



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, April 16, 2025

9:00 AM

Room 3024 and hybrid TEAMS
option

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

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) ALL TERRAIN TRACTOR - PRE-APPLICATION

[2025-352](#)

Project Number: 25-80000043

Project Description: Proposed Special Exception to conduct limited concrete crushing on 9.36 acres in the M-1 Zoning District located on the west side of Cameron Ave, north of E SR 46

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

Parcel ID: 33-19-31-300-0050-0000

BCC District: 5-Herr

Applicant: James Crow

Consultant: Logan Opsahl (407) 418-6237

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

9:20AM (IN PERSON) TATRA TOWNHOMES - PRE-APPLICATION**[2025-348](#)****Project Number:** 25-80000038**Project Description:** Proposed Rezone from A-1 to R-3 for a townhome development on 11.97 acres located on the west side of Tatra St, north of W Chapman Rd**Project Manager:** Tiffany Owens (407) 665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0550**BCC District:** 1-Dallari**Applicant:** Jeffrey Miller (407) 808-3905**Consultant:** Chris Leppert (407) 233-3663**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) SR 46-ORANGE BLVD PROPERTY - PRE-APPLICATION****[2025-301](#)****Project Number:** 25-80000033**Project Description:** Proposed Site Plan for a 130 multi-family apartment complex on 7.47 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) AGRI-TOURISM - PRE-APPLICATION****[2025-351](#)****Project Number:** 25-80000042**Project Description:** Proposed Site Plan for agri-tourism to sell vegetables and flowers and host field trips on 14.3 acres in the A-1 Zoning District located on the southeast corner of Celery Ave and Cameron Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-0010-0000**BCC District:** 5-Herr**Applicant:** Art Andres (909) 241-1589**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20AM (TEAMS) HIOCT DEVELOPMENT - PRE-APPLICATION[2025-347](#)**Project Number:** 25-80000036**Project Description:** Proposed Subdivision for two single family residential lots on 0.62 acres in the R-1 Zoning District located on the north side of W Lake Brantley Rd, west of Triangle Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 05-21-29-502-0B00-0010**BCC District:** 3-Constantine**Applicant:** Devin Pierson (321) 277-0117**Consultant:** Toufic Awad (786) 777-8727**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****JAIN SOCIETY - SPECIAL EXCEPTION**[2025-344](#)**Project Number:** 25-32000002**Project Description:** Proposed Special Exception to expand an existing church on 1.29 acres in the A-1 Zoning District located on the northwest corner of W Citrus St and Laura Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 01-21-29-5CK-530C-0210**BCC District:** 3-Constantine**Applicant:** Marc Jones (321) 275-5914**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**FOREST ENTERTAINMENT - SMALL SCALE FUTURE LAND USE
AMENDMENT AND REZONE**[2025-345](#)**Project Number:** 25-20000001**Project Description:** Proposed Small Scale Future Land Use Amendment from Low Density Residential to Industrial and Rezone from R-1 to C-3 for light industrial uses on 0.80 acres located on the south side of Brewer St, south of E SR 436**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 18-21-30-501-1000-0030+**BCC District:** 4-Lockhart**Applicant:** Kimmy Clark**Consultant:** Marc Jones (321) 275-5914**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN**[2025-346](#)**Project Number:** 25-55200001**Project Description:** Proposed Final Engineering Plan for 28 townhome lots on 3.42 acres in the R-3A Zoning District located on the north side of Hillview Dr, east of S SR 434**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 22-21-29-300-0180-0000**BCC District:** 3-Constantine**Applicant:** Zach Miller (407) 222-0692**Consultant:** Kim Fischer (407) 405-7819**Attachments:** [APPLICATION](#)
[COMMENTS](#)**VETERINARY HOSPITAL RELOCATION - PRE-APPLICATION**[2025-349](#)**Project Number:** 25-80000040**Project Description:** Proposed Small Scale Future Land Use Amendment, Rezone from OP to C-1 and Site Plan to convert a bank building into a veterinary hospital on 1.5 acres located on the northeast corner of W SR 434 and E Lake Brantley Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 04-21-29-300-003F-0000**BCC District:** 3-Constantine**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

BOJANGLES AOPKA - PRE-APPLICATION[2025-350](#)**Project Number:** 25-80000039**Project Description:** Proposed Site Plan for building renovations of an existing fast food restaurant on 0.82 acres in the C-1 Zoning District located on the south side of E SR 436, east of Balmy Beach Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-022B-0000**BCC District:** 3-Constantine**Applicant:** Hilary McKone (985) 778-8185**Consultant:** Ella Ackerman (479) 273-7780**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-352

Title:

9:00AM (IN PERSON) ALL TERRAIN TRACTOR - PRE-APPLICATION

Project Number: 25-80000043

Project Description: Proposed Special Exception to conduct limited concrete crushing on 9.36 acres in the M-1 Zoning District located on the west side of Cameron Ave, north of E SR 46

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

Parcel ID: 33-19-31-300-0050-0000

BCC District: 5-Herr

Applicant: James Crow

Consultant: Logan Opsahl (407) 418-6237



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

PROJ. #: 25-80000043

Received: 3/28/25

Paid: 3/28/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: All Terrain Tractor Special Exception

PARCEL ID #(S): 33-19-31-300-0050-0000

TOTAL ACREAGE: 9.36

BCC DISTRICT: 5: Herr

ZONING: M-1

FUTURE LAND USE: Industrial

APPLICANT

NAME: James Crow

COMPANY: JCMJ, LLC

ADDRESS: 1980 Cameron Ave

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE:

EMAIL:

CONSULTANT

NAME: Logan Opsahl

COMPANY: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

ADDRESS: 215 N Eola Dr

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-418-6237

EMAIL: Logan.Opsahl@lowndes-law.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: _____

Special Exception for the use of the property for limited concrete crushing. _____

STAFF USE ONLY

COMMENTS DUE: 4/4

COM DOC DUE: 4/10

DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the west side of Cameron Ave,
north of SR 46

Agenda: 4/11

MEMORANDUM

TO: Seminole County Planning & Development Division

FROM: Logan J. Opsahl

DATE: March 27, 2025

RE: Detailed Narrative

Applicant is the owner of that certain real property located at 1980 Cameron Ave, Sanford, FL 32771, Parcel ID: **33-19-31-300-0050-0000** (the "Property"). The Property is zoned M-1 (Industrial District), and its Future Land Use is Industrial.

As part of its operations as a civil site development company, Applicant seeks to conduct, from time-to-time, limited and infrequent concrete crushing on the Property (the "Intended Use"). Under Seminole County's Land Development Code, concrete crushing is permitted as a special exception. Under County Ordinance Section 30.3.1.5(a)(1)-(5), a special exception is granted when the intended use:

- 1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
- 2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
- 3) Is consistent with the County's comprehensive plan; and
- 4) Will not adversely affect the public interest; and
- 5) Meets any special exception criteria described in Additional Use Standards.

The request for special exception to permit the Intended Use complies with the requirements for a special exception:

1. The request is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area.

The Property is zoned industrial, and the future land use is industrial. Further, many uses in the area remain industrial, with several nearby properties being used as industrial, including another civil construction company (Brockman Site Development, 4000 Pipe Down Cv Sanford FL 32771), a welding company (Butt Welders USA, 1683 Beardall Ave), auto repair (Southern Diesel Performance and Repair, 1683 Beardall Ave SUITE 101, Sanford, FL 32771), auto salvage (Marc's Import Auto Salvage, 1661 Sipes Ave, Sanford, FL 32771), and a railing system supply company (Aerotec Aluminum, 1696 Beardall Ave,

2. The request does not have an unduly adverse effect on existing traffic patterns, movements and volumes.

The use of the Property and surrounding areas have ongoing industrial uses which have not (and continue not to) adversely affect traffic patterns, movements and volumes. The Intended Use will not increase traffic in the area. Likewise, allowing the Intended Use in this industrial area will not have an unduly adverse effect on existing traffic patterns, movements and volumes. Traffic patterns and trips from the Property are de minimis – particularly in comparison to any commercial or residential trips within the immediate and broader vicinity of the Property.

3. The request is consistent with the County's Comprehensive Plan.

The Property has a Future Land Use designation of Industrial and an M-1 zoning designation, which is a consistent and appropriate zoning classification of the Industrial Future Land Use Designation.

Policy FLU 5.3.4 provides that "[t]he purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses." Further, "Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise."

Applicant has voluntarily offered to place numerous conditions on the concrete crushing, such as time of day restrictions, screening, and moving the Intended Use to a centralized location on the 9.36-acre lot to further screen the use. All of these conditions will protect nearby residential properties from any potential byproducts of the use.

4. The request will not adversely affect the public interest.

Applicant provides a valuable service to the public through concrete crushing. Additionally, the property size, proposed conditions, and conditions suggested by staff will mitigate and avoid any potential adverse effects to nearby properties and the public. The general area is historically and presently industrial in nature. From a review of public records, arials, information and belief, residential development in the area has occurred within the last 4-5 years, while the area was originally designated to support agricultural and industrial uses and development.

The M-1 zoning district specifically contemplates industrial uses and development in proximity to residential districts. The purpose of the M-1 zoning district is to "permit the normal operation of the majority of industrial uses under such conditions of operations as will protect abutting residential and commercial uses and adjacent industrial uses." The Intended Use is a permitted, Special Exception use under the County Code, provided the criteria described herein are met. Special Exceptions are granted based upon findings of fact specifically delineated in Section 30.3.1.5 of the Code and affords the Board of County Commissioners the ability to subject the Intended Use to conditions. The Applicant's voluntary conditions, as outlined herein, are offered to bolster the Intended Use's adherence to these specific criteria under the Code.

5. The Use does not conflict with any applicable Additional Use Standards.

Chapter 30, Part 6 of the Seminole County Land Development Code contains various Additional Use Standards for development in the County. There are no Additional Use Standards applicable to the Intended Use. Furthermore, no Supplemental Regulations found in Chapter 30, Part 9 of the Seminole County Land Development Code are applicable to the Intended Use. Therefore, there is no conflict.



Seminole County Property Appraiser

Aerial Site Map

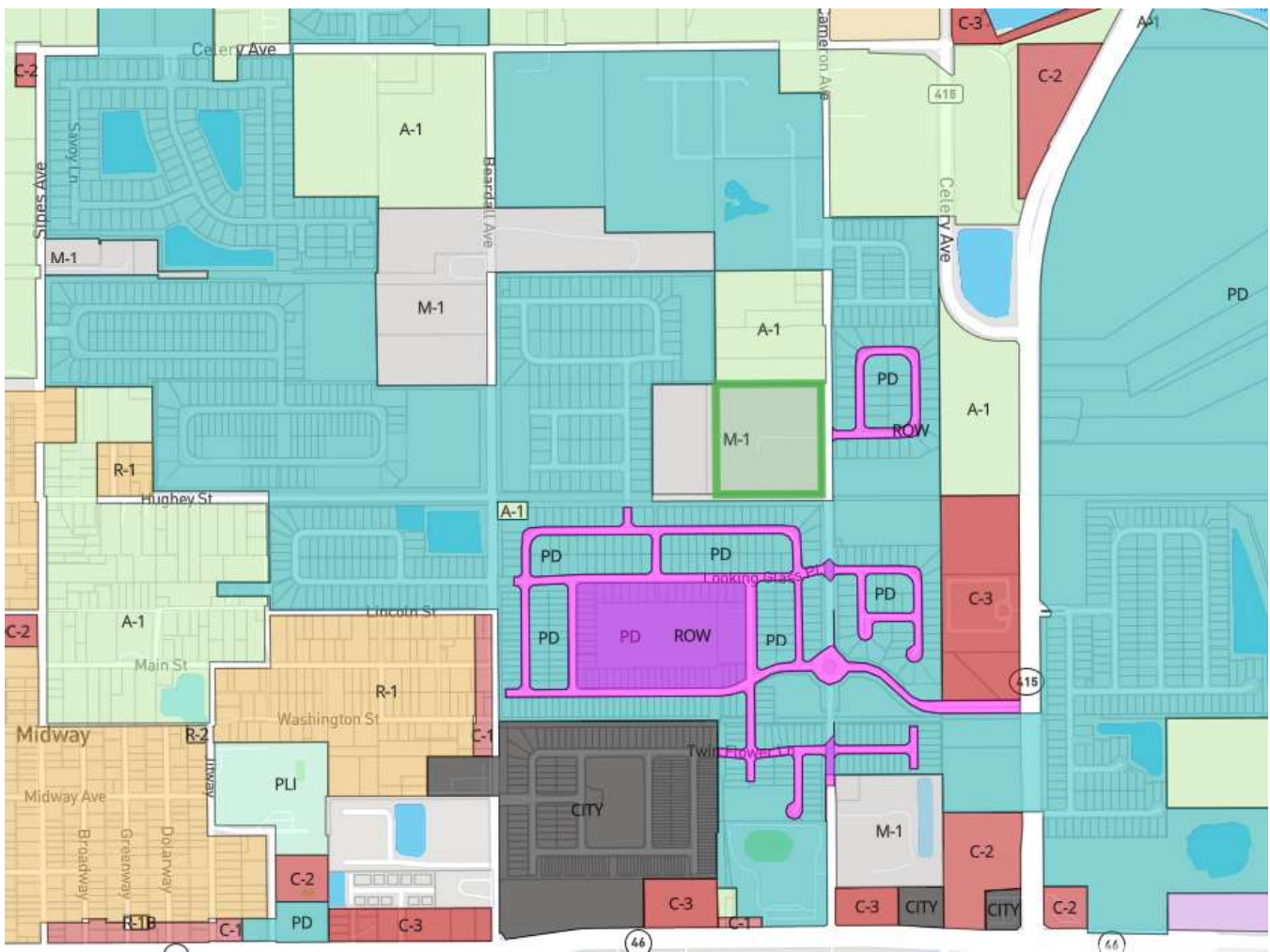
David Johnson, CFA
Seminole County Property Appraiser
Date: 3/26/2025



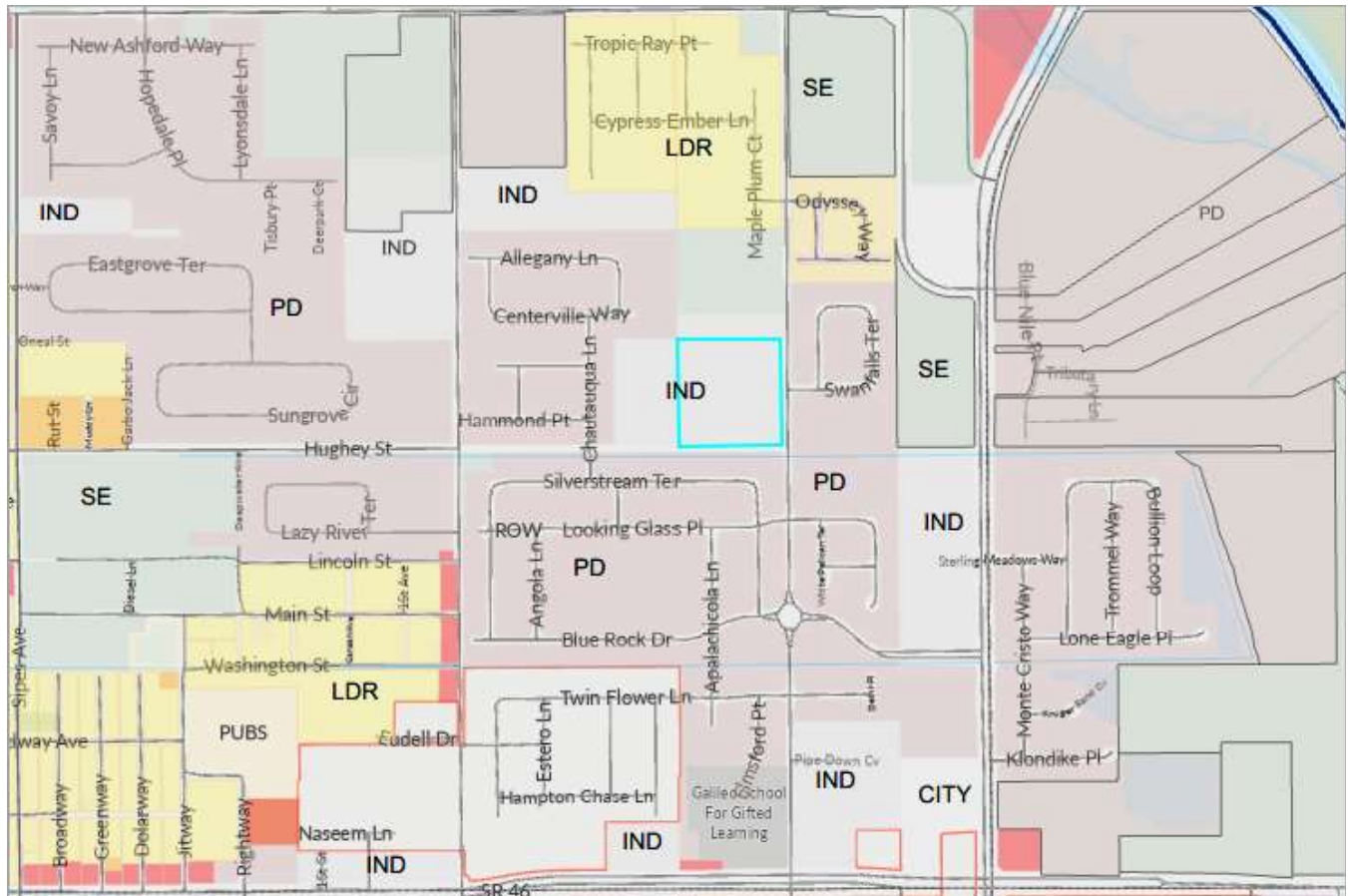
This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features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

Sanford, FL 32771). The newly constructed nearby residential properties - developed subsequent to the ongoing, permitted, industrial uses of the Property – have PD zoning and future land use. Outside of the limited residential properties that are zoned PD, several of the parcels to the north, south, and east have a Future Land Use designation of Industrial.

Zoning Map:



Future Land Use Map:



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, Christine Crow, the owner of record for the following described property [Parcel ID Number(s)] 33-19-31-300-0050-0000 hereby designates Logan Opsahl and Lowndes Law to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

3/26/2025

Date



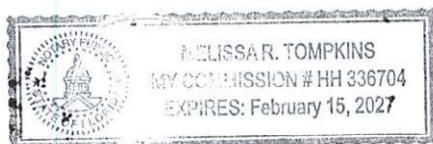
Property Owner's Signature

Christine Crow

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 Christine Crow (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 26th day of MARCH, 2025.




Notary Public

Property Record Card



Parcel: 33-19-31-300-0050-0000
Property Address: 1980 CAMERON AVE SANFORD, FL 32771
Owners: JCMJ LLC
 2025 Market Value \$750,378 Assessed Value \$712,232 Taxable Value \$712,232
 2024 Tax Bill \$8,561.55 Tax Savings with Non-Hx Cap \$13.42
 Warehouse-Distr & Storage property w/1st Building size of 4,160 SF and a lot size of 9.36 Acres

Parcel Location



Site View



33193130000500000 05/09/2023

Parcel Information

Parcel	33-19-31-300-0050-0000
Property Address	1980 CAMERON AVE SANFORD, FL 32771
Mailing Address	1980 CAMERON AVE SANFORD, FL 32771-3409
Subdivision	
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$365,554	\$329,192
Depreciated Other Features	\$11,142	\$8,821
Land Value (Market)	\$373,682	\$311,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$750,378	\$649,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$38,146	\$1,692
P&G Adjustment	\$0	\$0
Assessed Value	\$712,232	\$647,484

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,574.97
Tax Bill Amount	\$8,561.55
Tax Savings with Exemptions	\$13.42

Owner(s)

Name - Ownership Type
 JCMJ LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
SW 1/4 OF SE 1/4 OF NE 1/4
(LESS RR & E 40 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$712,232	\$0	\$712,232
Schools	\$750,378	\$0	\$750,378
FIRE	\$712,232	\$0	\$712,232
ROAD DISTRICT	\$712,232	\$0	\$712,232
SJWM(Saint Johns Water Management)	\$712,232	\$0	\$712,232

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2021	\$750,000	10091/0165	Improved	No
WARRANTY DEED	6/1/2013	\$575,000	08061/1488	Improved	No
WARRANTY DEED	6/1/2000	\$550,000	03878/0722	Improved	No
QUIT CLAIM DEED	3/1/1992	\$450,000	02399/1994	Improved	No
WARRANTY DEED	2/1/1991	\$490,000	02271/1848	Improved	No
WARRANTY DEED	4/1/1990	\$310,000	02171/0088	Improved	No
WARRANTY DEED	12/1/1988	\$125,000	02021/0609	Improved	No

Land

Units	Rate	Assessed	Market
344,920 SF	\$2.99/SF	\$309,393	\$309,393
66,552 SF	\$3.22/SF	\$64,289	\$64,289

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4160
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$422,330
Assessed	\$219,612

* Year Built = Actual / Effective

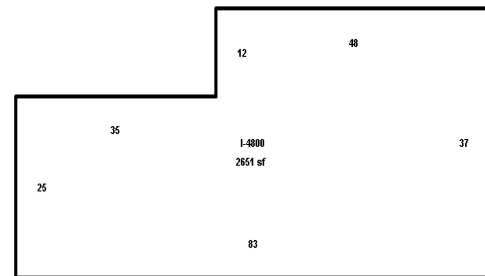
Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2651
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$235,390
Assessed	\$145,942

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1



Sketch by Apex Media™

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date

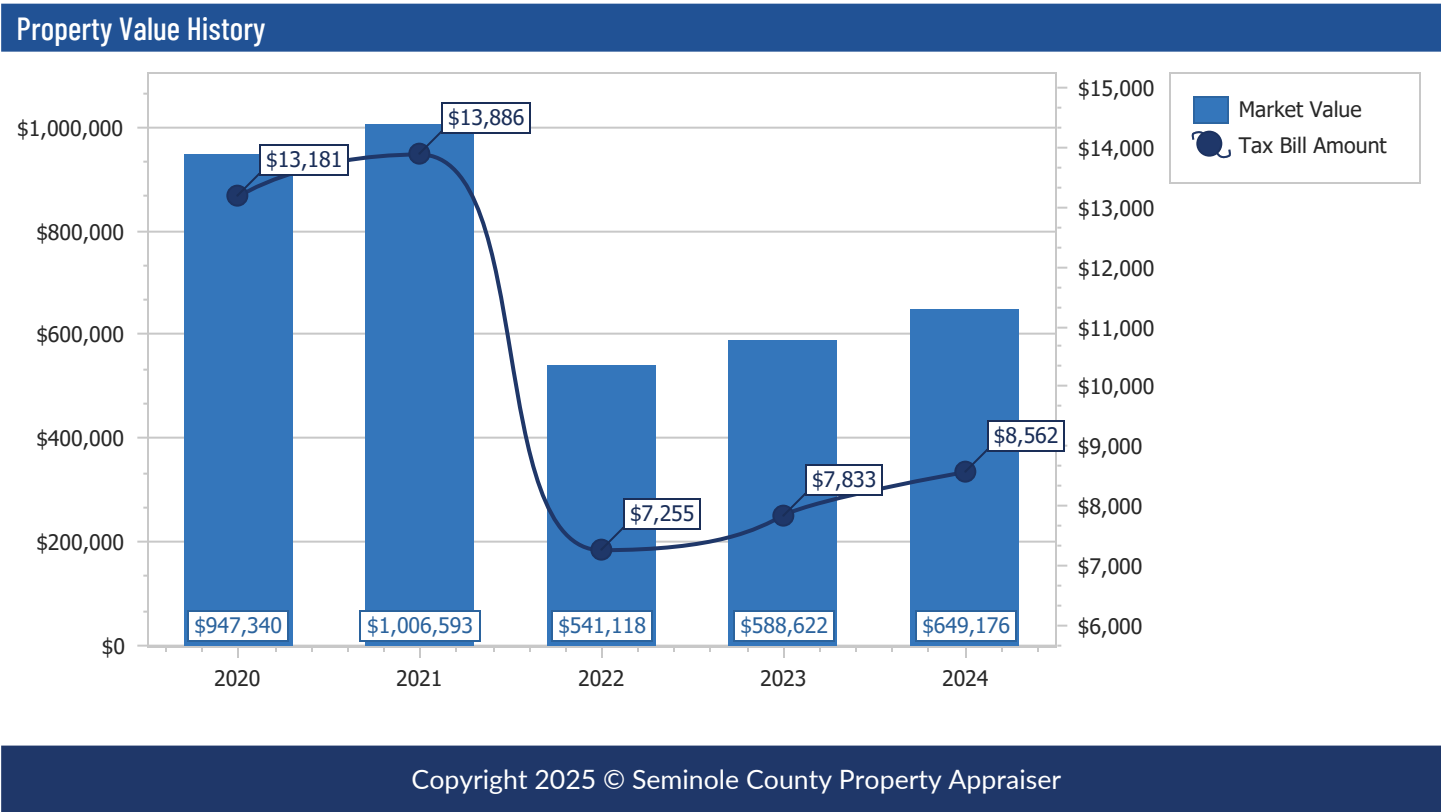
Extra Features				
Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1979	1138	\$17,628	\$7,051
COMMERCIAL CONCRETE DR 4 IN	1990	1880	\$10,227	\$4,091

Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

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





**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: 3/28/2025 2:27:36 PM
Project: 25-80000043
Credit Card Number: 37*****7319
Authorization Number: 221909
Transaction Number: 280325C29-08FDEECD-F7B6-465D-847D-4D158585B036
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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 11, 2025, in order to place you on the Wednesday, April 16, 2025 meeting agenda.

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

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

PROJECT NAME:	ALL TERRAIN TRACTOR - PRE-APPLICATION	PROJ #: 25-80000043
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	EP LOGAL OPSAHL	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	33-19-31-300-0050-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION TO CONDUCT LIMITED CONCRETE CRUSHING ON 9.36 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF CAMERON AVE, NORTH OF SR 46	
NO OF ACRES	9.36	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF CAMERON AVE, NORTH OF SR 46	
FUTURE LAND USE	IND	
APPLICANT:	CONSULTANT:	
JAMES CROW JCMJ, LLC 1980 CAMERON AVE SANFORD FL 32771	LOGAN OPSAHL LOWNDES, DROSDICK, DOSTER, 215 N EOLA DR ORLANDO FL 32801 (407) 418-6237 LOGAN.OPSAHL@LOWNDES-LAW.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 an Industrial (IND) Future Land Use and M-1 (Industrial) zoning.
- The proposed use of concrete crushing requires Special Exception approval. This process takes at least 4 months to complete and requires you to hold a community meeting and attend 2 public hearings. You would then need to do a site plan prior to the building permit.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.
4	Buffers and CPTED	A full buffer review will be done at time of site plan review. Proposed landscaping should be included on the conceptual site plan submitted with the special exception application.
5	Buffers and CPTED	For a complete Buffer review, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
6	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
7	Buffers and CPTED	In M-1, the first twenty-five (25) feet of the fifty (50) foot front yard setback along the front property line shall remain unpaved except for normal entrance drives and shall be landscaped as required in Part 14.
8	Buffers and CPTED	Per Sec 30.4.21.2 Enclosed buildings and outside storage-All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property.
9	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.
10	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
11	Comprehensive Planning	Proposed use is consistent with the Industrial Future Land Use in the County's Comprehensive Plan. The maximum intensity permitted in this designation is 0.65 floor area ratio.
12	Comprehensive Planning	Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise. Per FLU Policy 5.3.4
13	Environmental Services	Site is located within the City of Sanford's utility service area. No utility work proposed as a part of this project. No review required.

14	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
15	Planning and Development	SETBACKS: The setbacks for the M-1 zoning district are: 50 Front Yard, 10 Rear yard, 10 Side Yard, 10 Side Street.
16	Planning and Development	The proposed use is not permitted in the current Zoning District designation and 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. You would then need to do a site plan prior to the building permit. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml
17	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
18	Planning and Development	If your project is within 20,000 feet of a runway you are required to complete the FAA Part 77 (Airport Obstruction Form 7460-1) - See the following links: https://www.faa.gov/forms/index.cfm/go/document.information/documentid/186273 https://www.ecfr.gov/current/title-14/chapter-I/subchapter-E/part-77/subpart-B/section-77.9
19	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit)
20	Planning and Development	Parking and landscaping requirement can be found in SCLDC 30.11.3. Parking requirements for the subject use are: 1 space / 2 employees plus 1 space / company vehicle.
21	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to cut off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE_S30.15.1EXLIRE
22	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.

23	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
24	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
25	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
26	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
27	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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"
28	Public Works - Engineering	The proposed project is located within the Midway drainage basin.
29	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
30	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year, 24-hour storm event.
31	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be fairly flat. There is a historic outfall to the ditch on the south side of the site.
32	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a ditch on the south side of the property.
33	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

34	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious 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 .
35	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
36	Public Works - Engineering	There was a site plan in 2018, PZ18-06000022: UNITED INFRASTRUCTURE GROUP SITE IMPROVEMENTS - SSP. That proposed some work on the site. The overall site has been expanded substantially since then. The Site needs to provide stormwater water quality and retention for the entire site. Most of the site has been stabilized with concrete fines and substantially more water leaves the site than was permitted. Due to drainage issues shown by the basin study the volumetric difference will also be required to be held onsite for the 25-year, 24-hour storm event.
37	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.

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	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	David German dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@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: 2025-348

Title:

9:20AM (IN PERSON) TATRA TOWNHOMES - PRE-APPLICATION

Project Number: 25-80000038

Project Description: Proposed Rezone from A-1 to R-3 for a townhome development on 11.97 acres located on the west side of Tatra St, north of W Chapman Rd

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

Parcel ID: 16-21-31-5CA-0000-0550

BCC District: 1-Dallari

Applicant: Jeffrey Miller (407) 808-3905

Consultant: Chris Leppert (407) 233-3663



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

PROJ. #: 25-80000038

Received: 3/25/25
 Paid: 3/25/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

PROJECT

PROJECT NAME: TATRA TOWNHOMES

PARCEL ID #(S): 16-21-31-5CA-0000-0550

TOTAL ACREAGE: 11.97 Acres

BCC DISTRICT: District 1

ZONING: A-1

FUTURE LAND USE: MDR

APPLICANT

NAME: Jeffrey D. Miller

COMPANY: ALTMAN DEVELOPMENT COMPANY, LLC

ADDRESS: 201 East Las Olas Boulevard, Suite 1900

CITY: Fort Lauderdale

STATE: Florida

ZIP: 33301

PHONE: 407-808-3905

EMAIL: jmillier@altmancos.com

CONSULTANT

NAME: Chris Leppert

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S Orange Ave, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-233-3663

EMAIL: chris.leppert@kimley-horn.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: The proposed development will include a ±116-unit single-family attached townhome residential community and the associated amenities, drive aisles, stormwater management system, and other utilities on an ±11.97-acre parcel.

STAFF USE ONLY

COMMENTS DUE: 4/4

COM DOC DUE: 4/10

DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: MDR

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the north side of Tatra St,
west of SR 426

Agenda: 4/11

March 25, 2025

**Re: Tatra Street Residential Project
2050 Tatra Street
Seminole County, FL**

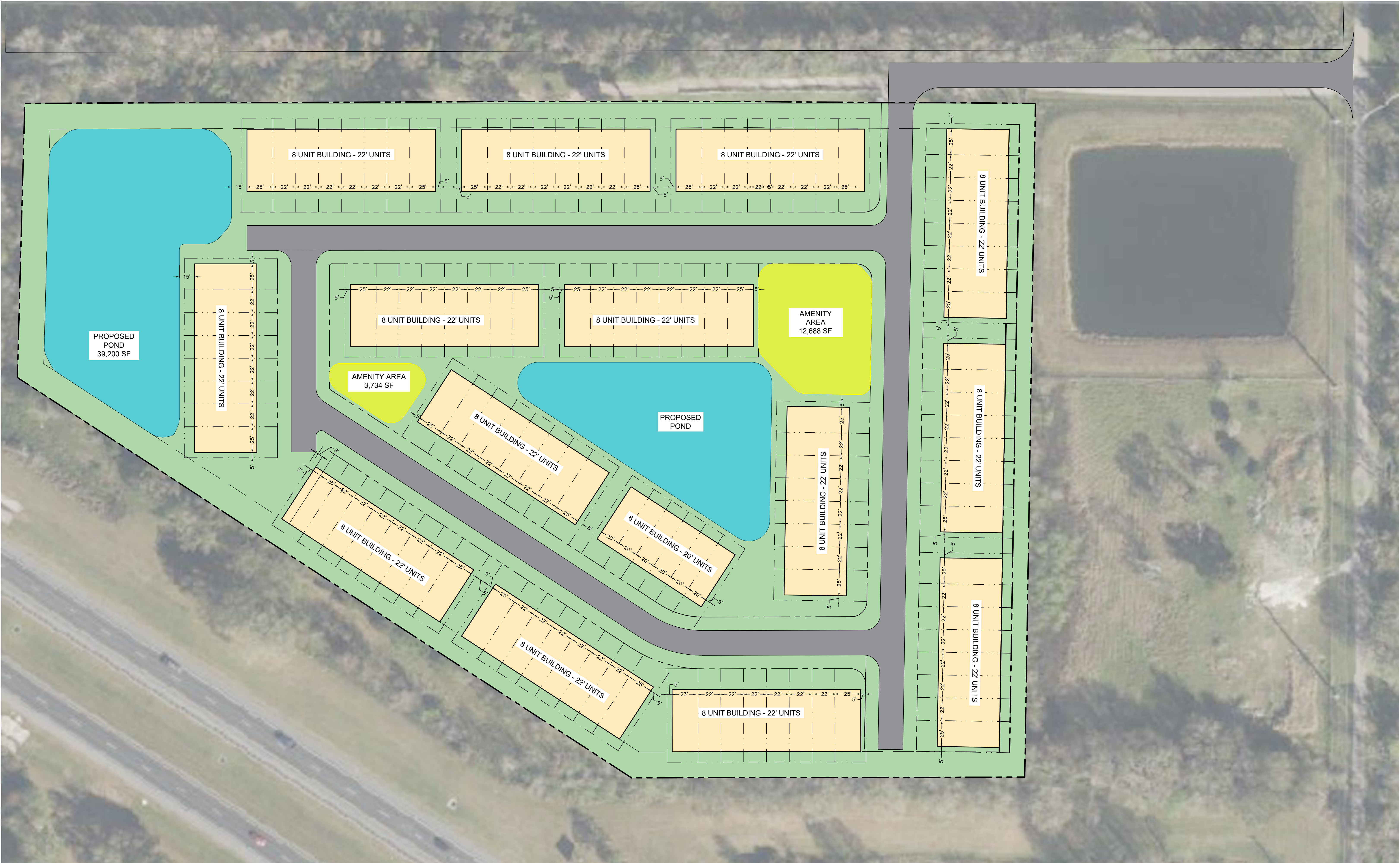
Below is a project narrative for the Tatra Street Residential Project:

The developer proposes to rezone the property to zone R3 consistent with the future land use and develop approximately 116-120 townhomes with associated site and utility infrastructure.

The developer proposes to improve a portion of Tatra Street as access to the development. Existing improvements to Chapman Road including sanitary force main improvements are currently under construction as part of the Alro Steel project.

The townhomes are proposed to be two (2) stories with ground floor garages. Each building will consist of 6 or 8 units.

K:\ORL_Civil\49303006-Tatra St. Ovelde DD\CADD\CONCEPT\SP-02.dwg



SP-02

TATRA TOWNHOMES

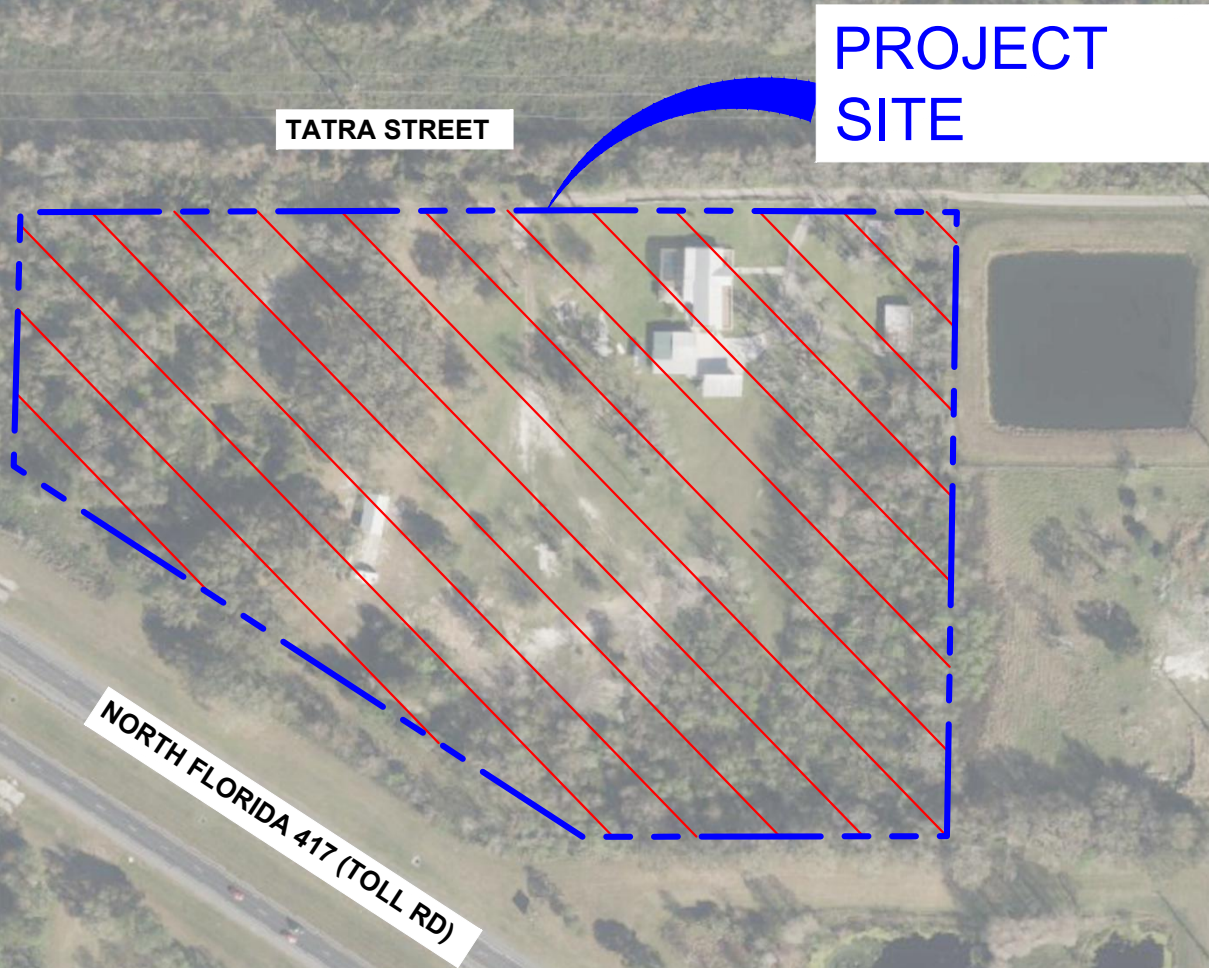
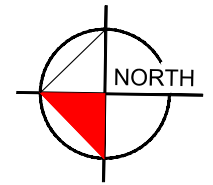
SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SKETCH

02/05/2015 - CONTACT : CHRIS LEPPERT, P.E. (407) 898-1511

Drawing name: K:\ORL\Civil\149303006-Tatra St Oviedo DD\CADD\EXHIBITS\Drainage Exhibits\Map Exhibits.dwg AERIAL Mar 18, 2025 10:57am by: genn.mordas

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OVIEDO, FLORIDA
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SCALE 1"=200'
DESIGNED BY GDM
DRAWN BY GDM
CHECKED BY CCL

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801
PHONE (407) 898-1511
WWW.KIMLEY-HORN.COM CA 35106

DATE
3/18/25
PROJECT NO.
149303006

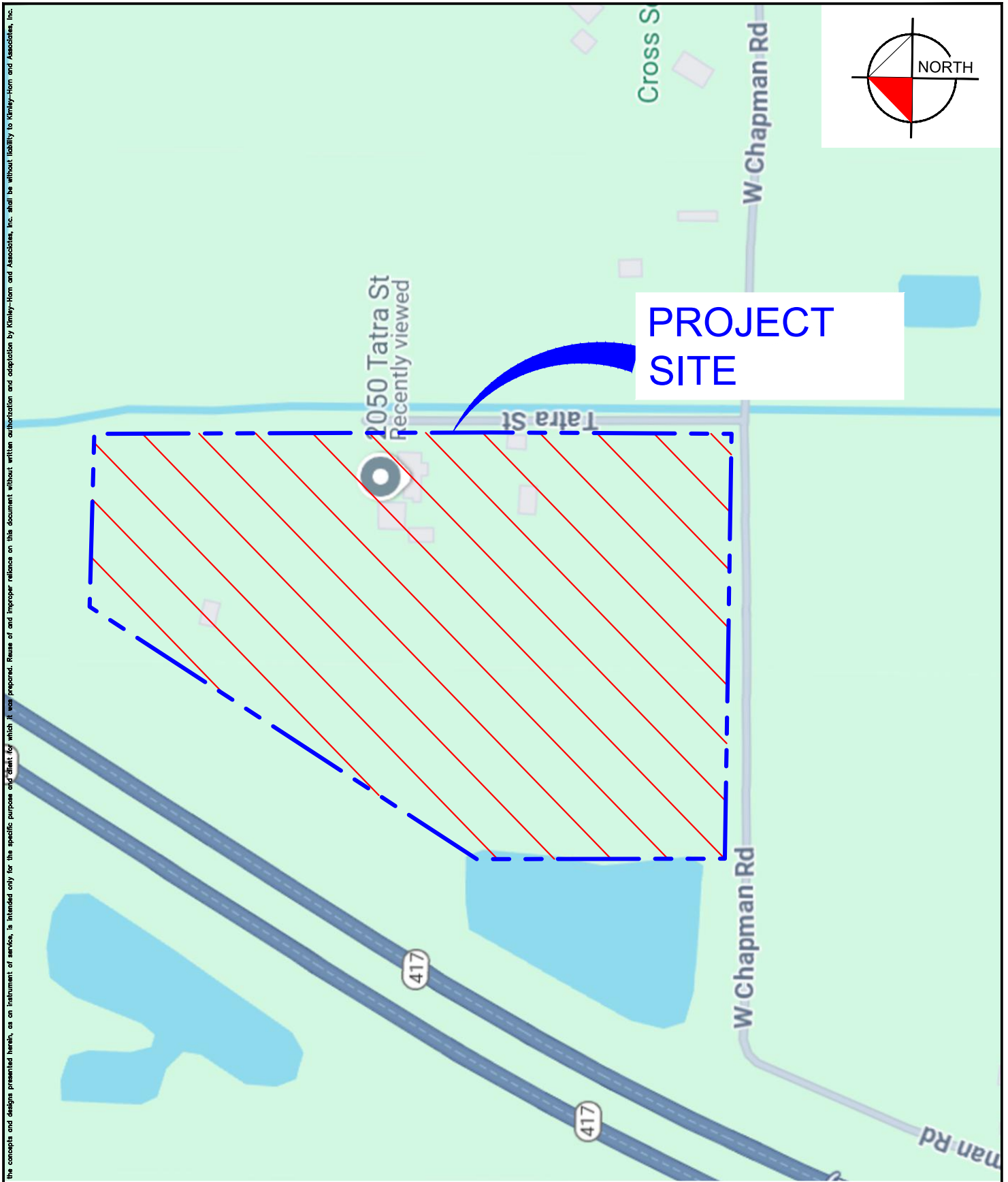
TATRA STREET OVIEDO
AERIAL MAP

DESIGN ENGINEER:
CHRISTOPHER C. LEPPERT
FLORIDA P.E. LICENSE NUMBER:
90200

SHEET NUMBER
EX-1

Drawing name: K:\ORL\Civil\49303006-Tatra St Oviedo DD\CADD\EXHIBITS\Drainage Exhibits\Map Exhibits.dwg LOCATION Mar 18, 2025 10:57am by: gemm.morales

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OVIEDO, FLORIDA
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

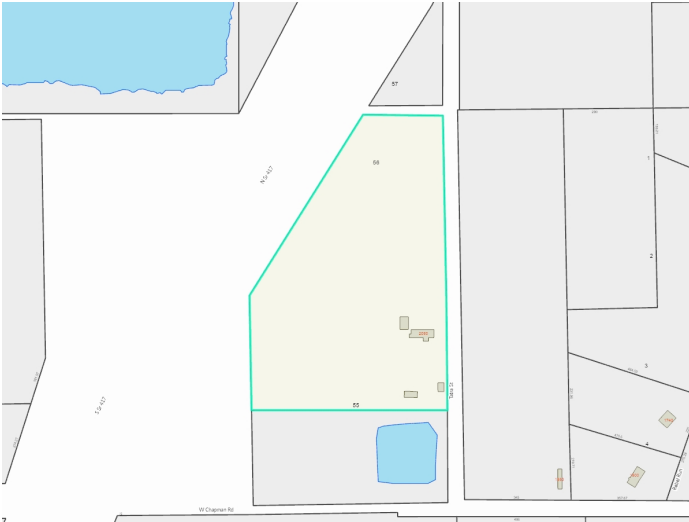
SCALE 1"=200'	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 35106	DATE 3/18/25 PROJECT NO. 149303006	TATRA STREET OVIEDO LOCATION MAP	DESIGN ENGINEER: CHRISTOPHER C. LEPPERT FLORIDA P.E. LICENSE NUMBER: 90200	SHEET NUMBER EX-2
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Property Record Card



Parcel: 16-21-31-5CA-0000-0550
Property Address: 2050 TATRA ST OVIEDO, FL 32765
Owners: COYLE, KELLY A; COYLE, TERESA A
 2025 Market Value \$639,941 Assessed Value \$285,226 Taxable Value \$234,504
 2024 Tax Bill \$3,132.90 Tax Savings with Exemptions \$5,107.89
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 2,052 SF and a lot size of 11.97 Acres

Parcel Location



Site View



1621315CA00000550 02/22/2022

Parcel Information

Parcel	16-21-31-5CA-0000-0550
Property Address	2050 TATRA ST OVIEDO, FL 32765
Mailing Address	2050 TATRA ST OVIEDO, FL 32765-8839
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$174,346	\$156,732
Depreciated Other Features	\$36,357	\$37,907
Land Value (Market)	\$429,238	\$429,238
Land Value Agriculture	\$0	\$0
Just/Market Value	\$639,941	\$623,877
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$354,715	\$346,689
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$285,226	\$277,188

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,240.79
Tax Bill Amount	\$3,132.90
Tax Savings with Exemptions	\$5,107.89

Owner(s)

Name - Ownership Type

COYLE, KELLY A - Tenancy by Entirety
 COYLE, TERESA A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 55 & ALL LOT 56 (LESS
EXPRESSWAY)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$285,226	\$50,722	\$234,504
Schools	\$285,226	\$25,000	\$260,226
FIRE	\$285,226	\$50,722	\$234,504
ROAD DISTRICT	\$285,226	\$50,722	\$234,504
SJWM(Saint Johns Water Management)	\$285,226	\$50,722	\$234,504

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$77,500	03674/0255	Improved	Yes
WARRANTY DEED	3/1/1981	\$33,500	01325/0643	Vacant	No
WARRANTY DEED	1/1/1976	\$8,000	01091/0152	Vacant	No

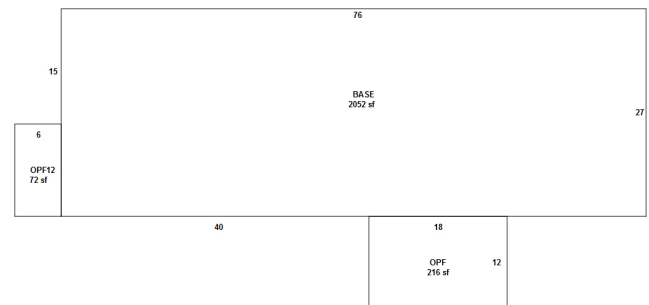
Land

Units	Rate	Assessed	Market
5 Acres	\$57,500/Acre	\$215,625	\$215,625
7.43 Acres	\$57,500/Acre	\$213,613	\$213,613

Building Information

#	1
Use	MOBILE HOME
Year Built*	2002
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	2052
Total Area (ft ²)	2340
Constuction	MOBILE HOMES AVG
Replacement Cost	\$132,618
Assessed	\$103,442

* Year Built = Actual / Effective



Sketch by: Apex Sketch

Building 1

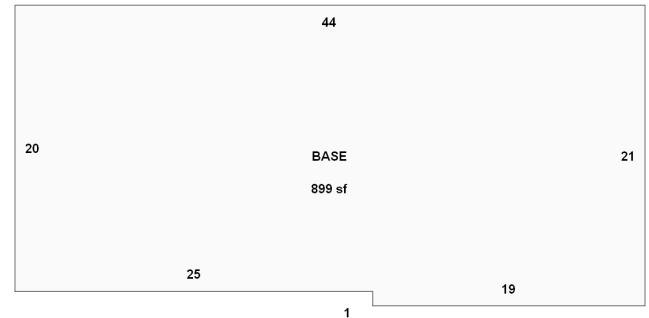
Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	216

Building Information

#	2
Use	BARN/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	899
Total Area (ft²)	899
Constuction	SIDING GRADE 3
Replacement Cost	\$24,273
Assessed	\$18,447

* Year Built = Actual / Effective



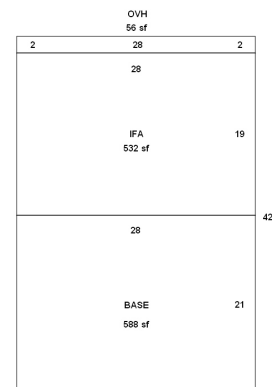
Sketch by Apex Search

Building 2

Building Information

#	3
Use	BARN/SHEDS
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft²)	588
Total Area (ft²)	1176
Constuction	SIDING GRADE 3
Replacement Cost	\$48,965
Assessed	\$44,803

* Year Built = Actual / Effective



Sketch by Apex Search

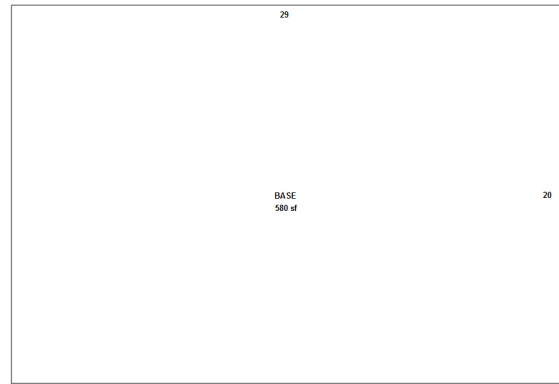
Building 3

Appendages

Description	Area (ft²)
INTERIOR FINISH AVERAGE	532
OVERHANG	56

Building Information	
#	4
Use	BARNs/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	580
Total Area (ft²)	580
Constuction	SIDING GRADE 2
Replacement Cost	\$13,311
Assessed	\$7,654

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
08362	POOL ENCLOSURE	\$10,500		10/26/2011
07828	SWIMMING POOL	\$27,000		10/4/2011
04388	MOBILE HOME - MECHANICAL	\$48,700	8/20/2003	4/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2002	1	\$2,750	\$1,100
PATIO 3	2002	1	\$6,000	\$2,700
POOL 1	2011	1	\$35,000	\$23,625
COVERED PATIO 1	2011	1	\$2,750	\$1,560
COVERED PATIO 2	2011	1	\$4,000	\$2,268
SCREEN ENCL 2	2011	1	\$9,000	\$5,104

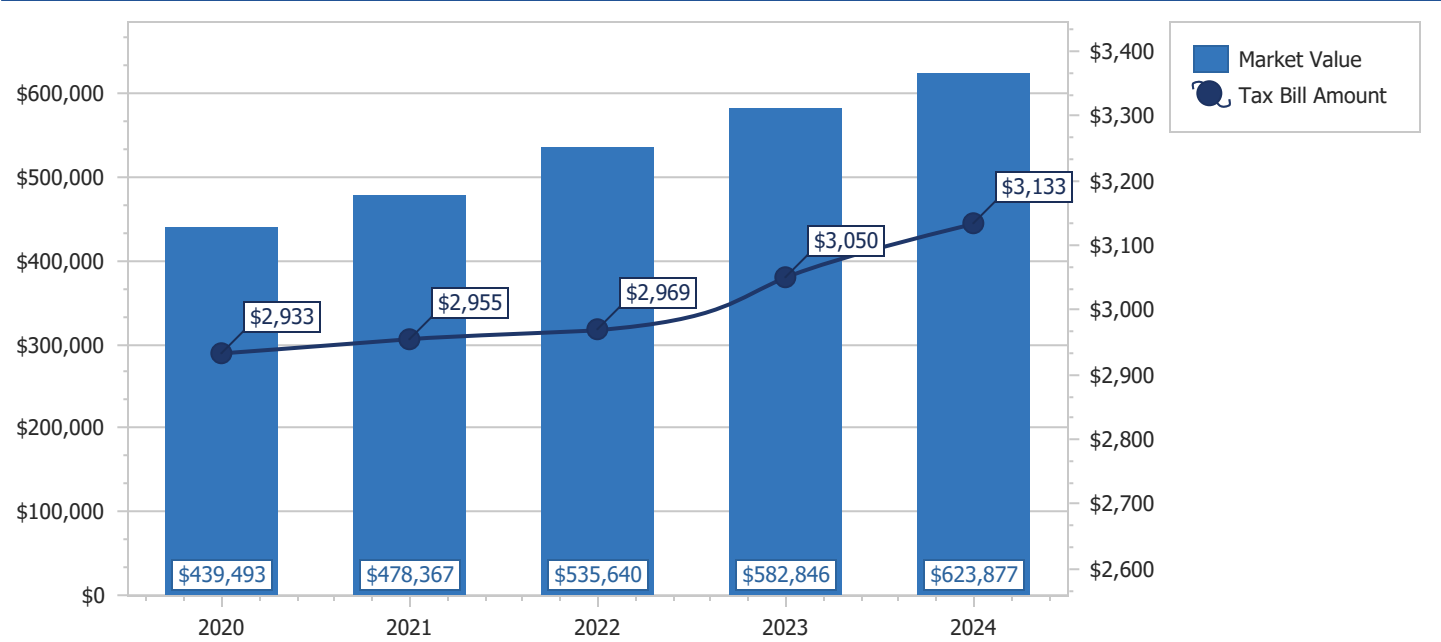
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

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	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value History



Copyright 2025 © Seminole County Property Appraiser

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

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

PROJECT NAME:	TATRA TOWNHOMES - PRE-APPLICATION	PROJ #: 25-80000038
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/25/25	
RELATED NAMES:	EP CHRIS LEPPERT	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	16-21-31-5CA-0000-0550	
PROJECT DESCRIPTION:	PROPOSED REZONE FROM A-1 TO R-3 FOR A TOWNHOME COMPLEX ON 11.97 ACRES LOCATED ON THE NORTH SIDE OF TATRA ST, WEST OF SR 426	
NO OF ACRES	11.97	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF TATRA ST, WEST OF SR 426	
FUTURE LAND USE-	MDR	
APPLICANT:		CONSULTANT:
JEFFREY MILLER ALTMAN DEVELOPMENT COMPANY LLC 201 E LAS OLAS BLVD STE 190 FORT LAUDERDALE FL 33301 (407) 808-3905 JMILLER@ALTMANCOS.COM		CHRIS LEPPERT KIMLEY-HORN & ASSOCIATES 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 233-3663 CHRIS.LEPPERT@KIMLEY-HORN.COM

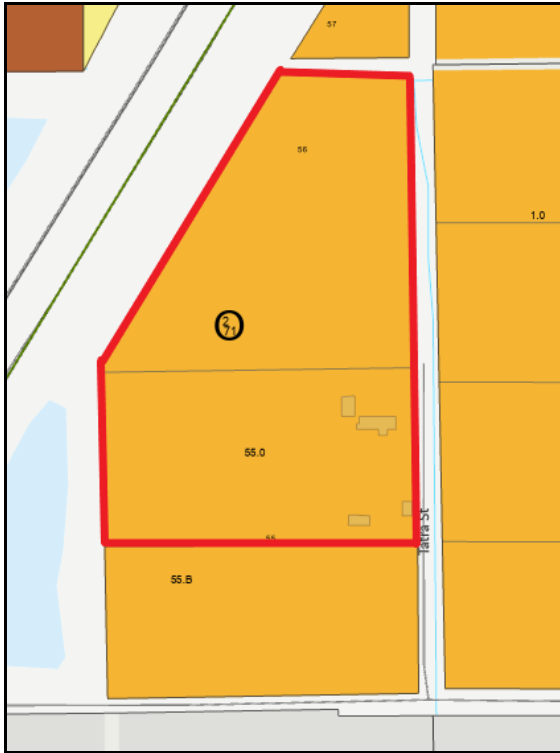
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has a future land use of Medium Density Residential (MDR) and a zoning classification of Agriculture (A-1).
- The proposed development will be subject to the Rezone and Subdivision review processes.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30ZOR E_PT67LASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms. This would apply to the amenity facilities if proposed.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. This would apply to the amenity facilities if proposed.	Info Only
8.	Comprehensive Planning	The subject property has a Medium Density Residential (MDR) Future Land Use designation, which allows up to 10 dwelling units per net buildable acre. Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 4.1.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Info Only
9.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is a 30" DIP potable water main running along the centerline of W Chapman Road.	Info Only
10.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect based off of the proposed development intensity. The nearest connection point will be a 4" PVC force main running along the south side of W Chapman Road (once construction is complete). The developer would have to build a public lift station to pressurize the sanitary sewer discharge to connect to our	Info Only

		force main system.	
11.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
12.	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
13.	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
14.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
15.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
16.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
17.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
18.	Natural Resources	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
19.	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
20.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and	Info Only

		drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	
21.	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
22.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
23.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
24.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
25.	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
26.	Natural Resources	No subdivision or site plan 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
27.	Natural Resources	According to the county wetland maps, wetlands are possibly on the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
28.	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.	Info Only
29.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only

30.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
31.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
32.	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
33.	Planning and Development	The proposed zoning classification of R3 (Multiple-Family Dwelling) is not an allowable zoning classification within the existing MDR future land use.	Info Only
34.	Planning and Development	A Rezone to R-3A (Multiple-Family Dwelling) and conformance with the maximum allowable density of ten (10) dwelling units per acre would be consistent the existing future land use and with the trend of development in the surrounding area.	Info Only
35.	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.shtml	Info Only
36.	Planning and Development	Seminole County requires community meetings for all Rezones. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
37.	Planning and Development	Seminole County requires community meetings for all Rezones. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
38.	Planning and	New Public Notification Procedures are required for all	Info Only

	Development	Rezoning. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	
39.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	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
42.	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
43.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
44.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Info Only
45.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. Note that there is substantial muck in the area both depth and area of muck. Note that there may have been soil placed on the site over the last few years. Borings will be required across the site to ensure that there is not muck below the installed soil.	Info Only
46.	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. If a viable outfall is determined the discharge may be able to be increased but rate and volumetric difference will still be required to be met.	Info Only

47.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be fairly flat. Some slope to the north and west may be present but additional survey is needed.	Info Only
48.	Public Works - Engineering	Based on a preliminary review, the outfall from the site is not clear. There may be a historic ditch or canal to the north or the west. Either case will have to be shown with survey and shown to have legal easements to discharge to those locations. Note that if discharge goes to the west then FDOT / the Expressway Authority will have to approve the discharge to Tollroad 417.	Info Only
49.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
50.	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
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
52.	Public Works - Engineering	The roadway geometry from Chapman Road to the site does not meet County standards. The roadway structure from Chapman Road to the site does not meet County standards. The road and any muck in the ROW will have to be addressed as part of the project.	Info Only
53.	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.	Info Only
54.	Public Works - Engineering	The traffic impact of the site will have to be evaluated with the proposed industrial site to determine if traffic signal modifications are required.	Info Only
55.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed development. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

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 Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton (407)665-5730 wwarton@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: 2025-301

Title:

9:40AM (IN PERSON) SR 46-ORANGE BLVD PROPERTY - PRE-APPLICATION

Project Number: 25-80000033

Project Description: Proposed Site Plan for a 130 multi-family apartment complex on 7.47 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd

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

Parcel ID: 30-19-30-300-0200-0000

BCC District: 5-Herr

Applicant: David Stokes (407) 629-8330

Consultant: N/A



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

PROJ. #: 25-80000033

Received: 3/20/25

Paid: 3/20/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: SR 46/Orange Blvd. Property

PARCEL ID #(S): 30-19-30-300-0200-0000

TOTAL ACREAGE: 7.5+/-

BCC DISTRICT: PD

ZONING: PD

FUTURE LAND USE: PD

APPLICANT

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

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

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: ePlan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant

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: 130 multi-family apartments

STAFF USE ONLY

COMMENTS DUE: 3/28

COM DOC DUE: 4/3

DRC MEETING: 4/9

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the north side of W SR 46,
 east of Orange Blvd

Agenda: 4/4



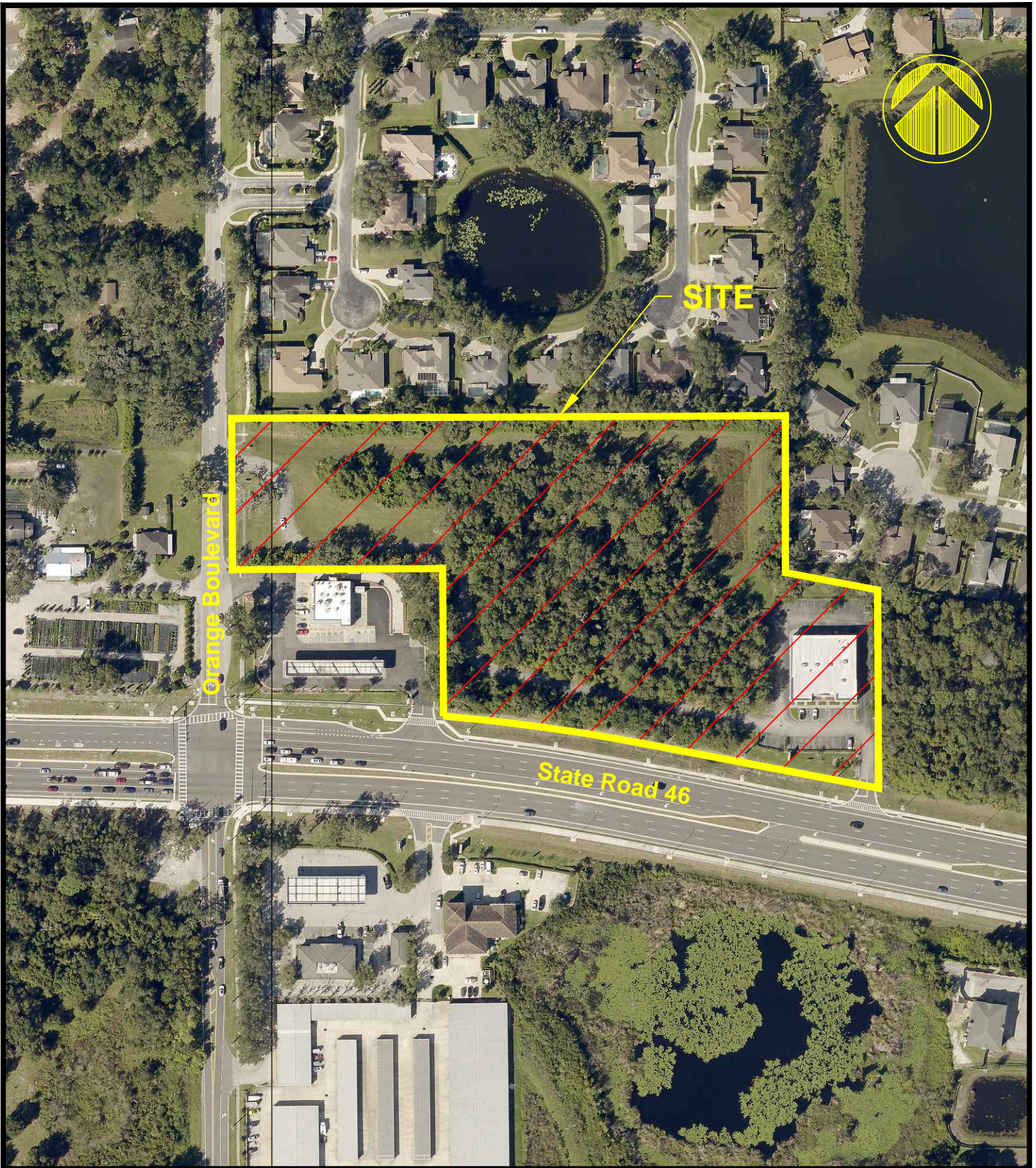
3/20/2025

RE: SR 46/Orange Blvd. Property
30-19-30-300-0200-0000

We kindly request a pre-application meeting to discuss a proposed 130-unit senior apartment development. We wish to discuss zoning, land use, utilities, and the general permitting process.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com





MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

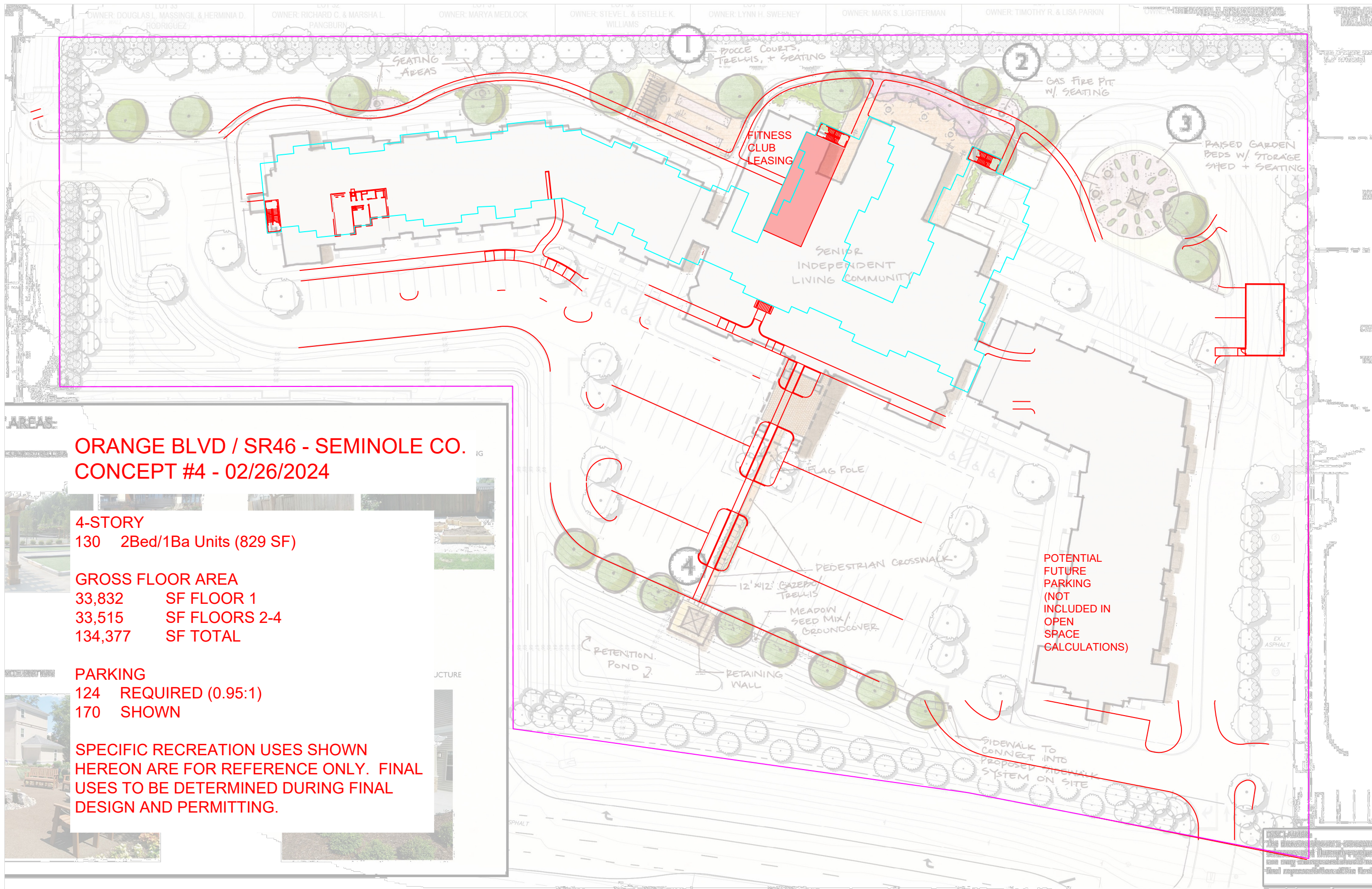
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	25MMS0009
SEC. 30, TWP. 19S, RANGE 30E	
DRAWN BY:	FM
APPROVED BY:	WZ
DATE:	02/18/2025
Scale:	1" = 400'

SEMINOLE COUNTY
SR 46

AERIAL MAP

fdot.dot.state.fl.us



ORANGE BLVD / SR46 - SEMINOLE CO.
CONCEPT #4 - 02/26/2024

4-STORY
130 2Bed/1Ba Units (829 SF)

GROSS FLOOR AREA
33,832 SF FLOOR 1
33,515 SF FLOORS 2-4
134,377 SF TOTAL

PARKING
124 REQUIRED (0.95:1)
170 SHOWN

SPECIFIC RECREATION USES SHOWN
HEREON ARE FOR REFERENCE ONLY. FINAL
USES TO BE DETERMINED DURING FINAL
DESIGN AND PERMITTING.

Property Record Card



Parcel: 30-19-30-300-0200-0000
 Property Address: W SR 46 SANFORD, FL 32771
 Owners: ALOHA SANFORD SENIOR LIVING LLC
 2025 Market Value \$4,126,719 Assessed Value \$4,126,719 Taxable Value \$4,126,719
 2024 Tax Bill \$54,509.83
 Vac General-Commercial property has a lot size of 7.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
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)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
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	\$4,126,719	\$4,126,719

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,509.83
Tax Bill Amount	\$54,509.83
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ALOHA SANFORD SENIOR LIVING LLC

Legal Description

SEC 30 TWP 19S RGE 30E
N 231.7 FT OF S 1881.7 FT OF W 880
FT OF NW 1/4 (LESS RD)
& THAT PT OF S 1650 FT OF W 880 FT OF
NW 1/4 LYING N OF NEW ST RD 46
(LESS W 351 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,126,719	\$0	\$4,126,719
Schools	\$4,126,719	\$0	\$4,126,719
FIRE	\$4,126,719	\$0	\$4,126,719
ROAD DISTRICT	\$4,126,719	\$0	\$4,126,719
SJWM(Saint Johns Water Management)	\$4,126,719	\$0	\$4,126,719

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/9/2024	\$2,000,000	10723/0740	Vacant	Yes
WARRANTY DEED	10/17/2019	\$4,106,900	09462/1206	Improved	Yes
WARRANTY DEED	5/1/2004	\$510,000	05321/1601	Improved	Yes
QUIT CLAIM DEED	9/1/1992	\$100	02906/1693	Improved	No
QUIT CLAIM DEED	9/1/1992	\$100	02906/1692	Improved	No

Land

Units	Rate	Assessed	Market
325,451 SF	\$12.68/SF	\$4,126,719	\$4,126,719

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
00322	DEMOLISH SFR	\$3,000		1/15/2009

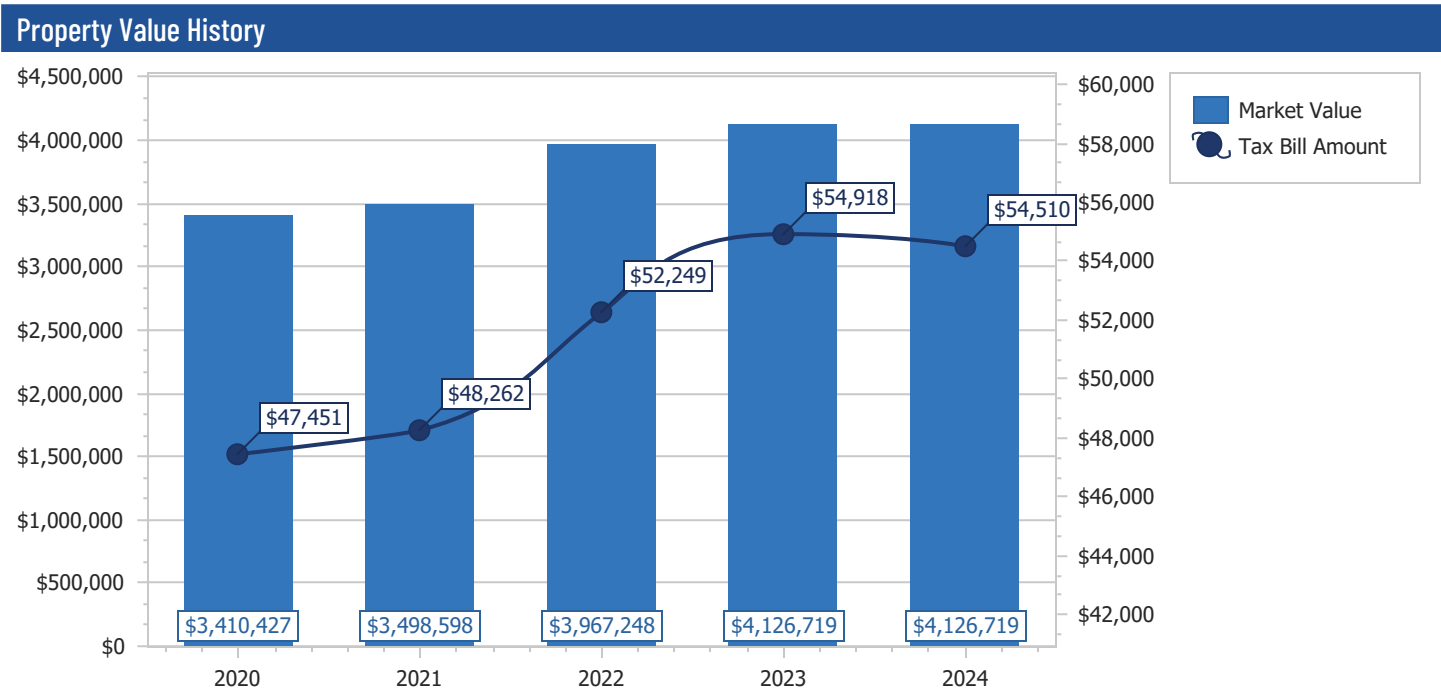
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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



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: 3/20/2025 1:54:36 PM
Project: 25-80000033
Credit Card Number: 37*****1003
Authorization Number: 224385
Transaction Number: 200325O10-14DAC887-3BBD-4AC1-B888-EE54DB61AF4A
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

PROJECT NAME:	SR 46-ORANGE BLVD PROPERTY - PRE-APPLICATION	PROJ #: 25-80000033
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/20/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 130 MULTI-FAMILY APARTMENT COMPLEX ON 7.47 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES	7.47	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

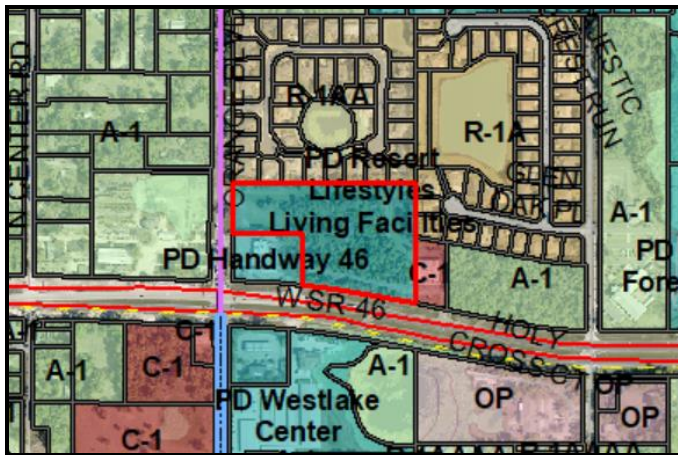
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

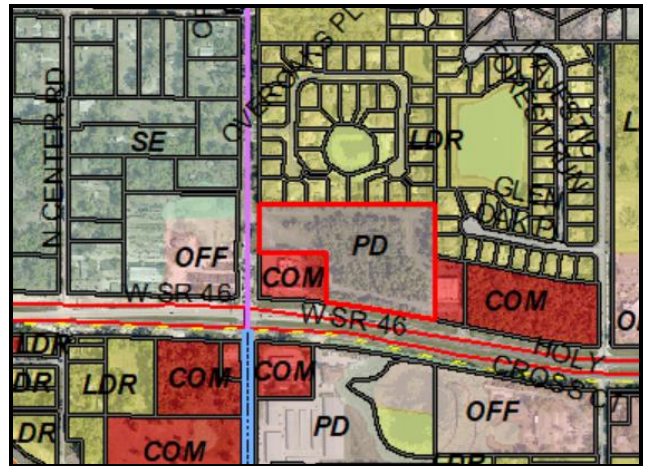
- The subject property has a Planned Development Future Land Use and PD (Planned Development) zoning.
- The proposed development and signage shall comply with the State Road 46 Gateway Corridor Overlay Standards.

PROJECT AREA ZONING AND AERIAL MAPS

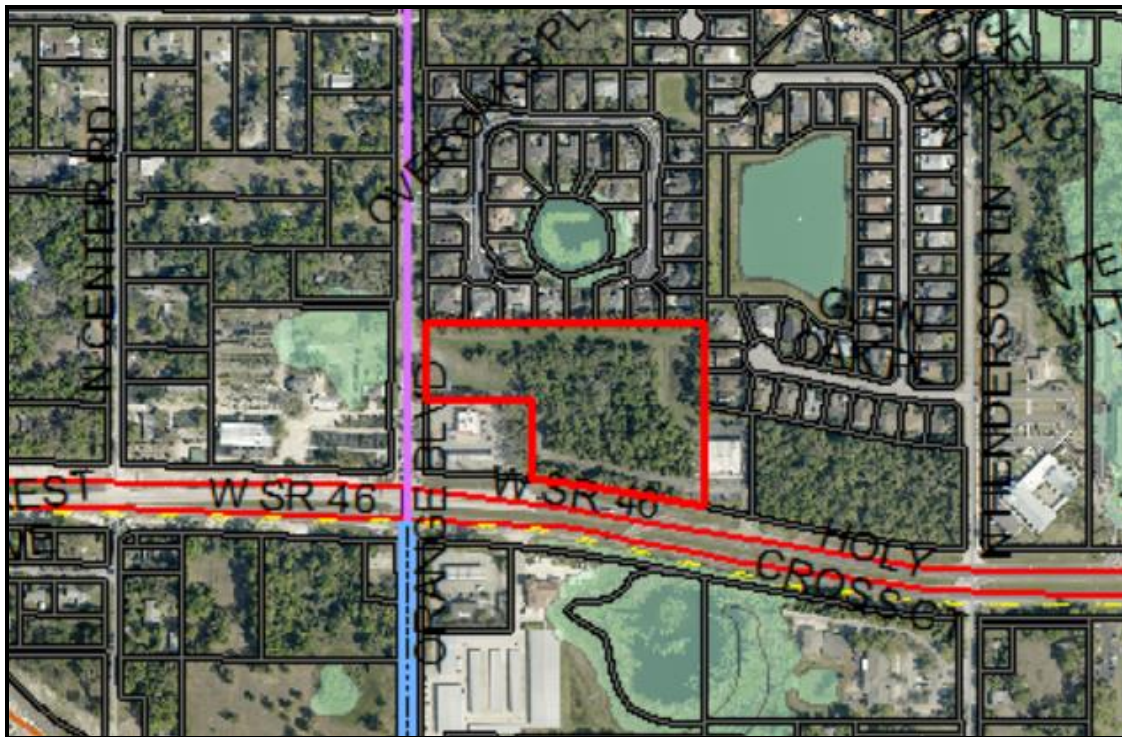
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	Due to overhead utility lines along State Road 46, only understory trees and shrubs may be planted.	Info Only
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED	The landscape plans within the Preliminary Site Plan (PSP), Final Development Plan (FDP), and Final Engineering Plan need to be consistent with one another.	Info Only
7.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
8.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
9.	Buffers and CPTED	The subject property is located in the STATE ROAD 46 GATEWAY CORRIDOR OVERLAY. Please see Sec. 30.10.11.4 Required corridor landscaped buffer and buffer requirements.	Info Only
10.	Buffers and CPTED	The buffer requirements for the Resort Lifestyles Living Planned Development can be found in the Developer's Commitment Agreement. In general, a 25' buffer is required on all property boundaries. Any changes to the buffering requirements must be addressed at time of the amendment to the PD.	Info Only
11.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
12.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
13.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
14.	Comprehensive Planning	The Future Land Use designation of Planned Development for this property allows multi-family	Info Only

		residential/independent living to housing for persons 55+.	
15.	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 State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Blvd.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main running along the north side of State Road 46 as well as a 10" PVC force main running along the west side of Orange Blvd. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
17.	Environmental Services	This development is within Seminole County's reclaim service area and is required to connect. There is a 20" DI reclaim water main running along the south side of State Road 46. There is an 8" PVC reclaim water main that runs across State Road 46 that is stubbed out/capped near the southeast corner of this development.	Info Only
18.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
19.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: 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. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
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 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	Info Only

		be within this definition.	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	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
25.	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
26.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
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	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
29.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
30.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
31.	Natural	No subdivision or site plan may be approved that would	Info Only

	Resources	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)	
32.	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
33.	Planning and Development	The subject site has a Planned Development Future Land Use and PD (Planned Development) zoning, known as the Seminole Springs Retirement Community PD. The PD permits a Multi-Family Residential Independent Living Facility for 55 years and older for a maximum of 130 units with a maximum building height of forty-five (45) feet.	Info Only
34.	Planning and Development	The proposed development must provide a minimum of 35% open space, and the open space will be amenitized in accordance with the landscape plan attached in Exhibit C of the Developer's Commitment Agreement.	Info Only
35.	Planning and Development	The PD Development Order was approved on August 13, 2019, the Developers Commitment Agreement was approved on January 11, 2021, and the Engineered Site Plan was approved on March 5, 2021. Per the PD requirements substantial development must occur within 8 years of approval of the Master Development Plan and the Engineered Site Plan approval is valid for 1 year; therefore, the PD entitlements are still valid but the Site Plan approval has since expired.	Info Only
36.	Planning and Development	Per condition F in the Developer's Commitment Agreement, the development and signage are required to comply with the State Road 46 Gateway Corridor	Info Only

		Overlay Standards, Chapter 30, Part 10.	
37.	Planning and Development	Per condition E in the Developer's Commitment Agreement, the Applicant will be required to meet the off-street parking requirements at a maximum ratio of 0.95 spaces per dwelling unit.	Info Only
38.	Planning and Development	The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinance.	Info Only
39.	Planning and Development	Per condition H in the Developer's Commitment Agreement, a drainage, ingress/egress, and parking easement required by Development Order #19-20500005 is recorded in Seminole County Official Records Book 9462, Pages 1176-1203.	Info Only
40.	Planning and Development	A minimum building setback of fifty (50) feet from all property boundaries is required.	Info Only
41.	Planning and Development	The proposed development shall provide dark sky lighting at the time of the site plan review.	Info Only
42.	Planning and Development	<p>Per Sec. 30.8.5.8 (b)(3) - Additions to parking areas that do not encroach into required buffer areas or otherwise interfere with the approved site layout is considered a non-substantial change and can be processed via a minor amendment to the PD.</p> <p>The Applicant is proposing a revision to the previously approved layout of the parking, which would require a minor amendment to the FDP.</p>	Info Only
43.	Planning and Development	<p>Per Sec. 30.8.5.8 (b)(5) - Adjustment of internal property lines or tract boundaries, setback lines, realignment of internal roads and driveways consistent with the approved site layout and development concepts.</p> <p>The Applicant is proposing a revision to the previously approved layout of the internal road, which would require a minor amendment to the FDP.</p>	Info Only
44.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
45.	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
46.	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
47.	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).	Info Only

		<p>2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"</p>	
48.	Public Safety - Fire Marshal	<p>Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft</p>	Info Only
49.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only
50.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
51.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
52.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Info Only
53.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall. The site has a master system that was designed for the 100-year, 24-hour total retention and will be required to meet that with this	Info Only

		development.	
54.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
55.	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
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturbs greater than one acre.	Info Only
57.	Public Works - Engineering	ROADWAY CONDITIONS: The property is adjacent to Orange Boulevard which is classified as Urban Major Collector roadway. Orange Boulevard is currently programmed to be improved according to the County 5-year Capital Improvement Program. Please co-ordinate with Public Works with the approved access off of Orange Boulevard.	Info Only
58.	Public Works - Engineering	There is an existing pond that takes drainage from the property to the east. This drainage will have to be addressed as part of the overall design. The drainage shown does not seem sufficient for the site. There may be an issue with the water table on the site. Substantially more pond will most likely be required. A wet pond system will not be supported.	Info Only
59.	Public Works - Engineering	The State Road 46 driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. There is existing cross access from the parcel to the east on State Road 46. Please utilize this cross access.	Info Only
60.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval the site will have to connect to the public ROW with at least 1 sidewalk connection.	Info Only
61.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will be required for the proposed development. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@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
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	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: 2025-351

Title:

10:00AM (TEAMS) AGRI-TOURISM - PRE-APPLICATION

Project Number: 25-80000042

Project Description: Proposed Site Plan for agri-tourism to sell vegetables and flowers and host field trips on 14.3 acres in the A-1 Zoning District located on the southeast corner of Celery Ave and Cameron Ave

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

Parcel ID: 33-19-31-300-0010-0000

BCC District: 5-Herr

Applicant: Art Andres (909) 241-1589

Consultant: N/A



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

PROJ. #: 25-80000042

Received: 3/28/25

Paid: 3/28/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: AGR - TOURISM	
PARCEL ID #(S): 33-19-31-300-0010-0000	
TOTAL ACREAGE: 14.30 ACRES	BCC DISTRICT: 5: Herr
ZONING: A-1	FUTURE LAND USE: AGR - TOURISM SE

APPLICANT

NAME: AET ANDRES	COMPANY: ANDRES ESTATES
ADDRESS: 911 POWHATAN DR	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 909-241-1589	EMAIL: FEMNAET@AOL.COM

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____				

STAFF USE ONLY

COMMENTS DUE: 4/4	COM DOC DUE: 4/10	DRC MEETING: 4/16
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION:
W/S: City of Sanford	BCC: 5: Herr	on the southeast corner of Celery Ave and Cameron Ave

Agenda: 4/11

Detailed Narrative

March 27, 2025

My grandfather established Andres Flower Farm in 1954 on this property. The property was divided into approximately 1 acre fields using podocarpus hedges with irrigation and drainage for each field. The house on the corner of Cameron and Celery is where my dad grew up. The packing house in the center of the property is where all the cut flowers were brought to prepare for shipping to local florist. It is my understanding that my grandfather is recorded at the State Capital as the Gypsophila King since he was know for growing quality flowers and even provided flowers for President Ford. My grandmother continued growing after the passing of my grandfather in 1990. She became an icon in Sanford for helping others and the Mayor recently named November 21 as "Christa Andres" day in Sanford.

My grandmother passed away last summer and we are trying to maintain the rich agricultural history. The 14 acres is surrounded by high density housing. Several developers are interested in purchasing the property. I would like to explore options to maintain the farm with some proposed uses that could generate income to pay property taxes, insurance, utilities, etc. We would like to consider, but not limited to, these options:

- Convert house on corner of Cameron & Celery into a store to sell vegetables and flowers grown on the farm.
- Convert the packing house into a facility to teach about agriculture and host field trips for local school children. Each child would be sent home with a tomato seedling and instructed to plant at home to reinforce the learning experience.
- Host events for the community and bring in food trucks.
- Any other use that allows us to generate income to offset costs while maintaining the rich agricultural history that is being lost to high density homes.

Google Maps

400 Celery Ave, Sanford, FL 32771 Site Map



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft

- ① FARM HOUSE
- ② PACKING
- ③ PUMP/WELL
- ④ SHED

ENTRANCES

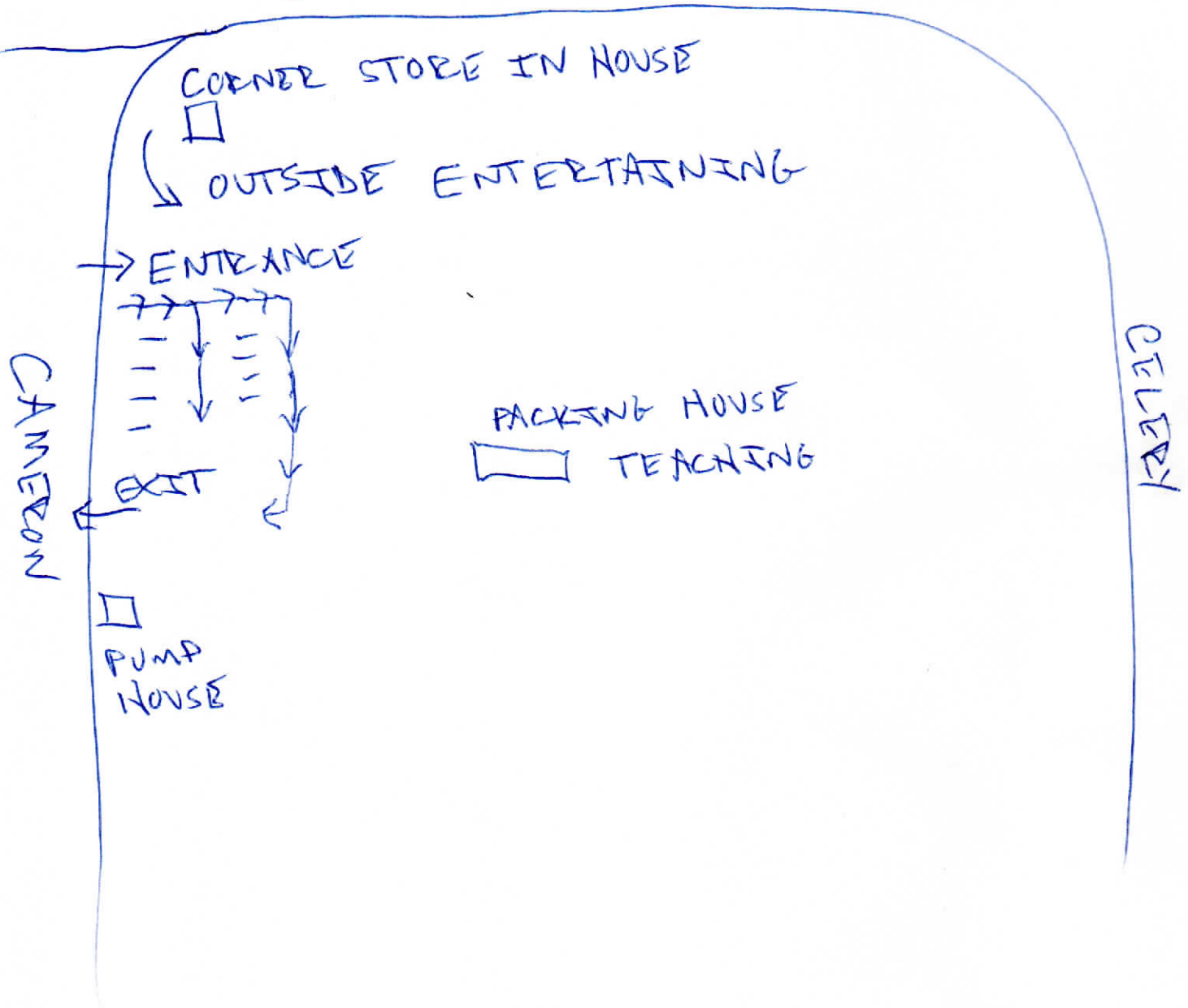
A, B, C, D

A - CELERY

B-D CAMERON

SITE SKETCH PROPOSAL

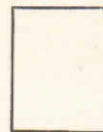
CELERY



* NOT TRYING TO DO ALL
PROPOSED ACTIVITIES. JUST TRYING
TO CONSIDER ALL OPTIONS.



ANDRES FLOWER FARM
Route 2 - Box 41
Sanford, Florida 32771
Phone 322-0992
"GROWERS OF QUALITY GYPSOPHILIA"



42340-D

post card

Photos by Harold Kyle, 569 N. Semoran Blvd., Orlando, FL 32807

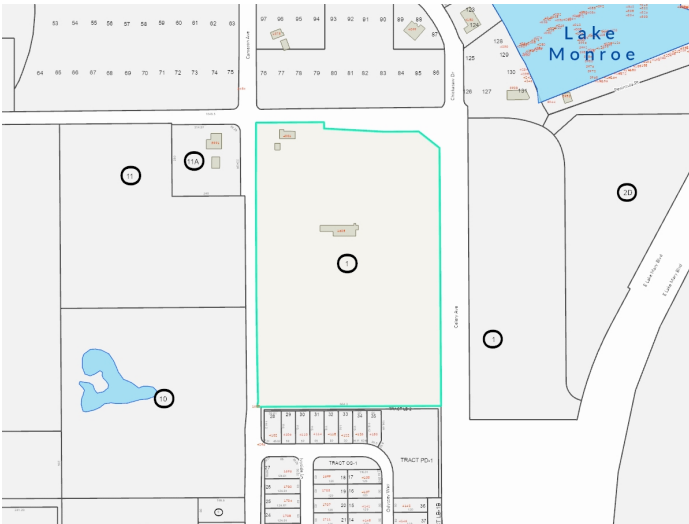
dp
MADE BY
DEXTER PRESS
WEST NYACK, NEW YORK

Property Record Card



Parcel: 33-19-31-300-0010-0000
 Property Address: 4001 CELERY AVE SANFORD, FL 32771
 Owners: CHRISTA L ANDRES REV TRUST
 2025 Market Value \$1,560,023 Assessed Value \$219,539 Taxable Value \$219,539
 2024 Tax Bill \$2,219.13 Tax Savings with Non-Hx Cap \$13,829.01
 The 2 Bed/1 Bath Ornamentals property is 1,150 SF and a lot size of 14.30 Acres

Parcel Location



Site View



33193130000100000 05/09/2023

Parcel Information

Parcel	33-19-31-300-0010-0000
Property Address	4001 CELERY AVE SANFORD, FL 32771
Mailing Address	9331 LA VINE ST RCH CUCAMONGA, CA 91701-5809
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	2	2
Depreciated Building Value	\$127,947	\$121,346
Depreciated Other Features	\$4,216	\$3,830
Land Value (Market)	\$1,427,860	\$1,427,860
Land Value Agriculture	\$103,294	\$103,294
Just/Market Value	\$1,560,023	\$1,553,036
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,918	\$28,044
P&G Adjustment	\$0	\$0
Assessed Value	\$219,539	\$200,426

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,048.14
Tax Bill Amount	\$2,219.13
Tax Savings with Exemptions	\$13,829.01

Owner(s)

Name - Ownership Type

CHRISTA L ANDRES REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
E 1/2 OF NE 1/4 OF NE 1/4
(LESS S 309.41 FT & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$219,539	\$0	\$219,539
Schools	\$235,457	\$0	\$235,457
SJWM(Saint Johns Water Management)	\$219,539	\$0	\$219,539

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1995	\$100	02937/0132	Improved	No
WARRANTY DEED	8/1/1979	\$100	01241/1488	Improved	No

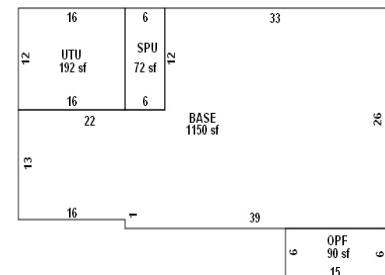
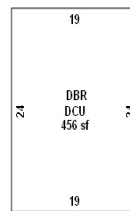
Land

Units	Rate	Assessed	Market
14.19 Acres	\$94,000/Acre Market, \$655/Acre AG	\$9,294	\$1,333,860
1 Acres	\$94,000/Acre	\$94,000	\$94,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1932/1950
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	1150
Total Area (ft ²)	1960
Constuction	SIDING GRADE 3
Replacement Cost	\$139,354
Assessed	\$55,742

* Year Built = Actual / Effective



Sketch by Apex Medira™

Building 1

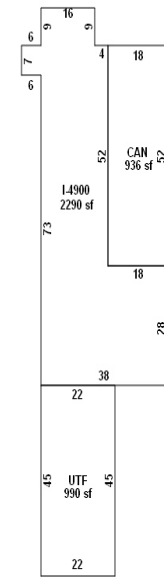
Appendages

Description	Area (ft ²)
DETACHED CARPORT UNFINISHED	456
OPEN PORCH FINISHED	90

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1952
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2290
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$180,512
Assessed	\$72,205

* Year Built = Actual / Effective

Sketch by Apex Media™



Building 2

Appendages

Description	Area (ft ²)
CANOPY	936
UTILITY FINISHED	990

Permits

Permit #	Description	Value	CO Date	Permit Date
05309	BURN PERMIT	\$0		6/1/2001
09283	BURN PERMIT	\$35		11/1/1999
00439	BURN PERMIT	\$0		1/1/1999
00125	BURN PERMIT	\$0		1/1/1998

Extra Features

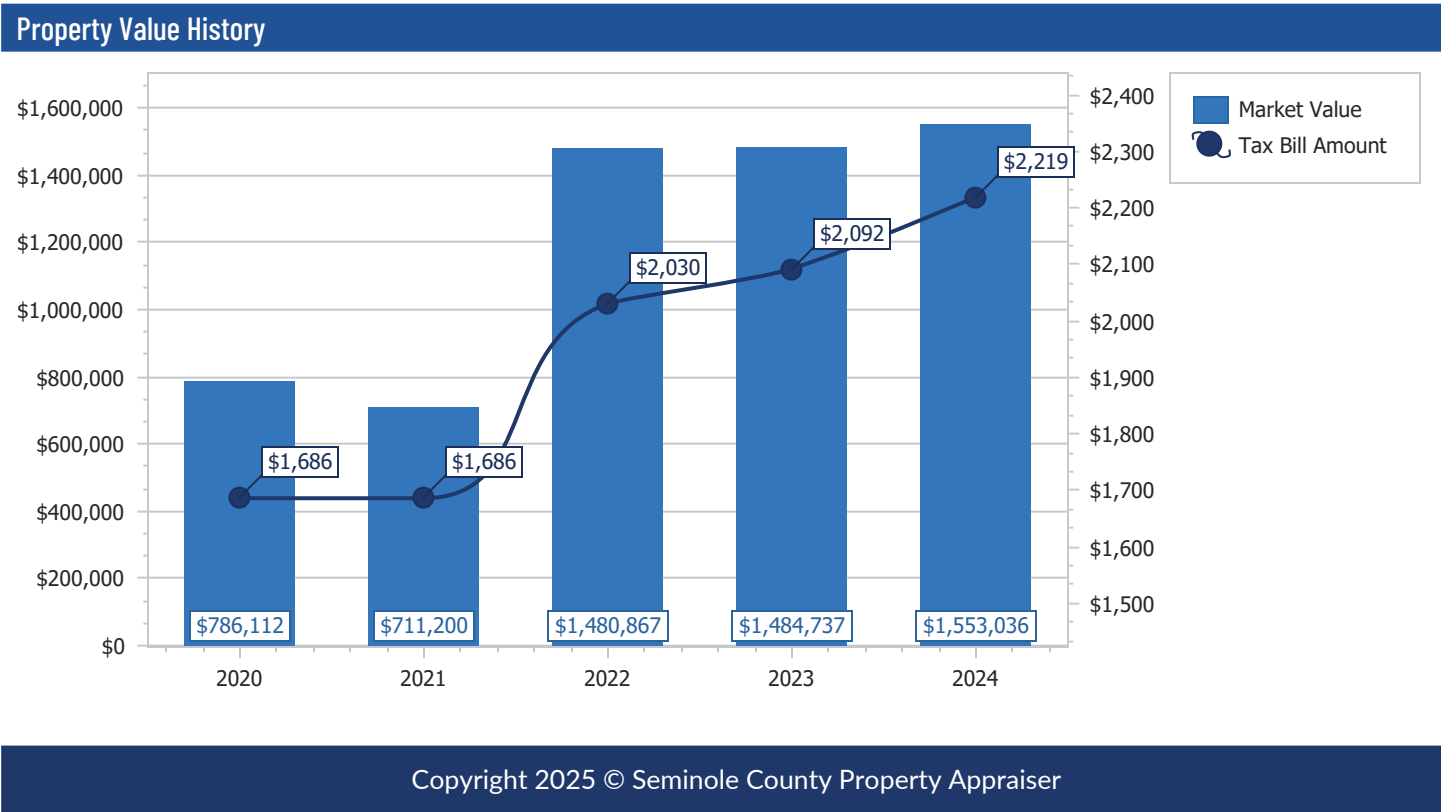
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1979	140	\$2,052	\$821
COMM: CARPORT	1979	180	\$1,553	\$621
FIREPLACE 1	1932	1	\$3,000	\$1,200
COMM: CARPORT	1932	456	\$3,935	\$1,574

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro





**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: 3/28/2025 9:31:45 AM
Project: 25-80000042
Credit Card Number: 42*****2132
Authorization Number: 06809G
Transaction Number: 280325O17-C125F023-6BF9-4086-81FF-F10870F9E5EC
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

PROJECT NAME:	AGRI-TOURISM - PRE-APPLICATION	PROJ #: 25-80000042
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/28/25	
RELATED NAMES:	EP ART ANDRES	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	33-19-31-300-0010-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AGRI-TOURISM TO SELL VEGETABLES AND FLOWERS AND HOST FIELD TRIPS ON 14.30 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF CELERY AVE AND CAMERON AVE	
NO OF ACRES	14.30	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF CELERY AVE AND CAMERON AVE	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
ART ANDRES ANDRES ESTATES 911 POWHATAN DR SANFORD FL 32771 (909) 241-1589 FRMNART@AOL.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.

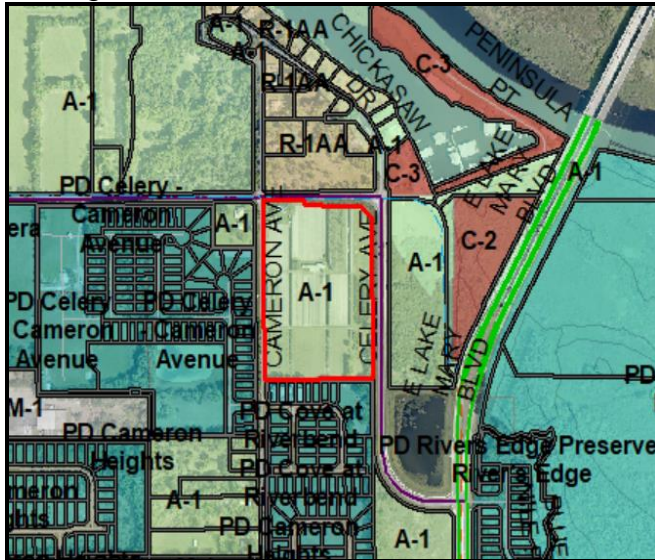
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

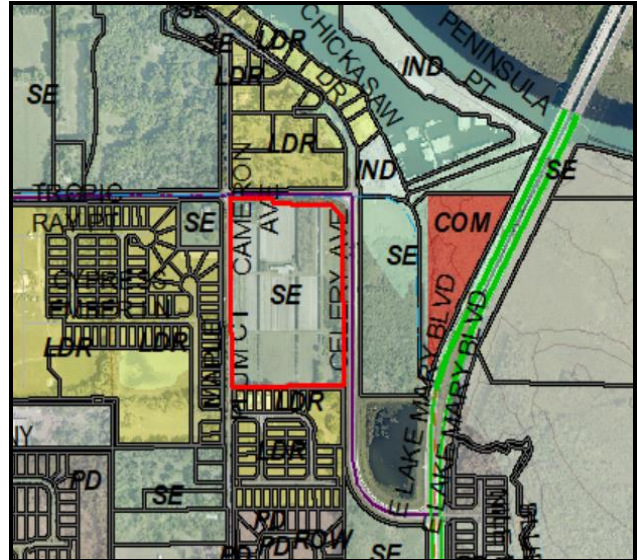
- The subject site has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- A special event permit shall be obtained through Seminole County for any future events with food trucks.
- The Applicant shall be required to obtain the necessary building permits to authorize the change of use from a single-family residence to a store that sells agricultural goods, as well as for the conversion of the existing packing house into an educational facility.

PROJECT AREA ZONING AND AERIAL MAPS

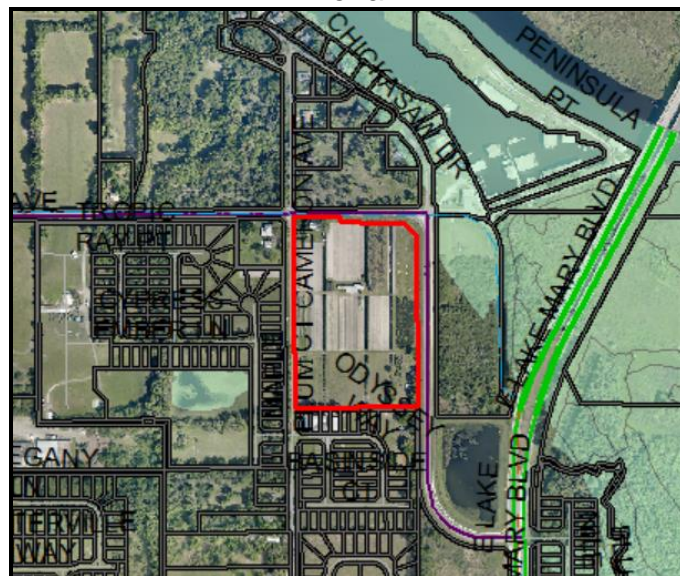
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	A full buffer review may be done at time of site plan review, if necessary.	Info Only
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.	Info Only
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning	Subject site is within the Sanford Joint Planning Area and must follow the JPA rules and regulations. Reference Policy FLU 6.2.1 Joint Planning Agreements. Policy states: JPAs shall address, at a minimum, future land use compatibility. Site is within JPA Sub Area 2 and appears to be consistent.	Info Only
10.	Comprehensive Planning	Future Land Use zoning of Suburban Estates, reference Policy FLU 3.5.4 Suburban Estates for details about uses. Some uses are listed below per Policy: a. Single family residences on a minimum of one acre; b. General rural uses; c. Houses of worship, country clubs (over 10 acres in size) and home occupations; d. Public elementary schools,	Info Only

		public middle schools and public high schools; and e. Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures.	
11.	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.	Info Only
12.	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
13.	Planning and Development	The property appraisers have confirmed that the subject site has a G1- Agriculture classification.	Info Only
14.	Planning and Development	<u>Existing building on site:</u> One single family residence and a packing building to process flowers. <u>Existing Use of Site:</u> A bona fide agriculture operation of a flower business.	Info Only
15.	Planning and Development	<u>Proposed expansion:</u> <ul style="list-style-type: none"> • Convert the single-family dwelling to a store that sells agricultural goods. • Convert the packing house into a facility to teach about agriculture and host field trips for local school children. • Host community events with food trucks. 	Info Only
16.	Planning and Development	A special event permit shall be obtained through Seminole County for any future events with food trucks.	Info Only
17.	Planning and Development	Defined in Florida Statutes Section 570.86- Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock	Info Only

		<p>operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions.</p> <p>Thus, if the property has the agricultural tax classification, it can engage in any of the activities listed above and the County cannot regulate or enforce its ordinances for these activities unless the activities result in substantial offsite impacts.</p>	
18.	Planning and Development	<p>The building setbacks for the A-1 (Agriculture) zoning district are: 50 feet Front Yard, 30 feet Rear yard, 10 feet Side Yard, 50 feet Side Street. Accessory Structure Setbacks are: 50 feet Front Yard, 10 feet Side Yard, and 10 feet Rear Yard.</p> <p>Barns & structures for livestock, structures for agricultural use shall have minimum 50 ft. front, side and rear setbacks and be distanced a minimum of 100 ft. from any residential structure on an adjacent lot or parcel.</p>	Info Only
19.	Planning and Development	<p>Pursuant to Florida Statute Sec. 570.85 (1) – A local government may not adopt or enforce a local ordinance, regulation, rule or policy that prohibits, restricts, regulates, or otherwise limits an agritourism activity on land classified as agricultural under S. 193.461. This subsection does not limit the powers and duties of a local government to address substantial offsite impacts of agritourism activities or an emergency.</p>	Info Only
20.	Planning and Development	<p>Florida Statute 604.50 Nonresidential farm building - (1)- Notwithstanding any provision of law to the contrary, any nonresidential farm building, farm fence, or farm sign that is located on lands used for bona fide agricultural purposes, not including those lands used for urban agriculture, is exempt from the Florida Building Code and any county or municipal code or fee, except for code provisions implementing local, state, or federal floodplain management regulations.</p> <p>(d) - “Nonresidential farm building” means any temporary or permanent building or support structure that is classified as a nonresidential farm building on a farm under s. 553.73(10)(c) or that is used primarily for agricultural purposes, is located on land that is an integral part of a farm operation or</p>	Info Only

		is classified as agricultural land under s. 193.461, and is not intended to be used as a residential dwelling. The term may include, but is not limited to, a barn, greenhouse, shade house, farm office, storage building, or poultry house.	
21.	Planned Development	A non-residential farm buildings are not completely exempt from the Florida Fire Prevention Code, national codes and the Life Safety Code in all cases. Pursuant to 633.202 (16)(b) F.S notwithstanding any other provision of law: 1.) A non-residential farm building in which the occupancy is limited by the property owner to no more than thirty-five (35) person is exempt from the Florida Fire Prevention Code, including the national codes and Life Safety Code incorporate by reference. 2.) An agricultural pole barn is exempt from the Florida is exempt from the Florida Fire Prevention Code, including the national codes and the Life Safety Code incorporated by reference.	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	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
24.	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
25.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the	Info Only

		circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 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"	
26.	Public Safety - Fire Marshal	Per FSS 633 this site shall comply with requirements within the FFPC and agritourism is not exempt from the FFPC and state fire marshal adopted requirements.	Info Only
27.	Public Works - Engineering	The proposed project is located within the Midway drainage basin.	Info Only
28.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
29.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year, 24-hour storm event.	Info Only
30.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to be fairly flat. There is a historic outfall to the ditch on the northeast side of the site.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a ditch on the northeast side of the property.	Info Only
32.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
33.	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
34.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
35.	Public Works - Engineering	Depending on the level of use one or more of the existing agricultural accesses may not be able to be used for future connections to the site. None of the accesses onto Cameron Avenue appear to be permitted and or meet County standards for access. One or 2 may be allowed if permitted and constructed to County Standard. The access off of	Info Only

		Celery Avenue would have to be built to County Standard. Note depending on the Level of development and traffic proposed a left turn lane into the site would be required on Celery Avenue as it is an urban major collector roadway.	
36.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (the difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	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 407-65-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-65-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-0311 dgerman@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Review Complete	William Wharton 407-665-5730 wwharton@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: 2025-347

Title:

10:20AM (TEAMS) HIOCT DEVELOPMENT - PRE-APPLICATION

Project Number: 25-80000036

Project Description: Proposed Subdivision for two single family residential lots on 0.62 acres in the R-1 Zoning District located on the north side of W Lake Brantley Rd, west of Triangle Dr

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

Parcel ID: 05-21-29-502-0B00-0010

BCC District: 3-Constantine

Applicant: Devin Pierson (321) 277-0117

Consultant: Toufic Awad (786) 777-8727



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

PROJ. #: 25-80000036
 Received: 3/21/25
 Paid: 3/24/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Hioct Development

PARCEL ID #(S): 0521295020B000010

TOTAL ACREAGE: ~~0.609~~ 0.62 BCC DISTRICT: ~~District 4~~ 3: Constantine

ZONING: R-1 FUTURE LAND USE: LDR

APPLICANT

NAME: Devin Pierson & Nate Smith COMPANY: Hioct Development

ADDRESS: 3142 Cecelia Dr

CITY: Apopka STATE: Florida ZIP: 32703

PHONE: 321-277-0117 EMAIL: DevinPierson@gmail.com

CONSULTANT

NAME: Toufic Awad, P.E. COMPANY: TWA Engineering & Consulting, PLLC

ADDRESS: 41 Centimeters Dr

CITY: Mauldin STATE: South Carolina ZIP: 29662

PHONE: 786-777-8727 EMAIL: Toufic.awad@twaengineers.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Subdivision of the single lot into two separate parcels to accommodate the development of 2 single-family residences, including design of driveways and connection to West Lake Brantley Road.

STAFF USE ONLY

COMMENTS DUE: 4/4 COM DOC DUE: 4/10 DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1 FLU: LDR LOCATION: on the north side of Lake Brantley Rd, west of Sand Lake Rd
 W/S: Seminole County/Sunshine BCC: 3: Constantine

Agenda: 4/11

Project Narrative – Seminole County

The property owner currently owns thirteen contiguous parcels located in Seminole County, identified by the following Parcel Numbers:

05-21-29-502-0B00-0010, 05-21-29-502-0B00-0020, 05-21-29-502-0B00-0030, 05-21-29-502-0B00-0040, 05-21-29-502-0B00-0050, 05-21-29-502-0B00-0060, 05-21-29-502-0B00-0070, 05-21-29-502-0B00-00B0, 05-21-29-502-0B00-0700, 05-21-29-502-0B00-0710, 05-21-29-502-0B00-0720, and 05-21-29-502-0B00-0790.

The original intent was to develop all thirteen lots into a residential subdivision consisting of single-family homes. Upon further due diligence and consultation with an environmental specialist (report attached), it was determined that only one parcel—Parcel No. 05-21-29-502-0B00-0010—contains sufficient upland area suitable for development. The remaining lots were found to be undevelopable due to environmental constraints.

Based on these findings, the scope of the project was revised. The current proposal is to subdivide Parcel No. 05-21-29-502-0B00-0010 into two separate lots to accommodate two single-family homes. The project will also include the design and construction of a shared or individual driveway connection to West Lake Brantley Road.

Preliminary evaluations of zoning requirements, including minimum lot size and setback regulations, have been completed, and the project appears to meet all applicable development standards. We are confident in the feasibility of this revised plan and will provide all required documentation to support the application.

Toufic Awad, P.E.

Consultant

Boundary & Topographic Survey

NOTE:
WETLAND FLAGS WF-342 AND WF-343 WERE NOT FOUND IN THE FIELD AT THE TIME OF THIS SURVEY. LOCATIONS SHOWN HEREON ARE BASED ON THE WETLAND DELINEATION REPORT PROVIDED BY THE CLIENT.

WETLAND LINE TABLE		
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'03"E	4.89'
L2	S51°44'35"E	5.44'
L3	S51°44'35"E	29.53'
L4	S38°12'49"E	23.08'
L5	S56°28'33"E	37.58'
L6	S84°30'06"E	33.07'
L7	N59°35'43"E	31.63'
L8	N56°51'13"E	42.84'
L9	N56°51'13"E	49.74'
L10	S00°20'03"W	26.75'

WETLAND DELINEATION
REPORT PREPARED BY
BIO-TECH CONSULTING
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
407-894-5969
DATED JANUARY 8, 2025

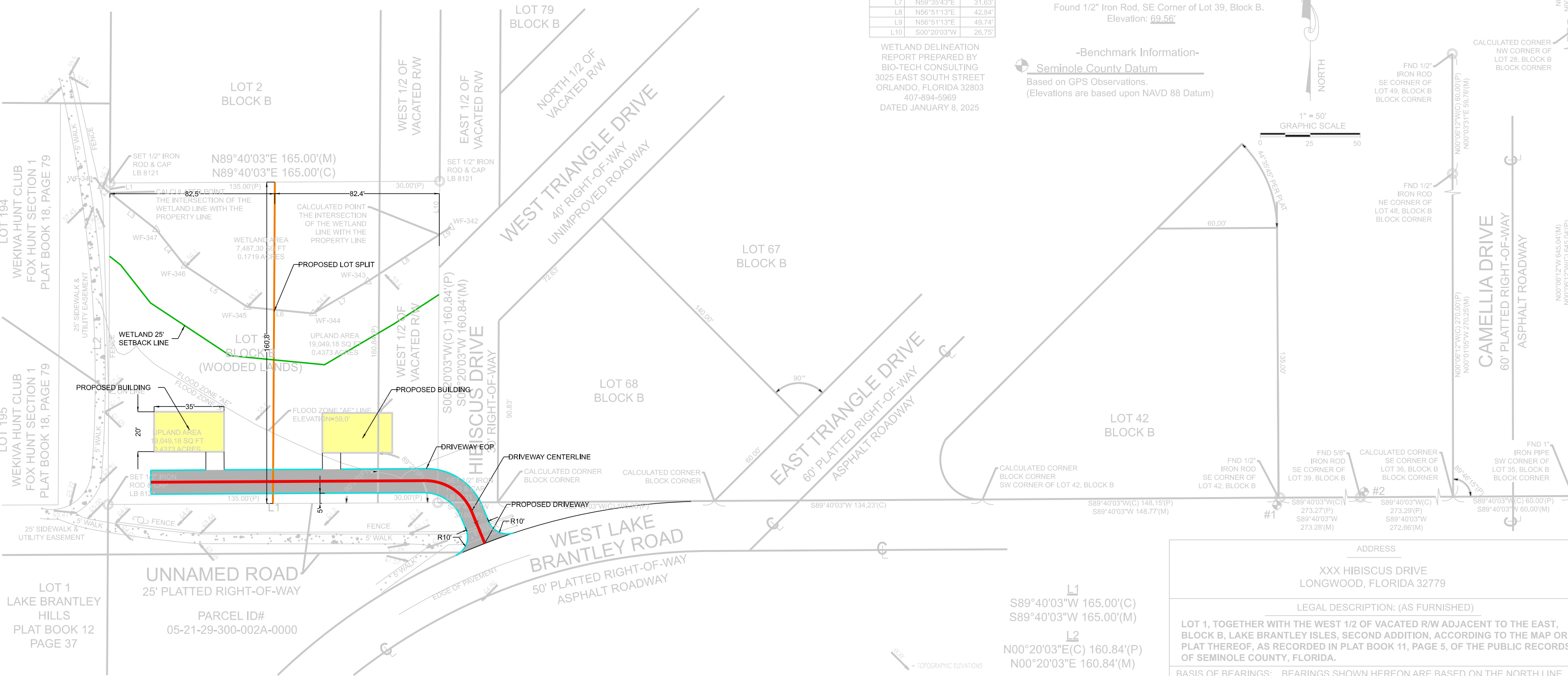
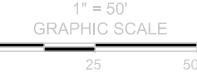
-Site Benchmark Information-

- #1
Found 1/2" Iron Rod, SE Corner of Lot 42, Block B.
Elevation: 65.23'
- #2
Found 1/2" Iron Rod, SE Corner of Lot 39, Block B.
Elevation: 69.56'

-Benchmark Information-

Seminole County Datum
Based on GPS Observations.
(Elevations are based upon NAVD 88 Datum)

NORTH



L1
S89°40'03"W 165.00'(C)
S89°40'03"W 165.00'(M)

L2
N00°20'03"E(C) 160.84'(P)
N00°20'03"E 160.84'(M)

ADDRESS	
XXX HIBISCUS DRIVE LONGWOOD, FLORIDA 32779	
LEGAL DESCRIPTION: (AS FURNISHED)	
LOT 1, TOGETHER WITH THE WEST 1/2 OF VACATED R/W ADJACENT TO THE EAST, BLOCK B, LAKE BRANTLEY ISLES, SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.	
BASIS OF BEARINGS:	BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF HIBISCUS DRIVE S89°40'03"W PER PLAT

LEGEND

- | | | | |
|------|----------------------------|-----|--------------------------------|
| A/C | - Air Conditioner | P | - Plat |
| C | - Calculated | PB | - Plat Book |
| CL | - Centerline | PC | - Point of Curvature |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | POB | - Point of Beginning |
| CONC | - Concrete | POC | - Point of Commencement |
| COV | - Covered | PP | - Power Pole |
| D | - Description | PRC | - Point of Reverse Curvature |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| DUE | - Drainage & Utility Esmt | R | - Radius |
| D/W | - Driveway | RAD | - Radial |
| ESMT | - Easement | R&C | - Rebar & Cap |
| FFE | - Finished Floor Elevation | RFD | - Roofed |
| FND | - Found | UE | - Utility Easement |
| IP | - Iron Pipe | WM | - Water Meter |
| L | - Length (Arc) | Δ | - Delta (Central Angle) |
| M | - Measured | -o- | - Wood/PVC Fence |
| N&D | - Nail & Disk | -o- | - Chain Link Fence |
| NR | - Non-Radial | ⦿ | - Wood Power Pole |
| OHU | - Overhead Utility Line | ⦿ | - Well |
| ORB | - Official Records Book | | |

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, 100 YEAR FLOODPLAIN, BASE FLOOD ELEVATION=59', PER F.I.R.M. PANEL NUMBER 12117C 0135F
LAST REVISION DATE 09/28/2007

CERTIFIED TO: (AS FURNISHED)

DEVIN PIERSON & NATE SMITH

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

Boundary & Topographic Survey

NOTE:
WETLAND FLAGS WF-342 AND WF-343 WERE NOT FOUND IN THE FIELD AT THE TIME OF THIS SURVEY. LOCATIONS SHOWN HEREON ARE BASED ON THE WETLAND DELINEATION REPORT PROVIDED BY THE CLIENT.

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WETLAND DELINEATION
REPORT PREPARED BY
BIO-TECH CONSULTING
3025 EAST SOUTH STREET
ORLANDO, FLORIDA 32803
407-894-5969
DATED JANUARY 8, 2025

-Site Benchmark Information-

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Elevation: 65.23'

#2

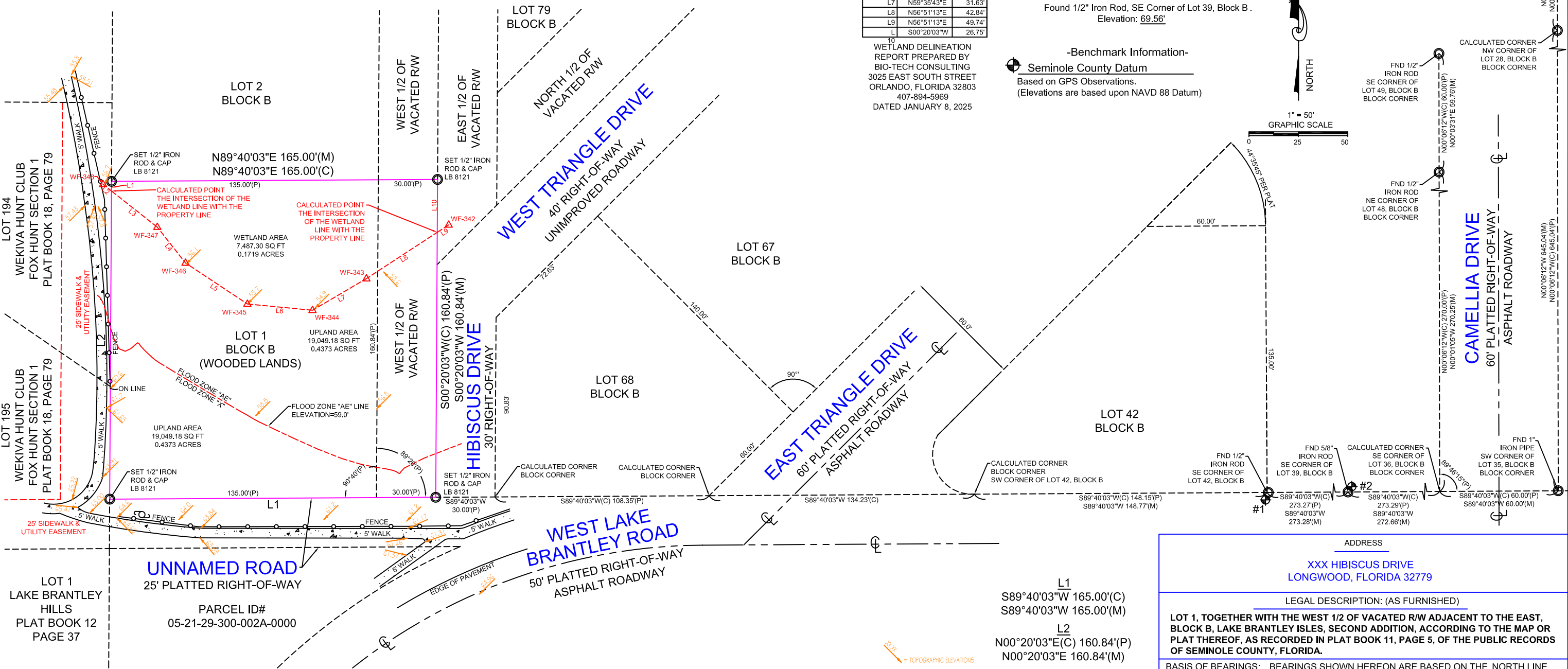
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Elevation: 69.56'

-Benchmark Information-



Seminole County Datum

Based on GPS Observations.
(Elevations are based upon NAVD 88 Datum)



ADDRESS

XXX HIBISCUS DRIVE
LONGWOOD, FLORIDA 32779

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 1, TOGETHER WITH THE WEST 1/2 OF VACATED R/W ADJACENT TO THE EAST, BLOCK B, LAKE BRANTLEY ISLES, SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF HIBISCUS DRIVE S89°40'03"W PER PLAT

LEGEND

- | | | | |
|------|----------------------------|-----|--------------------------------|
| A/C | - Air Conditioner | P | - Plat |
| C | - Calculated | PB | - Plat Book |
| CL | - Centerline | PC | - Point of Curvature |
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| M | - Measured | -Δ- | - Wood/PVC Fence |
| N&D | - Nail & Disk | -Δ- | - Chain Link Fence |
| NR | - Non-Radial | W | - Wood Power Pole |
| OHU | - Overhead Utility Line | | |
| ORB | - Official Records Book | | |

DLS #: D25-02-0006

CLIENT #:

FIELD DATE: 03/17/25

DRAFTER: DJC

APPROVED: BHH

SCALE: 1" = 50'

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, AND FLOOD ZONE AE, 100 YEAR FLOODPLAIN, BASE FLOOD ELEVATION=59', PER F.I.R.M. PANEL NUMBER 12117C 0135F
LAST REVISION DATE 09/28/2007

CERTIFIED TO: (AS FURNISHED)

DEVIN PIERSON & NATE SMITH

NOTES

- Abutting properties have not been researched for gaps, overlaps, and/or hiatus
- In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- This survey should not be used for construction purposes
- Any septic tank or drainfield locations (if found) are approximate
- Property lines and/or improvements shown were physically located by field survey
- Monuments found or set are shown
- Calculated lines and information are noted by (C)
- Computations of lines and/or data not found are shown as (C)
- Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 5J-17.062.2 AND 5J-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 03/07/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE 03/07/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636

DEAL LAND SURVEYING, LLC

LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION
------	----------	------	----------

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
651 Garrison Street
#110
Lakewood, CO 80215

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land
Management Operations]
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax



January 8, 2025

Toufic Awad
TWA Engineering & Consulting
41 Centimeters Dr,
Mauldin, SC 29662

Proj: Hibiscus Drive Lots – Seminole County, Florida
Section 5, Township 21 South, Range 29 East
(BTC File #1535-70)
Re: Wetlands/Wildlife Report

Dear Toufic:

On January 8, 2025, Bio-Tech Consulting, Inc. (BTC) conducted an on-site assessment of the 9.26-acre Hibiscus Drive Lots site. The site is located on the north side of West Lake Brantley Road and south of Hibiscus Drive, within Seminole County, Florida.

The subject site was evaluated in accordance with Chapter 62.340 Florida Administrative Code, Delineation of the Landward Extent of Wetlands and Surface Waters. The site's uplands are consistent with an exotic tree community. The site's wetlands are consistent with a wetland forested mixed community. At the time of the on-site assessment, the area beneath the powerline easement had been mowed/mulched. A small portion of the subject property (southeast corner) is located within the easement.

No wildlife species listed in the FFWCC's Official Lists - Florida's Endangered and Threatened Species (December 2022) were observed on-site. In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2023-2024 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no recorded Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

PERMITTING

Seminole County (SC)

With respect to Seminole County, all wetland and/or other surface water limits as approved by the FDEP will be acceptable. All wetlands that remain onsite post development will have buffer requirements. A vegetative buffer adjacent to wetlands with an average width of 25 feet and a minimum width of 15 feet will be required, measured from the OHWL or jurisdictional wetland line, whichever is greater. For areas located in the Wekiva River Protection Area (WRPA), Econ River Basin or outside of the Urban Service Area vegetative buffers adjacent to wetlands are 25-foot minimum, 50-foot average with no development allowed within the wetlands (LDC 30.1085.b.6 and LDC 30.1111.b.1). Specifically, within the WRPA there is a county-wide no clearing zone 200 feet from the edge of the Wekiva River (Comprehensive Plan Policy CON 2.5.b) and a tree survey must be submitted with the plans (LDC 30.1111.a.1-4).

Florida Department of Environmental Protection (FDEP)

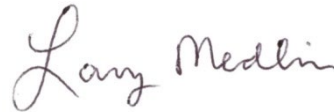
The subject property is located within the Wekiva River Nested basin. For a single-family development, the wetlands within the subject property would fall under the jurisdiction of the Florida Department of Environmental Protection (FDEP). If wetland impacts are required to construct elements of the single family home, an Environmental Resource Permit (ERP) permit with the FDEP will be required. Mitigation for impacts could be provided by purchase of mitigation credits from a mitigation bank or on-site preservation of the remaining wetland system within a conservation easement with rights dedicated to the FDEP and a management plan. The amount of mitigation required would depend on the acreage of wetland impact and the agreed on functional loss that impact would have. The permitting process typically takes 4-6 months to complete.

U.S. Army Corps of Engineers (ACOE)

The U.S. Army Corps of Engineers (ACOE) has jurisdiction over wetlands and surface waters that are hydrologically connected to traditional navigable waterways. Based on available GIS data, it appears that the subject property wetlands have a hydrologic connection to the Wekiva River which would be considered a ACOE jurisdictional river. Therefore, any impacts to wetlands would require permitting with the ACOE. Mitigation for wetland impacts would need to be provided by purchase of credits from a mitigation bank as the ACOE does not accept preservation as mitigation. If wetland impacts are 0.5-acres or below, the permitting process typically takes 4-6 months. If wetland impacts are greater than 0.5-acres, the permitting process typically takes over 1 year.

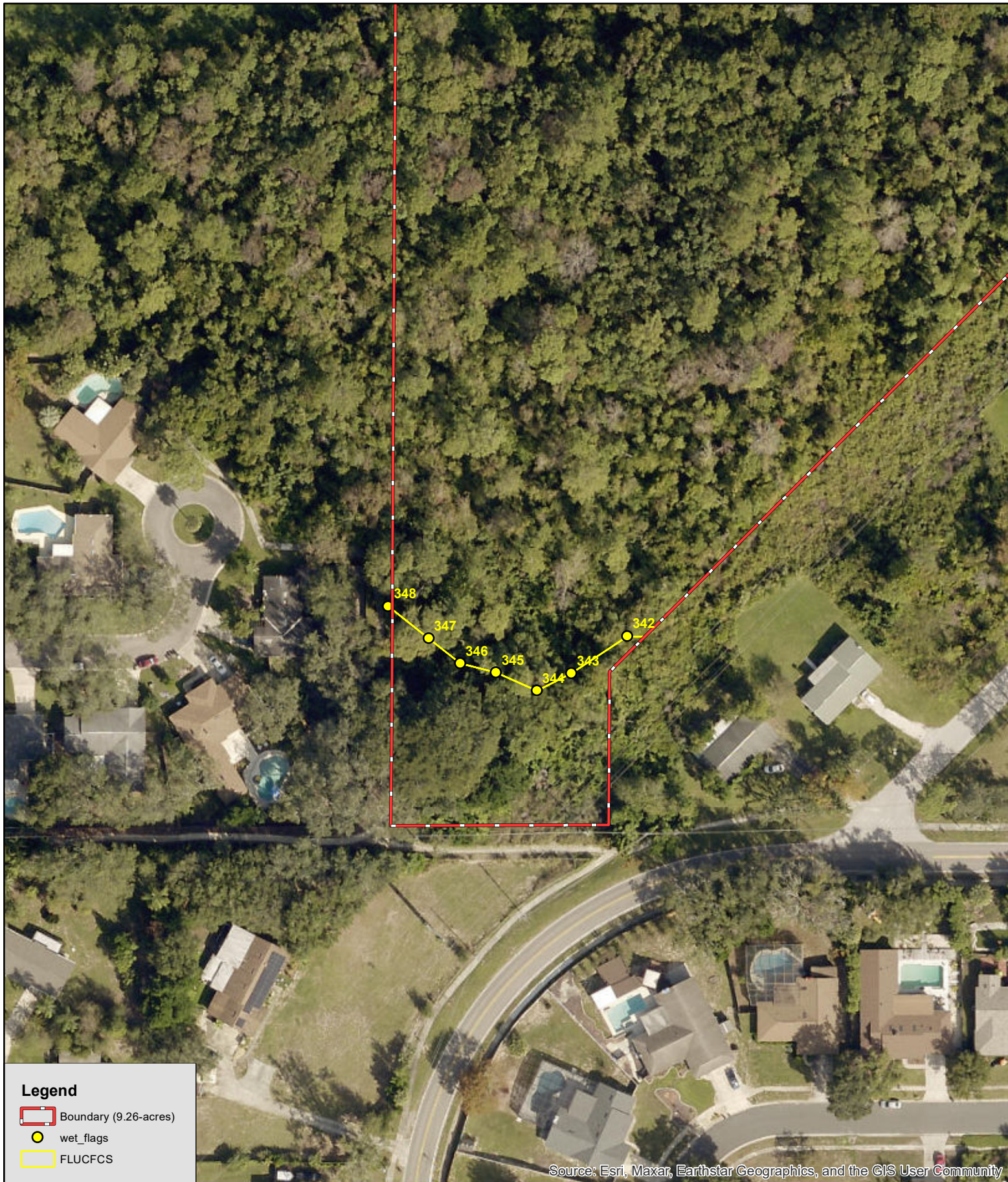
The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

A handwritten signature in dark ink that reads "Larry Medlin". The signature is written in a cursive, flowing style.

Larry Medlin
Project Manager

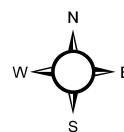
attachments

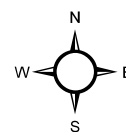


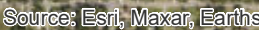
Legend

- Boundary (9.26-acres)
- wet_flags
- FLUCFCS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community







FID	type	ident	Latitude	Longitude
0	WAYPOINT	342	28.69144	-81.4349
1	WAYPOINT	343	28.691361	-81.435033
2	WAYPOINT	344	28.691324	-81.435116
3	WAYPOINT	345	28.691362	-81.435214
4	WAYPOINT	346	28.691381	-81.4353
5	WAYPOINT	347	28.691434	-81.435376
6	WAYPOINT	348	28.691501	-81.435473

Property Record Card



Parcel: 05-21-29-502-0B00-0010
 Property Address:
 Owners: HIOCT DEVELOPMENT LLC
 2025 Market Value \$2,500 Assessed Value \$2,500 Taxable Value \$2,500
 2024 Tax Bill \$33.02
 Vacant Residential property has a lot size of 0.62 Acres

Parcel Location



Site View

Parcel Information

Parcel	05-21-29-502-0B00-0010
Property Address	
Mailing Address	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
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)	\$2,500	\$2,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,500	\$2,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,500	\$2,500

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$33.02
Tax Bill Amount	\$33.02
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HIOCT DEVELOPMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 & W 1/2 OF VACD R/W ADJ ON E
BLK B
LAKE BRANTLEY ISLES 2ND
ADD
PB 11 PG 5

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/17/2020	\$35,800	09646/0637	Improved	No
WARRANTY DEED	4/17/2019	\$35,800	09343/0663	Vacant	Yes
WARRANTY DEED	1/1/2018	\$2,000	09093/1308	Vacant	No
WARRANTY DEED	5/1/2008	\$55,000	06995/0362	Vacant	No
WARRANTY DEED	12/1/2004	\$4,000	05550/1292	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$2,500/Lot	\$2,500	\$2,500

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

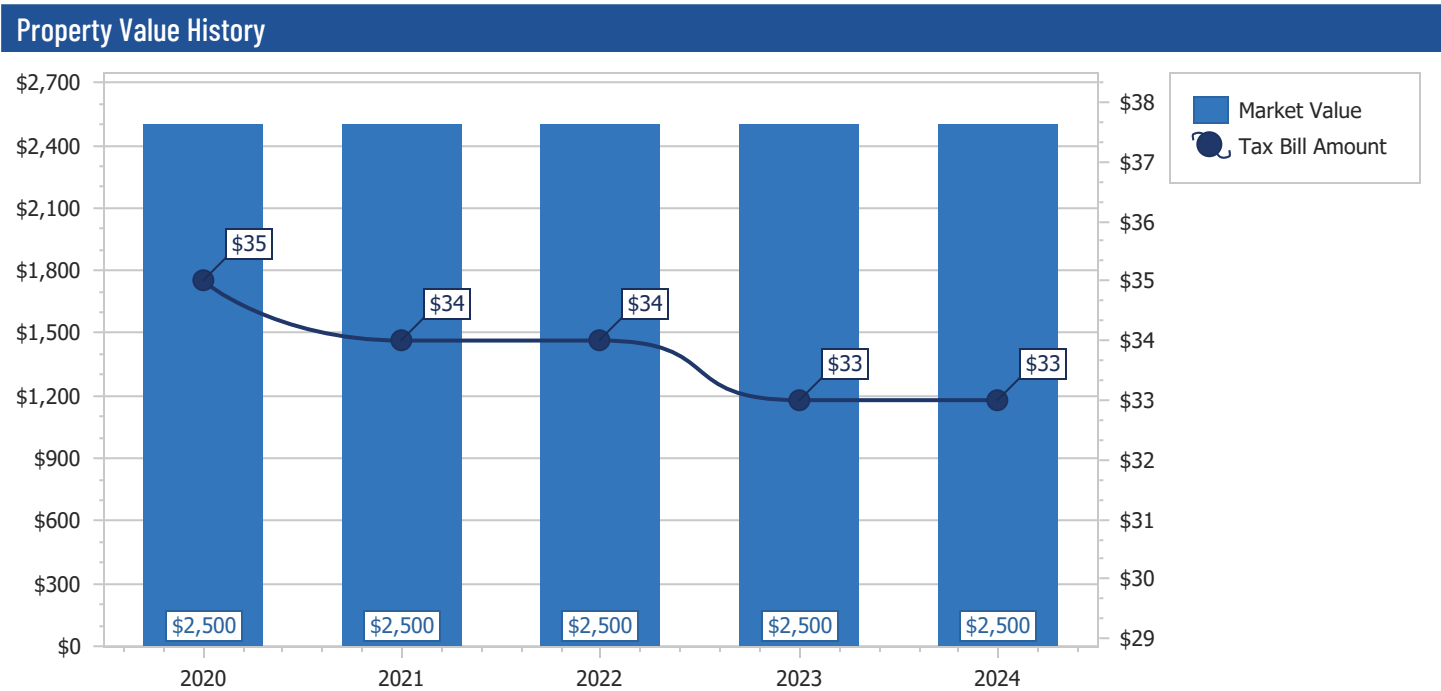
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 33

Utilities	
Fire Station #	Station: 13 Zone: 135
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Sunshine Water Services
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: 3/24/2025 12:20:18 PM
Project: 25-80000036
Credit Card Number: 53*****8063
Authorization Number: 112903
Transaction Number: 240325O10-325BF301-A6A4-4D3E-AE97-D27D80897BFC
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:	HIOCT DEVELOPMENT - PRE-APPLICATION	PROJ #: 25-80000036
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/24/25	
RELATED NAMES:	EP TOUFIC AWAD	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	05-21-29-502-0B00-0010	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR TWO SINGLE FAMILY RESIDENTIAL LOTS ON 0.62 ACRES IN THE R-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF LAKE BRANTLEY RD, WEST OF SAND LAKE RD	
NO OF ACRES	0.62	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTH SIDE OF LAKE BRANTLEY RD, WEST OF SAND LAKE RD	
FUTURE LAND USE-	LDR	
APPLICANT:		CONSULTANT:
DEVIN PIERSON HIOCT DEVELOPMENT 3142 CECILIA DR APOPKA FL 32703 (321) 277-0117 DEVINPIERSON@GMAIL.COM		TOUFIC AWAD TWA ENGINEERING & CONSULTING PLLC MAULDIN SC 29662 (786) 777-8727 TOUFIC.AWAD@TWAENGINEERS.COM

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

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

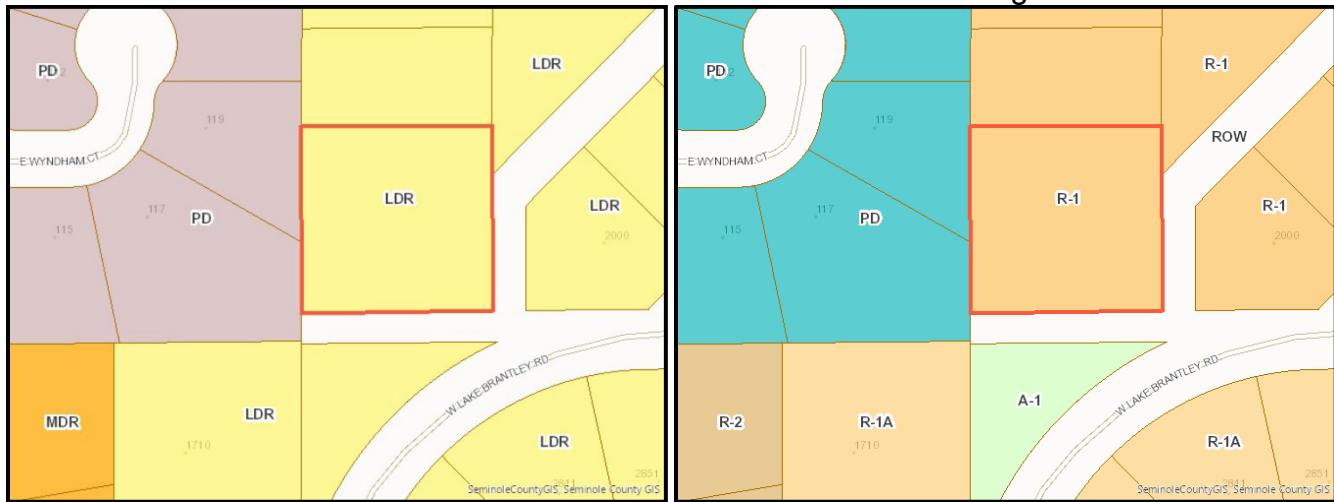
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of R-1 (Single-Family).
- 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.
- Each created lot must meet the minimum net buildable lot size in accordance with the R-1 Zoning District. Each lot must retain at least 8,400 square feet of net buildable acreage. Each lot must have 20 feet in width of access onto a public right of way that conforms to the Seminole County standards.

PROJECT AREA ZONING AND AERIAL MAPS

FLU: LDR

Zoning: R-1



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review.	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP	Info Only
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.	Info Only
4.	Comprehensive Planning	Subject site is Zoned R-1 with a Future Land Use of LDR (Low Density Residential). Based on the Future Land Use of LDR, there is a maximum of 4 DU/AC.	Info Only
5.	Comprehensive Planning	Subject site is located within the Wekiva Study Area and is subject to the design standards and special area requirements per Future Land Use Policy FLU 2.3.14	Info Only
6.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest available connection point is a 4" PVC potable water main running along the southeast side of E Triangle Drive.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. Per Florida Statutes Section 381.0065(4)(a) and Section 381.0065(4)(b) since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
8.	Environmental Services	The proposed lots are not within any reclaim irrigation service areas so irrigation will be provided by their potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
9.	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	Info Only

		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.	
10.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
11.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
12.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
13.	Planning and Development	A School Concurrence Application (SIA) must be submitted to the Seminole County School Board at the same time concurrence is submitted to P&D for review. An Approved School Concurrence "SCALD" letter will be required before concurrence will be approved. All questions on School Concurrence should be directed to Richard Leblanc at 407-320-0560 or lebanrz@scps.k12.fl.us .	Info Only
14.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
15.	Planning and Development	SETBACKS: The setbacks for the R-1 zoning district are: 25 feet Front Yard, 30 feet Rear yard, 7.5 feet Side Yard, 15 feet Side Street.	Info Only
16.	Planning and Development	The proposed use of single-family homes is permitted in current Zoning District designation.	Info Only
17.	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.shtml	Info Only

18.	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.	Info Only
19.	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.	Info Only
20.	Planning and Development	Per SCLDC Sec. 35.61 (c), Each lot created must have a minimum net buildable lot area in accordance with the zoning district requirements that is above the 100 year flood plain and outside of the wetland areas. 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
21.	Planning and Development	The R-1 zoning district minimum standards are as follows: 8,400 square feet minimum lot size, 70 foot lot width at building line, a maximum building height of 35 feet, and a minimum dwelling size of 450 square feet.	Info Only
22.	Planning and Development	Subdivision Process: 1st step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. The 2nd step is submittal/approval of the Final Engineering Plans. The 3rd step is approval of the Final Plat; may be submitted once Final Engineering Plans are in for review. The Final Plat is approved at the Board of County Commissioners as a consent agenda item.	Info Only
23.	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
24.	Planning and Development	This property is located in the Bear Management Area. All new residential development, within an Urban Bear Management Area, including, but not limited to, single family residential subdivisions and multi-family apartment complexes, must install Bear Awareness Signage. A homeowners/property association, property owner, or management company, as applicable, is responsible for owning and maintaining the required Bear Awareness Signage. Please see the following link for more info: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA_S258.2REREURBEMAR	Info Only
25.	Planning and Development	This property may be eligible for the Minor Plat process. This would allow for the PSP and Final Engineering requirements to be waived. The following criteria must be met and requires approval from the Planning Director or designee: 1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and 2) Each created lot shall have a minimum lot frontage of	Info Only

		twenty feet (20'). 3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and 4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and 5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and 6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.	
26.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
27.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
29.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
30.	Public Safety - Fire Marshal	Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
31.	Public Safety - Fire Marshal	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.	Info Only
32.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. The flood elevation is elevation 59' NAVD and most of the property is around 54'-55' NAVD. It is not clear how volumetric compensation could be achieved.	Info Only
33.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Info Only
34.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally poorly drained soils.	Info Only
35.	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 not exceed the predevelopment rate of discharge and retain the volumetric difference for the 25-year, 24-hour storm event volume onsite without discharge.	Info Only
36.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only

37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
38.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an existing onsite depressional flood area that drains to the north.	Info Only
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
40.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
41.	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
42.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
43.	Public Works - Engineering	The roadway geometry to the lots is required to meet County standards. The roadway structure to the lots is required to meet County standards.	Info Only
44.	Public Works - Engineering	The proposed road connection is on a major superelevated corner with substantial grade change down to the lots. This location is not ideal for a roadway connection to the site.	Info Only
45.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
46.	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.	Info Only
47.	Public Works - Engineering	A minimum five (5) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements	Info Only
48.	Public Works - Engineering	There is a major drainage pipe at the general area of the proposed entrance No impacts to this area would be allowed.	Info Only
49.	Public Works - Engineering	There is one or more platted ROWs that would be impacted by these lots. No impacts would be supported to these areas.	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	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		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: 2025-344

Title:

JAIN SOCIETY - SPECIAL EXCEPTION

Project Number: 25-32000002

Project Description: Proposed Special Exception to expand an existing church on 1.29 acres in the A-1 Zoning District located on the northwest corner of W Citrus St and Laura Ave

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

Parcel ID: 01-21-29-5CK-530C-0210

BCC District: 3-Constantine

Applicant: Marc Jones (321) 275-5914

Consultant: N/A



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

PROJ #: 25-32000002
 BS #: 2025-02
 MEETING: _____

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

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

PROPERTY

PARCEL ID #: 01-21-29-5CK-530C-0210	
ADDRESS: 407 W Citrus Street, Altamonte Springs, FL 32714	
TOTAL ACREAGE: 1.29 Acres	CURRENT USE OF PROPERTY: Church
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: City of Altamonte Springs
ZONING: A-1	FUTURE LAND USE: LDR
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

OWNER

NAME: <u>Indravadan Shah</u>	COMPANY: Jain Society of Central Florida, Inc.
ADDRESS: 407 W Citrus Street	
CITY: Altamonte Springs	STATE: FL ZIP: 32714
PHONE: 407-774-1041	EMAIL: _____

APPLICANT/CONSULTANT

NAME: J. Marc Jones, Esq.	COMPANY: Cipparone & Cipparone, P.A.
ADDRESS: 1525 International Parkway, Suite 1011	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 321-275-5914	EMAIL: MJones@Cipparonepa.com

SIGNATURE OF OWNER/AUTHORIZED AGENT

2/25/25
 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Indravadan Shah, president of Jain Society of Central Florida, Inc., the owner of record for the following described property [Parcel ID Number(s)] 01-21-29-5CK-530C-0210 hereby designates J. Marc Jones, Esq. to act as my authorized agent for the filing of the attached application(s) for:

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

2/19/2025
Date

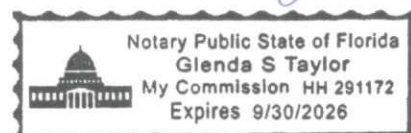
[Signature]
Property Owner's Signature

Dr. I. P. SHAH
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared INDRAVADAN SHAH (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLORIDA DRIVER LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 19TH day of FEBRUARY, 2025.

[Signature]
Notary Public



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☒ Other (describe): _____

Non-profit tax exempt religious based organization _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
SEE ATTACHED			

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date 2/25/25

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of February, 2025, by James M. Jones, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Stephanie Casco
Print, Type or Stamp Name of Notary Public

JSOCF Officers' Address

Title:	Name	Address	Ownership
Executive Committee			
President	Indravadan Shah	820 John Anderson Dr. Ormond Beach, Fl. 32176	0%
..			
Vice -President	Ketu Sheth	48 Trade winds cir. S. Daytona, FL 32119	0%
Treasures	Pranav Shah	1339 Redbourne Lane Ormond Beach, FL 32174	0%
Secretary	Paras Shah	464 Sun Lake Cir, Apt 200, Lake Mary, Fl. 32746	0%
Board Of Trustee			
Chairman	Bhupendra Shah	1914 Reed Hill Dr Windermere, Fl. 34786	0%
Trustee	Sailesh Shah	160 Eglinton Pl. Oviedo, Fl. 32765	0%
Trustee	Anju Vora	2330 Virginia Dr. Altomonte Springs 132714	0%

Property Record Card



Parcel: 01-21-29-5CK-530C-0210
 Property Address: 407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714
 Owners: JAIN SOCIETY OF CENTRAL FLA IN
 2025 Market Value \$1,580,453 Assessed Value \$1,580,453 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$19,862.25
 Churches property w/1st Building size of 7,832 SF and a lot size of 1.29 Acres

Parcel Location



Site View



0121295CK530C0210 01/29/2024

Parcel Information

Parcel	01-21-29-5CK-530C-0210
Property Address	407 W CITRUS ST ALTAMONTE SPRINGS, FL 32714
Mailing Address	407 W CITRUS ST ALTAMONTE SPG, FL 32714-3605
Subdivision	SANLANDO SPRINGS
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,279,078	\$1,235,641
Depreciated Other Features	\$107,170	\$73,845
Land Value (Market)	\$194,205	\$194,205
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,580,453	\$1,503,691
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	\$1,580,453	\$1,503,691

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,862.25
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$19,862.25

Owner(s)

Name - Ownership Type

JAIN SOCIETY OF CENTRAL FLA IN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 - 4 & 21 - 24
BLK C TRACT 53
SANLANDO SPRINGS
PB 5 PG 41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,580,453	\$1,580,453	\$0
Schools	\$1,580,453	\$1,580,453	\$0
FIRE	\$1,580,453	\$1,580,453	\$0
ROAD DISTRICT	\$1,580,453	\$1,580,453	\$0
SJWM(Saint Johns Water Management)	\$1,580,453	\$1,580,453	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$169,000	04051/1470	Improved	No

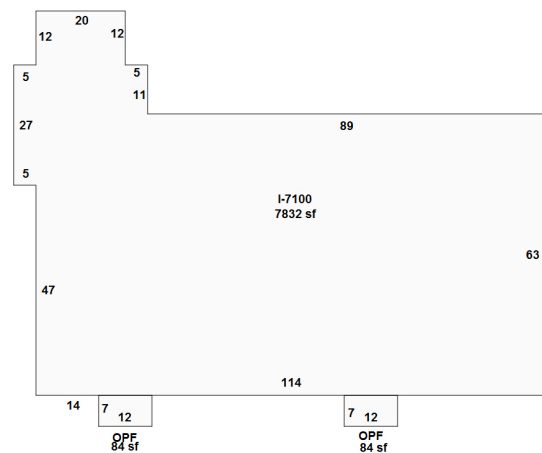
Land

Units	Rate	Assessed	Market
4 Lots	\$64,735/Lot	\$194,205	\$194,205

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1969/1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7832
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$954,198
Assessed	\$682,252

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

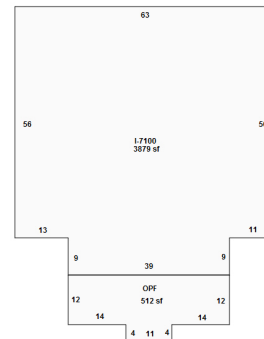
OPEN PORCH FINISHED

84

OPEN PORCH FINISHED

84

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3879
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$682,087
Assessed	\$596,826



Sketch by Apen Sketch

Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	512

Permits

Permit #	Description	Value	CO Date	Permit Date
17878	407 W CITRUS ST: MECHANICAL - COMMERCIAL-Fellowship hall [SANLANDO SPRINGS]	\$68,700		10/6/2021
13988	SITE LIGHTING - 407 W CITRUS ST	\$2,250		10/12/2017
09357	GATE SIGN	\$500		9/21/2015
09358	FENCE/WALL	\$50,000		9/21/2015
07500	PLUMBING	\$12,000		9/4/2013
05059	ELECTRICAL	\$6,136		6/17/2013
08908	NEW SINGLE STORY CONCRETE BLOCK CHURCH - ASSEMBLY WORSHIP - 407 W CITRUS ST	\$700,000	1/10/2014	12/3/2012
00962	6' X 36' PVC FENCE W/2 GATES	\$2,449		1/30/2008
13307	IRRIGATION	\$4,000		12/20/2007
06957	INSTALL FIRE ALARM SYSTEM	\$1,200		6/25/2007
01910	INSTALL FIRE SPRINKLERS	\$31,573		2/26/2007
01913	INSTALL FIRE SPRINKLERS	\$16,889		2/26/2007
10065	DEMOLISH SCREEN PORCH & INTERIOR WALL COVERINGS	\$2,500		8/30/2006

09912	CHURCH ADDITION	\$436,950	3/13/2008	8/25/2006
08378	FENCE/WALL	\$2,000		7/25/2003
05819	INTERIOR ALTERATIONS; PAD PER PERMIT 407 CITRUS ST	\$50,000	4/2/2004	5/27/2003
05358	DEMOLITION	\$0		5/1/2003
07739	DEMOLITION	\$0		8/1/2002
08164	COS 125 TO 200 AMP	\$0		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1996	728	\$3,960	\$1,584
WALKS CONC COMM	2014	921	\$5,010	\$3,758
VINYL FENCE/COMM -LIN FT	2014	417	\$10,608	\$7,076
COMMERCIAL CONCRETE DR 4 IN	1996	2228	\$12,120	\$4,848
COMMERCIAL CONCRETE DR 4 IN	2014	8005	\$43,547	\$32,660
VINYL FENCE/COMM -LIN FT	2008	288	\$7,327	\$3,423
FACE BLOCK WALL - SF	2014	2160	\$33,286	\$24,965
ALUM FENCE - LIN FT	2014	2565	\$38,475	\$28,856

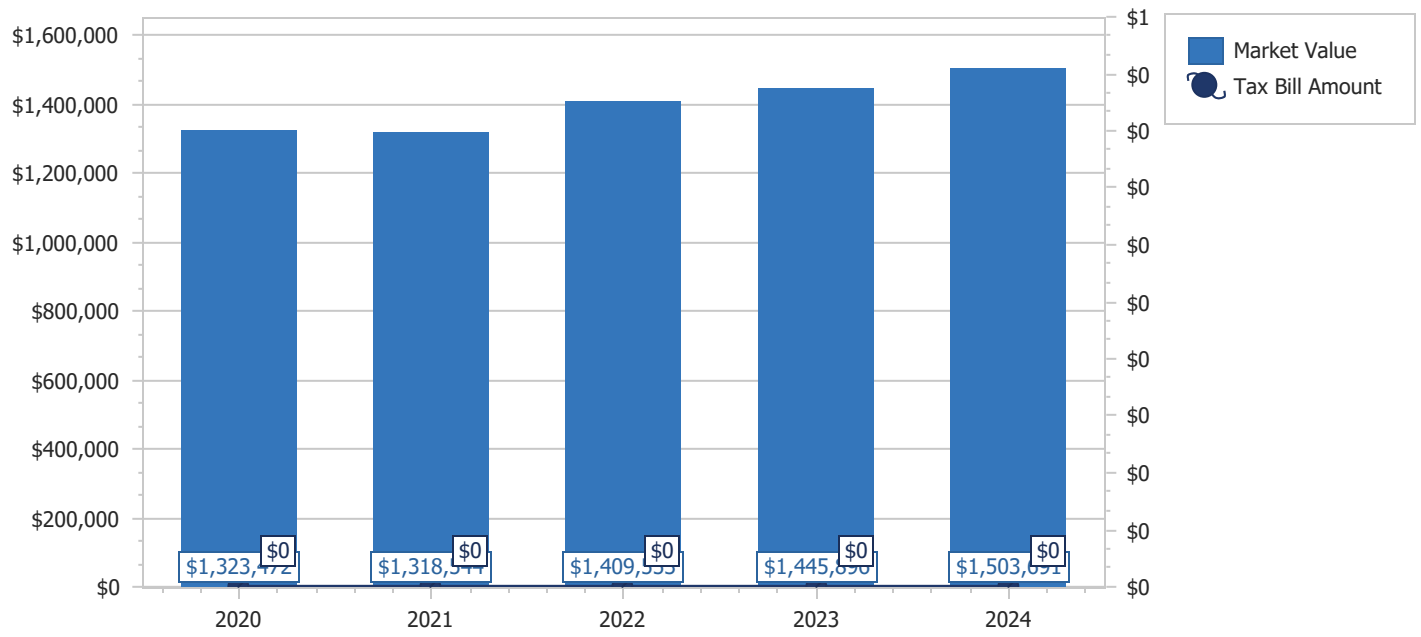
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 42

School Districts	
Elementary	Spring Lake
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Project Number	25 32000002	Project Description	JAIN SOCIETY - SPECIAL EXCEPTION	Deposit Balance	.00
<div> <div> <div></div> <div></div> </div> <div>Export</div> </div>					
Select	Amount To Apply		Description	Previously Applied	Paid
<input type="checkbox"/>	0.00		CC CONVENIENCE FEE -- PZ	2.50	2.50
<input type="checkbox"/>	0.00		COPY FEES	.00	.00
<input type="checkbox"/>	150.00		HEALTH - SITE PLAN & SUB	.00	.00
<input type="checkbox"/>	35.00		HEALTH - SM SITE & DEVEL PLAN	.00	.00
<input type="checkbox"/>	35.00		HEALTH - SP & SUB REVISION	.00	.00
<input type="checkbox"/>	800.00		MAJOR CONCURRENCY TEST	.00	.00
<input type="checkbox"/>	250.00		MINOR CONCURRENCY TEST	.00	.00
<input type="checkbox"/>	0.00		SPECIAL EXCEPTIONS	1350.00	1350.00
<div> <div> <div></div> <div></div> </div> <div>126</div> </div>					

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

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 11, 2025, in order to place you on the Wednesday, April 16, 2025 meeting agenda.

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

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

PROJECT NAME:	JAIN SOCIETY - SPECIAL EXCEPTION	PROJ #: 25-32000002
APPLICATION FOR:	SPECIAL EXCEPTION - OTHER	
APPLICATION DATE:	2/26/25	
RELATED NAMES:	BS2025-02	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	01-21-29-5CK-530C-0210	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A CHURCH ON 1.29 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF W CITRUS ST AND LAURA AVE	
APPLICANT:	CONSULTANT:	
MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 1011 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.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.

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	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
5	Buffers and CPTED	At site plan, 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). Note: Required 3' hedges are additional to the number of shrubs calculated for any buffer.	Info Only
6	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7	Building Division	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 required accessible parking spaces to the accessible entrance to the structure.	Info Only
8	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
9	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
10	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only

11	Building Division	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
12	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
13	Natural Resources	Please provide a site plan showing the area of work on the subject parcel.	Unresolved
14	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
15	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
16	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
18	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
19	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only

20	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
21	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
22	Planning and Development	Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
23	Planning and Development	Please provide a conceptual site plan. The conceptual plan should include a simple development plan drawn to an appropriate scale indicating the legal description, lot area, site dimensions, right-of-way location and width, tentative parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for building, proposed points of access with tentative dimensions, locations of identification signs not on building, proposed location of existing easements, location of existing trees on-site and their common name, number of trees to be removed and retained as required by Seminole County Arbor Regulations, and a general plan for proposed landscaping. SCLDC 30.3.1.5(c)	Unresolved
24	Planning and Development	The parking requirement is 1 space for every 4 seats. Your plan shows 370 seats, which requires 93 parking spaces. This site has 27 spaces. Please provide an executed parking agreement with Sanlando Park for the remaining required parking spaces.	Unresolved
25	Planning and Development	The conceptual site plan must have a comment stating that the setbacks shown are proposed and contingent upon the variance approval by the Board of Adjustment with a statement that if the variance(s) are not granted, you will adjust the site plan to meet the A-1 zoning setbacks. The A-1 zoning setbacks are 50' front, 50' side street, 10' sides.	Unresolved
26	Planning and Development	Pursuant to Section 30.11.4.2 of the SCLDC, you can request a reduction in parking with a parking study, at your cost, demonstrating a lower demand for parking than required by the standards of this Section. Development Services Director may approve the methodology and the study based on current editions of professionally accepted data sources.	Info Only
27	Planning and Development	Civic assembly uses must comply with Section 30.6.17 of the SCLDC and must meet the review criteria as set forth in 30.6.17.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS	Info Only

28	Planning and Development	Special Events are limited to 5 events in 12 months and a special event permit is required to be obtained for each event. Your narrative states that there will be 6-9 special events per year. Please modify the narrative to reflect compliance or demonstrate that the events will not require special event approval. https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/special-events-outdoor-sales-permits.shtml SCLDC 30.6.4.2 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.4T EUS	Unresolved
29	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms. - This will be based off the total occupant load and use.	Info Only
30	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
31	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
32	Public Works - Engineering	Please upload a conceptual site plan for the special exception.	Unresolved
33	Public Works - Engineering	Any additional impervious will require additional drainage art final engineering.	Info Only
34	Review Coordinator	Drawings need to be named in accordance with the plan file naming standards in our eplan user guide. To access the user guide, click on the 'Resources' tab in your task then click on 'ePlan Review - How To'. The 000 numbering scheme was done well, but every drawing has the same name of "conceptual site plan" please name each file as what they show. For example, drawing 002 is the demolition plan	Resolved

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	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm jhamm@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov

Planning and Development	Corrections Required	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@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:
4/9/2025	<i>No resubmittal fee for special exceptions</i>	Natural Resources, Planning & Development & PW Engineering
<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.stml</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: 2025-345

Title:

FOREST ENTERTAINMENT - SMALL SCALE FUTURE LAND USE AMENDMENT AND REZONE

Project Number: 25-20000001

Project Description: Proposed Small Scale Future Land Use Amendment from Low Density Residential to Industrial and Rezone from R-1 to C-3 for light industrial uses on 0.80 acres located on the south side of Brewer St, south of E SR 436

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

Parcel ID: 18-21-30-501-1000-0030+

BCC District: 4-Lockhart

Applicant: Kimmy Clark

Consultant: Marc Jones (321) 275-5914



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

PROJ. #: 25-20000001

Received: 2/11/25

Paid: 2/13/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$1,437.50</u> = <u>\$4,937.50</u> TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

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

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

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Forest Entertainment, Inc. Rezone		
PARCEL ID #(S):	18-21-30-501-1000-0030 18-21-30-501-1000-0020		
LOCATION:	ON THE SOUTH SIDE OF E ALTAMONTE SPRINGS, EAST OF ANCHOR RD		
EXISTING USE(S):	Low Density Residential Single Family Residential	PROPOSED USE(S):	Light Industrial
TOTAL ACREAGE:	4.67	BCC DISTRICT:	Dist 4
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
CURRENT ZONING:	R-1	PROPOSED ZONING:	M-1A
CURRENT FUTURE LAND USE:	LDR	PROPOSED FUTURE LAND USE:	IIND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Kimmy Clark, VP			COMPANY:	Forest Entertainment, Inc.		
ADDRESS:	163 S. Lakewood Circle						
CITY:	Maitland	STATE:	FL	ZIP:	32708		
PHONE:				EMAIL:			

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Marc Jones			COMPANY:	Cipparone & Cipparone, PA		
ADDRESS:	1525 International Parkway, Suite 1071						
CITY:	Lake Mary	STATE:	FL	ZIP:	32746		
PHONE:	321-275-5914			EMAIL:	mjones@cipparonepa.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Forest Entertainment, Inc.					
ADDRESS:	1360 E. Altamonte Dr					
CITY:	Altamonte Springs	STATE:	FL	ZIP:	32701	
PHONE:				EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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


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

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

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

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

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



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

2/10/25

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Kimmy Clark, VP of Forest Entertainment, Inc., the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-501-1000-0030 and 18-21-30-501-1000-0020 hereby designates Marc Jones to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: Rezone to conform to land uses of adjacent property under same ownership:

18-21-30-501-0000-0010, 18-21-30-501-0000-001A, and 18-21-30-501-1000-0010

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.

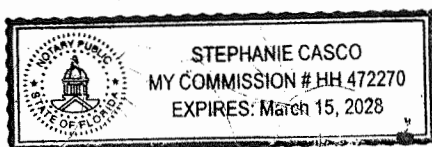
3 Feb 2025
Date

Kim Clark
Property Owner's Signature

Kimberly Clark, VP Forest Entertainment
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 Kimberly Clark as VP of Forest Entertainment, Inc. (property owner), ☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 3rd day of February, 2025.



Stephanie Casco
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☒ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Patrica Smith	President	130 Fernwood Blvd, Suite 300394, Fern Park, FL 32730	50%
Kimmy Clark	Vice President	130 Fernwood Blvd, Suite 300394, Fern Park, FL 32730	50%

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

Date

2/10/25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2025, by JAMES M. JONES, who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Profit Corporation

FOREST ENTERTAINMENT, INC.

Filing Information

Document Number P17000081353
FEI/EIN Number 82-3046689
Date Filed 10/09/2017
Effective Date 10/06/2017
State FL
Status ACTIVE

Principal Address

1360 E. Altamonte Dr
 Altamonte Springs, FL 32701

Changed: 02/02/2022

Mailing Address

130 Fernwood Blvd
 Suite 300394
 Fern Park, FL 32730

Changed: 11/08/2022

Registered Agent Name & Address

Smith, P
 130 Fernwood Blvd
 Suite 300394
 Fern Park, FL 32730

Name Changed: 02/02/2022

Address Changed: 01/20/2023

Officer/Director Detail

Name & Address

Title P

SMITH, P
 130 Fernwood Blvd.
 Suite 300394

Fern Park, FL 32730

Title VP

CLARK, K

130 Fernwood Blvd

Suite 300394

Fern Park, FL 32730

Annual Reports

Report Year	Filed Date
2023	01/20/2023
2024	01/03/2024
2025	01/24/2025

Document Images

01/24/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
11/08/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/14/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
10/09/2017 -- Domestic Profit	View image in PDF format

Property Record Card



Parcel: **18-21-30-501-1000-0020**
 Property Address:
 Owners: **FOREST ENTERTAINMENT INC**
 2025 Market Value \$143 Assessed Value \$116 Taxable Value \$116
 2024 Tax Bill \$1.59 Tax Savings with Non-Hx Cap \$0.30
 Vacant Residential property has a lot size of 0.20 Acres

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-501-1000-0020
Property Address	
Mailing Address	163 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEVIEW
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)	\$143	\$143
Land Value Agriculture	\$0	\$0
Just/Market Value	\$143	\$143
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$27	\$38
P&G Adjustment	\$0	\$0
Assessed Value	\$116	\$105

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.89
Tax Bill Amount	\$1.59
Tax Savings with Exemptions	\$0.30

Owner(s)

Name - Ownership Type
 FOREST ENTERTAINMENT INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 BLK 10
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$116	\$0	\$116
Schools	\$143	\$0	\$143
FIRE	\$116	\$0	\$116
ROAD DISTRICT	\$116	\$0	\$116
SJWM(Saint Johns Water Management)	\$116	\$0	\$116

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/18/2021	\$100	09935/1873	Vacant	No
QUIT CLAIM DEED	9/1/2017	\$6,000	08988/1403	Vacant	No
QUIT CLAIM DEED	6/1/2014	\$100	08310/0176	Vacant	No
TRUSTEE DEED	4/1/1997	\$100	03329/1360	Vacant	No
WARRANTY DEED	5/1/1984	\$8,000	01545/1637	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/1978	\$1,500	01198/1764	Vacant	Yes
SHERIFF DEED	1/1/1973	\$100	01000/0128	Vacant	No

Land

Units	Rate	Assessed	Market
0.19 Acres	\$750/Acre	\$143	\$143

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

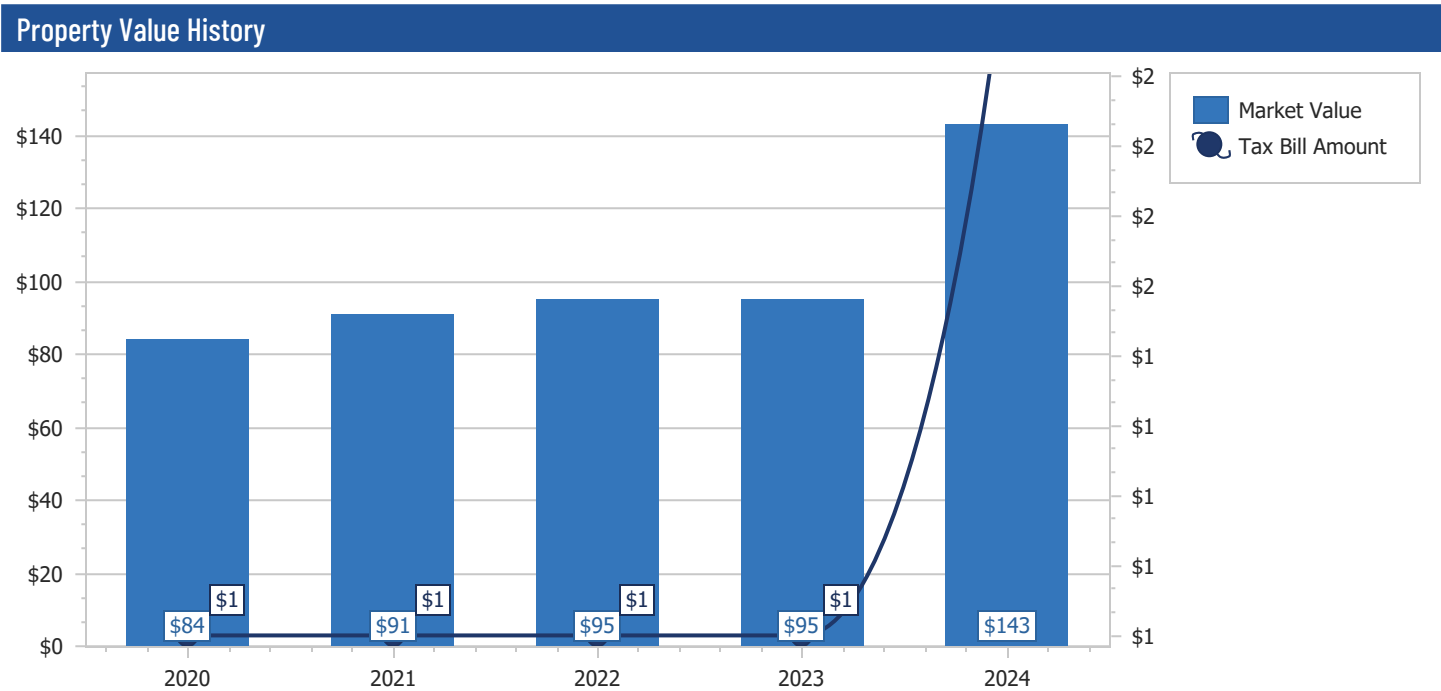
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	M-1A
Description	Very Light Industrial
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

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

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



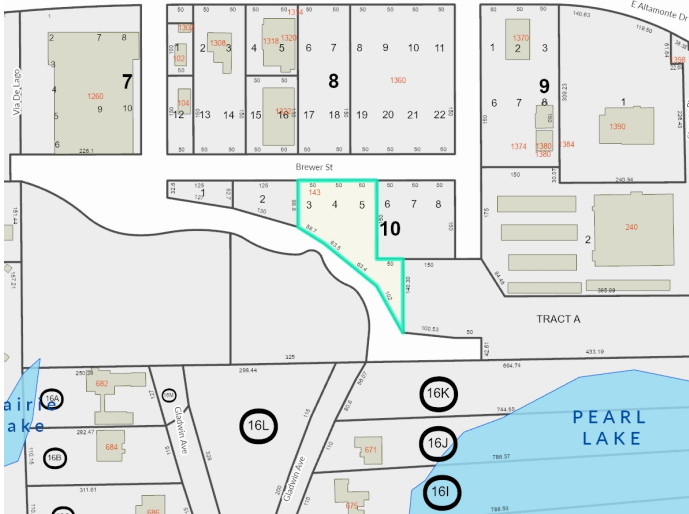
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Property Record Card



Parcel: **18-21-30-501-1000-0030**
 Property Address:
 Owners: **FOREST ENTERTAINMENT INC**
 2025 Market Value \$154,400 Assessed Value \$70,643 Taxable Value \$70,643
 2024 Tax Bill \$1,324.35 Tax Savings with Non-Hx Cap \$715.12
 Vacant Residential property has a lot size of 0.60 Acres

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-501-1000-0030
Property Address	
Mailing Address	163 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEVIEW
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)	\$154,400	\$154,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$154,400	\$154,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$83,757	\$90,179
P&G Adjustment	\$0	\$0
Assessed Value	\$70,643	\$64,221

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,039.47
Tax Bill Amount	\$1,324.35
Tax Savings with Exemptions	\$715.12

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FOREST ENTERTAINMENT INC

Legal Description

LOTS 3 TO 6 (LESS N 150 FT
OF LOT 6) BLK 10
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$70,643	\$0	\$70,643
Schools	\$154,400	\$0	\$154,400
FIRE	\$70,643	\$0	\$70,643
ROAD DISTRICT	\$70,643	\$0	\$70,643
SJWM(Saint Johns Water Management)	\$70,643	\$0	\$70,643

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	7/17/2019	\$50,000	09400/1210	Improved	No
ADMINISTRATIVE DEED	6/1/1985	\$100	01646/0444	Vacant	No

Land

Units	Rate	Assessed	Market
150 feet X 148 feet	\$800/Front Foot	\$122,400	\$122,400
50 feet X 96 feet	\$800/Front Foot	\$32,000	\$32,000

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

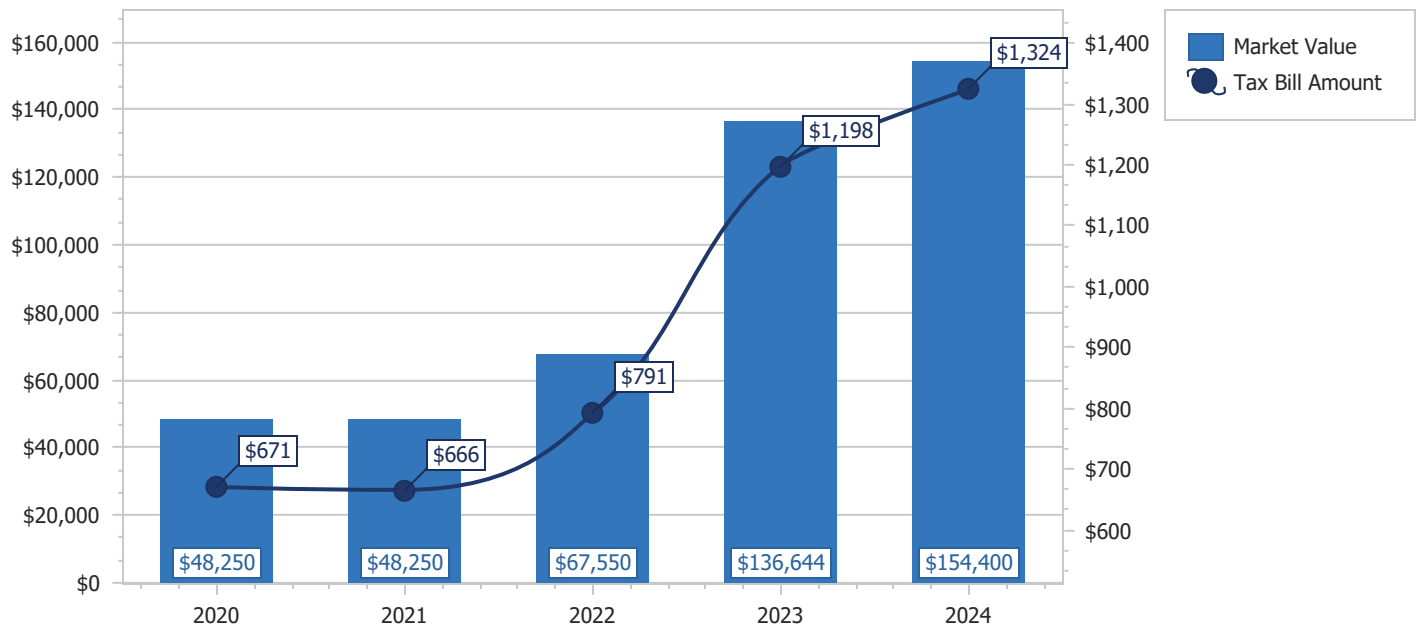
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

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

Property Value History



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

Receipt Details

Date: 2/13/2025 9:22:56 AM
Project: 25-20000001
Credit Card Number: 41*****3267
Authorization Number: 05133G
Transaction Number: 130225O39-4A4C8F81-5C8F-41EE-B7D3-811DD064A1F9
Total Fees Paid: 5036.25

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	98.75
REZONE WITH LUA (50% OF FEE)14	4937.50
Total Amount	5036.25

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:	FOREST ENTERTAINMENT - SSFLUA & REZONE	PROJ #: 25-20000001
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	2/11/25	
RELATED NAMES:	Z2025-02; 02.25SS.01	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	18-21-30-501-1000-0030+	
NO OF ACRES	.80	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTH SIDE OF SR 436, WEST OF ANCHOR RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KIMMY CLARK FOREST ENTERTAINMENT INC 163 S LAKEWOOD CIR WINTER SPRINGS FL 32708	MARC JONES CIPPARONE & CIPPARONE, PA 1525 INTERNATIONAL PKWY STE 10 LAKE MARY FL 32746 (321) 275-5914 MJONES@CIPPARONEPA.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/urlit/ePlanApplicantUserGuide.pdf>

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. See the following link to the code for more information https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.6DELAUSCLIN	Info Only
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCB	Info Only
3.	Comprehensive Planning	Please submit the Attachment A worksheet: found here https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Unresolved
4.	Comprehensive Planning	Please submit the Attachment A text section: Found here https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Unresolved
5.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
6.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
7.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
8.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
9.	Planning and Development	Please update the application to state C-3 as opposed to M-1, as discussed.	Unresolved
10.	Planning and Development	The narrative states that the applicant wishes to have the parcels conform with 18-21-30-501-0000-0010, 18-21-30-501-0000-001A, and 18-21-30-501-1000-0010. All three of these parcels have M-1A zoning and the southern parcels have split R-1AA zoning. This application reads as if the only subject parcels for the rezone are 18-21-30-501-1000-0030 and 18-21-30-501-1000-0020. Is this correct? Please update the narrative and/or application to clarify what zoning is proposed and which parcels this request is for.	Unresolved

11.	Planning and Development	Per the 2025 Property Appraiser aerals, there appears to be a structure on the property lines of 18-21-30-501-1000-0030 and 18-21-30-501-1000-0070. Is this correct? The survey does not depict this. 18-21-30-501-1000-0070 appears to have a different owner, in the case where the structure does exist on the property lines there would need to be a resolution of property/structure rights prior to rezoning.	Unresolved
12.	Public Safety - Addressing	The right of way adjacent to properties (Lots 1, 2, 3, and 7) is designated as Brewer Street as changed by Resolution 2021-R-92. A copy of this resolution has been uploaded to the Documents folder for your reference. In all future submissions, including plot plans, site plans for building permits, and site plans for new developments, please ensure that Ford Street is removed and replaced with the correct street name, Brewer Street. This is the official name recognized for 911 emergency response. Additionally, only East Altamonte Drive should be labeled, as this segment is not referred to as State Road 436. SR 436 was changed by Resolution 03-R-105. Please refrain from using terms such as "Platted as," "Formerly known as," or "Known as" in lieu of this requirement. If it is necessary to include platted, known as or former street names, they should be displayed in smaller text, while the correct street names must be presented in larger, more prominent text.	Info Only
13.	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
14.	Public Safety - Fire Marshal	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
15.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
16.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
17.	Public Works - County Surveyor	I am not at all comfortable with the establishment of the south line of the property surveyed. The south line should be a straight line but the survey is inconsistent on showing bearings along said line. Until the issue with the encroachments is cleared up i would advise tabling any action on this project as some of the area in question has ownership questions. I am especially concerned as the surveyor set corners for the south line.	Unresolved
18.	Public Works - Engineering	There is no specific issue with the SSFLUA and Rezone for drainage. Note that there are concerns with the downstream drainage from the site. At final engineering a positive and legal outfall from this area will be required or the sites will have to hold the entire 25-year, 24-hour or 100-year, 24-hour storm event onsite depending on the outfall.	Info Only
19.	Public Works - Engineering	There is no specific issue with the SSFLUA and Rezone for traffic. Note that the road to the property is not to County Standard. At final engineering approval the roadway will have to be built to County Standard.	Info Only
20.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS	Info Only

		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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	
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AGENCY/DEPARTMENT CONTACT AND PROJECT STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	No Review Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	No Review Required
Comprehensive Planning	Maya Athanas	mathanas@seminolecountryfl.gov	407-665-7388	Corrections Required
Public Safety-Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	407-665-5191	Approved
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	No Review Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Approved
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Review Complete Recommend Approval
Public Works – County Surveyor	Ray Phillips	rphillips@seminolecountyfl.gov	407-665-5647	Corrections Required
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/10/2025	The application fee allows for the initial submittal plus two resubmittals.	Kaitlyn Apgar, Ray Phillips, Maya Athanas

Note: No resubmittal fee for small site plan

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

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

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

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

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

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

Cities:

Altamonte Springs	(407) 571-8000	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: 2025-346

Title:

ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN

Project Number: 25-55200001

Project Description: Proposed Final Engineering Plan for 28 townhome lots on 3.42 acres in the R-3A Zoning District located on the north side of Hillview Dr, east of S SR 434

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

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

BCC District: 3-Constantine

Applicant: Zach Miller (407) 222-0692

Consultant: Kim Fischer (407) 405-7819



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

PROJ. #: 25-55200001

Received: 3/13/25

Paid: 3/17/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

- | | |
|--|---|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: Encore at Hillview

PARCEL ID #(S): 22-21-29-300-0180-0000

NUMBER OF LOTS: 28 ☐ SINGLE FAMILY ☒ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHERARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: Altamonte

SEWER PROVIDER: Altamonte

ZONING: R3A

FUTURE LAND USE: HDR

TOTAL ACREAGE: 3.42

BCC DISTRICT: 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Zach Miller

COMPANY:

ADDRESS: 8241 Via Bonita

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-222-0692

EMAIL: millerconstruction@cfl.rr.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Kim Fischer

COMPANY: Cycorp

ADDRESS: 1614 White Dove Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-405-7819

EMAIL: kim@cycorpengineers.com

OWNER(S)

NAME(S): Charles Sanders

ADDRESS: 17732 Baywatch Ct NE

CITY: Poulsbo

STATE: WA

ZIP: 98370-7308

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- ☒ 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.

- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

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

3/13/2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

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

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

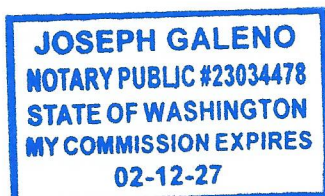
OTHER: _____
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and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

3/6/24
Date

Charles E. Sanders II
Property Owner's Signature
Charles Sanders
Property Owner's Printed Name

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

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



Joseph Galeno, J
Notary Public

Property Record



Property Address 22-21-29-300-0180-0000
HILLVIEW DR LT MONTE SPRINGS, FL 32714

Pre Location

Site View



Sorry, No Image Available at this Time

Property Information

Value Summary

Property Record	22-21-29-300-0180-0000		2024 Working Values	2023 Certified Values
Owner(s)	SEANDERS, CHARLES E II			
Property Address	HILLVIEW DR LT MONTE SPRINGS, FL 32714		Valuation Method	Cost/Market
Mailing	17732 B YW TCH CT NE POULSBORO, W 98370-7308		Number of Buildings	0
Subdivision Name			Depreciate Building Value	
Tax District	01-COUNTY-TX DIST 1		Depreciate EXFT Value	
DOR Use Code	00-VACANT RESIDENTIAL		Land Value (Market)	\$341,100
Exemptions	None		Land Value Ag	
AG Classification	No		Just/Market Value	\$341,100
			Portability Adj	
			Save Our Homes Adj	\$0
			Non-Hx 10% p (AMD 1)	\$134,734
			P&G Adj	\$0
			Assessed Value	\$206,366
				\$187,605

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx p \$4,539.36 2023 Tax Savings with Non-Hx p \$1,217.22
2023 Tax Bill Amount \$3,322.14

* Does NOT INCLUDE Non Assessed Assessments

Legal Description

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

Taxes				
Taxing	ri y	ssessmen Val e	Exemp Val es	Taxable Val e
ROAD DISTRICT		\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)		\$ 06,366	\$0	\$ 06,366
FIRE		\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND		\$ 06,366	\$0	\$ 06,366
Schools		\$341,100	\$0	\$341,100

Sales						
Descrip i n	Da e	B k	Page	m n	Q alified	Vac/Imp
QUIT CLAIM DEED	10/05/ 0 1	10065	1 93	\$100	No	Improved
WARRANTY DEED	0 /01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/199	0 537	1 45	\$ 8,000	No	Vacant
WARRANTY DEED	0 /01/1985	01616	1015	\$39, 00	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Me d	Fr n age	Dep	Uni s	Uni s Price	Land Val e
ACREAGE			3.79	\$90,000.00	\$341,100

B ilding Inf rma i n					
Permi s					
Permi #	Descrip i n	gency	m n	CO Da e	Permi Da e

Ex ra Fea res				
Descrip i n	Year B il	Uni s	Val e	New C s

Z ning			
Z ning	Z ning Descrip i n	F re Land Use	F re Land Use Descrip i n
A-1	High Density Residential	HDR	Agricultural-1Ac

U ili y Inf rma i n								
Fire S a i n	P wer	P ne(nal g)	Wa er Pr vider	Sewer Pr vider	Garbage Pick p	Recycle	Yard Was e	Ha ler
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

P li ical Represen a i n				
C mmissi ner	US C ngress	S a e H se	S a e Sena e	V ing Precinc
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

Sc l Inf rma i n			
Elemen ary Sc l Dis ric	Middle Sc l Dis ric	Hig Sc l Dis ric	
Spring Lake	Teague	Lake Brantley	

* 3/17/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:42:07
PROJ # 25-55200001 RECEIPT # 0075500
OWNER:
JOB ADDRESS: *UNASSIGNED LOT #: 0000

FINAL SUBDIVISION	4700.00	4700.00	.00
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TOTAL FEES DUE.....: 4700.00

AMOUNT RECEIVED.....: 4700.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000011127	
CASH/CHECK AMOUNTS...:	4700.00	
COLLECTED FROM:	CYCORP ENGINEERING INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

PROJECT NAME:	ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN	PROJ #: 25-55200001
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	3/13/25	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0180-0000	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 28 TOWNHOME LOTS ON 3.42 ACRES IN THE R-3A ZONING DISTRICT LOCATED ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
NO OF ACRES	3.42	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	R-3A	
LOCATION	ON THE NORTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	HDR	
SEWER UTILITY	N/A	
WATER UTILITY	CITY OF ALTAMONTE SPRINGS	
APPLICANT:		CONSULTANT:
ZACH MILLER 8241 VIA BONITA SANFORD FL 32771 (407) 222-0692 MILLERCONSTRUCTION@CFL.RR.COM		KIM FISCHER CYCORP 1614 WHITE DOVE DR WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan. Provide a note indicating that supplemental landscaping will be provided as needed to maintain a ____ opacity (____ plant groups per 100') in the event that the existing vegetation is not adequate or is removed/destroyed for any reason. On the landscape plan, please add this note and fill in the required opacity and plant groups for the east and the west buffer.	Unresolved
5.	Buffers and CPTED	Buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
6.	Buffers and CPTED	For each buffer, please 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
7.	Buffers and CPTED	Due to overhead utility lines along the southern portion of the property, only understory trees and shrubs may be planted under Plant Group C (Height Restricted).	Unresolved
8.	Buffers and CPTED	The landscape plans within the Preliminary Site Plan (PSP) and the Final Engineering Plans need to be consistent with one another.	Info Only
9.	Buffers and	On the landscape plan, please show the new	Unresolved

	CPTED	landscaping that will be placed in south, west and east buffers.	
10.	Buffers and CPTED	Please revise the plant list table to show the plant species of the trees to be planted in the west and east buffer.	Unresolved
11.	Buffers and CPTED	On the site plan sheet, please remove the note under the landscape buffer table that states, "Landscape buffering will conform to the Seminole County Land Development Code Requirements and Greater Buffers will be provided at Final Development Plan if necessary, per the code. The PSP has already been approved, so this note no longer necessary.	Unresolved
12.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
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. Townhouses will need to meet FBC Residential.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Altamonte Springs to service it. No review required.	Info Only
15.	Natural Resources	Please identify the oak trees on the parcel to the species level (i.e. specify if the trees are live oaks, laurel oaks, water oaks, ect.).	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	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
18.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such	Info Only

		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.	
19.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
20.	Natural Resources	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
21.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
22.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
23.	Natural Resources	Library Comment 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	Info Only

		Services Director, or designee. SCLDC 60.8(f)	
24.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
25.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
26.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
27.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
28.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
29.	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
30.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
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	Tree replacement requirement: 90 inches/acre * 3.73 acres = 336 inches	Info Only

33.	Natural Resources	52 replacement inches are proposed, all understory species. Further credits may be given based on the identification of the oaks present on the site.	Unresolved
34.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Unresolved
35.	Planning and Development	The City of Altamonte Springs is the utility provider for water and sewer. Please submit a letter from the city stating the utility and irrigation plan are approved and they will provide service to the site prior to the issuance of the site construction permit.	Unresolved
36.	Planning and Development	On the site plan sheet, please show the driveways and dimension the front loaded garages meets the minimum of twenty (20) feet from the garage to the property line, per sec. 30.11.7 (c)(1).	Unresolved
37.	Planning and Development	On the site plan sheet, please provide a call out for Tract G and revise the tract table to reflect Tract G.	Unresolved
38.	Planning and Development	On the site plan sheet, please show the building setbacks from each building to adjacent property boundaries.	Unresolved
39.	Planning and Development	On the site plan sheet, please demonstrate that the subdivision sign meets the minimum twenty-five (25) feet of the intersection of the street right of way, per Sec. 30.13.3.	Unresolved
40.	Planning and Development	A photometric plan will be required at the time of the building permit.	Info Only
41.	Planning and Development	On the site plan, please dimension each building.	Unresolved
42.	Planning and Development	On the site plan sheet, please provide the gross density calculation.	Unresolved
43.	Planning and Development	Per Sec. 30.1344 (c) - Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: <ul style="list-style-type: none"> a. The pond shall be sodded or dressed with equivalent ground cover; and b. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities 	Unresolved

		such as a trail adjacent to the pond, boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Economic and Community Development Services Director consistent with the intent of this Section. On the site plan sheet, please show the amenities for Tract B.	
44.	Planning and Development	On the site plan sheet, please amenitize Tract F and D in order to count these tracts toward open space (i.e. benches and picnic tables).	Unresolved
45.	Planning and Development	On the site plan sheet, please dimension the access into the proposed development.	Unresolved
46.	Planning and Development	Please provide an irrigation plan to show the water use zones, rain sensor device, and backflow preventer.	Unresolved
47.	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
48.	Planning and Development	On the site plan sheet, please show the proposed drainage and utility easements.	Unresolved
49.	Planning and Development	On the site plan sheet, the eight (8) foot right of way dedication is shown on the PSP as Tract G. Please revise the site plan to show Tract G and revise the tract table to include Tract G stating the size, description, and ownership/maintenance.	Unresolved
50.	Planning and Development	The location of the mail kiosk on the site plan sheet may be removed, as Note 19 specifies that the kiosk cannot be located within a drainage and utility easement.	Unresolved
51.	Planning and Development	On the site plan sheet, the lots and tracts were not measure correctly with the scale of 1"=40'; however, the lots and tracts measure 1"=30. Please revise the scale from 1" = 40' to 1"=30'.	Unresolved
52.	Planning and Development	The Applicant must submit legal access documentation demonstrating their right to access the site. The Final Engineering Plans will not be approved until such documentation is provided. Please furnish the required legal access documentation to verify access to the proposed site.	Unresolved
53.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and	Info Only

		commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	
54.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	Info Only
55.	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
56.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 28 lots, 4 building shell addresses and 1 entry address is \$530.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Info Only

57.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designations and their proper abbreviations are as follows: Court, Cove or Point (choose one). Prior to approval, the approved street name and street designation is required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs.	Unresolved
58.	Public Safety - Addressing	(Development Name) The subdivision name ENCORE AT HILLVIEW, 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)	Info Only
59.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
60.	Public Safety - Addressing	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
61.	Public Works - County Surveyor	The survey provided is not valid as it uses a certification that has not been in use since before 2018 there is no Minimum Technical standards any more it is Standards of Practice.	Unresolved
62.	Public Works -	The survey states 25 feet right of way by deed,	Unresolved

	County Surveyor	which is incorrect the deed only calls out their south line as the north line of right of way but doesn't convey right of way to anyone what they got was a piece of land locked property. while they may label the south line as the north right of way line of Hillview by deed they may not label the area below it as right of way as it was never conveyed as such.	
63.	Public Works - Engineering	The grading of Hillview Drive is not clear. The grading does not seem correct. The existing grading is 86.4 +/- but the proposed grade is 87.46 +/- . If the changes are part of the County Project, please show this. If not, please adjust the grading accordingly.	Unresolved
64.	Public Works - Engineering	The sidewalks does not meet clear zone unless type F Curb and Gutter is used. If the improvements are part of the County roadway Project, please show that and provide those plans as a accessory document.	Unresolved
65.	Public Works - Engineering	Please provide the scale on the grading plan.	Unresolved
66.	Public Works - Engineering	The slope arrow of the slope between STM-1 and STM-2 is not correct, or the grading is not correct. Please verify the grading here. Please verify the grading behind lots 1-8. The existing grad is around 87.2' or 87.3'. There is an 87.5 between the property line and the low point. Please collect as much of the site as possible.	Unresolved
67.	Public Works - Engineering	Page 14 of the stormwater report references an offsite pond. It has information that does not seem correct and or support the proposed pond design normal water. Please verify this information and revise accordingly. (Offsite Wet Pond (NWL 84.20) Minimum Weir 100.85?)	Unresolved
68.	Public Works - Engineering	There is only allowed 5000 cubic yards of export. Please provide a cut and fill showing that the site balances and place a note on the grading plan as such.	Unresolved
69.	Public Works - Engineering	Please verify the Wet Detention Pond table on page 16.	Unresolved
70.	Public Works - Engineering	Please provide 1-foot area staging (preferred) or volume staging on the Pond Node PROPOND.	Unresolved
71.	Public Works - Engineering	Please verify all pond structure data. There is control structure data that states 55.00' for the orifice and pipe.	Unresolved
72.	Public Works - Engineering	Please provide information from the County drainage design that shows what area was taken into its system and that the system can handle the flows and volume. Please reduce the flows as much as possible.	Unresolved

73.	Public Works - Engineering	Please provide a pre and post development basin maps.	Unresolved
74.	Public Works - Engineering	There appears to be an issue with the Hillview Drive ROW. The plans cannot be approved until the Legal ROW is addressed by the County.	Unresolved
75.	Public Works - Engineering	Based on the Hillview Drive improvements shown per the County project the project cannot be constructed until that project is completed. An alternate design would be required if this project is proposed to be constructed prior to the County project is complete.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@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:
4/10/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Raymond, Sarah, Jim
<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.stml</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: 2025-349

Title:

VETERINARY HOSPITAL RELOCATION - PRE-APPLICATION

Project Number: 25-80000040

Project Description: Proposed Small Scale Future Land Use Amendment, Rezone from OP to C-1 and Site Plan to convert a bank building into a veterinary hospital on 1.5 acres located on the northeast corner of W SR 434 and E Lake Brantley Dr

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

Parcel ID: 04-21-29-300-003F-0000

BCC District: 3-Constantine

Applicant: David Stokes (407) 629-8330

Consultant: N/A



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

PROJ. #: 25-80000040

Received: 3/26/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Veterinary Hospital Relocation

PARCEL ID #(S): 04-21-29-300-003F-0000

TOTAL ACREAGE: 1.5 acres

BCC DISTRICT: 3: Constantine

ZONING: OP

FUTURE LAND USE: OFF

APPLICANT

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

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

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: eplan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant

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: Converting bank building into a veterinary hospital.

STAFF USE ONLY

COMMENTS DUE: 4/4

COM DOC DUE: 4/10

DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION:

W/S: Seminole County

BCC: 3: Constantine

on the northeast corner of SR 434
 and Lake Brantley Dr

Agenda: 4/11

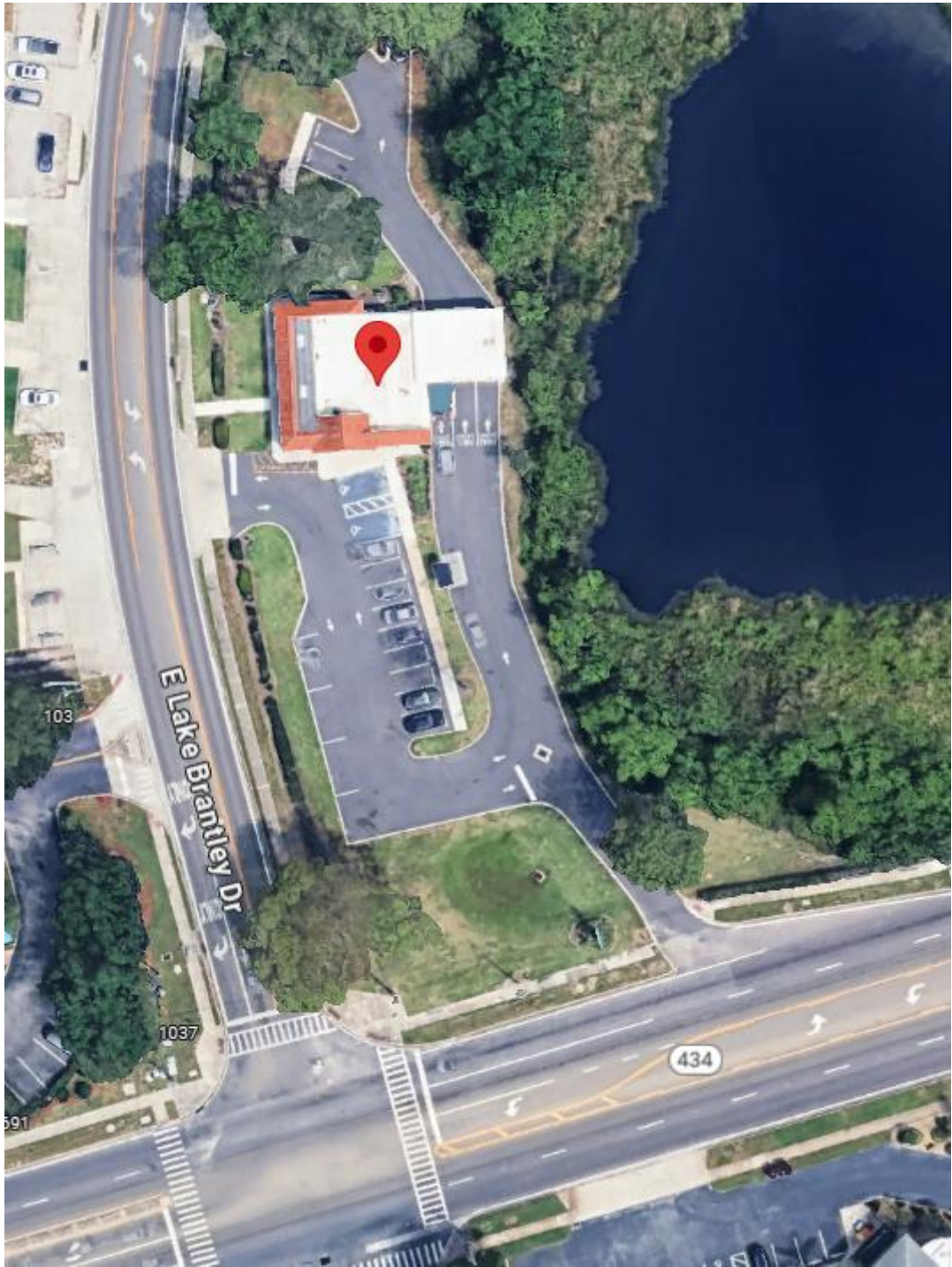


03/25/2025

RE: Veterinary Hospital Relocation
04-21-29-300-003F-0000

We kindly request a pre-application meeting to discuss converting a bank into a veterinary hospital. We wish to discuss rezoning to C-1, land use, access, utilities, and general site design issues.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com



3,176 SF

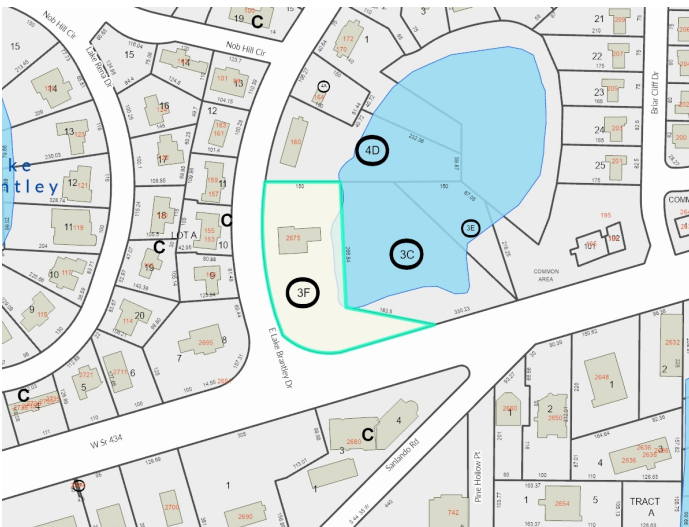


Property Record CardA



Parcel: 04-21-29-300-003F-0000
 Property Address: 2675 W SR 434 LONGWOOD, FL 32779
 Owners: CITRUS BANK
 2025 Market Value \$919,426 Assessed Value \$919,426 Taxable Value \$919,426
 2024 Tax Bill \$11,948.20
 Financial Institute property w/1st Building size of 3,295 SF and a lot size of 1.50 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	04-21-29-300-003F-0000
Property Address	
Mailing Address	380 WELLINGTON ST TOWER B LONDON, ON CA N6A 5B5
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	\$234,752	\$221,719
Depreciated Other Features	\$29,529	\$27,686
Land Value (Market)	\$655,145	\$655,145
Land Value Agriculture	\$0	\$0
Just/Market Value	\$919,426	\$904,550
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	\$919,426	\$904,550

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,948.20
Tax Bill Amount	\$11,948.20
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 CITRUS BANK

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 04 TWP 21S RGE 29E
 FM SW COR OF LOT 1 BLK A
 GOLF VIEW ESTATES SEC OF
 MEREDITH MANOR RUN SWLY ON
 CURVE 675.5 FT S 32 DEG 46
 MIN 53 SEC W 27 FT SWLY ON
 CURVE 263.86 FT TO BEG RUN
 S 85 DEG 09 MIN 07 SEC E
 150 FT S 02 DEG 32 MIN 39
 SEC E 266.84 FT S 69 DEG
 38 MIN 07 SEC E 183.5 FT S
 73 DEG 28 MIN 07 SEC W 200
 FT NWLY ON CURVE 151.25 FT
 N 16 DEG 53 MIN 07 SEC W
 13.17 FT NELY ON CURVE
 326.43 FT TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$919,426	\$0	\$919,426
Schools	\$919,426	\$0	\$919,426
FIRE	\$919,426	\$0	\$919,426
ROAD DISTRICT	\$919,426	\$0	\$919,426
SJWM(Saint Johns Water Management)	\$919,426	\$0	\$919,426

SalesA

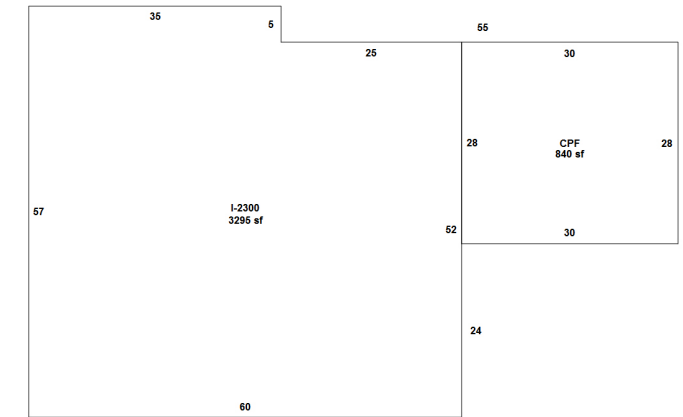
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/1997	\$500,000	03190/1458	Improved	Yes
WARRANTY DEED	8/1/1995	\$255,200	02967/0283	Improved	No
SPECIAL WARRANTY DEED	12/1/1993	\$236,300	02696/1778	Improved	No
WARRANTY DEED	1/1/1985	\$100	01609/1853	Vacant	No
WARRANTY DEED	10/1/1984	\$335,000	01586/1470	Vacant	Yes
WARRANTY DEED	7/1/1980	\$115,000	01285/1928	Vacant	No

LandA

Units	Rate	Assessed	Market
55,757 SF	\$11.75/SF	\$655,145	\$655,145

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3295
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$411,846
Assessed	\$234,752

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	840

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00915	2675 W SR 434 : SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-STANDARL STYLE AWNING WITH POST; INSTALLING FABRIC AWNING OVER NIGHT DEPOSIT.	\$5,227		3/4/2021
19148	2675 W SR 434 : MECHANICAL - COMMERCIAL-	\$7,569		12/12/2020
10671	2675 W SR 434 : MECHANICAL - COMMERCIAL	\$7,475		7/23/2019
05048	ALTERATION	\$125,000	12/20/2018	9/25/2018
10389	REROOF	\$40,000		7/31/2017
07339	REPAIR RETAINING WALL ON EXTERIOR	\$2,500		9/27/2012
07249	ELECTRICAL	\$2,817		9/24/2012
02674	INTERIOR RENOVATION	\$18,306	12/7/2011	4/13/2011
01501	REPLACE MERCANTILE BANK SIGN W/TD BANK SIGN	\$3,455		3/2/2011
06310	REROOF	\$12,600		6/11/2007
11557	ADDING ATM MACHINE - FORMERLY CITRUS BANK - NOW MERCANTILE BANK	\$8,000		10/4/2004
11719	GROUND POLE SIGN; PAD PER PERMIT 2671 W SR 434	\$0		12/1/2002
06481	LOW VOLTAGE CITRUS BANK	\$400		8/1/1999
06737	REROOF	\$10,300		10/1/1997

01629	SECURITY SYSTEM	\$7,800		3/1/1997
00845	INTERIOR	\$10,000		2/1/1997
11208	INTERIOR	\$9,700	2/11/1994	12/1/1993

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	13980	\$37,746	\$15,098
POLE LIGHT 3 ARM	1986	2	\$11,330	\$11,330
WALKS CONC COMM	1986	1425	\$7,752	\$3,101

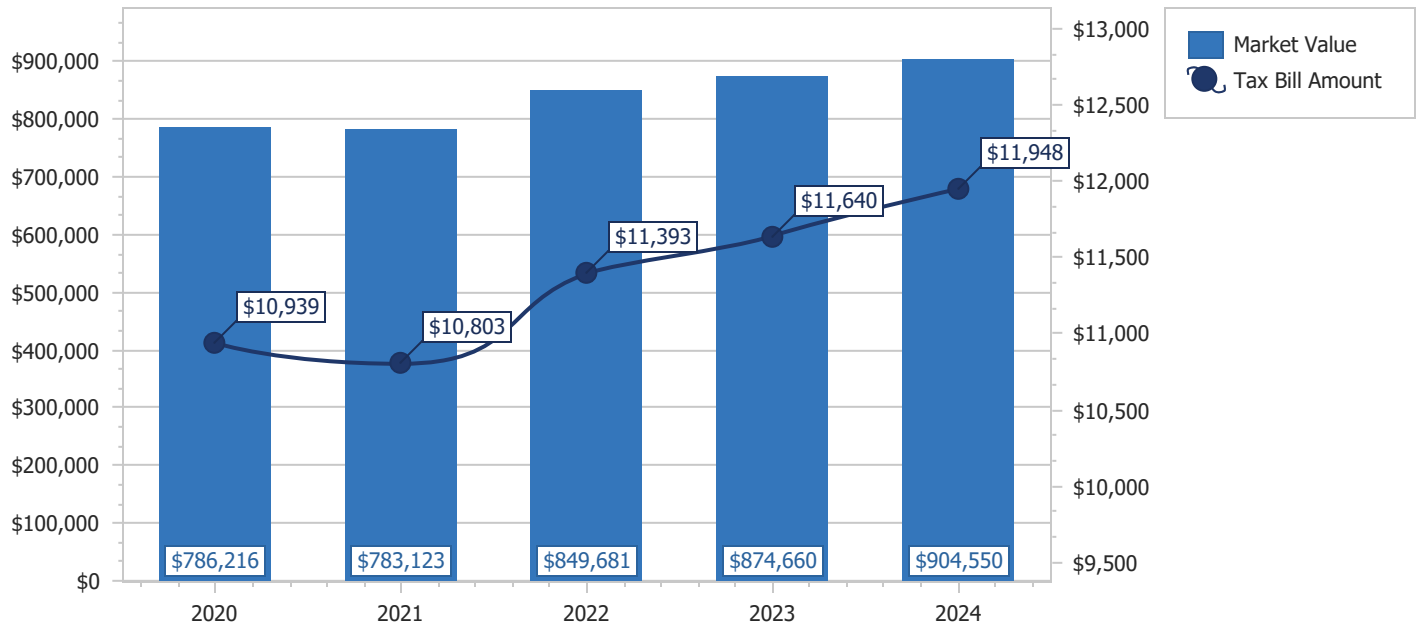
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

School DistrictsA	
Elementary	Forest City
Middle	Teague
High	Lake Brantley

UtilitiesA	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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: 3/26/2025 3:24:42 PM
Project: 25-80000040
Credit Card Number: 42*****6604
Authorization Number: 05633G
Transaction Number: 260325O17-B9A5DE27-2E17-42AA-932F-A60E6811265B
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:	VETERINARY HOSPITAL RELOCATION - PRE-APPLICATION	PROJ #: 25-80000040
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/25	
RELATED NAMES:	EP DAVID STOKES	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	04-21-29-300-003F-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM OP TO C-1 AND SITE PLAN TO CONVERT BANK BUILDING INTO VETERINARY HOSPITAL ON 1.5 ACRES LOCATED ON THE NORTHEAST CORNER OF SR 434 AND LAKE BRANTLEY DR	
NO OF ACRES	1.5	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE NORTHEAST CORNER OF SR 434 AND LAKE BRANTLEY DR	
FUTURE LAND USE-	OFF	
APPLICANT:		CONSULTANT:
DAVID STOKES MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.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.

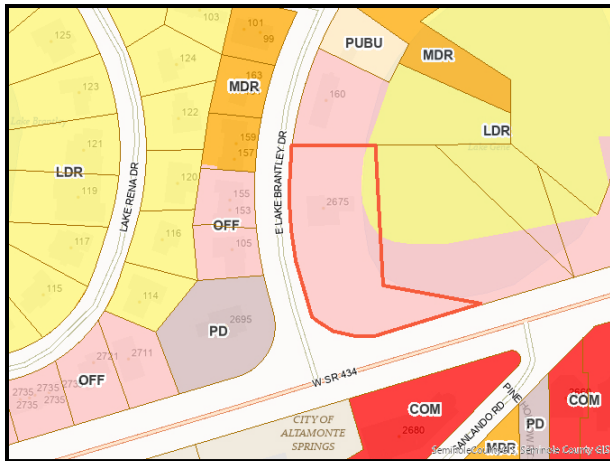
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

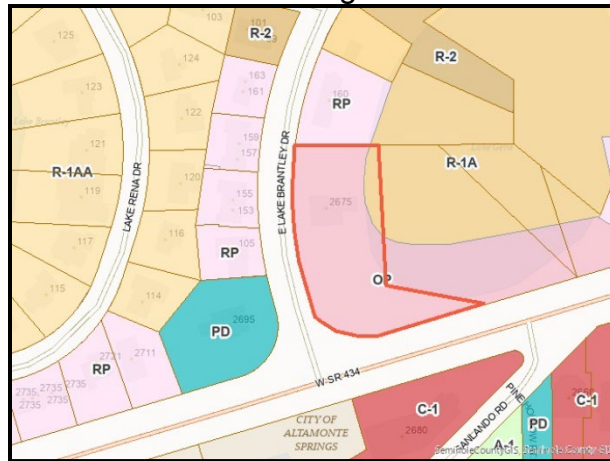
- The subject property has a Future Land Use (FLU) of Office and a zoning designation of OP (Office Professional).
- The current Future Land Use of Office is not compatible with the C-1 Zoning District. A Small Scale Future Land Use Map Amendment (SSFLUMA) will be necessary.
- The proposed rezone to C-1 (Retail Commercial) and Future Land Use Map Amendment to Commercial (COM) that would be required to pursue the rezone to C-1 would not be compatible with the surrounding zoning and trend of development in the area. The alternative option would be to rezone to PD (Planned Development) and pursue a SSFLUMA to Planned Development (PD). In order to rezone and amend the Future Land Use to PD, all criteria per the SCLDC and Comprehensive Plan must be met. Please see the Seminole County Land Development Code (SCLDC) for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SPZODI_S30.8.5PDPLDE

PROJECT AREA ZONING AND AERIAL MAPS

FLU: Office



Zoning: OP



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	Please refer to the SCLDC sections 30.14.3 and 30.14.3.5 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Approximate buffer requirements will be calculated based on project intensity per Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.6DELAUSCLIN	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
5.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
9.	Comprehensive Planning	The subject property has an Office (OFF) Future Land Use designation, which allows a 0.35 floor area ratio.	Info Only
10.	Comprehensive Planning	A rezone to C-1 would require a Future Land Use amendment to Commercial (COM), which allows a 0.35 floor area ratio. Due to the residential character of the area, staff would not recommend the amendment to COM.	Info Only
11.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. The nearest connection point is an 8" DIP potable water main running along the west side of E Lake Brantley Road. There is already an existing water meter and service connection that can be reused.	Info Only

12.	Environmental Services	The proposed development is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
13.	Environmental Services	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
14.	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
15.	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
16.	Planning and Development	The current Future Land Use of Office is not compatible with the C-1 Zoning District. A Future Land Use Map Amendment will be necessary.	Info Only
17.	Planning and Development	The intent of the OP Office District is to promote orderly and logical development of land for offices and service activities, to discourage integration of noncomplementary land uses that may interfere with the proper function of the District, and to assure adequate design in order to maintain the	Info Only

		integrity of existing or future nearby residential areas. The ultimate site must provide a low intensity of land usage and site coverage to enable the lot to retain a well-landscaped image so as to readily blend with nearby residential areas; buildings are low profile.	
18.	Planning and Development	SETBACKS: The setbacks for the OP zoning district are: 25 feet Front Yard, 10 feet Rear yard, side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. The setbacks for the C-1 zoning district are: 25 feet Front Yard, 10 feet Rear yard, side yard setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.	Info Only
19.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
20.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 4 spaces per every 1,000 square feet for the first 3,000 square feet of area. Any area above the 3,000 square feet would warrant 3 parking spaces per 1,000 square feet.	Info Only
21.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
22.	Planning and Development	The required open space for the C-1 and OP zoning districts is 25%. Open space shall be located entirely within the boundaries of the project and may include required landscaped areas and buffers; recreational lands and facilities accessible to employees and visitors to a site; and areas providing natural resource protection for floodplains, wetlands, aquifer recharge areas, wildlife habitat, and other natural features. Please see the following link for more information regarding open space https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP_S30.14.2OPSP	Info Only
23.	Planning and Development	The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35	Info Only
24.	Planning and Development	Staff does not support the Small Scale Future Land Use Map Amendment (SSFLUMA) to Commercial that is required in order to rezone the subject property to C-1 (Retail Commercial). However, the alternative option would be to rezone to PD (Planned Development) and pursue a SSFLUMA to Planned Development (PD). In order to rezone to PD, all criteria per the SCLDC and Comprehensive Plan must be met.	Info Only
25.	Planning and Development	A Small Scale Future Land Use and Rezone may take between 4-6 months and involves a public hearing with the	Info Only

		Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (50) acres will require a second Adoption hearing with the Board of County Commissioners.	
26.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf	Info Only
27.	Planning and Development	The Planned Development Future Land Use designation requires 25% open space. Please see Objective FLU 4.4 in the Comprehensive Plan for more information on criteria of the FLU (page 77 of the pdf) https://www.seminolecountyfl.gov/core/fileparse.php/3289/urllt/Future-Land-Use-Element-and-Exhibits-FINAL.pdf	Info Only
28.	Planning and Development	<p>PD Criteria: The Planned Development (PD) Zoning District is intended to promote flexibility and innovation to meet the needs of County residents and businesses by facilitating innovative design solutions and development plans, that may be difficult to achieve under conventional zoning regulations.</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following: (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity.(8)Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.</p> <p>Additionally: Any proposed development under the PD ordinance must address the following goals: (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis. (2) Minimize transportation impacts through design elements, which may include but are not limited to: multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.</p>	Info Only

29.	Planning and Development	An application to rezone to PD is required to include a narrative addressing the following: (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative)	Info Only
30.	Planning and Development	This property is located within the Urban Bear Management Area. All commercial properties are required to place Refuse within a Bear Resistant Commercial Refuse Container. Bear Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bear access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement.	Info Only
31.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	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
33.	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
34.	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 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall	Info Only

		provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
35.	Public Works - Engineering	At Site Plan application, please demonstrate no net increase in impervious area. Otherwise, the site may need to meet additional requirements for stormwater.	Info Only
36.	Public Works - Engineering	Please ensure new parking spaces and drive aisle meet County requirements per Section 30.1223 of the County Land Development Code.	Info Only
37.	Public Works - Engineering	Please ensure ADA signage meets County requirements per detail T-19 of the County Public Works Manual.	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	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

Florida Dept of Transportation	FDOT		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: 2025-350

Title:

BOJANGLES APOPKA - PRE-APPLICATION

Project Number: 25-80000039

Project Description: Proposed Site Plan for building renovations of an existing fast food restaurant on 0.82 acres in the C-1 Zoning District located on the south side of E SR 436, east of Balmy Beach Dr

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

Parcel ID: 07-21-29-300-022B-0000

BCC District: 3-Constantine

Applicant: Hilary McKone (985) 778-8185

Consultant: Ella Ackerman (479) 273-7780



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

PROJ. #: 25-80000039

Received: 3/26/25

Paid: 3/28/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Bojangles - Apopka, FL

PARCEL ID #(S): 07-21-29-300-022B-0000

TOTAL ACREAGE: 12.92 AC. (Site: ~0.82 AC.) BCC DISTRICT: 3

ZONING: C-1 FUTURE LAND USE: Commercial

APPLICANT

NAME: Hilary McKone COMPANY: Bojangles Restaurants, Inc.

ADDRESS: 9432 Southern Pine Blvd.

CITY: Charlotte STATE: NC ZIP: 28273

PHONE: 985-778-8185 EMAIL: hmckone@bojangles.com

CONSULTANT

NAME: Ella Ackerman COMPANY: HFA-AE, LTD.

ADDRESS: 1705 S. Walton Blvd., Ste. 3

CITY: Bentonville STATE: AR ZIP: 72712

PHONE: 479-273-7780 x 206 EMAIL: ella.ackerman@hfa-ae.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Building Renovation

STAFF USE ONLY

COMMENTS DUE: 4/4 COM DOC DUE: 4/10 DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1 FLU: COM LOCATION: on the south side of E SR 436, east of Balmy Beach Dr

W/S: Seminole County BCC: 3: Constantine



Project Narrative

Bojangles – Apopka, FL

Parcel ID:

07-21-29-300-022B-0000 (Master Parcel)

Site Address:

3050 FL-436
Apopka, FL 32703

Existing Conditions:

The site is a part of the Colonial Shoppes – Bear Lake shopping center along FL-436 at the western end of Seminole County. The existing use is a Chick-fil-A QSR with parking lot, dumpster, and drive-through. There is an existing inlet in the north corner of the site that is part of the master system that ultimately connects to the FDOT system. The building is 2,310 SF.

Proposed Conditions:

The proposed project is the renovation of the existing Chick-fil-A restaurant into a Bojangles restaurant. The exterior finishes and the interior will be updated. The existing site is to remain as is including circulation, parking spaces, utility connection points, access points, and drainage patterns. Signage is to be updated to the new end user.



Property Record CardA



Parcel: 07-21-29-300-022B-0000
 Property Address: 3030 E SR 436 APOPKA, FL 32703
 Owners: AMERICAN FEDERATED TITLE CORP
 2025 Market Value \$10,905,114 Assessed Value \$10,905,114 Taxable Value \$10,905,114
 2024 Tax Bill \$137,200.02
 Retail Center-Anchored property w/1st Building size of 56,015 SF and a lot size of 12.92 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	07-21-29-300-022B-0000
Property Address	
Mailing Address	16701 COLLINS AVE STE 102 SUNNY ISL BCH, FL 33160-4201
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	6	6
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$10,905,114	\$10,386,859
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	\$10,905,114	\$10,386,859

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$137,200.02
Tax Bill Amount	\$137,200.02
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 AMERICAN FEDERATED TITLE CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 436 &
 ELY OF BALMY BEACH DR (LESS BEG INT SLY
 R/W ST RD 436 & ELY R/W BALMY BEACH DR
 RUN S 36 DEG 17 MIN 48 SEC W 200 FT S 53
 DEG 43 MIN 46 SEC E 200 FT N 36 DEG 17 MIN
 48 SEC E 200 FT N 53 DEG 43 MIN 46 SEC W
 200 FT TO BEG) & N 100 FT OF W 660 FT OF NE
 1/4 OF 18-21-29 (LESS ST RD R/W)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,905,114	\$0	\$10,905,114
Schools	\$10,905,114	\$0	\$10,905,114
FIRE	\$10,905,114	\$0	\$10,905,114
ROAD DISTRICT	\$10,905,114	\$0	\$10,905,114
SJWM(Saint Johns Water Management)	\$10,905,114	\$0	\$10,905,114

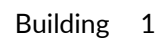
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/1/2007	\$100	06673/0352	Improved	No
TRUSTEE DEED	4/1/2007	\$20,600,000	06673/0344	Improved	No
SPECIAL WARRANTY DEED	6/1/1995	\$24,468,200	02937/0110	Improved	No
SPECIAL WARRANTY DEED	4/1/1992	\$9,743,700	02411/1692	Improved	No
WARRANTY DEED	3/1/1990	\$100	02161/1595	Vacant	No
QUIT CLAIM DEED	8/1/1987	\$100	01881/1379	Vacant	No
WARRANTY DEED	6/1/1984	\$1,660,000	01559/1003	Vacant	No
WARRANTY DEED	6/1/1984	\$100	01559/1001	Vacant	No
WARRANTY DEED	2/1/1984	\$1,400,000	01528/0179	Vacant	Yes
TRUSTEE DEED	6/1/1983	\$518,000	01467/0500	Vacant	Yes

LandA

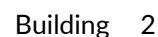
Units	Rate	Assessed	Market
516,645 SF	\$8.88/SF	\$4,587,808	\$4,587,808

* Year Built = Actual / Effective



AppendagesA

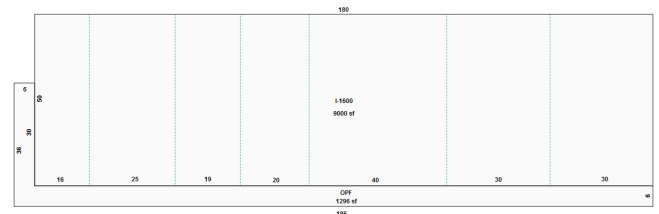
* Year Built = Actual / Effective



AppendagesA

Building InformationA	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2681
Total Area (ft ²)	
Constuction	CONCRETE & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$506,238
Assessed	\$346,773

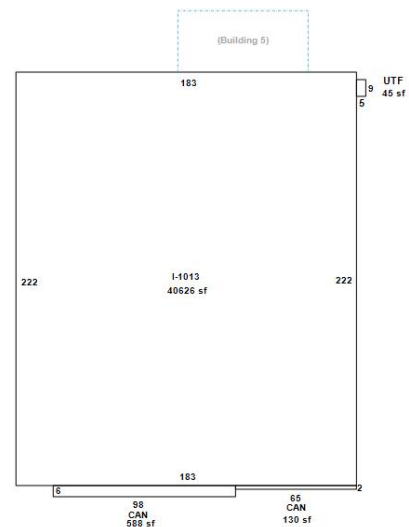
* Year Built = Actual / Effective



Building 3

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	40626
Total Area (ft ²)	
Constuction	MASONRY & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$2,242,278
Assessed	\$2,186,221

* Year Built = Actual / Effective

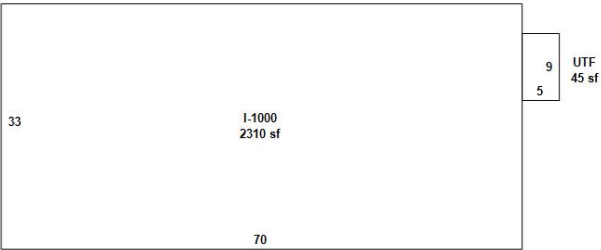


Building 4

AppendagesA	
Description	Area (ft ²)
CANOPY	130
CANOPY	588
UTILITY FINISHED	45

Building InformationA	
#	5
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2310
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$171,869
Assessed	\$167,572

* Year Built = Actual / Effective

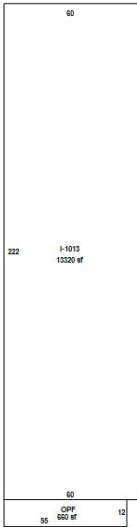


Building 5

AppendagesA	
Description	Area (ft²)
UTILITY FINISHED	45

Building InformationA	
#	6
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft²)	13320
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$938,209
Assessed	\$914,754

* Year Built = Actual / Effective



Building 6

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	660

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
14322	3030 E SR 436 : REROOF COMMERCIAL-SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 4	\$33,448	11/12/2024	10/3/2024
14784	3060 E SR 436 : REROOF COMMERCIAL-Shopping center	\$33,448	11/12/2024	10/2/2024
01950	3060 E SR 436 : ALTERATION COMMERCIAL-ALTERATION, NO OCCUP. CHANGE = CC	\$15,000		7/9/2024
05455	3030 E SR 436 : ALTERATION COMMERCIAL-1 Story Retail Center - COLONIAL SHOPPES BEAR LAKE - BROOKS REHAB UNIT 240	\$250,000	10/8/2024	6/7/2024
03631	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Retail Center - Anchored	\$16,000		4/8/2024
14939	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$13,540		11/28/2023
13957	3050 E SR 436 : ELECTRICAL - COMMERCIAL-REPLACE 225A BREAKER LIKE FOR LIKE	\$3,500		9/5/2023
02436	3030 E SR 436 : ALTERATION COMMERCIAL-INTERIOR TENANT BUILDOUT - ONE MAIN FINANCIAL (SUITE 192)	\$132,000	7/18/2023	5/22/2023
02108	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-illuminated wall sign	\$4,000		2/15/2023
21232	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign	\$10,313		12/27/2022
01848	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-DANNY RAMIREZ	\$30		11/4/2022
13895	3030 E SR 436 : ALTERATION COMMERCIAL-level 2 alt CC no CO	\$250,000	2/20/2023	10/13/2022
12013	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Signs	\$19,280		8/17/2022
10315	3030 E SR 436 : ELECTRICAL - COMMERCIAL-	\$10,000		7/5/2022
22834	3030 E SR 436 : ALTERATION COMMERCIAL-CHG OF OCC CO REQUIRED.	\$280,000	7/8/2022	4/12/2022
22462	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$55,000		12/14/2021
21051	3030 E SR 436 : MECHANICAL - COMMERCIAL-Commercial	\$22,570		11/24/2021
17690	3030 E SR 436 : SIGN (POLE,WALL,FACIA)-Wall Sign & Face Changes	\$10,700		10/18/2021
13442	3030 E SR 436 : REROOF COMMERCIAL-Commercial Re-Roof	\$475,814		8/30/2021
06753	3030 E SR 436 : ALTERATION COMMERCIAL-Vacant Retail Building SHELL CC ONLY	\$3,900,000	6/29/2022	8/12/2021
04787	3030 E SR 436 : ALTERATION COMMERCIAL-INT DEMO FOR FUTURE TENANT CC ONLY	\$160,000		4/27/2021
10802	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$7,600		7/28/2020

09969	3030 E SR 436 : MECHANICAL - COMMERCIAL-	\$9,800		7/23/2020
17938	3030 E SR 436 : ALTERATION COMMERCIAL-LEVEL 2 ALT CHG OF OCC. NEW C/O REQUIRED	\$10,000	4/29/2020	3/27/2020
17236	3030 E SR 436 : ALTERATION COMMERCIAL-retail space NEED C.O.	\$70,000	4/20/2020	2/28/2020
16936	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- Little Greek Sign	\$1,800		2/17/2020
15304	3030 E SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY CO REQ.	\$1,000	12/10/2019	12/3/2019
15586	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- WALL SIGN	\$4,000		11/18/2019
14998	3030 E SR 436 : MECHANICAL - COMMERCIAL-COMM	\$24,900		10/31/2019
10353	3030 E SR 436 : SIGN (POLE,WALL,FACIA)- ILLUMINATED WALL SIGN	\$5,000		8/9/2019
13505	SIGN - #202	\$4,000		10/5/2017
13515	WALL SIGN - #240	\$2,673		10/5/2017
13250	SIGN - #184	\$2,000		10/2/2017
12848	FIRE SPRINKLER - #232	\$5,600		9/25/2017
11189	WALL SIGN - #210	\$1,350		8/16/2017
10525	WALK IN COOLER - #232	\$1,500		8/2/2017
09110	SIGN - TROPICAL SMOOTHIE CAFE - #232	\$1,900		7/4/2017
05136	WALL SIGN - #244	\$1,300		6/28/2017
05703	INTERIOR ALTERATION - #232	\$150,000	12/13/2017	5/2/2017
14260	WALL SIGN - #612	\$2,000		12/12/2016
10207	FIRE SPRINKLER - 3030 E SR 436 #236	\$2,400		8/31/2016
09725	WALK IN COOLER - #236	\$20,500		8/18/2016
08141	WALL SIGN - #212	\$1,800		7/13/2016
08074	INSTALLATION OF 1 SET OF ILLUMINATED CHANNEL LETTERS - NEW TENANT PANEL IN EXISTING PYLON SIGN - NEW TENANT VINYL COPY ON THE EXISTING UNDER CANOPY SIGN - JIMMY JOHN'S SIGN - #236	\$1,500		7/12/2016
05303	INT BUILD OUT BUSINESS/CO REQ'D - INT BUILD OUT OF EXISTING RETAIL SPACE, METAL FRAMING, DRYWALL, HVAC, PLUMBING, ELEC & FINISHES - #236	\$135,000	12/19/2016	5/10/2016
04032	BUILDOUT - #258	\$57,000	6/8/2017	4/12/2016
00461	SIGN	\$2,000		2/1/2016
11905	WALL SIGN - #232	\$3,500		10/20/2015
12564	SIGN - #274	\$1,900		12/31/2014
11705	WALL SIGN (GIFTS).	\$2,380		12/2/2014
11037	INTERIOR ALTERATION - CHANGE OF USE - #274	\$24,500		11/10/2014
10867	SIGNAGE - #156	\$3,695		11/5/2014
10403	ELECTRICAL - #156	\$4,120		10/21/2014

10312	FIRE SPRINKLER SYSTEM INSTALLATION - #156	\$2,300		10/17/2014
08479	INTERIOR ALTERATION - #156	\$158,000		8/26/2014
06296	ELECTRICAL	\$1,059		6/26/2014
06052	INSTALL CHANNEL LETTERS ON WALL - #244	\$400		6/19/2014
04484	TENANT ALTERATION - #244	\$28,000	7/31/2014	5/13/2014
04201	ALTERATION - #210	\$50,000	9/12/2014	5/7/2014
03786	REMOVE & REPLACE CHANNEL LETTERS - #116 - 3060 E SR 436	\$1,800		4/25/2014
02596	INSTALL ILLUMINATED CHANNEL WALL SIGN - HOOKED INTO EXISTING ELECTRIC - PHARMACY - THE MEDICINE SHOPPE - #164	\$2,540		3/25/2014
00365	FIRE SPRINKLER SYSTEM INSTALLATION	\$900		1/15/2014
06097	INTERIOR ALTERATION - #120 - 3060 E SR 436	\$7,000		7/19/2013
03105	REMODEL - #164	\$50,000		4/23/2013
02717	SIGN.	\$2,200		4/23/2013
03058	INTERIOR ALTERATION - CHANGE OF USE - #112	\$34,827	8/21/2013	4/22/2013
02569	SIGN.	\$2,375		4/15/2013
02392	DEMOLISHING NON-LOAD BEARING INTERIOR WALLS - ALL EXISTING PLUMBING, ELECTRICAL, & HVAC TO REMAIN - #112	\$1,800		4/3/2013
02156	FIRE SPRINKLER SYSTEM INSTALATION.	\$2,400		4/3/2013
01850	INSTALLING ELECTRICAL FOR SECURITY SYSTEM - #196	\$360		3/14/2013
09452	INTERIOR ALTERATION - MIXED USE STRIP CENTER - #274	\$150,000		12/20/2012
09202	ADD 40 AMP ELECTRICAL SERVICE TO EXISTING BUILDING - #274	\$2,000		12/13/2012
08689	INSTALL ONE SET OF INTERNALLY ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS & INSTALL NEW VINYL COPY ONTO EXTERIOR PYLON SIGN - #144 - LA FITNESS	\$2,374		11/21/2012
06163	INSTALL INTERNALLY ILLUMINATED CHANNEL LETTER SIGN - #154	\$1,500		8/13/2012
05541	MECHANICAL - #140	\$7,005		7/24/2012
04678	INSTALL WALL SIGN FOR MATHNASIUM - #256	\$2,140		6/21/2012
04107	2 SETS OF CHANNEL LETTERS & 1 FACE PYLON SIGN - #258 - WE BUY GOLD	\$2,350		6/1/2012
03747	CHANGE OF ELECTRICAL SERVICE - #264 - MATTRESS BARN	\$0		5/18/2012
02696	TURNING 1 UNIT INTO 2 - #256	\$20,000		4/12/2012
00165	INSTALL WALK-IN COOLER - FREEZER - #212	\$5,700		1/9/2012
00137	INSTALL 2 ILLUMINATED CHANNEL LETTERS @ 2 LOCATIONS - #264	\$1,185		1/9/2012

09587	INSTALL UL 300 FIRE SUPPRESSION SYSTEM - #212	\$2,300		12/16/2011
09554	MOVE RANGE HOOD - NFPA96 - #212 - PITA PIT	\$2,280		12/15/2011
09399	ADD & RELOCATE FIRE SPRINKLER HEADS - #212 - PITA PIT	\$850		12/9/2011
09305	INTERIOR RENOVATIONS - #212	\$21,500	1/26/2012	12/6/2011
08962	WALL SIGN - #212 - PITA PITT	\$4,600		11/18/2011
08860	INTERIOR ALTERATIONS - MATTRESS - #264	\$35,000		11/15/2011
07902	WALL SIGN - #274 - MENCHIES FROZEN YOGURT	\$5,875		10/6/2011
07700	INTERIOR ALTERATION - #116 - 3060 E SR 436	\$12,185		9/27/2011
06792	WALL SIGN - B CUPCAKES - #196	\$2,100		8/22/2011
06485	INTERIOR REMODEL - #196 - B'S CUPCAKES	\$26,781		8/10/2011
06349	TENANT IMPROVEMENT - #274 - MENCHIES FROZEN YOGURT SHOP	\$75,000		8/4/2011
05772	DEMO QUIZNO'S WALL SIGN & CAP-OFF ELECTRIC - #212	\$800		7/18/2011
05561	INTERIOR ALTERATIONS - #112 - NO CO REQUIRED	\$3,000		7/14/2010
02919	WALL SIGN FOR TUESDAY MORNING - #140	\$232		4/14/2010
00777	ADD SPRINKLERS - #100 - SUSTAIN NATURAL FOODS; PAD PER PERMIT 3060 E SR 436	\$200		2/2/2010
10016	INTERIOR ALTERATION - #100; PAD PER PERMIT 3060 E SR 436	\$55,156	4/6/2010	12/30/2009
07927	WALL SIGN - #192	\$7,000		10/5/2009
04433	MECH & COND- SUITE 180	\$4,682		6/2/2009
03303	SECURITY SYSTEM - #154	\$800		4/30/2009
03242	MINOR INTERIOR ALT SUITE 236	\$750		4/28/2009
02957	ADDING RECEPTACLES - #154	\$2,400		4/20/2009
01893	INTERIOR FIRE PARTITION - #244	\$11,500		3/11/2009
08839	INSTALL SECURITY SYSTEM - #164	\$2,372		8/27/2008
08412	RELOCATE SPRINKLER HEADS FOR INTERIOR ALTERATION - MEDICINE SHOPPE - #164	\$1,250		8/11/2008
07771	WALL SIGN - MEDICINE SHOPPE - #164	\$2,138		7/22/2008
05488	ELECTRIC FOR NEW LIFT STATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$1,500		5/23/2008
05501	INTERIOR ALTERATION - #164	\$60,000	9/12/2008	5/23/2008
04474	EXTEND THE FACADE @ ENTRANCE OF FITNESS CENTER - NO INTERIOR WORK	\$10,000		4/29/2008
01560	INSTALL SELF-CONTAINED WALK-IN COOLER - DAILY GRIND	\$2,500		2/14/2008
01432	WALL SIGN - MANE STAGE SALON - #252	\$2,143		2/11/2008

01050	INSTALL FIRE SPRINKLERS - THE DAILY GRIND - #100; PAD PER PERMIT 3060 E SR 436	\$1,621		1/31/2008
00917	GREASE TRAP & SMALL ADDITION - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$20,000		1/29/2008
00874	REROOF; PAD PER PERMIT 3050 E SR 436	\$19,355		1/28/2008
00726	RANGE HOOD SUPPRESSION SYSTEM - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$850		1/23/2008
00518	DIRECTIONAL & WALL SIGNS - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$2,400		1/16/2008
11385	WALL SIGN @ STUDIO FUN; PAD PER PERMIT 3050 E SEMORAN BLVD	\$2,147		10/16/2007
09530	INSTALL FIRE SPRINKLERS - #104; PAD PER PERMIT 3060 E SEMORAN BLVD	\$1,000		8/24/2007
08963	SIGN - SOAPY'S DOG WASH - SUITE #120; PAD PER PERMIT 3060 E SR 436	\$2,250		8/10/2007
08850	INSTALL FIRE SPRINKLERS - #100	\$1,500		8/8/2007
07887	INTERIOR ALTERATION - DAILY GRIND COFFEE HOUSE & CAFE - #100; PAD PER PERMIT 3060 E SEMORAN BLVD	\$130,000	6/5/2008	7/18/2007
07329	DOG WASH - #120; PAD PER PERMIT 3060 E SR 436	\$29,000		7/3/2007
06380	DEMOLISH INTERIOR WALLS & RECONSTRUCT - #100; PAD PER PERMIT 3060 E SR 436	\$39,798	9/4/2007	6/13/2007
04627	INTERIOR ALTERATION - CHICK-FIL-A; PAD PER PERMIT 3050 E SEMORAN BLVD	\$142,300	2/14/2008	5/2/2007
04628	WALK-IN FREEZER - CHICK-FIL-A; PAD PER PERMIT 3050 E SR 436	\$36,000		5/2/2007
02896	WALL SIGN - ALLSTATE - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,200		3/22/2007
13837	INSTALL FIRE SPRINKLERS - #212	\$1,000		12/19/2006
11041	QUIZNO'S WALL SIGN - #212	\$2,100		9/26/2006
10796	SUITE #212 - QUIZNOS; PAD PER PERMIT 522 LAKE EAGLE LN	\$75,000	12/27/2006	9/20/2006
10679	INSTALL FIRE SPRINKLERS - #204	\$2,100		9/18/2006
09401	WALL SIGN	\$2,500		8/14/2006
07993	INSTALL FIRE SPRINKLERS - #184	\$1,082		7/11/2006
07979	WALL SIGN - #112; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,100		7/10/2006
06492	WALL SIGN - #200	\$1,200		6/2/2006
06474	INTERIOR ALTERATION - #204	\$145,000	10/10/2006	6/1/2006
06256	INTERIOR TO CORRECT VIOLATIONS - #210	\$1,000		5/26/2006
06194	REPLACE FASCIA ON POLE SIGN & REPLACING WALL SIGN - SUITE #192/SPRINT	\$2,300		5/25/2006
05547	INSTALL FIRE SPRINKLERS - #200	\$2,606		5/11/2006
04786	INSTALL FIRE SPRINKLERS - #204	\$2,486		4/26/2006
04757	INSTALL FIRE SPRINKLERS - #202	\$1,340		4/25/2006

04672	INTERIOR BUILDOUT - #204	\$70,000	6/13/2006	4/24/2006
04501	INSTALL FIRE SPRINKLERS - #196	\$1,327		4/19/2006
04075	INTERIOR BUILDOUT - #202	\$30,000	6/21/2006	4/10/2006
03710	INTERIOR ALTERATION - SUITE #196	\$48,357	5/15/2006	4/3/2006
03583	INTERIOR BUILDOUT - #184	\$39,862	7/27/2006	3/31/2006
03584	INTERIOR BUILDOUT - #112	\$87,954	5/30/2006	3/31/2006
03322	INSTALL FIRE SPRINKLERS - #210	\$1,400		3/27/2006
03323	INSTALL FIRE SPRINKLERS - #212	\$1,400		3/27/2006
02261	DENTAL OFFICE INTERIOR BUILDOUT - SUITE #200	\$50,000	7/14/2006	2/28/2006
02156	INTERIOR BUILDOUT - #212	\$30,000	4/12/2006	2/24/2006
02051	INTERIOR ALTERATION - #210	\$30,000	4/12/2006	2/22/2006
01247	WALL SIGN - #200	\$900		2/3/2006
00583	SIGN; PAD PER PERMIT 3052 E SEMORAN BLVD	\$2,280		1/18/2006
00342	INSTALL FIRE SPRINKLERS/MAIN - #200	\$3,000		1/11/2006
00341	INSTALL FIRE SPRINKLERS/MAIN - #208	\$1,800		1/11/2006
19854	INTERIOR BUILDOUT - #200	\$170,820	1/26/2006	11/17/2005
19855	INTERIOR BUILDOUT - #208	\$85,410	1/26/2006	11/17/2005
19731	INTERIOR ALTERATION - SUITE #208	\$79,782		11/16/2005
19356	SIGN - #192	\$1,225		11/7/2005
19019	INSTALL FIRE SPRINKLERS - #192	\$3,800		10/28/2005
17820	TENANT BUILDOUT - #192	\$140,000	1/11/2006	9/28/2005
16958	WALL SIGN - CAREER USA - #116; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,474		9/13/2005
16282	INSTALL WALL SIGN - #160	\$1,250		8/30/2005
14817	INSTALL FIRE ALARM SYSTEM - #144	\$22,500		8/3/2005
13894	INSTALL FIRE SPRINKLERS - #160	\$678		7/19/2005
11933	NEW TENANT BUILDOUT - SUITE #160	\$19,000	8/8/2005	6/20/2005
10480	AWNING ON STORE FRONT - #144	\$1,500		5/26/2005
09562	INSTALL WALL SIGN ON STORE FRONT - LIFESTYLE FAMILY FITNESS - #144	\$6,684		5/12/2005
09137	REPLACE 2 A/C UNITS ON ROOF - TUESDAY MORNINGS - #140	\$61,000		5/6/2005
08551	INSTALL NEW WET FIRE PROTECTION SYSTEM TO REPLACE OLD - LIFE STYLE FAMILY FITNESS - #144	\$46,256		4/28/2005
03943	ADD 7 SPRINKLERS DUE TO THE ADDITION OF FIREWALL ON WEST SIDE; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,000		2/22/2005
03828	DEMOLISH, FRAMING WALLS, & ADDING ELECTRICAL SWITCHES & OUTLETS - #144	\$50,000	5/16/2005	2/21/2005
02478	INTERIOR BUILDOUT - #144	\$1,300,000	9/22/2005	2/2/2005
14741	INSTALL FIRE SPRINKLERS FOR CARVEL ICE-CREAM - SUITE #228	\$4,400		11/17/2004
14570	WALL SIGN FOR CARVEL - #232	\$1,800		11/15/2004

13352	RANGEHOOD SUPPRESSION SYSTEM FOR BURGER KING #5969; PAD PER PERMIT 3010 E SEMORAN BLVD	\$1,294		10/28/2004
11805	INTERIOR BUILDOUT FOR NEW CARVEL ICE-CREAM	\$120,000	12/23/2004	10/6/2004
10969	DEMOLITION OF CURRENT OFFICES - CONVERTING TO ICE CREAM SHOP; PAD PER PERMIT 3010 E SEMORAN BLVD	\$2,500		9/22/2004
09544	INSTALL GREASE TRAP FOR CHINESE RESTAURANT - #132	\$5,000		8/23/2004
08445	REMOVE BLOCKBUSTER AWNING & REPLACE W/NEW - #264	\$0		7/22/2004
05601	MECHANICAL & CONDENSOR	\$4,826		5/13/2004
13974	INSTALL FIRE SPRINKERS/MAIN - #120	\$1,800		12/16/2003
12711	TENANT BUILDOUT - #164	\$40,000	12/22/2003	11/12/2003
08506	MECHANICAL & CONDENSOR	\$9,120		7/30/2003
07059	MECHANICAL & CONDENSOR - #128	\$4,651		6/1/2003
03627	INTERIOR - #164	\$2,200		4/1/2003
00303	REROOF	\$189,300		1/1/2003
00665	WALL SIGN - #140	\$0		1/1/2003
11091	INSTALL FIRE SPRINKLERS/MAIN	\$0		11/1/2002
10539	INSTALL FIRE SPRINKLERS/MAIN	\$2,739		10/1/2002
09976	INSTALL FIRE SPRINKLERS/MAIN; #112	\$2,585		10/1/2002
09980	INSTALL FIRE SPRINKLERS/MAIN; #140	\$600		10/1/2002
09025	INTERIOR - #112	\$80,000	12/30/2002	9/1/2002
09240	RENOVATIONS; #140	\$12,843		9/1/2002
08920	INTERIOR ALTERATION	\$6,220		9/1/2002
09398	WALL SIGN; PAD PER PERMIT 3030 SEMORAN BLVD #120	\$0		9/1/2002
06691	WALL SIGN; #164	\$0		7/1/2002
01933	REROOF; PAD PER PERMIT 3010 E SEMORAN BLVD	\$7,500		2/1/2002
09889	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 3060 E SEMORAN BLVD	\$2,320		10/1/2001
05788	MERCANTILE - COFFEE SHOP	\$100,000		6/1/2001
03010	TENANT BUILDOUT 3030 E SEMORAN BLVD 100	\$1,200	11/16/2001	4/1/2001
03152	WALL SIGN	\$0		4/1/2001
00947	ELECTRIC WIRING	\$1,200		2/1/2001
00030	SIGN(POLE,WALL,FACIA)	\$800		1/1/2001
06014	WALL SIGN	\$0		6/29/2000
05545	INSTALL FIRE SPRINKLERS/MAIN; CONTRACTOR - ANDERSON MIKE	\$1,250		6/15/2000
04609	FP FIRE NEW CONSTRUCTION & MECHANICAL ALL OTHER; CONTRACTOR - HARTMAN, BRYAN SCOTT; AUDIOLOGICAL CONSULTANTS OF AMERICA	\$28,000		5/18/2000

13038	3030 E SR 436 : ALTERATION COMMERCIAL-Cloud Factory	\$1,500	7/30/2020	1/1/2000
10619	INSTALL FIRE SPRINKLERS/MAIN	\$734		12/1/1999
08914	ADD/ALT	\$34,300		11/1/1999
04845	BLOCKBUSTER, INC	\$50,000	8/20/1999	6/1/1999
04684	REVAMP EXIST FIRE SPRINKLER SYSTEM	\$1,850		6/1/1999
00653	ADD-ON SPRINKLER; BEAR LAKE PLAZA	\$0		1/1/1999
09290	INTERIOR ALTERATION	\$154,000	6/25/1999	11/1/1998
07935	GATOR'S DOCKSIDE/COOLER PAD	\$1,500		10/1/1998
08484	DEMO FOOD LION	\$20,000		10/1/1998
07987	DEMO INTERIOR DISCOVERY ZONE; BEAR LAKE VILLAGE	\$2,000		10/1/1998
08455	DEMO OF FIRE SPRINKLERS; BEAR LAKE VILLAGE PUBLIX	\$500		10/1/1998
00816	PERMIT DOES NOT STATE WORK DESCRIPTION; THE FINANCIAL CENTER STE 164	\$1,200	8/5/1998	2/1/1998
00294	INSTALL DRESSING ROOMS; LABELS FOR LESS STE #144	\$2,000		1/1/1998
04753	RELOCATE SERVICE LATERAL; POSITANO ITALIAN RESTAURANT	\$5,000		7/1/1997
01398	SAFETY; POSITANO RESTAURANT UNIT 108	\$200		3/1/1997
00830	FIRE SPRINKLERS FOR 16000 VIDEOS	\$570		2/1/1997
00401	WATER SOFTENER; CAFE POSITANO	\$0		1/1/1997
07949	PERMIT DOES NOT STATE WORK DESCRIPTION; CAFE POSITANO	\$425		12/1/1996
07434	INSTALL EXHAUST HOODS & COOLER	\$12,000		11/1/1996
07667	CHICK FIL-A BURGLAR ALARM	\$0		11/1/1996
07470	CHICK-FIL-A HOOD SYSTEM; PAD PER PERMIT 3050 SEMORAN BLVD E	\$4,200		11/1/1996
07304	FIRE EQUIPMENT FOR CHICK-FIL-A; PAD PER PERMIT 3050 SEMORAN BLVD E	\$900		11/1/1996
06090	CHICK-FIL-A RESTAURANT PAD PER PERMIT 3050 SEMORAN BLVD E	\$300,000	12/6/1996	9/1/1996
05507	POSITANO RESTAURANT-INTERIOR; CO DATE 01/29/97	\$175,000		8/1/1996
05657	BUONGIORNA POSITANO PIZZERIA-FIRE PROTECTION	\$3,650		8/1/1996
00687	SIDEWALK-MATTRESS	\$600		2/1/1996
00140	FAST SIGNS INTERIOR	\$13,376	2/28/1996	1/1/1996
00542	MATTRESS MAVIN-INTERIOR U-164	\$10,000	3/1/1996	1/1/1996
07559	ADD DOOR-GATORS DOCKSIDE	\$650		11/1/1995
05159	GATORS DOCKSIDE STE 180	\$1,800		8/1/1995
04603	GATORS DOCKSIDE RANGE HOOD SYS	\$8,505		7/1/1995
04604	FIRE EXTINGUISH	\$1,270		7/1/1995
04962	GATORS DOCKSIDE-SEMINOLE SAFETY SYSTEMS	\$1,000		7/1/1995
04303	GATORS DOCKSIDE UNIT 180	\$1,760		6/1/1995

03582	GATORS DOCKSIDE UNIT #180	\$30,000	8/4/1995	5/1/1995
04835	TOOLS FOR TEACHING STE 240 NO DESCRIPTION	\$3,950	7/29/1994	7/1/1994
04714	TOOLS FOR TEACHING STE 240	\$3,950		7/1/1994
02684	NO DESCRIPTION SEMINOLE SAFETY SYSTEMS IS COMPANY DOING WORK	\$1,000		4/1/1994
01105	STEPHENS BEAUTY SALOON NO DESCRIPTION	\$11,425	3/17/1994	2/1/1994
07346	WALL SIGN	\$0		6/21/1960

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO CONC	1996	1040	\$5,658	\$2,263
COMMERCIAL ASPHALT DR 2 IN	1989	280500	\$757,350	\$302,940
BRICK WALL - SF	1989	5406	\$114,769	\$45,908
WALKS CONC COMM	1996	711	\$3,868	\$1,547
POLE LIGHT 1 ARM	1989	12	\$22,248	\$22,248
COMMERCIAL CONCRETE DR 4 IN	1996	2856	\$15,537	\$6,215
WOOD UTILITY BLDG	1996	224	\$3,284	\$1,314
POLE LIGHT 1 ARM	1996	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1996	3	\$10,815	\$10,815

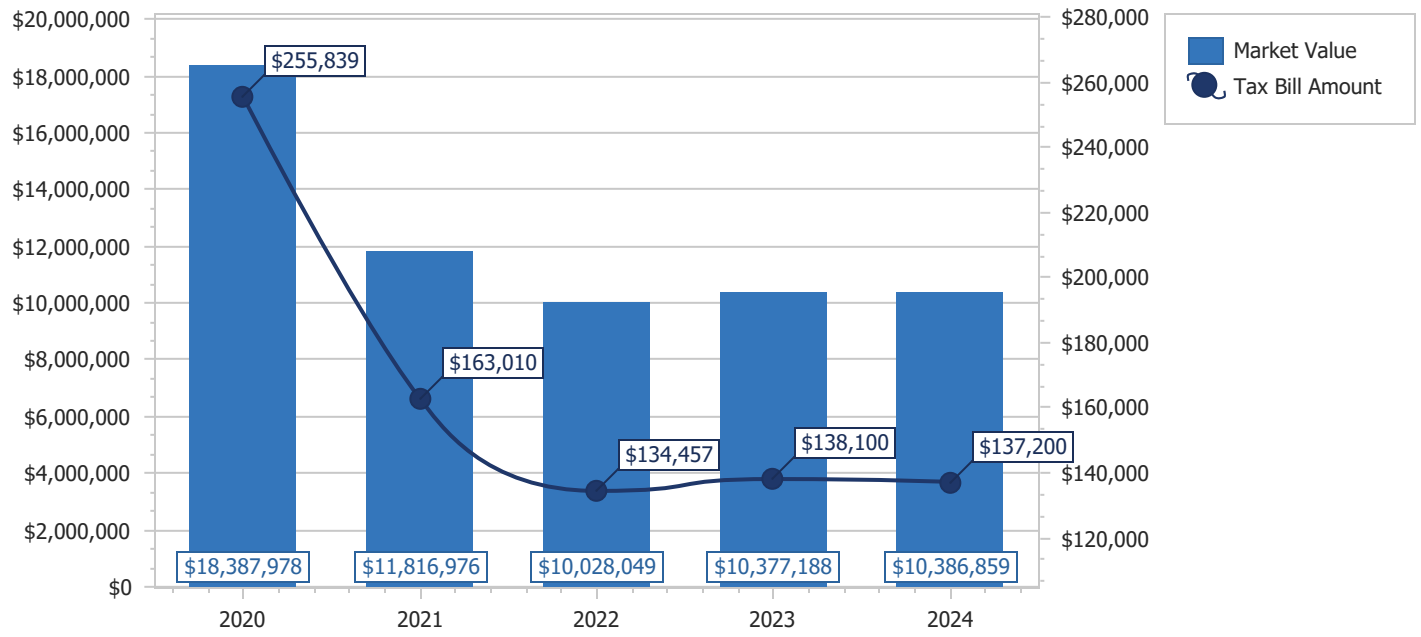
ZoningA	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

School DistrictsA	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

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

Receipt Details

Date: 3/28/2025 9:05:22 AM
Project: 25-80000039
Credit Card Number: 48*****7692
Authorization Number: 058302
Transaction Number: 280325C2B-82CA2FA5-2222-446C-BA4B-E30613EB48A6
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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, April 11, 2025, in order to place you on the Wednesday, April 16, 2025 meeting agenda.

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

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

PROJECT NAME:	BOJANGLES APOPKA - PRE-APPLICATION	PROJ #: 25-80000039
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	3/26/25	
RELATED NAMES:	EP ELLA ACKERMAN	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	07-21-29-300-022B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR BUILDING RENOVATIONS ON 0.82 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE EAST SIDE OF E SR 426, EAST OF BALMY BEACH DR	
NO OF ACRES	0.82	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	ON THE SOUTH SIDE OF E SR 436, EAST OF BALMY BEACH DR	
FUTURE LAND USE	COM	
APPLICANT:		CONSULTANT:
HILARY MCKONE BOJANGLES RESTAURANTS INC 9432 SOUTHERN PINE BLVD CHARLOTTE NC 28273 (985) 778-8185 HMCKONE@BOJANGLES.COM		ELLA ACKERMAN HFA-AE, LTD 1705 S WALTON BLVD STE 3 BENTONVILLE AR 72712 (479) 273-7780 ELLA.ACKERMAN@HFA-AE.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.

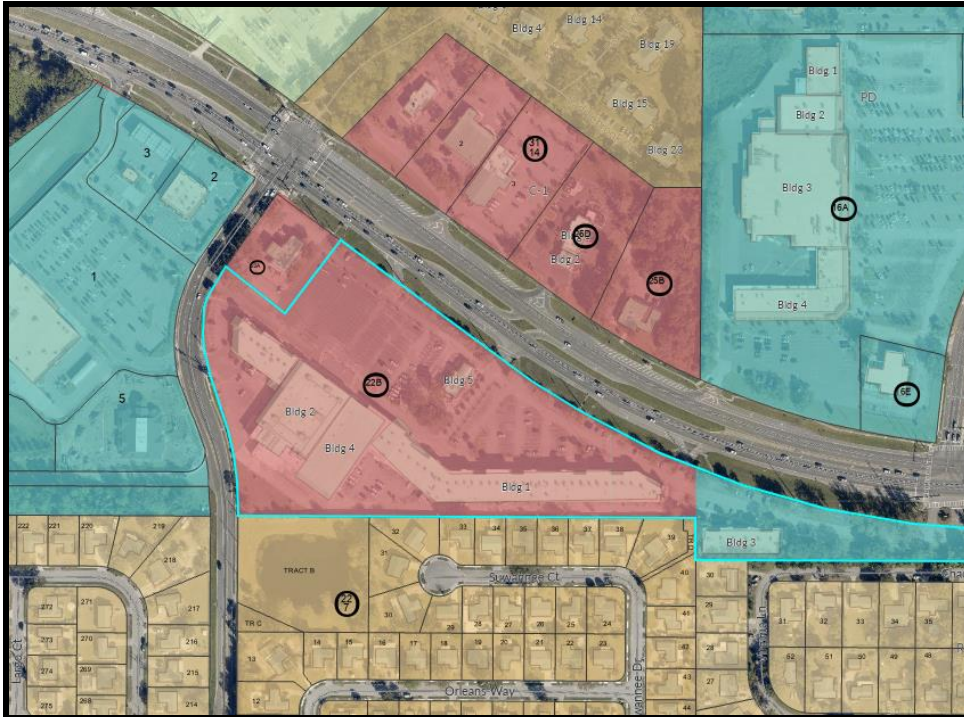
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a fast-food restaurant is permitted.
- Since there are no site modifications being made to the existing fast-food site, you may proceed to building permitting.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	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.
2	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
3	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
4	Comprehensive Planning	Proposed use is consistent with Future Land Use COM. Future Land Use of COM has maximum FAR 0.35
5	Environmental Services	Seminole County Utilities will continue to be the water/sewer service provider for this development. Further review will be reserved for future site/engineering plan.
6	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/
7	Planning and Development	This property has a Commercial Future Land Use and C-1 (Retail Commercial) zoning. The proposed use of a fast-food restaurant is permitted.
8	Planning and Development	Parking requirement can be found in SCLDC Chapter 30 Part 11. Parking requirements for the subject use are: 5 parking spaces for every 1,000 square feet
9	Planning and Development	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
10	Planning and Development	Since there are no site modifications being made to the existing fast-food site, you may proceed to building permitting.
11	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
12	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.
13	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

14	Public Works - Engineering	At Site Plan application, please demonstrate no net increase in impervious area. Otherwise, the site may need to meet additional requirements for stormwater.
15	Public Works - Engineering	Please ensure ADA signage meets County requirements per detail T-19 of the County Public Works Manual.
16	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.

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	No Review Required	Hilary Padin hpadin@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Hilary Padin hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff jgoff@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@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