:**

**MMTC - PRE-APPLICATION**

**Project Number:** 26-80000028

**Project Description:** Proposed Site Plan for a medical marijuana facility on 0.54 acres in the C-2 zoning district located on the west side of Lake Howell Rd, south of Howell Branch Rd

**Project Manager:** David German (407) 665-7386 (dgerman@seminolecountyfl.gov)

**Parcel ID:** 33-21-30-300-0180-0000

**BCC District:** 4-Lockhart

**Applicant:** Dorothy Jacobson (407) 230-5229

**Consultant:** N/A



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

**PROJ. #:** 26-80000028  
 Received 3/6/26  
 Paid: 3/24/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Dorothy Jacobson 5589 Lake Howell Rd – Proposed MMTC			
PARCEL ID #(S): 33-21-30-300-0180-0000		33-21-30-300-018A-0000	
TOTAL ACREAGE: 0.28 and 0.26	BCC DISTRICT: Unknown	4: Lockhart	
ZONING: C-2	FUTURE LAND USE: COM		

**APPLICANT**

NAME: Dorothy Jacobson	COMPANY:		
ADDRESS: 401 Village View Ln.			
CITY: Longwood	STATE: FL	ZIP: 32779	
PHONE: 407-230-5229	EMAIL:	[REDACTED]	

**CONSULTANT**

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

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

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____				
_____				

**STAFF USE ONLY**

COMMENTS DUE: 4/3	COM DOC DUE: 4/9	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the west side of Lake Howell Rd, south of Howell Branch Rd
W/S: City of Casselberry	BCC: 4: Lockhart	

Agenda: 4/10

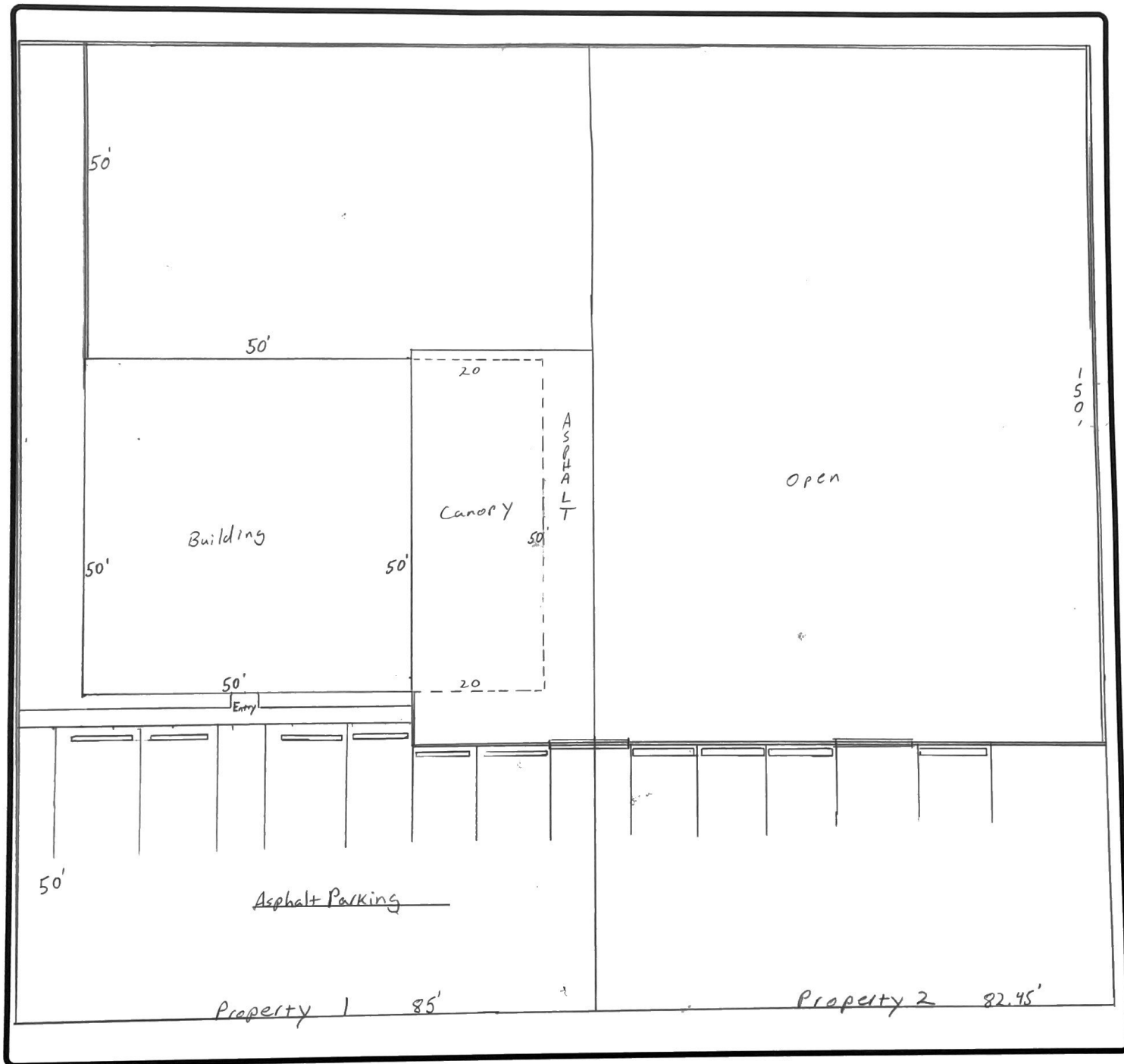
Dear Zoning Board,

I am requesting a pre-application review for a proposed change of use/tenant to a Florida Medical Marijuana Treatment Center (MMTC) dispensing facility (medical marijuana dispensary) within an existing retail building at 5589 Lake Howell Rd. Project site includes existing building and associated on-site parking/yard area (two contiguous parcels). Request County confirmation of zoning permissibility, required approvals (by-right vs. conditional/special exception), and all separation/buffer requirements (schools and any other sensitive uses), including measurement method.”









REVISIONS	BY

5589 LAKE HOWELL RD.  
 WINTER PARK FL 32792

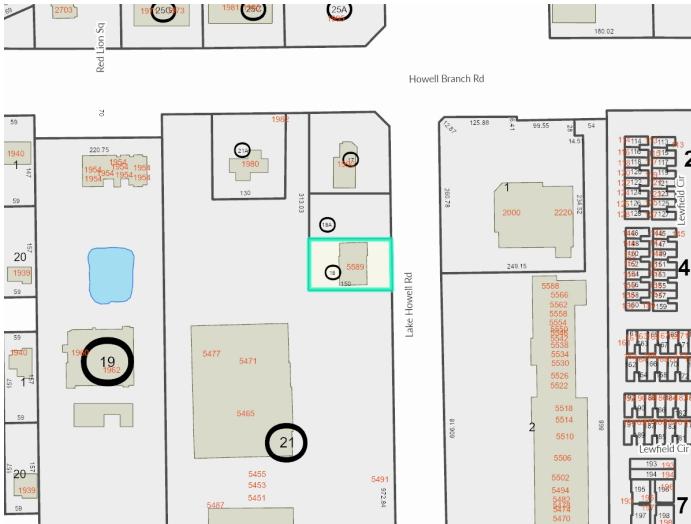
DRAWN <i>Dorothy Jackson</i>
CHECKED
DATE 3/21/2026
SCALE 1" = 4'
JOB NO.
SHEET
OF SHEETS

# Property Record CardA



Parcel: **33-21-30-300-0180-0000**  
 Property Address: **5589 LAKE HOWELL RD WINTER PARK, FL 32792**  
 Owners: **JACOBSON, DOROTHY L**  
 2026 Market Value \$322,346 Assessed Value \$283,285 Taxable Value \$283,285  
 2025 Tax Bill \$3,828.73 Tax Savings with Non-Hx Cap \$491.36  
 Stores General-One Story property w/1st Building size of 2,400 SF and a lot size of 0.29 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	33-21-30-300-0180-0000
Property Address	5589 LAKE HOWELL RD WINTER PARK, FL 32792
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$68,284	\$68,244
Depreciated Other Features	\$19,462	\$12,975
Land Value (Market)	\$234,600	\$234,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$322,346	\$315,819
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$39,061	\$58,287
P&G Adjustment	\$0	\$0
Assessed Value	\$283,285	\$257,532

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,320.09
Tax Bill Amount	\$3,828.73
Tax Savings with Exemptions	\$491.36

## Owner(s)A

Name - Ownership Type  
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 972.9  
 FT N OF SE COR OF NW 1/4 OF NW 1/4 RUN W  
 150 FT N 85 FT E 150 FT S 85 FT TO BEG ( LESS  
 RD )

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$283,285	\$0	\$283,285
Schools	\$322,346	\$0	\$322,346
FIRE	\$283,285	\$0	\$283,285
ROAD DISTRICT	\$283,285	\$0	\$283,285
SJWM(Saint Johns Water Management)	\$283,285	\$0	\$283,285

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No

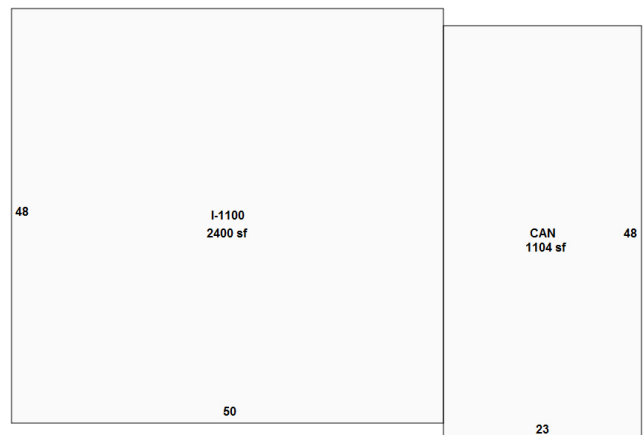
## LandA

Units	Rate	Assessed	Market
11,730 SF	\$20/SF	\$234,600	\$234,600

## Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2400
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED
Replacement Cost	\$170,710
Assessed	\$68,284

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
CANOPY	1104

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00829	CORNERSTONE'S GARDEN SHOP - RESTORATION; CONTRACTOR - JACOBSON, DOROTHY L	\$8,000		2/2/2000
08935	MISC PLUMBING	\$0		10/1/1999
07354	UPGRADE SERVICE & MISC ELECTRIC	\$7,000		9/1/1999
07324	CHANGE OUT ID/OD HVAC SYSTEM	\$5,465		8/1/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	10350	\$27,945	\$16,767
6' CHAIN LINK FENCE - LIN FT	1982	290	\$4,492	\$2,695

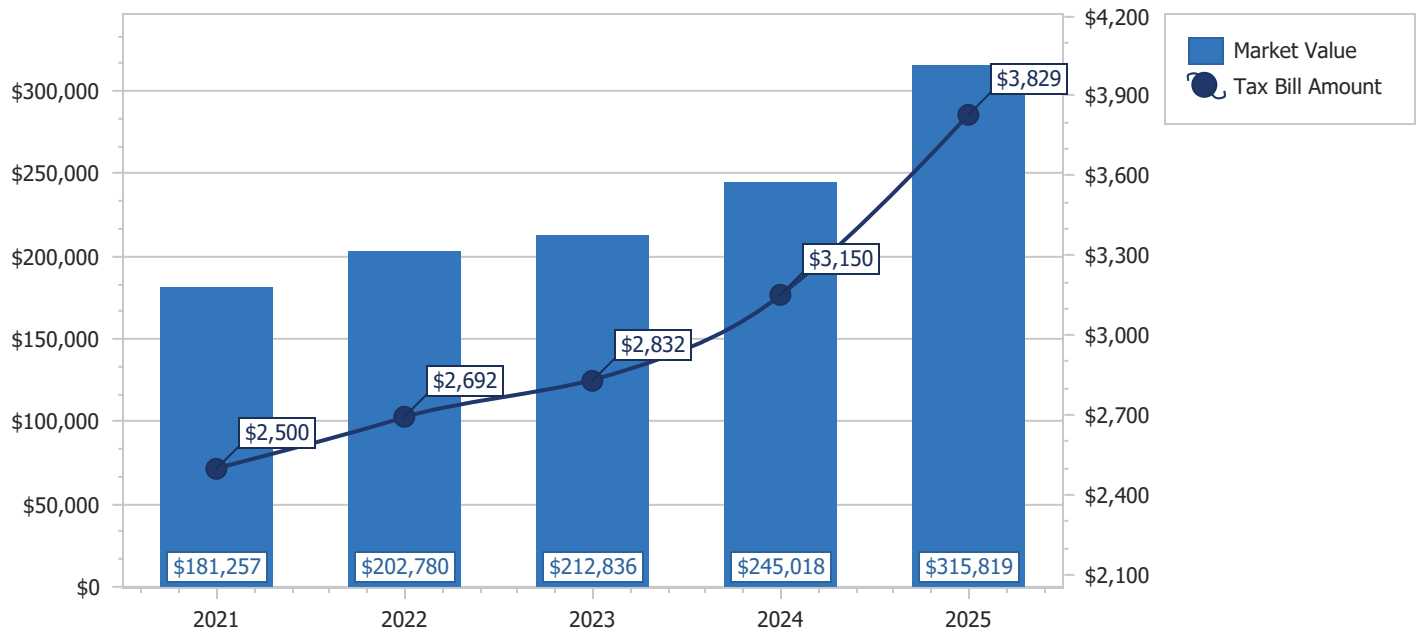
ZoningA	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

School DistrictsA	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

UtilitiesA	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value HistoryA



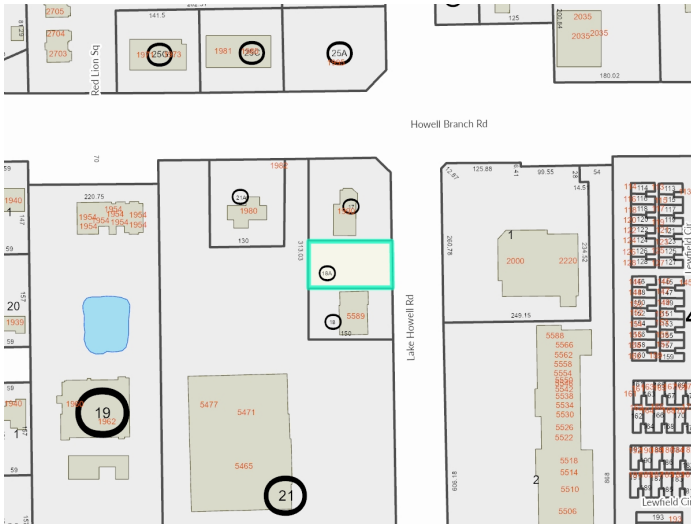
Copyright 2026 © Seminole County Property Appraiser

# Property Record Card



Parcel: **33-21-30-300-018A-0000**  
 Property Address:  
 Owners: **JACOBSON, DOROTHY L**  
 2026 Market Value \$230,106 Assessed Value \$187,000 Taxable Value \$187,000  
 2025 Tax Bill \$2,636.48 Tax Savings with Non-Hx Cap \$499.54  
 Vac Comm W/ Site Improvements property has a lot size of 0.26 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	33-21-30-300-018A-0000
Property Address	
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$2,546	\$1,698
Land Value (Market)	\$227,560	\$227,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$230,106	\$229,258
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$43,106	\$59,258
P&G Adjustment	\$0	\$0
Assessed Value	\$187,000	\$170,000

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,136.02
Tax Bill Amount	\$2,636.48
Tax Savings with Exemptions	\$499.54

## Owner(s)

Name - Ownership Type  
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 175  
 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN S  
 82.45 FT W 150 FT N 82.45 FT E 150 FT TO BEG  
 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$187,000	\$0	\$187,000
Schools	\$230,106	\$0	\$230,106
FIRE	\$187,000	\$0	\$187,000
ROAD DISTRICT	\$187,000	\$0	\$187,000
SJWM(Saint Johns Water Management)	\$187,000	\$0	\$187,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No
WARRANTY DEED	6/1/1978	\$33,000	01174/0956	Improved	Yes

## Land

Units	Rate	Assessed	Market
11,378 SF	\$20/SF	\$227,560	\$227,560

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

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

## Extra Features

Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1982	274	\$4,244	\$2,546

### Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

### Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

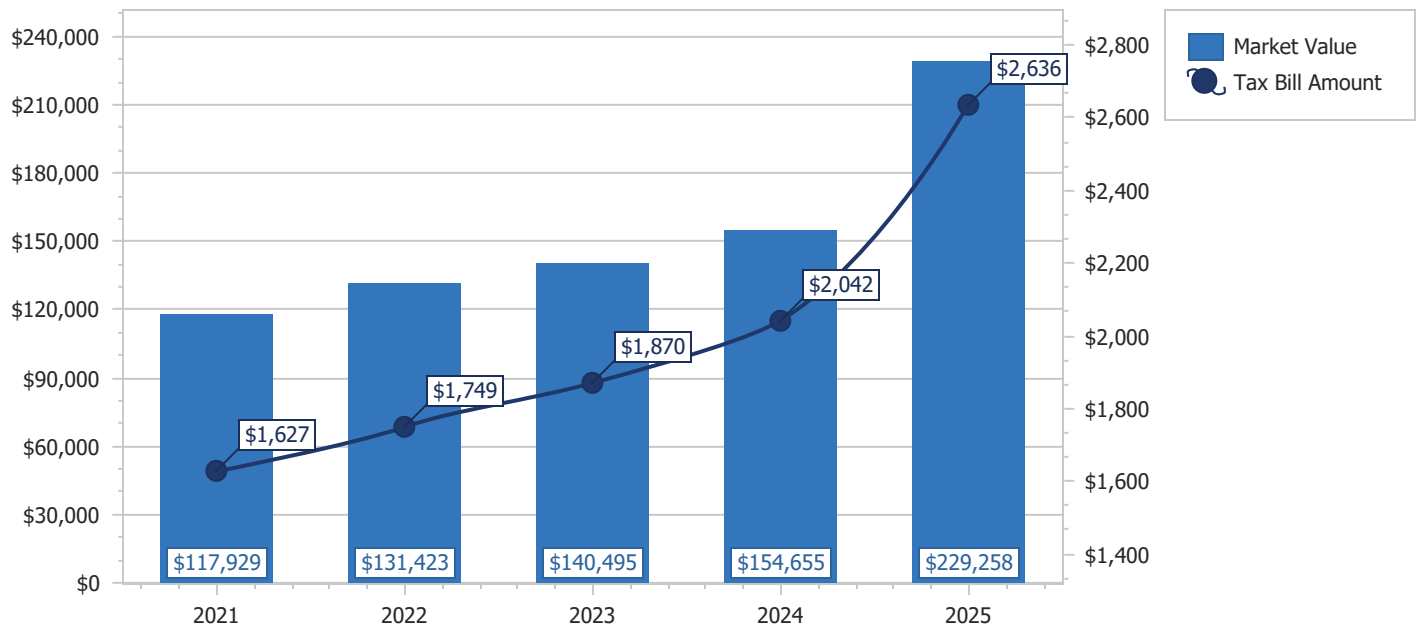
### School Districts

Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

### Utilities

Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



Copyright 2026 © Seminole County Property Appraiser

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

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

**Receipt Details**

**Date:** 3/24/2026 3:18:25 PM  
**Project:** 26-80000028  
**Credit Card Number:** 43\*\*\*\*\*2734  
**Authorization Number:** 928802  
**Transaction Number:** 240326C1A-73DC820E-975B-44B1-BCB1-E25A628B3CB3  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

<b>PROJECT NAME:</b>	<b>MMTC - PRE-APPLICATION</b>	<b>PROJ #: 26-8000028</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/06/26	
RELATED NAMES:	EP DOROTHY JACOBSON	
PROJECT MANAGER:	DAVID GERMAN (407) 665-7386	
PARCEL ID NO.:	33-21-30-300-0180-0000+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MEDICAL MARIJUANA FACILITY ON 0.54 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE HOWELL RD, SOUTH OF HOWELL BRANCH RD	
NO OF ACRES	0.54	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF LAKE HOWELL RD, SOUTH OF HOWELL BRANCH RD	
UTURE LAND USE-F	COM	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DOROTHY JACOBSON 401 VILLAGE VIEW LN LONGWOOD FL 32779 (407) 230-5229 [REDACTED]	N/A	

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

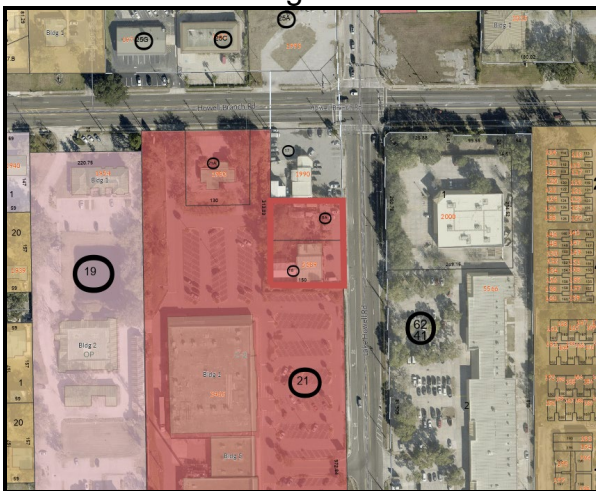
If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

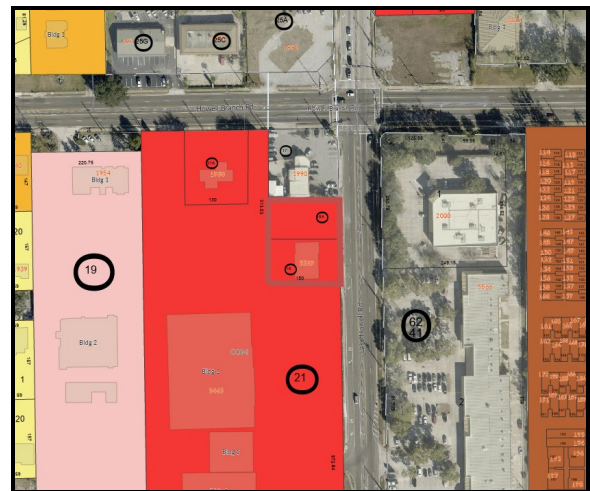
- Proposed site has a zoning of C-2 and a Future Land Use of COM (Commercial).
- A proposed medical marijuana dispensary is considered a “retail pharmacy” in the Seminole County Land Development Code and is consistent with the C-2 zoning.
- Site will require permits, site plan submission, and will be required to meet all current code requirements for the development site. This may include parking updates, engineering updates, interior building updates or other improvements to the site.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning: C-2



Future Land Use: COM



Aerial



## AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of Site Plan. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
2.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE</a>	Info Only
3.	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function.	Info Only
4.	Buffers and CPTED	All plant material proposed to be installed on a site to meet the requirements of the SCLDC shall be site appropriate and selected from the Approved Plant Species list set forth in Figure 14.1 of SCLDC Sec. 30.14.18 or from Florida Friendly Landscaping Guide to Plant Selection & Landscape Design. Please see the following link for more information about general landscaping requirements: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAR">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.16GEPRALLAR</a>	Info Only
5.	Buffers and CPTED	Installed trees and plant materials shall be grouped together into zones according to their water use needs. The water use zones shall correlate with the water use zone designations identified in SCLDC Sec. 30.14.18, Figure 14:1. The water use zones are based on drought tolerance and soil moisture categories listed in the Florida Friendly Plant List and database.	Info Only
6.	Buffers and CPTED	Given the anticipated project intensity and preliminary evaluation, there may not be a requirement for buffers adjacent to surrounding property. Buffer adjacent to the roadway and parking lot landscaping will be required in compliance with the code in the event a Site Plan is required.	Info Only
7.	Buffers and CPTED	Please see SCLDC Sec. 30.14.13 regarding Parking Lot Landscaping. A total planting area of thirty (30) square feet per parking space shall be required for any	Info Only

		<p>parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.</p> <p>Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.13PALOLA</a></p>	
8.	Buffers and CPTED	<p>For the purpose of calculating the required buffer, Lake Howell Road is considered a collector. Please see the following link regarding required buffers to view the buffer opacity requirement adjacent to a collector road given the project intensity:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a></p>	Info Only
9.	Buffers and CPTED	<p>The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6,  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN</a>  The applicable LUI will yield a buffer opacity when evaluated in accordance with the Required Buffers Tables, see the link to SCLDC Sec. 30.14.7 below  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.7REBU</a>  The buffer opacity corresponds to a certain width, plant unit groups per 100 feet, and structural enhancements (as applicable). The standard bufferyards/widths are located at the following link:  <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.5STBUPEAD</a></p>	Info Only
10.	Building Division	<p>-Permitting Requirements for Future Proposed Construction or Demolition-</p> <ul style="list-style-type: none"> <li>- Standard building permit will apply</li> <li>- Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...</li> </ul>	Info Only
11.	Building Division	<ul style="list-style-type: none"> <li>- All aspects of construction must meet the minimum requirements of the current Edition of the Florida Building Code</li> </ul>	Info Only
12.	Building	<ul style="list-style-type: none"> <li>- Type of use and size of building may require fire</li> </ul>	Info Only

	Division	sprinklers and fire alarms.	
13.	Building Division	- All site alterations and upgrades must comply with the Florida Accessibility Code.	Info Only
14.	Comprehensive Planning	Site is located in the Econ Protection Area. Please note Comprehensive Plan Policy 2.2.6 Econlockhatchee River Basin Protection.	Info Only
15.	Comprehensive Planning	<p>Site has a COM (Commercial) Future Land Use, please see below from Policy FLU 5.3.3 Commercial of Comprehensive Plan: - <b>The maximum intensity permitted in this designation is 0.35 floor area ratio.</b> Uses</p> <ul style="list-style-type: none"> <li>- Neighborhood convenience store;</li> <li>- Community, regional and subregional shopping centers;</li> <li>- Colleges, universities, business and technical schools;</li> <li>- Retail sales, restaurants and commercial services;</li> </ul> <p>Special Provisions</p> <p>A. To maintain roadway capacity and to facilitate the movement of through traffic on major roadways, development of commercial uses in a strip fashion is discouraged except in those infill areas where commercial development has already occurred.</p> <p>B. Commercial developments adjacent to existing residential neighborhoods should be developed as Planned Developments with a flexible site design to provide adequate buffers, maintain existing tree cover, allow for adequate and safe pedestrian and bicycle connections between the Planned Development and existing residential neighborhoods and maximize visual compatibility with surrounding neighborhoods.</p> <p>C. A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility. Based on this, the use appears consistent with the COM Future Land Use.</p>	Info Only
16.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Casselberry to service it. No review required.	Info Only
17.	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	Info Only

		Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
18.	Planning and Development	SETBACKS: The setbacks for the C-2 zoning district are: 25ft Front, 10ft Rear, 0ft Side, 0ft Side Street.	Info Only
19.	Planning and Development	The proposed use is considered a "Retail Pharmacy" under "Table 5.2 - Land Use Table" and <b>is permitted in current Zoning District designation of C-2.</b>	Info Only
20.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30, "Section 30.11.3 - Quantities of parking required."  Parking requirements for the subject use are: for first 10,000sq ft, 4 parking spaces for every 1000 square feet and for above 10,000sq ft facilities, 3 parking spaces for each 1000sq ft.	Info Only
21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
22.	Planning and Development	<b>Based on the site's change of use, the proposed project is subject to the Site Plan Review Process:</b> SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a> - Please submit a small site plan if the impact is 2500sq ft or less. If the proposed plan has an impact of 2500sq ft or greater, submit for a full Site Plan.	Info Only
23.	Planning and Development	The subject site is located within the City of Casselberry Utility service area; <b>please contact the City at 407-262-7700 to discuss utility requirements</b> and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
24.	Planning and Development	Proposed site has a Zoning of C-2 and a Future Land Use of COM (Commercial).	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	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
27.	Public Safety - Fire Marshal	Change of use within the structure shall require appropriate building permits.	Info Only
28.	Public Works - Engineering	The site appears to not have a stormwater retention system onsite. The site seems to have also added impervious over the last few years. The site needs to have at minimum water quality treatment for the site. Even if the extra impervious is removed retention is required to be provided.	Info Only
29.	Public Works - Engineering	The site driveways are too wide and need to be reduced slightly. <b>The drive aisle is too narrow for 2-way access. The access would have to be 1-way. The parking spaces do not meet County Standards.</b> They need to be minimum 20'. Please revise all at final engineering. Note that the two parcels	Info Only

		18 and 18A Will have to maintain cross access.	
30.	Public Works - Engineering	<b>The site will have to be brought into compliance with ADA requirements.</b> A handicapped parking space will have to be provided and ADA access to the building and the right-of-way sidewalk will be required.	Info Only
31.	Public Works - Impact Analysis	No Review Required.	Info Only

### DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER	EMAIL	CONTACT
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Daniel Losada	dlosada@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental Services	Maliha Rahman	mrahan@seminolecountyfl.gov	407-665-2033
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	David German	dgerman@seminolecountyfl.gov	407-665-7386
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7775 no later than noon on Friday, April 10, 2026, in order to place you on the Wednesday, April 15, 2026 meeting agenda.

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Seminole County Property Appraiser Maps:

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

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

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

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

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

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2026-0320**

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**Title:**

**COLUMBARIUM - PRE-APPLICATION**

**Project Number:** 26-80000036

**Project Description:** Proposed Site Plan for a columbarium on 4.40 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Mikler Rd

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

**Parcel ID:** 16-21-31-5CA-0000-095A

**BCC District:** 1-Dallari

**Applicant:** Luis Pagan (407) 821-7259

**Consultant:** JD Salazar (407) 906-7428



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

**PROJ. #:** 26-80000036  
 Received: 3/26/26  
 Paid: 3/27/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Columbarium - Iglesia Presbiteriana El Redentor	
PARCEL ID #(S): 16-21-31-5CA-0000-095A	
TOTAL ACREAGE: 4.40	BCC DISTRICT: 1
ZONING: A-1	FUTURE LAND USE: LDR

**APPLICANT**

NAME: Luis Pagan	COMPANY: AP Construction Contractor LLC	
ADDRESS: 212 Live Oaks Blvd.		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE: 407-821-7259	EMAIL: [REDACTED]	

**CONSULTANT**

NAME: JD Salazar	COMPANY: Barrios Engineering	
ADDRESS: 7575 Dr. Phillip Blvd, Suite 260		
CITY: Orlando	STATE: FL	ZIP: 32819
PHONE: 407-906-7428	EMAIL: [REDACTED]	

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

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>Addition of a 20' x 20' columbarium on the property.</u>				

**STAFF USE ONLY**

COMMENTS DUE: 4/3	COM DOC DUE: 4/9	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Red Bug Lake Rd, west of Mikler Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/10



***PRE-APPLICATION REQUEST***

March 26, 2026

**PLANNING & DEVELOPMENT DIVISION  
SEMINOLE COUNTY**

1101 East First Street, Room 2028  
Sanford, Florida 32771  
(407) 665-7371

**RE: Columbarium – El Redentor  
6971 Red Bug Lake Road, Oviedo, FL 32765**

---

As shown in the attached site plan, El Redentor Presbyterian Church is proposing to construct a 20 foot by 20 foot columbarium on their existing church property. No changes to the existing church building are proposed. The site is zoned A-1 with a LDR future land use. No changes to the existing church building are proposed.

If you have any questions or need additional information, please contact me directly at (407)-906-7428 or [REDACTED]

Sincerely,

*JD Salazar*

JD Salazar  
Urban Planner  
**BARRIOS ENGINEERING, LLC**



Seminole County Property Appraiser

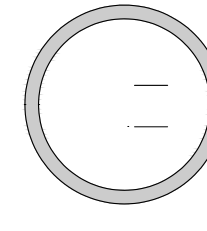


### Existing Conditions - El Redentor

David Johnson, CFA  
 Seminole County Property Appraiser

Date: 3/24/2026

This map and the data within is intended for informational 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.

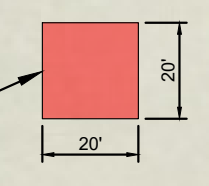


Red Bug Lake Rd

Pine Bark Pt

PARCEL ID: 16-21-31-5CA-0000-0950  
OWNER: 1818 MAGIC OVIEDO PROPCO LLC  
ZONING: A-1  
USE: 74:HOMES FOR THE AGED/ALF

PROPOSED 20'X20'  
COLUMBARIUM



PARCEL ID: 16-21-31-5CA-0000-0960  
OWNER: 7015 RED BUG LAKE ROAD OWNER LLC  
ZONING: PD  
USE: 74 - HOMES FOR THE AGED/ALF

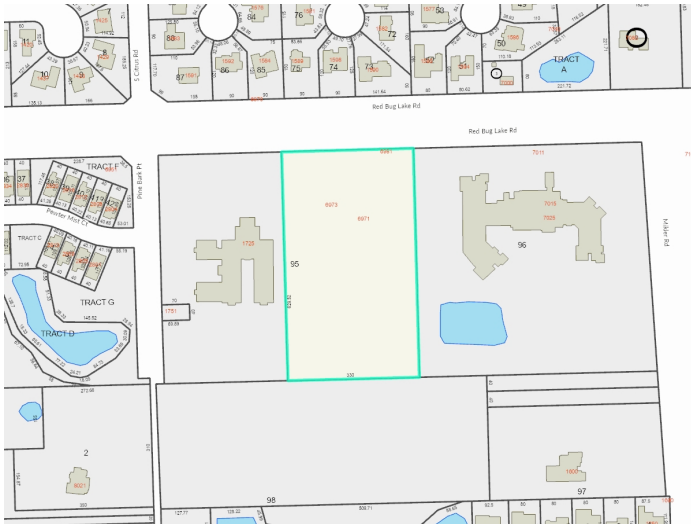
PARCEL ID: 16-21-31-5CA-0000-097B  
OWNER: TRINH, PHILLIPS B & TRINH, MICHELLE N  
ZONING: A-1  
USE: 00 - VACANT RESIDENTIAL

# Property Record CardA



Parcel: **16-21-31-5CA-0000-095A**  
 Property Address: **6971 RED BUG LAKE RD OVIEDO, FL 32765**  
 Owners: **CENTRAL FLA PRESBYTERY INC**  
 2026 Market Value \$2,373,807 Assessed Value \$2,089,163 Taxable Value \$0  
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$30,677.37  
 Churches property w/1st Building size of 6,159 SF and a lot size of 4.40 Acres

## Parcel LocationA



## Site ViewA



1621315CA0000095A 02/15/2022

## Parcel InformationA

Parcel	16-21-31-5CA-0000-095A
Property Address	
Mailing Address	924 N MAGNOLIA AVE STE 110 ORLANDO, FL 32803-3852
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$540,944	\$409,799
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,832,863	\$1,832,863
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,373,807	\$2,242,662
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$284,644	\$343,423
P&G Adjustment	\$0	\$0
Assessed Value	\$2,089,163	\$1,899,239

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$30,677.37
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$30,677.37

## Owner(s)A

Name - Ownership Type  
 CENTRAL FLA PRESBYTERY INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

BEG NE COR LOT 95 RUN S 629.52 FT W 330 FT  
 N 629.52 FT E 330 FT TO BEG (LESS RD) SLAVIA  
 COLONY COS SUBD PB 2 PG 71

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,089,163	\$2,089,163	\$0
FIRE	\$2,089,163	\$2,089,163	\$0
SJWM(Saint Johns Water Management)	\$2,089,163	\$2,089,163	\$0

## SalesA

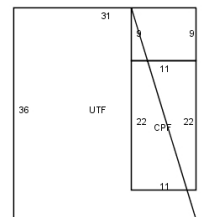
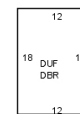
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1992	\$300,000	02473/1643	Improved	No
WARRANTY DEED	3/1/1979	\$95,000	01216/0607	Vacant	No

## LandA

Units	Rate	Assessed	Market
188,179 SF	\$9.74/SF	\$1,832,863	\$1,832,863

## Building InformationA

#	1
Use	MASONRY PILASTER
Year Built*	1995
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	6159
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$813,449
Assessed	\$540,944



Building 1

\* Year Built = Actual / Effective

## AppendagesA

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

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
13019	6971 RED BUG LAKE RD: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$5,000		10/9/2023
12987	SIGN	\$25,000		8/23/2018
14796	REROOF	\$27,719		10/26/2017
10586	REPLACE FIRE ALARM PANEL DUE TO LIGHTNING STRIKE	\$2,649		9/17/2015
10847	LED GROUND SIGN; PAD PER PERMIT 6981 RED BUG LAKE RD	\$22,342		9/21/2006
09374	REROOF	\$2,750		5/10/2005
11974	REDENTOR; PAD PER PERMIT 6983 RED BUG LAKE RD	\$3,270		10/23/2003
11151	INSTALL FIRE ALARM SYSTEM	\$1,400		11/1/2002
10213	INSTALL FIRE SPRINKLERS/MAIN	\$7,620		10/1/2002
08292	REROOF	\$2,400		8/1/2002
07023	PAD PER PERMIT:6975 RED BUG LAKE RD ERECT & KNOCKDOWN	\$510		7/1/2001
03170	CENTRAL FAL PRESBYTERY CHURCH	\$250,000		4/1/2001
01673	FIRE PROTECTION	\$13,995		3/1/1995
00080	FL REDENTOR PRESBYTERIAN	\$10,000	12/18/1997	1/1/1995
00100	CHURCH FACILITIES THIS IS NOT AN EXEMPT PARCEL	\$340,800	12/7/1995	1/1/1995
07799	DEMOLITION 6855 RED BUG LAKE RD	\$0		12/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

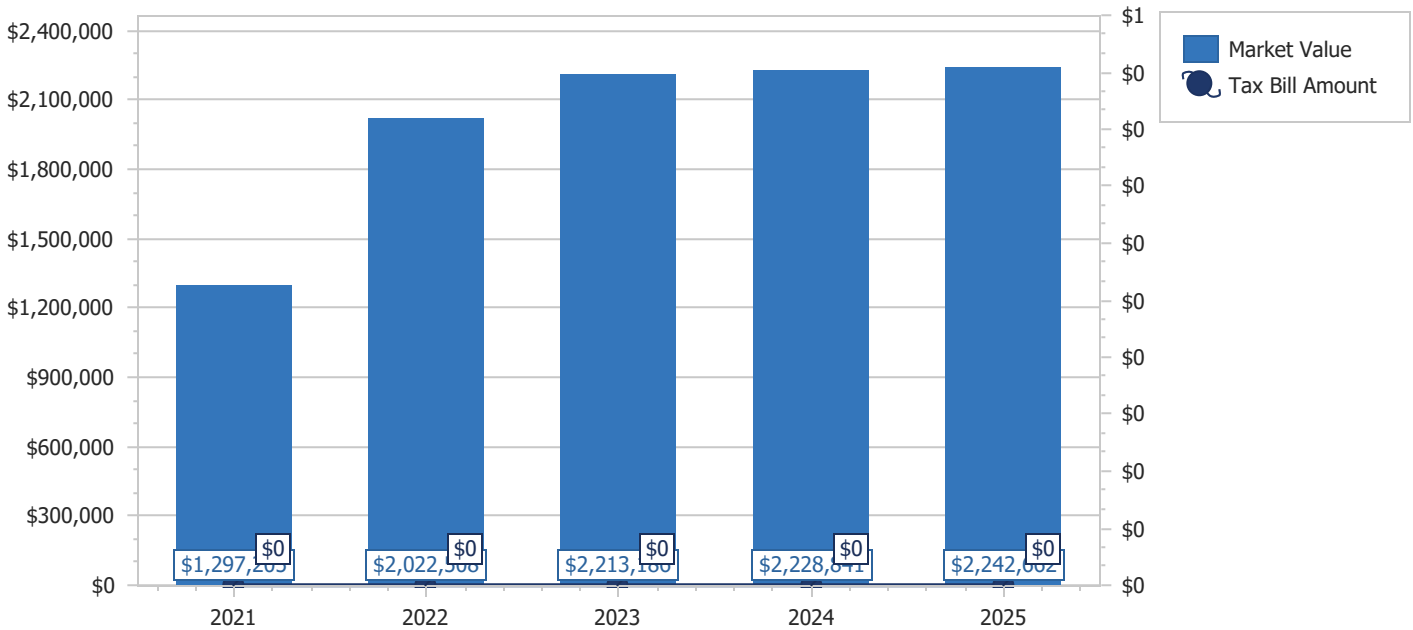
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

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

UtilitiesA	
Fire Station #	Station: 27 Zone: 273
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value HistoryA



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

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

**Receipt Details**

**Date:** 3/27/2026 11:45:11 AM  
**Project:** 26-80000036  
**Credit Card Number:** 49\*\*\*\*\*6894  
**Authorization Number:** 214627  
**Transaction Number:** 270326O2D-FD1F67BC-7190-43CE-BA2D-3AF5CF7FCB4E  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50

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

<b>PROJECT NAME:</b>	<b>COLUMBARIUM - PRE-APPLICATION</b>	<b>PROJ #: 26-8000036</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/26	
RELATED NAMES:	EP JD SALAZAR	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-21-31-5CA-0000-095A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A COLUMBARIUM ON 440 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
NO OF ACRES	4.40	
BCC DISTRICT	Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTH SIDE OF RED BUG LAKE RD, WEST OF MIKLER RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
LUIS PAGAN AP CONSTRUCTION CONTRACTOR LLC 212 LIVE OAKS BLVD CASSELBERRY FL 32707 (407) 821-7259	JD SALAZAR BARRIOS ENGINEERING 7575 DR PHILLIP BLVD STE 260 ORLANDO FL 32819 (407) 906-7428	

**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.**

**PROTECT YOURSELF FROM FRAUDULENT INVOICES**

Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

## PROJECT MANAGER COMMENTS

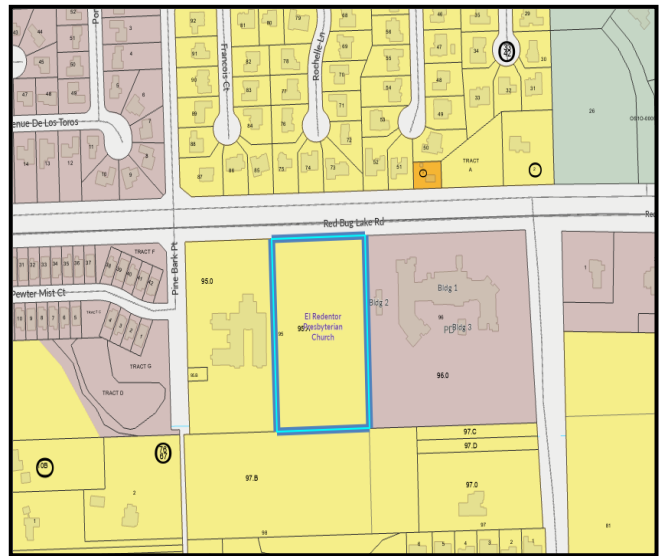
- The subject property has a Future Land use of Low Density Residential and A-1 (Agriculture) zoning.
- To place a columbarium on the church property, the applicant would be required to apply for a Special Exception.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



### AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Public Works - Impact Analysis Arturo Perez	No Review Required.	Info Only
2.	Public Works - Engineering Jim Potter	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. It does not appear that the area of work will impact the floodplains.	Info Only
3.	Public Works - Engineering Jim Potter	Please provide St. Johns River Water Management District's permit or Notice of Exemption prior to final engineering approval.	Info Only
4.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
5.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to existing wetlands and existing canal south of the property.	Info Only
6.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
7.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.	Info Only
8.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering. It is not clear if there is an existing drainage system for the site. Per the Public Works Engineering Manual, A site with no functioning drainage system, the site will have to address at minimum water quality for the site.	Info Only
9.	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.	Info Only
10.	Planning and Development Annie Sillaway	Based on the recent code changes, El Redentor Presbyterian Church is classified as a legal nonconforming civic use. Staff proposes including the existing church in the Special Exception for the columbarium. Per Sec. 30.6.17 (b) Community Facility. A civic assembly use generally designed for and intended to serve the residents of several neighborhoods within the	Info Only

		<p>same approximate geographic area. Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards: (1) Maximum Lot Area: Ten (10) acres of developable land (2) Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space (3) Exceptions: An assembly facility proposed on more than ten (10) acres of developable land with fewer than five hundred (500) seats in the largest assembly space may be classified and approved as a community facility in residential zoning districts through the special exception process when the County Commission finds that the increased acreage of the development site will not have a detrimental effect on the residential character of the neighborhood and any negative impacts can be effectively mitigated.</p>	
11.	<p>Planning and Development Annie Sillaway</p>	<p>497.260 Cemeteries; exemption; investigation and mediation.— (1) The provisions of this chapter relating to cemeteries and all rules adopted pursuant thereto shall apply to all cemeteries except for: (f) A columbarium consisting of less than one-half acre which is owned by and immediately contiguous to an existing religious institution facility and is subject to local government zoning. The religious institution establishing such a columbarium shall ensure that the columbarium is perpetually kept and maintained in a manner consistent with the intent of this chapter. If the religious institution relocates, the religious institution shall relocate all of the urns and remains placed in the columbarium which were placed therein during its use by the religious institution.</p>	Info Only
12.	<p>Planning and Development Annie Sillaway</p>	<p>Florida Statute 497.005 Columbarium definition: means a structure or building that is substantially exposed above the ground and that is intended to be used for the inurnment of cremated remains.</p>	Info Only
13.	<p>Planning and Development Annie Sillaway</p>	<p>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</p>	Info Only

		<p>applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	
14.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front: Fifty (50) feet, Side yard: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
15.	Planning and Development Annie Sillaway	<p>The proposed use in the current Zoning District designation and will require the following process: A Special Exception would be required in order to allow a columbarium. Special Exception process:</p> <p><b>Step 1 - Special Exception:</b> The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial.</p> <p><b>Step 2 - Site Plan Approval:</b> If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	Info Only
16.	Planning and Development Annie Sillaway	<p>The proposed project is subject to Site Plan Review Process that can be found under Chapter 40 of the Seminole County Land Development Code. Information can be found at:  <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</a></p>	Info Only
17.	Planning and Development Annie Sillaway	<p>Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances.</p> <p>Community Meeting Procedures Section 30.3.5.3  Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public</p>	Info Only

		<p>meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of</p> <p>SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).</p>	
18.	<p>Planning and Development Annie Sillaway</p>	<p>New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Placards Placards shall be a minimum of 24x 36 in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards shall be posted at least fifteen (15) days prior to a scheduled public hearing; Placards shall state the time and place of the hearing and the nature of the matter to be discussed; Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant/petitioner/appellant and shall be made a part of the record of the proceeding.</p>	Info Only
19.		<p>Per Sec. 30.3.1.5 Special exceptions.</p> <p>(a) The Planning and Zoning Commission shall hold a public hearing or hearing to consider a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action. After review of an application and a public hearing thereon, with due public notice, the Board of County Commissioner may allow uses for which a special exception is required; provided, however, that said Board must first make a determination that the use requested:</p>	

		<p>(1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and</p> <p>(2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and</p> <p>(3) Is consistent with the County's comprehensive plan; and</p> <p>(4) Will not adversely affect the public interest; and</p> <p>(5) Meets any special exception criteria described in Additional Use Standards; and</p> <p>(6) Meets the following additional requirements if located in the applicable zone:</p> <p style="padding-left: 40px;">a. If located in A-10, A-5, A-3, or A-1:</p> <p style="padding-left: 80px;">i. Is consistent with the general zoning plan of the rural zoning classifications; and</p> <p style="padding-left: 80px;">ii. Is not highly intensive in nature; and</p> <p style="padding-left: 80px;">iii. Is compatible with the concept of low-density rural land use; and</p> <p style="padding-left: 80px;">iv. Has access to an adequate level of public services such as sewer, water, police, fire, schools and related services.</p> <p>(b) Conditions on special exceptions. In granting any special exception, the Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe appropriate conditions and safeguards. Violation of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Chapter. The Planning and Zoning Commission may recommend and the Board of County Commissioners may prescribe a reasonable time limit within which the action for which the special exception is required shall be begun or completed, or both.</p> <p>(c) Application for special exception. An applicant for a special exception shall file with the Planning &amp; Development Division a written application accompanied by payment of the appropriate fees, and a conceptual plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas</p>	
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		and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping.	
20.	Environmental Services Maliha Rahman	Seminole County Utilities has no objection to the proposed columbarium. No utility work required.	Info Only
21.	Comprehensive Planning David German	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.	Info Only
22.	Comprehensive Planning David German	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use. Proposed use must also be compatible with the underlying zoning.	Info Only
23.	Building Division Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only

## DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	No Review Rrequired	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 <a href="mailto:aperez07@seminolecountyfl.gov">aperez07@seminolecountyfl.gov</a>
Environmental Services	No Review Required	Maliha Rahman 407-665-2033 <a href="mailto:mrahman@seminolecountyfl.gov">mrahman@seminolecountyfl.gov</a>
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Comprehensive Planning	Review Complete	David German 407-665-7386 <a href="mailto:dgerman@seminolecountyfl.gov">dgerman@seminolecountyfl.gov</a>
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 <a href="mailto:asillaway@seminolecountyfl.gov">asillaway@seminolecountyfl.gov</a>
Building Division	Review Complete	Daniel Losada 407-665-7468 <a href="mailto:dlosada@seminolecountyfl.gov">dlosada@seminolecountyfl.gov</a>
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Seminole County Property Appraiser Maps:

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

### Seminole County Wetland Information:

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

### Wekiva Consistency form:

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

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

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

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3605	<a href="http://www.floridahealth.gov">www.floridahealth.gov</a>

### Other Resources:

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