



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, September 3, 2025

9:00 AM

This meeting will be held remotely via Teams. The public may email devrevdesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

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 (TEAMS) LIGONIER MAINTENANCE BUILDING - SITE PLAN

[2025-820](tel:2025-820)

Project Number: 25-06000031

Project Description: Proposed Site Plan for a maintenance building for an existing private school on 42.17 acres in the PD Zoning District located on the south side of Wayside Dr at Ligonier Ct

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

Parcel ID: 30-19-30-300-032D-0000+++

BCC District: 5-Herr

Applicant: Derek Walters (615) 622-7200

Consultant: N/A

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

9:20AM (TEAMS) BEARDALL INDUSTRIAL - SITE PLAN**[2025-821](#)****Project Number:** 25-06000034**Project Description:** Proposed Site Plan for a warehouse on 4.41 acres in the M-1 Zoning District located on the west side of N Beardall Ave, north of E SR 46**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-019B-0000**BCC District:** 5-Herr**Applicant:** Jonathan Soule (240) 372-1845**Consultant:** Roy Tyson (321) 754-0456**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****TUSKAWILLA ASSISTED LIVING - PRE-APPLICATION****[2025-823](#)****Project Number:** 25-80000089**Project Description:** Proposed Site Plan for a 16 bed assisted living facility on 1.77 acres in the A-1 Zoning District located on the east side of of Tuskawilla Rd, south of Parker Ct**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 36-21-30-300-001B-0000**BCC District:** 1-Dallari**Applicant:** Komal Vaish (540) 908-7061**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-820

Title:

9:00AM (TEAMS) LIGONIER MAINTENANCE BUILDING - SITE PLAN

Project Number: 25-06000031

Project Description: Proposed Site Plan for a maintenance building for an existing private school on 42.17 acres in the PD Zoning District located on the south side of Wayside Dr at Ligonier Ct

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

Parcel ID: 30-19-30-300-032D-0000+++

BCC District: 5-Herr

Applicant: Derek Walters (615) 622-7200

Consultant: N/A



PM: Kaitlyn
Kaitlyn

25-06000031

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

PROJ. #: ~~25-00000011~~

Received: 7/29/25

Paid: 7/31/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>5,248</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>10,622</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>15,870</u>	
(TOTAL NEW ISA <u>15,870</u> /1,000 = <u>15.87</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$2,896.75</u>	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Ligonier Maintenance Building			
PARCEL ID #(S): 30-19-30-300-032D-0000 +++++			
DESCRIPTION OF PROJECT: Maintenance building with associated driveway isles & parking			
EXISTING USE(S): Church/Religious		PROPOSED USE(S): Church/Religious	
ZONING: PD (Ligonier)	FUTURE LAND USE: Low Density Residential	TOTAL ACREAGE: 42.17	BCC DISTRICT: 5
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: 56 yd^3			

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Derek Walters		COMPANY: Catalyst Design Group	
ADDRESS: 1085 W. Morse Blvd.			
CITY: Winter Park	STATE: FL	ZIP: 32789	
PHONE: (615) 622-7200		EMAIL: dwalters@catalyst-dg.com	
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME:		COMPANY:	
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:		EMAIL:	
OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Ligonier Ministries Inc.			
ADDRESS: 421 Ligonier Ct.			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: (407) 333-4244		EMAIL: jmoore@ligonier.com	
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)			
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)			
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>	
VESTING:	_____	_____	
TEST NOTICE:	_____	_____	
<input type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.			
<input checked="" type="checkbox"/> Not applicable			

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

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

Derek Walters

SIGNATURE OF AUTHORIZED APPLICANT

07-29-2025

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, Ligonier Ministries Inc., the owner of record for the following described property [Parcel ID Number(s)] 30-19-30-300-032D-0000 hereby designates Catalyst Design Group to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

06.17.2025

Date


Property Owner's Signature

James W. Moore / VP of Administration

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 James W. Moore (property owner),

☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 18 day of June, 20 25.



JARIELYS METTE SOLORZANO
Notary Public
State of Florida
Comm# HH672697
Expires 2/20/2029


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): _____

Ligonier Ministries, Inc. is a religious non-profit with no owners, shareholders, trustees, general or limited partners, or contract purchasers. Please see our Sunbiz annual report, attached.

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

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:


06.18.2025

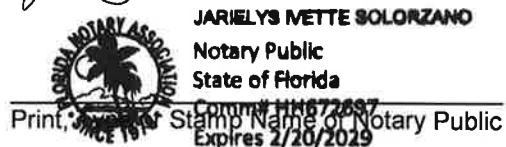
Date


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2025, by James W. Moore, who is ☒ personally known to me, or ☐ has produced _____ as identification.


Signature of Notary Public


JARIELYS METTE SOLORZANO
Notary Public
State of Florida
Commission #HH672697
Expires 2/20/2029

DOCUMENT# N21000005978

Entity Name: LIGONIER MINISTRIES, INC.

Current Principal Place of Business:

421 LIGONIER COURT
SANFORD, FL 32771

Current Mailing Address:

421 LIGONIER COURT
SANFORD, FL 32771 US

FEI Number: 25-1298611

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MARYBETH L. PULLUM
382 VISTA OAK DRIVE
LONGWOOD, FL 32779 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name SPROUL, VESTA
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name STOLTZFUS, DAVID
Address 244 S. PINE ST.
19520
City-State-Zip: ELVERSON PA 19520

Title DIRECTOR, CHAIRMAN
Name GODFREY, W. ROBERT
Address 1725 BEAR VALLEY PARKWAY
City-State-Zip: ESCONDIDO CA 92027-4128

Title DIRECTOR
Name DOROTIAK, SHERRIE
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name MISEYKO, GREGORY
Address 2900 14TH ST., CAUSEWAY, NE
APT#1001
City-State-Zip: POMPANO BEACH FL 33062

Title DIRECTOR
Name CAMPISI, JAMES
Address 315 E. NEW ENGLAND AVE.
#29
City-State-Zip: WINTER PARK FL 32789

Title DIRECTOR
Name HARPER, WILLIAM
Address 4135 SANDRIDGE DRIVE
City-State-Zip: JACKSON MS 39211

Title DIRECTOR
Name FERGUSON, SINCLAIR
Address 21 TOMMY ARMOUR PLACE
City-State-Zip: CARNOUSTIE ANGUS DD7 7TQ

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES MOORE

VP OF ADMIN/CORP SEC 04/02/2025

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title PRESIDENT
Name LARSON, CHRIS
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title TREASURER
Name BERRY, DIANE
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name PARSONS, BURK
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title SECRETARY
Name MOORE, JAMES
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name WOHLER, ROBERT
Address 17 W SAINT LUCIA LANE
City-State-Zip: SANTA ROSA BEACH FL 32459-7505

Title DIRECTOR
Name MOWERY, ROBERT
Address 7002 FOREST LANE
City-State-Zip: DALLAS TX 75230



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

Detail by Entity Name

Florida Not For Profit Corporation

LIGONIER MINISTRIES, INC.

Filing Information

Document Number N21000005978
FEI/EIN Number 25-1298611
Date Filed 04/13/2021
Effective Date 01/14/1975
State FL
Status ACTIVE

Principal Address

421 LIGONIER COURT
 SANFORD, FL 32771

Mailing Address

421 LIGONIER COURT
 SANFORD, FL 32771

Registered Agent Name & Address

MARYBETH L. PULLUM
 382 Vista Oak Drive
 Longwood, FL 32779

Address Changed: 04/20/2023

Officer/Director Detail

Name & Address

Title Director

SPROUL, VESTA
 421 LIGONIER COURT
 SANFORD, FL 32771

Title Director

MISEYKO, GREGORY
 2900 14th St., Causeway, NE
 Apt#1001
 Pompano Beach, FL 33062

Title Director

STOLTZFUS, DAVID
244 S. Pine St.
19520
ELVERSON, PA 19520

Title Director

CAMPISI, JAMES
315 E. New England Ave.
#29
Winter Park, FL 32789

Title Director, Chairman

Godfrey, W. Robert
1725 Bear Valley Parkway
Escondido, CA 92027-4128

Title Director

Harper, William
4135 Sandridge Drive
Jackson, MS 39211

Title Director

DOROTIAK, SHERRIE
421 LIGONIER COURT
SANFORD, FL 32771

Title Director

FERGUSON, SINCLAIR
21 Tommy Armour Place
Carnoustie Angus DD7 7TQ GB

Title President

Larson, Chris
421 LIGONIER COURT
SANFORD, FL 32771

Title Secretary

Moore, James
421 LIGONIER COURT
SANFORD, FL 32771

Title Treasurer

Berry, Diane
421 LIGONIER COURT
SANFORD, FL 32771

Title Director

Wohleber, Robert
17 W Saint Lucia Lane
Santa Rosa Beach, FL 32459-7505

Title DIRECTOR

Parsons, Burk
421 LIGONIER COURT
SANFORD, FL 32771

Title DIRECTOR

Mowery, Robert
7002 Forest Lane
Dallas, TX 75230

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2024	09/21/2024
2025	04/02/2025

Document Images

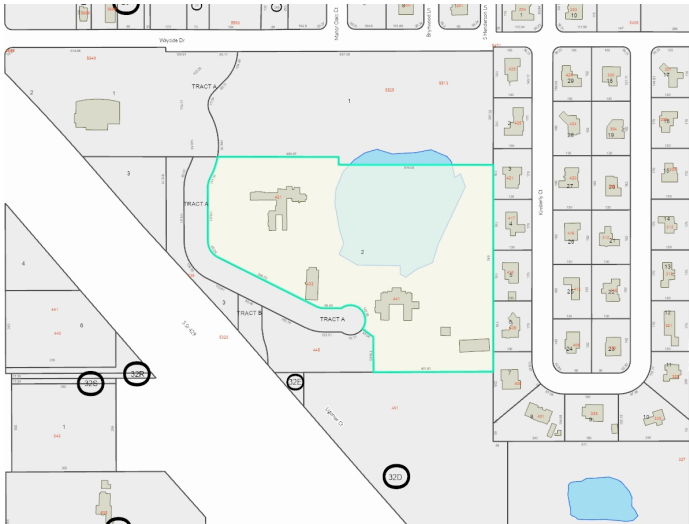
04/02/2025 -- ANNUAL REPORT	View image in PDF format
09/21/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
05/21/2021 --	View image in PDF format

Property Record CardA



Parcel: 30-19-30-522-0000-0020
 Property Address: 441 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$5,158,766 Assessed Value \$5,158,766 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$63,323.85
 The / Private School & College property is 8,720 SF and a lot size of 11.98 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	30-19-30-522-0000-0020
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$4,230,717	\$4,095,585
Depreciated Other Features	\$220,771	\$173,695
Land Value (Market)	\$707,278	\$524,713
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,158,766	\$4,793,993
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	\$5,158,766	\$4,793,993

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$63,323.85
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$63,323.85

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LIGONIER MINISTRIES INC

Legal DescriptionA

LOT 2
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,158,766	\$5,158,766	\$0
Schools	\$5,158,766	\$5,158,766	\$0
FIRE	\$5,158,766	\$5,158,766	\$0
ROAD DISTRICT	\$5,158,766	\$5,158,766	\$0
SJWM(Saint Johns Water Management)	\$5,158,766	\$5,158,766	\$0

SalesA

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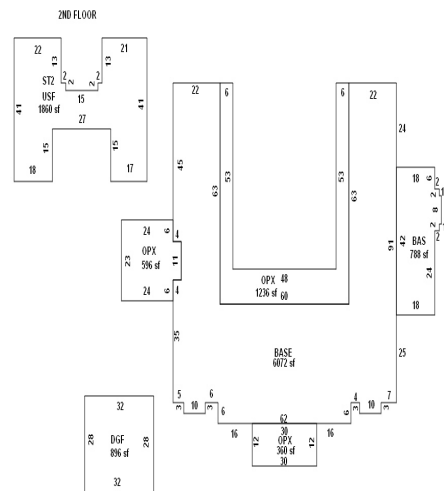
LandA

Units	Rate	Assessed	Market
9.43 Acres	\$75,000/Acre	\$707,250	\$707,250
2.61 Acres	\$10.70/Acre	\$28	\$28

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981/1995
Bed	
Bath	
Fixtures	24
Base Area (ft ²)	6072
Total Area (ft ²)	11808
Constuction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$1,931,582
Assessed	\$1,699,792

* Year Built = Actual / Effective



Sketch by Auto Media™

Building 1

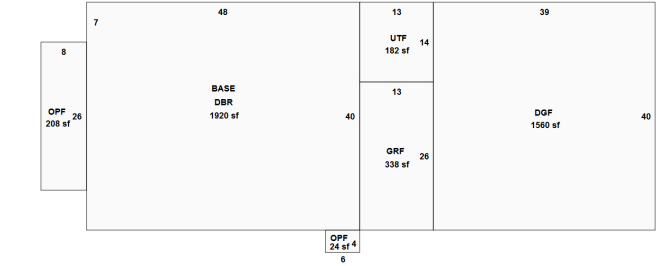
AppendagesA

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

BASE	788
DETACHED GARAGE FINISHED	896
OPEN PORCH FINISHED	1236
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	596
UPPER STORY FINISHED	1860

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	6
Base Area (ft ²)	1920
Total Area (ft ²)	4232
Constuction	SIDING GRADE 4
Replacement Cost	\$313,922
Assessed	\$279,391

* Year Built = Actual / Effective



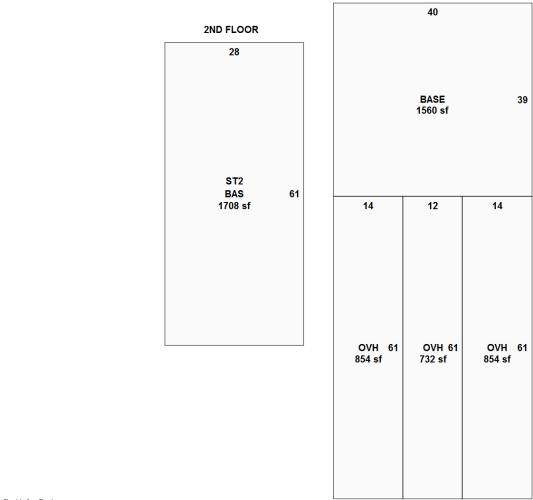
Drawn by: Ryan Storch

Building 2

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1560
GARAGE FINISHED	338
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	24
UTILITY FINISHED	182

Building InformationA	
#	3
Use	BARN/SHEDS
Year Built*	1985/1997
Bed	
Bath	
Fixtures	6
Base Area (ft²)	1560
Total Area (ft²)	5708
Constuction	CB/STUCCO FINISH
Replacement Cost	\$203,081
Assessed	\$180,742

* Year Built = Actual / Effective

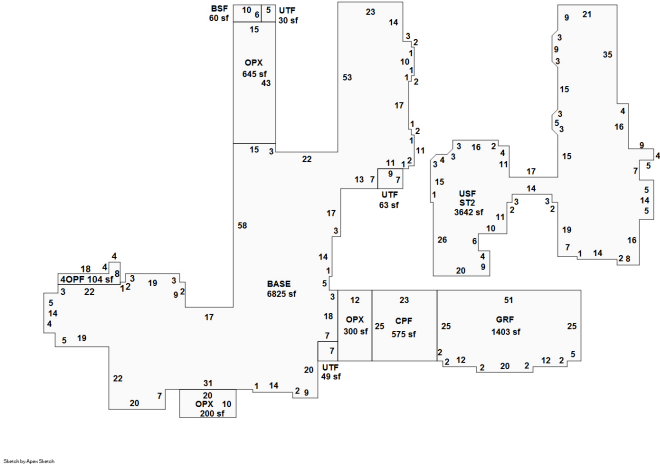


Building 3

AppendagesA	
Description	Area (ft²)
BASE	1708
OVERHANG	732

Building InformationA	
#	4
Use	SINGLE FAMILY
Year Built*	1997
Bed	4
Bath	7.0
Fixtures	28
Base Area (ft²)	6825
Total Area (ft²)	13896
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$2,326,733
Assessed	\$2,070,792

* Year Built = Actual / Effective



Building 4

AppendagesA	
Description	Area (ft²)

BASE SEMI FINISHED	60
CARPORT FINISHED	575
GARAGE FINISHED	1403
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	200
OPEN PORCH FINISHED	645
OPEN PORCH FINISHED	300
UPPER STORY FINISHED	3642
UTILITY FINISHED	30
UTILITY FINISHED	49
UTILITY FINISHED	63

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16704	421 LIGONIER CT: WINDOW / DOOR REPLACEMENT-house/building@ 421 Ligonier court [LIGONIER ACADEMY OF THEOL]	\$160,000		12/16/2024
09449	441 LIGONIER CT: DEMO COMMERCIAL BLDGS/STRUCTURES-Barn DEMO [LIGONIER ACADEMY OF THEOL]	\$0		8/5/2024
07818	441 LIGONIER CT: REROOF COMMERCIAL - [LIGONIER ACADEMY OF THEOL]	\$169,999		7/15/2020
11030	453 LIGONIER CT: ALTERATION COMMERCIAL-BEAM REPAIR [LIGONIER ACADEMY OF THEOL]	\$10,000		9/17/2019
18926	SITE LIGHTING	\$60,000		12/12/2018
16095	ACCESS CONTROL	\$3,375		12/4/2018
14598	ACCESS CONTROL GATE - RELIGIOUS BLDG	\$4,417		10/24/2017
14602	ACCESS CONTROL GATE - 453 LIGONIER CT	\$4,417		10/24/2017
14605	ACCESS CONTROL GATE - 465 LIGONIER CT	\$4,417		10/24/2017
12840	MECHANICAL	\$3,393		11/12/2015
09899	FIRE ALRM SYSTEM INSTALLATION	\$5,207		11/26/2013
05211	MINOR INTERIOR ALTERATIONS - 465 LIGONIER CT	\$3,500		6/20/2013
05209	INTERIOR ALTERATION & PORCH ADDITION - 453 LIGONIER CT	\$40,000	2/28/2014	6/20/2013
03104	INSTALL 100 AMP DISCONNECT & 4 OUTLETS	\$1,700		4/25/2011
02057	REPLACE 2 HVAC SYSTEMS - 421 JOHN CALVIN CT	\$12,795		3/23/2011
00865	INSTALL ACCESS CONTROL DEVICES TO EXISTING ELECTRIC	\$6,451		2/4/2011
00791	INSTALL ACCESS CONTROL DEVICES - 421 JOHN CALVIN CT	\$20,328		2/2/2011
00725	ELECTRICAL - 421 JOHN CALVIN CT	\$27,847		1/31/2011

04906	INSTALL FIRE ALARM SYSTEM	\$1,071		6/21/2010
02035	ELECTRICAL - INSTALL COMMUNICATION CABLES FOR PHONE & COMPUTERS	\$2,400		3/18/2010
01074	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$7,400		2/15/2010
00946	COMMERCIAL REROOF	\$29,800		2/8/2010
00852	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,400		2/4/2010
00563	ELECTRICAL - LOW VOLT PHONES & CABLES; PAD PER PERMIT 421 JOHN CALVIN CT	\$2,400		1/26/2010
09713	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$13,698		12/14/2009
09383	ELECTRICAL - INSTALLING CABLES FOR PHONES; PAD PER PERMIT 465 JOHN CALVIN CT	\$2,500		12/1/2009
09299	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,456		11/24/2009
09089	REROOF	\$15,280		11/16/2009
01635	INTERIOR DEMOLITION & ALTERATIONS	\$200,000	5/5/2011	3/2/2009
01668	INTERIOR ALTERATION	\$275,000		3/2/2009
01636	INTERIOR DEMOLITION & ALTERATON; PAD PER PERMIT 421 JOHN CALVIN CT	\$268,749	4/21/2011	3/2/2009
08379	03/23/2010 12:47:43 PM Created by: Tracey Permit Key 12008080808379 was moved From Parcel:30193051300000020 To: 30193052200000020	\$2,350		8/8/2008
	ELECTRICAL SERVICE FOR LIFT STATION; PAD PER PERMIT 5569 WAYSIDE DR			
02222	CHANGE RESIDENCE TO BIBLE COLLEGE	\$228,832	5/5/2011	3/5/2008
01292	03/23/2010 12:47:21 PM Created by: Tracey Permit Key 12008020601292 was moved From Parcel:30193051300000020 To: 30193052200000020	\$1,000		2/6/2008
	DEMOLISH PART OF EXISTING EXTERIOR WALL & RE-STORE, FINISH, & REPAIR			
07205	03/25/2010 09:34:37 AM Created by: Tracey Permit Key 12005041107205 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$1,459		4/11/2005
	REPLACE 3 TON A/H (5 KW) HEAT - NO DUCT WORK			
07531	03/25/2010 09:34:57 AM Created by: Tracey Permit Key 12002070107531 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$3,700		7/1/2002
	MECHANICAL & CONDENSOR			

09831	03/25/2010 09:35:18 AM Created by: Tracey Permit Key 11998120109831 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$7,500	12/1/1998
02146	PUTTING IN 10 STRAPS 03/25/2010 09:35:38 AM Created by: Tracey Permit Key 11998030102146 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,800	3/1/1998
00288	21 X 24 POOL 3-6 DEEP 03/25/2010 09:36:02 AM Created by: Tracey Permit Key 11998010100288 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$267,930	1/1/1998
07167	EXERCISE ROOM/BATHROOM/PATIO 03/25/2010 09:36:18 AM Created by: Tracey Permit Key 11997100107167 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$5,000	10/1/1997
03562	SELECTIVE DEMO FOR REMODEL 03/25/2010 09:36:38 AM Created by: Tracey Permit Key 11996050103562 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,000	5/1/1996
	REROOF		

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1981	15000	\$81,600	\$32,640
BLOCK WALL - SF	1995	6280	\$87,104	\$34,842
POOL COMMERCIAL - SF	1997	1166	\$101,092	\$60,655
FIREPLACE 2	1981	1	\$6,000	\$2,400
FIREPLACE 2	1981	2	\$12,000	\$4,800
COOL DECK PATIO	1997	1444	\$7,855	\$3,142
SAUNA/STEAM ROOM - UNIT	1998	1	\$5,305	\$2,122
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$7,798	\$3,119
CUSTOM WALKWAY/TILE/MARBLE ETC	1997	1474	\$14,946	\$5,978
BRICK DRIVEWAY	1998	3252	\$24,032	\$9,613
BLOCK WALL - SF	2002	2862	\$39,696	\$17,863
COMMERCIAL CONCRETE DR 4 IN	1997	13211	\$71,868	\$28,747
IRON GATE - Lin Ft	2002	112	\$3,230	\$1,454
FIREPLACE 2	1997	1	\$6,000	\$2,400

FIREPLACE 2	1997	3	\$18,000	\$7,200
GATE OPENER	2002	1	\$1,796	\$808
BBQ GRILL	1997	1	\$849	\$340
IRON GATE - Lin Ft	1997	105	\$3,028	\$1,211
GATE OPENER	1997	2	\$3,592	\$1,437

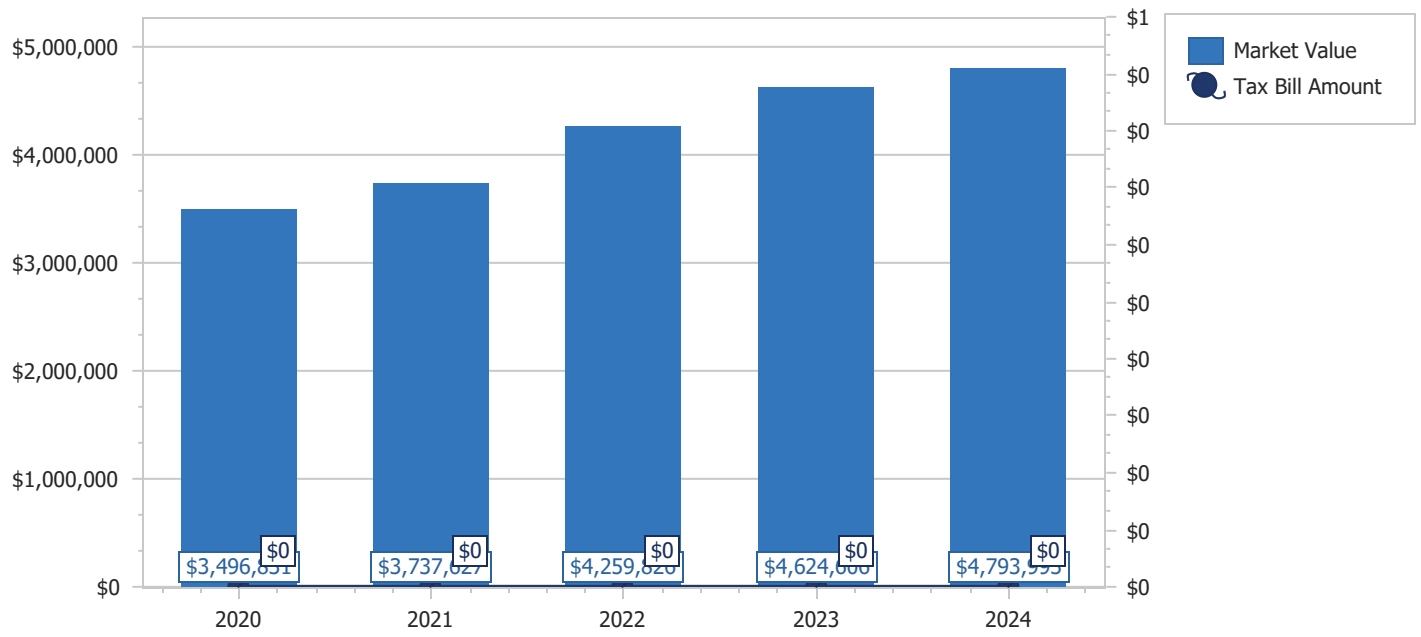
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value HistoryA



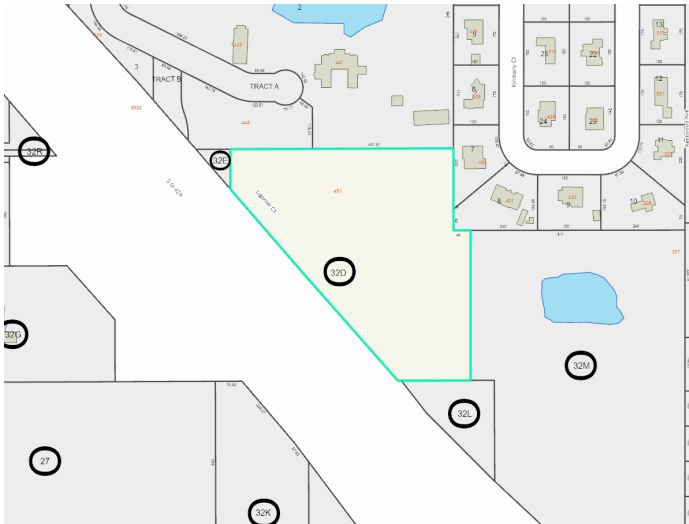
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Property Record Card



Parcel: **30-19-30-300-032D-0000**
 Property Address: **451 LIGONIER CT SANFORD, FL 32771**
 Owners: **LIGONIER MINISTRIES INC**
 2025 Market Value \$539,148 Assessed Value \$371,094 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,286.73
 Private School & College property has a lot size of 7.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-032D-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
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	\$4,998	\$3,969
Land Value (Market)	\$534,150	\$396,268
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,148	\$400,237
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$168,054	\$62,879
P&G Adjustment	\$0	\$0
Assessed Value	\$371,094	\$337,358

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,286.73
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,286.73

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
 BEG 25 FT S & 660 FT W OF
 NE COR OF SW 1/4 RUN S 1320
 FT E 49 FT S 426.43 FT W
 683.09 FT N 660 FT E 89.8
 FT N 200 FT N 32 DEG 1 MIN
 25 SEC E 298.41 FT N 635 FT
 E 388.3 FT TO BEG (LESS RD & BEG 1290.32 FT E
 & 25 S OF W 1/4 RUN E 388.30 FT S 396.52 FT
 W 388.30 FT N 395.09 FT TO BEG & PART
 PLATTED IN PB 75 PGS 59 - 60)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$371,094	\$371,094	\$0
Schools	\$539,148	\$539,148	\$0
FIRE	\$371,094	\$371,094	\$0
ROAD DISTRICT	\$371,094	\$371,094	\$0
SJWM(Saint Johns Water Management)	\$371,094	\$371,094	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2005	\$4,000,000	05670/0137	Improved	Yes
QUIT CLAIM DEED	7/1/1998	\$100	03457/1868	Improved	No
FINAL JUDGEMENT	6/1/1998	\$100	03456/0151	Improved	No
WARRANTY DEED	10/1/1997	\$1,760,000	03327/1226	Improved	Yes

Land

Units	Rate	Assessed	Market
7.12 Acres	\$75,000/Acre	\$534,150	\$534,150

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
12926	STUDENT LEARNING CENTER- 451 LIGONIER CT	\$6,000,000	6/8/2020	5/21/2018
00732	451 LIGONIER CT: ELECTRICAL - COMMERCIAL	\$5,000		4/17/2018

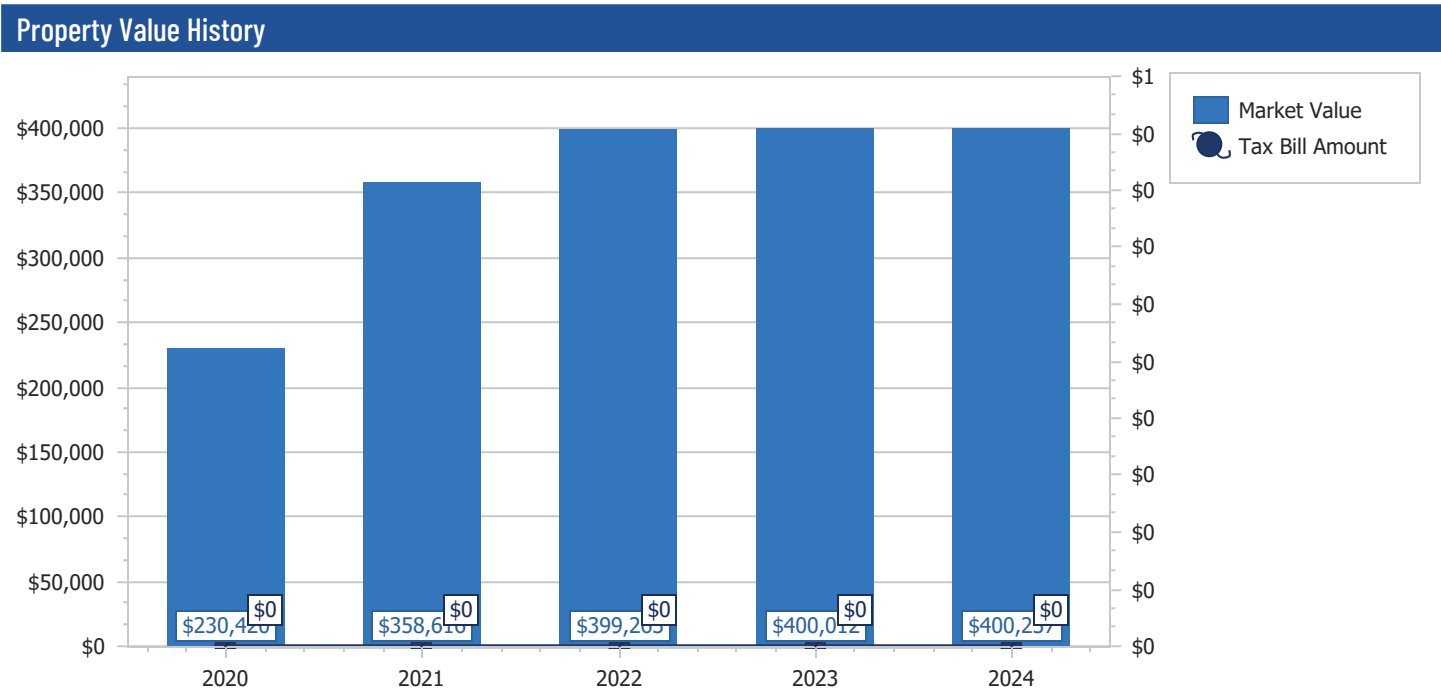
Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNs/AVG	1998	936	\$12,496	\$4,998

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
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: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



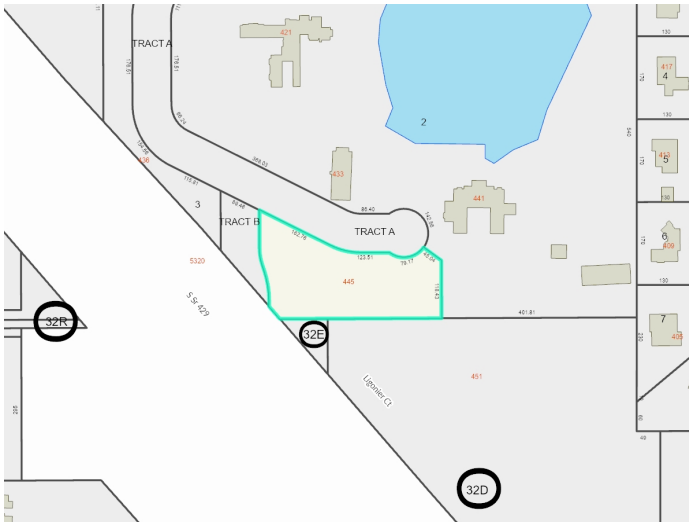
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Property Record Card



Parcel: 30-19-30-522-0000-0040
Property Address: 445 LIGONIER CT SANFORD, FL 32771
Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$95,700 Assessed Value \$66,736 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$937.13
 Private School & College property has a lot size of 1.28 Acres

Parcel Location



Legal Description

LOT 4 (LESS RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,736	\$66,736	\$0
Schools	\$95,700	\$95,700	\$0
FIRE	\$66,736	\$66,736	\$0
ROAD DISTRICT	\$66,736	\$66,736	\$0
SJWM(Saint Johns Water Management)	\$66,736	\$66,736	\$0

Sales

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

Units	Rate	Assessed	Market
1.28 Acres	\$75,000/Acre	\$95,700	\$95,700

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
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12241	445 LIGONIER CT: OTHER BUILDING COMMERCIAL-dumpster enclosure [LIGONIER ACADEMY OF THEOL]	\$40,900		9/26/2022
01820	445 LIGONIER CT: PLUMBING - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$43,700		2/7/2022
01256	445 LIGONIER CT: ELECTRICAL - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$26,700		1/28/2022
11310	445 LIGONIER CT: APARTMENT 5 OR MORE FAMILY BLDG-Student Dormitory/ Housing [LIGONIER ACADEMY OF THEOL]	\$7,000,000	7/27/2022	1/12/2021

Extra Features

Description	Year Built	Units	Cost	Assessed
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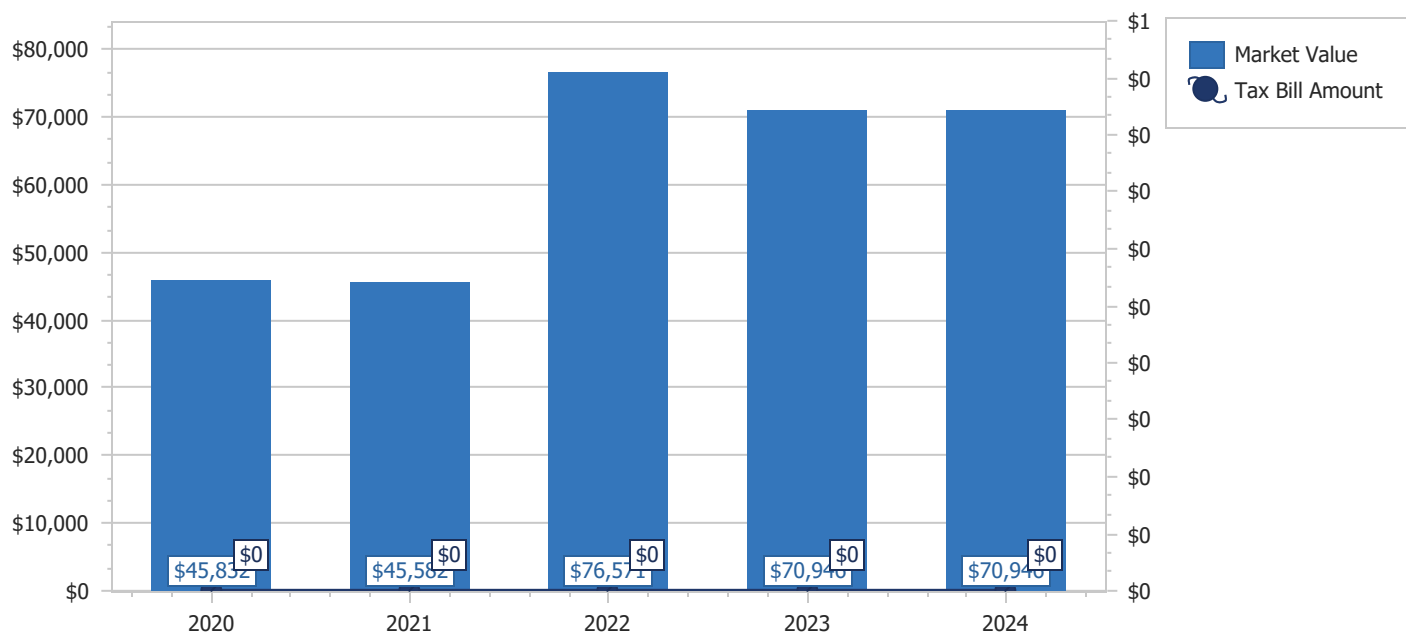
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



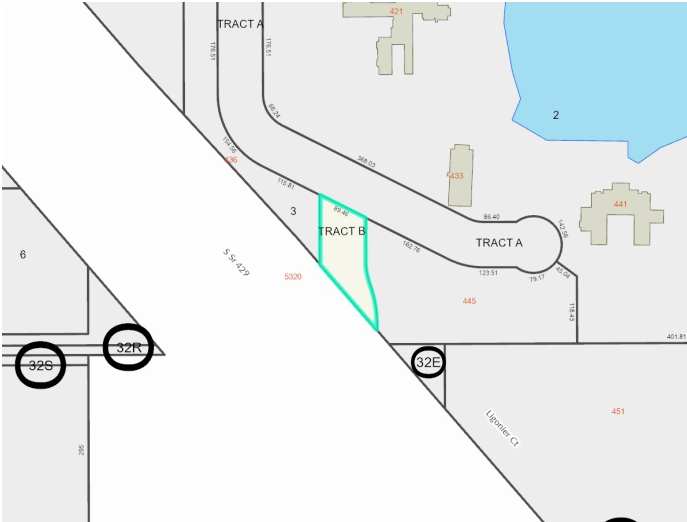
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Property Record Card



Parcel: 30-19-30-522-0B00-0000
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2024 Tax Bill \$0.00
 Right Of Way/Road/Ditch Etc property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0B00-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
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)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT B (LESS WEKIVA PARKWAY)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

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

Sales

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

Units	Rate	Assessed	Market
1 Lot	\$0/Lot		

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
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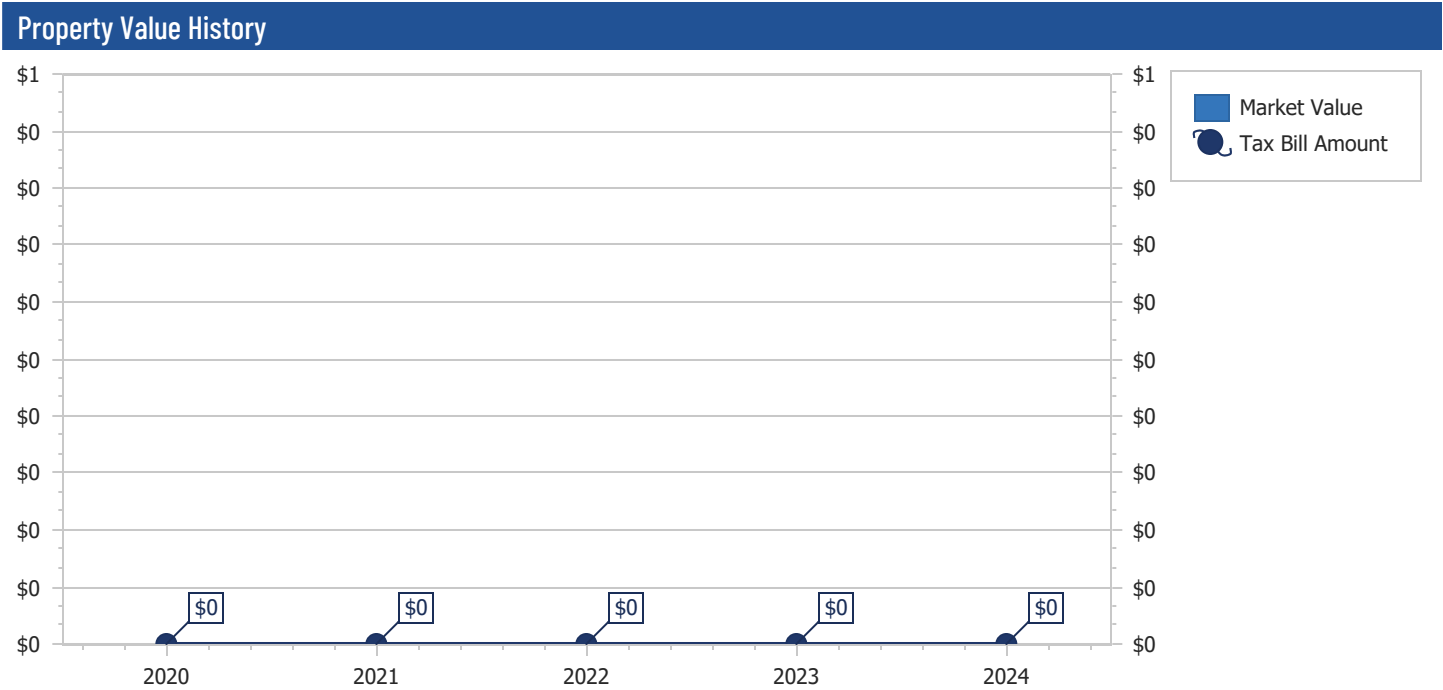
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

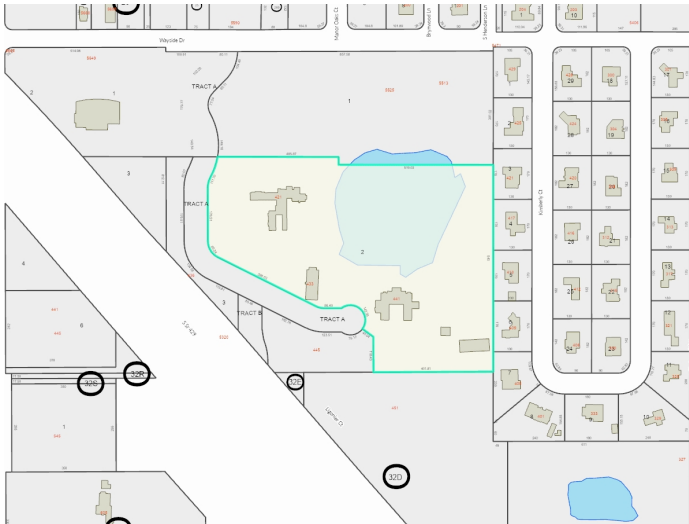


Property Record CardA



Parcel: 30-19-30-522-0000-0020
 Property Address: 441 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$5,158,766 Assessed Value \$5,158,766 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$63,323.85
 The / Private School & College property is 8,720 SF and a lot size of 11.98 Acres

Parcel LocationA



Site ViewA



30193052200000020 04/20/2023

Parcel InformationA

Parcel	30-19-30-522-0000-0020
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$4,230,717	\$4,095,585
Depreciated Other Features	\$220,771	\$173,695
Land Value (Market)	\$707,278	\$524,713
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,158,766	\$4,793,993
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	\$5,158,766	\$4,793,993

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$63,323.85
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$63,323.85

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LIGONIER MINISTRIES INC

Legal DescriptionA

LOT 2
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,158,766	\$5,158,766	\$0
Schools	\$5,158,766	\$5,158,766	\$0
FIRE	\$5,158,766	\$5,158,766	\$0
ROAD DISTRICT	\$5,158,766	\$5,158,766	\$0
SJWM(Saint Johns Water Management)	\$5,158,766	\$5,158,766	\$0

SalesA

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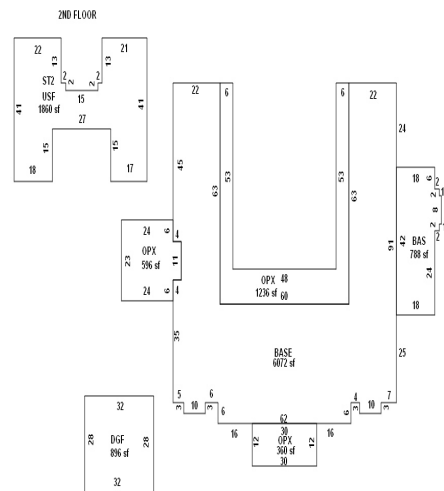
LandA

Units	Rate	Assessed	Market
9.43 Acres	\$75,000/Acre	\$707,250	\$707,250
2.61 Acres	\$10.70/Acre	\$28	\$28

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981/1995
Bed	
Bath	
Fixtures	24
Base Area (ft ²)	6072
Total Area (ft ²)	11808
Constuction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$1,931,582
Assessed	\$1,699,792

* Year Built = Actual / Effective



Sketch by Auto Media™

Building 1

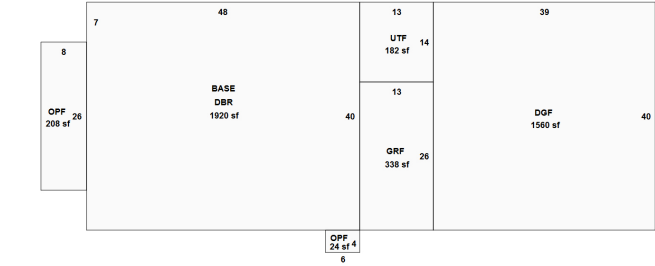
AppendagesA

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

BASE	788
DETACHED GARAGE FINISHED	896
OPEN PORCH FINISHED	1236
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	596
UPPER STORY FINISHED	1860

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	6
Base Area (ft ²)	1920
Total Area (ft ²)	4232
Constuction	SIDING GRADE 4
Replacement Cost	\$313,922
Assessed	\$279,391

* Year Built = Actual / Effective

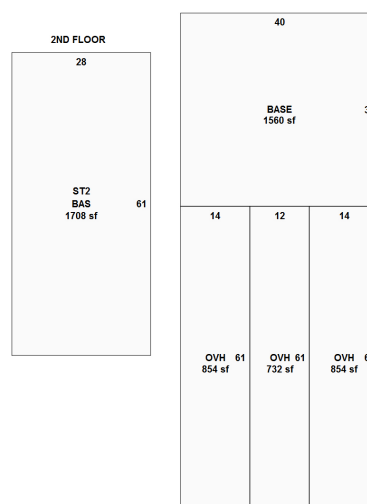


Drawn by: Ryan Storch

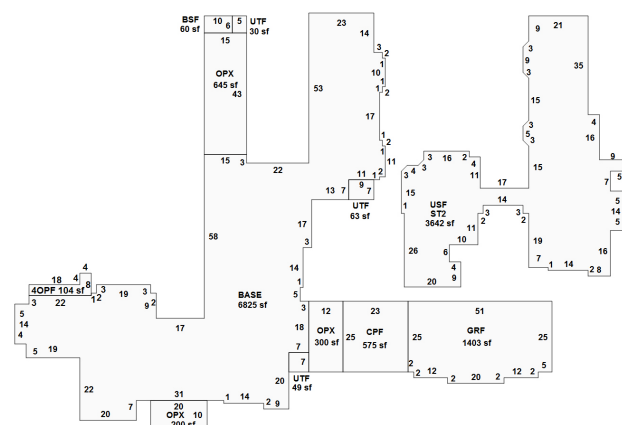
Building 2

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1560
GARAGE FINISHED	338
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	24
UTILITY FINISHED	182

Building InformationA	
#	3
Use	BARN/SHEDS
Year Built*	1985/1997
Bed	
Bath	
Fixtures	6
Base Area (ft²)	1560
Total Area (ft²)	5708
Constuction	CB/STUCCO FINISH
Replacement Cost	\$203,081
Assessed	\$180,742



Building 3



BASE SEMI FINISHED	60
CARPORT FINISHED	575
GARAGE FINISHED	1403
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	200
OPEN PORCH FINISHED	645
OPEN PORCH FINISHED	300
UPPER STORY FINISHED	3642
UTILITY FINISHED	30
UTILITY FINISHED	49
UTILITY FINISHED	63

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16704	421 LIGONIER CT: WINDOW / DOOR REPLACEMENT-house/building@ 421 Ligonier court [LIGONIER ACADEMY OF THEOL]	\$160,000		12/16/2024
09449	441 LIGONIER CT: DEMO COMMERCIAL BLDGS/STRUCTURES-Barn DEMO [LIGONIER ACADEMY OF THEOL]	\$0		8/5/2024
07818	441 LIGONIER CT: REROOF COMMERCIAL - [LIGONIER ACADEMY OF THEOL]	\$169,999		7/15/2020
11030	453 LIGONIER CT: ALTERATION COMMERCIAL-BEAM REPAIR [LIGONIER ACADEMY OF THEOL]	\$10,000		9/17/2019
18926	SITE LIGHTING	\$60,000		12/12/2018
16095	ACCESS CONTROL	\$3,375		12/4/2018
14598	ACCESS CONTROL GATE - RELIGIOUS BLDG	\$4,417		10/24/2017
14602	ACCESS CONTROL GATE - 453 LIGONIER CT	\$4,417		10/24/2017
14605	ACCESS CONTROL GATE - 465 LIGONIER CT	\$4,417		10/24/2017
12840	MECHANICAL	\$3,393		11/12/2015
09899	FIRE ALRM SYSTEM INSTALLATION	\$5,207		11/26/2013
05211	MINOR INTERIOR ALTERATIONS - 465 LIGONIER CT	\$3,500		6/20/2013
05209	INTERIOR ALTERATION & PORCH ADDITION - 453 LIGONIER CT	\$40,000	2/28/2014	6/20/2013
03104	INSTALL 100 AMP DISCONNECT & 4 OUTLETS	\$1,700		4/25/2011
02057	REPLACE 2 HVAC SYSTEMS - 421 JOHN CALVIN CT	\$12,795		3/23/2011
00865	INSTALL ACCESS CONTROL DEVICES TO EXISTING ELECTRIC	\$6,451		2/4/2011
00791	INSTALL ACCESS CONTROL DEVICES - 421 JOHN CALVIN CT	\$20,328		2/2/2011
00725	ELECTRICAL - 421 JOHN CALVIN CT	\$27,847		1/31/2011

04906	INSTALL FIRE ALARM SYSTEM	\$1,071		6/21/2010
02035	ELECTRICAL - INSTALL COMMUNICATION CABLES FOR PHONE & COMPUTERS	\$2,400		3/18/2010
01074	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$7,400		2/15/2010
00946	COMMERCIAL REROOF	\$29,800		2/8/2010
00852	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,400		2/4/2010
00563	ELECTRICAL - LOW VOLT PHONES & CABLES; PAD PER PERMIT 421 JOHN CALVIN CT	\$2,400		1/26/2010
09713	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$13,698		12/14/2009
09383	ELECTRICAL - INSTALLING CABLES FOR PHONES; PAD PER PERMIT 465 JOHN CALVIN CT	\$2,500		12/1/2009
09299	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,456		11/24/2009
09089	REROOF	\$15,280		11/16/2009
01635	INTERIOR DEMOLITION & ALTERATIONS	\$200,000	5/5/2011	3/2/2009
01668	INTERIOR ALTERATION	\$275,000		3/2/2009
01636	INTERIOR DEMOLITION & ALTERATION; PAD PER PERMIT 421 JOHN CALVIN CT	\$268,749	4/21/2011	3/2/2009
08379	03/23/2010 12:47:43 PM Created by: Tracey Permit Key 12008080808379 was moved From Parcel:30193051300000020 To: 30193052200000020	\$2,350		8/8/2008
	ELECTRICAL SERVICE FOR LIFT STATION; PAD PER PERMIT 5569 WAYSIDE DR			
02222	CHANGE RESIDENCE TO BIBLE COLLEGE	\$228,832	5/5/2011	3/5/2008
01292	03/23/2010 12:47:21 PM Created by: Tracey Permit Key 12008020601292 was moved From Parcel:30193051300000020 To: 30193052200000020	\$1,000		2/6/2008
	DEMOLISH PART OF EXISTING EXTERIOR WALL & RE-STORE, FINISH, & REPAIR			
07205	03/25/2010 09:34:37 AM Created by: Tracey Permit Key 12005041107205 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$1,459		4/11/2005
	REPLACE 3 TON A/H (5 KW) HEAT - NO DUCT WORK			
07531	03/25/2010 09:34:57 AM Created by: Tracey Permit Key 12002070107531 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$3,700		7/1/2002
	MECHANICAL & CONDENSOR			

09831	03/25/2010 09:35:18 AM Created by: Tracey Permit Key 11998120109831 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$7,500	12/1/1998
02146	PUTTING IN 10 STRAPS 03/25/2010 09:35:38 AM Created by: Tracey Permit Key 11998030102146 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,800	3/1/1998
00288	21 X 24 POOL 3-6 DEEP 03/25/2010 09:36:02 AM Created by: Tracey Permit Key 11998010100288 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$267,930	1/1/1998
07167	EXERCISE ROOM/BATHROOM/PATIO 03/25/2010 09:36:18 AM Created by: Tracey Permit Key 11997100107167 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$5,000	10/1/1997
03562	SELECTIVE DEMO FOR REMODEL 03/25/2010 09:36:38 AM Created by: Tracey Permit Key 11996050103562 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,000	5/1/1996
	REROOF		

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1981	15000	\$81,600	\$32,640
BLOCK WALL - SF	1995	6280	\$87,104	\$34,842
POOL COMMERCIAL - SF	1997	1166	\$101,092	\$60,655
FIREPLACE 2	1981	1	\$6,000	\$2,400
FIREPLACE 2	1981	2	\$12,000	\$4,800
COOL DECK PATIO	1997	1444	\$7,855	\$3,142
SAUNA/STEAM ROOM - UNIT	1998	1	\$5,305	\$2,122
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$7,798	\$3,119
CUSTOM WALKWAY/TILE/MARBLE ETC	1997	1474	\$14,946	\$5,978
BRICK DRIVEWAY	1998	3252	\$24,032	\$9,613
BLOCK WALL - SF	2002	2862	\$39,696	\$17,863
COMMERCIAL CONCRETE DR 4 IN	1997	13211	\$71,868	\$28,747
IRON GATE - Lin Ft	2002	112	\$3,230	\$1,454
FIREPLACE 2	1997	1	\$6,000	\$2,400

FIREPLACE 2	1997	3	\$18,000	\$7,200
GATE OPENER	2002	1	\$1,796	\$808
BBQ GRILL	1997	1	\$849	\$340
IRON GATE - Lin Ft	1997	105	\$3,028	\$1,211
GATE OPENER	1997	2	\$3,592	\$1,437

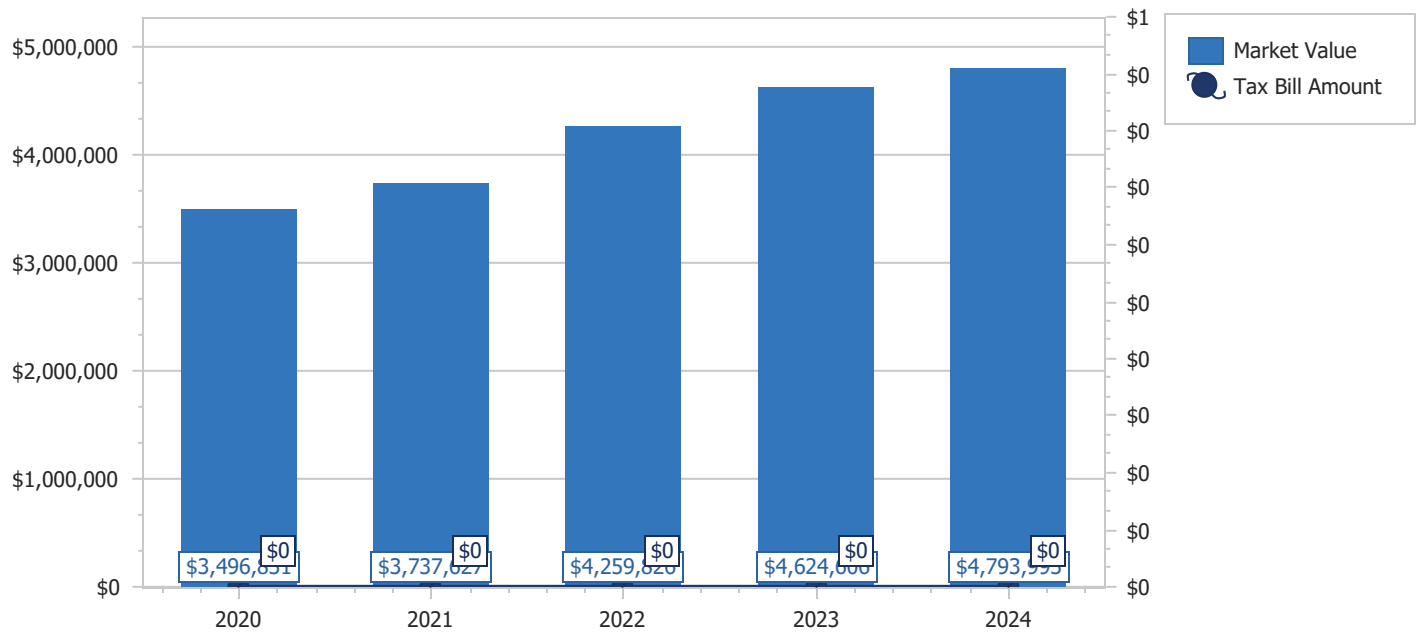
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value HistoryA



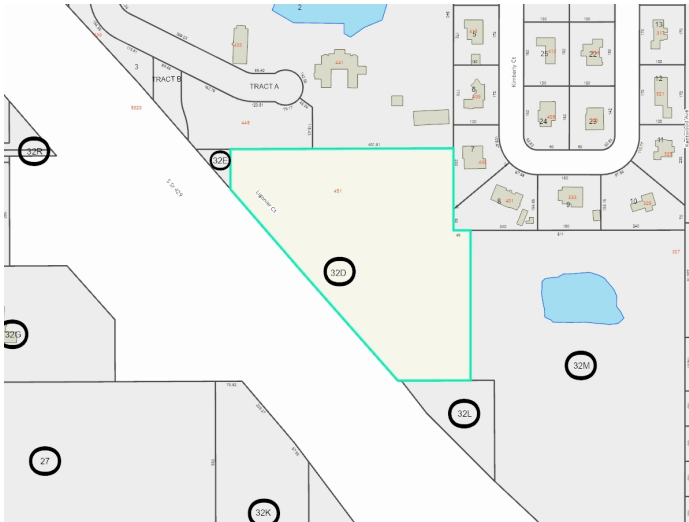
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Property Record Card



Parcel: **30-19-30-300-032D-0000**
 Property Address: **451 LIGONIER CT SANFORD, FL 32771**
 Owners: **LIGONIER MINISTRIES INC**
 2025 Market Value \$539,148 Assessed Value \$371,094 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,286.73
 Private School & College property has a lot size of 7.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-032D-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
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	\$4,998	\$3,969
Land Value (Market)	\$534,150	\$396,268
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,148	\$400,237
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$168,054	\$62,879
P&G Adjustment	\$0	\$0
Assessed Value	\$371,094	\$337,358

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,286.73
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,286.73

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
 BEG 25 FT S & 660 FT W OF
 NE COR OF SW 1/4 RUN S 1320
 FT E 49 FT S 426.43 FT W
 683.09 FT N 660 FT E 89.8
 FT N 200 FT N 32 DEG 1 MIN
 25 SEC E 298.41 FT N 635 FT
 E 388.3 FT TO BEG (LESS RD & BEG 1290.32 FT E
 & 25 S OF W 1/4 RUN E 388.30 FT S 396.52 FT
 W 388.30 FT N 395.09 FT TO BEG & PART
 PLATTED IN PB 75 PGS 59 - 60)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$371,094	\$371,094	\$0
Schools	\$539,148	\$539,148	\$0
FIRE	\$371,094	\$371,094	\$0
ROAD DISTRICT	\$371,094	\$371,094	\$0
SJWM(Saint Johns Water Management)	\$371,094	\$371,094	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2005	\$4,000,000	05670/0137	Improved	Yes
QUIT CLAIM DEED	7/1/1998	\$100	03457/1868	Improved	No
FINAL JUDGEMENT	6/1/1998	\$100	03456/0151	Improved	No
WARRANTY DEED	10/1/1997	\$1,760,000	03327/1226	Improved	Yes

Land

Units	Rate	Assessed	Market
7.12 Acres	\$75,000/Acre	\$534,150	\$534,150

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
12926	STUDENT LEARNING CENTER- 451 LIGONIER CT	\$6,000,000	6/8/2020	5/21/2018
00732	451 LIGONIER CT: ELECTRICAL - COMMERCIAL	\$5,000		4/17/2018

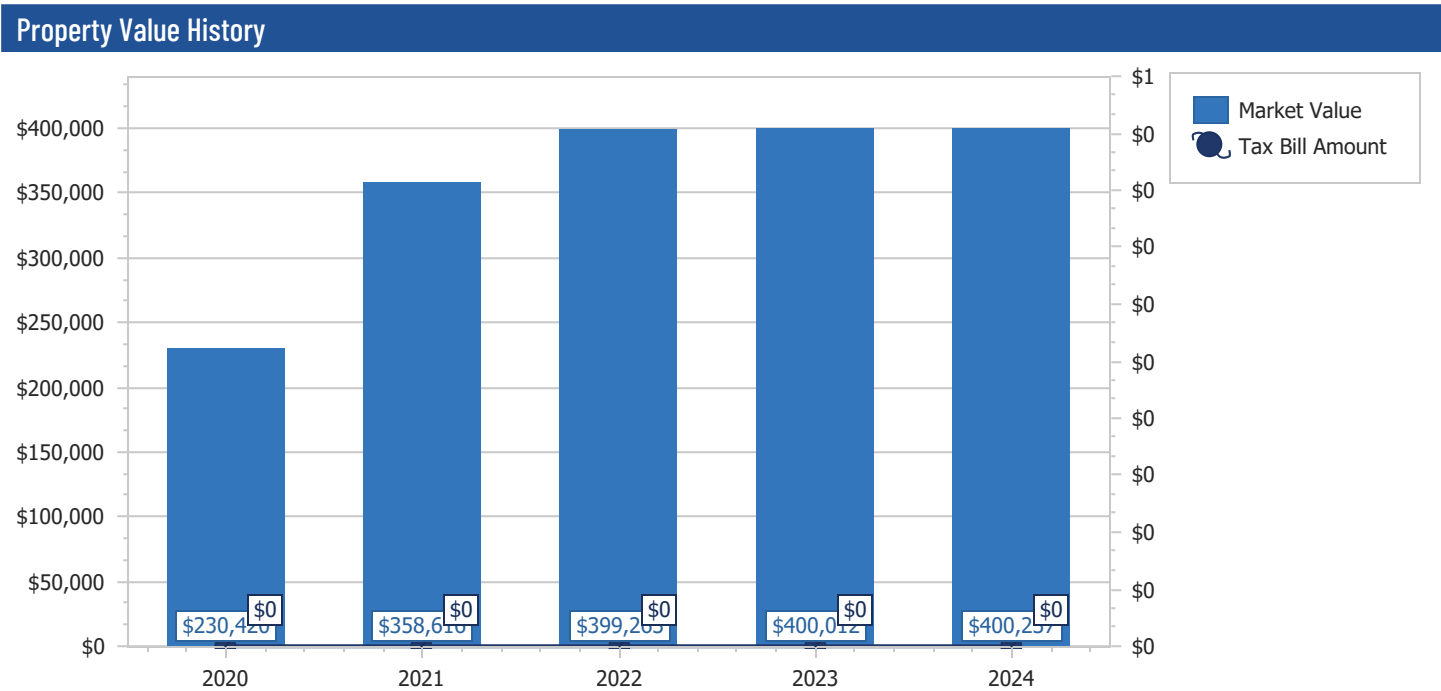
Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNS/AVG	1998	936	\$12,496	\$4,998

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
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: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



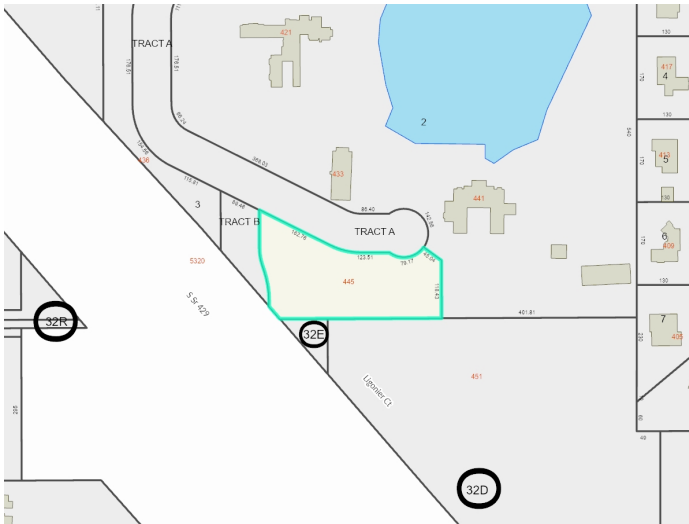
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Property Record Card



Parcel: 30-19-30-522-0000-0040
 Property Address: 445 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$95,700 Assessed Value \$66,736 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$937.13
 Private School & College property has a lot size of 1.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0000-0040
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
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)	\$95,700	\$70,946
Land Value Agriculture	\$0	\$0
Just/Market Value	\$95,700	\$70,946
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$28,964	\$10,277
P&G Adjustment	\$0	\$0
Assessed Value	\$66,736	\$60,669

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$937.13
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$937.13

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 (LESS RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,736	\$66,736	\$0
Schools	\$95,700	\$95,700	\$0
FIRE	\$66,736	\$66,736	\$0
ROAD DISTRICT	\$66,736	\$66,736	\$0
SJWM(Saint Johns Water Management)	\$66,736	\$66,736	\$0

Sales

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

Units	Rate	Assessed	Market
1.28 Acres	\$75,000/Acre	\$95,700	\$95,700

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
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12241	445 LIGONIER CT: OTHER BUILDING COMMERCIAL-dumpster enclosure [LIGONIER ACADEMY OF THEOL]	\$40,900		9/26/2022
01820	445 LIGONIER CT: PLUMBING - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$43,700		2/7/2022
01256	445 LIGONIER CT: ELECTRICAL - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$26,700		1/28/2022
11310	445 LIGONIER CT: APARTMENT 5 OR MORE FAMILY BLDG-Student Dormitory/ Housing [LIGONIER ACADEMY OF THEOL]	\$7,000,000	7/27/2022	1/12/2021

Extra Features

Description	Year Built	Units	Cost	Assessed
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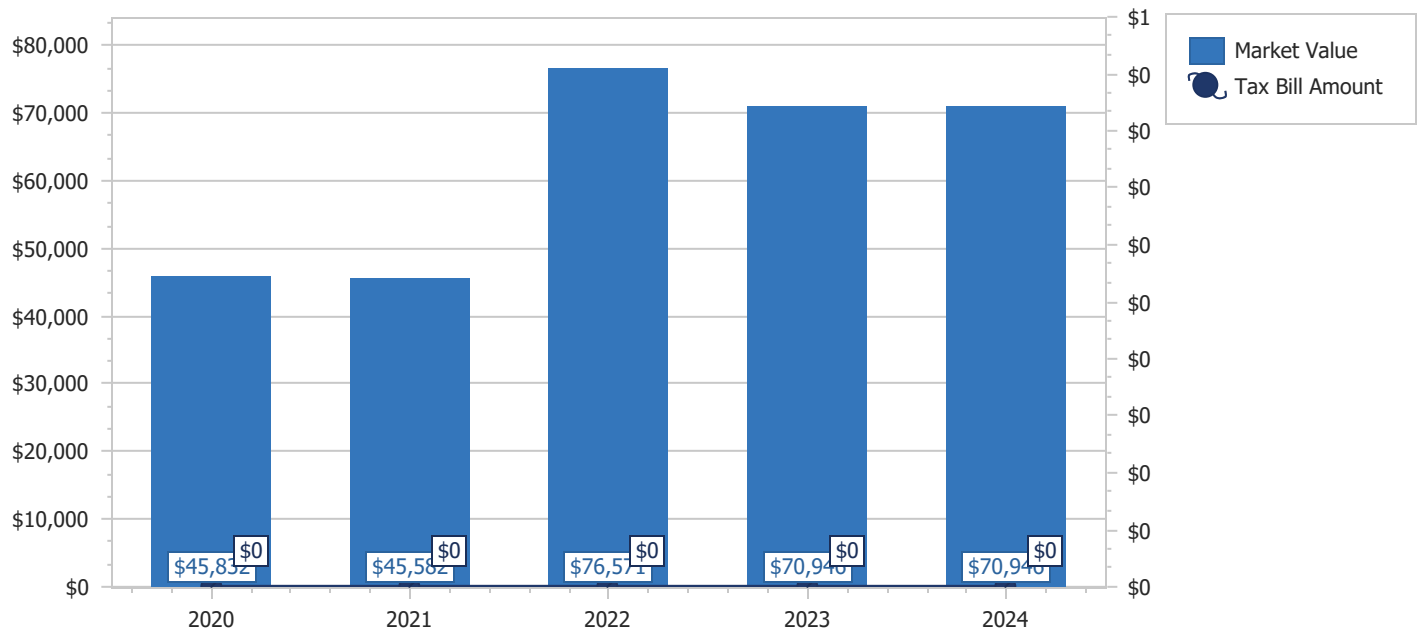
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value History



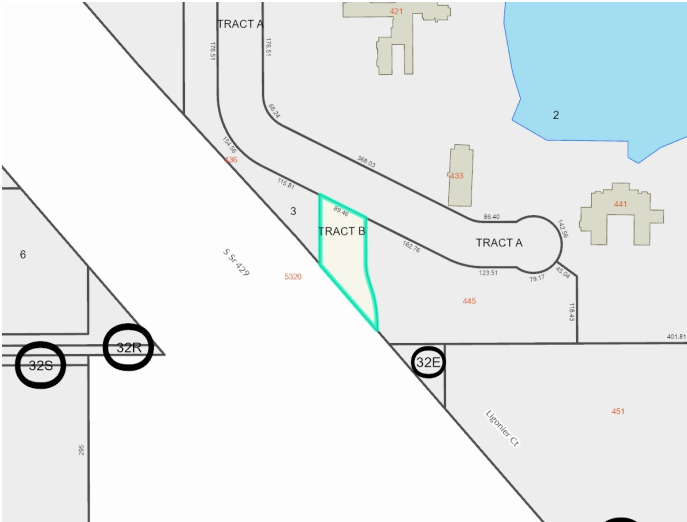
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Property Record Card



Parcel: 30-19-30-522-0B00-0000
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2024 Tax Bill \$0.00
 Right Of Way/Road/Ditch Etc property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0B00-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
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)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT B (LESS WEKIVA PARKWAY)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

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

Sales

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

Units	Rate	Assessed	Market
1 Lot	\$0/Lot		

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
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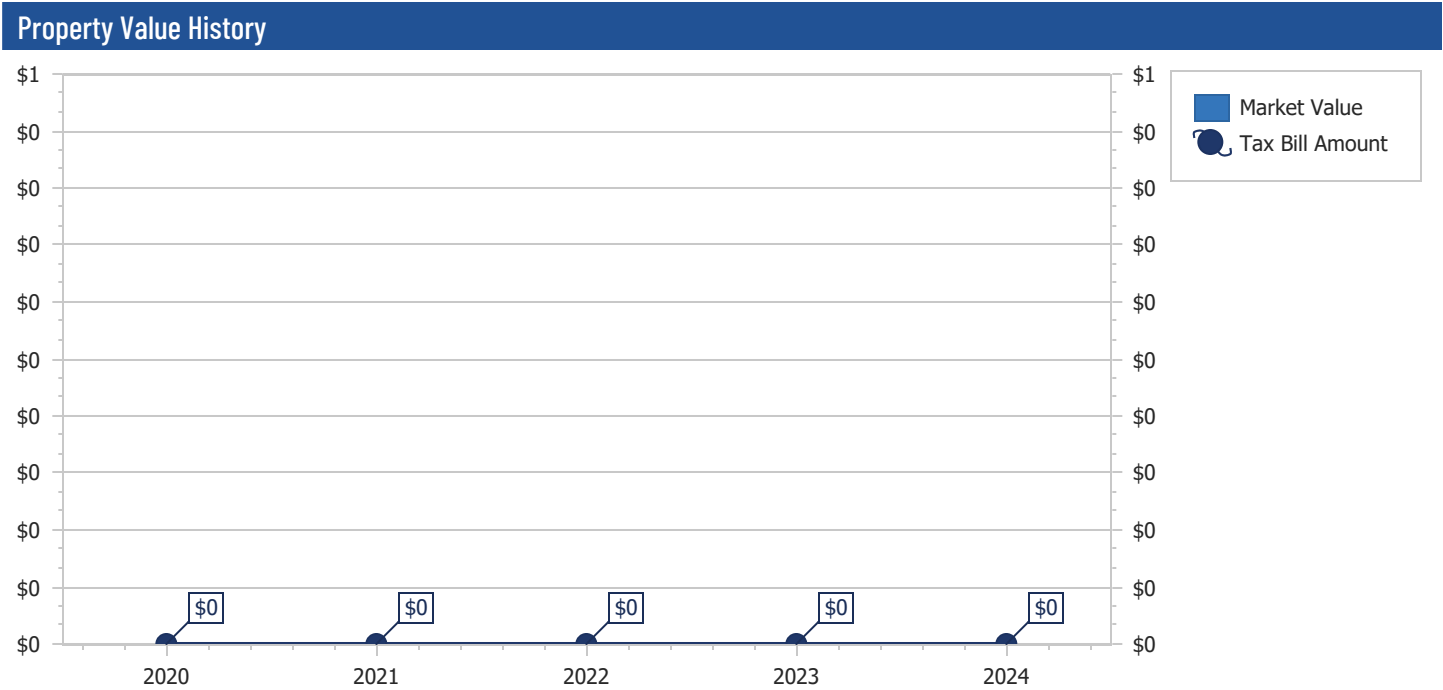
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

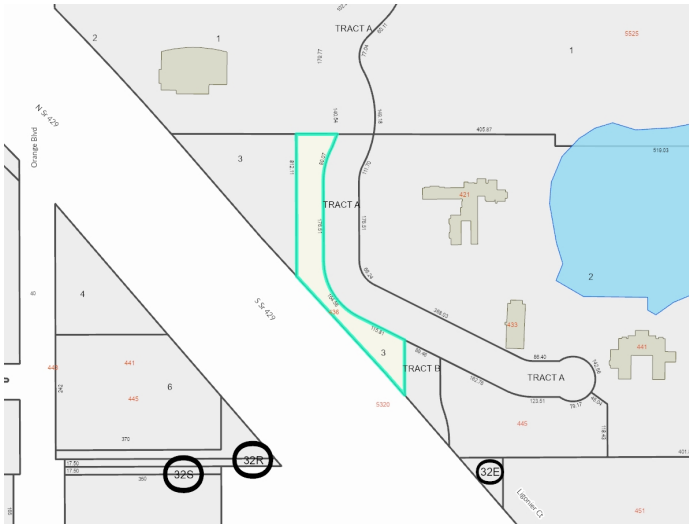


Property Record Card



Parcel: 30-19-30-522-0000-0030
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$60,750 Assessed Value \$53,460 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$641.96
 Vacant Institutional property has a lot size of 0.82 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0000-0030
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
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)	\$60,750	\$48,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$60,750	\$48,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$7,290	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$53,460	\$48,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$641.96
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$641.96

Owner(s)

Name - Ownership Type
 LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 (LESS PT N OF N LI LOT 2 EXTENDED &
RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 – 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$53,460	\$53,460	\$0
Schools	\$60,750	\$60,750	\$0
FIRE	\$53,460	\$53,460	\$0
ROAD DISTRICT	\$53,460	\$53,460	\$0
SJWM(Saint Johns Water Management)	\$53,460	\$53,460	\$0

Sales

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

Units	Rate	Assessed	Market
0.81 Acres	\$75,000/Acre	\$60,750	\$60,750

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
----------	-------------	-------	---------	-------------

03153

436 LIGONIER CT: ELECTRICAL -
COMMERCIAL-Replacement Lift Station
Installation [LIGONIER ACADEMY OF
THEOL]

\$30,000

3/21/2024

Extra Features

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

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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

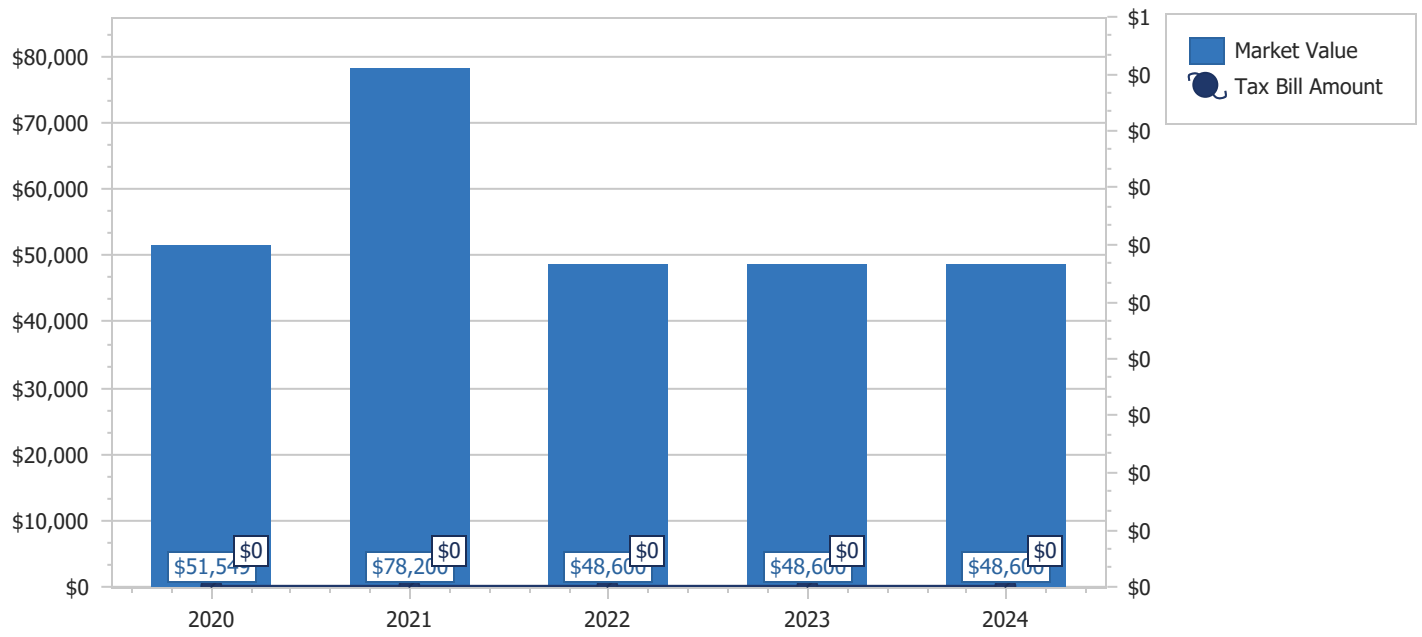
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

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

Property Value History



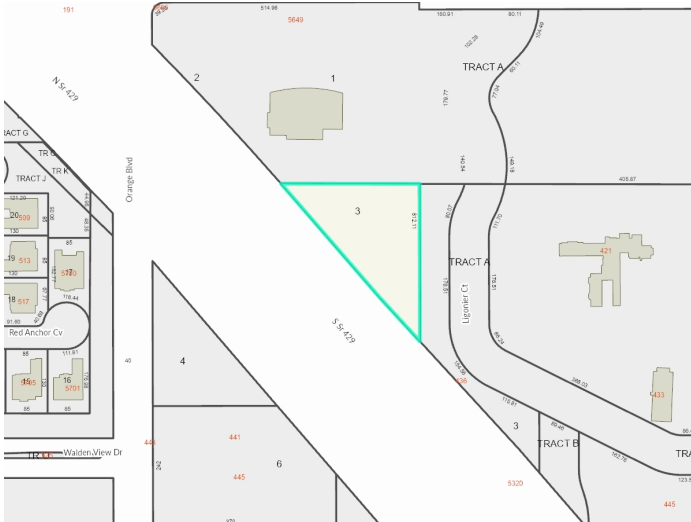
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Property Record Card



Parcel: 30-19-30-501-0000-0030
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$67,500 Assessed Value \$49,500 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$594.41
 Vacant Institutional property has a lot size of 1.03 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-501-0000-0030
Property Address	
Mailing Address	451 LIGONIER CT SANFORD, FL 32771-6502
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2022)
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)	\$67,500	\$45,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$67,500	\$45,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$18,000	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$49,500	\$45,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$594.41
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$594.41

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PARTS OF LOTS 3 & 4 NELY OF SR 429 (LESS
BEG NE COR RUN
S 89 DEG 56 MIN W 514.98 FT SWLY ALONG
CURVE 39.29 FT S 00 DEG 08 MIN 03 SEC E 59.5
FT SELY ALONG CURVE 383.11 FT S 89 DEG 49
MIN 47 SEC E TO E LI OF LOT 3 N TO BEG)
SHADOW LAKE ACRES
PB 22 PG 24

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$49,500	\$49,500	\$0
Schools	\$67,500	\$67,500	\$0
FIRE	\$49,500	\$49,500	\$0
ROAD DISTRICT	\$49,500	\$49,500	\$0
SJWM(Saint Johns Water Management)	\$49,500	\$49,500	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/28/2018	\$100	09227/1026	Vacant	No
WARRANTY DEED	7/16/2015	\$100	08517/0168	Vacant	No
WARRANTY DEED	10/18/2001	\$100	04228/1322	Vacant	No
WARRANTY DEED	4/1/1990	\$465,000	02171/1445	Vacant	No
WARRANTY DEED	9/1/1981	\$100,000	01357/0093	Vacant	No

Land

Units	Rate	Assessed	Market
1 Acres	\$75,000/Acre	\$67,500	\$67,500

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

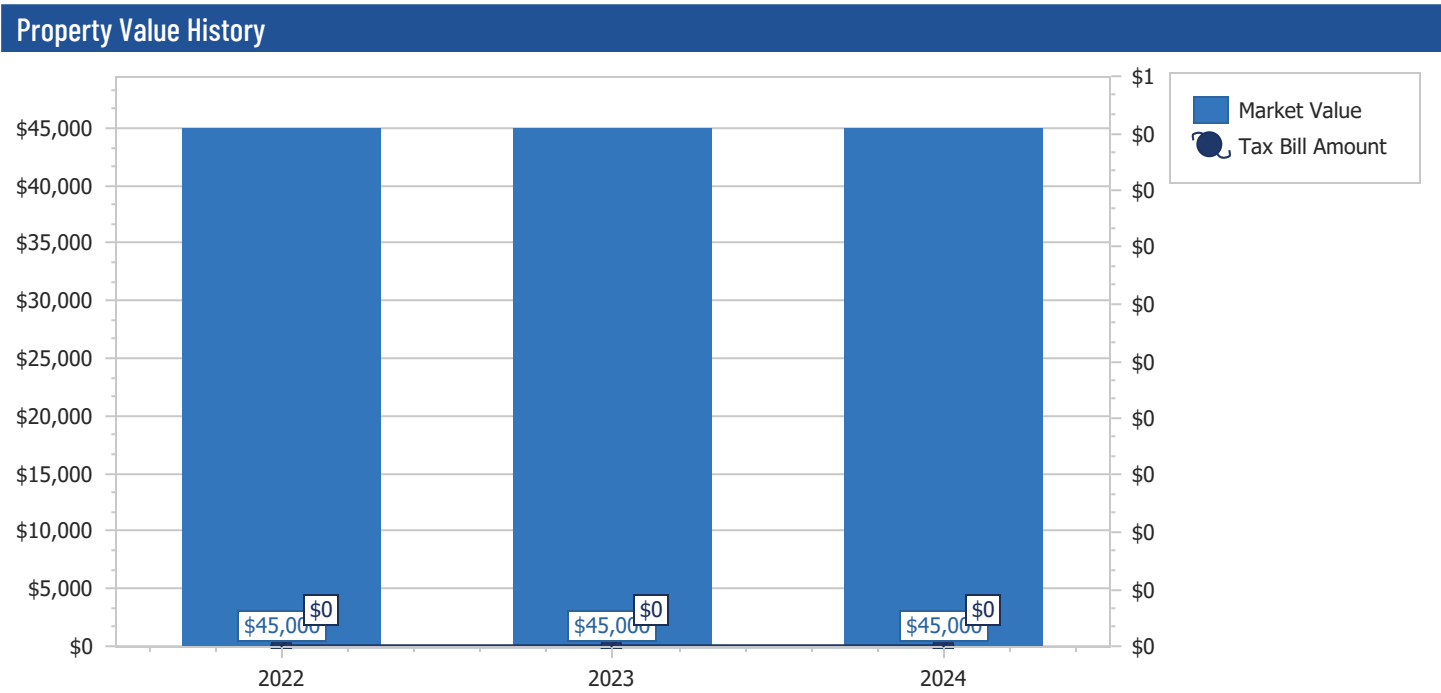
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
Middle	Sanford
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 #	



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

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

Receipt Details

Date: 7/31/2025 1:57:05 PM
Project: 25-06000031
Credit Card Number: 48*****8564
Authorization Number: 069335
Transaction Number: 310725O17-A74859D9-CEB2-48D9-B2F8-466C7D837DEB
Total Fees Paid: 2938.36

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	41.61
SITE PLAN	2896.75
Total Amount	2938.36

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

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

PROJECT NAME:	LIGONIER MAINTENANCE BUILDING - SITE PLAN	PROJ #: 25-06000031
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	7/30/25	
RELATED NAMES:	EP DEREK WALTERS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-032D-0000+++	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A MAINTENANCE BUILDING ON 42.17 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF WAYSIDE DR AT LIGONIER CT	
NO OF ACRES	42.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF WAYSIDE DR AT LIGONIER CT	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DEREK WALTERS CATALYST DESIGN GROUP 1085 W MORSE BLVD WINTER PARK FL 32789 (615) 622-7200 DWALTERS@CATALYST-DG.COM		N/A

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

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please show existing buffers on the east, south, and west property lines. These should be in compliance with DCA #16-20500039	Unresolved
2.	Buffers and CPTED	Please provide irrigation plans and water use zones in compliance with SCLDC Sec. 30.14.18 (https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOP_SP_S30.14.18LAPLIRPLSURE).	Unresolved
3.	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
4.	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
5.	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
6.	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
7.	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
8.	Environmental - Impact	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
9.	Environmental Services	According to our records, it appears as though there is no utility easement over some of the existing Seminole County owned water main, fire hydrants, and water meters. Please contact the property owner (or authorized representative) and have them provide us any documentation that there is an existing utility easement over this infrastructure. If none exists, then please have the property owner (or authorized representative) provide a sketch and legal description (signed/sealed by a professional surveyor) of the proposed utility easement so that we can begin the process to getting this completed. A signed/sealed sketch and legal description is all that we would require to be completed at this time as the rest of the process can take a while to complete. Please see the file "Watermain As-Built Survey S&S" in the Resources folder on eplan for reference on the record drawing of the water main installation. We require 15 ft wide utility easements along the centerline of our potable water mains/fire hydrants/water meters Please see the file "Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.	Unresolved
10.	Environmental Services	On Sheet C5.0: Grading, Drainage, & Utility Plan, please update the water service connection to be made using a 4"x1.5" service saddle instead of a 4"x1.5" tee. The water service connection between the 4"x1.5" service saddle and the 1.5" water meter shall be made using	Unresolved

		1.5" PE tubing. Please update the utility keynote callouts accordingly.	
11.	Environmental Services	On Sheet C5.0: Grading, Drainage, & Utility Plan, please provide additional utility keynote U7b callouts for the 45-degree bends in the 4" fire line downstream of the 4" DDCVA.	Unresolved
12.	Environmental Services	Comment On Sheet C5.0: Grading, Drainage, & Utility Plan, please specify that the existing fire hydrant is public by updating the callout accordingly (existing public fire hydrant).	Unresolved
13.	Environmental Services	On Sheet C7.0 and C7.1: Seminole County Details, please add the following Seminole County standard details (SDs): SD 113, SD 115, and SD 207.	Unresolved
14.	Environmental Services	For the 1.5" water meter on Sheet C5.0: Grading, Drainage, & Utility Plan, please provide your calculations for determining that a 1.5" water meter is required to service this proposed maintenance building. A 1.5" water meter seems excessive for this type of building use. What utility fixtures are you accounting for? Does this include water demand from external hose bibbs/irrigation?	Unresolved
15.	Natural Resources	Changemark Tree mitigation calculations No trees appear to be saved within the limit of work. Please recalculate the tree mitigation calculations with only the trees within the limit of work included.	Unresolved
16.	Natural Resources	Changemark Grading within dripline Please show no grade change or minimal grade change for saved trees. Trees 4, 5, 7, and 8 appear to have significant grade change within their driplines. If the grading requirements cannot reasonably accommodate the trees, they may need to be removed.	Unresolved
17.	Planning and Development	On the Overall Site Plan page, please depict the actual setback measurement from property lines on the plan. Please also state the actual proposed setback under the site data table.	Unresolved
18.	Planning and Development	Please state the parking space dimensions in the site data table and provide the percentage of parking sizes that are being provided on site. Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Please ensure this is being met site wide.	Unresolved
19.	Planning and Development	On the overall site plan sheet, please dimension the proposed parking spaces.	Unresolved
20.	Planning and Development	Please state the required open space value in the site data table per the last approved DCA. DCA #16-20500039 requires 55.72% of the entire site, approximately 23.496 acres. Please keep the existing and proposed values as well.	Unresolved
21.	Planning and Development	Under the site data table, please state what use is being proposed to require parking. Will there be an office or a warehouse? Warehouses require one (1) space per two (1) employees plus one (1) space per company vehicle. Please clarify and amend the required parking in accordance with SCLDC Sec. 30.11.3 (see the following for the code section link: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT11PALORE_S30.11.3QUPARE)	Unresolved
22.	Planning and Development	Please move the site data table to the Overall Site Plan Page.	Unresolved

23.	Planning and Development	Please dimension the proposed maintenance building on the overall site plan page.	Unresolved
24.	Planning and Development	Please revise the overall site plan to show the entire parcel that the maintenance building is on.	Unresolved
25.	Planning and Development	Is any outdoor lighting being proposed? Please provide photometric plans, if applicable, in compliance with SCLDC Sec. 30.15.1. Outdoor lighting will require a separate permit. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT15OULIRE_S30.15.1EXLIRE	Unresolved
26.	Planning and Development	This site plan cannot be approved until the Minor PD Amendment has been approved. This comment will be resolved when the PD amendment process is complete.	Unresolved
27.	Public Safety - Addressing	Please include the street name "Ligonier CT", subject parcel number (30-19-30-300-032D-0000), adjacent parcel numbers to the east (30-19-30-502-0000-0070 and 30-19-30-502-0000-0080), and label the dumpster on the following plans: 004_C3-0_Erosion Control & Demolition Plan, 005_C4-0_Overall Layout Plan, and 006_C4-1_Layout Plan.	Unresolved
28.	Public Safety - Addressing	Additional comments may be generated on the next submittal.	Info Only
29.	Public Safety - Addressing	ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. The tentative address for the maintenance building is 454 Ligonier CT, Sanford, FL 32771. Please DO NOT add this address to the Ligonier Maintenance Building Plans; however, this address should be labeled on the building permit plans. SCLDC 90.4(A) (C)	Info Only
30.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Unresolved
31.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
32.	Public Safety - Fire Marshal	Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system. If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)	Unresolved
33.	Public Safety - Fire Marshal	The FDC is too far away from the fire department access road to be located on the DDCVA. Please create a remote/standalone FDC for this project or relocate the DDCVA and FDC closer to the entrance for the site. Per NFPA 24 5.9.5.1	Unresolved
34.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
35.	Public Safety - Fire Marshal	New and existing fire hydrants shall be identified on plan to meet the requirements of section 18.5 of NFPA 1.	Unresolved
36.	Public Safety -	Verify compliance with table 18.5.4.3 for maximum fire hydrant fire	Unresolved

	Fire Marshal	flow capacity distance to the building, and number of hydrants.	
37.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: A). At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. B). The fire line for sprinkled buildings starts at the double detector check valve. C). No other water connection shall be off of the fire line. D). The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. E). The only valve allowed in the FDC line is a check valve. F). All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Unresolved
38.	Public Safety - Fire Marshal	Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. Please provide hydrant flow test from the last 12 months.	Unresolved
39.	Public Safety - Fire Marshal	DDCVA shall be located a minimum 40 ft from structure or as far away as the wall it faces per NFPA 24.	Unresolved
40.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
41.	Public Safety - Fire Marshal	Additional comments may be generated upon response.	Unresolved
42.	Public Works - Engineering	The area is in the flood plain with a known elevation of 72' NAVD88. Provide compensating storage for all impacts.	Unresolved
43.	Public Works - Engineering	Provide a stormwater analysis showing that this area was included in the onsite drainage design or provide an independent stormwater system for this area.	Unresolved
44.	Public Works - Engineering	There is some concern with the turning radii in the site. Please provide an auto-turn analysis with a reasonably sized vehicle. At least a regular sized truck and a delivery vehicle. Fire may want a fire truck movement as well.	Unresolved
45.	Public Works - Engineering	At least one ADA space and ADA path to the building is needed unless a specific exemption is provided. Show ADA space and path or provide documentation.	Unresolved
46.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) will not be required because the additional building will not generate more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed.	Info Only

Agency / Department Reviewers and Project Status

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

Department	Reviewer	Email	Contact	Status
Public Safety - Addressing	Lily Kay	lkay@seminolecountyfl.gov	407-665-5045	Corrections Required
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works- Water Quality	Shannon Wetzel	SWetzel@seminolecountyfl.gov	407-665-2455	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	Corrections Required
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Corrections Required
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Approved
Public Works - Impact Analysis	Arturo Perez	aperez07@seminolecountyfl.gov	407-665-5716	No Review Required
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/28/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Kaitlyn Apgar, Lily Kay, Jim Potter, Matthew Maywald, Sarah Harttung, James Van Alstine, Becky Noggle

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: 2025-821

Title:

9:20AM (TEAMS) BEARDALL INDUSTRIAL - SITE PLAN

Project Number: 25-06000034

Project Description: Proposed Site Plan for a warehouse on 4.41 acres in the M-1 Zoning District located on the west side of N Beardall Ave, north of E SR 46

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

Parcel ID: 33-19-31-300-019B-0000

BCC District: 5-Herr

Applicant: Jonathan Soule (240) 372-1845

Consultant: Roy Tyson (321) 754-0456



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

PROJ. #: 25-06000034

Received: 8/5/25

Paid: 8/5/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>10,000</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>64,014</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>74,014</u>	
(TOTAL NEW ISA <u>74,014</u> /1,000 = <u>74.01</u>) * x \$25 + \$2,500 = FEE DUE: <u>4,350.25</u>	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Beardall Industrial			
PARCEL ID #(S): 33-19-31-300-019B-0000			
DESCRIPTION OF PROJECT: 10,000 SF Industrial Warehouse with outdoor storage. The Project also includes driveways, parking, and all other associated infrastructure.			
EXISTING USE(S): Vacant		PROPOSED USE(S): Industrial/Warehouse	
ZONING: M-1	FUTURE LAND USE: Industrial General	TOTAL ACREAGE: 4.41	BCC DISTRICT: 01 5: Herr
WATER PROVIDER: Seminole County Sanford		SEWER PROVIDER: Seminole County City of Sanford	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Jonathan Soule		COMPANY: Noble Land Development, LLC
ADDRESS: 115 West Pine Avenue		
CITY: Longwood	STATE: Florida	ZIP: 32750
PHONE: 240-372-1845	EMAIL: jons@noblelanddevelopment.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Roy Tyson, PE		COMPANY: Kimley-Horn
ADDRESS: 6876 Marwick Lane, Suite 350		
CITY: Orlando	STATE: Florida	ZIP: 32827
PHONE: 321-754-0456	EMAIL: roy.tyson@kimley-horn.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Jonathan Soule		Noble Land Development, LLC.
ADDRESS: 115 West Pine Avenue		
CITY: Longwood	STATE: Florida	ZIP: 32750
PHONE: 240-372-1845	EMAIL: jons@noblelanddevelopment.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

TEST NOTICE:

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

- ☒ Not applicable

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

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

Jonathan Soule

Digitally signed by: Jonathan Soule
 DN: CN = Jonathan Soule email = jons@noblelanddevelopment.
 com C = US O = Noble Land Development, LLC OU = Principal
 Date: 2025.07.30 13:22:58 -04'00'

SIGNATURE OF AUTHORIZED APPLICANT

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 purchaser (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, Samuel Gucailo, Manager, Sammy Enterprises & Inv LLC, the owner of record for the following described property (Tax/Parcel ID Number) 33-19-31-300-019B-0000 hereby designate Roy Tyson, PE/Kimley-Horn and Jonathan Soule/Noble Land Development, LLC 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 type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

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

Date

07/30/2025

Owner's Signature

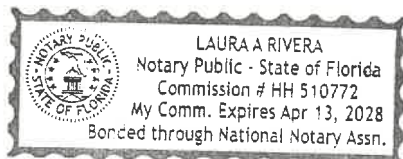
Owner's Printed Name

SAMUEL Gucailo

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, personally appeared Samuel Gucailo, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 30th day of July, 2025.



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
Samuel Guailo	115 West Pine Avenue, Longwood, FL 32750	321-303-3358
	NA	

(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
	NA		

(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
	NA		

(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
	NA	

(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: Sammy Enterprises & Investments LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Samuel Guailo	Manager	115 West Pine Avenue, Longwood, FL 32750	100
David Cohen	Registered Agent	5728 Major Boulevard Suite 550, Orlando, FL 32819	0

(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
	NA	

(Use additional sheets for more space)

Date of Contract: _____

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

NA

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:

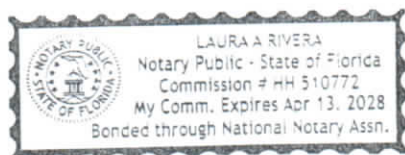
Date

08/05/2025

Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2025, by Samuel Guailo, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Signature of Notary Public

Laura Rivera
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

SAMMY ENTERPRISES AND INVESTMENTS, LLC

Filing Information

Document Number L10000018281
FEI/EIN Number 30-0607959
Date Filed 02/17/2010
State FL
Status ACTIVE

Principal Address

115 WEST PINE AVENUE
 LONGWOOD, FL 32750

Mailing Address

115 WEST PINE AVENUE
 LONGWOOD, FL 32750

Registered Agent Name & Address

COHEN, DAVID SESQUIRE
 5728 MAJOR BLVD.
 SUITE 550
 ORLANDO, FL 32819

Authorized Person(s) Detail

Name & Address

Title MGR

GUCAILO, SAMUEL

115 WEST PINE AVENUE
 LONGWOOD, FL 32750

Annual Reports

Report Year	Filed Date
2023	02/27/2023
2024	02/16/2024
2025	02/11/2025

Document Images

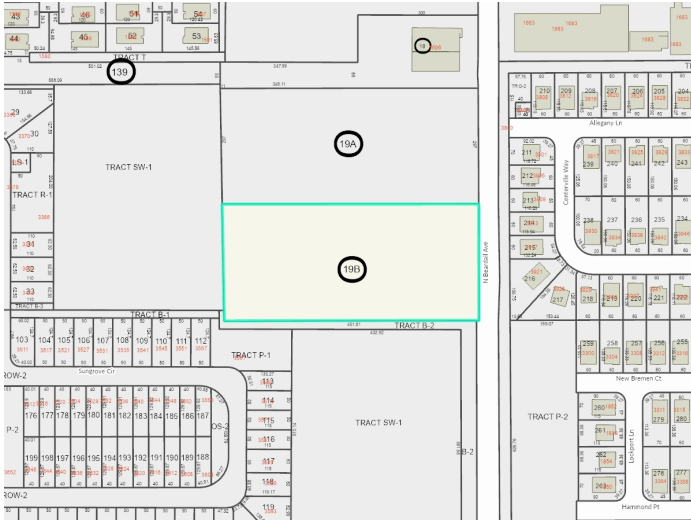
02/11/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
02/27/2023 -- ANNUAL REPORT	View image in PDF format
03/24/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
03/22/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/18/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- Florida Limited Liability	View image in PDF format

Property Record Card



Parcel: **33-19-31-300-019B-0000**
 Property Address:
 Owners: **SAMMY ENTERPRISES & INV LLC**
 2025 Market Value \$600,163 Assessed Value \$550,150 Taxable Value \$550,150
 2024 Tax Bill \$6,606.30
 Vac Industrial General property has a lot size of 4.48 Acres

Parcel Location



Site View

Parcel Information

Parcel	33-19-31-300-019B-0000
Property Address	
Mailing Address	115 W PINE AVE LONGWOOD, FL 32750-4151
Subdivision	
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	\$600,163	\$500,136
Land Value Agriculture	\$0	\$0
Just/Market Value	\$600,163	\$500,136
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$50,013	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$550,150	\$500,136

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,606.30
Tax Bill Amount	\$6,606.30
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SAMMY ENTERPRISES & INV LLC

Legal Description

SEC 33 TWP 19S RGE 31E
NE 1/4 OF SE 1/4 OF NW 1/4 (LESS
N 363 FT & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$550,150	\$0	\$550,150
Schools	\$600,163	\$0	\$600,163
FIRE	\$550,150	\$0	\$550,150
ROAD DISTRICT	\$550,150	\$0	\$550,150
SJWM(Saint Johns Water Management)	\$550,150	\$0	\$550,150

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2013	\$150,000	08016/0307	Vacant	No
CERTIFICATE OF TITLE	8/1/2012	\$100	07838/1164	Vacant	No
WARRANTY DEED	9/1/2003	\$140,000	05029/0953	Vacant	Yes
WARRANTY DEED	8/1/1984	\$33,200	01573/0088	Vacant	Yes

Land

Units	Rate	Assessed	Market
192,360 SF	\$3.12/SF	\$600,163	\$600,163

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

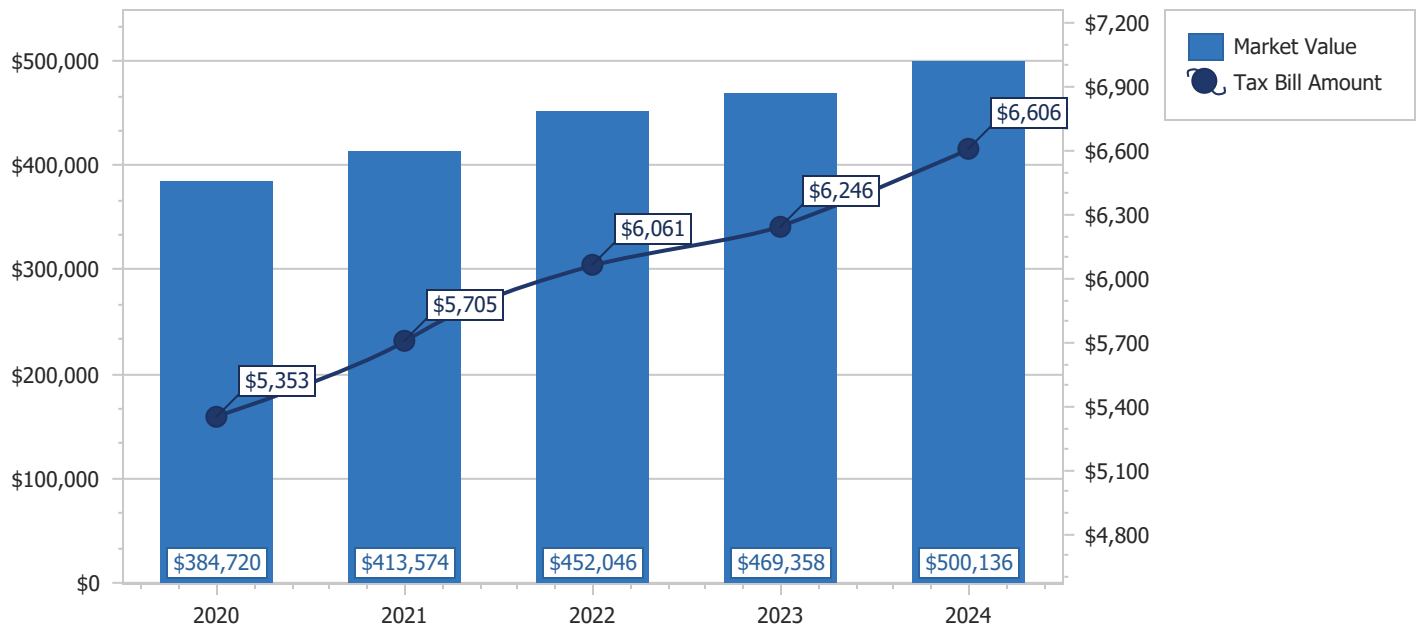
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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 #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

*

8/05/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:33:55
PROJ # 25-06000034 RECEIPT # 0217462
OWNER:
JOB ADDRESS: LOT #:

83

SITE PLAN	4350.25	4350.25	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....:	4350.25
----------------------	---------

AMOUNT RECEIVED.....:	4350.25
-----------------------	---------

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000060281	
CASH/CHECK AMOUNTS...:	4350.25	
COLLECTED FROM:	NOBLE LAND DEVELOPMENT	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

A Development Review Committee (DRC) meeting will NOT automatically be scheduled for your item; you must request it. Please review the comments below. If you determine that you would like to be scheduled for a 20 minute DRC meeting, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, August 29, 2025, in order to place you on the Wednesday, September 3, 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:	BEARDALL INDUSTRIAL - SITE PLAN	PROJ #: 25-06000034
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	8/05/25	
RELATED NAMES:	EP ROY TYSON	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	33-19-31-300-019B-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WAREHOUSE ON 4.41 ACRES IN THE M-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF N BEARDALL AVE, NORTH OF SR 46	
NO OF ACRES	4.41	
BCC DISTRICT	5: HERR	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF N BEARDALL AVE, NORTH OF SR 46	
FUTURE LAND USE	IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:		CONSULTANT:
JONATHAN SOULE NOBLE LAND DEVELOPMENT LLC 115 W PINE AVE LONGWOOD FL 32750 (240) 372-1845 JONS@NOBLELANDDEVELOPMENT.COM		ROY TYSON KIMLEY-HORN 6876 MARWICK LN STE 350 ORLANDO FL 32827 (321) 754-0456 ROY.TYSON@KIMLEY-HORN.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	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director. SCLDC Section 30.14.4	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_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	<p>The landscape buffer requirements will be:</p> <p>North: No buffer required</p> <p>South - along the proposed stormwater pond and the proposed building and parking lot: No buffer required</p> <p>South - along the outdoor storage and laydown yard: 0.2 opacity, 10 foot wide landscape buffer, 2.00 plant units, and either a berm or a fence. The 0.2 opacity is to ensure that the stored materials are not visible from the residential district, and a berm or evergreen hedge of sufficient height will be required.</p> <p>East: 25 foot wide landscape buffer, 2.70 plant units, and a 6 foot high masonry wall. Since the north buffer is adjacent to Beardall Avenue, the Director may waive the required wall to ensure traffic visibility for safety purposes. In its place, a 3 foot decorative metal fence and a 3 foot hedge may be permitted.</p> <p>West: No buffer required.</p>	Unresolved

5	Buffers and CPTED	On the landscape plan, please revise the landscape calculations to show the required landscape buffers and provide the plant types (e.g. Plant Type A).	Unresolved
6	Buffers and CPTED	Off-site trees do not count toward the landscape buffer requirements.	Info Only
7	Buffers and CPTED	Due to overhead utility lines along the eastern portion of the property, only understory trees and shrubs from Plant Group C may be planted.	Unresolved
8	Buffers and CPTED	The buffer requirements are shown in a PDF diagram that has been uploaded into the "Resources" folder in eplan.	Info Only
9	Buffers and CPTED	On either the site plan or landscape plan, please demonstrate how the mechanical units will be screened from residential properties or public rights-of-way.	Unresolved
10	Buffers and CPTED	On the site plan along the eastern boundary of the site, the sidewalk is encroaching into the required 25 foot landscape buffer, which is not allowed. Please revise the site plan to remove the sidewalk from within the landscape buffer and clearly dimension its new location.	Unresolved
11	Buffers and CPTED	On the site plan and landscape plans, please dimension the required buffers.	Unresolved
12	Buffers and CPTED	Please revise the site plan and landscape plan to show the required 25 foot wide buffer along the entire eastern boundary line.	Unresolved
13	Buffers and CPTED	On the overall landscape plan, please demonstrate that at least 20 percent of the plant material consists of low water use plants, and that the total plant material does not exceed 40 percent of the regulated landscape area.	Unresolved
14	Buffers and CPTED	If the site will be reconfigured, the landscape buffers will be re-evaluated at the time of resubmittal.	Info Only
15	Buffers and CPTED	Additional comments may be provided at the time of resubmittal.	Info Only
16	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
17	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

18	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
19	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
20	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
21	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
22	Natural Resources	Please show which trees will be removed and saved on a tree mitigation plan. Reasonable effort must be shown to save some existing trees on site for the 90 inch/acre maximum limit to apply. 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)	Unresolved
23	Natural Resources	Please provide the tree data in a table. List species, DBH, and status (removed or saved).	Unresolved
24	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
25	Planning and Development	On the site plan, please indicate the location of the proposed signage on the property.	Unresolved
26	Planning and Development	The subject site has a Future Land Use of Industrial and is in the M-1 (Industrial) zoning district.	Info Only

27	Planning and Development	<p>As of the date of the creation of the subdivision regulations (July 28, 1970), this property was part of a 10 acre parcel that was subsequently subdivided by warranty deed in 1984 without County approval. A retroactive lot split will be required to deem this property buildable. The first step is to complete a lot research request and then complete a retroactive lot split.</p> <p>Lot research request application: https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-research-request-05-2023-ada.pdf?sfvrsn=a29a9102_3</p> <p>Lot split application: https://www.seminolecountyfl.gov/docs/default-source/pdf/lot-split-reconfiguration-08-2024.pdf?sfvrsn=f6ca6ca0_3</p>	Unresolved
28	Planning and Development	On the site plan, please provide the zoning and Future Land Use designations and parcel ID numbers for all adjacent lots.	Unresolved
29	Planning and Development	On the site plan, please provide the dimensions of the proposed structure and also dimension the proposed structure from all property boundary lines.	Unresolved
30	Planning and Development	To provide a greater buffer for the residential development on the south, staff recommends modifying the site in one of the following ways: (1) Swapping the site layout so that the proposed structure and outdoor storage area are located on the north end, with the floodplain compensation area on the southern end of the site, or (2) Relocating the outdoor storage area to the north side of the proposed structure, allowing the front half of the site to be developed while reserving the back half for floodplain compensation.	Unresolved
31	Planning and Development	On the site plan under the site data table, please amend the existing use and proposed use. The existing use is vacant and the proposed use should detail a precise use of the proposed structure and property.	Unresolved
32	Planning and Development	On the site plan under the site data table, please provide the total net buildable area calculation. Net Buildable definition: the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Unresolved
33	Planning and Development	The City of Sanford is the utility provider for water and sewer. Please submit a letter from the City stating the utility plan is approved and they will provide service to the site prior to final site plan approval, including approval of the irrigation plan and grease interceptor/oil water separator, if applicable.	Unresolved

34	Planning and Development	On the site plan under the parking analysis, please revise the parking calculations to demonstrate the breakdown of the proposed uses on site. For example, if there is office space and warehouse space within the structure, please provide the parking calculation for the office space in addition to the warehouse space. Please note that Section 30.11.3(e) of the SCLDC states that proposed parking cannot exceed 200 percent of the minimum parking required unless approved by the Development Services Director.	Unresolved
35	Planning and Development	On the site plan, show the location and calculation for the required bicycle parking spaces required based on Sections 30.11.7.2 - 30.11.7.5 of the SCLDC.	Unresolved
36	Planning and Development	All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent properties. On the site plan, please demonstrate that the outdoor storage and laydown yard will be screened from view from the adjacent properties.	Unresolved
37	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Info Only
38	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Info Only
39	Planning and Development	Dumpsters will require a separate permit. Solid waste containers shall be in accordance with SCLDC Section 30.14.15.	Info Only
40	Planning and Development	If site lighting is proposed, the industrial property is located within 200 feet of residential property and shall be limited to cut off fixtures mounted no higher than 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 0.5 foot-candles. SCLDC Sec. 30.15.1(b)(4)	Unresolved
41	Planning and Development	The subject site is within 20,000 feet from the nearest point of the nearest runway of the Sanford Airport. Please complete the FAA form 7460-1 Notice of Proposed Construction or Alteration https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273	Info Only

42	Planning and Development	Outdoor lighting fixtures shall be located no less than 50 feet from any property having a residential future land use designation or a residential zoning classification. SCLDC Section 30.15.5	Info Only
43	Planning and Development	SCLDC Section 30.15.4 - Lighting on must include time controls. The time controls must dim all outdoor lights by at least 50 percent of normal illumination levels within one hour of the close of business on the site. The lights must remain dimmed until the business reopens in the morning or the automatic light sensors switch the light off in the morning. This requirement does not apply to business that operate 24 hours a day. Dimmed lights may return to full luminance for no more than 30 seconds if triggered by a motion detector. (a) Light sensors. All outdoor lighting must include light sensors that automatically turn lights off when daylight exceeds 85 of the ground level luminance of the fixture. (b) Manual controls. All electrical circuits for outdoor lighting must include manually controlled switches conveniently located for manual operations.	Info Only
44	Planning and Development	SCLDC Section 30.16 - All uses conducted in commercial and industrial districts must conform to the standards of performance described in this part and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare. Please see this section for additional information.	Info Only
45	Planning and Development	On the site plan sheet under the site data, please provide the maximum allowable FAR and proposed FAR. FAR definition: The floor area ratio (FAR) is the relationship between the total usable floor area of the building and the total net buildable area of the lot on which the building stands. The subject site has an Industrial Future Land Use designation which allows a maximum Floor Area Ratio (FAR) of 0.65.	Unresolved
46	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 database and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
47	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Info Only
48	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of six (6) in height and one-half () inch in width. SCLDC 90.5 (1)	Info Only

49	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5 (8)(d)	Info Only
50	Public Safety - Addressing	(SITE PLAN) When submitting a building permit , please submit a proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of use of the structure(s), parcel number of the property, as well as the adjacent properties, posted address(es), street names, north arrow, drive aisles, front (main entry).	Info Only
51	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
52	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed and readdressed to assign (4) digit unit numbers. (Addressing Policy)	Info Only
53	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Address and applicable fees will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)	Info Only
54	Public Safety - Addressing	(Development Name) The Site Plan name "BEARDALL INDUSTRIAL" is approved for use. Will there be a sign and will this name be on the sign? The approved name shall be the only conspicuous name posted or advertised on signage. 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)), (Florida Statute 177.051)	Info Only
55	Public Safety - Addressing	Please correct the names to: N Beardall Ave 2(x) on the Existing Conditions and Demolition Plan C3.0, Site Plan C4.0, Paving and Grading C5.0, Fire Truck Routing Plan C8.0	Unresolved
56	Public Safety - Addressing	Please label the parcel number within the subject property (33-19-31-300-019B-0000), and the adjacent parcel numbers (33-19-31-300-019A-0000 north of parcel 19B), (33-19-31-522-0B20-0000 south of parcel 19B) & (33-19-31-519-SW10-0000 west of parcel 19B) on the Site Plan C4.0, Existing Conditions and Demolition Plan C3.0 & Fire Truck Routing Plan C8.0.	Unresolved
57	Public Safety - Addressing	Will this building be single tenant or multi-tenant?	Question

58	Public Safety - Addressing	(Development Name) To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the E911 Administration, Attn: Addressing (email:addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. 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)), (Florida Statute 177.051)	Unresolved
59	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.5.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	Unresolved
60	Public Safety - Fire Marshal	At the time of site plan or final engineering, a fire test report and hydraulic graph shall be provided for the proposed fire hydrant(s)/water main(s) to ensure they will meet the requirements for the needed fire flow calculations of the structure.	Unresolved
61	Public Safety - Fire Marshal	Please revise code edition as we use the 8th ed FFPC 2021 NFPA 1 Also in the code it states the minimum fire flow shall be 1000 GPM not 563. Please revise.	Unresolved

62	Public Safety - Fire Marshal	Please revise turning radius to the following truck specs: Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 4.68 inches Tread Width: 16.3 inches Chassis Overhang: 78 inches Additional Bumper Depth: 26 inches Front Overhang: 137.6 inches Wheelbase: 266 inches Overall length: 576 inches Calculated Turning Radius: Inside Turn: 25 ft. 4 in. Curb to Curb: 41 ft. 1 in. Wall to Wall: 48 ft. 1 in. Overall length: 48 ft	Unresolved
63	Public Safety - Fire Marshal	Please verify if there will be any gates to access the home. Gates shall be a minimum 20 ft wide. If manual gate, a fire department knox padlock shall be provided. If electric gate, a fire department knox key switch and SOS shall be provided. All in accordance with NFPA 1, chapter 18.	Unresolved
64	Public Safety - Fire Marshal	Currently the turning radius analysis shows the truck routing through an outdoor storage area. Please clearly delineate an area where storage will not be present to ensure truck can adequately operate within the area.	Unresolved
65	Public Safety - Fire Marshal	The following is required for Access Signage for New Construction Sites: a. Signage sign shall read 'NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT' or similar wording, 12 inch by 18 inch. b. Color: The sign shall have a white background with a red legend. c. Bottom of sign shall be seven feet above grade on posts. d. The sign shall be within sight of the traffic flow and be a maximum of 60 feet apart. NFPA 1, 18.2.3.6.3 (FL specific)	Unresolved
66	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Unresolved
67	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Unresolved
68	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Unresolved
69	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
70	Public Works - Engineering	The stabilized construction entrance needs to be off of Beardall Avenue. Please relocate it as it is connecting to private property.	Unresolved
71	Public Works - Engineering	Please show a washout area off of the stabilized construction entrance.	Unresolved
72	Public Works - Engineering	Provide a separate geotechnical report signed and sealed.	Unresolved

73	Public Works - Engineering	Please explain how the 10-year time-stage is higher than the 25-year or 100-year? Also the peak stage for the 10-year storm event is higher than the 25-year storm event. This is not probable. Please review, provide justification or revise accordingly.	Unresolved
74	Public Works - Engineering	The County would not allow bubble-ups in the ditch. Please also verify the upstream contributing area / flows. Staff has concerns with the flows in the ditch and if the pipes can handle those flows.	Unresolved
75	Public Works - Engineering	Why does the model show a 24" pipe, and the site shows 18". Please adjust the pipe size for consistency.	Unresolved
76	Public Works - Engineering	The model appears to have a rectangle weir at elevation 17.18 but the plans and details do not seem to show this weir in the outfall structure. There appears to be a 17.18 at structure D-01 but that is surrounded by higher grades. The County would not allow this type of outfall flooding out of a structure and offsite. Please verify and adjust accordingly.	Unresolved
77	Public Works - Engineering	Staff does not understand the see how the outfall orifice will work per the detail. Please verify pipes / fitting size(s) and verify it will fit in the box. Provide a better detail and show how water quality will be addressed. Typically, the bottom part of the tee for the orifice would be below the water. Please verify and adjust accordingly.	Unresolved
78	Public Works - Engineering	Please provide a secondary hydraulic analysis for the stormwater pipe system.	Unresolved
79	Public Works - Engineering	Staff did not find the compensating storage analysis in the stormwater report or the plans. Provide the compensating storage analysis.	Unresolved
80	Public Works - Engineering	Beardall Avenue is not to Conty Standard for width (18'). The road is required to be 20' wide to the nearest County Standard roadway. The roadway appears to widen at Allegany Lane. Please verify structure of the road to that point and show widening and potential structural upgrade to that point from the project entrance.	Unresolved
81	Public Works - Engineering	There is some question / concern with the area between the ROW and the sidewalk. Is this area to be used as compensating storage? There are plantings shown in this area. If it is designed to flood, then the vegetation needs to be resilient. There are other concerns about mulch or other items washing away. Widening the existing ditch moving the sidewalk closer to the road and putting the landscaping behind the sidewalk may be a better solution. We can give credit for the new ditch area for flood compensation.	Unresolved
82	Public Works - Engineering	There is some concern how far from Beardall Avenue the stop bar and stop sign is. Please try to get the sidewalk and stop sign / bar closer to the road.	Unresolved

83	Public Works - Engineering	Considerations for redesign. The 30" pipe for that distance seems costly. Especially when most of the site flow is sheet flow to the pond. Also, the amount of retaining wall even at only 2' tall may be costly. Six feet at 3 to 1 would remove the need for the wall and also still partially count toward compensating storage area. Could moving the pond to the northeast corner of the site help with one or more of these issues.	Info Only
84	Public Works - Engineering	Design consideration. With the normal high-water table at or above 16.2' and the 10-year storm peaking at 17.89, a large portion of the outside storage area may stay very flooded for periods of time. It appears to be 150'-180'. You may want to sacrifice an additional small area for pond and get a good portion of this area as not flooded area all the time.	Info Only
85	Public Works - Engineering	Due to the number and nature of the comments additional comments may be generated on resubmittal. A separate meeting to discuss the comments or design would be suggested. Please co-ordinate with Jim Potter.	Unresolved
86	Public Works - Engineering	The County does not allow open cuts unless there is no other reasonable option. With the roadway widening and overlay, the open cut could be considered in this instance. Please show the method of water line extension across the street. (Note if there was no other alternative and the rest of the road was not in need of repair you would have had to mill and resurface 50' each way.)	Unresolved
87	Public Works - Impact Analysis	NRR - non traffic generating improvement.	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	Corrections Required	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	Approved	Maya Athanas (407) 665-7388 mathanas@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	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis (407) 665-5191 acurtis@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez (407) 665-5716 aperez07@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:
8/28/2025	The application fee allows for the initial submittal plus two resubmittals.	See highlighted departments above
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: 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: 2025-823

Title:

TUSKAWILLA ASSISTED LIVING - PRE-APPLICATION

Project Number: 25-80000089

Project Description: Proposed Site Plan for a 16 bed assisted living facility on 1.77 acres in the A-1 Zoning District located on the east side of of Tuskawilla Rd, south of Parker Ct

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

Parcel ID: 36-21-30-300-001B-0000

BCC District: 1-Dallari

Applicant: Komal Vaish (540) 908-7061

Consultant: N/A



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

PROJ. #: 25-80000089

Received & Paid: 8/15/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Assisted Living Facility

PARCEL ID #(S): 36-21-30-300-001B-0000

TOTAL ACREAGE: 1.77 Acres. BCC DISTRICT: 1-DALLARI

ZONING: AL FUTURE LAND USE: LDR

APPLICANT

NAME: KOMAL VAISH

COMPANY:

ADDRESS: 3025 LASISTOR ST

CITY: ORLANDO

STATE: FL

ZIP: 32817

PHONE: 540-908-7061

EMAIL: KCVAISH@YAHOO.COM

CONSULTANT

NAME: KOMAL VAISH

COMPANY:

ADDRESS: 3025 LASISTOR ST

CITY: ORLANDO

STATE: FL

ZIP: 32817

PHONE: 540-908-7061

EMAIL: KcVaish@yahoo.com

KCVAISH@YAHOO.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 16-Room Assisted Living Facility
Will Provide Proper Licensing.

STAFF USE ONLY

COMMENTS DUE: 8/22/2025

COM DOC DUE: 8/28/2025

DRC MEETING: 9/3/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: Agenda: 8/29/2025

ZONING: A-1

FLU: LDR

LOCATION:
EAST OF TUSKAWILLA RD SOUTH OF
PARKER CT

W/S: SEMINOLE COUNTY

BCC: 1-DALLARI

Proposal for 16-Room Assisted Living Facility

Location: 2323 Tuskawilla Rd, Oviedo, FL 32765

Prepared For: Komal Vaish

1. Executive Summary

This proposal outlines the conversion of the existing unfinished 10,000 sq ft residential structure at 2323 Tuskawilla Rd into a 16-room assisted living facility (ALF).

2. Project Vision

To create a safe, comfortable, and nurturing home-like environment for seniors requiring assistance with daily living, while maintaining dignity and independence.



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.

SCPA Appraisal Map

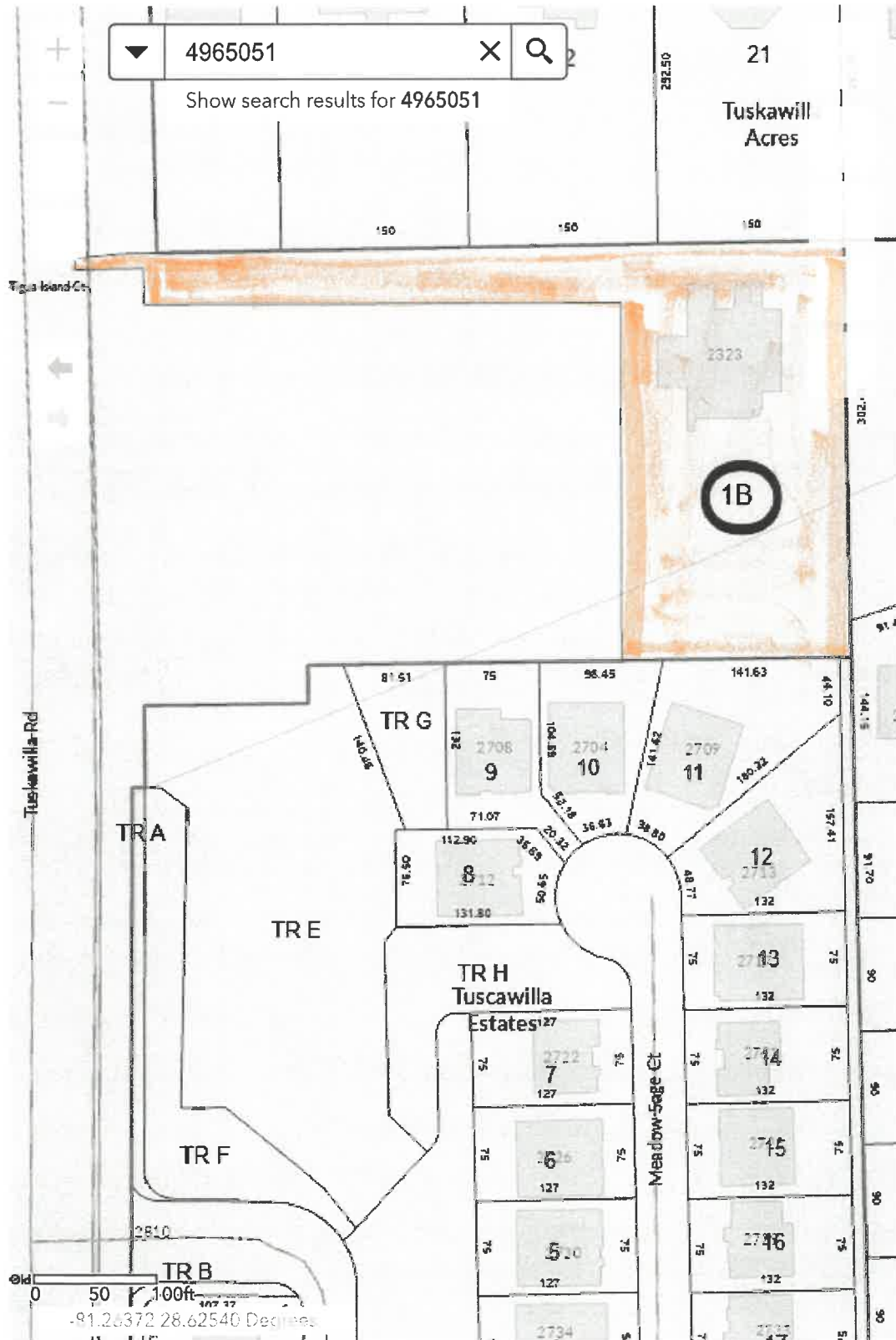
David Johnson, CFA
Seminole County Property Appraiser
Date: 8/15/2025



Parcel
View Map

Open Full
GIS Map

** To CLOSE click the [X] in the right corner or
anywhere outside the popup!



Open Full GIS Map

Close and Return

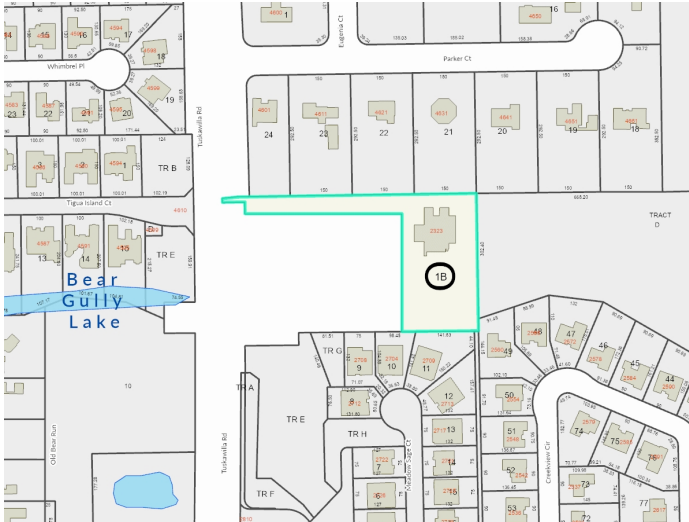
Property Record Card



Parcel: **36-21-30-300-001B-0000**
 Property Address: **2323 TUSKAWILLA RD OVIEDO, FL 32765**
 Owners: **ASSET MANAGEMENT SERVICES OF AMERICA LLC**
 2025 Market Value \$277,344 Assessed Value \$277,344 Taxable Value \$277,344
 2024 Tax Bill \$3,604.66

The 10 Bed/11 Bath Single Family property is 9,938 SF and a lot size of 1.77 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-30-300-001B-0000
Property Address	2323 TUSKAWILLA RD OVIEDO, FL 32765
Mailing Address	C/O SANCHEZ, JUAN 2323 TUSKAWILLA RD OVIEDO, FL 32765-8336
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$76,044	\$74,894
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$201,300	\$198,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$277,344	\$272,894
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	\$277,344	\$272,894

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,604.66
Tax Bill Amount	\$3,604.66
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ASSET MANAGEMENT SERVICES OF AMERICA LLC

Legal Description

SEC 36 TWP 21S RGE 30E N 1/4 OF W 1/2 OF
NE 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$277,344	\$0	\$277,344
Schools	\$277,344	\$0	\$277,344
FIRE	\$277,344	\$0	\$277,344
ROAD DISTRICT	\$277,344	\$0	\$277,344
SJWM(Saint Johns Water Management)	\$277,344	\$0	\$277,344

Sales

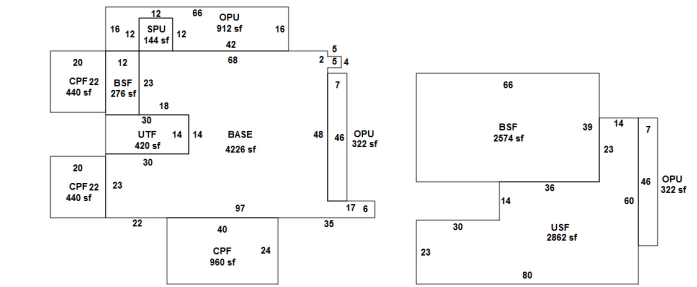
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/6/2021	\$290,000	10117/0514	Improved	Yes
CERTIFICATE OF TITLE	10/5/2021	\$100	10064/0982	Improved	No
QUIT CLAIM DEED	2/9/2019	\$100	09299/1362	Improved	No
SPECIAL WARRANTY DEED	10/1/2006	\$695,000	06468/1318	Improved	No
CERTIFICATE OF TITLE	4/1/2005	\$100	05683/0669	Improved	No
WARRANTY DEED	10/1/1995	\$395,000	02994/1195	Improved	Yes
ARTICLES OF AGREEMENT	1/1/1969	\$12,500	00743/0665	Vacant	No
ARTICLES OF AGREEMENT	1/1/1969	\$12,500	00740/0106	Vacant	No

Land

Units	Rate	Assessed	Market
1.65 Acres	\$122,000/Acre	\$201,300	\$201,300

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1974
Bed	10
Bath	11.0
Fixtures	35
Base Area (ft ²)	4226
Total Area (ft ²)	13898
Constuction	CB/STUCCO FINISH
Replacement Cost	\$108,634
Assessed	\$76,044

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE SEMI FINISHED	2574
BASE SEMI FINISHED	276
CARPORT FINISHED	440
CARPORT FINISHED	440
CARPORT FINISHED	960
OPEN PORCH UNFINISHED	322
OPEN PORCH UNFINISHED	322
OPEN PORCH UNFINISHED	912
SCREEN PORCH UNFINISHED	144
UPPER STORY FINISHED	2862
UTILITY FINISHED	420

Permits				
Permit #	Description	Value	CO Date	Permit Date
12044	2323 TUSKAWILLA RD: RES ALTERATIONS, NO CHANGE IN UNITS-SINGLE FAMILY HOUSE ***DRAWN***	\$275,000		7/10/2023
06412	2323 TUSKAWILLA RD: REROOF RESIDENTIAL-reroof	\$40,000		4/27/2023
01292	FIRE & SECURITY; WYNTER ASSISTED LIVING	\$4,900		3/1/1997
01714	PERMIT DOES NOT STATE WORK DESCRIPTION	\$3,000		3/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 3	1980	1	\$0	\$0

Zoning

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

School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

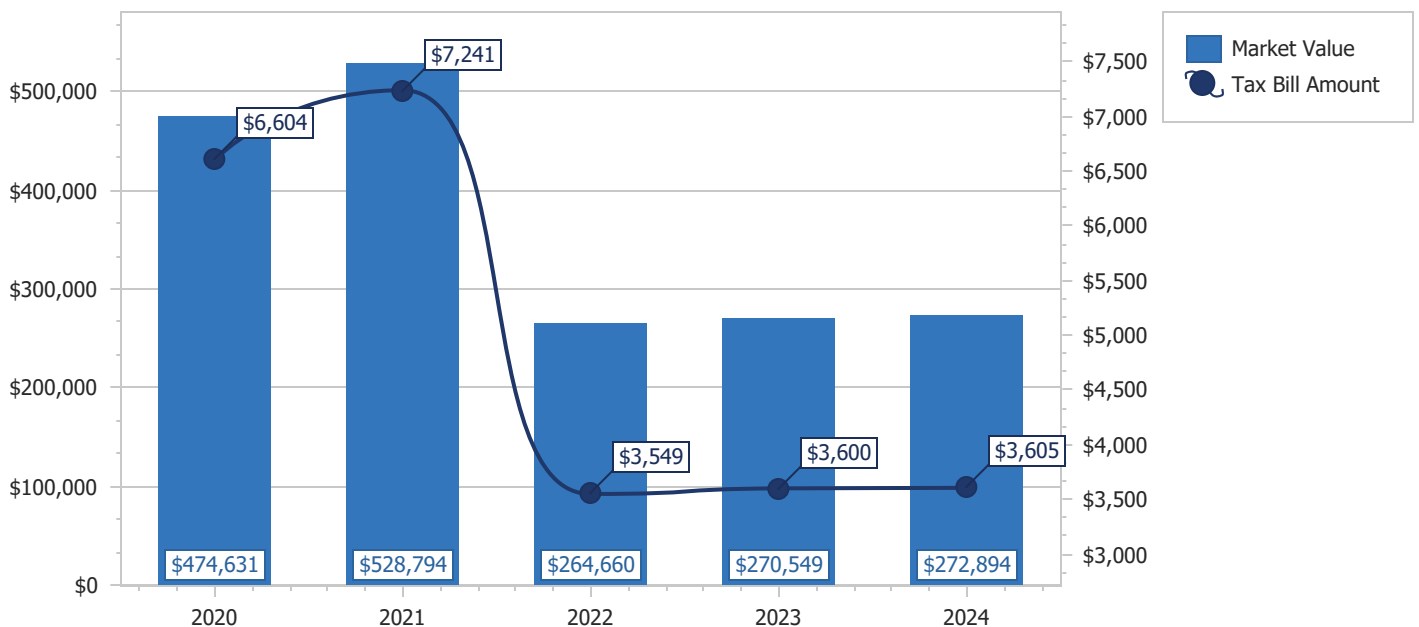
Political Representation

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: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001565	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	KOMAL C VAISH	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	TUSKAWILLA ASSISTED LIVING - PRE-APPLICATION	PROJ #: 25-80000089
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/18/25	
RELATED NAMES:	EP KOMAL VAISH	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-30-300-001B-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A 16-BED ASSISTED LIVING FACILITY ON 1.77 ACRES IN THE A-1 ZONING DISTRICT LOCATED EAST OF TUSKAWILLA RD, SOUTH OF PARKER CT	
NO OF ACRES:	1.77	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	A-1	
LOCATION:	EAST OF TUSKAWILLA RD SOUTH OF PARKER CT	
FUTURE LAND USE:	LDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
KOMAL VAISH 3025 LASISTOR STREET ORLANDO FL 32817 (540) 908-7061 KCVAISH@YAHOO.COM		

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

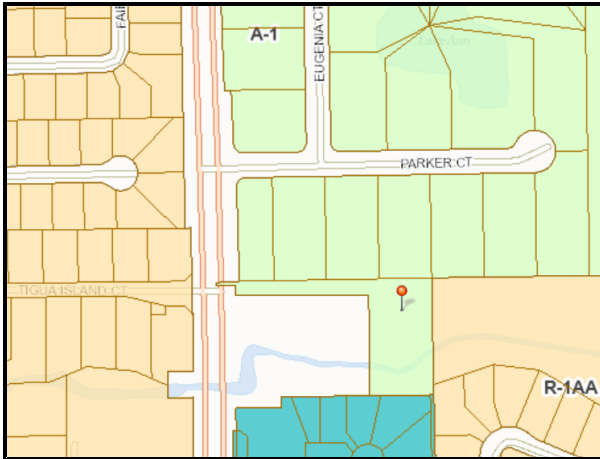
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

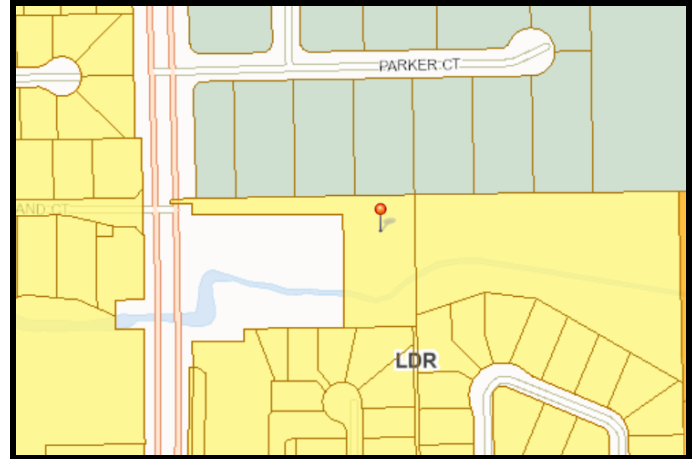
- The subject site has a Future Land Use of Low Density Residential and A-1 (Agriculture) zoning.
- The proposed Assisted Living Facility with sixteen (16) beds is not permitted in the A-1 (Agriculture) Zoning district and would require the Applicant to apply for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

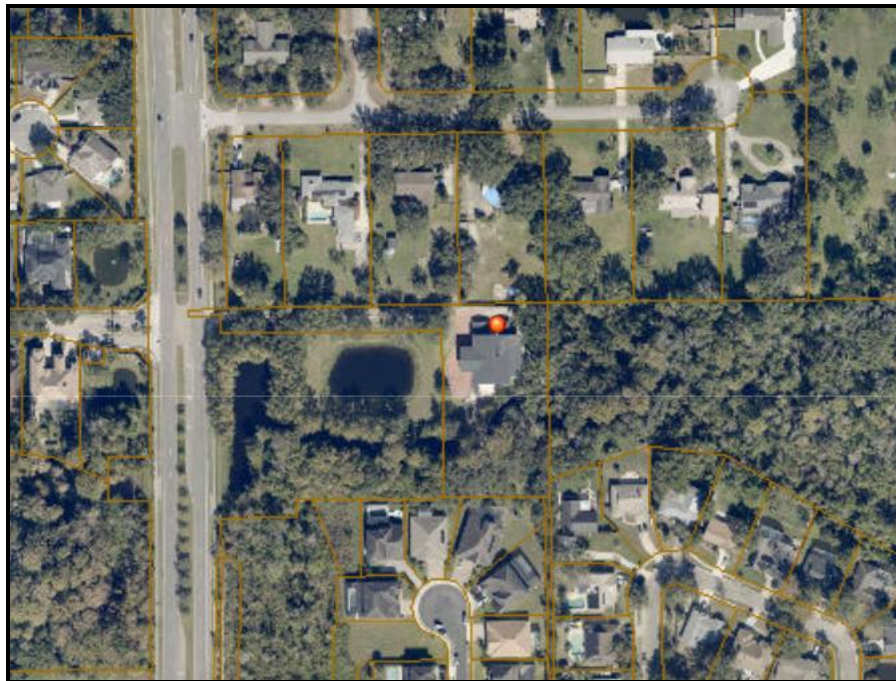
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADE_CO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Buffers can overlap into a retention area.	Info Only
5.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
6.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
7.	Buffers and CPTED Annie Sillaway	Sec. 30.14.8. - Parking buffers. A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section 30.14.7.	Info Only
8.	Building Division Review Coordinator Phil Kersey	8/20/25 - Property is located in an A Flood Zone. Development and construction will require full compliancy with the FBC, and ASCE 24-7. Property also has wetlands located on property.	Info Only
9.	Building Division Review Coordinator Phil Kersey	8/20/25 - Standard building permitting will apply. Separate permits will be required for the main structure, any dumpster enclosures, signage, or any other separate structure.	Info Only
10.	Building Division Review Coordinator Phil Kersey	8/20/25 - A full fire sprinkler and fire alarm system will be required for this occupancy type.	Info Only
11.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses	Info Only

	David German	<p>A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-duplexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre;</p> <p>B Public elementary schools, public middle schools and public high schools; and</p> <p>C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use but will require a Special exception based on Uses, section C above. Proposed use must also be compatible with the underlying zoning.</p>	
12.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
13.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. This development is already connected to Seminole County water via an existing water meter/service connection. The water meter/service connection may need to be upgraded depending on the proposed water demand increase for this project. The exact water demand for this project will be reviewed during the site plan/final engineering.	Info Only
14.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and will be required to connect due to the proposed sewer demand for this project. The nearest connection point is a 4" PVC force main running along the west side of Tuskawilla Road. The developer would have to build a private pump station to pressurize the sanitary sewer discharge to connect to our force main system.	Info Only
15.	Environmental Services James Van Alstine	This development is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.	Info Only
16.	Natural Resources Sarah Harttung	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
17.	Natural	Dead or declining trees, as determined by a certified	Info Only

	Resources Sarah Harttung	arborist, are exempt from arbor regulations. SCLDC 60.4(f)	
18.	Natural Resources Sarah Harttung	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
19.	Natural Resources Sarah Harttung	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
20.	Planning and Development Annie Sillaway	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
21.	Planning and Development Annie Sillaway	Per Section 30.5.1.2 (h) - The Board of County Commissioners may permit uses designated as Special Exception within a given zoning district upon making the findings of fact required by Section 30.3.3.1.5 of this Code; providing, however, such uses may be subjected to or limited by conditions of the Board.	Info Only
22.	Planning and Development Annie Sillaway	The setbacks for the A-1 (Agriculture) zoning district are: Front Yard; Fifty (50) feet, Rear yard: Thirty (30) feet, Side Yard: Ten (10) feet.	Info Only
23.	Planning and Development Annie Sillaway	The proposed use is not permitted in the current Zoning district and will require the following approval process: The Assisted Living Facility with sixteen (16) beds will require the Applicant to apply for a Special Exception in the A-1 (Agriculture) Zoning district.	Info Only
24.	Planning and Development Annie Sillaway	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/development-processes-requirements/index.shtml	
25.	Planning and Development Annie Sillaway	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: Residential facility, Assisted living: 0.5 space / bed.	Info Only
26.	Planning and Development Annie Sillaway	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
27.	Planning and Development Annie Sillaway	<p>Per Sec. 30.14.2.1 (b) - Single-family residential development in any zoning district is exempt from this Section except in the Planned Development (PD) District or <u>where specifically required by another Section of this Code.</u></p> <p>Nonresidential uses, where permitted in a single-family district (i.e., by Special Exception) shall be required to provide open space. Per Sec. 30.14.2.1 (d) - The amount of open space required for development shall be determined by the zoning district, development order, or other provisions of this Code applicable to the subject property. If not otherwise specified, the minimum open space shall be twenty-five (25) percent of the gross site area.</p>	Info Only
28.	Planning and Development Annie Sillaway	<p>Community Meeting Procedures Section 30.3.5.3</p> <ul style="list-style-type: none"> • Community Meeting Procedures - SCLDC Section 30.3.5.3 Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses. 	Info Only
29.	Planning and Development Annie Sillaway	Step 1 – Special Exception: The Special Exception request goes to the Planning and Zoning Commission for recommendation as a public hearing item, followed by the Board of County Commissioners for final approval or denial.	Info Only

		Step 2 – Site Plan Approval: If the Applicant is proposing or required to do any site work included in the special exception, this would require site plan review by staff.	
30.	Planning and Development Annie Sillaway	<p>Per Sec. 30.6.10.3 Community residential homes with seven (7) or more unrelated residents and assisted living facilities may be approved by the Board of County Commissioners as a special exception, providing, in addition to all other required findings:</p> <p>(a) That the location does not create an over-concentration of such homes or substantially alter the nature and character of the area as defined in Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time.</p> <p>In the event that the provisions of this Section conflict with the provisions of Section 419.001(3)(c), Florida Statutes (2020), as this statute may be amended from time to time, Section 419.001(3)(c) shall govern.</p> <p>(b) In single- and two-family residential districts (including A-1 and RC-1), the Board of County Commissioners shall determine that the proposed structure (facility) is compatible with the neighborhood in its physical size.</p> <p>(c) In multiple-family residential districts, the Board of County Commissioners shall determine that the proposed use is compatible with the area in its intensity of land use.</p> <p>(d) A copy of the application to the appropriate State agency shall accompany the application for the special exception.</p>	Info Only
31.	Public Safety - Fire Marshal Matthew Maywald	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
32.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
34.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance	Info Only

	Matthew Maywald	with the specifications of NFPA 1, Section 18.2.3.5.1.1	
35.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be 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
36.	Public Works - Engineering Jim Potter	Access to the site may need to be improved. It needs to be able to handle a fire truck. It should be 20' unobstructed and able to hold a 38-ton fire truck.	Info Only
37.	Public Works - Engineering Jim Potter	At least one ADA parking space should be provided. Additional parking would also be needed.	Info Only
38.	Public Works - Engineering Jim Potter	Any new impervious would require stormwater treatment.	Info Only
39.	Public Works - Engineering Jim Potter	The site is shown in the flood plains. No fill impacts to the flood plain are allowed without compensating storage. There may be requirements to show that the existing structure is not below the flood plain if this is to be used for seniors. An elevation certificate or topographic survey should be provided.	Info Only
40.	Public Works - Engineering Jim Potter	Appropriate fire truck turn-around will be required to be shown.	Info Only

41.	Public Works - Impact Analysis Arturo Perez	NRR, trips generated by 16 -room ALF < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.	Info Only
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DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Environmental - Impact Analysis	Review Complete	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Comprehensive Planning		David German 407-665-7386 dgerman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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