



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, July 16, 2025

9:00 AM

Room 3024

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) NAPIERATA HOMES - PRE-APPLICATION

[2025-661](#)

Project Number: 25-80000073

Project Description: Proposed Future Land Use Amendment, Rezone from A-1 to PD and Subdivision of 5.68 acres for 7 single family residential lots located on the west side of Markham Woods Rd, north of Michigan St

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

Parcel ID: 02-20-29-300-015B-0000

BCC District: 5-Herr

Applicant: Jennifer Napierata (407) 408-0656

Consultant: N/A

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

9:20AM (IN PERSON) LUKAS NURSERY - PRE-APPLICATION**[2025-659](#)****Project Number:** 25-80000071**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0020-0000+++**BCC District:** 1-Dallari**Applicant:** Stanley T Lukas II (407) 365-6163**Consultant:** Lee Thompson V.P. (904) 419-1001**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****JORDAN BUSINESS CENTER - SITE PLAN****[2025-657](#)****Project Number:** 25-06000025**Project Description:** Proposed Site Plan for an office with indoor storage on 9.78 acres in the C-3 Zoning District located on the west side of W SR 426 at Eagle Pass Rd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 20-21-31-5CB-0000-006B+**BCC District:** 1-Dallari**Applicant:** Giovanni Jordan (407) 971-9404**Consultant:** Mitch Collins (407) 850-8557**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PS TACO CO ORL - PRE-APPLICATION****[2025-660](#)****Project Number:** 25-80000074**Project Description:** Proposed Site Plan for a quick-service taco restaurant on 0.52 acres located in the C-2 Zoning District on the northeast corner of Oxford Rd and Fern Park Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 17-21-30-300-025V-0000**BCC District:** 4-Lockhart**Applicant:** Richard Alleyne (917) 600-7903**Consultant:** Roger Capote (407) 813-4110**Attachments:** [APPLICATION](#)
[COMMENTS](#)

KENTUCKY STREET CELL TOWER - PRE-APPLICATION[2025-662](#)**Project Number:** 25-80000076**Project Description:** Proposed Special Exception for a 150' monopole telecommunications tower on 1.88 acres in the A-1 Zoning District located on the north side of Kentucky Street, east of Jessup Avenue**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 03-20-31-5AY-0000-067F**BCC District:** 2-Zembower**Applicant:** Jim O'Shaughnessy (407) 435-0423**Consultant:** Mary Solik (407) 367-7868**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-661

Title:

9:00AM (IN PERSON) NAPIERATA HOMES - PRE-APPLICATION

Project Number: 25-80000073

Project Description: Proposed Future Land Use Amendment, Rezone from A-1 to PD and Subdivision of 5.68 acres for 7 single family residential lots located on the west side of Markham Woods Rd, north of Michigan St

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

Parcel ID: 02-20-29-300-015B-0000

BCC District: 5-Herr

Applicant: Jennifer Napierata (407) 408-0656

Consultant: N/A



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

PROJ. #: 25-80000073

Received: 6/23/25

Paid: 6/23/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

PROJECT

PROJECT NAME: ~~Napierata - Markham Woods Road~~ Napierata Homes

PARCEL ID #(S): 02-20-29-300-015B-0000

TOTAL ACREAGE: 5.68

BCC DISTRICT: 5 - Herr

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Scott & Jennifer Napierata

COMPANY:

ADDRESS: 429 S. Scott Avenue

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-408-0656

EMAIL: jnapierata80@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: See attached

STAFF USE ONLY

COMMENTS DUE: 7/3

COM DOC DUE: 7/10

DRC MEETING: 7/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:
on the west side of Markham Woods Rd,
north of Michigan St

W/S: Seminole County

BCC: 5: Herr

Agenda: 7/11

Napierata – Markham Woods Road

Parcel ID: 02-20-29-300-015B-0000

We currently own a 5-acre parcel located in Lake Mary off Markham Woods Road. Our goal is to sell the property, but before doing so, we are exploring the possibility of increasing its development potential.

Specifically, we are looking to rezone the property from its current A-1 designation to a Planned Unit Development (PUD or PD). As part of that process, we're hoping to subdivide the parcel into 7 or more individual lots, if feasible.

We've attached a rough sketch outlining our preliminary concept for how the land could potentially be divided. At this stage, we're seeking clarity on what is allowable under current zoning and development standards, and what steps would be required to move forward with a rezoning and subdivision.

We would appreciate any guidance or feedback you can provide regarding the viability of this plan and what the path forward might look like.

Looking forward to hearing your thoughts.

Thank you,

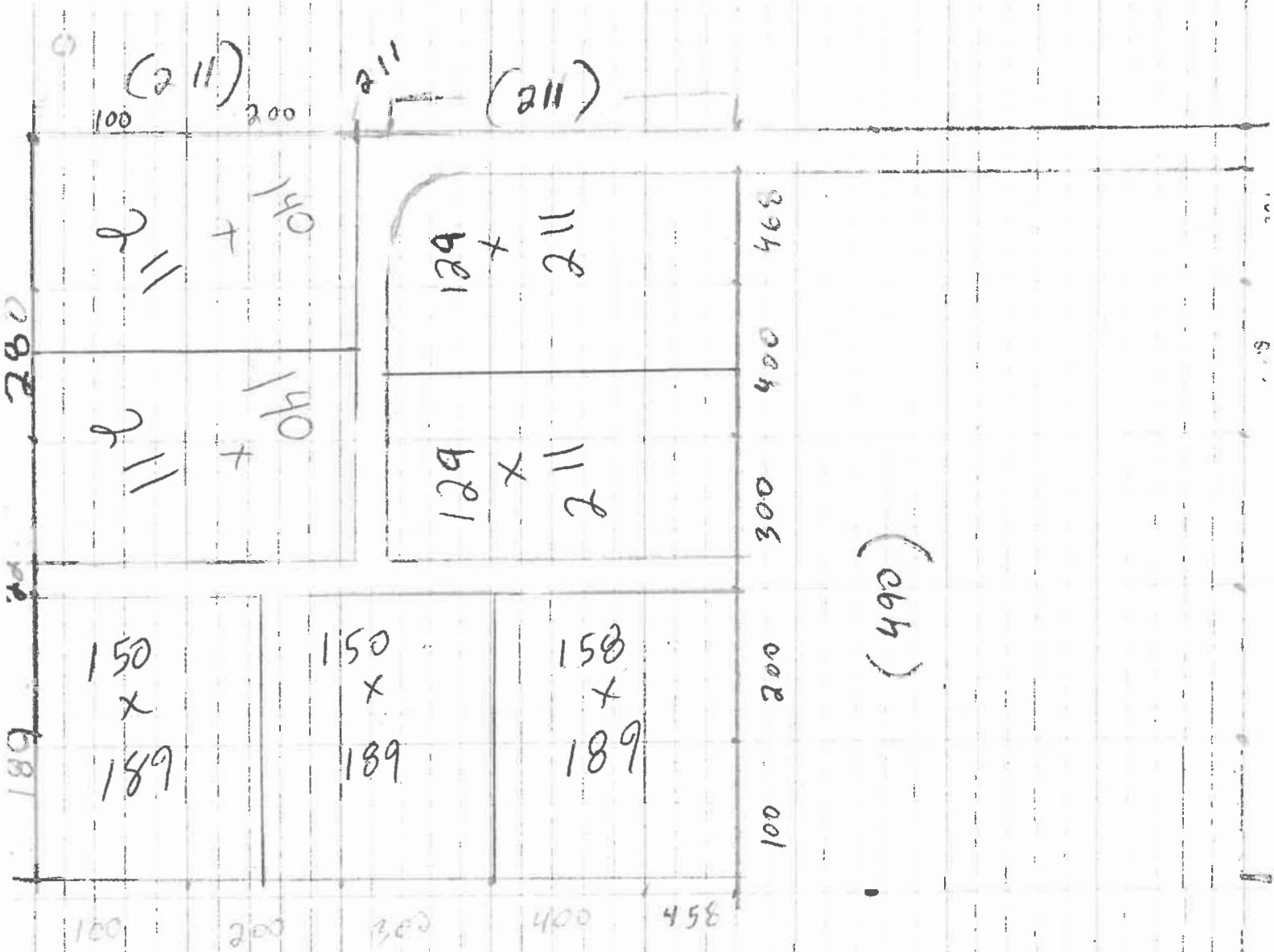
Scott & Jennifer Napierata

Map

Satellite

Lot lines





(490)

Property Record Card



Parcel: 02-20-29-300-015B-0000
 Property Address:
 Owners: NAPIERATA, SCOTT; NAPIERATA, JENNIFER
 2025 Market Value \$681,480 Assessed Value \$681,480 Taxable Value \$681,480
 2024 Tax Bill \$9,001.67
 Vacant Residential property has a lot size of 5.68 Acres

Parcel Location



Site View

Parcel Information

Parcel	02-20-29-300-015B-0000
Property Address	
Mailing Address	429 S SCOTT AVE SANFORD, FL 32771-4918
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$681,480	\$681,480
Land Value Agriculture	\$0	\$0
Just/Market Value	\$681,480	\$681,480
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	\$681,480	\$681,480

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,001.67
Tax Bill Amount	\$9,001.67
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

NAPIERATA, SCOTT - Tenancy by Entirety
 NAPIERATA, JENNIFER - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 02 TWP 20S RGE 29E S 1/2 OF S 3/4 OF NE
1/4 OF NW 1/4 (LESS E 915 FT) & N 25 FT OF E
915 FT OF S 1/2 OF S 3/4 OF NE 1/4 OF NW 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$681,480	\$0	\$681,480
Schools	\$681,480	\$0	\$681,480
FIRE	\$681,480	\$0	\$681,480
ROAD DISTRICT	\$681,480	\$0	\$681,480
SJWM(Saint Johns Water Management)	\$681,480	\$0	\$681,480

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/16/2023	\$100	10497/0820	Vacant	No
WARRANTY DEED	8/15/2023	\$100	10497/0814	Vacant	No
WARRANTY DEED	8/15/2023	\$750,000	10497/0806	Vacant	No
PROBATE RECORDS	8/3/2023	\$100	10484/1360	Vacant	No
QUIT CLAIM DEED	12/30/2018	\$100	09505/0915	Vacant	No
WARRANTY DEED	4/1/1998	\$25,000	03414/1437	Vacant	No
CORRECTIVE DEED	6/1/1997	\$100	03335/1934	Vacant	No
QUIT CLAIM DEED	1/1/1988	\$100	01926/1588	Vacant	No
WARRANTY DEED	10/1/1985	\$120,000	01684/0377	Vacant	Yes
WARRANTY DEED	6/1/1978	\$26,500	01173/0497	Vacant	Yes

Land

Units	Rate	Assessed	Market
5.68 Acres	\$120,000/Acre	\$681,480	\$681,480

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

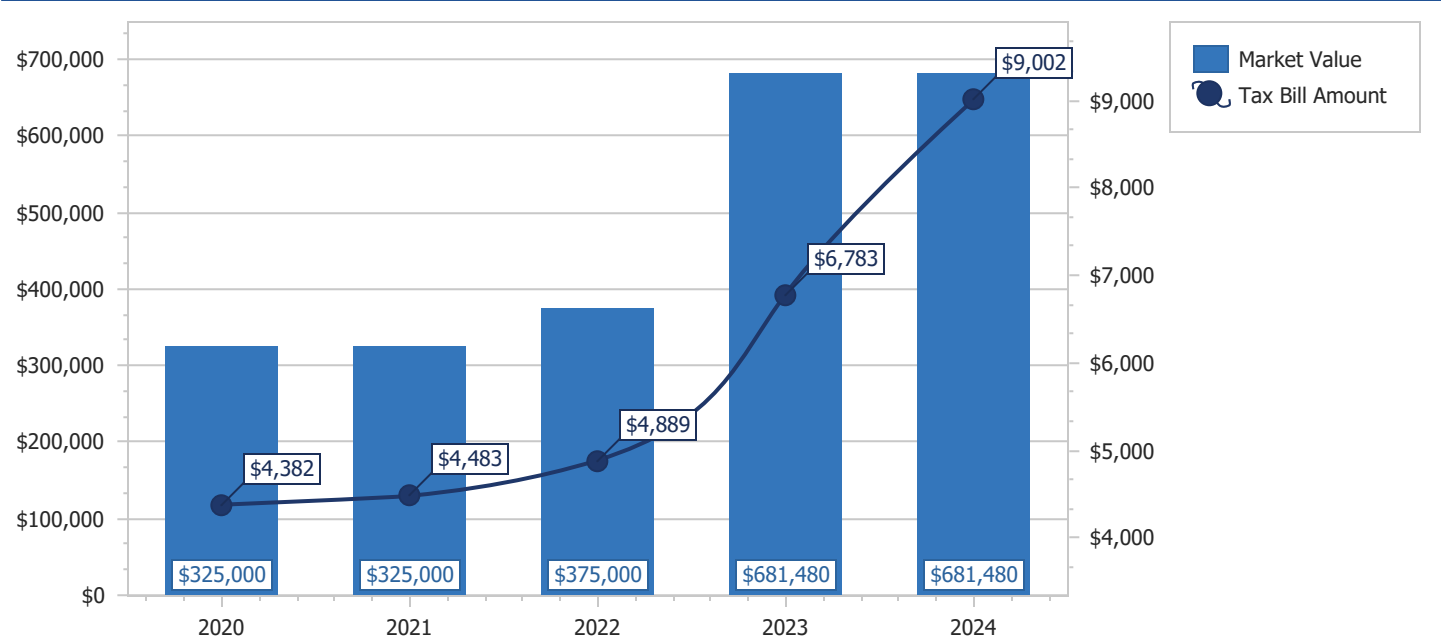
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 6/23/2025 3:55:53 PM
Project: 25-80000073
Credit Card Number: 53*****2688
Authorization Number: 175961
Transaction Number: 230625C18-731E27EA-A9EB-43DB-A5B3-24CC8045A9AD
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	NAPIERATA HOMES - PRE-APPLICATION	PROJ #: 25-80000073
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/23/25	
RELATED NAMES:	EP JENNIFER NAPIERATA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	02-20-29-300-015B-0000	
PROJECT DESCRIPTION	PROPOSED FUTURE LAND USE AMENDMENT REZONE FROM A-1 TO PD AND SUBDIVISION OF 5.68 ACRES FOR 7 SINGLE FAMILY RESIDENTIAL LOTS LOCATED ON THE WEST SIDE OF MARKHAM WOODS RD, NORTH OF MICHIGAN ST	
NO OF ACRES	5.68	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MARKHAM WOODS RD, NORTH OF MICHIGAN ST	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
JENNIFER NAPIERATA 429 S SCOTT AVE SANFORD FL 32771 (407) 408-0656 JNAPIERATA80@GMAIL.COM	N/A	

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

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

PROJECT MANAGER COMMENTS

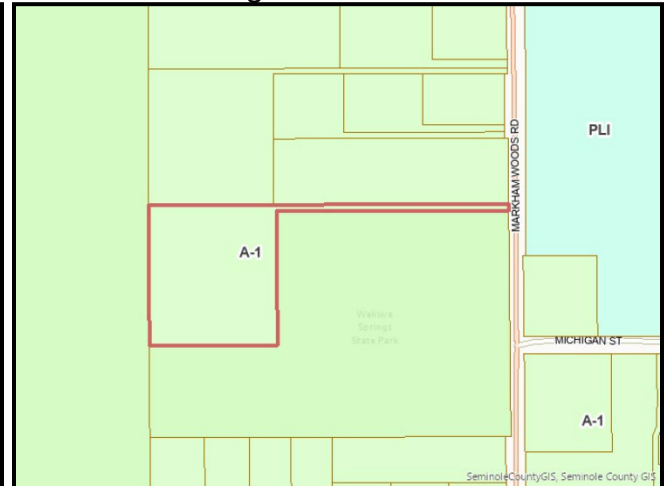
- The subject property has a Future Land Use (FLU) of Suburban Estates (SE) and a zoning designation of A-1 (Agriculture).
- Each newly created lot must meet the minimum net buildable lot size in accordance with the A-1 (Agriculture) Zoning district of one (1) acre.
- Each newly created lot must have minimum width of twenty (20) feet of access onto a public right of way that conforms to the Seminole County standards.
- The subject property is located within the Wekiva River Protection Area (WRPA). The WRPA has specific conditions regarding density and environmental impacts/protections.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: SE



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Comment A full buffer review will be done at time of subdivision plan review.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
5.	Comprehensive Planning	This proposed development is within the WRPA (Wekiva Protection Area). Please note Future Land Use Policy FLU 2.3.9 Wekiva River Protection Area Environmental Design Standards, which states: 2 On property with the Suburban Estates land use designation, wetlands, rare upland habitat, greenways, and wildlife corridors preserved by clustering or the creation of open space through the use of Planned Development zoning shall be permanently protected by dedication to the St. Johns River Water Management District or through the establishment of conservation easements. If necessary for the protection of natural resources, proposed developments with the Suburban Estates land use designation will be required to implement clustering through PD zoning provided; however, the net density of the proposed development cannot exceed one (1) unit per net buildable acre.	Info Only
6.	Comprehensive Planning	Future Land Use Policy FLU 3.5.4 Suburban Estates states the following: 2 Uses a. Single family residences on a minimum of one acre; The proposed use is consistent with the Future Land Use Suburban Estates and is subject to the zoning requirements. With the Suburban Estates Future Land Use, Single Family residence sites will need to be a minimum or one acre.	Info Only
7.	Comprehensive Planning	Per Future Land Use OBJECTIVE FLU 4.4 PLANNED DEVELOPMENTS: 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	Info Only

		increase in density/intensity alone shall not justify an alternative to conventional future land use designations such as LDR, MDR, etc.	
8.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the east side of Markham Woods Road.	Info Only
9.	Environmental Services	This development is within Seminole County's sanitary sewer service area and may be required to connect depending on the intensity of the proposed development. There is an 8" PVC force main running along the west side of Markham Woods Road. The developer would have to build a pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
10.	Environmental Services	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" DI reclaim water main running along the east side of Markham Woods Road.	Info Only
11.	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: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.shtml . 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
12.	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
13.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
14.	Natural Resources	The eastern half of the proposed development is within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
15.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at	Info Only

		http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	
16.	Natural Resources	The proposed development is within the Wekiva River Protection Area. Please see SCLDC 30.10.5.10 for regulations pertaining to this overlay.	Info Only
17.	Natural Resources	Development shall demonstrate that at least fifty (50) percent of the trees located within the developable areas of a site, including areas subject to residential platting that are not single-family residential lots existing on the effective date of this Part, are preserved on site. SCLDC 30.10.5.10	Info Only
18.	Natural Resources	Replacement trees shall be native species as listed in Section 60.23 of the Land Development Code of Seminole County and planted on site in common areas and along streets. Replacement trees, at time of planting, shall have a minimum diameter of four (4) inches at one (1) foot above ground level and a height of at least eight (8) feet. SCLDC 30.10.5.10	Info Only
19.	Natural Resources	Clustering and the Planned Development (PD). On property having the Suburban Estates land use designation, the use of Planned Development ("PD") zoning may only be permitted if the Development Services Director or designee determines that a greater protection of wetlands, rare upland habitat, greenways, or wildlife corridors can be achieved by clustering. Natural features that may be protected using PD zoning include, but are not limited to, floodprone areas, karst features, most effective recharge areas, or other environmentally sensitive natural habitat. A cluster subdivision must provide a minimum of forty (40) percent open space, including intervening common useable open space, passive or active parks, or conservation land between modules or clusters of homes so that a minimum of sixty (60) percent of the residential lots abut or are located across the street from land held for the common enjoyment of the future residents of the development. SCLDC 30.10.5.10(c)	Info Only
20.	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
21.	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	Info Only

		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.	
22.	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
23.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
24.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
25.	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
26.	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
27.	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
28.	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.	Info Only
29.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
30.	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	Info Only

		Development Review Division for review. SCLDC 60.10(a)(1)	
31.	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
32.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
33.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
34.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
35.	Planning and Development	In the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain. Both the wetlands and upland buffers must be placed within a conservation easement, but the buffer area can be counted towards net	Info Only

		buildable area. SCLDC 30.1111(b) and SCCP Policy FLU 12.9	
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 below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
37.	Planning and Development	The subject property is located in the A-1 (Agriculture) zoning district, which requires each newly created lot must meet the minimum lot size of one (1) acre of net buildable acreage.	Info Only
38.	Planning and Development	The building setbacks for a primary structure the A-1 (Agriculture) zoning district are: 50 feet- Front Yard, 30 feet- Rear yard, 10 feet- Side Yard, 50 feet- Side Street.	Info Only
39.	Planning and Development	Per Sec. 35.64 (b)(4) Street Access. The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
40.	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
41.	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
42.	Planning and Development	This property is located in the Wekiva River Protection Area and is subject to the provisions as set forth in the Wekiva River Protection Act, Chapter 369, Part II of the Florida Statutes.	Info Only
43.	Planning and Development	Per FLU policy 2.3.3, Development form of land area within the WRPA (outside of the East Lake Sylvan Transitional Area) is that of one (1)	Info Only

		dwelling unit or less per net buildable acre and that those land use designations shall not be amended except to reassign a land use to Suburban Estates for the purpose of developing single family units. The proposed seven (7) lots on approximately 5.68 acres results in a density of approximately 1.23 dwelling units per acre. This exceeds the maximum allowable density of one (1) dwelling unit per net buildable acre. No Future Land Use Amendment to a higher density than the current Suburban Estates would be supported by staff.	
44.	Planning and Development	Per Policy FLU 2.3.8 Wekiva Character Policy, the intent of development of property assigned the Suburban Estates Future Land Use designation is to limit density to one (1) dwelling unit per one (1) net buildable acre.	Info Only
45.	Planning and Development	The subject property is also located within the Aquifer Recharge Overlay Zoning Classification. In the most effect recharge areas, the maximum area covered by structures and impervious surface shall not exceed 60% for residential uses of the total land area.	Info Only
46.	Planning and Development	The zoning districts compatible with the Suburban Estates Future Land Use are as follows: A-1, RC-1, PD, PLI	Info Only
47.	Planning and Development	<p>Subdivision Process:</p> <p>The 1st step is approval of the Rezone if applicable. This 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.</p> <p>The 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item.</p> <p>The 3rd step is approval of the Final Engineering Plans; may be submitted once step 1 has been approved by BCC and step 2 is under review. The 4th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in for review.</p>	Info Only
48.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3:</p> <p>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</p>	Info Only

		<p>prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(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>	
49.	Planning and Development	<p>Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p> <p>As well as in SCLDC Sec. Sec. 30.8.5. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECO_LADECO_CH30ZORE_PT8SPZODI_S30.8.5P_DPLDE</p>	
50.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
51.	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
52.	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
53.	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). 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</p>	Info Only

		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"	
54.	Public Works - Impact Analysis	Even if the A-1 zoning is changed to PUD or PD the number of SFR lots would be 7. NRR, potential trips generated < requirement.	Info Only
55.	Public Works - Engineering	The proposed project is located within the Yankee Lake drainage basin.	Info Only
56.	Public Works – Engineering	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
57.	Public Works – Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
58.	Public Works – Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
59.	Public Works – Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
60.	Public Works – Engineering	The site does not have sufficient frontage on Markham Woods Road to split or subdivide off of. A right of way and roadway to County standard are required. This cannot be met as proposed. The internal connections to the lots would also need to be to County Standard and do not appear to be shown that way.	Info Only
61.	Public Works – Engineering	The site would be required to be limited to a right in and right out only based on the alignment of school. Library Comment	Info Only
62.	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	Info Only

		FDOT "Florida Greenbook" clear zone requirements.	
63.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easement	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	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	407-665-57

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-659

Title:

9:20AM (IN PERSON) LUKAS NURSERY - PRE-APPLICATION

Project Number: 25-80000071

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

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

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

BCC District: 1-Dallari

Applicant: Stanley T Lukas II (407) 365-6163

Consultant: Lee Thompson V.P. (904) 419-1001



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

PROJ. #: **25-80000071**
 RECEIVED 06/20/2025
 PAID 06/23/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Lukas Nursery - Redevelopment Project

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

TOTAL ACREAGE: 18.38 acres (Development Area 6.20 acres) BCC DISTRICT: **1: DALLARI**

ZONING: A-1 Agricultural FUTURE LAND USE: Off and Commercial

NAME: Stanley T Lukas II

COMPANY: Lukas Family Partnership LLLP

ADDRESS: 1909 Slavia Road

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: (407) 365-6163 Ext 2217

EMAIL: stanley@lukasnusery.com

NAME: Lee Thompson V.P.

COMPANY: H&T Consultants, Inc.

ADDRESS: 9310 Old Kings Road S, Suite 1001

CITY: Jacksonville

STATE: Florida

ZIP: 32257

PHONE: (904) 419-1001

EMAIL: handtcon@bellsouth.net

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: The project is a redevelopment of the Lukas Nursery with initial phase of a proposed Butterfly Encounter Bldg., a Learning Center Bldg, a 1,020 SF building addition to an existing building along with proposed parking and vehicle circulation areas. Subsequent phases of development will consist of shipping and receiving area with 2,000 SF office building, 8,000 SF Sun plant building, vehicle and equipment storage buildings and additional parking and vehicle circulations areas. see detail project development narrative attached.

COMMENTS DUE: **07/3/2025**

COM DOC DUE: **07/10/2025**

DRC MEETING: **07/16/2025**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

AGENDA 07/11/2025

ZONING: **A-1**

FLU: **OFF**

LOCATION:

W/S: **SEMINOLE**

BCC: **1: DALLARI**

**located on the south side of Slavia Rd,
west of SR 426**

H & T CONSULTANTS, INC.
Civil Engineering – Land Development
9310 Old Kings Road South, Suite 1001
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

June 6, 2025

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

**RE: Proposed Redevelopment – Lukas Nursery
1909 Slavia Road Oviedo, Florida 32716**

Planning & Development Division,

The proposed project is a redevelopment of the existing Lukas Nursery proposing redevelopment in phases with the initial phase consisting of a 9,822 SF Butterfly Encounter Building, a 2,800 SF Learning Center Building, a 1,020 SF building addition to an existing building along with proposed parking and vehicle circulation areas. Subsequent phases of development will consist of shipping and receiving area with 2,000 SF office building, 8,000 SF Sun plant building, vehicle and equipment storage buildings and additional parking and vehicle circulations areas. The subject site is located at 1909 & 1919 Slavia Road Oviedo, Florida 32716. The parcel ID numbers are 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000 & 20-21-31-300-016A-0000. The total site is 18.38 acres with the proposed development area of approximately 6.20 acres. The property is zoned A-1 Agricultural. Stormwater will be provided per proposed or modified existing stormwater management basins. We are proposing Two (2) proposed driveway connections on Slavia Road, 1 driveways for each phase of development. Potable water and sanitary sewer for the proposed phase I buildings will be by new water service and private onsite sanitary sewage station and force main for connection to City water and sanitary within Slavia Road right of way.

We are providing this information to you in request for a pre-application meeting with county departments and staff. I have attached the conceptual site development plan, site survey, property record card, location map and aerial map for your review.

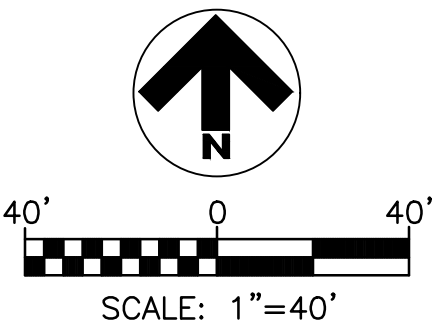
Should you have any questions or need any additional information please contact me.

Sincerely,

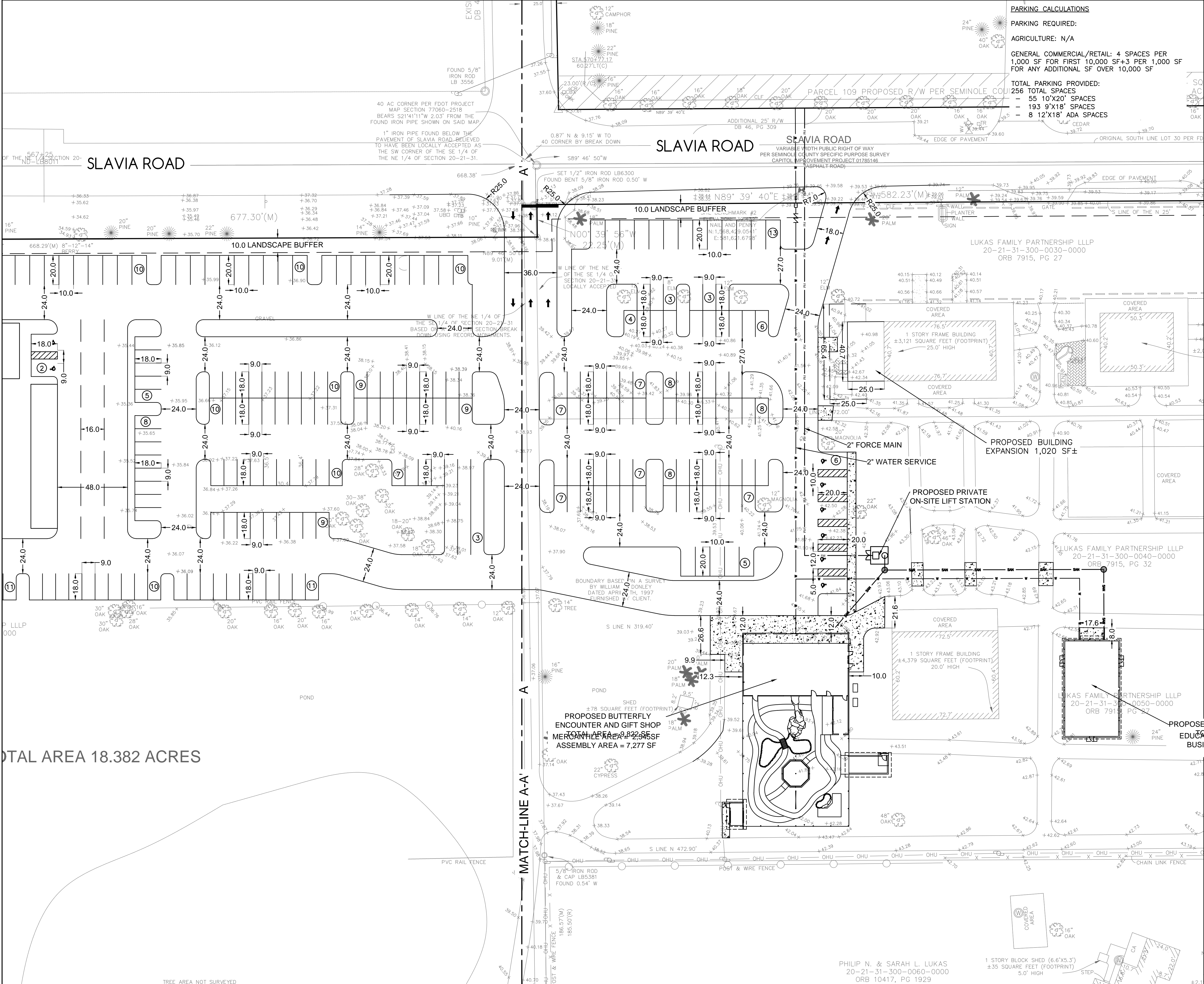
H & T Consultants, Inc.



Lee Thompson
Vice President



SITE DATA TABLE				
PROJECT DATA				
OWNER: LUKAS FAMILY PARTNERSHIP LLLP. 1919 SLAVIA ROAD OVIEDO, FL 32765				
AGENT: H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001				
PROJECT NAME: LUKAS NURSERY IMPROVEMENTS PROPERTY ID: 20-21-31-300-0020-0000 MAX BLDG HEIGHT: 35' TOTAL SITE AREA: 18.38 AC CURRENT ZONING: A-1 (AGRICULTURE)				
ZONING: A-1 AGRICULTURE				
SETBACK	REQUIRED	PROVIDED		
FRONT (N) SLAVIA ROAD	50'	301'±		
REAR (S)	30'	200'±		
SIDE (E)	10'	215'±		
SIDE (W)	10'	10'±		
LANDSCAPE BUFFERS	REQUIRED	PROVIDED		
FRONT (N) SLAVIA ROAD	10'	10'±		
REAR (S)	N/A	N/A		
SIDE (E)	N/A	N/A		
SIDE (W)	N/A	N/A		
PARKING CALCULATIONS				
PARKING REQUIRED:				
AGRICULTURE: N/A				
GENERAL COMMERCIAL/RETAIL: 4 SPACES PER 1,000 SF FOR FIRST 10,000 SF+3 PER 1,000 SF FOR ANY ADDITIONAL SF OVER 10,000 SF				
TOTAL PARKING PROVIDED: 256 SPACES - 55 10'X20' SPACES - 193 9'X18' SPACES - 8 12'X18' ADA SPACES				
PROPOSED LEARNING CENTER BLDG. TOTAL AREA = 2,800 SF EDUCATIONAL AREA = 800 SF BUSINESS AREA = 1,105 SF				
H & T CONSULTANTS, INC. PLANNING — ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: 904-419-1001 FAX: 904-419-1004			LUKAS NURSERY IMPROVEMENTS 1919 SLAVIA ROAD OVIEDO, FL 32765	
OVERALL CONCEPTUAL SITE PLAN			OVERALL CONCEPTUAL SITE PLAN	
H & T			LUKAS NURSERY BUTTERFLY ENCOUNTER	
JOB NO:			CSP-1	
DRAWN: MW			CSP-1	
CHECK: EO/ALT			CSP-1	
DATE: 6/19/25			CSP-1	
SHEET			CSP-1	
SCALE: 1"=40'			CSP-1	



PARKING CALCULATIONS
PARKING REQUIRED:
AGRICULTURE: N/A
GENERAL COMMERCIAL/RETAIL: 4 SPACES PER 1,000 SF FOR FIRST 10,000 SF+3 PER 1,000 SF FOR ANY ADDITIONAL SF OVER 10,000 SF
TOTAL PARKING PROVIDED:
256 TOTAL SPACES
- 55 10'X20' SPACES
- 193 9'X18' SPACES
- 8 12'X18' ADA SPACES

SITE DATA TABLE		
PROJECT DATA		
OWNER:	LUKAS FAMILY PARTNERSHIP LLLP 1919 SLAVIA ROAD OVIEDO, FL 32765	
AGENT:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001	
PROJECT NAME: LUKAS NURSERY IMPROVEMENTS		
PROPERTY ID: 20-21-31-300-0020-0000		
MAX BLDG HEIGHT: 35'		
TOTAL SITE AREA: 18.38 AC		
CURRENT ZONING: A-1 (AGRICULTURE)		
ZONING: A-1 AGRICULTURE		
SETBACK	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	50'	301'±
REAR (S)	30'	200'±
SIDE (E)	10'	215'±
SIDE (W)	10'	10'±
LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	10'	10'±
REAR (S)	N/A	N/A
SIDE (E)	N/A	N/A
SIDE (W)	N/A	N/A

LUKAS NURSERY IMPROVEMENTS
1919 SLAVIA ROAD
OVIEDO, FL 32765

H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

OVERALL CONCEPTUAL SITE PLAN

REVISIONS

DATE

JOB NO:

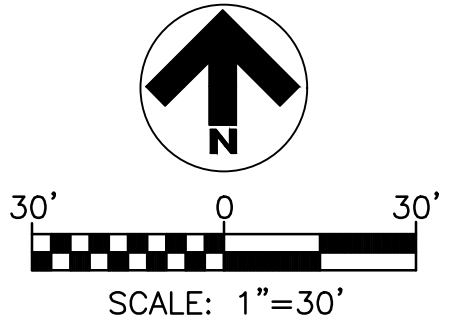
DRAWN: MW

CHECK: EO/ALT

DATE: 6/19/25

SHEET

CSP-1A





PARKING CALCULATIONS

PARKING REQUIRED:

AGRICULTURE: N/A

GENERAL COMMERCIAL/RETAIL: 4 SPACES PER 1,000 SF FOR FIRST 10,000 SF+3 PER 1,000 SF FOR ANY ADDITIONAL SF OVER 10,000 SF

TOTAL PARKING PROVIDED:

256 TOTAL SPACES

40 AC - 55 10'X20' SPACES

M - 193 9'X18' SPACES

BEAR - 8 12'X18' ADA SPACES

FOUND IRON PIPE SHOWN ON SAID MAP

1" IRON PIPE FOUND BELOW THE

PAVEMENT OF SLAVIA ROAD BELIEVED

TO HAVE BEEN LOCALLY ACCEPTED AS

THE SW CORNER OF THE SE 1/4 OF

THE NE 1/4 OF SECTION 20-21-31.

SITE DATA TABLE

PROJECT DATA

OWNER: LUKAS FAMILY PARTNERSHIP LLLP
1919 SLAVIA ROAD
OVIEDO, FL 32765

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001

PROJECT NAME: LUKAS NURSERY IMPROVEMENTS

PROPERTY ID: 20-21-31-300-0020-0000

MAX BLDG HEIGHT: 35'

TOTAL SITE AREA: 18.38 AC

CURRENT ZONING: A-1 (AGRICULTURE)

ZONING: A-1 AGRICULTURE

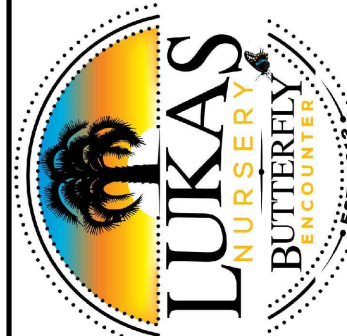
SETBACK	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	50'	301'±
REAR (S)	30'	200'±
SIDE (E)	10'	215'±
SIDE (W)	10'	10'±
LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	10'	10'±
REAR (S)	N/A	N/A
SIDE (E)	N/A	N/A
SIDE (W)	N/A	N/A

LUKAS NURSERY IMPROVEMENTS

1919 SLAVIA ROAD

OVIEDO, FL 32765

OVERALL CONCEPTUAL SITE PLAN



H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:

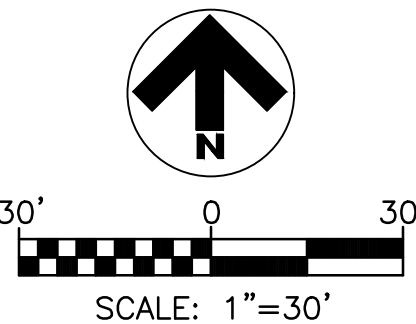
DRAWN: MW

CHECK: EO/ALT

DATE: 6/19/25

SHEET

CSP-1B

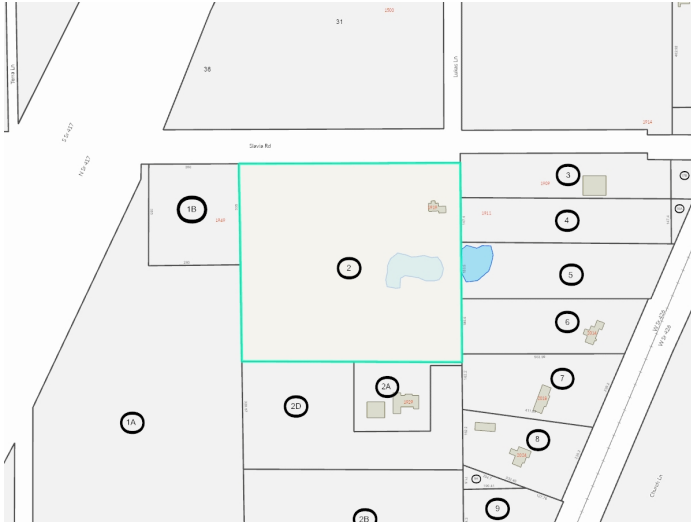


Property Record CardA



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

Parcel LocationA



Site ViewA



20213130000200000 02/23/2022

Parcel InformationA

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

Value SummaryA

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

2024 Certified Tax SummaryA

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

Owner(s)A

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

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

TaxesA

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

SalesA

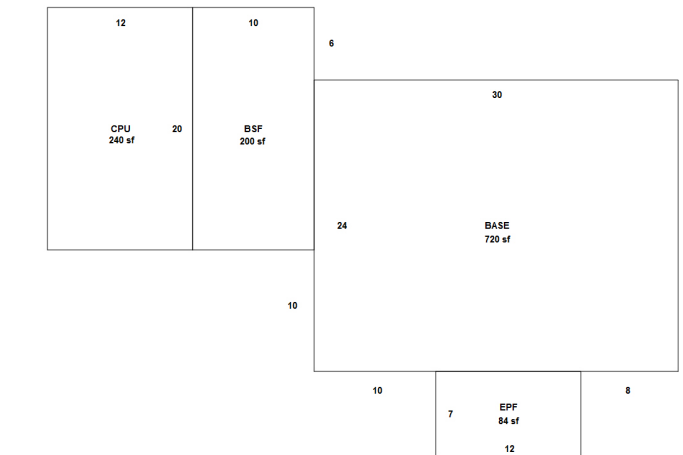
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07917/1253	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1251	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1249	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0775	Improved	No
WARRANTY DEED	1/1/1984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

LandA

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

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	720
Total Area (ft²)	1244
Constuction	CONC BLOCK
Replacement Cost	\$95,867
Assessed	\$38,347

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
BASE SEMI FINISHED	200
CARPORT UNFINISHED	240
ENCLOSED PORCH FINISHED	84

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

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

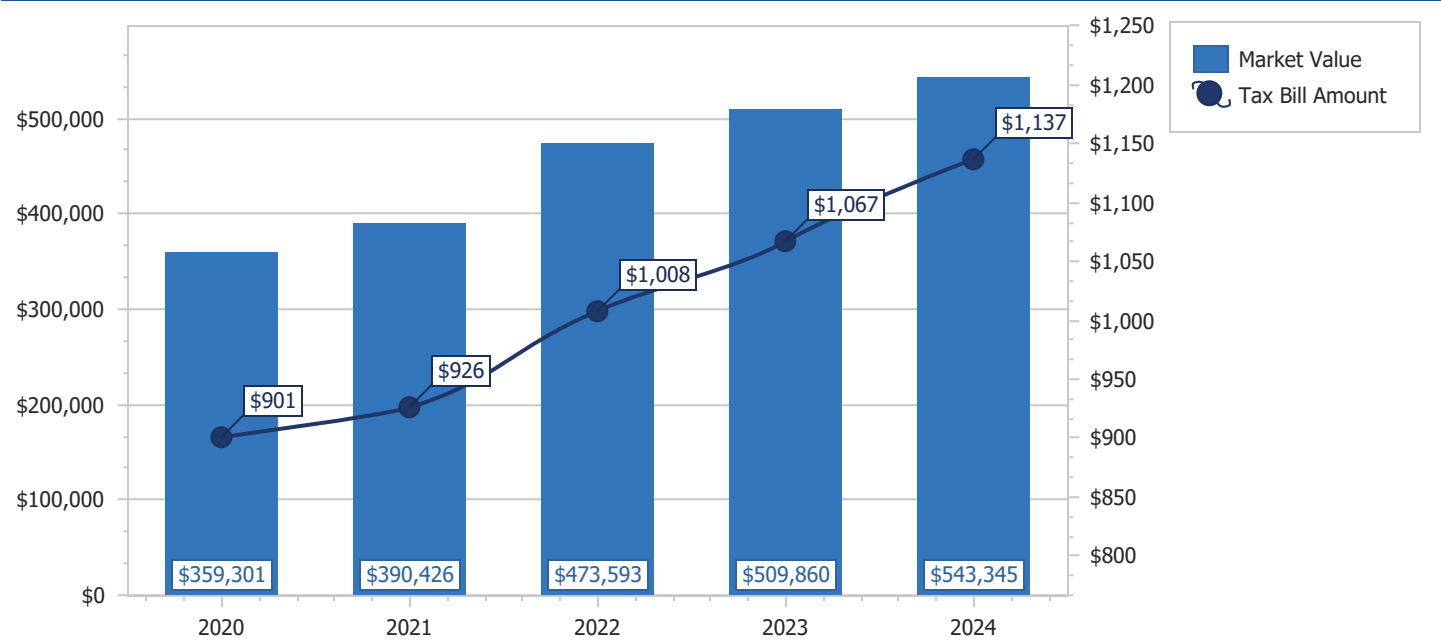
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

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

Property Value HistoryA



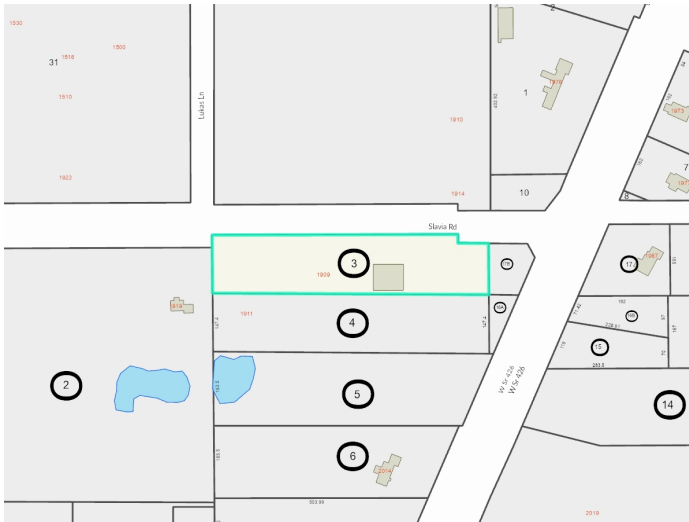
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Property Record CardA



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

Parcel LocationA



Site ViewA



Parcel InformationA

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

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$56,794	\$56,210
Depreciated Other Features	\$5,837	\$5,179
Land Value (Market)	\$345,000	\$322,000
Land Value Agriculture	\$207,603	\$193,803
Just/Market Value	\$407,631	\$383,389
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$270,234	\$255,192

2024 Certified Tax SummaryA

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

Owner(s)A

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

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

TaxesA

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

SalesA

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

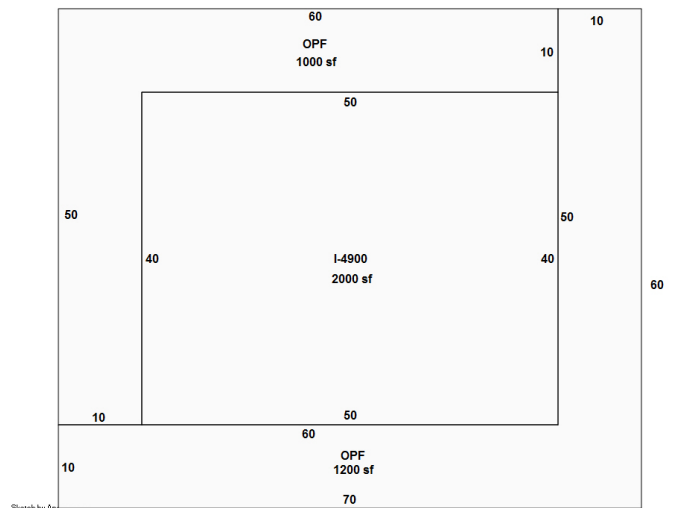
LandA

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

Building InformationA

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

* Year Built = Actual / Effective



Building 1

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

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

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

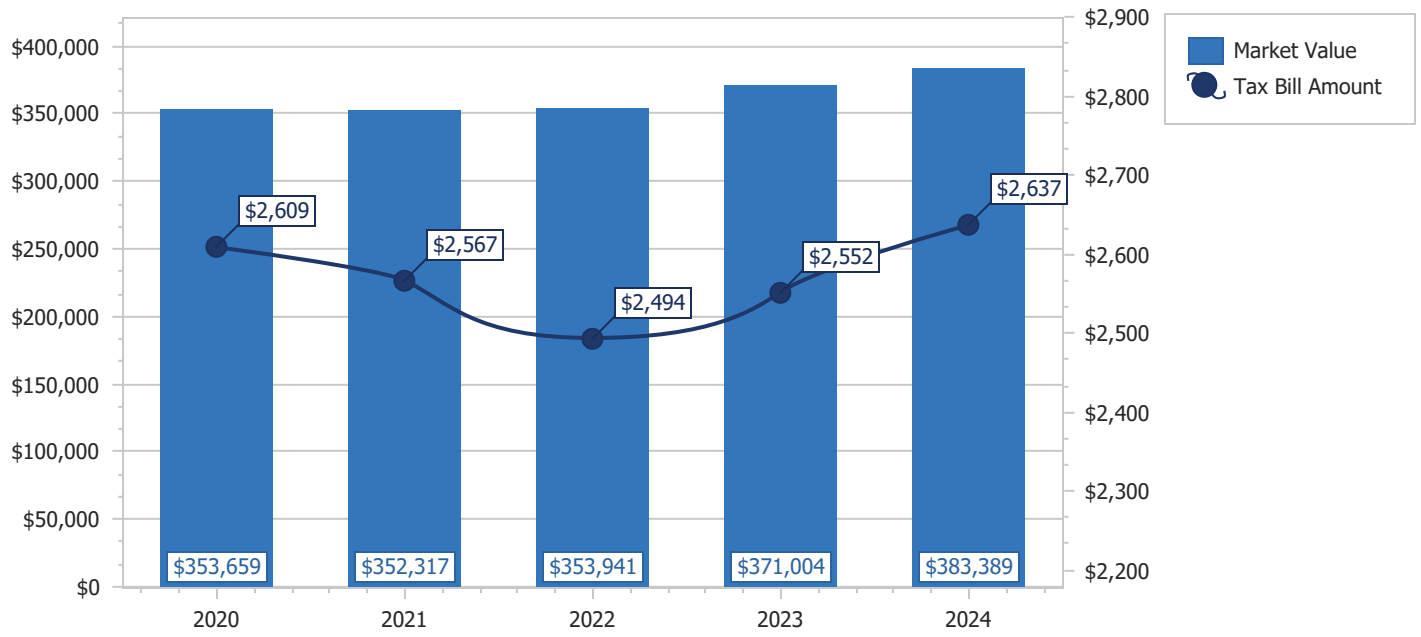
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Property Value HistoryA



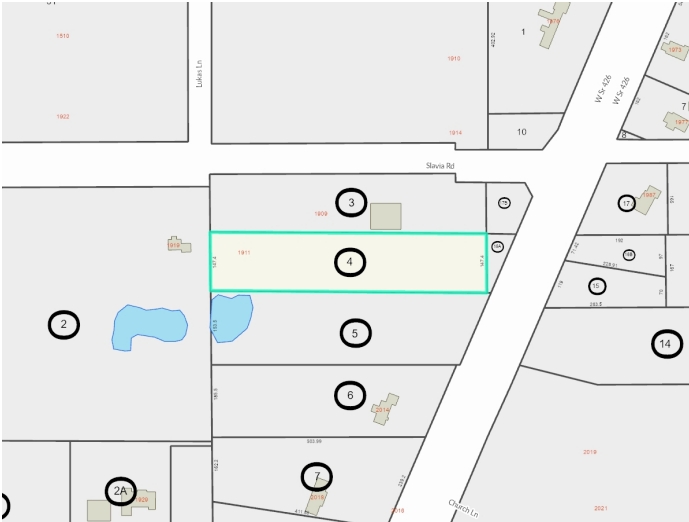
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Property Record Card



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

Parcel Location



Site View

Parcel Information

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

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$5,568	\$3,202
Land Value (Market)	\$323,400	\$323,400
Land Value Agriculture	\$1,513	\$1,513
Just/Market Value	\$328,968	\$326,602
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,788	\$675
P&G Adjustment	\$0	\$0
Assessed Value	\$4,293	\$4,040

2024 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Legal Description

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

Taxes

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

Sales

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

Land

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

Building Information

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

Building

* Year Built = Actual / Effective

Permits

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

Extra Features				
Description	Year Built	Units	Cost	Assessed
GREENHOUSE	1981	2784	\$5,568	\$5,568

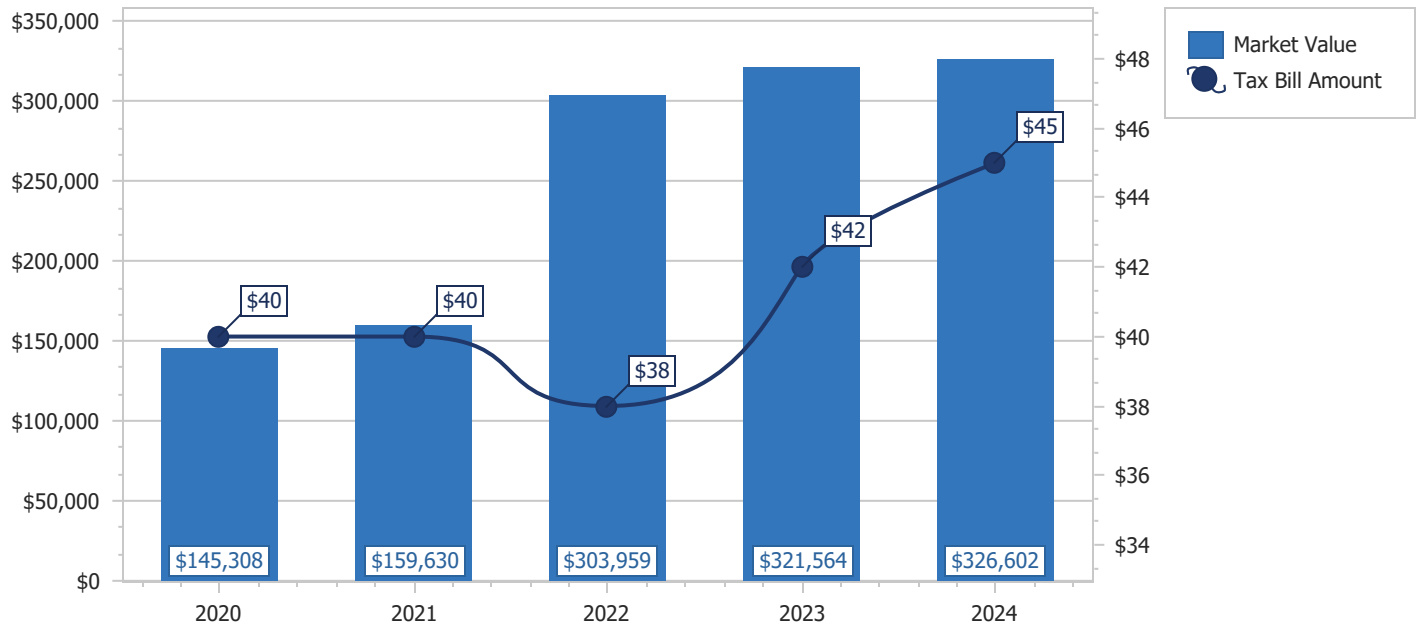
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Property Value History



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Property Record Card



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

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0050-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$280,000	\$280,000
Land Value Agriculture	\$1,310	\$1,310
Just/Market Value	\$280,000	\$280,000
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	\$1,310	\$1,310

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,893.35
Tax Bill Amount	\$13.54
Tax Savings with Exemptions	\$2,879.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Legal Description

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

Taxes

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

Sales

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

Land

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

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

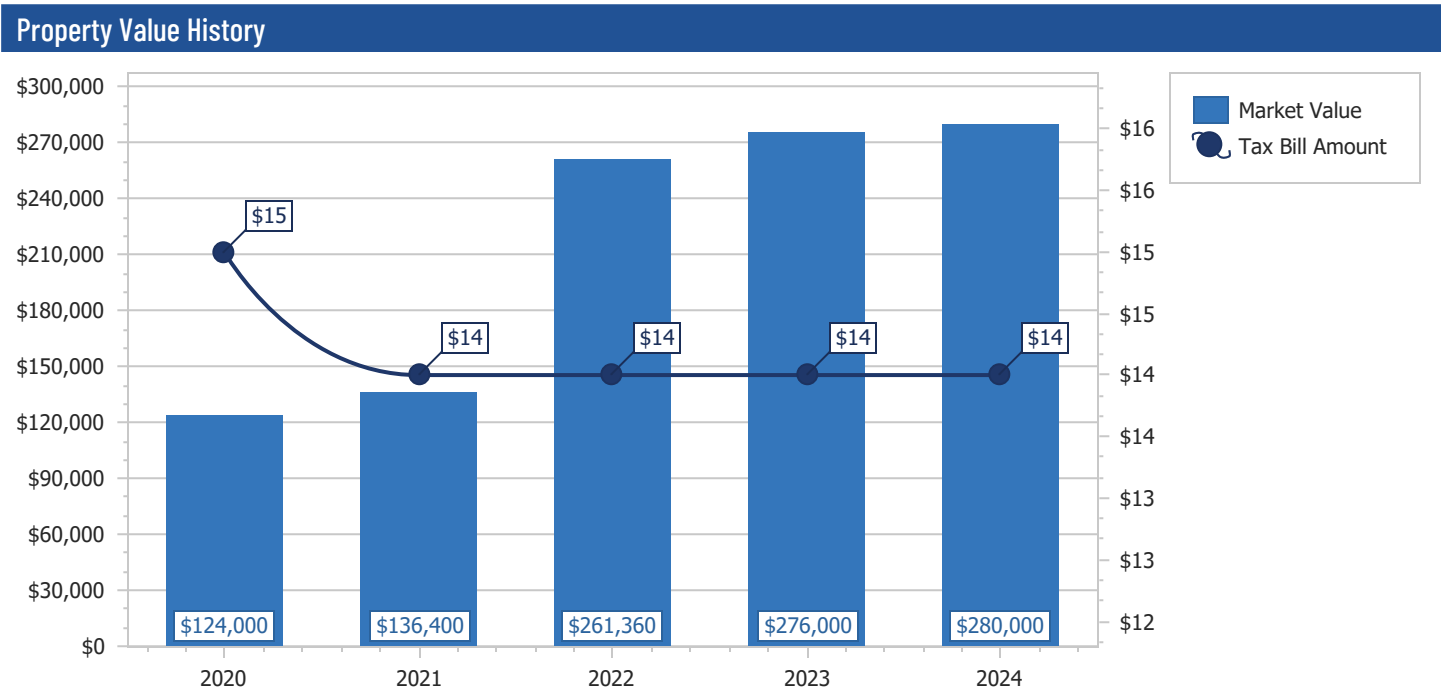
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

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



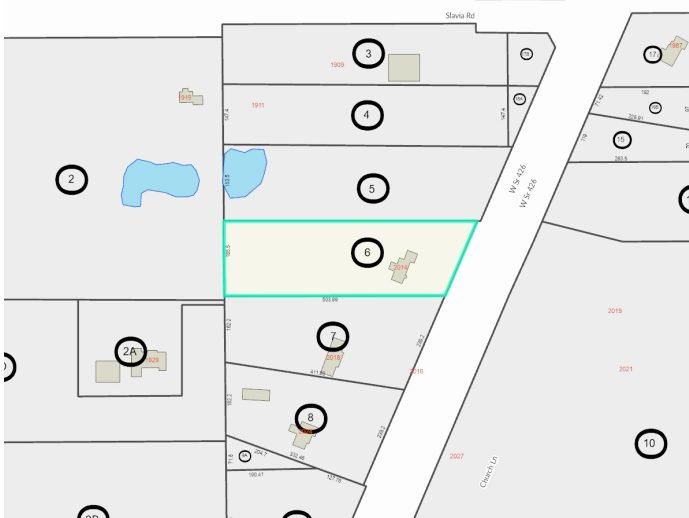
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Property Record CardA



Parcel: 20-21-31-300-0060-0000
 Property Address: 2014 W SR 426 OVIEDO, FL 32765
 Owners: LUKAS, PHILIP N; LUKAS, SARAH L
 2025 Market Value \$365,443 Assessed Value \$365,443 Taxable Value \$365,443
 2024 Tax Bill \$4,817.65
 The 3 Bed/1 Bath Single Family property is 1,590 SF and a lot size of 2.02 Acres

Parcel LocationA



Site ViewA



20213130000600000 02/22/2022

Parcel InformationA

Parcel	20-21-31-300-0060-0000
Property Address	
Mailing Address	1929 SLAVIA RD OVIEDO, FL 32765-6580
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$79,539	\$79,489
Depreciated Other Features	\$3,104	\$2,436
Land Value (Market)	\$282,800	\$282,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$365,443	\$364,725
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	\$365,443	\$364,725

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,817.65
Tax Bill Amount	\$4,817.65
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

LUKAS, PHILIP N - Tenancy by Entirety
 LUKAS, SARAH L - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 20 TWP 21S RGE 31E
S 185.5 FT OF NW 1/4 OF NE
1/4 OF SE 1/4 W OF RY (LESS ROAD DESC IN
ORB 6134 PG 803)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$365,443	\$0	\$365,443
Schools	\$365,443	\$0	\$365,443
FIRE	\$365,443	\$0	\$365,443
ROAD DISTRICT	\$365,443	\$0	\$365,443
SJWM(Saint Johns Water Management)	\$365,443	\$0	\$365,443

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/29/2023	\$1,300,000	10417/1929	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02402/0131	Improved	No
WARRANTY DEED	1/1/1975	\$100	01042/1388	Improved	No

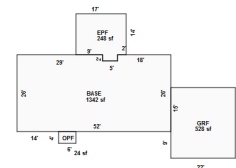
LandA

Units	Rate	Assessed	Market
2.02 Acres	\$140,000/Acre	\$282,800	\$282,800

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1952
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1342
Total Area (ft ²)	2142
Constuction	CONC BLOCK
Replacement Cost	\$187,151
Assessed	\$79,539

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	248
GARAGE FINISHED	528
OPEN PORCH FINISHED	24

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
17554	REROOF	\$12,160		10/17/2018

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POLE BARNS/AVG	1979	814	\$3,260	\$1,304
CARPORT 2	1979	1	\$4,500	\$1,800

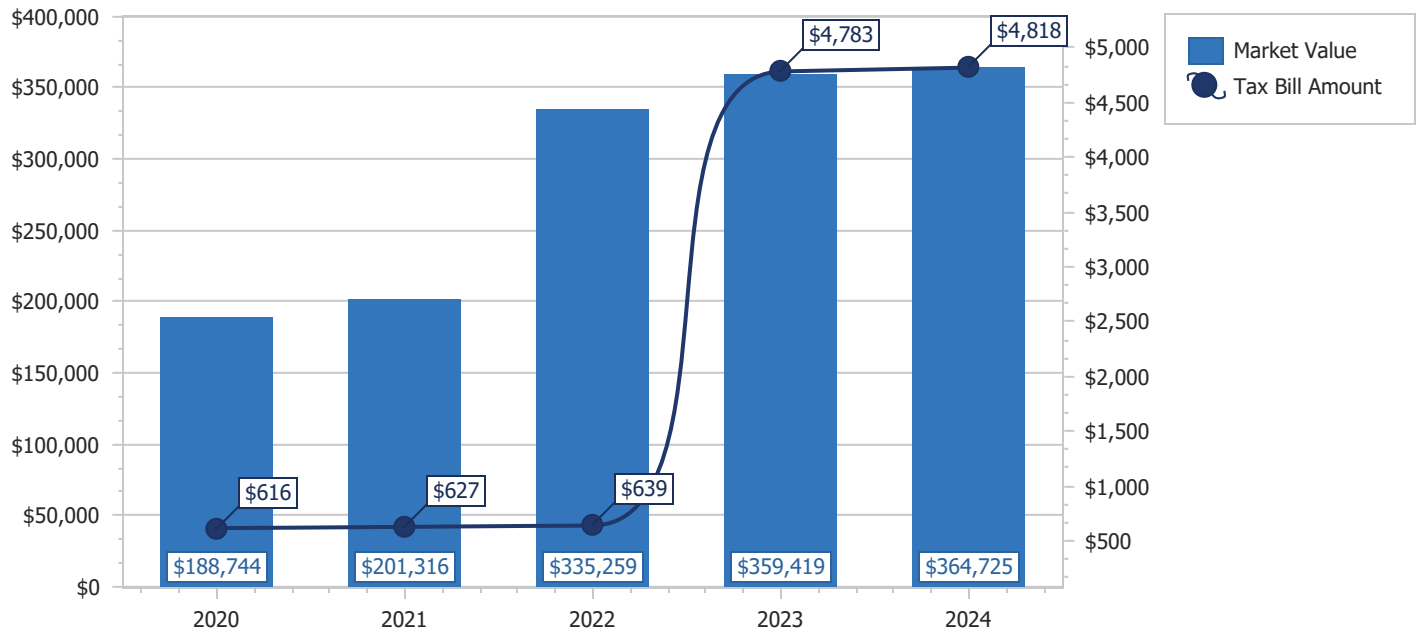
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

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

Receipt Details

Date: 6/23/2025 11:46:39 AM
Project: 25-80000071
Credit Card Number: 37*****1100
Authorization Number: 213871
Transaction Number: 230625O17-EE1C8571-4460-4856-B136-87E4264EC5E4
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. 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 or call (407) 665-7372 no later than noon on Friday, July 11, 2025, in order to place you on the Wednesday, July 16, 2025 meeting agenda.

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

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

PROJECT NAME:	LUKAS NURSERY - PRE-APPLICATION	PROJ #: 25-80000071
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/23/25	
RELATED NAMES:	EP STANLEY T LUKAS II	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	20-21-31-300-0020-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO REDEVELOP AN EXISTING NURSERY ON 18.38 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
NO OF ACRES	18.38	
BCC DISTRICT	1 - DALLARI	
CURRENT ZONING	A-1	
LOCATION	SOUTHWEST CORNER OF SLAVIA RD AND W SR 426	
FUTURE LAND USE-	COM/OFF/MDR	
APPLICANT:		CONSULTANT:
STANLEY T LUKAS II LUKAS FAMILY PARTNERSHIP LLLP 1909 SLAVIA RD OVIEDO FL 32765 (407) 365-6163 STANLEY@LUKASNURSERY.COM		LEE THOMPSON V.P. H&T CONSULTANTS, INC. 9310 OLD KINGS RD S JACKSONVILLE FL 32257 (904) 419-1001 HANDTCON@BELLSOUTH.NET

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

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

PROJECT MANAGER COMMENTS

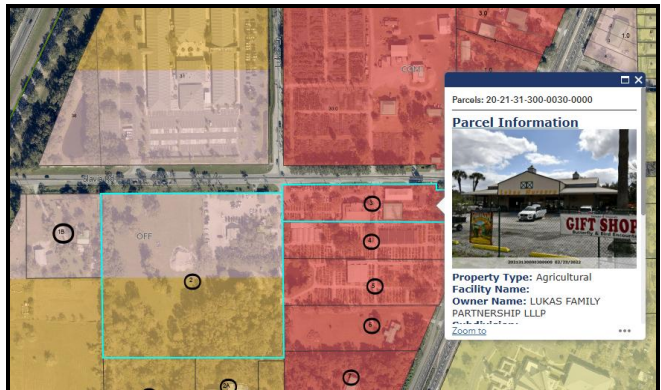
- The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.
- The proposed uses are not permitted in the A-1 (Agriculture) zoning district and will require the applicant to apply for a Small Scale Future Land Use Amendment from Office and Medium Density Residential to Commercial for the western portion of the site and a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for the entire site.
- The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc.

PROJECT AREA ZONING AND AERIAL MAPS

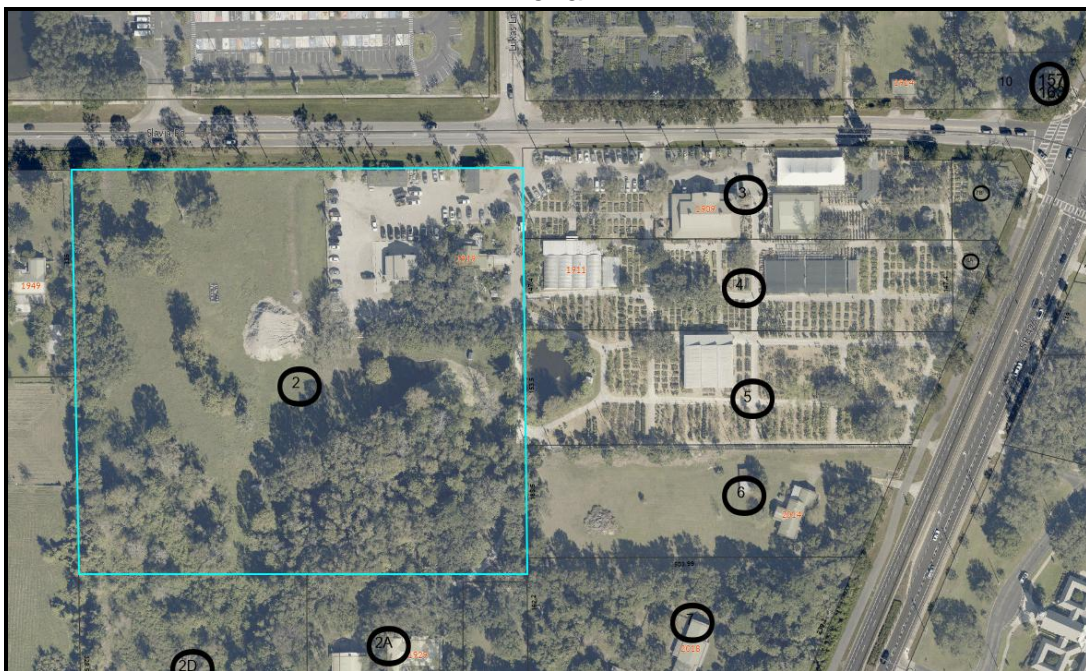
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
3	Buffers and CPTED	A full buffer review will be done at time of site plan review.
4	Buffers and CPTED	For a complete Buffer review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
5	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
6	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
7	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
8	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
9	Comprehensive Planning	Proposed site has multiple Future Land Uses. Parcel 20-21-31-300-0020-0000 has Future Land Use of OFF. Parcels 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000 have Future Land Use of COM.
10	Comprehensive Planning	OFF (Office) Future Land Use allows for 0.35 (FAR) floor area ratio. Allowable Uses for OFF are stated in Future Land Use Comprehensive Plan Policy FLU 5.3.1 Office as follows: Uses B General office development; Based on this, the proposed use of office is consistent, however, the additional uses, such as storage, may need to be relocated to the portion of the site with the COM FLU. Underlying zoning criteria must also be met.
11	Comprehensive Planning	Future Land Use of COM has a s 0.35 floor area ratio (FAR) as stated in Policy FLU 5.3.3 Commercial with the following listed uses: Uses F Amusement and commercial recreation within an enclosed building; Based on this, the site is consistent with F Amusement and commercial recreation within an enclosed building. Underlying zoning criteria must also be met.
12	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of Slavia Road as well as a 12" PVC potable water main running along the northwest side of W State Road 426.

13	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is an 8" PVC force main running along the north side of Slavia Road as well as a 16" PVC force main running along the southeast side of W State Road 426. The developer would have to build a private pump station to pressurize the sanitary sewer flow to connect to our force main system.
14	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.
15	Environmental Services	Be advised that W State Road 426 is an FDOT right of way so any utility construction work within this area will require an FDOT utility permit.
16	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: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml . 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.
17	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
18	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)
19	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)
20	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)
21	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)

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)
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)
24	Natural Resources	According to the county wetland maps, wetlands are possibly located on the southwestern 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. **
25	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.
26	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.
27	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.
28	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials
29	Planning and Development	The proposed uses are not permitted in the A-1 (Agriculture) zoning district and will require the applicant to apply for a Small Scale Future Land Use Amendment from Office and Medium Density Residential to Commercial for the western portion of the site and a Rezone from A-1 (Agriculture) to C-1 (Retail Commercial) for the entire site.
30	Planning and Development	The Future Land Use Amendment and Rezone application can be found here: https://www.seminolecountyfl.gov/docs/default-source/pdf/rezone-land-use-amendment-ada.pdf?sfvrsn=83efa8b6_1
31	Planning and Development	Each newly proposed building will be required to demonstrate that they meet the applicable building setbacks at the time of site plan approval. Staff may recommend combining the four parcels, which can be assessed at the time of Site Plan review. Combining all four parcels will require all existing structures on the site to comply with the applicable building setback requirements.

32	Planning and Development	<p>The applicant will be required to obtain Site Plan approval for the proposed uses. As part of this process, the property shall be brought into compliance with current codes, including but not limited to landscaping, parking lot striping, ADA accessibility improvements, drainage, etc. The Site Plan review process can be found in the Seminole County Land Development Code (SCLDC), Chapter 40. The Site Plan must meet all requirements of the SCLDC including, but not limited to building/structure setbacks, parking requirements, access/drive aisle, open space, landscape buffers, stormwater, etc. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stm</p>
33	Planning and Development	<p>The off street parking requirements for general business/retail/office uses are: 4 parking spaces for every 1,000 square feet of floor area for the first 10,000 square feet and 3 spaces for every 1,000 square feet above 10,000 square feet. Parking and parking lot landscaping requirements can be found in SCLDC Chapter 30 Part 11.</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE</p>
34	Planning and Development	<p>If any outdoor lighting is proposed, a photometric plan may be required. SCLDC lighting regulations:</p> <p>https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE</p>
35	Planning and Development	<p>Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar 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. Prior to scheduling the 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), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>
36	Planning and Development	<p>Twenty-five (25) percent open space shall be required. The purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>
37	Planning and Development	<p>Step 1 – Rezoning: Requires a recommendation from the Planning and Zoning Commission (P&Z) and final decision by the Board of County Commissioners (BCC). The Rezone process may take 3 -4 months, depending on staff review timelines and Board agenda scheduling deadlines.</p> <p>Step 2 – Site Plan: Approval of the Site Plan is reviewed administratively.</p>

38	Planning and Development	Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions - SCLDC Section 30.3.4: Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.
39	Planning and Development	The subject property has Commercial, Office and Medium Density Residential Future Land Use designations and A-1 (Agricultural) zoning.
40	Planning and Development	The building setbacks for the current A-1 zoning district are: front - 50 feet, sides - 10 feet, and rear - 30 feet. The building setbacks for the recommended C-1 zoning district are: front - 25 feet, sides - 0 feet, and rear - 10 feet. The building setbacks can be found in SCLDC Section 30.7.3. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT7DEST_S30.7.3DISTTA
41	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
42	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
43	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
44	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
45	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.

46	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils. Please note that there may be significant muck on a portion of the property.
47	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year, 24-hour storm event. There appears to be some stormwater storage on the property. This storage will be required to be considered in the design. Note that there are known drainage issues downstream and additional volume would be required to be held onsite. The site does not have an existing stormwater system onsite. Water quality will be required to be addressed for the entire site.
48	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope west.
49	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing ditch along the western side of the property. Please note that a drainage easement may be needed along the ditch if it does not already exist.
50	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
51	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
52	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
53	Public Works - Engineering	The property is adjacent to Slavia Road which is classified as an Urban Major Collector Road. Slavia Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please verify with Public Works 407-665-5674 if the improvements will go through this area.
54	Public Works - Engineering	Please note that the last proposed out only driveway does not meet separation requirements and is at the start of the turn lane onto SR 426. This will have to be evaluated and may not be allowed. The far west driveway is in conflict with Master Academy turn lane. This access would be limited to right in and right out only and need to be designed to prohibit other movements.
55	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.
56	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
57	Public Works - Impact Analysis	NRR, net new trips generated < requirement. Any proposed new driveway will have to be reviewed during site plan phase and approved by the County.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County 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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-657

Title:

JORDAN BUSINESS CENTER - SITE PLAN

Project Number: 25-06000025

Project Description: Proposed Site Plan for an office with indoor storage on 9.78 acres in the C-3 Zoning District located on the west side of W SR 426 at Eagle Pass Rd

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

Parcel ID: 20-21-31-5CB-0000-006B+

BCC District: 1-Dallari

Applicant: Giovanni Jordan (407) 971-9404

Consultant: Mitch Collins (407) 850-8557



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

PROJ. #: 25-06000025

Received: 6/18/25

Paid: 6/18/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥ 100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: 89,199 SF + NEW PAVEMENT SQUARE FOOTAGE: 93,246 SF =</p> <p>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 182,445 SF</p> <p>(TOTAL NEW ISA 182,445 / 1,000 = 182.45) * x \$25 + \$2,500 = FEE DUE: \$7,061.25</p> <p>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Jordan Business Center			
PARCEL ID #(S): 20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A			
DESCRIPTION OF PROJECT: THE CONSTRUCTION OF AN OFFICE AND STORAGE CENTER ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS, AND WATER MANAGEMENT FACILITIES.			
EXISTING USE(S): Vacant/Former Nursery		PROPOSED USE(S): Office and indoor storage	
ZONING: C-3	FUTURE LAND USE: IND	TOTAL ACREAGE: 9.784	BCC DISTRICT: 1
WATER PROVIDER: Seminole County Utilities Dept.		SEWER PROVIDER: Seminole County Utilities Dept.	
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:			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Giovanni Jordan		COMPANY: Eagle Pass Properties, LLC
ADDRESS: 2653 WEST STATE ROAD 426		
CITY: Oveido	STATE: FL	ZIP: 32765
PHONE: 407-971-9404 ext. 101	EMAIL: gjordan@jordanhomesfl.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Mitch Collins, P.E.		COMPANY: Mitch Collins, P.E., Inc.
ADDRESS: 801 E South Street		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-850-8557	EMAIL: mitchcollins@mitchcollinspe.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Giovanni Jordan (Authorized Representative)/Eagle Pass Properties, LLC		
ADDRESS: 2653 WEST STATE ROAD 426		
CITY: Oveido	STATE: FL	ZIP: 32765
PHONE: 407-971-9404 ext. 101	EMAIL: 407-971-9404 ext. 101	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

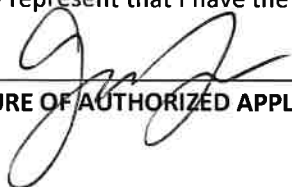
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input type="checkbox"/> Not applicable		

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

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE



6/17/2025

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, Giovanni Jordan, the owner of record for the following described property [Parcel ID Number(s)] 20-21-31-5CB-0000-006B AND 20-21-31-5CB-0000-005A hereby designates Mitch Collins, P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER:

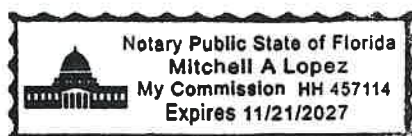
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

6/17/2025
Date


Property Owner's Signature
Giovanni Jordan
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 Giovanni Jordan (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 17 day of June, 2025.




Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

EAGLE PASS PROPERTIES, LLC

Filing Information

Document Number	L22000441079
FEI/EIN Number	N/A
Date Filed	10/12/2022
Effective Date	10/12/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/29/2024

Principal Address

2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Changed: 05/28/2025

Mailing Address

700 WEST MORSE BOULEVARD
WINTER PARK, FL 32789 UN

Registered Agent Name & Address

CLARK & ALBAUGH, LLP
1800 TOWN PLAZA COURT
WINTER SPRINGS, FL 32708

Name Changed: 02/29/2024

Authorized Person(s) Detail

Name & Address

Title MGR

JORDAN, LARRY
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Title MGR

JORDAN, JANETTE
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Title Authorized Representative

Jordan, Giovanni
2653 W SR 426
Suite 1231
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2024	02/29/2024
2025	02/03/2025
2025	05/28/2025

Document Images

05/28/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
02/03/2025 -- ANNUAL REPORT	View image in PDF format
02/29/2024 -- REINSTATEMENT	View image in PDF format
10/12/2022 -- Florida Limited Liability	View image in PDF format

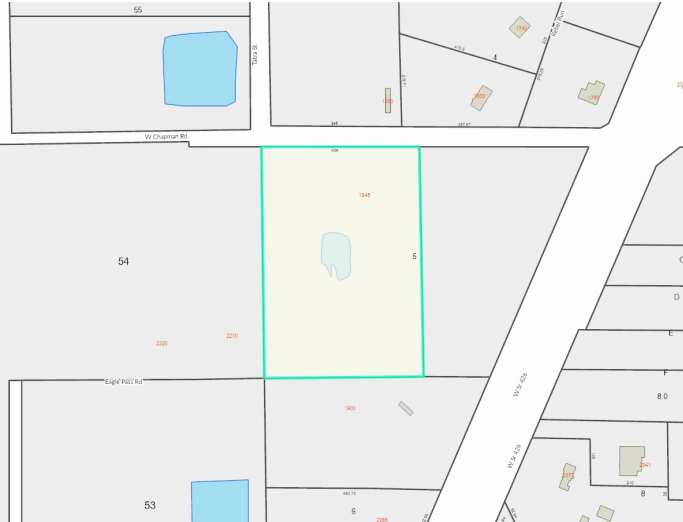
Property Record Card



Parcel: 20-21-31-5CB-0000-005A
 Property Address: W CHAPMAN RD OVIEDO, FL 32765
 Owners: EAGLE PASS PROPERTIES LLC
 2025 Market Value \$540,900 Assessed Value \$540,900 Taxable Value \$540,900
 2024 Tax Bill \$7,144.75
 Vac General-Commercial property has a lot size of 6.13 Acres

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	20-21-31-5CB-0000-005A
Property Address	
Mailing Address	PO BOX 622903 OVIEDO, FL 32762-2903
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$540,900	\$540,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$540,900	\$540,900
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	\$540,900	\$540,900

2024 Certified Tax Summary

Owner(s)

Tax Amount w/o Exemptions	\$7,144.75
Tax Bill Amount	\$7,144.75
Tax Savings with Exemptions	\$0.00

Name - Ownership Type
EAGLE PASS PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 406 FT OF LOT 5 (LESS RD)
SLAVIA FARMS
PB 6 PG 97

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$540,900	\$0	\$540,900
Schools	\$540,900	\$0	\$540,900
FIRE	\$540,900	\$0	\$540,900
ROAD DISTRICT	\$540,900	\$0	\$540,900
SJWM(Saint Johns Water Management)	\$540,900	\$0	\$540,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2022	\$700,000	10337/1051	Vacant	Yes
CORRECTIVE DEED	9/21/2022	\$100	10337/1049	Vacant	No
QUIT CLAIM DEED	5/1/1993	\$100	03029/0414	Vacant	No
WARRANTY DEED	5/1/1985	\$70,000	01639/1400	Vacant	Yes

Land

Units	Rate	Assessed	Market
6.01 Acres	\$90,000/Acre	\$540,900	\$540,900

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

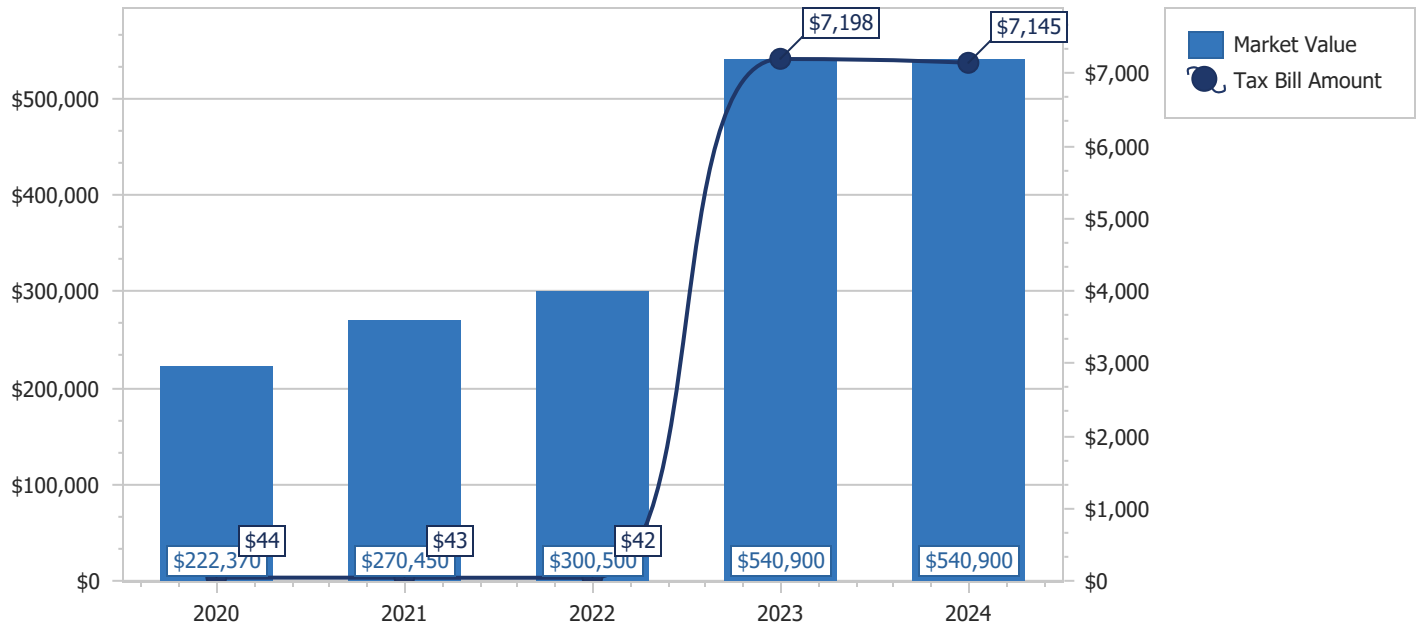
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	IND
Description	Industrial

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

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Property Value History



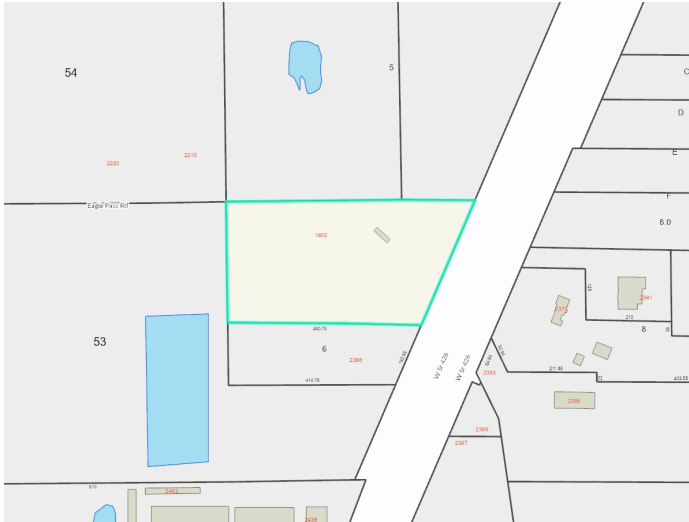
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Property Record CardA



Parcel: 20-21-31-5CB-0000-006B
Property Address: 1900 EAGLE PASS RD OVIEDO, FL 32765
Owners: EAGLE PASS PROPERTIES LLC
 2025 Market Value \$1,246,665 Assessed Value \$1,246,665 Taxable Value \$1,246,665
 2024 Tax Bill \$15,691.25
 Vac General-Commercial property w/1st Building size of 900 SF and a lot size of 3.75 Acres

Parcel LocationA



Site ViewA



2021315CB0000006B 02/22/2022

Parcel InformationA

Parcel	20-21-31-5CB-0000-006B
Property Address	
Mailing Address	PO BOX 622903 OVIEDO, FL 32762-2903
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,246,665	\$1,187,921
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,246,665	\$1,187,921
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	\$1,246,665	\$1,187,921

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$15,691.25
Tax Bill Amount	\$15,691.25
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 EAGLE PASS PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

N 300 FT OF LOT 6 SLAVIA FARMS PB 6 PG 97

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,246,665	\$0	\$1,246,665
Schools	\$1,246,665	\$0	\$1,246,665
FIRE	\$1,246,665	\$0	\$1,246,665
ROAD DISTRICT	\$1,246,665	\$0	\$1,246,665
SJWM(Saint Johns Water Management)	\$1,246,665	\$0	\$1,246,665

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2022	\$1,350,000	10337/1053	Improved	Yes
QUIT CLAIM DEED	1/1/1999	\$100	03595/1155	Improved	No
QUIT CLAIM DEED	1/1/1985	\$100	01612/0067	Improved	No
WARRANTY DEED	1/1/1975	\$14,800	01056/1470	Vacant	Yes

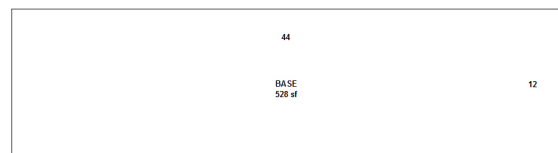
LandA

Units	Rate	Assessed	Market
163,176 SF	\$7.64/SF	\$1,246,665	\$1,246,665

Building InformationA

#	2
Use	MOBILE HOME
Year Built*	1970
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	528
Total Area (ft ²)	528
Constuction	MOBILE HOMES AVG
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective

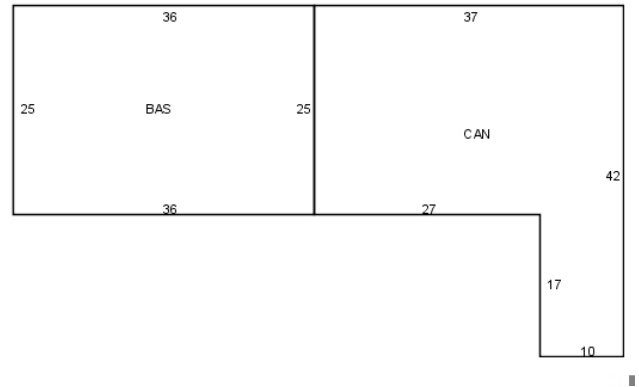


Sketch by Apex Sketch

Building 2

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1976
Bed	
Bath	
Fixtures	0
Base Area (ft²)	900
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
CANOPY	1095

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00616	POLE SIGN	\$600		1/19/2007

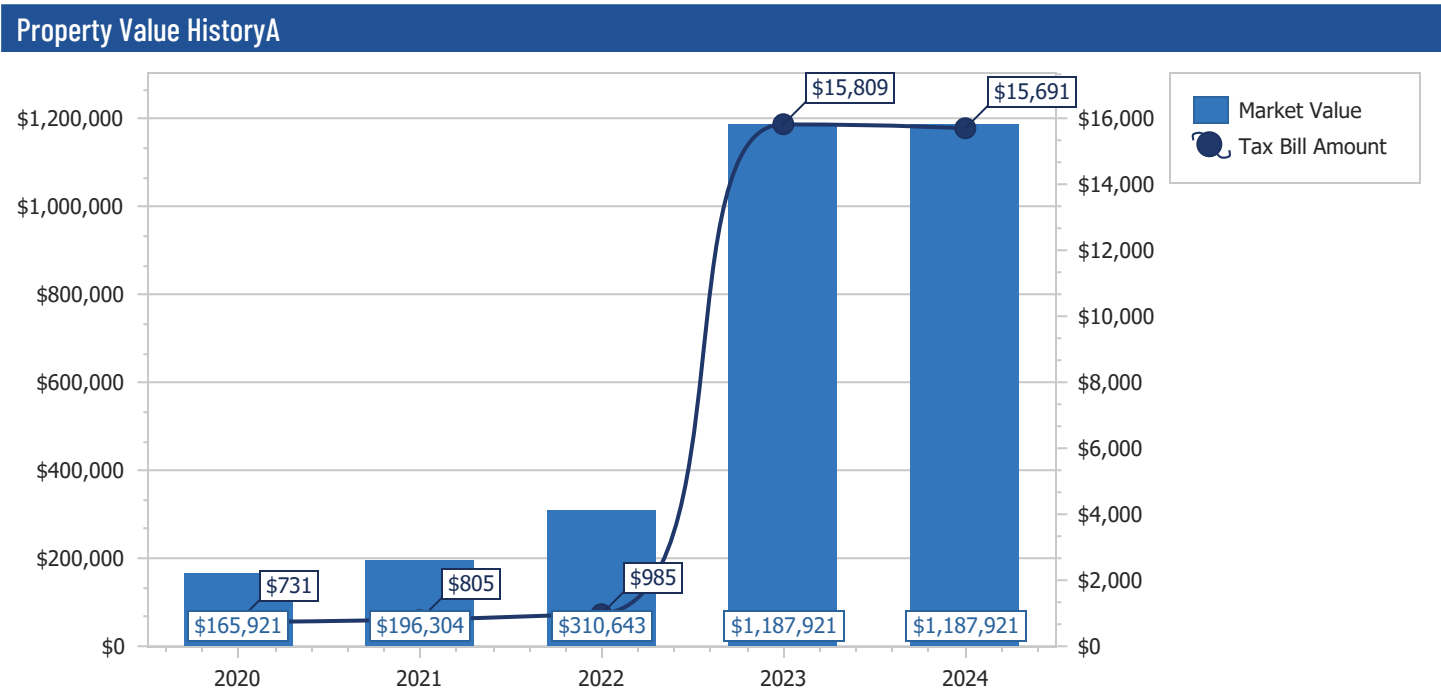
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
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	WED
Hauler #	Waste Pro



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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
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/18/2025 12:05:03 PM
Project: 25-06000025
Credit Card Number: 55*****7311
Authorization Number: 05983G
Transaction Number: 180625C1D-83535599-7E6F-48D8-BF19-258B1B08BEC8
Total Fees Paid: 7219.47

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	158.22
SITE PLAN	7061.25
Total Amount	7219.47

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

Comment Document – Initial Submittal

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

PROJECT NAME:	JORDAN BUSINESS CENTER - SITE PLAN	PROJ #: 25-06000025
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	6/18/25	
RELATED NAMES:	EP MITCH COLLINS	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	20-21-31-5CB-0000-006B+	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR AN OFFICE WITH INDOOR STORAGE ON 9.78 ACRES IN THE C-3 ZONING DISTRICT LOCATED ON THE WEST SIDE OF W SR 426 AT EAGLE PASS RD	
NO OF ACRES	9.78	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF W SR 426 AT EAGLE PASS RD	
FUTURE LAND USE-	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
GIOVANNI JORDAN EAGLE PASS PROPERTIES LLC 2653 W SR 426 OVIEDO FL 32765 (407) 971-9404 GJORDAN@JORDANHOMESFL.COM	MITCH COLLINS MITCH COLLINS, PE, INC 801 E SOUTH ST ORLANDO FL 32801 (407) 850-8557 MITCHCOLLINS@MITCHCOLLINSPE.COM	

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

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

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

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

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	On the Site Layout Plan sheets please call out and dimension the Landscape buffer widths.	Unresolved
2.	Buffers and CPTED	For the east buffer, show existing trees to be saved, provide a note indicating that supplemental landscaping will be provided as needed to maintain a 0.5 opacity (2.70 plant groups per 100').	Unresolved
3.	Buffers and CPTED	For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant groups per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). A sample buffer calculation has been uploaded into the "resources" folder for reference. Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Unresolved
4.	Buffers and CPTED	The buffer table provided was not calculated per the SCLDC please refer to Sec. 30.14.10. and the example buffer table provided in the Resources folder. The provided example is specific to your project and based on your chosen Plant Group.	Unresolved
5.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Info Only
6.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
7.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
8.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
9.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the	Info Only

		required accessible parking spaces to the accessible entrance to the structure.	
10.	Building Division	In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
11.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
12.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
13.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ed. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
14.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
15.	Environmental Services	On the Cover Sheet, please update the phone number for water/sewer to be (407) 665-2024.	Unresolved
16.	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
17.	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
18.	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
19.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
20.	Planning and Development	On the Site Layout Plan sheets please dimension all structures and show their distances from all parcel boundaries.	Unresolved

21.	Planning and Development	On the Site Layout Plan sheets please dimension the width of the parking spaces.	Unresolved
22.	Planning and Development	Please provide the dimension and setbacks of signs. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.	Unresolved
23.	Planning and Development	On site layout sheet C7, there is a line near the proposed signage. Please add a callout identifying what this line represents.	Unresolved
24.	Planning and Development	<p>Please relocate the Project/Site Data table from the cover sheet to the Site Layout Plan sheet, and make the following additions or changes:</p> <ul style="list-style-type: none"> • Parcel identification number. • Please move the total acreage/square feet of the site toward the top. • Future Land Use. • Existing use(s). • Under the maximum building height, please provide the proposed building height. • Please provide the gross square footage of the proposed development. • Please provide the total square footage for each building, as there are multiple buildings proposed on site. • Please revise the setbacks to state required and proposed building setbacks. • Provide the minimum parking stall size. 	Unresolved
25.		Per Sec. 35.67. - Phased development. Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed. On the phasing plan sheet, please clearly delineate the boundaries of each phase. Specifically, clarify what is included in Phase One—for example, whether the office building is part of Phase One. The current plan shows a red dotted line indicating Phase Two, but also includes a grading area labeled as Phase One within that same boundary. Please revise the plan to clearly differentiate and define the limits of Phase One and Phase Two.	Unresolved
26.	Planning and Development	All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Unresolved
27.	Planning and Development	Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet. SCLDC Sec. 30.1234	Unresolved

28.	Planning and Development	All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.15.1 - Outdoor lighting requirements.	Info Only
29.	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.14.15 – Miscellaneous design standards.	Info Only
30.	Planning and Development	The are existing structures on parcel 20-21-31-5CB-0000-006B. A separate demolition permit through the building department will be required.	Info Only
31.	Planning and Development	The Property Appraiser's records show two (2) separate acreage parcels; however, the overall site plan sheet shows the Applicant combining these two (2) acreages parcels into one. Staff will place a lot combination form in the resources folder for the Applicant to submit to the Property Appraiser's Office in order to combine the two (2) lots.	Info Only
32.	Planning and Development	Additional comments may be generated based on resubmittal.	Info Only
33.	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
34.	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
35.	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
36.	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
37.	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
38.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the	Info Only

		structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	
39.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 20-21-31-5CB-0000-006B is 1900 Eagle Pass RD, Oviedo, FL 32765. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
40.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined in conjunction with a building permit for a dwelling structure (single family residence). SCLDC 90.5 (C) The building permit plans will be required to have the assigned address on the plans. Please contact our office at 407-665-5191 prior to drawing the building permit plans and submitting for a permit and we will provide an address for the plans.	Info Only
41.	Public Safety - Addressing	(Development Name) The Site Plan name JORDAN BUSINESS CENTER, has been approved for use. 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: addressing@seminolecountyfl.gov).	Info Only
42.	Public Safety - Addressing	On the Cover Sheet, remove the reference to ALOMA AVENUE street name in the upper middle under the parcel id numbers and under SITE DATA, ADDRESS. This street name is not valid for this segment of right of way. The correct street name is W SR 426. Please do not label an address or street name on these plans.	Unresolved
43.	Public Safety - Addressing	Please contact Seminole County Addressing before resubmitting the plans to discuss the existing street Eagle Pass RD. Amy Curtis 407-665-5191. We will need to determine if Eagle Pass RD will remain and the new structure is assigned an address to Eagle Pass RD. This is a corner lot and we will need to determine the address assignment. Once a determination is made, we will then determine if Eagle Pass RD needs to be labeled o the site plans.	Unresolved
44.	Public Safety - Addressing	REMOVE all reference to Aloma AVE on ALL pages where it is referenced. W SR 426 is the correct street name for this segment of right of way and is required to be labeled correctly. The section that this property abuts	Info Only

		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.	
45.	Public Safety - Addressing	On D1 Demolition Plan, add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
46.	Public Safety - Addressing	On C0 Overall Site Plan, please add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
47.	Public Safety - Addressing	On C1 Site Layout Plan, please add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
48.	Public Safety - Addressing	On 001 CV Cover Sheet, within the LOCATION MAP, add the directional West to the street name as follows: WEST STATE ROAD 426 (remove (ALOMA AVENUE)).	Unresolved
49.	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 Gates shall be a minimum 20 ft wide. Please clearly indicate.	Unresolved
50.	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. this shall be provided for all structures not just the largest that is receiving the sprinkler reduction.	Unresolved
51.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
52.	Public Safety - Fire Marshal	If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1) Unable to locate FDC for the structures. Notes calling out separate plans by fire engineer. The utility plan shall clearly show the FDC locations for all structures along with the PIVs.	Unresolved
53.	Public Safety - Fire Marshal	Please verify compliance with 13.3.2.26.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft ² (232 m ²) for the high-piled storage of combustibles. It appears there are 4 structures of 9900 sq ft proposed that are non sprinkled.	Unresolved
54.	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	Unresolved

		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.	
55.	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. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. – A separate permit and review is required for the installation of private fire mains.	Unresolved
56.	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
57.	Public Safety - Fire Marshal	Fire department valves including hydrants shall be located not less than 40 ft (12 m) from the buildings to be protected per NFPA 24, Seciton 7.2.3.	Unresolved
58.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
59.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
60.	Public Works - Engineering	Please add double row of silt fence along the west silt fence line and any areas with steep slopes	Unresolved

61.	Public Works - Engineering	Please provide conflict detail for all utility and stormwater crossings. The 2 to SS-2 sanitary line may be in conflict with the stormwater pipe.	Unresolved
62.	Public Works - Engineering	There are questions and concerns with the removal of the existing stormwater piping along Chapman Road. The 38" x 60" is almost right against the roadway. How will it be removed without damaging the road. There are erosion concerns with the inlets discharging with MES's. There is concern with the grading of the ditch offsite where the pipe is to be removed. Please address all concerns or leave the pipe in place.	Unresolved
63.	Public Works - Engineering	Please provide sidewalk along Chapman Road along the property frontage.	Unresolved
64.	Public Works - Engineering	The SWPPP shows a temporary section of drainage ditch. Please provide more information on the timing of this. The ditch as shown will block the entrance drive. The ditch also seems to be graded outside the property line. Please revise to be inside the property.	Unresolved
65.	Public Works - Engineering	The ditch on the SWPPP show rock rubble check dams in the ditch. Is this permanent? Please provide details and timing if it is proposed to be removed. It should have filter cloth to help prevent it from settling. Provide a detail for this.	Unresolved
66.	Public Works - Engineering	Please clearly label where all details and sections can be found with corresponding pages unless shown on the same page.	Unresolved
67.	Public Works - Engineering	The sheet P1 Phasing Plan is not clear. It does not address the Temporary ditch section. In general, the County does not allow phased projects. If it is not to be constructed as one phase / as 1 project, it should not be shown. The culvert for phase 2 should either be made to be open ditch in phase 1 or the correct pipe be installed as phase 1 for the driveway onto Chapman Road. The buildings that seem to be for phase 2 needs to be graded to get to the pond. Please show positive slope to the pond for phase 1.	Unresolved
68.	Public Works - Engineering	The drainage pond appears to be partly in the duke / FPL utility easement. Please provide approval from the appropriate agency to allow this retention in the easement.	Unresolved
69.	Public Works - Engineering	There is a sign shown partially over the drainage pipe at the Chapman Road entrance. There is required to be a drainage easement to the County over the entire bypass system. The sign cannot be in that easement. Access easement needs to be over the path to get to the pipes and ditch for the bypass system as well. Please show both the access and drainage easements on the plans.	Unresolved
70.	Public Works - Engineering	The grading plan does not seem to address the roof drainage on the west side of the south storage building. If all the drainage it to go the east side of the building, then indicate this. If it is split, then show it to be collected and routed into the onsite drainage system.	Unresolved
71.	Public Works - Engineering	There appears to be a 30" tree to be saved close to the east property line and next to the proposed bypass ditch.	Unresolved

		Will this pinch point block the drainage. Provide calculations showing the reduced section can handle the flow without backing water up. Also, there is concern with the proposed grading at this point with respect to saving the tree. It may be better having a retaining wall further away from the tree roots or relocating the ditch some more. Please revise or address accordingly.	
72.	Public Works - Engineering	The 2.5 to 1 slope on the bypass ditch does not meet County requirements for a ditch. Revise to 4 to 1 or show other stabilization methods and get County Engineer approval. Show flow velocities are acceptable for these slopes. If it is steeper than 4 to 1 and expected to have depths of water greater than 2' during the design storm it will need to be fenced. If fenced it will need to have minimum 15' clear berm at least on 1 side. Please revise or address concerns.	Unresolved
73.	Public Works - Engineering	Please show the 100-year peak stage in the pond sections. Please ensure that the skimmer is over the 100-year peak stage.	Unresolved
74.	Public Works - Engineering	The County does not allow change of soil group based on fill. Please revise the post development CN to 80 minimum for open space good condition D soils.	Unresolved
75.	Public Works - Engineering	Provide a signed and sealed copy of both geotechnical reports. The ones in the drainage report are not sufficient.	Unresolved
76.	Public Works - Engineering	A portion of the site is shown to have muck. Please provide a plan sheet showing the locations that the muck is to be removed. The pond berms should not have muck in them.	Unresolved
77.	Public Works - Engineering	Provide a secondary hydraulic analysis of the onsite collection system to show that the system can handle the flows. Show flow calculations for the bypass ditch.	Unresolved
78.	Public Works - Engineering	The new basin study shows the flood elevation in the bypass ditch to be 40.88' on the southeast side of the site to 39.65' on the north side of the site. This means that the site will flood in the 100-year, 24-hour storm event. Just west of the north entrance it drops to 33.92'. If the bypass ditch is shown to better handle the flows, it will not flood. Please get with Public Works to determine the peak flows and show that the system can handle the flows.	Unresolved
79.	Public Works - Engineering	A portion of the ditch is shown going down the trail ROW corridor. Please show jurisdiction of this ROW / trail area. If County jurisdiction then the ditch can be no steeper than 4 to 1 and should be fenced to keep people from the trail out of that area. If it is FDOT then a permit will be needed from them prior to the preconstruction meeting.	Unresolved
80.	Public Works - Engineering	Please verify the weir coefficients used for the orifice and the notch. Provide justification for these coefficients.	Unresolved
81.	Public Works - Engineering	Please provide a traffic impact analysis for the site. Please show number of trips and expected entrance and exit locations. If the Chapman Road is used for entrance and exit a signal analysis will be required to ensure existing signal will function with the proposed additional trips.	Unresolved

82.	Public Works - Engineering	If the Chapman Road entrance is to be gated, then the gate needs to be well away from Chapman Road. There will be extensive large vehicles using the road and enough room is needed from the gate and entrance keypad to ensure that larger vehicles will not stick into the road with at least 2 vehicles sitting there to get in. Please show and label the gate and keypad.	Unresolved
83.	Public Works - Engineering	Please show and label all stop bars and stop signs. See exit onto Chapman Road.	Unresolved
84.	Public Works - Engineering	Based on the number and the nature of the comments additional comments may be generated on the next review.	Unresolved
85.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required if the total trip generation for the proposed uses generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself.	Question

AGENCY/DEPARTMENT MARK UP COMMENTS

	REVIEWED BY	TYPE	FILENAME	STATUS
86.	Natural Resources	Tree preservation credits Trees 30, 31, and 32 are non-specimen trees. Please change the replacement/credit ratio to 1:1 instead of 2:1 and correct the credited inches to 9, 17, and 16, respectively.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
87.	Natural Resources	Historic tree replacement ratio The historic tree replacement ratio is 2:1.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
88.	Natural Resources	Tree 33 Tree 33 is classified as a specimen tree. Please change the replacement ratio as well as the required inches for replacement.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
89.	Natural Resources	Replacement inches required 392 replacement inches are required, not 365.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
90.	Natural Resources	Preserved inches credit 119 inches count toward mitigation, not 161.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
91.	Natural Resources	Net replacement inches required 273 net replacement inches are required, not 204.	021 TM1 Tree Mitigation Plan.pdf	Unresolved
92.	Natural Resources	Grading and tree save There is substantial grading and filling proposed near the saved trees. Please adjust either the grading plan or the tree save plan accordingly. All preserved trees	009 C2 Grading and Drainage Plan.pdf	Unresolved

		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)		
93.	Planning and Development	The sheet number and description within the drawing index does not correspond correctly to the provided Landscaping and Tree Mitigation Plan sheets.	001 CV Cover Sheet.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas (407) 665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Addressing	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407) 665-5730 wwartonr@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
07/10/2025	The application fee allows for the initial submittal plus two resubmittals.	Tiffany Owens, James Van Alstine, Becky Noggle, Sarah Harttung, Tiffany Owens (buffer), Amy Curtis, Matthew Maywald, Jim Potter, William Wharton
<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: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-660

Title:

PS TACO CO ORL - PRE-APPLICATION

Project Number: 25-80000074

Project Description: Proposed Site Plan for a quick-service taco restaurant on 0.52 acres located in the C-2 Zoning District on the northeast corner of Oxford Rd and Fern Park Blvd

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

Parcel ID: 17-21-30-300-025V-0000

BCC District: 4-Lockhart

Applicant: Richard Alleyne (917) 600-7903

Consultant: Roger Capote (407) 813-4110



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

PM: Annie Sillaway

PROJ. #: 25-80000074

Received: 6/24/2025

Paid: 6/24/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	P.S. TACO CO. ORL		
PARCEL ID #(S):	17-21-30-300-025V-0000		
TOTAL ACREAGE:	52 Acres	BCC DISTRICT:	4-Lockhart
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	RICHARD ALLEYNE		COMPANY:	MACHETE TRADE GROUP, LLC	
ADDRESS:	200 MAITLAND AVE. #234				
CITY:	ALTAMONTE SPRINGS	STATE:	FL	ZIP:	32701
PHONE:	917-600-7903	EMAIL:	ralleyne@birddogmedia.net		

CONSULTANT

NAME:	ROGER CAPOTE		COMPANY:	MACHETE TRADE GROUP, LLC	
ADDRESS:	175 CAPE HONEYSUCKLE PLACE				
CITY:	SANFORD	STATE:	FL	ZIP:	32771
PHONE:	407-813-4110	EMAIL:	rogcapote@gmail.com		

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: FULL BUILDOUT OF QUICK-SERVICE, FAST CASUAL TACO RESTAURANT W/ SIDE YARD PATIO DINING.				

STAFF USE ONLY

COMMENTS DUE: 7/3/2025	COM DOC DUE: 7/10/2025	DRC MEETING: 7/16/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		Agenda: 7/11/2025
ZONING: C-2	FLU: COM	LOCATION:
W/S: Seminole County	BCC: 4-Lockhart	north west of Fern park blvd, South of Oxford Rd

PROJECT NARRATIVE | P.S. Taco Co. ORL | 223 Oxford Road

Machete Trade Group, LLC d/b/a/ P.S. Taco Co. ORL is the first Florida franchisee of the Mobile, AL based *P.S. Taco Company*. We are a fast casual, quick service operator of fusion Mexican street food.

The site of our operations at 223 Oxford is approximately 1140 sqft. We expect to have a full buildout, including: commercial kitchen, 2 ADA restrooms, and an eight seat bar.

In order to supplement dining capacity, we plan to activate the side yard area situated parallel to the bldg structure as a patio garden.

This activation will include: laying gravel and pavers, installing 6-8 foot privacy fence on NW side of property, and minimal landscaping. We also plan to create an entrance from the indoor dining area to the patio dining by opening part of the wall and installing a roll-up garage door.

The landlord has provided TECO Peoples Gas with easement approval to install a natural gas pipeline to the property to supply our kitchen.

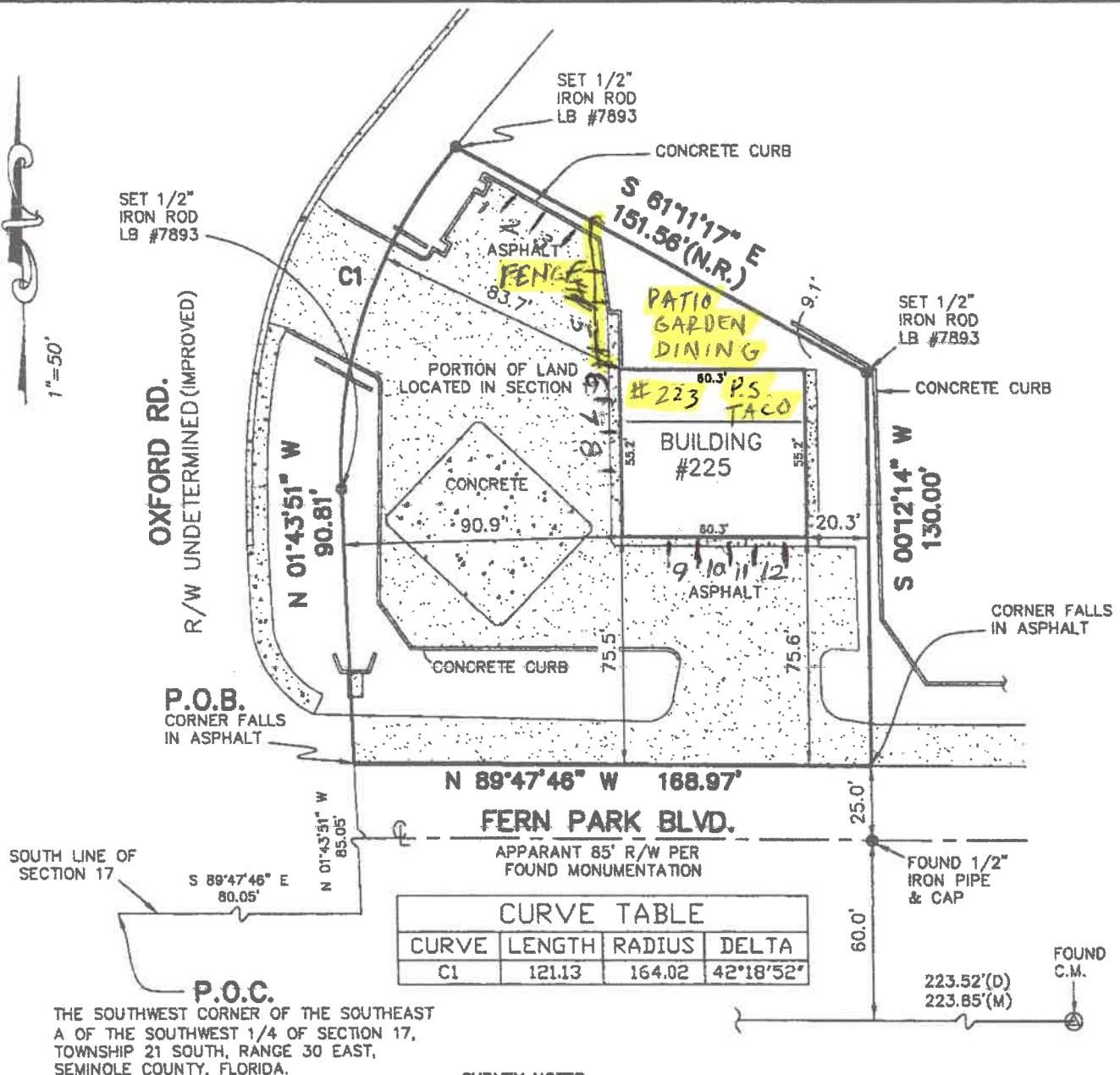
Our lease terms include sharing of parking spaces at the service station where we will be located. There are approximately 12 parking spaces.

A handwritten signature in black ink, appearing to read "Richard Alleyne", written over a faint circular stamp.

Richard Alleyne

Co-Owner

Machete Trade Group, LLC



SURVEY NOTES

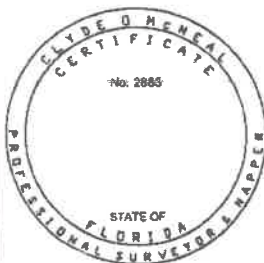
ASPHALT CROSSES THE PROPERTY LINES ON THE SOUTHERLY AND NORTHWESTERLY SIDES OF THE LOT.

CONCRETE CURB CROSSES THE PROPERTY LINE ON THE WESTERLY SIDE OF THE LOT.

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde O. McNeal

Digitally signed by Clyde O. McNeal
DN: CN = Clyde O. McNeal, C = US
Date: 2014.11.21
11:13:30 -05'00'



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

8250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0576
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

The following land is located in SEMINOLE County, Florida:

From the Southwest corner of the Southeast A of the Southwest 1/4 of Section 17, Township 21 South, Range 30 East, SEMINOLE County, Florida, run thence South 89°47'46" East along the South line of said Section 17, a distance of 80.05 feet; thence North 01°43'51" West 85.05 feet to the POINT OF BEGINNING on the Easterly right-of-way line of Oxford Road at the centerline of Fern Park Boulevard; thence continue North 01°43'51" West along said Easterly right-of-way line of Oxford Road 90.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 164.02 feet and central angle of 42°18'52", thence run Northeasterly along the arc of said curve and said Easterly right-of-way line of Oxford Road a distance of 121.13 feet to the end of said curve; thence run South 61°11'17" East 151.56 feet; thence run South 00°12'14" West 130.00 feet to a point on the aforesaid centerline of Fern Park Boulevard; thence run North 89°47'46" West along said centerline of Fern Park Boulevard a distance of 168.97 feet to the POINT OF BEGINNING; subject to road right-of-way for Fern Park Boulevard over Southerly 35 feet thereof.

Being the same property conveyed to Cumberland Farms, Inc. by deed of (as Successor by merger to V.S.H. Realty, Inc. effective 9-30-84), individually and as Trustee; dated 19 August 1976, and recorded 20 August 1976 at 9:12 A.M., in Official Records Book 1095, Page 603, of the Public Records of SEMINOLE County, Florida.

Community Number: 120289 Panel: 0165 Suffix: F Flood Zone: X Field Work: 11/18/2014

Certified To:

AZZAN INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE OF FLORIDA, INC.; ; REGIONS BANK , its successors and/or assigns.

Property Address:

225 OXFORD ROAD
FERN PARK, FL 32730

Survey Number: 217536

LEGEND:

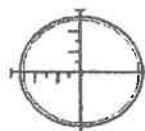
A/C	AIR CONDITIONER	XX XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
C	CENTERLINE	FD	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W	WELL	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CA/V	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	PG.	PAGE
C.B.	CATCH BASIN	F.P.K.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.C.M.	FOUND CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.V.	DRIVEWAY	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(H)	FIELD MEASURED
Δ	CENTRAL ANGLE/DELTA	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	ℙ	PROPERTY LINE
D.	DESCRIPTION OR DEED	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
ESW	EASEMENT	N&D	NAIL & DISC	⊙	PROPERTY CORNER	COVERED	COVERED AREA
E.O.W.	EDGE OF VIATE	N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	CONCRETE
		N.T.S.	NOT TO SCALE	R.	RADIUS (RADIAL)	WOOD FENCE	WOOD FENCE
						METAL FENCE	METAL FENCE

PAGE 1 OF 2 PAGES

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

LB #7893



TARGET
SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
FACSIMILE (561) 640-0578
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0578

[illegible]

1 EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

EQUIPMENT	LEADER	ALL EQUIPMENT SUPPLIED BY OWNER, INSTALLED BY GENERAL CONTRACTOR. COORDINATE WITH REQUIREMENTS BY OWNER	MANUFACTURER	MODEL	ITEM	MANUFACTURER	MODEL
1	SECOAL-1 REFRIG.	REF	DAI-FACTORY	MODEL			
2	SECOAL-1 REFRIG.	REF	DAI-FACTORY	MODEL			
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TELETYPE UNIT, TELEPHONE, AND LOW VOLTAGE SPEAKERS & SECURITY CAMERA. PRIOR TO INSTALLATION, THESE DOCUMENTS ARE USED FOR REFERENCE ONLY & FINAL PLACEMENT OF CAMERAS & SPEAKERS MUST BE APPROVED BY TENANT & COORDINATED BY INSTALLING CONTRACTOR. BOC IS RESPONSIBLE FOR ALL LOW VOLTAGE EQUIPMENT WHICH INCLUDES, BUT IS NOT LIMITED TO, ALL AUDIO/VIDEO, MICROS, CAT 5, AND SPEAKERS.

SIGNATURE OF APPROVAL OF RENEW
PS TACO CORP / TENANT _____
EQUIPMENT SUPPLIER _____
NO ENTERPRISES, LLC _____

NOTE:
 EO SUPPLIER MUST SEND FINAL ORDER LIST TO MD FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

[illegible]

DATE: 2.26.1021

STORE NO.:

S.

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PAN

3 OX
N PAFD RD
FL 32

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IN THE UNITED STATES DISTRICT COURT OF THE DISTRICT OF COLUMBIA

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BWAY
P 480-2

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103-707
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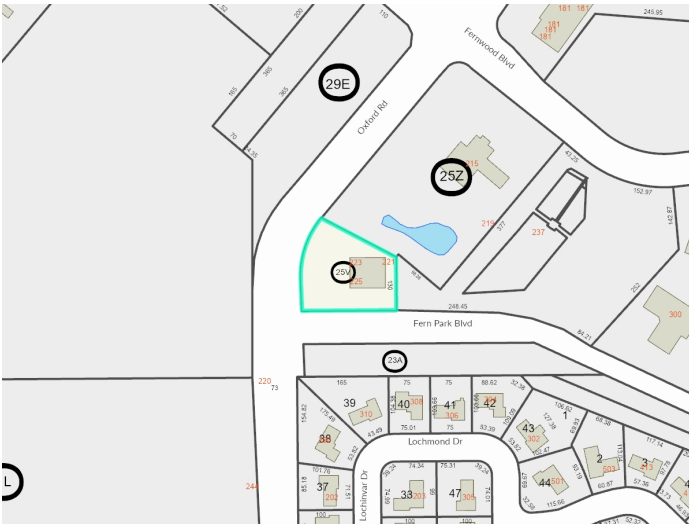
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Property Record Card



Parcel: 17-21-30-300-025V-0000
Property Address: 225 OXFORD RD FERN PARK, FL 32730
Owners: AZZAN INV LLC
 2025 Market Value \$576,061 Assessed Value \$420,303 Taxable Value \$420,303
 2024 Tax Bill \$5,098.68 Tax Savings with Non-Hx Cap \$77.52
 Convenience Store With Gas property w/1st Building size of 3,300 SF and a lot size of 0.52 Acres

Parcel Location



Site View



172130300025V0000 03/01/2025

Parcel Information

Parcel	17-21-30-300-025V-0000
Property Address	225 OXFORD RD FERN PARK, FL 32730
Mailing Address	225 OXFORD RD FERN PARK, FL 32730-2348
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1104:Convenience Store With Gas
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$177,832	\$128,586
Depreciated Other Features	\$15,287	\$14,008
Land Value (Market)	\$382,942	\$249,275
Land Value Agriculture	\$0	\$0
Just/Market Value	\$576,061	\$391,869
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$155,758	\$9,775
P&G Adjustment	\$0	\$0
Assessed Value	\$420,303	\$382,094

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,176.20
Tax Bill Amount	\$5,098.68
Tax Savings with Exemptions	\$77.52

Owner(s)

Name - Ownership Type

AZZAN INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 30E
 BEG 80.05 FT E & N 1 DEG 43
 MIN 51 SEC W 85.05 FT OF SW
 COR OF SE 1/4 OF SW 1/4 RUN
 N 1 DEG 43 MIN 51 SEC W
 90.81 FT NELY ON CURVE
 121.13 FT S 61 DEG 11 MIN
 17 SEC E 151.56 FT S 130 FT
 W 168.97 FT TO BEG (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$420,303	\$0	\$420,303
Schools	\$576,061	\$0	\$576,061
FIRE	\$420,303	\$0	\$420,303
ROAD DISTRICT	\$420,303	\$0	\$420,303
SJWM(Saint Johns Water Management)	\$420,303	\$0	\$420,303

Sales

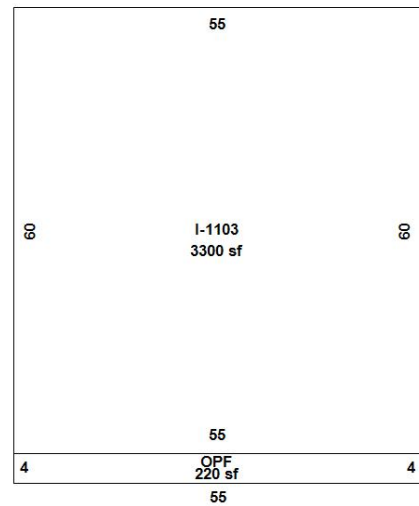
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2014	\$500,000	08389/0312	Improved	No
WARRANTY DEED	1/1/1976	\$50,000	01095/0603	Vacant	Yes

Land

Units	Rate	Assessed	Market
22,526 SF	\$17/SF	\$382,942	\$382,942

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3300
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$404,164
Assessed	\$177,832

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	220

Permits

Permit #	Description	Value	CO Date	Permit Date
03144	225 OXFORD RD: SIGN (POLE,WALL,FACIA)-1.00	\$4,350		3/31/2020
02462	225 OXFORD RD: ELECTRICAL - COMMERCIAL-	\$2,495		2/27/2020
12097	UNDERGROUND FUEL TANK	\$58,000		12/11/2014
04788	UNDERGROUND FUEL TANK INSTALLATION	\$58,000		6/11/2013
	06/08/2009 09:03:47 AM Created by: Kim STATUS 01 TO 07			
04739	REBUILD DEMOLISHED WALL - TEMPO CLEANERS; PAD PER PERMIT 221 OXFORD RD	\$8,400	5/6/2008	5/6/2008
	06/08/2009 09:14:03 AM Created by: Kim INTEGRATED			
01725	SOIL REMEDIATION; PAD PER PERMIT 223 OXFORD RD	\$161,735	2/19/2008	2/19/2008
06150	INTERIOR DESIGNS BY CARMEN #115 181 OXFORD	\$1,800	10/5/1994	9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
CANOPY AVG COMM	1979	576	\$7,615	\$3,046

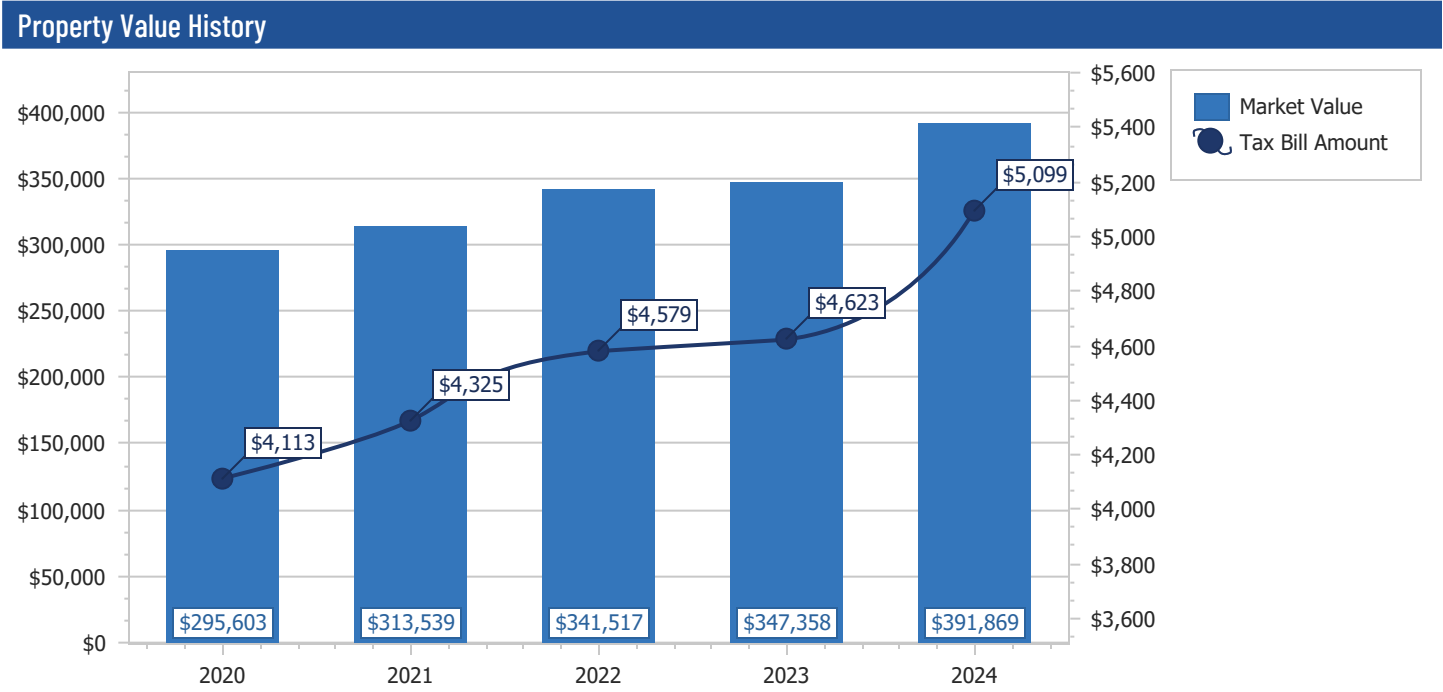
COMMERCIAL ASPHALT DR 2 IN	1979	11334	\$30,602	\$12,241
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Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

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 62

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



*

6/24/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:58:58
PROJ # 25-80000074 RECEIPT # 0175546

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001003	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	MACHETE TRADE GROUP LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

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

PROJECT NAME:	PS TACO CO ORL - PRE-APPLICATION	PROJ #: 25-80000074
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/24/25	
RELATED NAMES:	EP RICHARD ALLEYNE	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	17-21-30-300-025V-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A QUICK SERVICE TACO RESTAURANT ON 0.52 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTHEAST CORNER OF OXFORD RD AND FERN PARK BLVD	
NO OF ACRES:	0.52	
BCC DISTRICT:	4-LOCKHART	
CURRENT ZONING:	C-2	
LOCATION:	NORTHWEST OF FERN PARK BLVD, SOUTH OF OXFORD RD	
CURRENT LAND USE:	COM	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> RICHARD ALLEYNE 200 MAITLAND AVE #234 ALTAMONTE SPRINGS FL 32701 (917) 600-7903 RALLEYNE@BIRDDOGMEDIA.NET </div> <div style="width: 45%;"> ROGER CAPOTE 175 CAPE HONEYSUCKLE PLACE SANFORD FL 32771 (407) 813-4110 ROGCAPOTE@GMAIL.COM </div> </div>		

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

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

PROJECT MANAGER COMMENTS

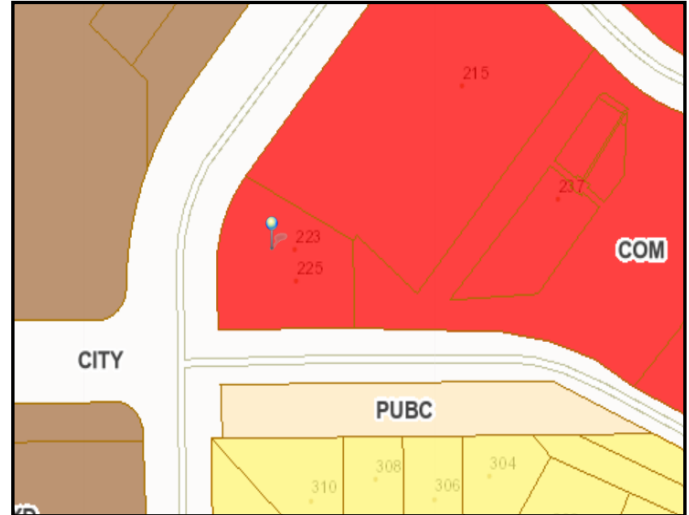
- The subject property has a Future Land Use of Commercial and C-2 (General Commercial) zoning.
- Any proposed changes to the site would require the Applicant to apply for site plan.
- If new impervious surfaces are being proposed on site, stormwater retention must be provided.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Per Sec. 30.10.12.13 (b) Buffering. (1) Buffers within the Overlay District shall be required as follows: a. On development sites adjacent to the District perimeter boundary not facing US 17-92 and SR 436, buffering shall be provided along the boundary in accordance with Chapter 30 Part 67, except that no such buffer shall have an opacity of less than 0.3 as specified in Section 30.14.5(b)(1).	Info Only
2.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at the time of site plan review.	Info Only
5.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	Building Division Jay Hamm	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
8.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida	Info Only

		Administrative Code 64E-6.	
10.	Building Division Jay Hamm	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12.	Comprehensive Planning David German	Site has a Future Land Use of COM has FAR of 0.35 (floor area ratio).	Info Only
13.	Comprehensive Planning David German	COM Policy FLU 5.3.3 Commercial lists: D Retail sales, restaurants and commercial services; Based on this, the Future Land Use of COM is consistent with the proposed use.	Info Only
14.	Comprehensive Planning David German	Site is located in the Oxford Overlay District, please note Future Land Use Policy FLU 4.6.1 Oxford Place Future Land Use Overlay District.	Info Only
15.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
16.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. The property is already metered and has an active Seminole County water account.	Info Only
17.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is required to connect. The property appears to be connected through an existing onsite lift station/force main and already has an active Seminole County water account.	Info Only
18.	Environmental Services James Van Alstine	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
19.	Environmental Services James Van Alstine	This development will be required to install (if not done already) an appropriate wastewater pretreatment system such as a grease trap due to the proposed restaurant use which has the potential to generate wastewater containing fats, oils, and/or grease.	Info Only
20.	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	Info Only

		<p>exempt 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:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p>	
21.	Planning and Development Annie Sillaway	The subject property is within the Oxford Overlay District.	
22.	Planning and Development Annie Sillaway	The proposed use of restaurants without a drive-through, as well as alcoholic beverage establishments is a permitted use within the Oxford Overlay District.	Info Only
23.	Planning and Development Annie Sillaway	The building setbacks in the C-2 (General Commercial) zoning district are: Front: Twenty-five (25), Side: Zero (0) feet, Rear: Ten (10) feet.	Info Only
24.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
25.	Planning and Development Annie Sillaway	Definition: Alcoholic beverage establishments: Term applies to those commercial establishments selling, dispensing, serving or providing alcoholic beverages and includes, but is not limited to, bars, nightclubs, cocktail lounges, package stores.	Info Only
26.	Planning and Development Annie Sillaway	Because the proposed bona fide restaurant is located within a multi-tenant building and plans to serve alcoholic beverages for on-site consumption, the bona fide restaurant must apply for an alcohol license and comply with the requirement to be at least 1,000 feet from any church or school.	Info Only
27.	Planning and Development Annie Sillaway	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at:</p> <p>http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml</p>	Info Only
28.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
29.	Planning and Development Annie Sillaway	<p>Per Sec. 30.10.12.14 (c) Off-Street Parking:</p> <p>The following minimum parking standards shall apply in the Oxford Place Overlay District. Where specific land uses are not mentioned in Table 1 below, the</p>	Info Only

		<p>standards provided in Section 30.11.3 of this Code will be applicable.</p> <ol style="list-style-type: none"> 1. Based on Table 1, General Business or Personal Service Establishments (gas station): One (1) space for each two hundred fifty (250) square feet of gross floor area. 2. Restaurant or Other Eating and drinking Establishments: One (1) space for each four (4) seats. <p>Per Sec. 30.11.3 (b) - Developments containing more than one use shall provide parking and loading spaces in an amount equal to the total of the requirements for all uses. At site plan review, the Applicant will be required to demonstrate that the proposed restaurant and existing gas station meet the minimum parking requirements.</p>	
30.	Planning and Development Annie Sillaway	<p>Per Sec. 30.10.12.15 Signage.</p> <p>(a) [Existing signs.] Business signs which conform to Part 65 Sign Regulations, SCLDC existing as of the effective date of December 11, 2018, the Oxford Place Overlay District Ordinance (2018-0039) may continue in place and shall not require alternation or removal until such time as the property is redeveloped. Existing signs may be repaired, maintained or replaced in accordance with Part 65 Sign Regulations, SCLDC.</p> <p>If new signage is being proposed at the time of site plan review, the Applicant would be required to comply with Sec. 30.10.12.15 (b) under the Oxford Overlay District.</p> <p>Per Sec. 30.10.12.15 (b) - [New signs.] New signs within the Oxford Place Overlay District shall comply with the following standards:(1) Wall (building) Signs.</p> <ol style="list-style-type: none"> a. Wall signs may not be used in conjunction with blade signs; b. Commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 0.5 square feet per linear foot of public street frontage with a maximum of thirty (30) square feet; c. Second-floor commercial uses may also be permitted one second-floor wall sign per 	Info Only

		<p>tenant space per public street frontage; area to be calculated at 0.25 square feet per linear foot of second floor frontage along that public street;</p> <p>d. Live-work and home occupations: One sign limited to an area of eight (8) square feet maximum.</p> <p>e. May encroach a maximum of twelve (12) inches over a sidewalk while maintaining a vertical clearance of eight (8) feet from the finished sidewalk;</p> <p>f. Wall signs should not obscure windows, grill work, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening); and</p> <p>g. Wall signs may be internally, or externally lit. Cutoff fixtures shall be angled toward the face of the wall sign and shall complement the design of the building through style, material and color.</p>	
31.	Planning and Development Annie Sillaway	<p>Per Sec. 30.10.12.14 (f) Bicycle Parking.</p> <p>(1) Two (2) bicycle spaces are required for each ten (10) off-street parking spaces in each development, plus one (1) additional bicycle space for each additional ten (10) off-street parking spaces, up to a maximum of twelve (12) total bicycle spaces for residential uses and a maximum of twenty (20) total bicycle spaces for non-residential uses. Bicycle parking facilities shall be located less than fifty (50) feet from the primary building entrance in a lighted area and visible from the entrance.</p> <p>(2) Where applicable, bicycle parking shall be provided within structured parking.</p> <p>(3) For non-residential uses, parking may be short term (bicycle racks that are sturdy and well anchored to the ground).</p> <p>(4) For residential uses, fifty (50) percent of bicycle parking may be provided by use of bicycle lockers (long term parking).</p>	Info Only
32.	Planning and Development	Per Sec. 30.10.12.13 Open space, buffering, and landscaping.	Info Only

	Annie Sillaway	<p>(a) Open Space.</p> <p>(1) Open space shall be provided at a minimum of fifteen (15) percent of the gross project site for each development parcel and in compliance with Section 30.14.2.4 of this Code unless otherwise stated.</p> <p>(2) Open space areas shall not contain mechanical units and equipment, storage areas, or other service-related functions.</p> <p>(3) For development west of Oxford Road open space areas may include up to seventy-five (75) percent of stormwater retention ponds subject to Section 30.14.2.4(f).</p> <p>(4) Open Space within any development site must include continuous walkways linking buildings together and at least two (2) of the following features:</p> <ul style="list-style-type: none"> a. Outdoor patio/cafe seating areas; b. Pedestrian plazas/kiosk areas; c. Water features with seating areas; d. Rain gardens and/or bioswales; e. Stormwater planters. <p>(5) Open Space areas not containing hardscape, specific amenities, or landscaping shall be sodded.</p>	
33.	Planning and Development Annie Sillaway	<p>Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2,</p> <p>Dimensional requirements of off-street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet</p>	Info Only

		(9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.	
34.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
35.	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
36.	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
37.	Public Safety - Fire Marshal Matthew Maywald	Any building modification/fencing etc shall require building permits and will be reviewed outside of the site plan.	Info Only
38.	Public Works - County Engineering Approval Jim Potter	The site is in the Howell Creek Basin and the Cassel Creek sub area. There are known drainage issues in this area. The current site does not have an approved drainage system. It is currently discharged directly to the County roadway system. Any additional impervious will require stormwater retention to be provided. Water quality for the entire site would also be required as part of the modifications to that system.	Info Only
39.	Public Works - County Engineering Approval Jim Potter	The existing driveways to the site do not meet current County requirements. There is an Oxford Roadway project in this area. Please coordinate with Public Works (407-665-5674) to determine if there are any issues with the Oxford Road driveway. This may need to be modified as part of that project.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Mmaywald@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - County Engineering Approval	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-662

Title:

KENTUCKY STREET CELL TOWER - PRE-APPLICATION

Project Number: 25-80000076

Project Description: Proposed Special Exception for a 150' monopole telecommunications tower on 1.88 acres in the A-1 Zoning District located on the north side of Kentucky Street, east of Jessup Avenue

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

Parcel ID: 03-20-31-5AY-0000-067F

BCC District: 2-Zembower

Applicant: Jim O'Shaughnessy (407) 435-0423

Consultant: Mary Solik (407) 367-7868



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

PROJ. #: 25-80000076

Received: 6/24/2025

Paid: 6/25/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: ~~61318 KENTUCKY STREET~~ Kentucky Street Cell Tower

PARCEL ID #(S): 03-20-31-5AY-0000-067F

TOTAL ACREAGE: 1.88 AC BCC DISTRICT: 2-Zembower

ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: JIM O'SHAUGHNESSY COMPANY: CF TOWERS, LLC

ADDRESS: 1123 SOLANA AVENUE

CITY: WINTER PARK STATE: FL ZIP: 32789

PHONE: 407 435 0423 EMAIL: toshaughnessy@comsdeast.com

CONSULTANT

NAME: MARY D SOLIK COMPANY: DOTY SOLIK LAW

ADDRESS: 121 S. ORANGE AVENUE STE 1500

CITY: ORLANDO STATE: FLORIDA ZIP: 32801

PHONE: 407 367 7868 EMAIL: msolika doty solik law. com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

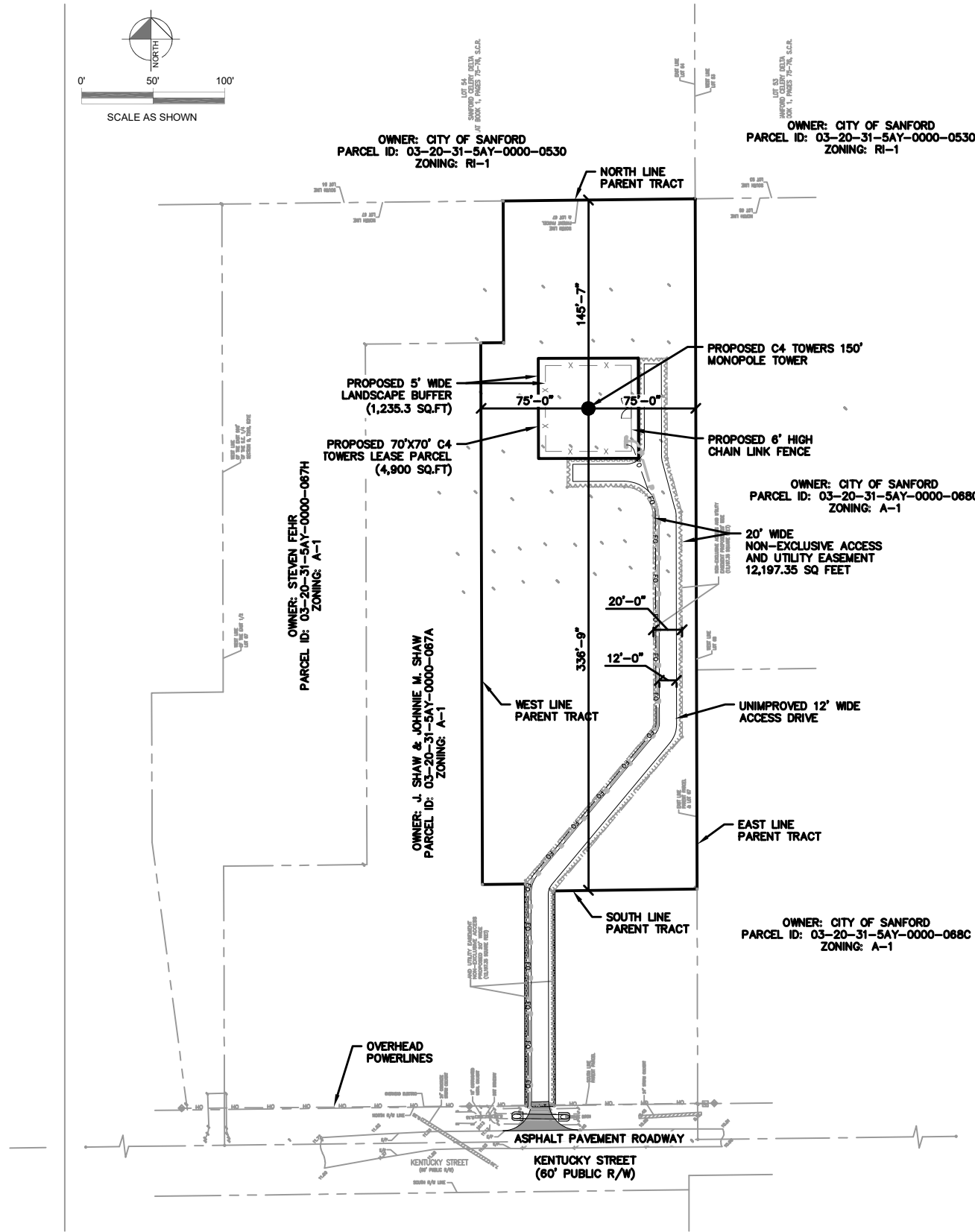
Description of proposed development: 150' Monopole Telecommunications Tower

STAFF USE ONLY

COMMENTS DUE: 7/03/2025 COM DOC DUE: 7/10/2025 DRC MEETING: 7/16/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: Agenda: 7/11/2025

ZONING: A-1 FLU: HIPAP LOCATION: north west of Kentucky st, east of Jessup Ave
W/S: City of Sanford BCC: 2-Zembower



TOWER SETBACK TABLE

PARENT LINE	DISTANCE TO TOWER CENTER
NORTH	145'-7"
EAST	75'-0"
SOUTH	336'-9"
WEST	75'-0"

TOWER SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PARENT TRACT BOUNDARY LINES FROM TOWER CENTER

PARENT TRACT DETAIL

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120289	0090	F	09/28/2007	X	N/A

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 150' MONOPOLE TOWER COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 4,900 SF COMPOUND.

COORDINATES: (CENTER OF 150' MONOPOLE TOWER)

LAT: 28°45'30.348" N (NAD 83/2011)
LONG: -81°12'59.614" W (NAD 83/2011)
ELEVATION: 15.0'± NAVD 88 (PER SURVEY)
FOLIO NUMBER: 03-20-31-5AY-0000-067F

PARENT TRACT SITE DATA:

SITE AREA: 72,745.2±SF = 1.67± AC
LEASE PARCEL AREA: 4,900 SF = 0.11±AC

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

ADA ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS IS NOT REQUIRED.

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

LANDSCAPING REQUIREMENTS

PERIMETER LANDSCAPING AROUND COMPOUND TO BE IN COMPLIANCE WITH SEMINOLE COUNTY CODE.

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER CONCRETE SLABS/SHELTERS = 800 SF (4 CARRIER WITH 10'X20' CONCRETE SLABS) AND TOWER FOOTPRINT (50 SF)
TOTAL IMPERVIOUS AREA: 850 SF

NOTES:

- FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
- EQUIPMENT IS UNMANNED AND EXEMPT FROM ADA ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
- "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
- 6' HIGH CHAIN-LINK FENCE AND LOCKED ENTRY GATE.
- WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

NOTES:

- THE COMPOUND ADDRESS MUST BE VISIBLE FROM KENTUCKY STREET.
- ACCESS DRIVE MAY REMAIN CLEAR AND FREE OF OBSTACLES AT ALL TIMES.
- BOTTOM OF THE PROPOSED ELECTRICAL EQUIPMENT MUST BE 2' ABOVE EXISTING GRADE.

SURROUNDING PROPERTY ZONING FOR FUTURE AND EXISTING LAND USE		
DIRECTION	ZONING	FLUD
NORTH	RI-1	RI-1
WEST	A-1	A-1
SOUTH	A-1	A-1
EAST	A-1	A-1

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE:

JUNE 2025

PROJECT DATA:

LICENSURE:

PE #:

ISSUE FOR:

ZONING DRAWINGS

PROJECT INFORMATION:

C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE:

PARENT TRACK

DRAWN BY:

CHECK BY:

DWG NO.

REV NO.

GD

102

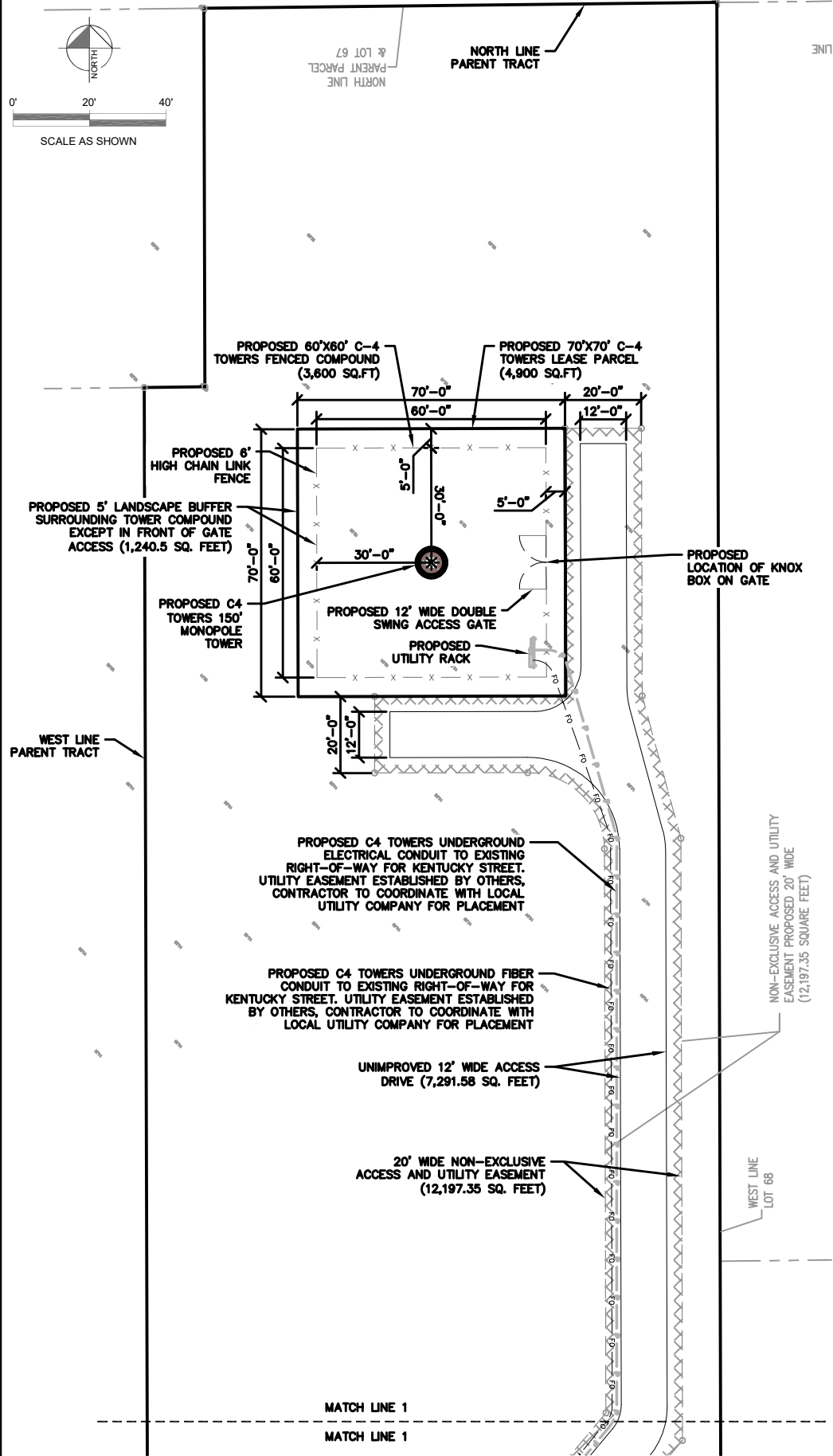
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APPROVED BY:

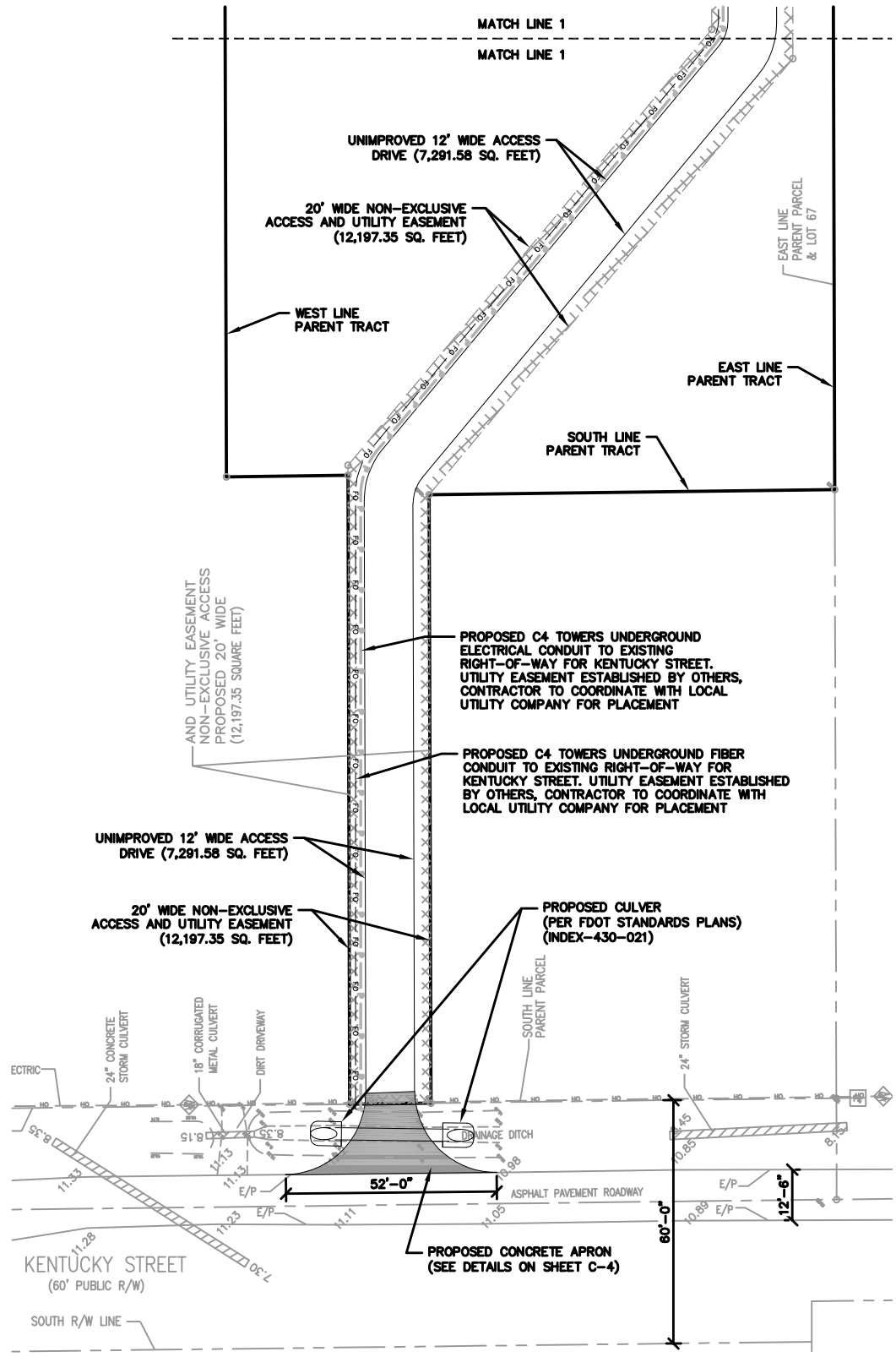
SHEET NUMBER

AS SHOWN

C-1



ENLARGED SITE PLAN



C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE:

JUNE 2025

PROJECT DATA:

LICENSURE:

PE #:

ISSUE FOR:

ZONING DRAWINGS

PROJECT INFORMATION:

C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE:

ENLARGE SITE PLAN

DRAWN BY:

GD

CHECK BY:

DWG NO.

102

REV NO.

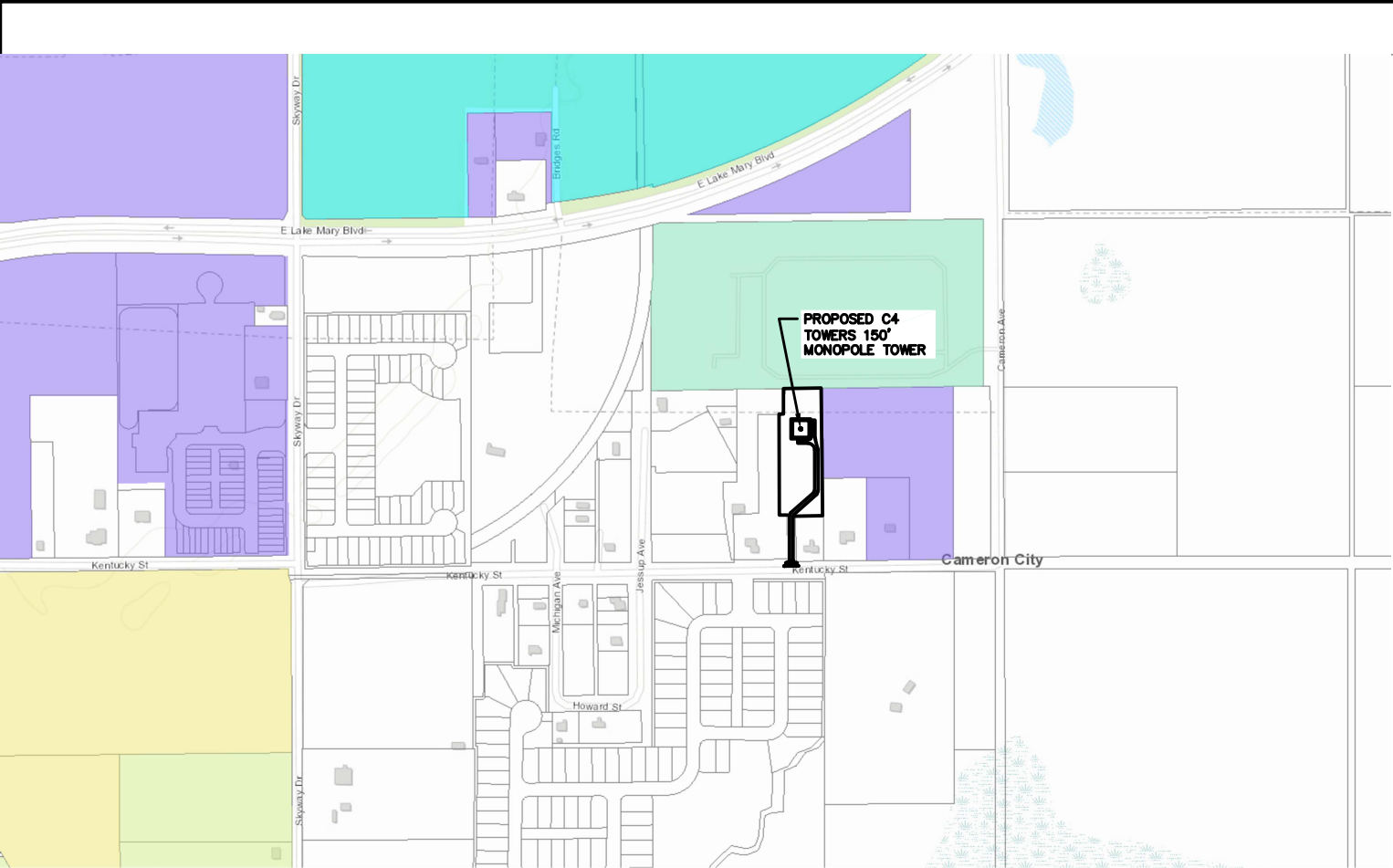
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APPROVED BY:

SHEET NUMBER

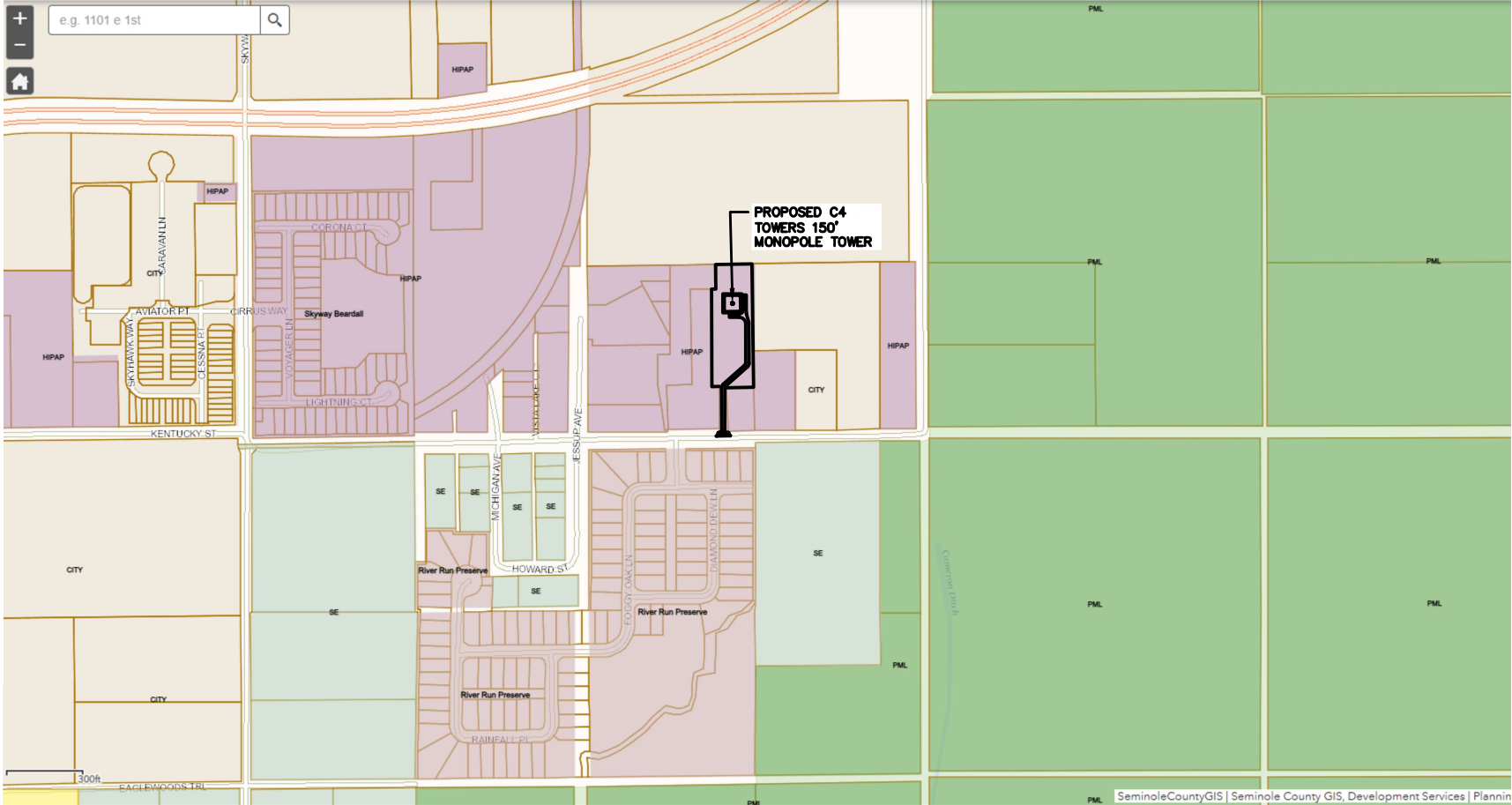
SP-1



CITY OF SANFORD LAND USE EXHIBIT
SCALE: AS SHOWN



SEMINOLE COUNTY LAND USE EXHIBIT
SCALE: AS SHOWN



LAND USE EXHIBIT
SCALE: AS SHOWN

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

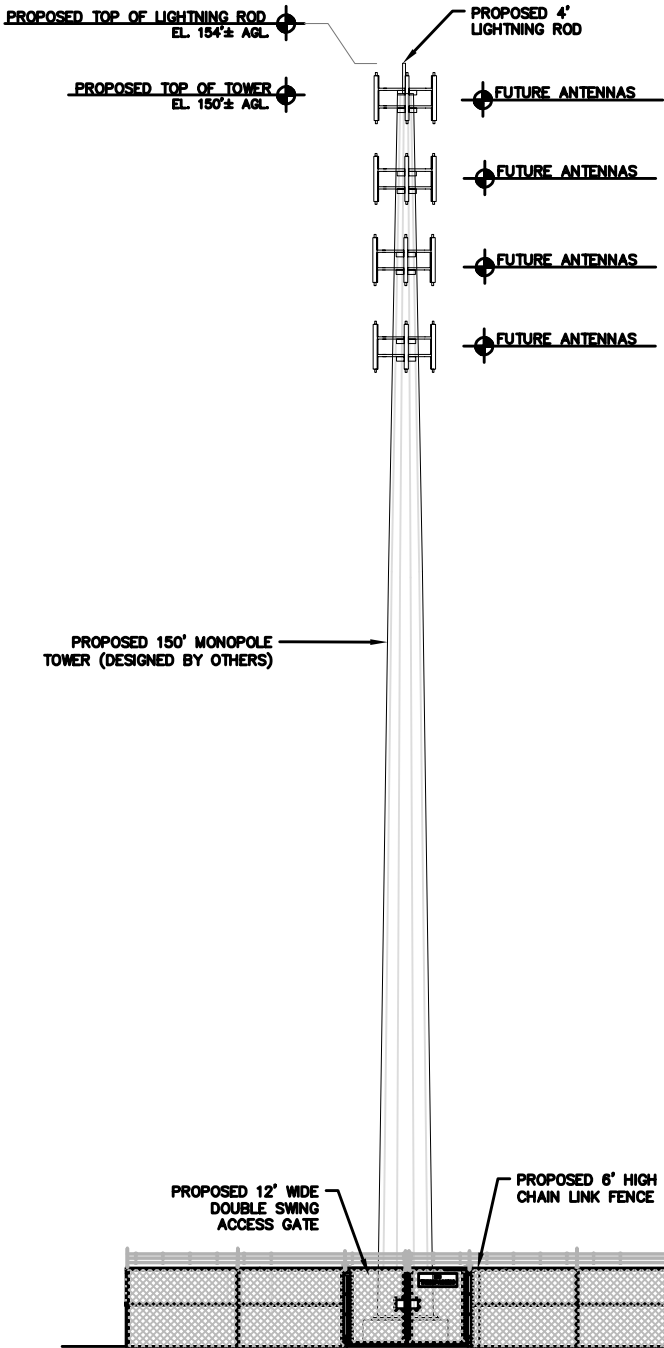
LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: LAND USE EXHIBIT

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER SP-2	



NOTE:
COMMUNICATION TOWERS NOT REQUIRING FAA PAINTING/MARKING SHALL HAVE EITHER A GALVANIZED FINISH OR PAINTED DULL BLUE, GRAY OR BLACK FINISH.

- NOTE:
1. FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESSIBLE PARKING NOT REQUIRED.
 2. MAINTAIN EXISTING DRAINAGE PATTERNS. NO GRADING ON THE LEASE PARCEL IS REQUIRED. EXISTING ELEVATION 57.67' (NAVD 88) NO GRADING REQUIRED.
 3. CARE MUST BE TAKEN DURING SITE CONSTRUCTION TO ENSURE THREE FEET (3') OF COVER IS MAINTAIN OVER THE WATER MAIN.

TOWER ELEVATION
N.T.S.

- NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
 2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
 3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
 4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

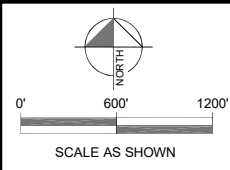
LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: TOWER ELEVATION

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-3	



C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE: JUNE 2025

PROJECT DATA:

LICENSURE: PE #:

ISSUE FOR: ZONING DRAWINGS

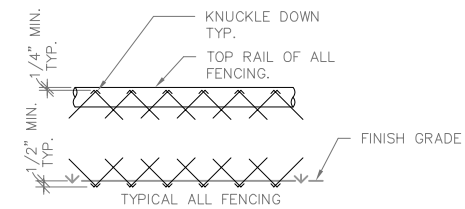
PROJECT INFORMATION:
C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

SHEET TITLE: LOCATION PLAN

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-4	

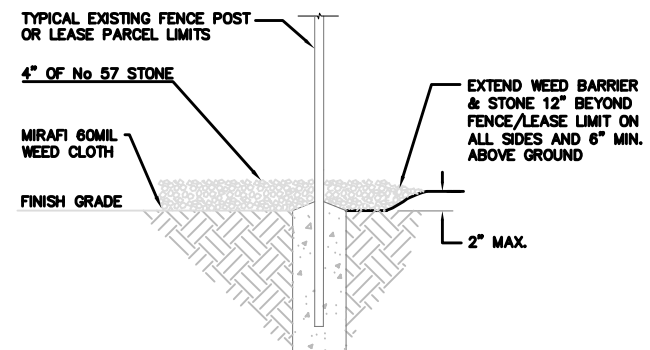
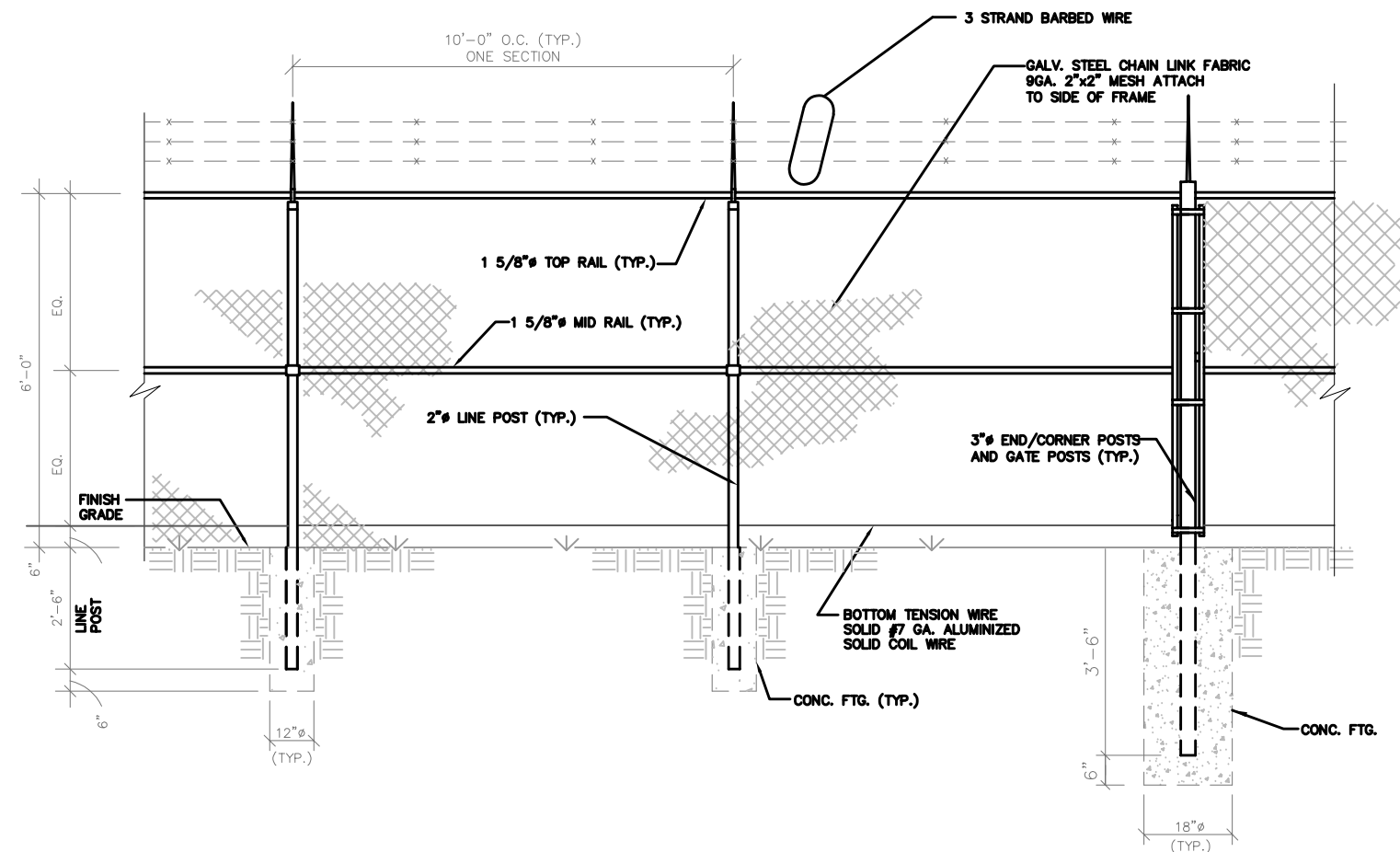


1. - ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. - ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
3. - "NO TRESPASSING" SIGNS MUST BE ATTACHED TO FENCE. SIGN NOT TO EXCEED 1 SF IN AREA.
4. - ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
5. - GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
6. - SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
7. - CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
8. - USE ONLY A HEAVY DUTY LATCH ON GATE.
9. - CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
10. - ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



**NOTE: ALL MATERIALS FURNISHED BY
CONTRACTOR UNLESS OTHERWISE NOTED.**

KNUCKLED DOWN DETAIL
N.T.S.



GRAVEL/WEED CLOTH DETAIL
N.T.S.

**NOTE: ALL MATERIALS FURNISHED BY
CONTRACTOR UNLESS OTHERWISE NOTED.**

CHAIN-LINK FENCE AND GATE DETAILS

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PLANS PREPARED BY:

DANIEL DESIGN & ASSOCIATES, LLC
290 NW PEACOCK BOULEVARD
PORT ST. LUCIE, FLORIDA 34988
PO BOX # 880531
PHONE #:
FBPE REGISTRY #.

REVISIONS

REV	DATE	DESCRIPTION

SEAL:

CURRENT ISSUE DATE:

JUNE 2025

PROJECT DATA:

LICENSURE:

PE #:

ISSUE FOR:

ZONING DRAWINGS

PROJECT INFORMATION:

C4348 KENTUCKY STREET
FL1B0BA - S - KENTUCKY
3900 KENTUCKY STREET,
SANFORD, FL 32773
SEMINOLE COUNTY

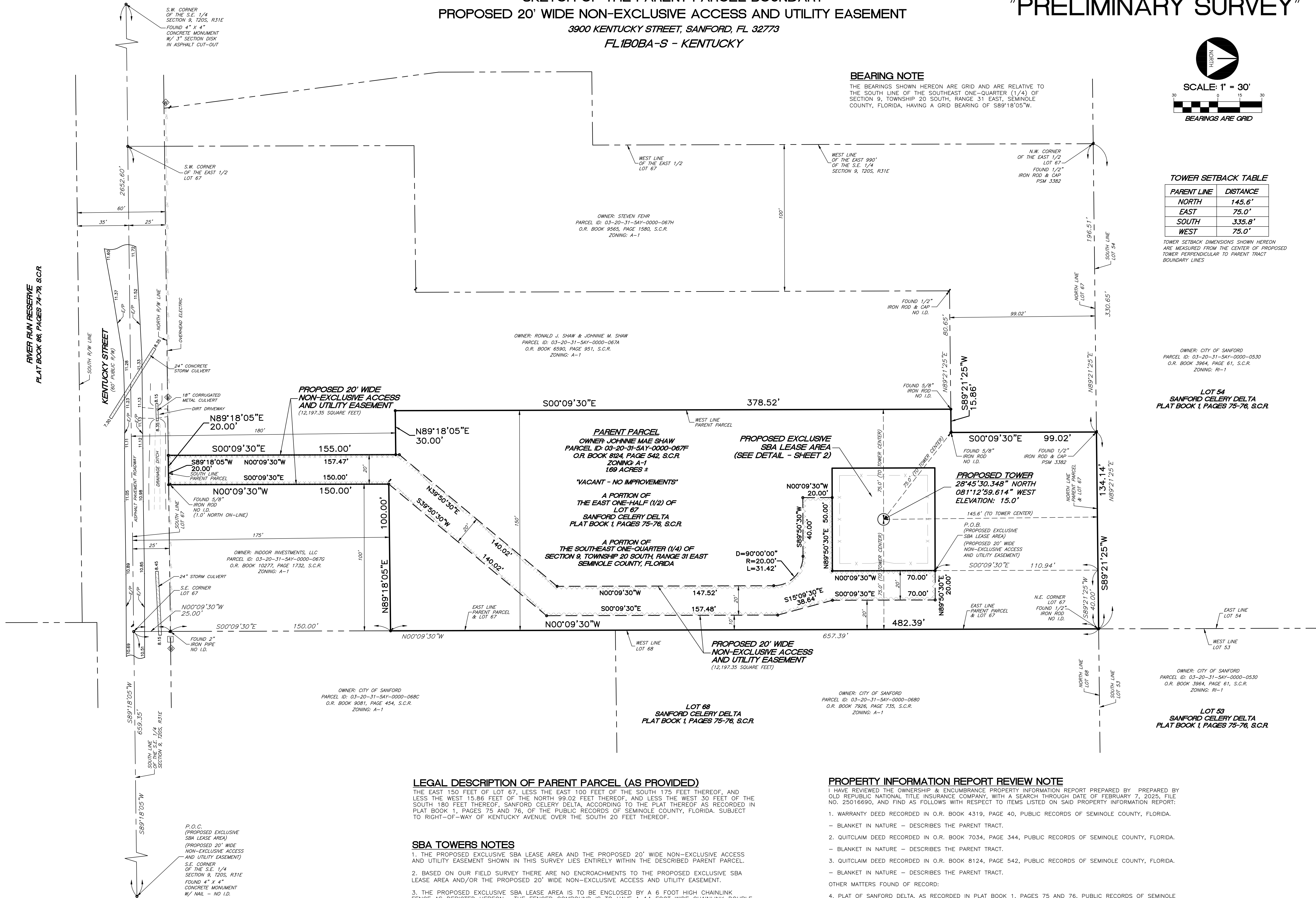
SHEET TITLE:

GATE AND FENCE DETAILS

DRAWN BY: GD	CHECK BY:	DWG NO. 102	REV NO.
SCALE: AS SHOWN	APPROVED BY:	SHEET NUMBER C-5	

SKETCH OF THE PARENT PARCEL BOUNDARY
PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
3900 KENTUCKY STREET, SANFORD, FL 32773
FL1BOBA-S - KENTUCKY

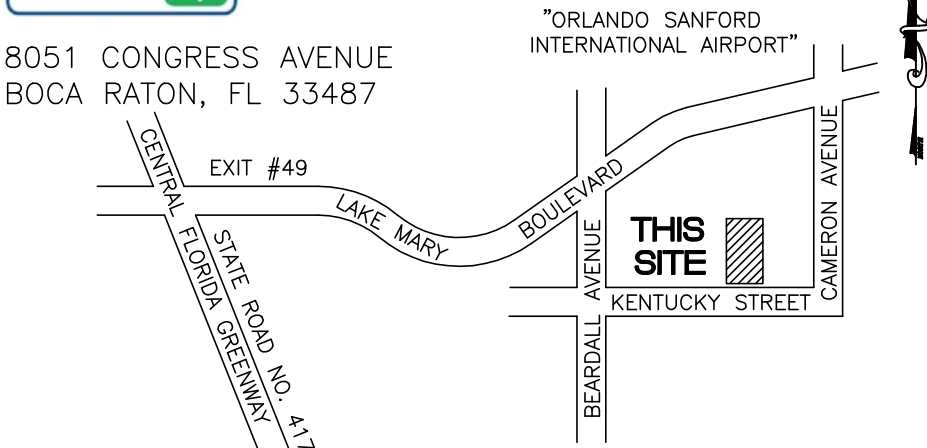
"PRELIMINARY SURVEY"



FL1BOBA-S - KENTUCKY



8051 CONGRESS AVENUE
BOCA RATON, FL 33487



SITE SURVEY
SECTION 09-1205-R31E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	SPOT ELEVATION
P.O.B.	POINT OF BEGINNING	WOOD UTILITY POLE
S.C.R.	SEMINOLE COUNTY RECORDS	TELCO SERVICE
R/W	RIGHT-OF-WAY	
O.R.	OFFICIAL RECORD	
E/P	EDGE OF PAVEMENT	
— X —	FENCE (TYPE NOTED)	
— OH —	OVERHEAD UTILITY	

PROPOSED TOWER INFORMATION

LATITUDE = 28°45'30.348" NORTH
LONGITUDE = 081°12'59.614" WEST
NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011
EXISTING AVERAGE GROUND ELEVATION AT TOWER = 15.0 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

REPORT OF
BOUNDARY AND TOPOGRAPHIC SURVEY

- THE PORTION OF THE PARENT PARCEL SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690.
- UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.
- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT FOR THE FUTURE INSTALLATION OF A COMMUNICATIONS FACILITY.
- THIS SURVEY MEETS THE ACCURACY AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.).
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "CARLSON BRX7 GNSS" BASE AND ROVER RTK GPS SYSTEM AND "CARLSON RT4" DATA COLLECTION SYSTEM.
- ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.
- FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION #OP1742036881951 FROM BASE STATIONS: PID# DG9757, PID# DN8735 AND PID# DE6005. THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS RECEIVER.
- THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.
- THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION #OP1742036881951 FROM BASE STATIONS: PID# DG9757, PID# DN8735 AND PID# DE6005. THESE BASE STATIONS HAVE PUBLISHED VALUES RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/2011 (NAD83/2011), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS RECEIVER.

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

I HEREBY CERTIFY TO SBA TOWERS XI, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FOUND NO CONFLICTS WITH ANY OTHER RECORDED EASEMENT, DEED / RESTRICTION OR COVENANT RUNNING THROUGH THE PARENT PARCEL OR ADJACENT LANDS IDENTIFIED IN THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT WHICH WE ARE UTILIZING FOR OUR LEASE AREA AND EASEMENTS INCLUDES THE LEASE AREA AND ANY OTHER EASEMENT RIGHTS THAT WE HAVE UNDER OUR GROUND LEASE.

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
WSP CONSULTANTS, INC. #LB 7188 - STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
FL1BOBA-S - KENTUCKY

PREPARED FOR:
SBA TOWERS XI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
LOCATED IN:
SEMINOLE COUNTY, FLORIDA

PROJECT NO:
25-1250

SHEET NO:
1 OF 2

SITE SURVEY

LEGAL DESCRIPTION OF PARENT PARCEL (AS PROVIDED)

THE EAST 150 FEET OF LOT 67, LESS THE EAST 100 FEET OF THE SOUTH 175 FEET THEREOF, AND LESS THE WEST 15.86 FEET OF THE NORTH 99.02 FEET THEREOF, AND LESS THE WEST 30 FEET OF THE SOUTH 180 FEET THEREOF, SANFORD CELERY DELTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. SUBJECT TO RIGHT-OF-WAY OF KENTUCKY AVENUE OVER THE SOUTH 20 FEET THEREOF.

SBA TOWERS NOTES

- THE PROPOSED EXCLUSIVE SBA LEASE AREA AND THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
- BASED ON OUR FIELD SURVEY THERE ARE NO ENCROACHMENTS TO THE PROPOSED EXCLUSIVE SBA LEASE AREA AND/OR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.
- THE PROPOSED EXCLUSIVE SBA LEASE AREA IS TO BE ENCLOSED BY A 6 FOOT HIGH CHAINLINK FENCE AS DEPICTED HEREON. THE FENCED COMPOUND IS TO HAVE A 14 FOOT WIDE CHAINLINK DOUBLE ACCESS GATE.
- THERE ARE NO GAPS BETWEEN THE PROPOSED EXCLUSIVE SBA LEASE AREA, THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND KENTUCKY AVENUE (A PUBLIC RIGHT-OF-WAY).

PROPERTY INFORMATION REPORT REVIEW NOTE

I HAVE REVIEWED THE OWNERSHIP & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A SEARCH THROUGH DATE OF FEBRUARY 7, 2025, FILE NO. 25016690, AND FIND AS FOLLOWS WITH RESPECT TO ITEMS LISTED ON SAID PROPERTY INFORMATION REPORT:

- WARRANTY DEED RECORDED IN O.R. BOOK 4319, PAGE 40, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
— BLANKET IN NATURE — DESCRIBES THE PARENT TRACT.
- QUITCLAIM DEED RECORDED IN O.R. BOOK 7034, PAGE 344, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
— BLANKET IN NATURE — DESCRIBES THE PARENT TRACT.
- QUITCLAIM DEED RECORDED IN O.R. BOOK 8124, PAGE 542, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
— BLANKET IN NATURE — DESCRIBES THE PARENT TRACT.

OTHER MATTERS FOUND OF RECORD:

- PLAT OF SANFORD DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75 AND 76, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
— BLANKET IN NATURE — PARENT TRACT LIES COMPLETELY WITHIN SAID PLAT.
— THERE ARE NO EASEMENTS, SETBACKS AND / OR RESTRICTIONS DEPICTED HEREON TO PLAT.

NOTE: DEEDS RECORDED IN O.R. BOOK 7034, PAGE 344 AND O.R. BOOK 8124, PAGE 542, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA DO NOT CONTAIN A SUFFICIENT LEGAL DESCRIPTION.

WSP Consultants, Inc.
SURVEYORS & MAPPERS

18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420

PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA



8051 CONGRESS AVENUE
BOCA RATON, FL 33487

SURVEY DATE: 03/12/2025					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP					
DWG FILE: 25-1250.DWG	No.	DATE	REVISION	BY	

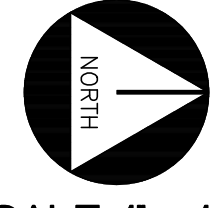
FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120289	0090	F	09/28/2007	X	NOT APPLICABLE

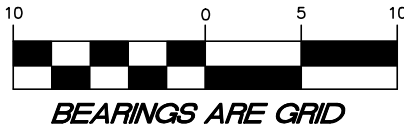
DETAIL OF PROPOSED EXCLUSIVE SBA LEASE AREA
PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
3900 KENTUCKY STREET, SANFORD, FL 32773
FL1BOBA-S - KENTUCKY

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
S.C.R. SEMINOLE COUNTY RECORDS
R/W RIGHT-OF-WAY
O.R. OFFICIAL RECORD
E/P EDGE OF PAVEMENT
SPOT ELEVATION
WOOD UTILITY POLE
TELCO SERVICE
X X FENCE (TYPE NOTED)
OH OH OVERHEAD UTILITY



SCALE: 1" = 10'



BEARINGS ARE GRID

BEARING NOTE

THE BEARINGS SHOWN HEREON ARE GRID AND ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, HAVING A GRID BEARING OF S89°18'05"W.

FL1BOBA-S - KENTUCKY

8051 CONGRESS AVENUE
BOCA RATON, FL 33487



SITE SURVEY
SECTION 09-T205-R31E
NOT TO SCALE

LEGAL DESCRIPTION OF PROPOSED EXCLUSIVE SBA LEASE AREA (AS SURVEYED)

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF (1/2) OF LOT 67, SANFORD CELERY DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9;

THENCE ON A GRID BEARING OF S89°18'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, A DISTANCE OF 659.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67;

THENCE N00°09'30"W ALONG THE EAST LINE OF SAID LOT 67, A DISTANCE OF 657.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 67;

THENCE S89°21'25"W ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 40.00 FEET;

THENCE S00°09'30"E A DISTANCE OF 110.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°09'30"E A DISTANCE OF 70.00 FEET;

THENCE S89°50'30"W A DISTANCE OF 70.00 FEET;

THENCE N00°09'30"W A DISTANCE OF 70.00 FEET;

THENCE N89°50'30"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN SEMINOLE COUNTY, FLORIDA, CONTAINING 4,900.00 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT (AS SURVEYED)

A PARCEL OF LAND BEING A PORTION OF THE EAST ONE-HALF (1/2) OF LOT 67, SANFORD CELERY DELTA, AS RECORDED IN PLAT BOOK 1, PAGES 75-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ALSO BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9;

THENCE ON A GRID BEARING OF S89°18'05"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, A DISTANCE OF 659.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67;

THENCE N00°09'30"W ALONG THE EAST LINE OF SAID LOT 67, A DISTANCE OF 657.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 67;

THENCE S89°21'25"W ALONG THE NORTH LINE OF SAID LOT 67, A DISTANCE OF 40.00 FEET;

THENCE S00°09'30"E A DISTANCE OF 110.94 FEET TO THE POINT OF BEGINNING;

THENCE N89°50'30"E A DISTANCE OF 20.00 FEET;

THENCE S00°09'30"E A DISTANCE OF 70.00 FEET;

THENCE S15°09'30"E A DISTANCE OF 38.64 FEET;

THENCE S00°09'30"E A DISTANCE OF 157.48 FEET;

THENCE S39°50'30"W A DISTANCE OF 140.02 FEET;

THENCE S00°09'30"E A DISTANCE OF 150.00 FEET TO A POINT ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 67 AND THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY STREET (60 FOOT WIDE PUBLIC RIGHT-OF-WAY);

THENCE S89°18'05"W ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE N00°09'30"W A DISTANCE OF 157.47 FEET;

THENCE N39°50'30"E A DISTANCE OF 140.02 FEET;

THENCE N00°09'30"W A DISTANCE OF 147.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE S89°50'30"W A DISTANCE OF 40.00 FEET;

THENCE N00°09'30"W A DISTANCE OF 20.00 FEET;

THENCE N89°50'30"E A DISTANCE OF 50.00 FEET;

THENCE N00°09'30"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN SEMINOLE COUNTY, FLORIDA, CONTAINING 12,197.35 SQUARE FEET, MORE OR LESS.

SBA TOWERS NOTES

1. THE PROPOSED EXCLUSIVE SBA LEASE AREA AND THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PARENT PARCEL.
2. BASED ON OUR FIELD SURVEY THERE ARE NO ENCROACHMENTS TO THE PROPOSED EXCLUSIVE SBA LEASE AREA AND/OR THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT.
3. THE PROPOSED EXCLUSIVE SBA LEASE AREA IS TO BE ENCLOSED BY A 6 FOOT HIGH CHAINLINK FENCE AS DEPICTED HEREON. THE FENCED COMPOUND IS TO HAVE A 14 FOOT WIDE CHAINLINK DOUBLE ACCESS GATE.
4. THERE ARE NO GAPS BETWEEN THE PROPOSED EXCLUSIVE SBA LEASE AREA, THE PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND KENTUCKY AVENUE (A PUBLIC RIGHT-OF-WAY).

PROPOSED TOWER INFORMATION

LATITUDE = 28°45'30.348" NORTH
LONGITUDE = 081°12'59.614" WEST
NORTH AMERICAN DATUM OF 1983/2011 NAD 83/2011)
EXISTING AVERAGE GROUND ELEVATION AT TOWER = 15.0 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

OWNER: CITY OF SANFORD
PARCEL ID: 03-20-31-SAY-0000-0680
O.R. BOOK 7926, PAGE 735, S.C.R.
ZONING: A-1

LOT 68
SANFORD CELERY DELTA
PLAT BOOK 1, PAGES 75-76, S.C.R.

SURVEY DATE: 03/12/2025					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP					
DWG FILE: 25-1250.DWG	No.	DATE	REVISION	BY	

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420

PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
FL1BOBA-S - KENTUCKY

PREPARED FOR:
SBA TOWERS XI, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
LOCATED IN:
SEMINOLE COUNTY, FLORIDA

PROJECT NO:
25-1250

SHEET NO:
2 OF 2

SITE SURVEY

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
127 120289	0090	F	09/28/2007	X	NOT APPLICABLE

Property Record Card



Parcel: 03-20-31-5AY-0000-067F
 Property Address:
 Owners: SHAW, JOHNNIE M
 2025 Market Value \$86,112 Assessed Value \$74,084 Taxable Value \$74,084
 2024 Tax Bill \$988.66 Tax Savings with Non-Hx Cap \$148.79
 Vacant Residential property has a lot size of 1.88 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-5AY-0000-067F
Property Address	
Mailing Address	5431 TURKEY CREEK CT JACKSONVILLE, FL 32244-8550
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$86,112	\$86,112
Land Value Agriculture	\$0	\$0
Just/Market Value	\$86,112	\$86,112
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,028	\$18,763
P&G Adjustment	\$0	\$0
Assessed Value	\$74,084	\$67,349

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,137.45
Tax Bill Amount	\$988.66
Tax Savings with Exemptions	\$148.79

Owner(s)

Name - Ownership Type
 SHAW, JOHNNIE M

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 67 DESC AS BEG NE
COR RUN W 134.14 FT S 99.02 FT W
15.86 FT S TO A PT 180 FT N OF S LI
E 30 FT S 180 FT E 20 FT N 175 FT E
100 FT N TO BEG
SANFORD CELERY DELTA
PB 1 PGS 75 & 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$74,084	\$0	\$74,084
Schools	\$86,112	\$0	\$86,112
FIRE	\$74,084	\$0	\$74,084
ROAD DISTRICT	\$74,084	\$0	\$74,084
SJWM(Saint Johns Water Management)	\$74,084	\$0	\$74,084

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/1/2013	\$100	08124/0542	Vacant	No
QUIT CLAIM DEED	7/1/2008	\$100	07034/0344	Vacant	No
WARRANTY DEED	1/1/2002	\$20,000	04319/0040	Vacant	No
QUIT CLAIM DEED	7/1/1988	\$100	01981/0316	Vacant	No
WARRANTY DEED	9/1/1984	\$4,700	01580/0937	Vacant	Yes
QUIT CLAIM DEED	2/1/1984	\$100	01522/1016	Improved	No

Land

Units	Rate	Assessed	Market
1.84 Acres	\$78,000/Acre	\$86,112	\$86,112

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

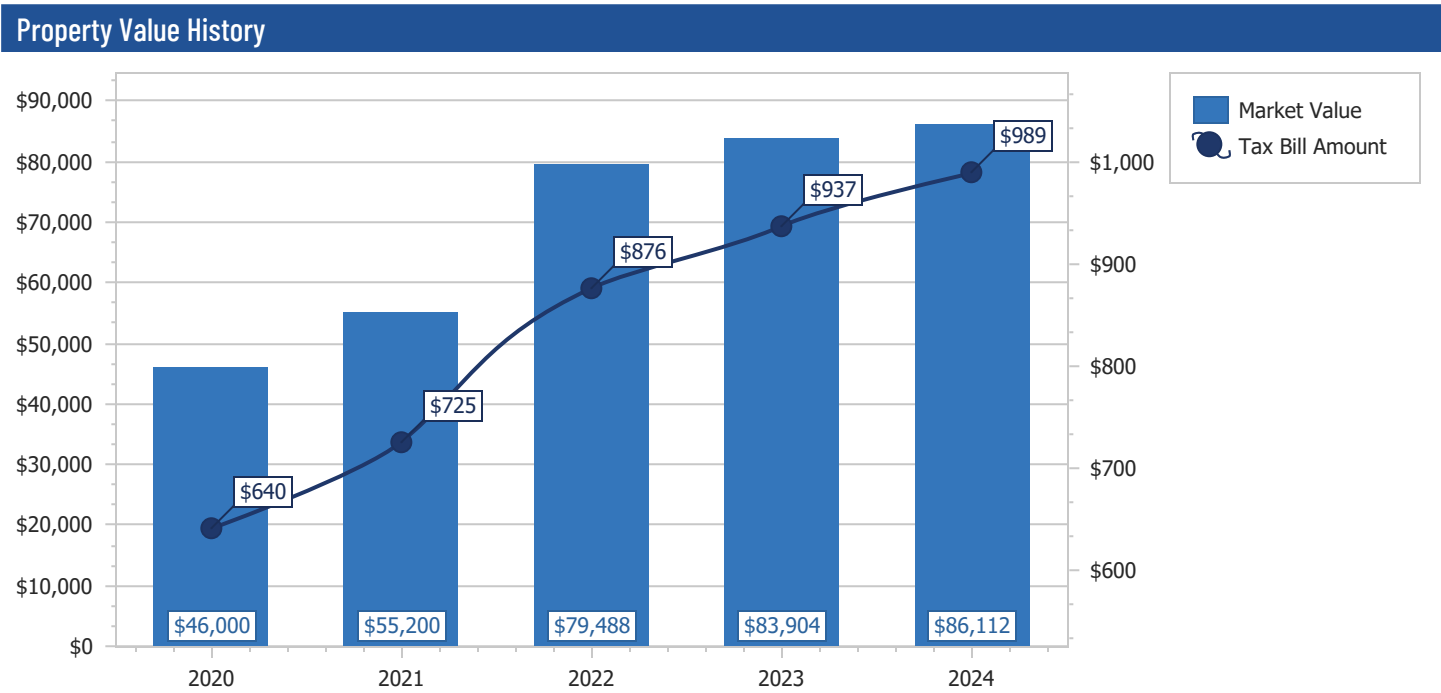
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 6/25/2025 2:36:08 PM
Project: 25-80000076
Credit Card Number: 37*****2002
Authorization Number: 209417
Transaction Number: 250625O2D-66C62817-61E0-49E3-A19E-1314666D58E4
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. 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 or call (407) 665-7372 no later than noon on Friday, July 11, 2025, in order to place you on the Wednesday, July 16, 2025 meeting agenda.

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

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

PROJECT NAME:	KENTUCKY STREET CELL TOWER - PRE-APPLICATION	PROJ #: 25-80000076
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/26/25	
RELATED NAMES:	EP JIM O'SHAUGHNESSY	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-20-31-5AY-0000-067F	
PROJECT DESCRIPTION:	PROPOSED SPECIAL EXCEPTION FOR A 150' MONOPOLE TELECOMMUNICATIONS TOWER	
NO OF ACRES:	1.88	
BCC DISTRICT:	2-ZEMBOWER	
CURRENT ZONING:	A-1	
LOCATION:	NORTH SIDE OF KENTUCKY STREET, EAST OF JESSUP AVENUE	
FUTURE LAND USE:	HIPAP	
APPLICANT:		CONSULTANT:
JIM O'SHAUGHNESSY 1123 SOLANA AVENUE WINTER PARK FL 32789 (407) 435-0423 TOSHAUGHNESSY@COMSOEAST.COM		MARY SOLIK 121 S ORANGE AVENUE ORLANDO FL 32801 (407) 367-7868 MSOLIK@DOTYSOLIKLAW.COM

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.
- The communication tower will require a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
- The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	The buffering and landscaping requirements shall be in compliance with SCLDC Section 30.6.7.4(d).
2	Buffers and CPTED	A full buffer review will be done at time of rezone review.
3	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. Please note that fencing will be a standalone permit.
4	Comprehensive Planning	Site is located in the Airport Accident Potential Hazard Area and the Airport Avigation Easement area.
5	Comprehensive Planning	Site is located in the Sanford JPA (Joint Planning Agreement) Sub Area 4. City of Sanford will be included in the comment and review process.
6	Comprehensive Planning	Future Land Use of HIPAP (High Intensity Planned Development - Airport). Please note Policy FLU 4.5.2 Higher Intensity Planned Development-Airport (HIP-Airport) HIPAP has a maximum FAR of 1.0
7	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it. No review required.
8	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2
9	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.
10	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)
11	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)
12	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)
13	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)

14	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)
15	Natural Resources	If approved for removal by the Development Services Director or designee, specimen trees shall be replaced at a ratio of two (2) to one (1) of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Commercial lots under ten thousand (10,000) square feet shall be required to replace specimen trees at a one-to-one ratio of the cumulative caliper of the trees installed to the cumulative DBH of the trees removed. SCLDC 60.9(c)
16	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.
17	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)
18	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)
19	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)
20	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.
21	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)
22	Planning and Development	In the narrative for the Special Exception, please advise if there are any opportunities to co-locate on an existing tower and if there are coverage and/or capacity issues that warrant public safety concerns.
23	Planning and Development	The compound may require additional upgrades and/or landscaping based upon the visibility from adjacent properties.
24	Planning and Development	The subject property has a Higher Intensity Planned Development Airport (HIPAP) Future Land Use designation and an A-1 (Agriculture) zoning district.

25	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Section 30.3.5 Community Meeting Procedure. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting 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 Section 30.3.5.3, before mailing out the surrounding neighbors. After the Community Meeting has commenced, the Applicant will be required to submit the community meeting minutes, sign-in sheet, and addresses.
26	Planning and Development	A minimum of 25% open space shall be required per SCLDC Section 30.14.2.
27	Planning and Development	The subject site is located within the City of Sanford's utility service area. Please contact the City at (407) 688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.
28	Planning and Development	Your project is within 20,000 feet of a runway and you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1).
29	Planning and Development	The communication tower will require a Special Exception. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings.
30	Planning and Development	Variance(s) may be required if the property cannot meet the separation requirements from the surrounding residential properties in compliance with SCLDC Section 30.6.7.3(b).
31	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
32	Planning and Development	Per Policy FLU 4.6.2 (E) Staff has notified the Orlando Sanford International Airport of the proposed development.
33	Planning and Development	Structures or objects of growth that would exceed 200 feet above ground level for any property within the bounds of the ten (10) mile radius and any Federal obstruction standards or the 14 CFR Part 77C (primary, horizontal, conical approach and transitional) airspace surfaces are required to submit an airport height permit (7460-1 Notice of Construction form). This form is required to be submitted to the County.
34	Planning and Development	At the time of Site Plan review, the Applicant will be required to provide the form from the FAA (Federal Aviation Administration) 7460-1 Notice of Proposed Construction. https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273
35	Planning and Development	The proposed site will be required to comply with the 14 CFR Part 77.9 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9 .
36	Planning and Development	This property was legally created by plat waiver in 1984.

37	Planning and Development	With the Special Exception submittal, please submit a map showing the separations from off-site uses with a list of any variances required for residential properties within 300% of the height of the communication tower in compliance with SCLDC Section 30.6.7.3(b).
38	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
39	Public Safety - Fire Marshal	If any actual structure is required (other than the pole) the following shall be required: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
40	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
41	Public Works - Engineering	No specific issues with drainage and traffic. Note that the compound will have to have gravel or provide retentions in the form of swales around the compound. the access to the cell tower should be stabilized for emergency vehicles but not impervious.

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County 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

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

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