



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, August 6, 2025

9:00 AM

Room 3024 and hybrid TEAMS
option

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

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

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) KNIGHT OF CUPS - PRE-APPLICATION

[2025-724](#)

Project Number: 25-80000082

Project Description: Proposed Special Exception for an alcoholic beverage establishment in the C-2 Zoning District on 1.64 acres located on the south side of Howell Branch Rd, west of Betty St

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

Parcel ID: 34-21-30-300-009F-0000

BCC District: 4-Lockhart

Applicant: Timothy Lease (321) 609-1886

Consultant: N/A

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

9:20AM (IN PERSON) CANOPY - FINAL ENGINEERING PLAN**[2025-735](#)****Project Number:** 25-55200003**Project Description:** Proposed Final Engineering Plan for 31 single family residential lots on 17.42 acres in the R-1AA Zoning District located on the south side of Mustang Way, west of Dodd Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0210-0000+++**BCC District:** 1-Dallari**Applicant:** William Crawford (407) 227-5798**Consultant:** David Stokes (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) WINTER PARK DUPLEXES - REZONE****[2025-736](#)****Project Number:** 25-20000005**Project Description:** Proposed Rezone from A-1 to MM for duplexes on 4.61 acres located on the east side of Grand Road, south of Dike Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-21-30-300-0090-0000++**BCC District:** 1-Dallari**Applicant:** Amir Kazeminia (310) 994-1001**Consultant:** David Stokes (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION****[2025-721](#)****Project Number:** 25-80000078**Project Description:** Proposed Rezone and Site Plan for a 55 plus multi-family residential development on 7.67 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** Raul Ramirez (786) 202-7572**Consultant:** Diego Salazar (954) 884-5251**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**10:20AM (TEAMS) LEGACY POINTE PARKING EXPANSION -
PRE-APPLICATION**[2025-722](#)**Project Number:** 25-80000080**Project Description:** Proposed Site Plan for temporary parking stalls at an existing retirement community on 59.26 acres in the PD Zoning District located on the west side of Old Lockwood Rd at Hestia Loop**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 36-21-31-300-0040-0000**BCC District:** 1-Dallari**Applicant:** Shreeji Patel (689) 219-8909**Consultant:** Matthew Lyons (689) 219-8900**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:40AM (TEAMS) THE HAUS & CO - PRE-APPLICATION**[2025-720](#)**Project Number:** 25-80000079**Project Description:** Proposed Site Plan to convert a convenience store into a restaurant on 0.65 acres in the C-2 Zoning District located on the southeast corner of S CR 419 and E 4th St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CG-0200-0150**BCC District:** 1-Dallari**Applicant:** Ninotchka Sotomayor (407) 443-2862**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**11:00AM (TEAMS) LIFE POINT CHRISTIAN CHURCH - PRE-APPLICATION**[2025-689](#)**Project Number:** 25-80000075**Project Description:** Proposed Special Exception and Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 25-20-29-300-0170-0000**BCC District:** 4-Lockhart**Applicant:** Phil Ayres (407) 385-9725**Consultant:** Richard Dixon (386) 428-5834**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

GRAPEFUL MARKET & LOUNGE - PRE-APPLICATION**[2025-723](#)****Project Number:** 25-80000081**Project Description:** Proposed Special Exception and Site Plan for a wine lounge and retail bottle shop in the C-1 Zoning District on the north side of W SR 434, east of Wekiva Springs Ln**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-009B-0000**BCC District:** 3-Constantine**Applicant:** Alexandra Schatz (407) 615-9558**Consultant:** James White (321) 696-3253**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-724

Title:

9:00AM (IN PERSON) KNIGHT OF CUPS - PRE-APPLICATION

Project Number: 25-80000082

Project Description: Proposed Special Exception for an alcoholic beverage establishment in the C-2 Zoning District on 1.64 acres located on the south side of Howell Branch Rd, west of Betty St

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

Parcel ID: 34-21-30-300-009F-0000

BCC District: 4-Lockhart

Applicant: Timothy Lease (321) 609-1886

Consultant: N/A



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

PROJ. #: 25-80000082

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	KNIGHT OF CUPS.		
PARCEL ID #(S):	34-21-30-300-009F-0000		
TOTAL ACREAGE:	1.64 Acres.	BCC DISTRICT:	COUNTY 4: LOCKHART
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	TIMOTHY LEASE	COMPANY:	TARGET INC LLC.
ADDRESS:	201 TWELVE LEAGUE CIR		
CITY:	CASSELBERRY	STATE:	FL.
PHONE:	321 609 1836	ZIP:	32707
		EMAIL:	TIMLEASETATT@GMAIL.COM

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

STAFF USE ONLY

COMMENTS DUE: <u>07/25/2025</u>	COM DOC DUE: <u>07/31/2025</u>	DRC MEETING: <u>08/06/2025</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-2</u>	FLU: <u>COM</u>	LOCATION: <u>on the south side of Howell Branch Rd, east of SR 436</u>
W/S: <u>CASSELBERRY</u>	BCC: <u>4: LOCKHART</u>	

AGENDA 08/01/2025

Project Name: Knight of Cups

Address: 3780 Howell Branch Rd, Winter Park FL. 32792

Applicant Name: Timothy Lease

Company: Tarot Ink LLC

Phone: 321.609.1886

Email: Timpleasetattoos@gmail.com

Proposed Development: Special Exemption

Hello, My name is Timothy Lease and I am a local business owner in Seminole County at the Shoppes at Howell Branch for over 7 years. My tattoo shop "Golden Tarot Ink Club" is world renowned and extremely successful. We have over 2500+ five star reviews, I have traveled the world tattooing and have worked in over 20+ countries.

I currently have 3 suites at the plaza and am inquiring about opening a bar in one of them next to my current establishment. This bar will be separated from the studio. The concept is an eloquent mixology cocktail experience. I aim to

create a unique environment for the community to congregate at. We will cater to all social situations, group outings, corporate happy hours, intimate date nights.

Overall the bar will be a destination, our decor, customer service, and beverages will be of the highest caliber. Victorian and gothic mixed decor with an ambiance of lighting will make our patrons feel like they are in a safe space. An inclusive atmosphere for all walks of life to enter and have an enjoyable experience.

A bit about the operational logistics is as follows:

- We will be open Thursday through Sunday.
- The Bar will be open from 5pm to 1am.
- We are also interested in catering private events.
(Business gatherings, Celebrations, Charity Events)
- We will have up to 6 to 8 employees,
- 2 Bartenders, Check in Personel, Barback, & Security.

- Capacity would be 30 people.

- 10 seats at the bar, 4 intimate booths, and a round table in a corner for larger gatherings.

- A state of the art unisex gender inclusive bathroom with urinal and toilet.

Next lets discuss what we would like to offer from entering the bar to checkout.

parking situation

The Shoppes of Howel Branch has an expansive parking lot which affords plenty of space to accomodatet the volume of customers we expect. The operating hours of the plazas other establishments juxtaposed with Knight of Cups leaves the parking lot available for the bar's primary use in the evening.

- Upon arrival after entering the doors we will have a pre check-in room. The front of house Security will exchange greetings & check all Identifications.

-The pre check-in room will be separated from the bar area. Entrance to the bar will be granted after security approval and this is when the experience begins. Patrons will be escorted to sit at a banquet table which will slowly turn and reveal the Knight of Cups bar.

radius of bars and night life

Upon review of the other bars on offer within a five mile radius of our location, within seminole county, we conclude that none of them offer the experience and ambience we will provide.

Bar Louie- restaurant

Debbies Bar- DIVE

Ain't Miss Behavin- DIVE

Thirsty Gator- DIVE

Muldoon's Saloon- DIVE

Devaney's Sports Pub- SPORTS

Considering they are primarily dive and sports bars our bar will elevate the night life in the area and provide a service not yet available.

A long bar with stools will be situated on the left of the entrance. Four intimate booths on the right side with gothic sconces in each booth. A clear walkway between between the bar and booths will provide easy access to the bathroom and emergency excit.

See attached drawing for details.

As a customer of the Kight of Cups you will be seated at the bar upon which the bartender will come over and ask you which type of spirit you prefer. The bartender will then deal you a card for each spirit on offer. When you have selected one of the spirit cards the bartender will deal you a deck of cards contaning the bar's signaturte drinks from wihin that category of spirit, each card will have a description of the drink. Once the customer has made their drink

selection the bartender will craft their cocktail in front of them. We will have seasonal drink menus and plan to sell our menu decks to customers.

The bar won't have a dresscode for customers, but the bartenders will be dressed classy casual.

Custom glassware will be used in the bar. Each drink will be served in designated custom glassware.

A state of the art soundsystem will be installed in the bar.

lounge in luxury

As the owner of a tattoo studio for over seven years I understand and value the importance of cleanliness as the basis for a quality establishment. As such the bar will be set up with modern state of the art appliances to ensure a clean and healthy work and serving environment. We will have the amenities necessary to craft a plethora of cocktails. We will

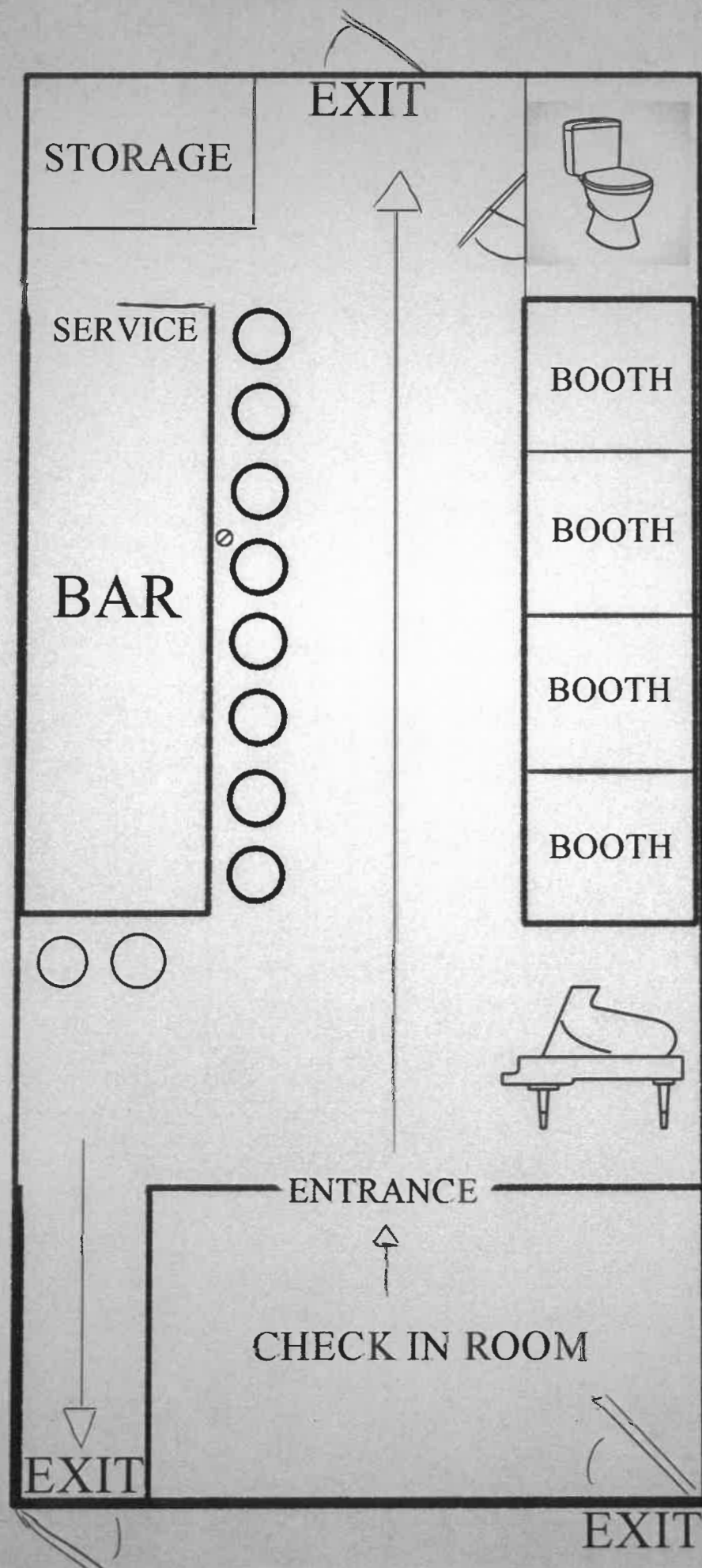
have a designated dishwasher behind the bar for cleaning the glassware, a refrigerator behind the bar for storing syrups, juices, and other mixers, as well as our own icemaker.

IN CONCLUSION:)

The addition of the "KNIGHT OF CUPS" bar to the local community will be a jewel in the crown of our local night life. In conjunction with my reputable business and the need for such an establishment in the area, I foresee ensured success. I know how much work it takes to start a business from the ground up and I am ready to do it oncemore. I hope that this Pre-application was thorough enough for you to see the vision we have presented. I look forward to speaking with you about the next steps to make this dream possible.

Sincerely,

Timothy Lease

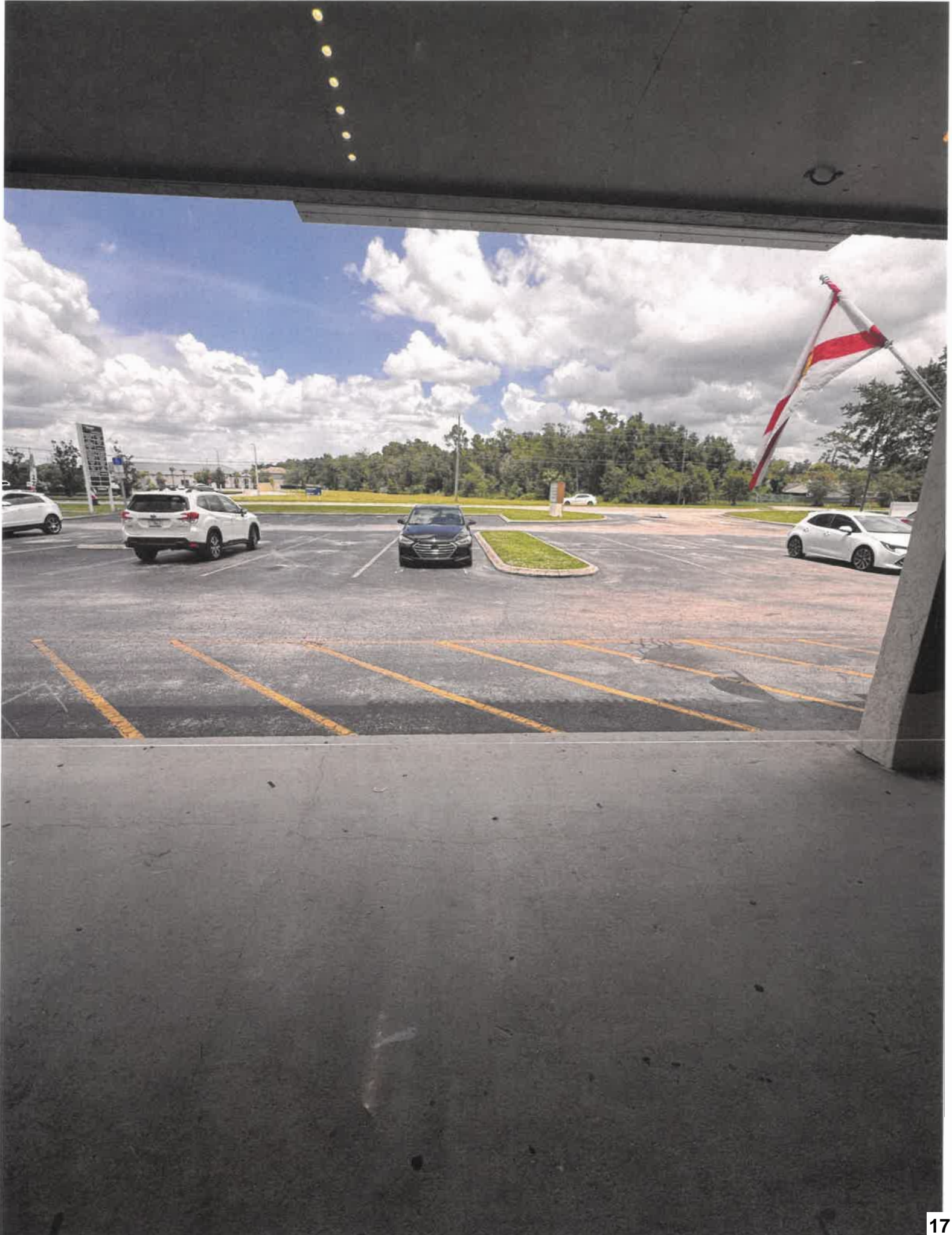


TATTOOING 7 DAYS A WEEK
FREE CONSULTATIONS

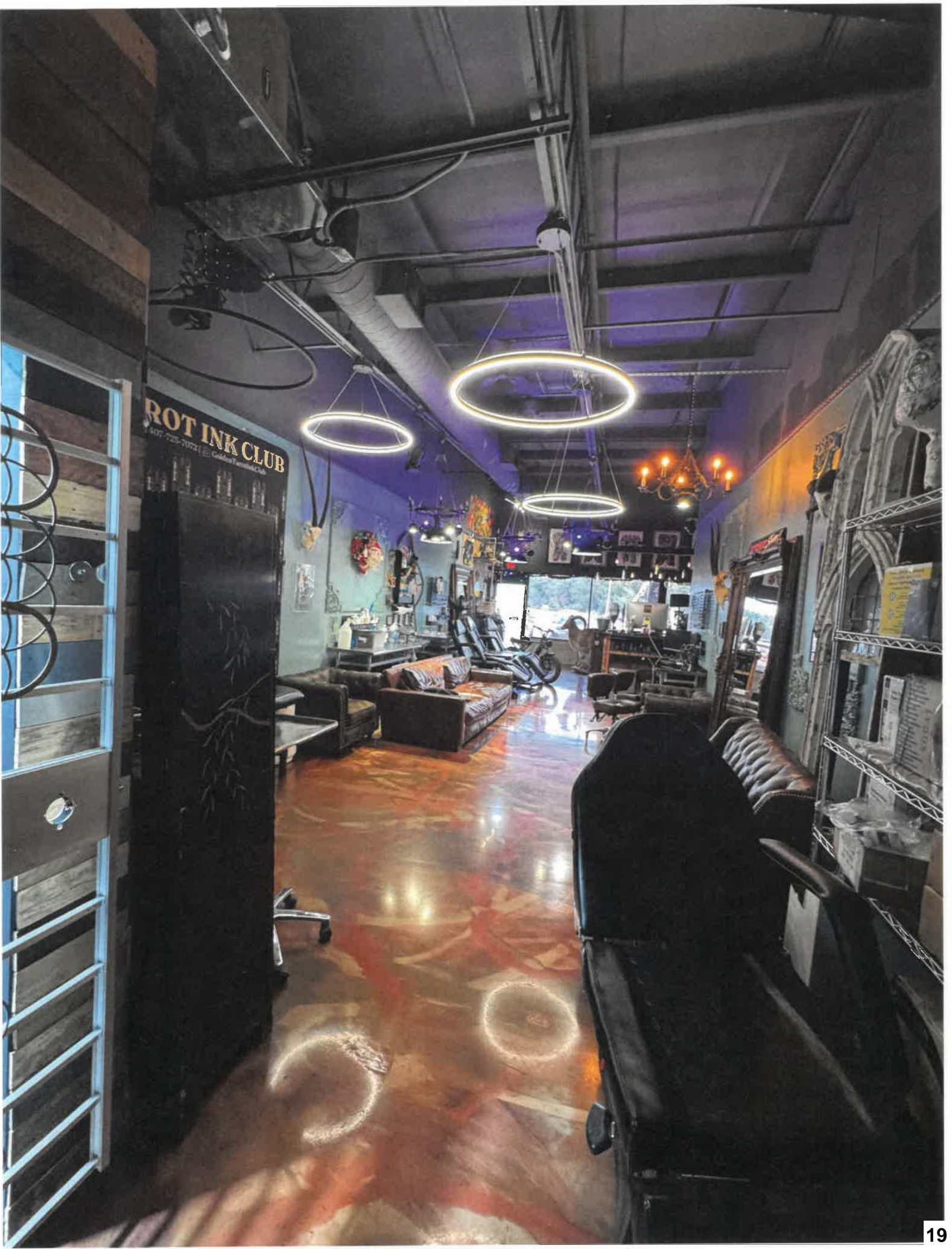


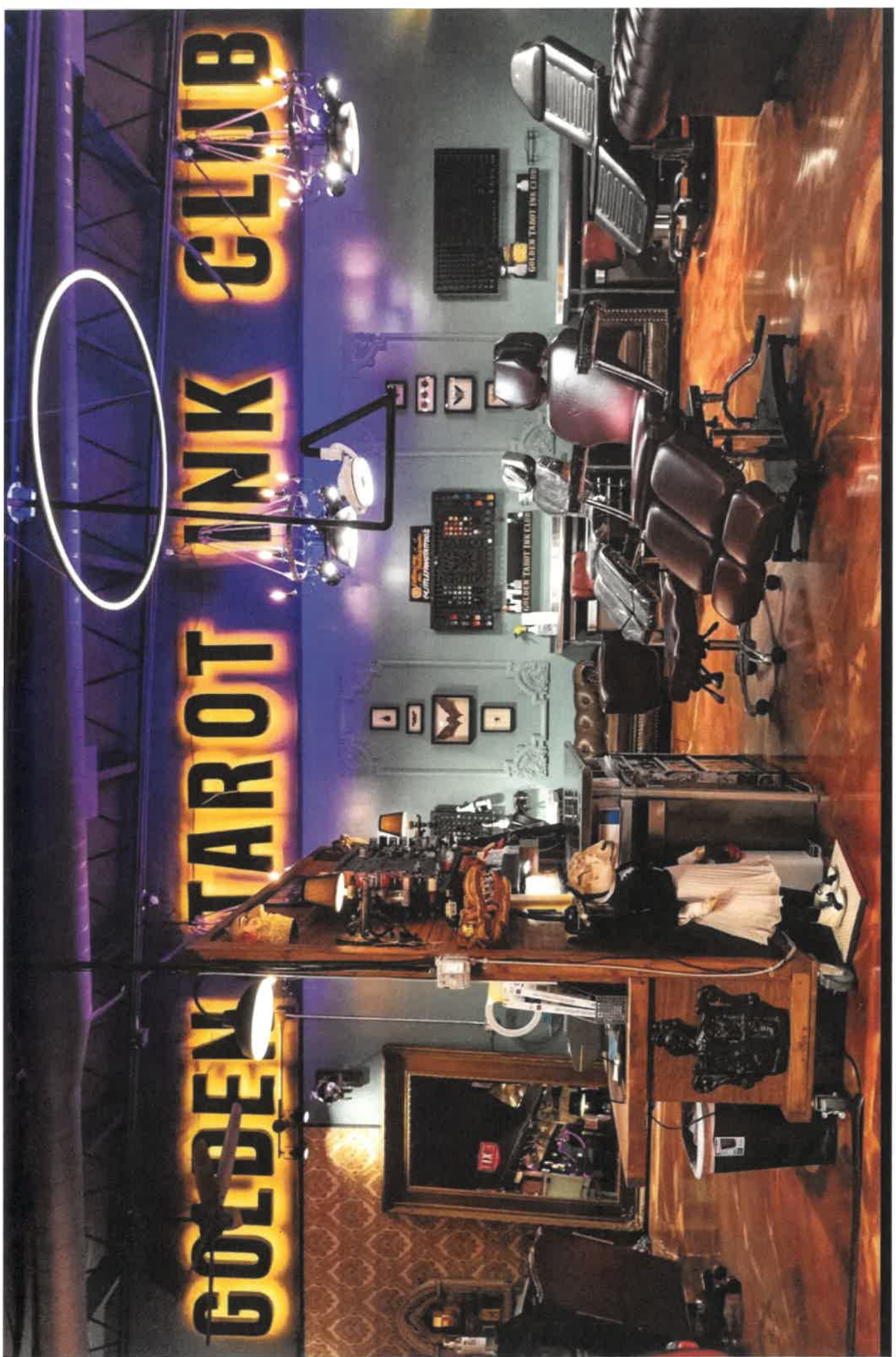
GOLDEN
TAROT
INN
CLUB
407-725-7072
WWW.GOLDENTAROTINNCLUB.COM
LATEST DRAGS!
WED TUE 545-12:00PM-1:00PM
SUNDAYS - 12:00PM-01:00

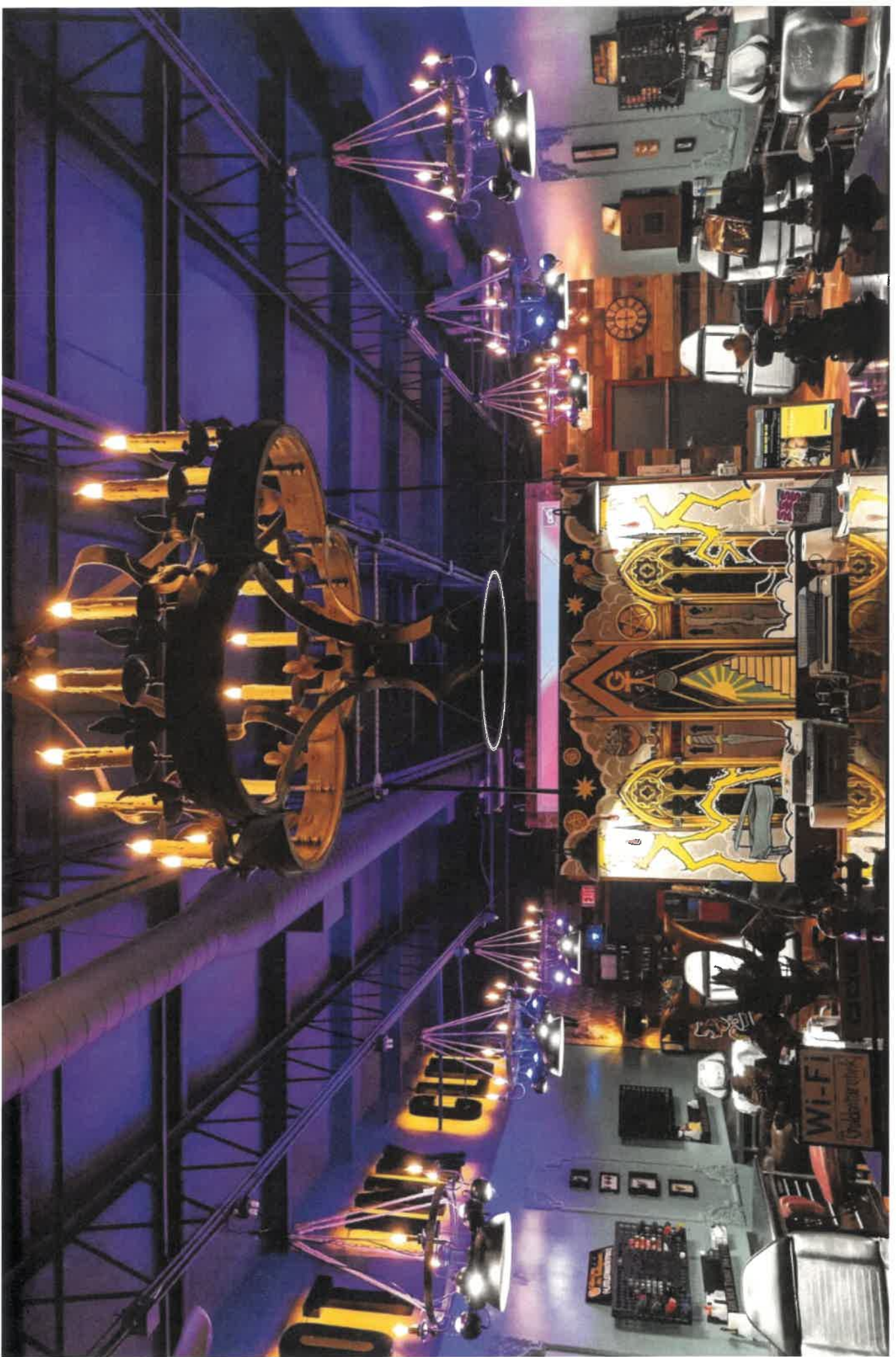












Property Record Card



Parcel: 34-21-30-300-009F-0000
 Property Address: 3728 HOWELL BRANCH RD WINTER PARK, FL 32792
 Owners: HOWELL BRANCH ROAD LLC
 2025 Market Value \$2,570,777 Assessed Value \$2,518,739 Taxable Value \$2,518,739
 2024 Tax Bill \$30,689.80 Tax Savings with Non-Hx Cap \$667.44
 Retail Center-Unanchored property w/1st Building size of 20,000 SF and a lot size of 1.64 Acres

Parcel Location



Site View



342130300009F0000 02/22/2022

Parcel Information

Parcel	34-21-30-300-009F-0000
Property Address	3728 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	505 N PARK AVE STE 213 WINTER PARK, FL 32789-3268
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,570,777	\$2,373,930
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$52,038	\$84,167
P&G Adjustment	\$0	\$0
Assessed Value	\$2,518,739	\$2,289,763

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$31,357.24
Tax Bill Amount	\$30,689.80
Tax Savings with Exemptions	\$667.44

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 HOWELL BRANCH ROAD LLC

Legal Description

SEC 34 TWP 21S RGE 30E BEG 401.98 FT S 62
 DEG 55 MIN 27 SEC E OF NE COR LOT 1 BLK B
 EASTBROOK UNIT 10 IN NW 1/4 OF NE 1/4
 RUN S 26 DEG 43 MIN 20 SEC W 133.02 FT N 62
 DEG 55 MIN 27 SEC W 47.20 FT S 26 DEG 56
 MIN 38 SEC W 67 FT S 62 DEG 55 MIN 27 SEC E
 432 FT N 26 DEG 56 MIN 38 SEC E TO HOWELL
 BRANCH RD NWLY ALONG RD TO BEG (LESS
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,518,739	\$0	\$2,518,739
Schools	\$2,570,777	\$0	\$2,570,777
FIRE	\$2,518,739	\$0	\$2,518,739
ROAD DISTRICT	\$2,518,739	\$0	\$2,518,739
SJWM(Saint Johns Water Management)	\$2,518,739	\$0	\$2,518,739

Sales

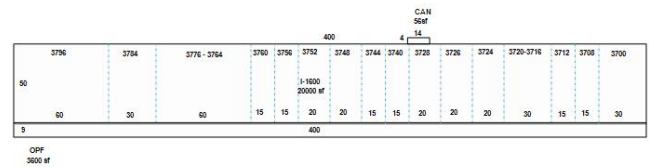
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2008	\$100	07016/0839	Improved	No
WARRANTY DEED	5/1/2008	\$100	07009/0677	Improved	No
WARRANTY DEED	8/1/1993	\$702,400	02632/1722	Improved	No
QUIT CLAIM DEED	5/1/1985	\$100	01643/0004	Vacant	No
WARRANTY DEED	10/1/1984	\$295,000	01588/0166	Vacant	No
WARRANTY DEED	10/1/1981	\$100	01364/0515	Vacant	No

Land

Units	Rate	Assessed	Market
80,710 SF	\$20/SF	\$1,614,200	\$1,614,200

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	20000
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$1,699,646
Assessed	\$968,798

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CANOPY	56
OPEN PORCH FINISHED	3600

Permits				
Permit #	Description	Value	CO Date	Permit Date
10570	3728 HOWELL BRANCH RD: ALTERATION COMMERCIAL-Retail parapet wall repair	\$4,500		7/11/2023
04763	3784 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign	\$2,278		4/12/2023
02164	3736 HOWELL BRANCH RD: ALTERATION COMMERCIAL-NEED CO DUE TO CHANGE OF OCC. LOADING ZONE PHILLY STEAKS	\$30,000	5/19/2023	1/23/2023
18598	3736 HOWELL BRANCH RD: ELECTRICAL - COMMERCIAL-restaurant	\$1,500		11/30/2022
07704	3744 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-aluminum and acrylic	\$1,200		8/30/2022
11977	3736 HOWELL BRANCH RD: PLUMBING - COMMERCIAL-RESTAURANT	\$3,675		8/2/2022
02885	3740 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Wall sign	\$950		3/21/2022
10026	3784 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,150		6/17/2021
02742	3784 HOWELL BRANCH RD: ELECTRICAL - COMMERCIAL-	\$1,800		2/17/2021
18686	3698 HOWELL BRANCH RD: FENCE/WALL COMMERCIAL-store fronts	\$8,835		12/24/2020
16621	3700 HOWELL BRANCH RD: FENCE/WALL COMMERCIAL-Commercial - Fence	\$1,247		11/17/2020

04451	ALTERATION COMMERCIAL	\$11,450		7/18/2019
12858	SIGN - 3796 HOWELL BRANCH RD	\$8,000		9/25/2017
06001	CHANGE OF USE NEED C.O.	\$9,750		9/14/2015
00596	CHG OF USE - INTERIOR REMODEL - VOCATIONAL CLASSROOM; PAD PER PERMIT 3740 HOWELL BRANCH RD	\$2,400		1/26/2011
00600	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3708 HOWELL BRANCH RD	\$2,400		1/26/2011
00597	CHG OF USE - INTERIOR REMODEL; PAD PER PERMIT 3764 HOWELL BRANCH RD	\$2,400		1/26/2011
00598	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3756 HOWELL BRANCH RD	\$2,400		1/26/2011
00601	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$2,400		1/26/2011
00599	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3744 HOWELL BRANCH RD	\$2,400		1/26/2011
09273	INSTALL SIGN - COMPUTERS FIX BUY SELL; PAD PER PERMIT 3712 HOWELL BRANCH RD	\$1,283		12/1/2010
06467	CHANGE OF USE - CO REQUIRED; PAD PER PERMIT 3724 HOWELL BRANCH RD	\$2,000	12/20/2010	8/13/2010
05564	REPAIR FIRE WALL; PAD PER PERMIT 3724 HOWELL BRANCH RD	\$2,000		7/14/2010
07218	WALL SIGN - CHANNEL LETTERS & LOGO BOXES; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$2,350		9/8/2009
06812	A/C CHANGEOUT; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$3,900		8/21/2009
06369	PYRO-CHEM FIRE SYSTEM - CHEF HANS; PAD PER PERMIT 3716 HOWELL BRANCH RD	\$2,100		8/5/2009
05741	INTERIOR ALTERATIONS - OFFICE CUBICALS; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$25,078	9/24/2009	7/14/2009
05624	DRY CHEMICAL FIRE SYSTEM - TUSCANY PIZZA; PAD PER PERMIT 3748 HOWELL BRANCH RD	\$1,900		5/24/2007
07039	WALL SIGN - INSTITUTE OF ANIMAL ARTS; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$1,105		6/15/2006
10592	REPLACE ALUMINUM SOFFIT W/HARDI-BOARD CEILING & WALKWAY ONLY; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$2,400		9/15/2004
04921	WALL SIGN PERMIT PAD 3748 HOWELL BRANCH	\$0		5/1/2001
10889	PAD PER PERMIT 3700 HOWELL BRANCH RD; BUILD DRESSING ROOMS & WALL	\$1,500		12/1/2000
10449	FASCIA SIGN; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$0		11/1/2000
04451	3736 HOWELL BRANCH RD: ALTERATION COMMERCIAL-CHG OF OCC. C/O REQ.	\$11,450		1/1/2000

00141	FIRE OTHER THAN NEW CONSTRUCTION; PAD PER PERMIT 3716 HOWELL BRANCH RD	\$4,200		1/1/2000
06596	TENANT SEPARATION; THE HERB HOUSE; PAD PER PERMIT 3752 HOWELL BRANCH RD	\$1,500		8/1/1999
02997	WALK-IN COOLER; RED LION PUB; PAD PER PERMIT 3784 HOWELL BRANCH RD	\$1,000		4/1/1999
00852	INTERIOR MEDICAL SHOP; PAD PER PERMIT 3796 HOWELL BRANCH RD	\$10,850	5/7/1999	2/1/1999
02080	MEI TING SUPPRESSION; PAD PER PERMIT 3760 HOWELL BRANCH RD	\$1,695		3/1/1998
00707	INTERIOR RENOVATION; MEI TING TAKE- OUT; PAD PER PERMIT 3760 HOWELL BRANCH RD	\$5,000	6/15/1998	2/1/1998
08380	INTERIOR RENOVATIONS; GOLF ATTIC; PAD PER PERMIT 3790 HOWELL BRANCH RD	\$1,000	1/9/1998	12/1/1997
07426	REMODEL; PIZZA HUT; PAD PER PERMIT 3748 HOWELL BRANCH RD	\$42,400		11/1/1997
05744	CHANGE OF USE; PAD PER PERMIT 3708 HOWELL BRANCH RD	\$0		8/1/1997
00643	THE MEDICINE SHOPPE-INTERIOR	\$3,500	3/21/1995	2/1/1995
00561	XL. SHAVED ICE 3760 HOWELL BRANCH RD NO DESCRIPTION	\$1,000	3/3/1994	1/1/1994

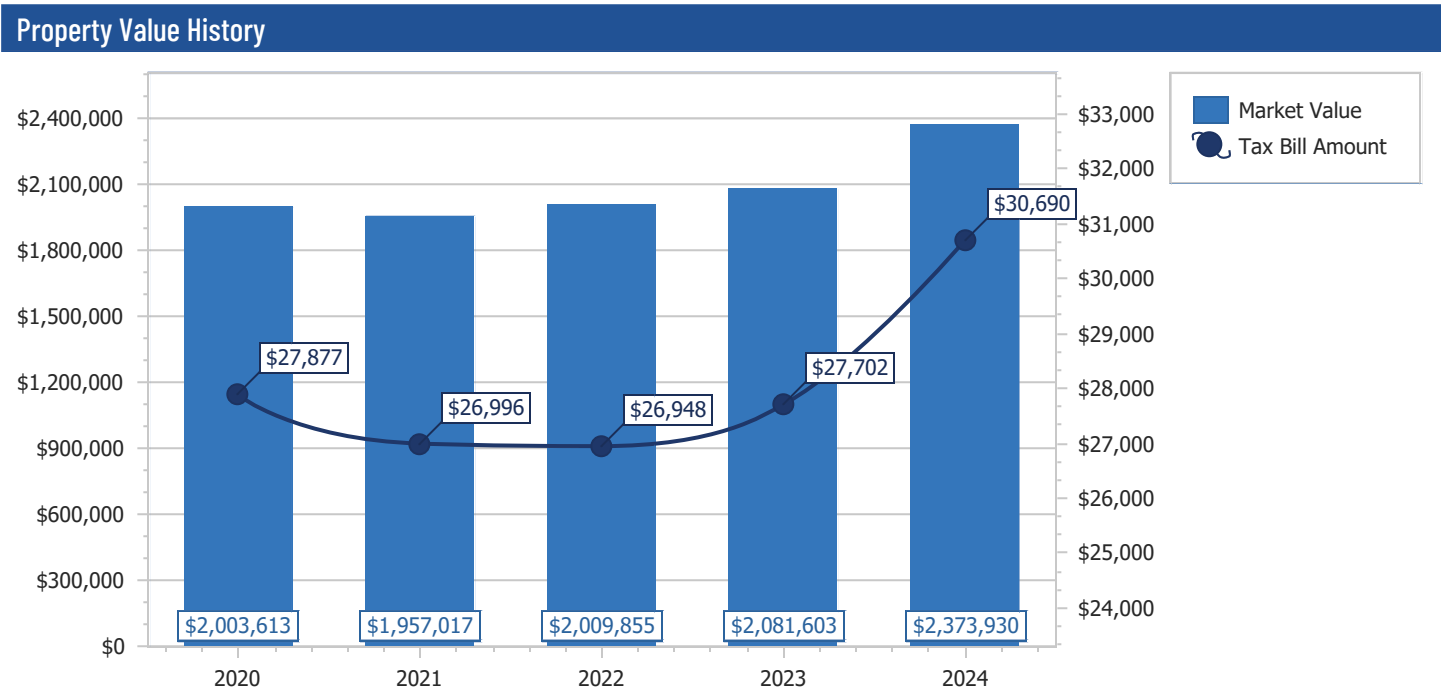
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	45154	\$121,916	\$48,766
VINYL FENCE/COMM -LIN FT	2017	62	\$1,577	\$1,209
6' CHAIN LINK FENCE - LIN FT	1986	278	\$4,306	\$1,722
POLE LIGHT 2 ARM	1986	3	\$10,815	\$10,815
WALKS CONC COMM	1986	236	\$1,284	\$514
VINYL FENCE/COMM -LIN FT	2021	96	\$2,442	\$2,198

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 65

Utilities	
Fire Station #	Station: 23 Zone: 235
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/17/2025 2:10:30 PM
Project: 25-80000082
Credit Card Number: 47*****4428
Authorization Number: 141906
Transaction Number: 170725O3A-FF2CEE73-654D-4D17-B40B-5A5CD5B6BFE8
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, August 1, 2025, in order to place you on the Wednesday, August 6, 2025 meeting agenda.

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

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

PROJECT NAME:	KNIGHT OF CUPS - PRE-APPLICATION	PROJ #: 25-80000082
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/17/25	
RELATED NAMES:	EP TIMOTHY LEASE	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	34-21-30-300-009F-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT	
NO OF ACRES	1.64	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	C-2	
LOCATION	SOUTH SIDE OF HOWELL BRANCH RD, EAST OF SR 436	
FUTURE LAND USE	COM	
SEWER UTILITY	CITY OF CASSELBERRY	
WATER UTILITY	CASSELBERRY	
APPLICANT:		CONSULTANT:
TIMOTHY LEASE TAROT INC LLC. 201 TWELVE LEAGUE CIR CASSELBERRY FL 32707 (321) 609-1886 TIMLEASETATTOOS@GMAIL.COM		N/A

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

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

PROJECT MANAGER COMMENTS

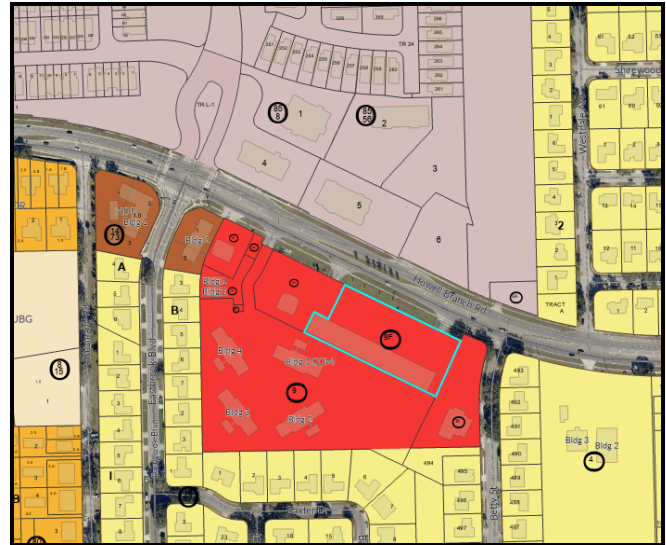
- The subject property has a Commercial (COM) Future Land Use and C-2 (General Commercial) zoning.
- The proposed alcoholic beverage establishment is located approximately 509 feet away from a church and 239 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this does not meet the 1,000 foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
2	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
3	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
4	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
5	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
6	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7	Comprehensive Planning	Site is located in the Econlockhatchee (Econ) Protection Area. Please note Comprehensive Plan Policy FLU 2.2.6 Econlockhatchee River Basin Protection.
8	Comprehensive Planning	Future Land Use of COM (Commercial). Please note Future Land Use Policy FLU 5.3.3 Commercial, which states: Uses J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Site will require a special exception based on the application indicating an alcoholic beverage service at the establishment. The maximum intensity permitted in this designation is 0.35 floor area ratio.
9	Environmental Services	This development lies within the City of Casselberry's service area. However, this property when developed was originally and continues to be serviced by Seminole County for water and sanitary sewer.
10	Environmental Services	This development may be required to install an appropriate wastewater pretreatment system and to be registered with and monitored by the Seminole County Industrial Pretreatment Program (IPP) if deemed appropriate due to the proposed distillery use which has the potential to generate hazardous wastewater. You may contact the Seminole County Industrial Pretreatment Program by email at industrialpretreatment@seminolecountyfl.gov or by phone at 407-665-2842 if you have any questions/concerns about the program's applicability to this development.

11	Planning and Development	The subject property has a Commercial (COM) Future Land Use and C-2 (General Commercial) zoning.
12	Planning and Development	The proposed alcoholic beverage establishment is located approximately 509 feet away from a church and 239 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this does not meet the 1,000 foot requirement and is not eligible for a Special Exception.
13	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
14	Public Safety - Fire Marshal	This may require a change of use/alteration permit. Any alterations to the space shall require a permit through the SC building department. Applicable FFPC 8th edition requirements shall be met during permitting.
15	Public Works - Engineering	No specific issues noted with respect to drainage and traffic.
16	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-735

Title:

9:20AM (IN PERSON) CANOPY - FINAL ENGINEERING PLAN

Project Number: 25-55200003

Project Description: Proposed Final Engineering Plan for 31 single family residential lots on 17.42 acres in the R-1AA Zoning District located on the south side of Mustang Way, west of Dodd Rd

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

Parcel ID: 23-21-30-300-0210-0000+++

BCC District: 1-Dallari

Applicant: William Crawford (407) 227-5798

Consultant: David Stokes (407) 629-8330



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

PROJ. #: 25-55200003
Paid: 6/26/2025
Received: 6/25/2025
PM: Annie Sillaway

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- | | | |
|----------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,775.00 (base fee)
+ \$250 (concurrency) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | = \$5,025.00 | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: Nodding Pines		(fka Mustang Way)	
PARCEL ID #(S): 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000, 23-21-30-300-0230-0000, 23-21-30-300-0250-0000, 23-21-30-300-0270-0000, 23-21-30-506-0000-0160			
NUMBER OF LOTS: 31 <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER			
ARE ANY TREES BEING REMOVED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) Will be provided at final engineering			
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ZONING: R-1AA	FUTURE LAND USE: LDR	TOTAL ACREAGE: 17.42	BCC DISTRICT: 1-Dallari

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME: William J. Crawford, Vice President Land COMPANY: Beazer Homes LLC

ADDRESS: 151 Southhall Ln, Ste 200

CITY: Maitland STATE: FL ZIP: 32751

PHONE: 407-227-5798 EMAIL: bill.crawford@beazer.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave. Suite 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: For Eplan use: nicole@madden-eng.com

OWNER(S)

NAME(S): See attached list of owners

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

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

Beazer Homes LLC
William J. Crawford, Vice President Land

DocuSigned by:

Bill Crawford

EB2AC78D1DB5405...

6/12/25

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

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

Parcel	Owner Name	MailingAddress
23-21-30-506-0000-0160	SIKES, LARRY W	1061 NODDING PINES WAY CASSELBERRY, FL 32707-5915
23-21-30-300-0250-0000	SIKES, LARRY W	PO BOX 719 OSTEEN, FL 32764-0719
23-21-30-300-0270-0000	SIKES, LARRY W	PO BOX 719 OSTEEN, FL 32764-0719
23-21-30-300-022A-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0220-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0210-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0230-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619

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, Larry W. Sikes, the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-506-0000-0160, 23-21-30-300-0250-0000 & 23-21-30-300-0270-0000 hereby designates Beazer Homes LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

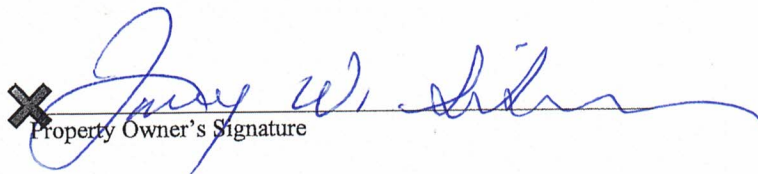
<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use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

OTHER:

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

Date

11-22-24


Property Owner's Signature

Larry W. Sikes

Property Owner's Printed Name

STATE OF FLORIDA

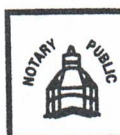
COUNTY OF

Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Larry William Sikes (property owner),

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced

FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 22 day of November, 2024.



MATTHEW JUNELLI
Notary Public, State of Florida
Commission# HH 323914
My comm. expires Oct. 19, 2026


Notary Public

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).

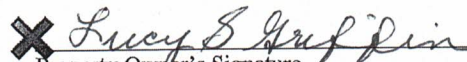
I, Lucy S. Griffin, the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-300-022A-0000, 23-21-30-300-0220-0000, 23-21-30-300-0210-0000 & 23-21-30-300-0230-0000 hereby designates Beazer Homes LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date 11/22/24


Property Owner's Signature

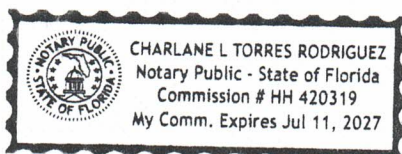
Lucy S. Griffin

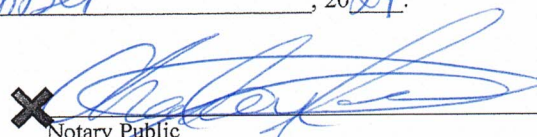
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Lucy Smith Griffin (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 22nd day of November, 2024.



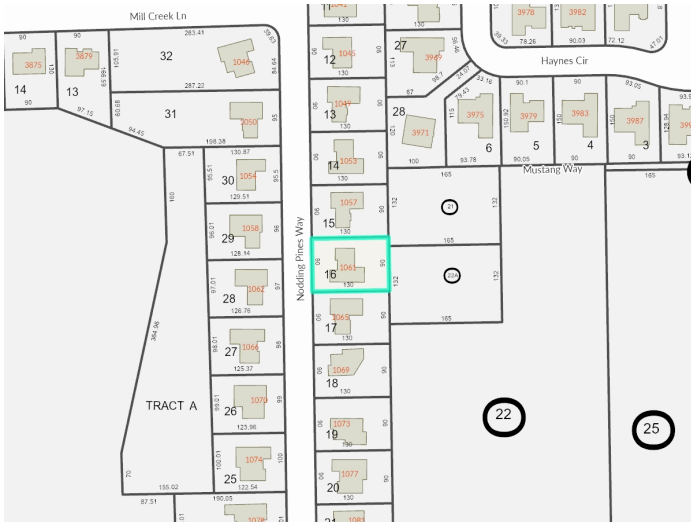

Notary Public

Property Record Card



Parcel: 23-21-30-506-0000-0160
Property Address: 1061 NODDING PINES WAY CASSELBERRY, FL 32707
Owners: SIKES, LARRY W
 2025 Market Value \$339,688 Assessed Value \$333,005 Taxable Value \$333,005
 2024 Tax Bill \$4,170.79 Tax Savings with Non-Hx Cap \$258.37
 The 3 Bed/2 Bath Single Family property is 1,963 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	23-21-30-506-0000-0160
Property Address	1061 NODDING PINES WAY CASSELBERRY, FL 32707
Mailing Address	1061 NODDING PINES WAY CASSELBERRY, FL 32707-5915
Subdivision	SUTTERS MILL UNIT 2
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	\$265,088	\$260,714
Depreciated Other Features	\$4,600	\$4,600
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$339,688	\$335,314
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,683	\$32,582
P&G Adjustment	\$0	\$0
Assessed Value	\$333,005	\$302,732

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,429.16
Tax Bill Amount	\$4,170.79
Tax Savings with Exemptions	\$258.37

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Legal Description

LOT 16
SUTTERS MILL UNIT 2
PB 25 PG 12

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$333,005	\$0	\$333,005
Schools	\$339,688	\$0	\$339,688
FIRE	\$333,005	\$0	\$333,005
ROAD DISTRICT	\$333,005	\$0	\$333,005
SJWM(Saint Johns Water Management)	\$333,005	\$0	\$333,005

Sales

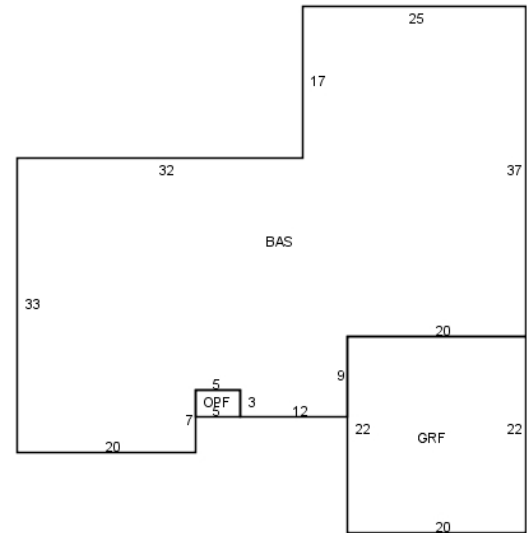
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2018	\$230,000	09219/1617	Improved	Yes
QUIT CLAIM DEED	10/1/2012	\$100	07903/0318	Improved	No
FINAL JUDGEMENT	10/1/2012	\$100	07872/1122	Improved	No
QUIT CLAIM DEED	5/1/2007	\$100	06689/0653	Improved	No
QUIT CLAIM DEED	5/1/2007	\$100	06689/0651	Improved	No
ADMINISTRATIVE DEED	5/1/2007	\$245,000	06689/0648	Improved	No
PROBATE RECORDS	6/1/2006	\$100	06294/0660	Improved	No
PROBATE RECORDS	6/1/2006	\$100	06294/0642	Improved	No
WARRANTY DEED	10/1/1995	\$103,000	02983/1488	Improved	Yes
WARRANTY DEED	8/1/1982	\$89,600	01411/1506	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1982
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1963
Total Area (ft²)	2418
Constuction	WD/STUCCO FINISH
Replacement Cost	\$339,856
Assessed	\$265,088

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	440
OPEN PORCH FINISHED	15

Permits				
Permit #	Description	Value	CO Date	Permit Date
00403	REROOF	\$11,500		1/14/2015
05644	PLUMBING	\$0		6/1/2001

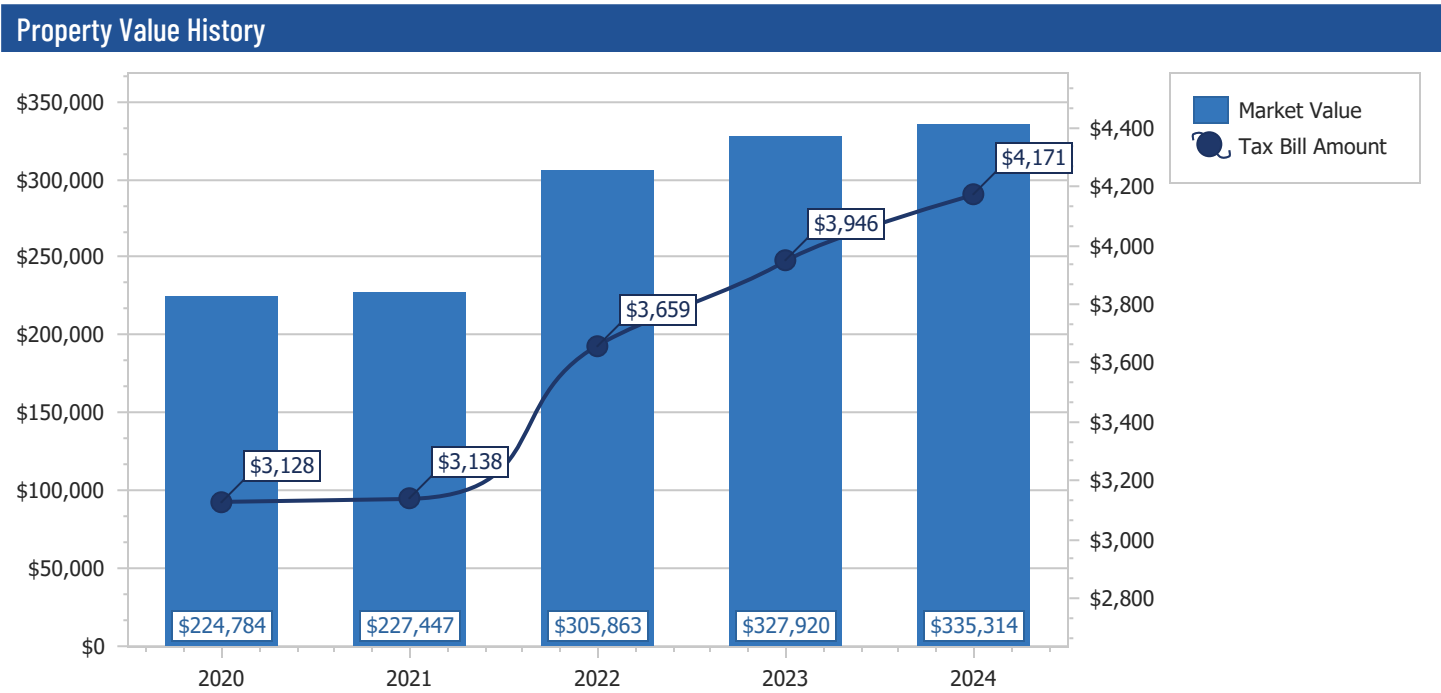
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1982	1	\$6,000	\$2,400
SCREEN PATIO 2	1982	1	\$5,500	\$2,200

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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 66

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro



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Property Record Card



Parcel: 23-21-30-300-0270-0000
 Property Address:
 Owners: SIKES, LARRY W
 2025 Market Value \$141,250 Assessed Value \$71,266 Taxable Value \$71,266
 2024 Tax Bill \$1,259.42 Tax Savings with Non-Hx Cap \$606.35
 Vacant Residential property has a lot size of 4.20 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0270-0000
Property Address	
Mailing Address	PO BOX 719 OSTEEN, FL 32764-0719
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$141,250	\$141,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,250	\$141,250
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$69,984	\$76,463
P&G Adjustment	\$0	\$0
Assessed Value	\$71,266	\$64,787

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,865.77
Tax Bill Amount	\$1,259.42
Tax Savings with Exemptions	\$606.35

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E E 1/4 OF W 1/2 OF SE
1/4 OF SE 1/4 (LESS N 15 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,266	\$0	\$71,266
Schools	\$141,250	\$0	\$141,250
FIRE	\$71,266	\$0	\$71,266
ROAD DISTRICT	\$71,266	\$0	\$71,266
SJWM(Saint Johns Water Management)	\$71,266	\$0	\$71,266

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/1976	\$21,000	01107/0327	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$113,000/Acre	\$141,250	\$141,250

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
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Zoning

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

School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

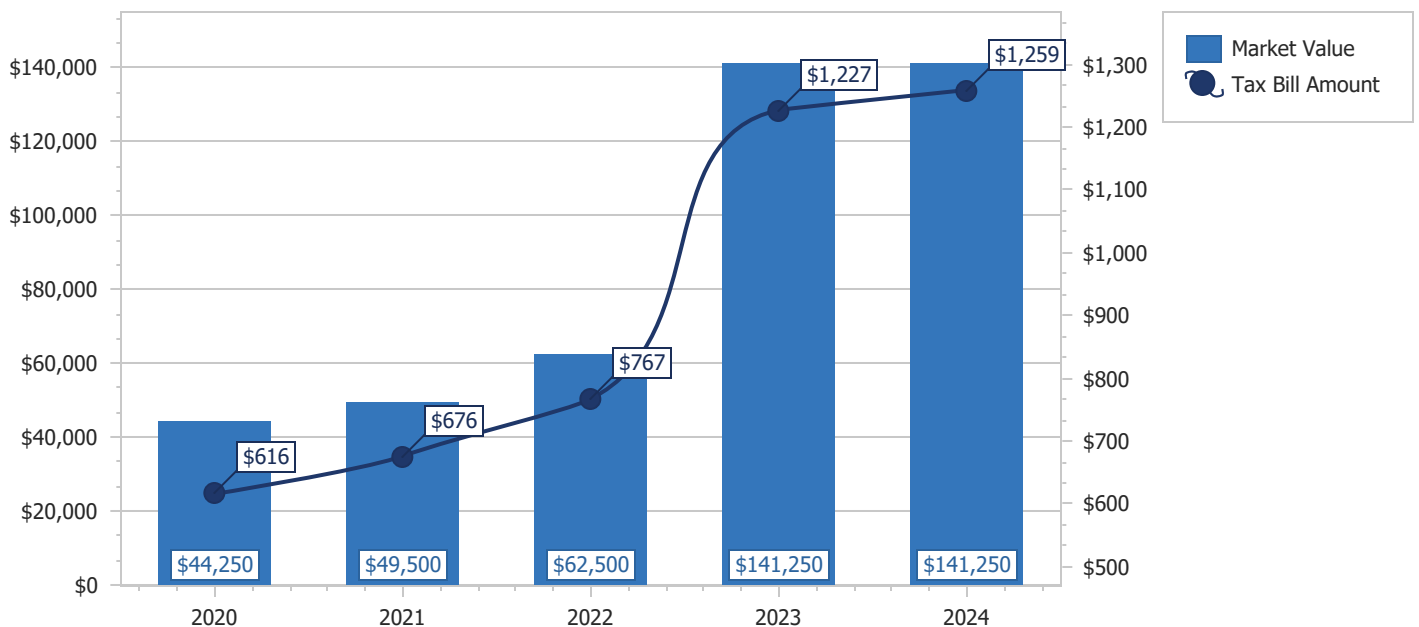
Political Representation

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 66

Utilities

Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 23-21-30-300-0250-0000
 Property Address:
 Owners: SIKES, LARRY W
 2025 Market Value \$113,000 Assessed Value \$63,777 Taxable Value \$63,777
 2024 Tax Bill \$1,056.30 Tax Savings with Non-Hx Cap \$436.32
 Vacant Residential property has a lot size of 3.66 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0250-0000
Property Address	
Mailing Address	PO BOX 719 OSTEEN, FL 32764-0719
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$113,000	\$113,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$113,000	\$113,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$49,223	\$55,021
P&G Adjustment	\$0	\$0
Assessed Value	\$63,777	\$57,979

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,492.62
Tax Bill Amount	\$1,056.30
Tax Savings with Exemptions	\$436.32

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E W 5 AC OF E 3/4 OF
SE 1/4 OF SE 1/4 (LESS S 265 FT & N 15 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$63,777	\$0	\$63,777
Schools	\$113,000	\$0	\$113,000
FIRE	\$63,777	\$0	\$63,777
ROAD DISTRICT	\$63,777	\$0	\$63,777
SJWM(Saint Johns Water Management)	\$63,777	\$0	\$63,777

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1985	\$150,000	01689/0862	Improved	Yes

Land

Units	Rate	Assessed	Market
4 Acres	\$113,000/Acre	\$113,000	\$113,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
08392	SFR DEMO - FIRE DAMAGE; PAD PER PERMIT 3685 MUSTANG WAY	\$4,500	1/31/2000	10/1/1999

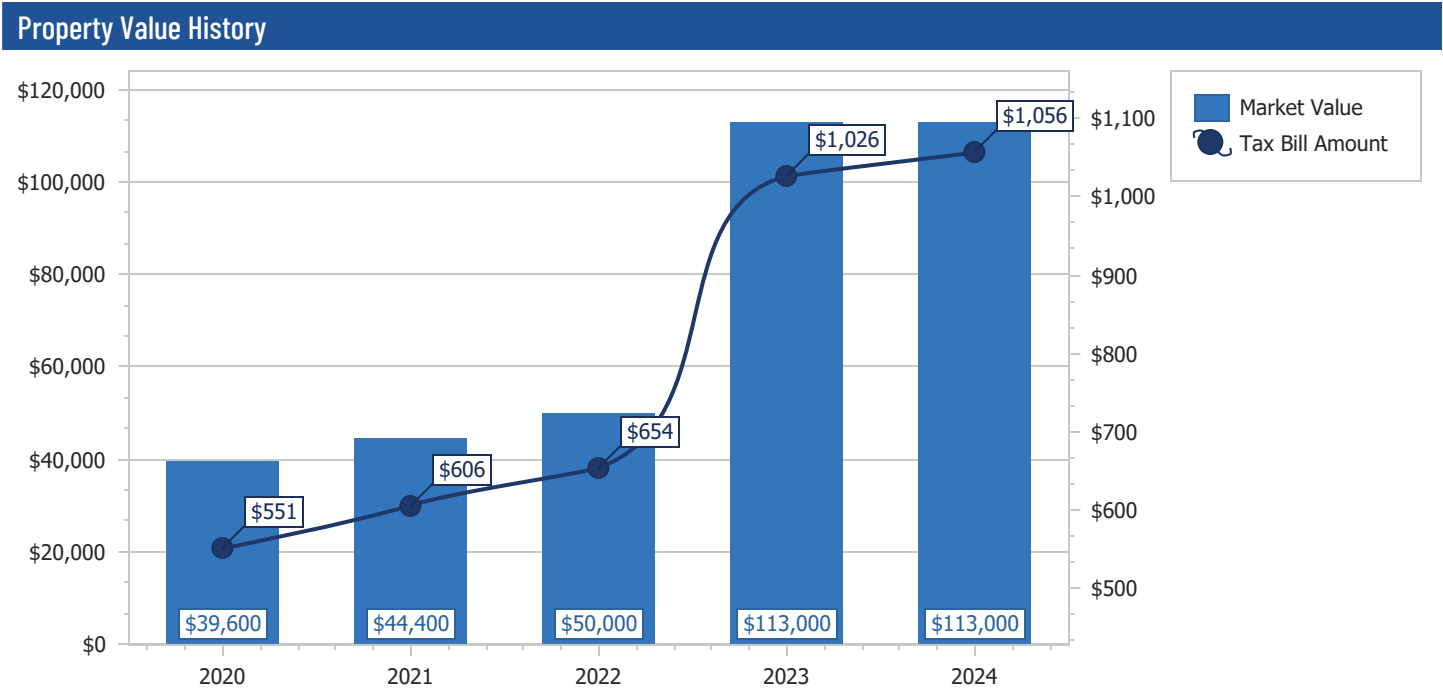
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

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 66

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

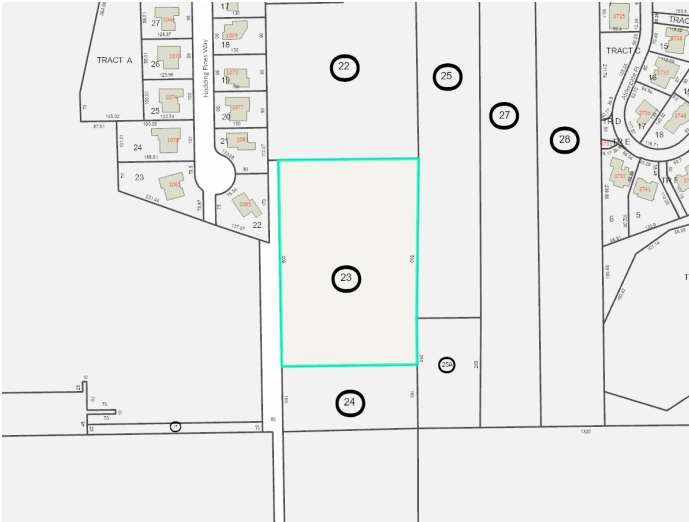


Property Record Card



Parcel: 23-21-30-300-0230-0000
 Property Address:
 Owners: GRIFFIN, LUCY S
 2025 Market Value \$108,480 Assessed Value \$61,226 Taxable Value \$61,226
 2024 Tax Bill \$1,014.05 Tax Savings with Non-Hx Cap \$418.86
 Vacant Residential property has a lot size of 3.90 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0230-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$108,480	\$108,480
Land Value Agriculture	\$0	\$0
Just/Market Value	\$108,480	\$108,480
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$47,254	\$52,820
P&G Adjustment	\$0	\$0
Assessed Value	\$61,226	\$55,660

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,432.91
Tax Bill Amount	\$1,014.05
Tax Savings with Exemptions	\$418.86

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
N 500 FT OF W 1/2 OF SW
1/4 OF SE 1/4 OF SE 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$61,226	\$0	\$61,226
Schools	\$108,480	\$0	\$108,480
FIRE	\$61,226	\$0	\$61,226
ROAD DISTRICT	\$61,226	\$0	\$61,226
SJWM(Saint Johns Water Management)	\$61,226	\$0	\$61,226

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Improved	No
WARRANTY DEED	1/1/1975	\$30,000	01056/0249	Improved	No

Land

Units	Rate	Assessed	Market
3.84 Acres	\$113,000/Acre	\$108,480	\$108,480

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

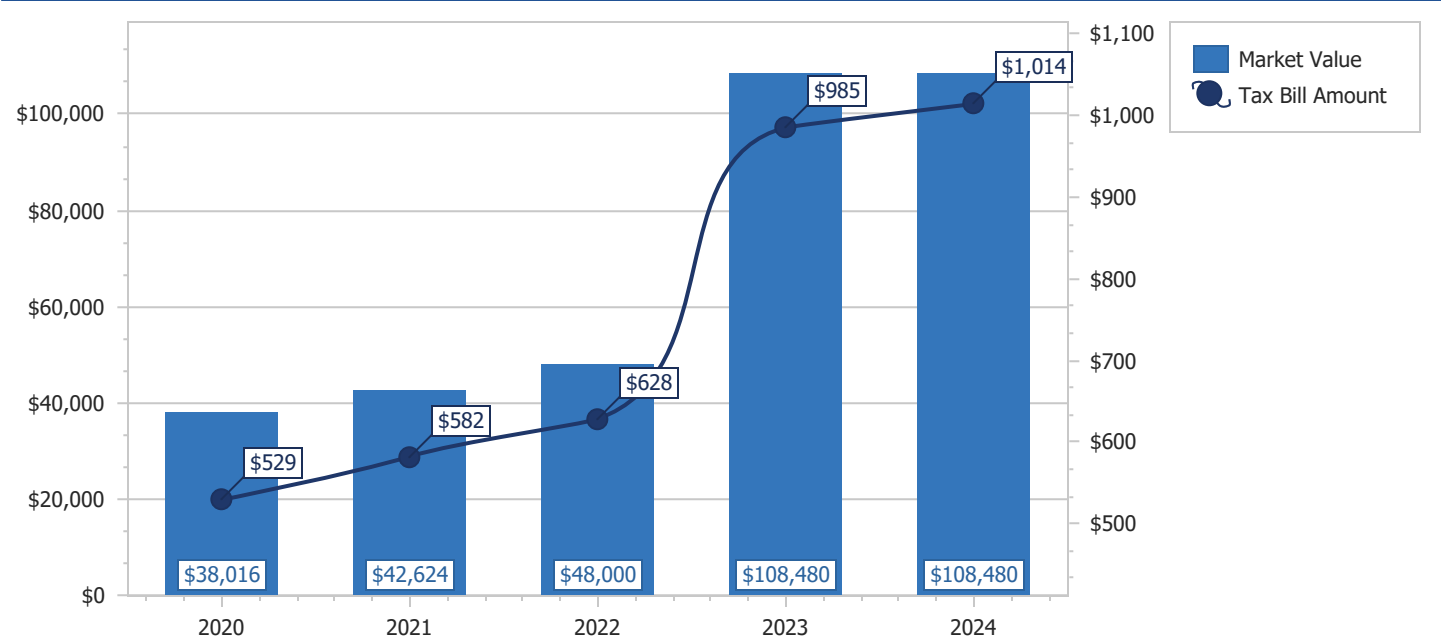
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 23-21-30-300-0220-0000
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2025 Market Value \$319,508 Assessed Value \$188,170 Taxable Value \$188,170
 2024 Tax Bill \$3,043.22 Tax Savings with Non-Hx Cap \$1,177.16
 Vacant Residential property has a lot size of 4.34 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0220-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$319,508	\$319,508
Land Value Agriculture	\$0	\$0
Just/Market Value	\$319,508	\$319,508
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$131,338	\$148,444
P&G Adjustment	\$0	\$0
Assessed Value	\$188,170	\$171,064

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,220.38
Tax Bill Amount	\$3,043.22
Tax Savings with Exemptions	\$1,177.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Legal Description

SEC 23 TWP 21S RGE 30E
W 1/2 OF NW 1/4 OF SE 1/4 OF
SE 1/4 (LESS N 264 FT OF W 165 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$188,170	\$0	\$188,170
Schools	\$319,508	\$0	\$319,508
FIRE	\$188,170	\$0	\$188,170
ROAD DISTRICT	\$188,170	\$0	\$188,170
SJWM(Saint Johns Water Management)	\$188,170	\$0	\$188,170

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
WARRANTY DEED	1/1/1975	\$30,000	01056/0249	Vacant	No

Land

Units	Rate	Assessed	Market
3.77 Acres	\$113,000/Acre	\$319,508	\$319,508

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
09604	DEMO	\$2,200		12/1/1998

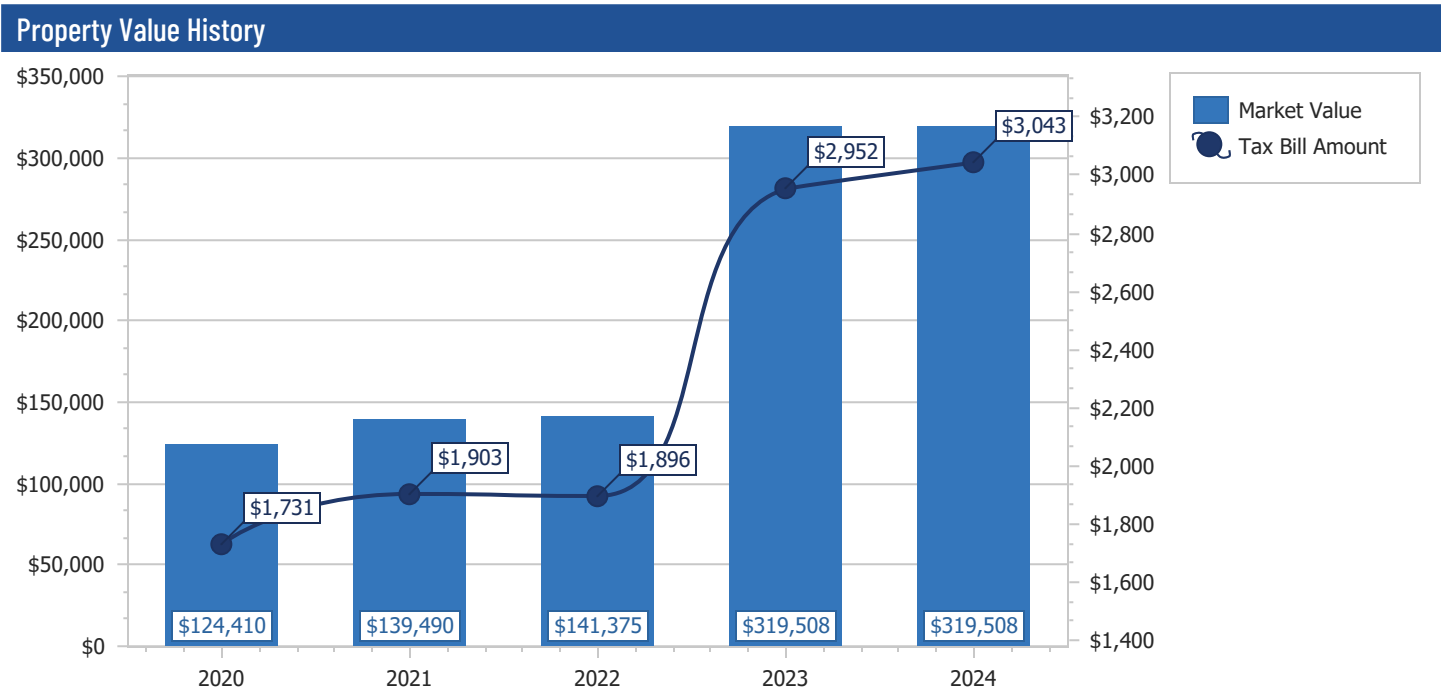
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 23-21-30-300-022A-0000
 Property Address:
 Owners: GRIFFIN, LUCY S
 2025 Market Value \$35,595 Assessed Value \$19,954 Taxable Value \$19,954
 2024 Tax Bill \$331.76 Tax Savings with Non-Hx Cap \$138.41
 Vacant Residential property has a lot size of 0.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-022A-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Just/Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,641	\$17,455
P&G Adjustment	\$0	\$0
Assessed Value	\$19,954	\$18,140

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$470.17
Tax Bill Amount	\$331.76
Tax Savings with Exemptions	\$138.41

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
S 132 FT OF N 264 FT OF W
165 FT OF SE 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,954	\$0	\$19,954
Schools	\$35,595	\$0	\$35,595
FIRE	\$19,954	\$0	\$19,954
ROAD DISTRICT	\$19,954	\$0	\$19,954
SJWM(Saint Johns Water Management)	\$19,954	\$0	\$19,954

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Vacant	No
WARRANTY DEED	1/1/1971	\$500	00881/0679	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

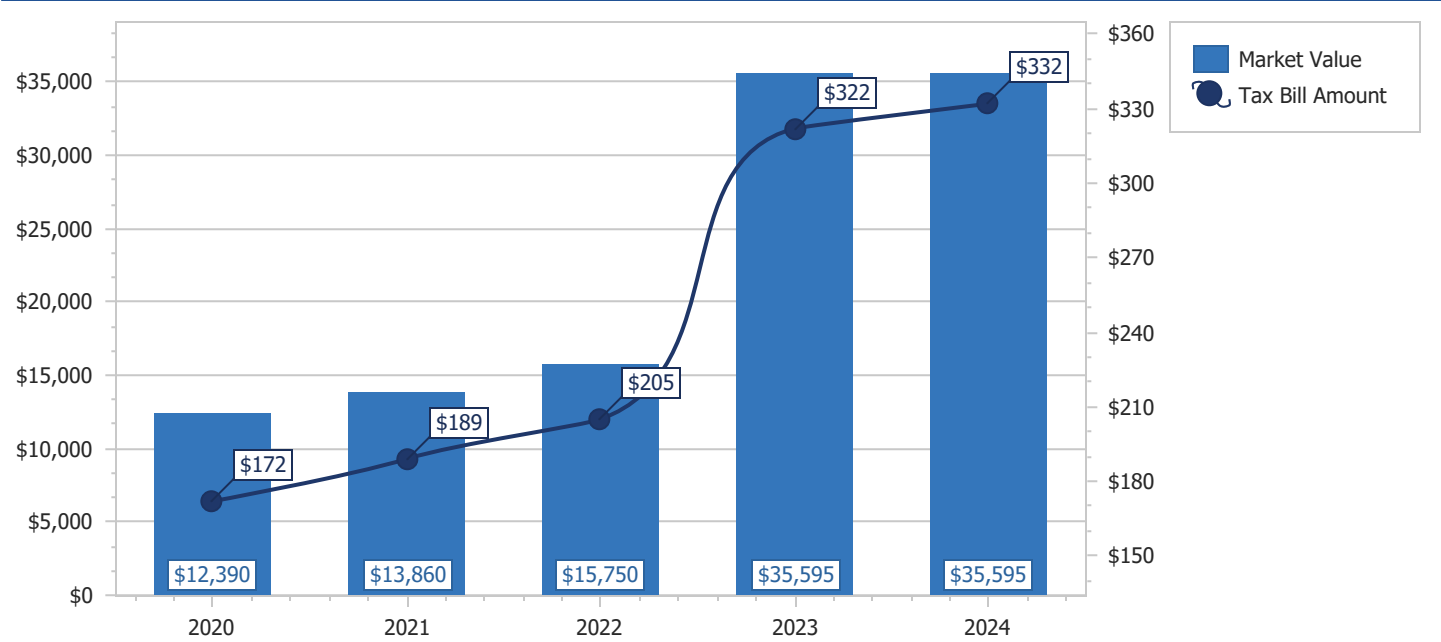
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 23-21-30-300-0210-0000
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2025 Market Value \$35,595 Assessed Value \$19,954 Taxable Value \$19,954
 2024 Tax Bill \$331.76 Tax Savings with Non-Hx Cap \$138.41
 Vacant Residential property has a lot size of 0.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0210-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Just/Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,641	\$17,455
P&G Adjustment	\$0	\$0
Assessed Value	\$19,954	\$18,140

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$470.17
Tax Bill Amount	\$331.76
Tax Savings with Exemptions	\$138.41

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Legal Description

SEC 23 TWP 21S RGE 30E
N 132 FT OF W 165 FT OF SE
1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,954	\$0	\$19,954
Schools	\$35,595	\$0	\$35,595
FIRE	\$19,954	\$0	\$19,954
ROAD DISTRICT	\$19,954	\$0	\$19,954
SJWM(Saint Johns Water Management)	\$19,954	\$0	\$19,954

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Improved	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Improved	No

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

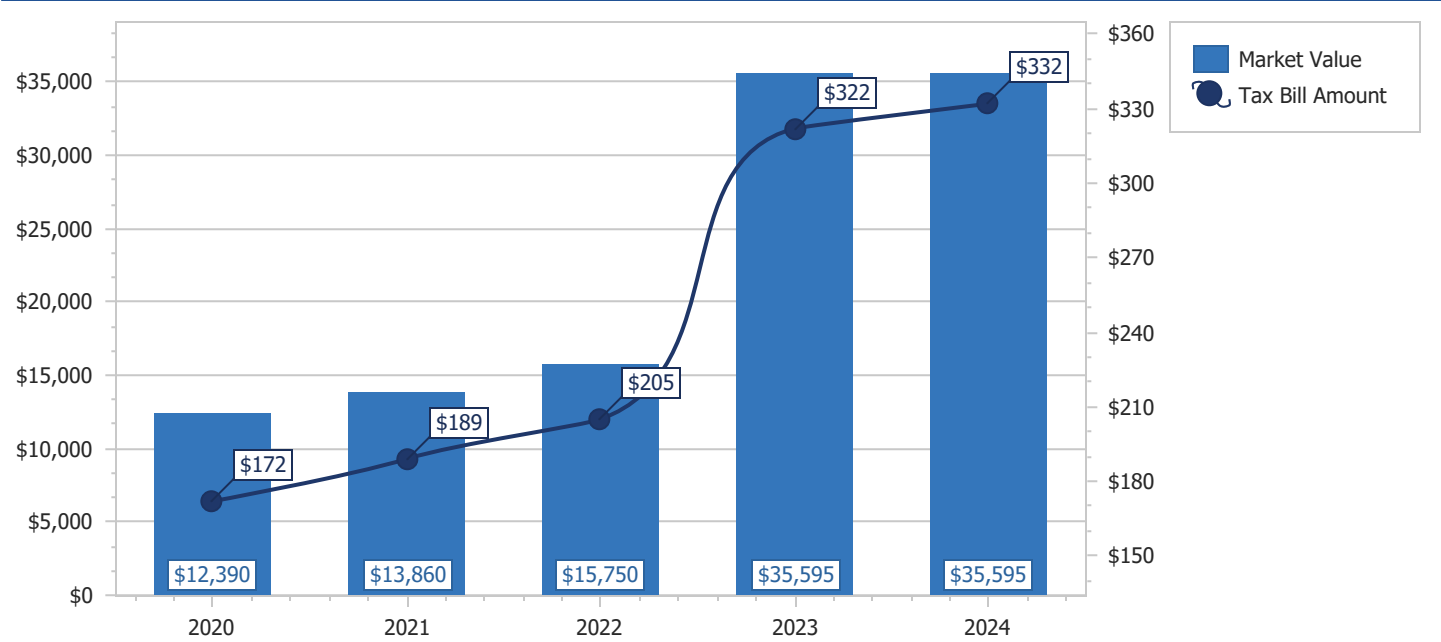
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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OWNER:
 JOB ADDRESS:
 LOT #:

MINOR CONCURRENCY TEST	250.00	250.00	.00
FINAL SUBDIVISION	4775.00	4775.00	.00

TOTAL FEES DUE.....: 5025.00

AMOUNT RECEIVED.....: 5025.00

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

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000048171272	
CASH/CHECK AMOUNTS....:	5025.00	
COLLECTED FROM:	BEAZER HOMES LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

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

Comment Document – Initial Submittal

PROJECT NAME:	CANOPY- FINAL ENGINEERING PLAN	PROJ #: 25-55200003
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	6/26/25	
RELATED NAMES:	EP WILLIAM CRAWFORD	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	23-21-30-300-0210-0000+++	
PROJECT DESCRIPTION:	PROPOSED FINAL ENGINEERING PLAN FOR 31 SINGLE FAMILY RESIDENTIAL LOTS ON 17.42 ACRES IN THE R-1AA ZONING DISTRICT	
NO OF ACRES:	17.42	
BCC DISTRICT:	1-DALLARI	
CURRENT ZONING:	R-1AA	
LOCATION:	ON THE SOUTH SIDE OF MUSTANG WAY, WEST OF DODD RD	
FUTURE LAND USE:	LDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:		
CONSULTANT:		
WILLIAM CRAWFORD 151 SOUTHHALL LANE MAITLAND FL 32751 (407) 227-5798 BILL.CRAWFORD@BEAZER.COM		DAVID STOKES 431 E. HORATIO AVENUE SUITE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Environmental - Impact Analysis Becky Noggle	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
2.	Environmental Services Bill White	On C101: It appears the easement for ingress, egress, and utilities over the adjacent parcel 23-21-30-300-025B-0000 will revert to grantor upon ingress and egress ceasing. If this is the case, a utility easement over the east portion of this parcel (NE corner of site) would be required to make connection.	Unresolved
3.	Environmental Services Bill White	On C002: Please revise note No. 5 under Sanitary Sewer to read, minimum access diameter of 24-inches.	Unresolved
4.	Environmental Services Bill White	On C201: Note FM connection, tapping sleeve and valve with Plug valve per County Std., please include detail 314 on sheet C913.	Unresolved
5.	Environmental Services Bill White	On C201: FM point of connection to existing 4" main is shown in adjacent 15-foot parcel. County's as-built data notes existing 4" FM to be located within 15-ft easement north and adjacent to this parcel within the Belle Meade subdivision, north of the existing fence noted on plan. Please verify the FM location and revise plan as necessary.	Unresolved
6.	Environmental Services Bill White	On C201: The 4" FM is noted as level and noted to be installed at elevation 56.0 at R/W line which is at 57.8 grade. FM is to be installed at a minimum 3-ft depth, the FM will have a transition slope along lot line. Please note appropriately to ensure installation will be 3-ft min depth following final grading (see C502 profile).	Unresolved
7.	Environmental Services Bill White	On C201: Shift MH #SS001 west to approx. STA 12+83 so lateral is no more than a 45-deg angle to MH to eliminate the greater than 90-deg change in direction. Shift MH #SS005 north approximately 45-ft so lateral is no more than a 45-deg angle to MH from PL.	Unresolved
8.	Environmental Services Bill White	LS Report: A roughness coefficient of 120 is to be used for piping headloss per Utilities Engineering Manual, please revise and provide updated calculations. Additionally, it appears there is an error with the Station Piping Total K values which do not seem to be reflected in the head curve calculations, please verify/adjust with updated submittal.	Unresolved
9.	Environmental Services Bill White	On C911: Please complete detail 104, EOR to provide restraint joint lengths.	Unresolved
10.	Natural Resources Sarah Harttung	Please provide an updated tree data table. This one refers to beech, which does not grow natively in central Florida.	Unresolved

11.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
12.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	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
14.	Natural Resources Sarah Harttung	Barriers for the designated protected trees must be in place prior to any land clearing occurring near protected trees designated to remain. The property owner shall guarantee survival of retained or replacement trees for one (1) year from the issuance of a certificate of completion, or until the issuance of a certificate of occupancy on single-family residential lots. SCLDC 60.8(b)	Info Only
15.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
16.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
17.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
18.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees	Info Only

		preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	
19.	Natural Resources Sarah Harttung	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
20.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
21.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
22.	Natural Resources Sarah Harttung	Please provide language restricting removal of trees that are to be saved on individual lots and within the tree save tracts. Only trees that are dead, dying, diseased, or dangerous shall be permitted for removal. If live, healthy trees are removed, specify how they will be replaced. Please place this note on sheet L-001-LANDSCAPE SCHEDULE & DETAILS.	
23.	Planning and Development Annie Sillaway	INFORMATIONAL: You must submit a revision of your Final Engineering Plans based upon comments of the various reviewers.	Info Only
24.	Planning and Development Annie Sillaway	On sheet C001 Coversheet, please revise the name "Nodding Pines" to "Canopy".	Unresolved
25.	Planning and Development Annie Sillaway	On the site plan sheet, please include the wetland buffer calculations to demonstrate that the buffer meets the required average of twenty-five (25) feet, minimum fifteen (15) feet.	Unresolved
26.	Planning and Development Annie Sillaway	An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Unresolved
27.	Planning and Development Annie Sillaway	On the site plan sheet under the site data, please provide the gross density calculation.	Unresolved
28.	Planning and Development Annie Sillaway	On the site plan sheet, please show the location and dimensions of the subdivision sign.	Unresolved
29.	Planning and Development Annie Sillaway	On the site plan sheet, please add this note, "A mandatory homeowners association shall be created to provide for management of all common areas and facilities".	Unresolved
30.	Planning and Development Annie Sillaway	On the site plan sheet under the site data table, please provide the proposed building height.	Unresolved

31.	Planning and Development Annie Sillaway	On the site plan sheet, please show the driveways on each lot. The length of the driveway shall be a minimum of twenty (20) feet from the garage to the edge of the sidewalk.	Unresolved
32.	Planning and Development Annie Sillaway	Is a wall and/or fence proposed for the subdivision? If so, please indicate its location on the site plan and specify the material, type, and height.	Unresolved
33.	Planning and Development Annie Sillaway	On the site plan sheet, please provide a school table.	Unresolved
34.	Public Safety - Addressing Amy Curtis	(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
35.	Public Safety - Addressing Amy Curtis	(POSTING) Residential address numbers are to be a minimum of four (4) inches in height and 1/2" inch in width. SCLDC SEC 90.5(7)	Info Only
36.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** The street sign specs have been uploaded into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). (Seminole County Code of Ordinance / Chapter 40 - Building and Construction / Part 10. - Street Signs / Sec 40.231 Street signs/building permits.)	Info Only
37.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location.	Info Only

		Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L).	
38.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations is: (Loop (LOOP)).	Info Only
39.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Town homes/single family residences/single tenant commercial building will be issued individual addresses from the standard grid map. SCLDC SEC 90.5(3)	Info Only
40.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the structure appears to be located. If the front main entry door is not visible; the building is obscured from the road; the building is unable to be accessed due to landscaping, road conditions, or for emergency purposes it is best reached where the driveway intersects the road, then it will be addressed to the named street where the driveway intersects. SCLDC 90.2	Info Only
41.	Public Safety - Addressing Amy Curtis	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 23-21-30-506-0000-0160 is 1061 Nodding Pines Way, Casselberry, FL 32707. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
42.	Public Safety - Addressing Amy Curtis	(Development Name) The subdivision name CANOPY has been approved for use. Please correct the name from NODDING PINES to CANOPY on all plan pages. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)177.051) (email: addressing@seminolecountyfl.gov).	Unresolved
43.	Public Safety -	(Subdivision Plats) The addressing fee for 31 Lots, 1 Lift	Info Only

	Addressing Amy Curtis	Station & 1 entry address \$530.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at https://sccc01.seminolecountyfl.gov/Address911WebPayment . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
44.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in the documents folder: Street Sign and Street Naming Info Combined, which explains how to select a street name. In addition, the street sign specs are also included in this document. SCLDC 90.6 (A-L)	Info Only
45.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) Approved Street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
46.	Public Safety - Addressing Amy Curtis	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration, Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designation is: Loop	Unresolved
47.	Public Safety - Addressing Amy Curtis	Please add the street names Nodding Pines Way and the approved street name for this subdivision. The street naming process has begun.	Unresolved
48.	Public Works - Engineering Jim Potter	There is some offsite area that seems to flow to the property. Specifically, from the north into the site. The grading and sections show this area to be blocked from going into the site. Please allow this area to enter the site or bypass it to a positive drainage path around the site.	Unresolved
49.	Public Works - Engineering Jim Potter	There is substantial cut in some areas of the site. Please do a cut and fill analysis showing no more than 5000 cubic yards of export from the site.	Unresolved
50.	Public Works - Engineering	There are concerns with the water table estimate from the Geotechnical Engineer and the amount of cut in some	Unresolved

		areas. The seasonal high water table estimate was between 3' and 6' but the water table is shown closer to 10' down in some areas. The roadway base cannot be in the seasonal high-water table. If underdrains are proposed, they cannot flow for more than 6 months. Please revise design to keep road out of the water table and use the natural topography of the land better.	
51.	Public Works - Engineering Jim Potter	More than 1 tree save area shows extensive grading that would not allow the trees to survive and the drainage to work. Please show the trees to be saved. Show the natural grad around those trees to not be disturbed to at least the drip line. Show the drainage to be addressed to be meet County requirements. If you need to do blow ups of these areas, please do so.	Unresolved
52.	Public Works - Engineering Jim Potter	The plans show the road to flood in the 100-year storm event. Please raise the grade so that no part of the road and lots are below the pond 100-year, 24-hour storm peak stage elevation.	Unresolved
53.	Public Works - Engineering Jim Potter	A portion of lots 12 and 25 will not get into the retention pond with a berm shown at elevation 55'. The berm could be easily lowered and collect these areas. Please lower the berm or revise the lot grading accordingly.	Unresolved
54.	Public Works - Engineering Jim Potter	While the FEMA 100-year flood elevation is close to elevation 52', staff recommends that the lots close to the low side of the site be raised as much as reasonably possible. Howell Creek has a floodway with rapid flooding. It staged over the 100-year flood during recent hurricanes and would like to see additional finished floor height if possible. Specifically, lots 12 and 13.	Unresolved
55.	Public Works - Engineering Jim Potter	Please revise the 100-year, 25-hour peak stage on the grading plan to 24-hour.	Unresolved
56.	Public Works - Engineering Jim Potter	Provide erosion protection for the outfall from the pond. Provide a spreader swale or move the outfall to the compensating storage area.	Unresolved
57.	Public Works - Impact Analysis Arturo Perez	No TIS Report is Required, PM peak trips generated (31) are less than requirement (50).	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
Natural Resources	Corrections Required	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis 407-665-5191 acurtis@seminolecountyfl.gov
Environmental - Impact Analysis	Corrections Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov
Environmental Services	Corrections Required	Bill White 407-665-2021 bwhite@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:
7/30/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Sarah, Amy, Becky, Jim, Annie, Bill
<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: 2025-736

Title:

9:40AM (IN PERSON) WINTER PARK DUPLEXES - REZONE

Project Number: 25-20000005

Project Description: Proposed Rezone from A-1 to MM for duplexes on 4.61 acres located on the east side of Grand Road, south of Dike Rd

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

Parcel ID: 26-21-30-300-0090-0000++

BCC District: 1-Dallari

Applicant: Amir Kazeminia (310) 994-1001

Consultant: David Stokes (407) 629-8330



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

PROJ. #: 25-20000005

Received: 6/24/2025

Paid: 6/26/2025

PM: Kaitlyn Apgar

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)** \$2,500 + \$75/acre (5 acres) = \$2,875.00 \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)	
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT	
PROJECT NAME: Winter Park Duplexes	
PARCEL ID #(S): 26-21-30-300-0090-0000, 26-21-30-300-009A-0000 & 26-21-30-300-009C-0000	
LOCATION: East side of Grand Road, South of Dike Road.	
EXISTING USE(S): vacant & one single family home PROPOSED USE(S): Duplexes	
TOTAL ACREAGE: 4.61 (4.09)	BCC DISTRICT: 1-Dallari
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: A-1	PROPOSED ZONING: MM
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE:

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input checked="" type="checkbox"/>	
NAME: Amir Kazeminia, Manager		COMPANY: Grand Road Development LLC	
ADDRESS: 716 Via Bella			
CITY: Winter Park	STATE: FL	ZIP: 32789	
PHONE: 310.994.1001	EMAIL: jon.rooh@gmail.com		

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: David A. Stokes, P.E.		COMPANY: Madden, Moorhead & Stokes, LLC	
ADDRESS: 431 E. Horatio Ave., Ste. 260			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE: 407-629-8330	EMAIL: ePlan contact: nicole@madden-eng.com		

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Same as Applicant			
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

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

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

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

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

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

Grand Road Development LLC
By: Amir Kazemini, Manager



SIGNATURE OF OWNER/AUTHORIZED AGENT

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

6/23/25

DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

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

NAME	ADDRESS	PHONE NUMBER

(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: Grand Road Development LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Amir Kazeminia	Manager	716 Via Bella, Winter Park, FL 32789	50%
Abbos Roohparvar	Manager	716 Via Bella, Winter Park, FL 32789	50%

(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: _____

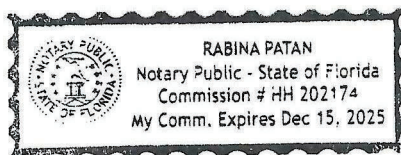
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are 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.

6/23/25
Date

[Signature]
Owner, Agent, Applicant Signature
Grand Road Development LLC
By: Amir Kazeminia, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 23rd day of June, 2025, by AMIR KAZEMINIA, who is ☐ personally known to me, or ☒ has produced FL DLICENSE as identification.



[Signature]
Signature of Notary Public

RABINA PATAN
Print, Type or Stamp Name of Notary Public

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, Amir Kazeminia, Manager
Grand Road Development LLC, the owner of record for the following described property [Parcel ID Number(s)] 26-21-30-300-0090-0000, 26-21-30-300-009A-0000 & 26-21-30-300-009C-0000, hereby designates Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

6/23/25

Property Owner's Signature



Grand Road Development LLC
By: Amir Kazeminia, Manager

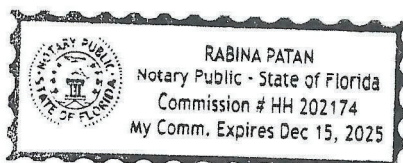
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

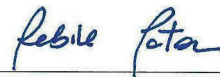
SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared AMIR KAZEMINIA (property owner),

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL LICENSE as identification, and who executed the foregoing instrument and

sworn an oath on this 23rd day of June, 2025.



Notary Public





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

Detail by Entity Name

Florida Limited Liability Company
GRAND ROAD DEVELOPMENT, LLC

Filing Information

Document Number	L24000411724
FEI/EIN Number	99-5106918
Date Filed	09/24/2024
Effective Date	09/24/2024
State	FL
Status	ACTIVE

Principal Address

716 VIA BELLA
WINTER PARK, FL 32789

Mailing Address

716 VIA BELLA
WINTER PARK, FL 32789

Registered Agent Name & Address

KOLTUN, JEFFREY M
150 SPARTAN DRIVE, SUITE 100
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

KAZEMINIA, AMIR
716 VIA BELLA
WINTER PARK, FL 32789

Title MGR

ROOHPARVAR, ABBOS JON
1411 ELIZABETH DRIVE
WINTER PARK, FL 32789

Annual Reports

Report Year	Filed Date
-------------	------------

2025

01/17/2025

Document Images

[01/17/2025 -- ANNUAL REPORT](#)

View image in PDF format

[09/24/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations

Property Record Card



Parcel: 26-21-30-300-0090-0000
 Property Address: 1297 GRAND RD WINTER PARK, FL 32792
 Owners: GRAND ROAD DEV LLC
 2025 Market Value \$284,180 Assessed Value \$284,180 Taxable Value \$284,180
 2024 Tax Bill \$3,523.95 Tax Savings with Non-Hx Cap \$209.15
 The 3 Bed/1 Bath Single Family property is 1,340 SF and a lot size of 1.71 Acres

Parcel Location



Site View



26213030000900000 02/24/2022

Parcel Information

Parcel	26-21-30-300-0090-0000
Property Address	1297 GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
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	\$54,180	\$52,618
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$230,000	\$230,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$284,180	\$282,618
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$26,375
P&G Adjustment	\$0	\$0
Assessed Value	\$284,180	\$256,243

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,733.10
Tax Bill Amount	\$3,523.95
Tax Savings with Exemptions	\$209.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

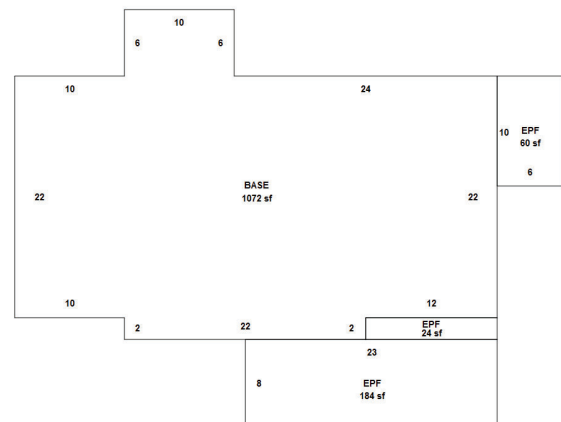
SEC 26 TWP 21S RGE 30E S 8 AC OF W 1/2 OF SW 1/4 OF NE 1/4 (LESS N 212.33 FT + S 77.67 FT OF N 290 FT OF W 272.84 FT & E 295.16 FT & RD)

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$284,180	\$0	\$284,180
Schools	\$284,180	\$0	\$284,180
FIRE	\$284,180	\$0	\$284,180
ROAD DISTRICT	\$284,180	\$0	\$284,180
SJWM(Saint Johns Water Management)	\$284,180	\$0	\$284,180

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
ADMINISTRATIVE DEED	12/1/1987	\$100	01919/1176	Improved	No
QUIT CLAIM DEED	11/1/1980	\$100	01307/1038	Improved	No
WARRANTY DEED	1/1/1976	\$100	01105/0292	Improved	No

Units	Rate	Assessed	Market
2 Acres	\$115,000/Acre	\$230,000	\$230,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft²)	1072
Total Area (ft²)	1340
Constuction	SIDING GRADE 3
Replacement Cost	\$135,450
Assessed	\$54,180



Sketch by Apex Studio

Building 1

Tuesday, June 24, 2025

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	60
ENCLOSED PORCH FINISHED	24
ENCLOSED PORCH FINISHED	184

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

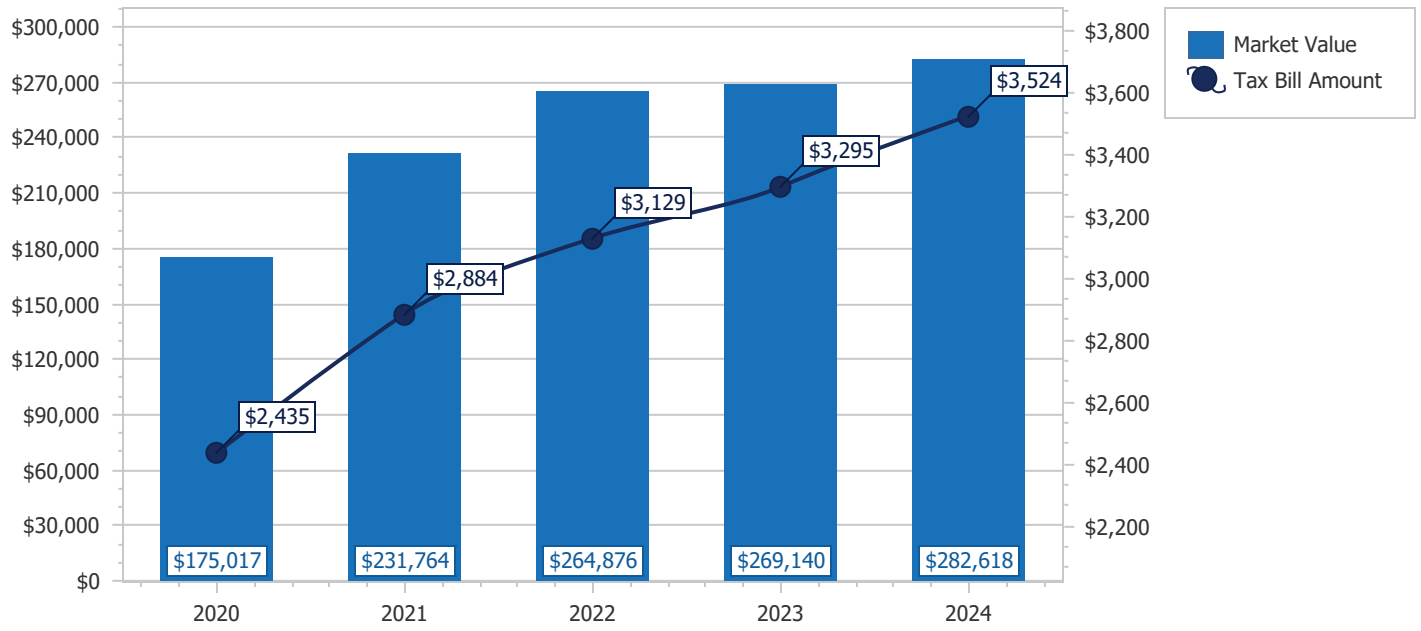
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 66

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 26-21-30-300-009A-0000
 Property Address: GRAND RD WINTER PARK, FL 32792
 Owners: GRAND ROAD DEV LLC
 2025 Market Value \$235,531 Assessed Value \$235,531 Taxable Value \$235,531
 2024 Tax Bill \$327.63 Tax Savings with Exemptions \$2,745.97
 The 3 Bed/1 Bath Single Family property is 1,248 SF and a lot size of 1.43 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-009A-0000
Property Address	GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
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	\$56,622	\$54,981
Depreciated Other Features	\$6,400	\$5,200
Land Value (Market)	\$172,509	\$172,509
Land Value Agriculture	\$0	\$0
Just/Market Value	\$235,531	\$232,690
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$160,094
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$235,531	\$72,596

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,073.60
Tax Bill Amount	\$327.63
Tax Savings with Exemptions	\$2,745.97

Owner(s)

Name - Ownership Type
 GRAND ROAD DEV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 21S RGE 30E E 295.16 FT OF S 8 AC
OF W 1/2 OF SW 1/4 OF NE 1/4 (LESS N 295.16
FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$235,531	\$0	\$235,531
Schools	\$235,531	\$0	\$235,531
FIRE	\$235,531	\$0	\$235,531
ROAD DISTRICT	\$235,531	\$0	\$235,531
SJWM(Saint Johns Water Management)	\$235,531	\$0	\$235,531

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/3/2024	\$635,000	10708/1364	Improved	Yes
WARRANTY DEED	5/9/2024	\$630,000	10629/0643	Improved	Yes
WARRANTY DEED	12/21/1963	\$100	00473/0409	Improved	Yes

Land

Units	Rate	Assessed	Market
1.50 Acres	\$115,000/Acre	\$172,500	\$172,500
0.45 Acres	\$20/Acre	\$9	\$9

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1927
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1148
Total Area (ft ²)	1500
Constuction	SIDING GRADE 3
Replacement Cost	\$141,555
Assessed	\$56,622

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	100
SCREEN PORCH FINISHED	252

Permits				
Permit #	Description	Value	CO Date	Permit Date
15408	1299 GRAND RD: DEMO RESIDENTIAL-S.F.R.	\$0		11/19/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,200
ACCESSORY BLDG 1	1975	1	\$2,500	\$1,000
CARPORT 2	1975	1	\$4,500	\$1,800
CARPORT 1	1975	1	\$3,000	\$1,200
CARPORT 1	1975	1	\$3,000	\$1,200

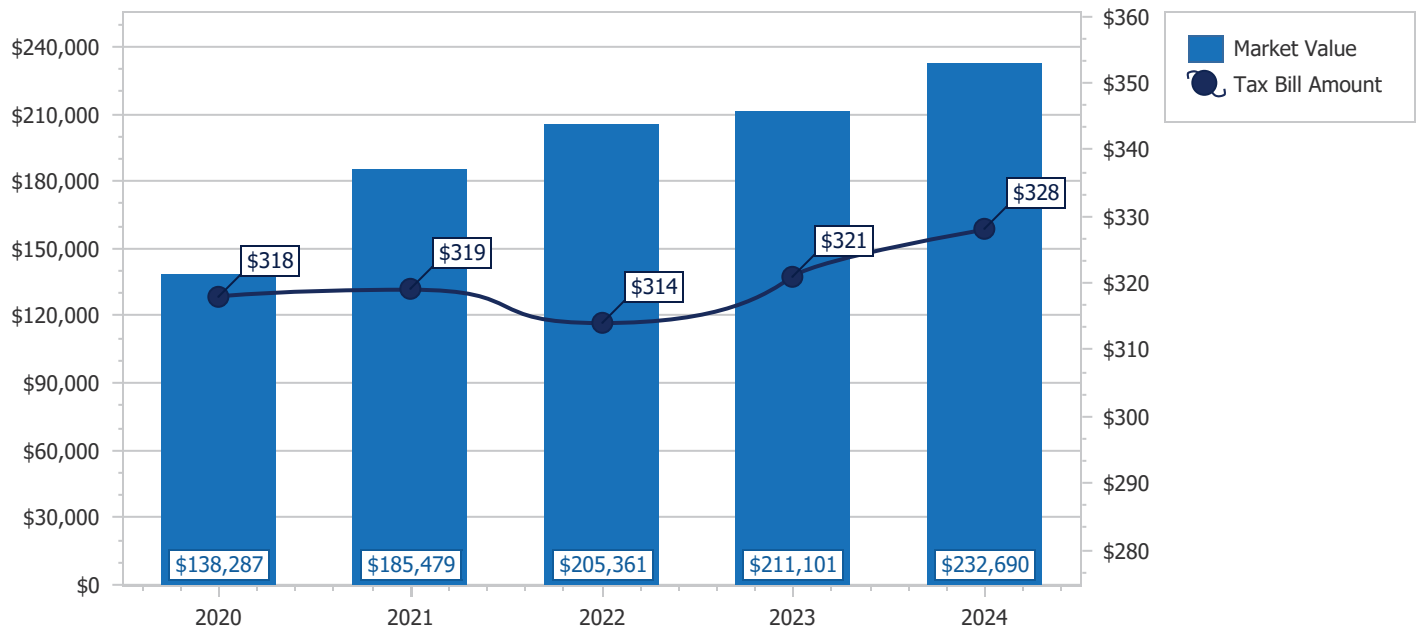
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 66

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 26-21-30-300-009C-0000
 Property Address: 1295 GRAND RD WINTER PARK, FL 32792
 Owners: GRAND ROAD DEVELOPMENT LLC
 2025 Market Value \$375,910 Assessed Value \$161,824 Taxable Value \$111,102
 2024 Tax Bill \$1,548.81 Tax Savings with Exemptions \$3,362.23
 The 3 Bed/2 Bath Single Family property is 1,803 SF and a lot size of 0.95 Acres

Parcel Location



Site View



Parcel Information

Parcel	26-21-30-300-009C-0000
Property Address	1295 GRAND RD WINTER PARK, FL 32792
Mailing Address	716 VIA BELLA WINTER PARK, FL 32789-8103
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
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	\$249,410	\$245,295
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$126,500	\$126,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$375,910	\$371,795
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$214,086	\$214,532
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$161,824	\$157,263

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,911.04
Tax Bill Amount	\$1,548.81
Tax Savings with Exemptions	\$3,362.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GRAND ROAD DEVELOPMENT LLC

Legal Description

SEC 26 TWP 21S RGE 30E S 72.33 FT OF N
212.33 FT (LESS E 295.16 FT) + S 77.67 FT OF N
290 FT OF W 272.84 FT OF S 8 ACRES OF W 1/2
OF SW 1/4 OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$161,824	\$50,722	\$111,102
Schools	\$161,824	\$25,000	\$136,824
FIRE	\$161,824	\$50,722	\$111,102
ROAD DISTRICT	\$161,824	\$50,722	\$111,102
SJWM(Saint Johns Water Management)	\$161,824	\$50,722	\$111,102

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/5/2025	\$362,000	10842/0334	Improved	No
WARRANTY DEED	11/1/1980	\$100	01307/1038	Vacant	No

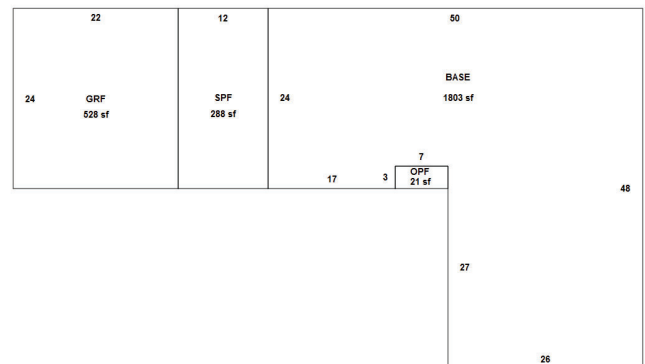
Land

Units	Rate	Assessed	Market
1.10 Acres	\$115,000/Acre	\$126,500	\$126,500

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1982
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1803
Total Area (ft ²)	2640
Constuction	SIDING GRADE 3
Replacement Cost	\$319,756
Assessed	\$249,410

* Year Built = Actual / Effective



Sketch for Aspen Sketch

Building 1

Appendages

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

GARAGE FINISHED	528
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	288

Permits

Permit #	Description	Value	CO Date	Permit Date
04005	PLUMBING	\$4,375		3/27/2019
04207	REROOF	\$8,815		5/7/2014
05902	INSTALL NEW HVAC EQUIP & DUCT	\$5,326		7/1/1998

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	Eastbrook
Middle	Tuskawilla
High	Lake Howell

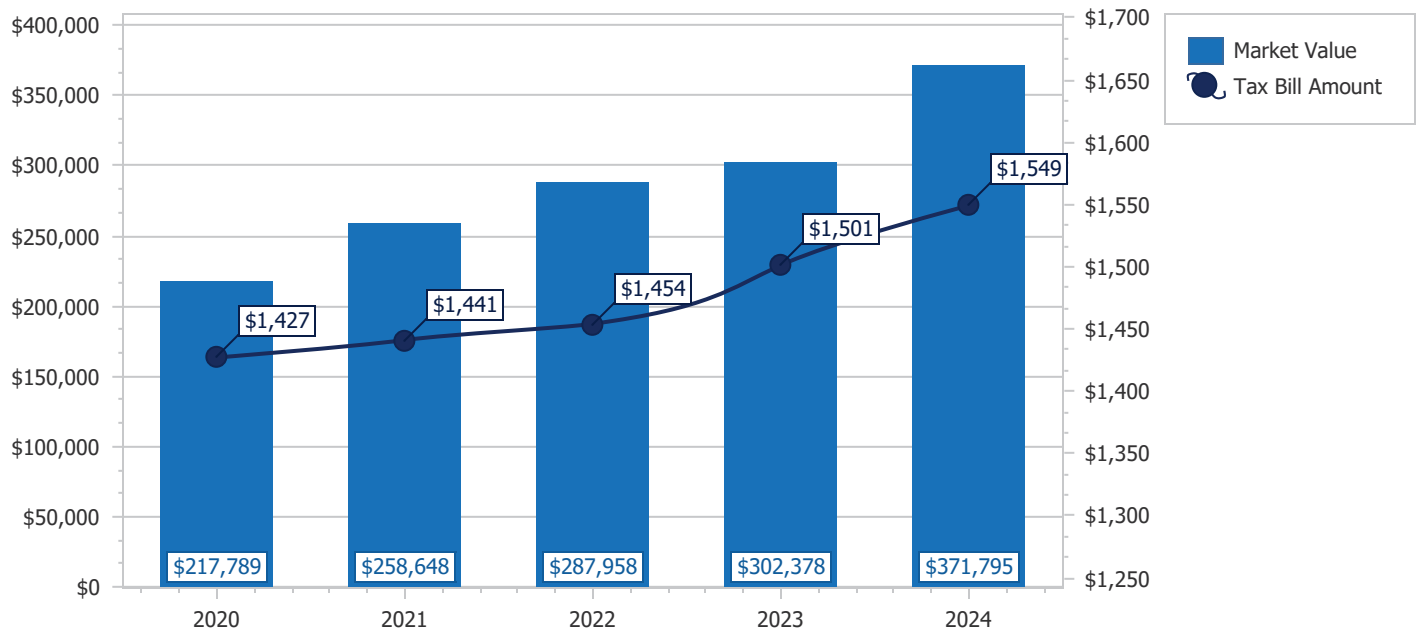
Political Representation

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 66

Utilities

Fire Station #	Station: 23 Zone: 231
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



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

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

Receipt Details

Date: 6/26/2025 11:52:54 AM
Project: 25-20000005
Credit Card Number: 54*****5836
Authorization Number: 00043Z
Transaction Number: 260625C2A-12162189-AA10-4614-9533-31F26D8E8821
Total Fees Paid: 2916.00

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	41.00
REZONE TO COM, IND, OP/RP 14	2875.00
Total Amount	2916.00

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

Comment Document – Initial Submittal

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

PROJECT NAME:	WINTER PARK DUPLEXES - REZONE	PROJ #: 25-20000005
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	6/26/25	
RELATED NAMES:	Z2025-015	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	26-21-30-300-0090-0000++	
NO OF ACRES	4.61	
BCC DISTRICT:	1-DALLARI	
LOCATION:	EAST SIDE OF GRAND ROAD, SOUTH OF DIKE RD	
FUTURE LAND USE:	LDR	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
AMIR KAZEMINIA 716 VIA BELLA WINTER PARK FL 32789 (310) 994-1001 JON.ROOH@GMAIL.COM	DAVID STOKES 431 EAST HORATIO AVENUE SUITE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Per SCLDC Sec. 30.14.8 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.	Info Only
2.	Buffers and CPTED	The allowable density of LDR is 4 du/net buildable acre. This categorizes the proposed project as a Land Use Intensity of II. The surrounding development is also considered an LUI of II. Grand Road is considered a local road. Due to these factors, no buffers are required. Any proposed buffering is encouraged. Composition of buffers can be determined at Final Engineering.	Info Only
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.	Comprehensive Planning	The Low Density Residential Future Land Use designation allows up to 4 dwelling units per net buildable acre. Please revise the plan to comply.	Unresolved
9.	Comprehensive Planning	The adjacent properties have a FLU designation of Low Density Residential. In terms of maximum allowed density, the proposed project is considered compatible with the adjacent designations. However, thoughtful site design, including adequate landscape buffers must be provided to create a compatible transition between the existing character of the A-1 properties and the proposed housing typology of duplexes.	Info Only
10.	Comprehensive Planning	Per Comprehensive Plan Policy FLU 4.2.1 Missing Middle Development: "Missing Middle Housing" is a concept that provides greater housing choices in existing neighborhoods. These housing types are in the middle of the housing spectrum, between single-family detached homes and multi-story apartment buildings. Housing types include, but are not limited to duplexes, townhomes, multiplexes, cottage courts, and live-work units. Missing Middle housing complements the character	Info Only

		of already existing neighborhoods, while slightly increasing density and walkability. Missing Middle housing types promote infill development opportunities in established neighborhoods, as well as within the Mixed-Use Corridors District.	
11.	Comprehensive Planning	Maximum density within a Missing Middle development shall be governed by the applicable future land use designation, or the Urban Centers and Corridors Overlay subject to the provisions of Policy FLU 4.2.3. The property is not located within the Overlay and is limited to 4 dwelling units per net buildable acre.	Info Only
12.	Environmental Services	On Sheet C001: Cover Sheet, please update the water and wastewater phone number to (407) 665-2024.	Unresolved
13.	Environmental Services	On Sheet C002: General Notes, please update sanitary sewer note 2 to specify SDR26 PVC, not SDR 35. Update water note 27 to specify the C900 PVC shall have a minimum working pressure of 235 psi (for DR18) and update the polyethylene tubing as being SDR9, pressure class 250, not 160. Update water note 29 to be no more than 0.25% lead for all pipe and pipe fittings. Update reclaimed water note 1 to specify C900 DR18 minimum working pressure as 235 psi, not 150 psi.	Unresolved
14.	Environmental Services	No objection to the proposed rezone, further review of the utility plan will be reserved for site plan/final engineering.	Info Only
15.	Natural Resources	Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards: (1)Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site. (2)Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement. (3)Be selected from the list of approved Canopy Street Trees (30.14.15(j)). (4)Meet the standards of Sec. 30.14.16. - General provisions for all landscaped areas.	Info Only
16.	Planning and Development	On the Cover Sheet, please amend the Future Land Use to State "Low Density Residential:". You may add under zoning "Proposed Zoning- Missing Middle (MM)" for clarity.	Unresolved
17.	Planning and Development	Please provide building elevations in accordance with Land Development Code Sec. 30.8.3.3	Unresolved
18.	Planning and Development	The net density of the proposed development must be consistent with the applicable Future Land Use District, per Missing Middle Standards as applicable within LDC Sec. 30.8.3.6. The Future Land Use allows for four (4) dwelling units per net buildable acre. Please show consistency with this. Please also amend the note in the Land Use Data Table on page C100 to reflect the max density per net buildable acre as four (4) dwelling units.	Unresolved
19.	Planning and Development	Please modify the dead-end drive to the north in accordance with SLDC Sec. 30.8.3.7 (4).	Unresolved
20.	Planning and Development	Per SCLDC Sec. 30.8.3.7, the development must provide "stub-outs" for future connectivity to adjacent lots. The lots to the north are zoned A-1, which are potentially appropriate for reclassification to greater development densities and intensities, as determined by the Comprehensive Plan. For this reason,	Unresolved

		please provide stub-outs to lots to the north for future connectivity.	
21.	Planning and Development	Please see the following Seminole County Land Development Code (SCLDC) link to MM Missing Middle District and Alternative Standards: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT8SP_ZODI_S30.8.3MMMIMIDIALST	Info Only
22.	Planning and Development	Per SCLDC Sec. 30.8.3.7 (b) Street Trees. Street trees are required in Missing Middle Developments and on all streets abutting Missing Middle Typologies in Mixed-Use Developments. Street trees must meet the following standards: (1) Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights of ways adjoining the site. (2) Be located in a planting strip or tree well with a minimum width of eight (8) feet. Tree wells or planting strips less than ten (10) feet in width must incorporate a root barrier at the edge of pavement. (3) Be selected from the list of approved Canopy Street Trees (30.14.15(j)). (4) Meet the standards of Sec. 30.14.16. - General provisions for all landscaped areas. This will be required to be shown at the time of Final Engineering. Please make a note on the Final Development plan that this section of code will be adhered to.	Unresolved
23.	Planning and Development	Please add a note to the Final Development plan stating "Project shall adhere to all Missing Middle Standards contained within Seminole County Land Development Code Sec. Sec. 30.8.3. - MM Missing Middle District and Alternative Standards."	Unresolved
24.	Planning and Development	On the Final Development Plan, please state the current zoning as well as proposed zoning.	Unresolved
25.	Planning and Development	On the Final Development Plan, please state required parking and proposed parking in the Site Data as well as depicting the parking spaces on the plan. Per SCLDC 30.8.3.8 (c) Minimum Parking Requirements: (1) Two parking spaces are required per unit except that parking for units less than 1000 sq. ft. may be reduced to 1.5 spaces per unit. (2) On-street parking is required on streets adjacent to missing middle units. (3) Required parking may be located in common areas or on-street provided that such parking is within 150 feet of the unit.	Unresolved
26.	Planning and Development	On the Final Development Plan under Site Data, please provide the minimum and proposed living area of each unit. The minimum living area per SCLDC Sec. 30.8.3.9 (b). is 400 square feet.	Unresolved
27.	Planning and Development	On the Final Development Plan under Site Data, please provide proposed building height.	Unresolved
28.	Planning and Development	On the Final Development Plan, please provide open space calculation. A minimum eight (8) percent of net buildable acreage shall be set aside as Open Space subject to the following standards: a. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways. b. A minimum of .20 contiguous acres. c. A minimum of forty (40) feet in width, except that open space areas adjacent to a stormwater pond or natural lake must be a minimum of twenty	Unresolved

		(20) feet in width from the top of berm to the public right of way or lot line or a dog park. d. Open Space shall be proximate to Missing Middle units.	
29.	Planning and Development	Per SCLDC 30.8.3.9 Missing Middle Dimensional Standards: Where units are located on a common lot, minimum separation between structures must be ten (10) feet. Please dimension between each building to show that the distance between structures meets the minimum separation of ten (10) feet.	Unresolved
30.	Planning and Development	Are the proposed duplexes fee simple or will they remain as one unified property? Please provide a note on the plan or revise the plan to show the proposed division of lots.	Unresolved
31.	Planning and Development	On the Final Development Plan, please show adjacent property parcel lines for clarity.	Unresolved
32.	Planning and Development	Please provide the legal description of the property in PDF format.	Unresolved
33.	Planning and Development	Per SCLDC Sec. Sec. 30.11.7. (c), Attached single-family units with garages are required to be served by an alley regardless of unit size, unless otherwise approved by the Board of County Commissioners. Please show compliance with this provision and adherence to other applicable development standards within the section.	Unresolved
34.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses.	Unresolved
35.	Planning and Development	Please clarify the ingress/egress to the south. It appears that this section of land is a separate property/parcel. An easement document was found, but ingress/egress entitlements do not seem to front the subject property. Please see the easement document in the resources folder. It appears that there is ten (10) feet in between the easement and the subject property that was not included in the agreement. Please provide additional documentation and/or clarification regarding this.	Unresolved
36.	Planning and Development	Please provide a school impact analysis (SIA). All questions on School Concurrency should be directed to Joy Ford at 407-320-0069 or joy_ford@scps.k12.fl.us.	Unresolved
37.	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	Info Only

		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 During site plan please revise truck size to meet these specs.	
38.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
39.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
40.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
41.	Public Safety - Fire Marshal	"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
42.	Public Works - County Surveyor	Either the Center of Section you found is the center of section and your client doesn't own the south 10 feet of what they are trying to rezone. Or Plat Book 19 PGs 14-15 is correct and you do own it. Also why are you not holding the Monument at the SE corner of your property if you don't hold it you create a hiatus (is it a witness corner? Technically the line from the west 1/4 to the east 1/4 should be straight). You may need more section work to determine what is correct.	Unresolved
43.	Public Works - County Surveyor	My review of the deeds for Tract Recreation Area I question the ownership of it and thier ability to grant an ingress/egress easement (when you go to plat your going to have to show clear chain of title for said area. Also this one may have an issue due to your section work, you know the plat states that it went to the center of section. The call would hold over recent monumentation.	Unresolved
44.	Public Works - Engineering	There appears to be substantial drainage storage onsite in the pre-development condition. This also discharges to a sub-basin with known drainage issues. The site will have to hold a	Info Only

		volumetric difference for the 25-year, 24-hour storm event. The predevelopment storage will have to be modeled.	
45.	Public Works - Engineering	The tract table does not appear to show the ROW on the tract table. Please address this.	Unresolved
46.	Public Works - Engineering	There is some concern with the access onto Garden Lake Boulevard. This appears to be platted as a recreation area. Also based on property appraisers there is an area that appears to be a ROW. Please provide a title search showing the history of this area. Show that it can legally be used as a road into the project or remove this access.	Unresolved
47.	Public Works - Impact Analysis	No Review Required. Trips generated of 14 in AM, and 17 in PM are less than 50 required for a TIS to be submitted.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT AND STATUS

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

Department	Reviewer	Email	Contact	Status
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Approved
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468	Review Complete Recommend Approval
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388	Corrections Required
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143	No Review Required
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014	Corrections Required
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391	Review Complete Recommend Approval
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377	Corrections Required
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177	Approved
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764	Corrections Required
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57	No Review Required

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
7/30/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya Athanas, Kaitlyn Apgar, Jim Potter, James Van Alstine, Jay Hamm, Arturo Perez, Matthew Maywald, Sarah Harttung (send back to all reviewers due to update in application to FLU Amendment)

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: 2025-721

Title:

10:00AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION

Project Number: 25-80000078

Project Description: Proposed Rezone and Site Plan for a 55 plus multi-family residential development on 7.67 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd

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

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

BCC District: 5-Herr

Applicant: Raul Ramirez (786) 202-7572

Consultant: Diego Salazar (954) 884-5251



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

PROJ. #: 25-80000078

Received: 7/7/2025
Paid: 7/9/2025
PM: Kaitlyn Apgar

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Sanford 55 Plus Residential

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

TOTAL ACREAGE: 7.67 Acres

BCC DISTRICT: 5-Herr

ZONING: ~~PD Planned Development~~ PD

FUTURE LAND USE: 7.67 Acres PD

~~STATE ROAD 46 GATEWAY
CORRIDOR OVERLAY~~

NAME: Raul Ramirez

COMPANY: Aloha Sanford Senior Living LLC

ADDRESS: 1310 Ferdinand St, Coral Gables. FL 33134-2141

CITY: Coral Gables

STATE: FL

ZIP: 33134-2141

PHONE: (786) 202-7572

EMAIL: raulramirez1980@gmail.com

NAME: Diego Salazar

COMPANY: Bowman Consulting Group

ADDRESS: 900 SE 3rd Ave, Suite 300

CITY: Ft. Lauderdale

STATE: FL

ZIP: 33316

PHONE: (954)-884-5251

EMAIL: diego.salazar@bowman.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: _____

COMMENTS DUE: 7/18/2025

COM DOC DUE: 7/24/2025

DRC MEETING: 8/06/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

Agenda: 8/01/2025

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 5-Herr

north side of W SR 46, east of Orange Blvd

July 7th, 2025

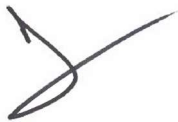
Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

RE: Sanford Retail – 5642 W SR 46 Sanford
Parcel ID: 30-19-30-300-0200-0000
Narrative

The following narrative outlines the proposal in regards to a preapplication meeting. The applicant has detailed the site, as outlined below:

The Seminole Springs project is a proposed multi-family residential development located in unincorporated Seminole County, Florida, at the northeast corner of State Road 46 and Orange Boulevard. The 7.67-acre site is zoned Planned Development (PD) and falls within the State Road 46 Gateway Corridor Overlay. The development includes a three-story residential building consisting of 130 units, with a mix of one- and two-bedroom layouts ranging from 607 to 1,243 square feet. The site provides a total of 242 parking spaces, exceeding the required 215 spaces, and includes 8 handicap-accessible spots. Building setbacks and 25-foot landscape buffers are provided on all sides, surpassing minimum zoning requirements. Site features include a clubhouse, internal drive aisles, ADA-accessible ramps, and a retention/detention pond designed to manage stormwater. The layout reflects compliance with development standards while aiming to offer a well-integrated, community-focused residential environment.

If you have any questions or require additional information, please do not hesitate to contact us at (954) 686-1562 or diego.salazar@bowman.com,



DIEGO SALAZAR, P.E.

Project Manager | **BOWMAN**

900 SE 3rd Avenue, Suite 300, Ft. Lauderdale, FL 33316

O: (954) 884-5253 | D: (954) 884-5251

SR 46 & ORANGE Blvd

Aerial Map

Legend

FL-46 & Orange Blvd

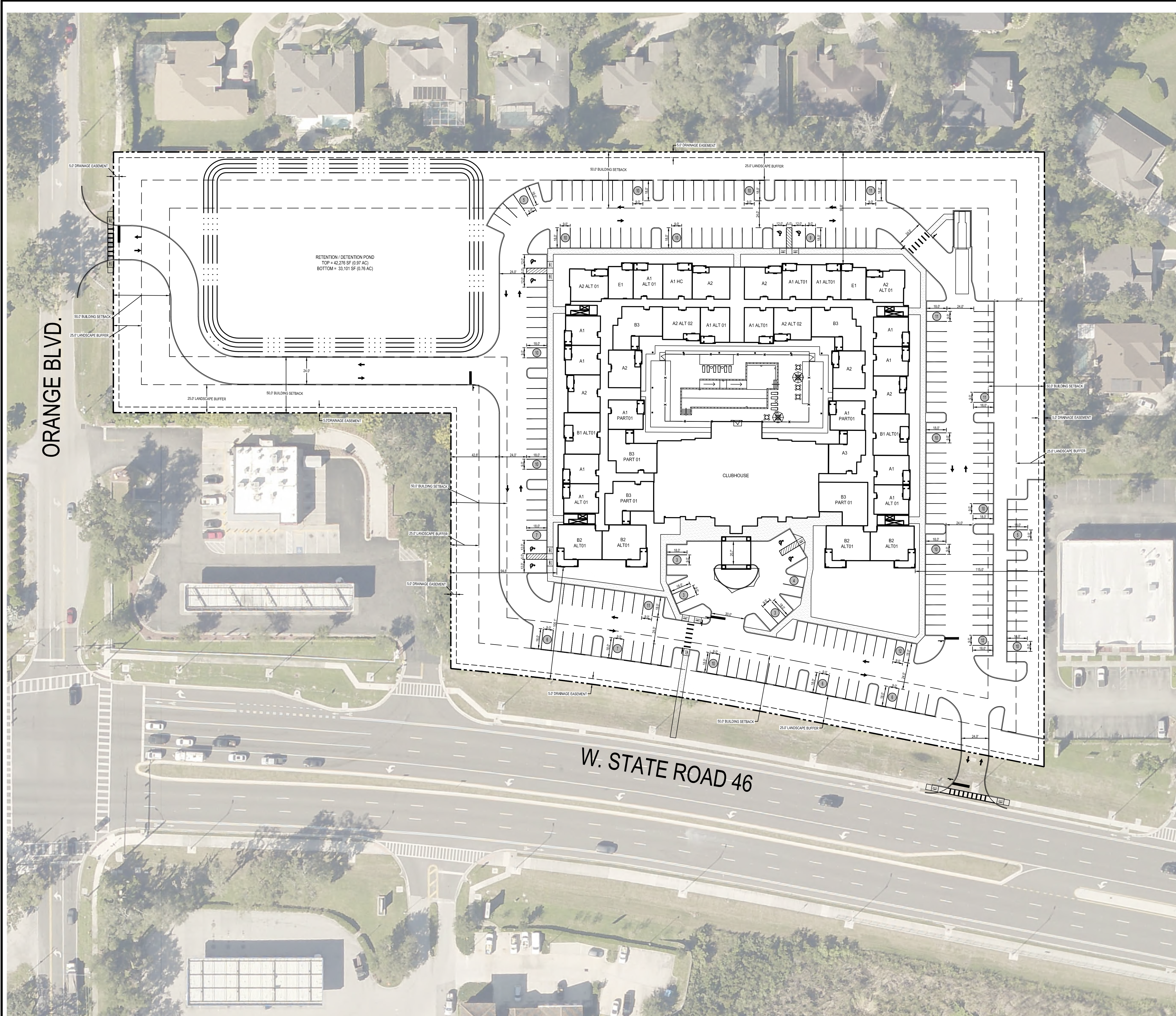
Google Earth

FL 46 & Orange Blvd

600 ft



User: ALEJANDRO.GONZALEZ Date: 7/1/2025 Time: 11:56:26 Drawing: V:\011537 - 05\Plus Community\9642 W SR 46\Standard\Engineering\Plus\CONCEPT\011537-01-001_CONCEPT 2.dwg 011537-01-001_CONCEPT 2



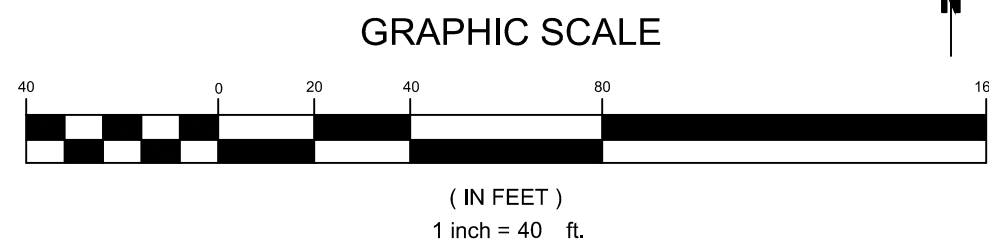
SITE SUMMARY	
JURISDICTION	UNINCORPORATED SEMINOLE COUNTY
ZONING	PD - PLANNED DEVELOPMENT
OVERLAY	STATE ROAD 46 GATEWAY CORRIDOR OVERLAY
USE	MULTI-FAMILY RESIDENTIAL
PARCEL ID	30-19-30-300-0200-0000
LOT	
SIZE	7.67 AC (334,117 SF)
BUILDING	
SIZE	3 STORIES (130 UNITS)
PARKING	
SIZE	9' X 18'

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
RESIDENTIAL	90 UNITS UNDER 1,000 SF 40 UNITS OVER 1,000 SF TOTAL OF 130 UNITS	1.5 SPACES PER UNIT UNDER 1,000 SF 2.0 SPACES PER UNIT OVER 1,000 SF	1.5 X 90 = 135 SPACES 2.0 X 40 = 80 SPACES TOTAL SPACES = 215
STANDARD PARKING PROVIDED			234
HANDICAP PARKING REQUIRED			7
HANDICAP PARKING PROVIDED			8
TOTAL PARKING PROVIDED			242

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	50'-0"	100.1'
REAR (NORTH)	50'-0"	99.6'
SIDE (WEST)	50'-0"	94.6'
SIDE (EAST)	50'-0"	115.0'

LANDSCAPE BUFFERS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25.0'
REAR (NORTH)	25'-0"	25.0'
SIDE (WEST)	25'-0"	25.0'
SIDE (EAST)	25'-0"	25.0'

UNIT TABULATION		
TYPE	SF	# UNITS
A0 - ONE BEDROOM, ONE BATH	607 SF	6 (4.62%)
A1 - ONE BEDROOM, ONE BATH	730 SF	47 (36.15%)
A2 - ONE BEDROOM, ONE BATH	869 SF	34 (26.15%)
A3 - ONE BEDROOM, ONE BATH	948 SF	3 (2.31%)
B1 - TWO BEDROOM, TWO BATH	1,045 SF	14 (10.77%)
B2 - TWO BEDROOM, TWO BATH	1,129 SF	12 (9.23%)
B3 - TWO BEDROOM, TWO BATH	1,243 SF	14 (10.77%)
TOTAL		130 UNITS (100%)



PRELIMINARY CONCEPT - NOT FOR DESIGN

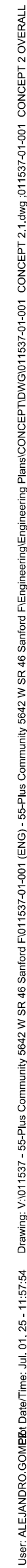


Bowman Consulting Group Ltd
910 SE 17TH ST.
Suite 300
Fort Lauderdale, FL 33316
Phone (954) 314-9481
www.bowman.com
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SEMINOLE SPRINGS
NORTH SIDE OF SR 46 & ORANGE BLVD
SEMINOLE COUNTY, FL

011537-01-001
BOWMAN PROJECT NUMBER

ANDRES MIZRAHI, P.E. FLORIDA REG. NO. 92421 PLAN STATUS		
DATE	DESCRIPTION	
XX DESIGN	JL DRAWN	KM CHKD
JOB No. 011537-01-001		
DATE: 7/1/2025		
FILE: 011537-01-001_CONCEPT 2.1.dwg		
SHEET CONCEPT 2.1		



PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
RESIDENTIAL	90 UNITS UNDER 1,000 SF 40 UNITS OVER 1,000 SF TOTAL OF 130 UNITS	1.5 SPACES PER UNIT UNDER 1,000 SF 2.0 SPACES PER UNIT OVER 1,000 SF	1.5 X 90 = 135 SPACES 2.0 X 40 = 80 SPACES TOTAL SPACES = 215
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HANDICAP PARKING REQUIRED			7
HANDICAP PARKING PROVIDED			8
TOTAL PARKING PROVIDED			242

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	50'-0"	100.1'
REAR (NORTH)	50'-0"	99.6'
SIDE (WEST)	50'-0"	94.6'
SIDE (EAST)	50'-0"	115.0'

LANDSCAPE BUFFERS		
SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-0"	25.0'
REAR (NORTH)	25'-0"	25.0'
SIDE (WEST)	25'-0"	25.0'
SIDE (EAST)	25'-0"	25.0'

UNIT TABULATION		
TYPE	SF	# UNITS
A0 - ONE BEDROOM, ONE BATH	607 SF	6 (4.62%)
A1 - ONE BEDROOM, ONE BATH	730 SF	47 (36.15%)
A2 - ONE BEDROOM, ONE BATH	869 SF	34 (26.15%)
A3 - ONE BEDROOM, ONE BATH	948 SF	3 (2.31%)
B1 - TWO BEDROOM, TWO BATH	1,045 SF	14 (10.77%)
B2 - TWO BEDROOM, TWO BATH	1,129 SF	12 (9.23%)
B3 - TWO BEDROOM, TWO BATH	1,243 SF	14 (10.77%)
TOTAL		130 UNITS (100%)



Property Record Card



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

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$4,126,719	\$4,126,719

2024 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ALOHA SANFORD SENIOR LIVING LLC

Legal Description

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

Taxes

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

Sales

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

Land

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

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00322	DEMOLISH SFR	\$3,000		1/15/2009

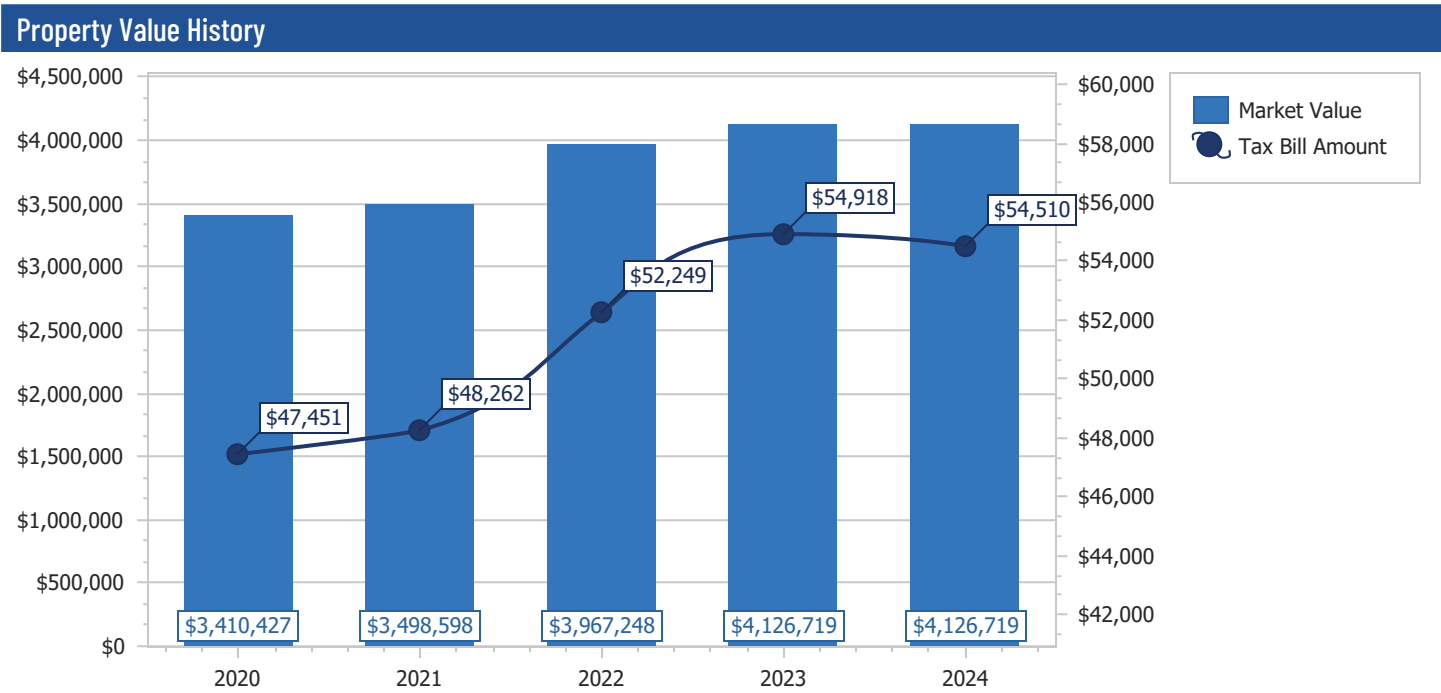
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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

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



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

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

Receipt Details

Date: 7/9/2025 4:15:56 PM
Project: 25-80000078
Credit Card Number: 48*****5251
Authorization Number: 046932
Transaction Number: 090725C2B-1655D2E8-22F3-4108-A6D5-709ABECB2AEC
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING

SANFORD, FLORIDA 32771

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

PROJECT NAME:	SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION	PROJ #: 25-80000078
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/10/25	
RELATED NAMES:	EP RAUL RAMIREZ	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	30-19-30-300-0200-0000	
PROJECT DESCRIPTION:	PROPOSED SITE PLAN FOR A 55 PLUS MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 7.67 ACRES IN THE PD ZONING LOCATED ON THE NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
NO OF ACRES:	7.67	
BCC DISTRICT:	5-HERR	
CURRENT ZONING:	PD	
LOCATION:	NORTH SIDE OF W SR 46, EAST OF ORANGE BLVD	
FUTURE LAND USE:	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAUL RAMIREZ 1310 FERDINAND STREET CORAL GABLES CORAL GABLES FL 33134 (786) 202-7572 RAULRAMIREZ1980@GMAIL.COM	DIEGO SALAZAR 900 SE 3RD AVENUE SUITE 300 FT LAUDERDALE FL 33316 (954) 884-5251 DIEGO.SALAZAR@BOWMAN.COM	

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

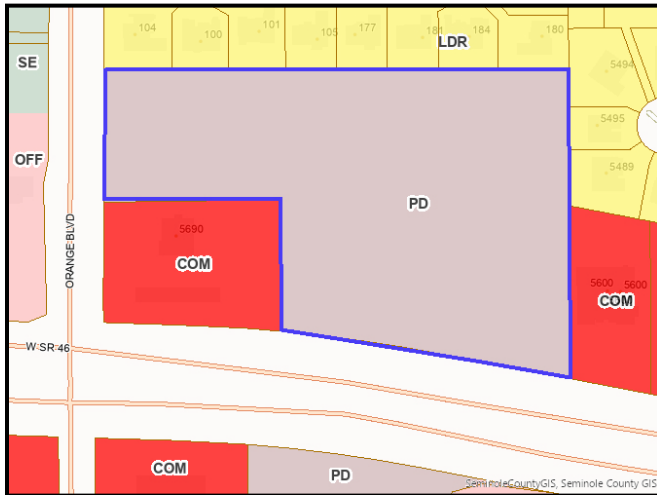
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

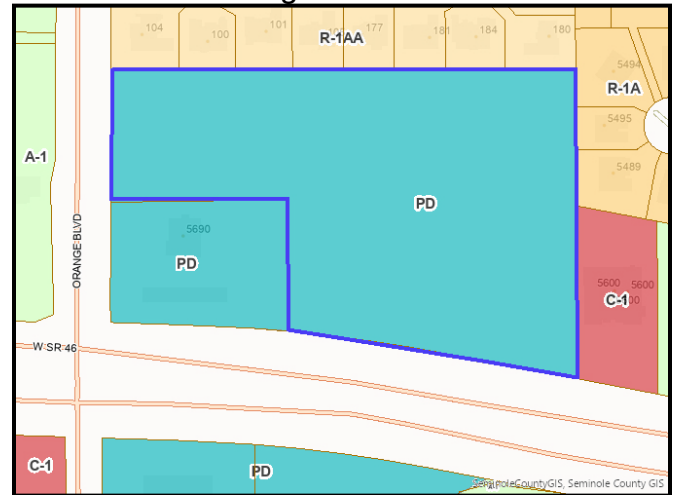
- The subject property has a Future Land Use (FLU) of Planned Development (PD) and a zoning designation of PD (Planned).
- This property is within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities). The Master Development Plan and Development Order were executed on January 11, 2021.
- The permitted uses include multi-family limited to persons fifty-five (55) years and older. Multi-family not for persons fifty-five (55) years and older would warrant substantial change to the PD and require a Major Amendment to the PD (which follows the same procedures as a PD Rezone).

PROJECT AREA ZONING AND AERIAL MAPS

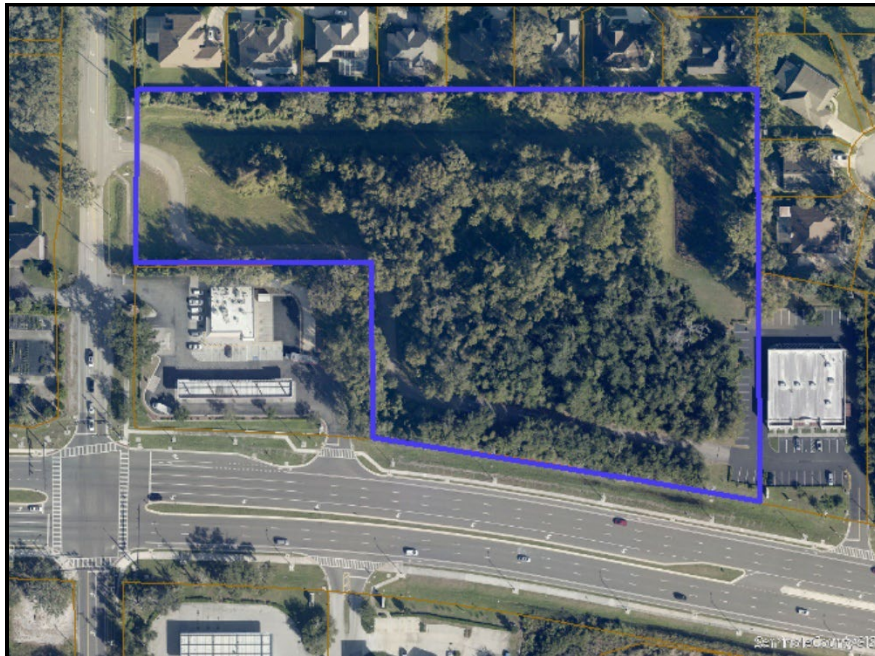
Future Land Use: PD



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.18LAPLIRPLSURE	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of PD rezone, if applicable. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers.	Info Only
3.	Buffers and CPTED	If not pursuing a PD Rezone, then all applicable Landscape Buffer Criteria will be required in compliance with the Developer's Commitment Agreement #19-20500042.	Info Only
4.	Buffers and CPTED	Additional Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
5.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
6.	Buffers and CPTED	Buffer Requirements for the PD are as follows: North- Twenty-five (25) foot landscape buffer South- Twenty-five (25) foot landscape buffer in compliance with SR 46 Gateway Corridor Overlay standards East- 9.4-foot landscape buffer adjacent to existing parking area; Twenty-five (25) foot landscape buffer north of existing parking area West- Twenty-five (25) foot landscape buffer	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
10.	Comprehensive Planning	The Future Land Use designation of Planned Development (PD) for this property allows multi-family residential/independent living to housing for persons 55+. Any proposed changes to this planned development (PD) may require a PD amendment if the proposed use has changed.	Info Only
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
12.	Environmental Services	Be advised that State Road 46 is an FDOT right of way so any utility construction work within this area will require an FDOT right of way permit.	Info Only
13.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml This page can also be navigated to from our official website via	Info Only

		Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. This request form will be sent out to our department inbox for review and well return with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the north side of State Road 46 as well as a 12" PVC potable water main running along the east side of Orange Blvd.	Info Only
15.	Environmental Services	This development is within Seminole County's reclaim service area and is required to connect. There is a 20" DI reclaim water main running along the south side of State Road 46. There is an 8" PVC reclaim water main that runs across State Road 46 that is stubbed out/capped near the southeast corner of this development.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 4" PVC force main running along the north side of State Road 46 as well as a 10" PVC force main running along the west side of Orange Blvd. The developer would have to build a private lift station to pressurize the sanitary sewer flow to connect to our system.	Info Only
17.	Natural Resource	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
18.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
19.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
20.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
21.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only

22.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
23.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
24.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
25.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
26.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only
27.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
28.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
29.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
30.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Development Order #19-20500005 and Developer's Commitment Agreement #19-20500042.	Info Only
31.	Planning and Development	The permitted use within the Seminole Springs Retirement Community PD (FKA Resort Lifestyles Living Facilities PD) is a multi-family residential/independent living use limited to housing for persons fifty-five (55) years and older. Any other	Info Only

		use proposed would require a PD Rezone to reestablish permitted uses and development entitlements.	
32.	Planning and Development	The maximum net density of units approved per DO #19-20500005 is 17.3 dwelling units per net buildable acre. The maximum number of units permitted is 130 units.	Info Only
33.	Planning and Development	Building setbacks per DO #19-20500005 are a minimum of fifty (50) feet from all property boundaries.	Info Only
34.	Planning and Development	The PD Development Order was approved on August 13, 2019, the Developers Commitment Agreement was approved on January 11, 2021, and the Engineered Site Plan was approved on March 5, 2021. Per PD requirements, substantial development must occur within 8 years of approval of the Master Development Plan and the Engineered Site Plan approval is valid for 1 year; therefore, the PD entitlements are still valid, but the Site Plan approval has since expired.	Info Only
35.	Planning and Development	The subject property is located within the County's Urban Bear Management Area and must comply with all requirements outlined in Chapter 258 of the Seminole County Code of Ordinances.	Info Only
36.	Planning and Development	The subject property is subject to the State Road 46 Gateway Corridor Overlay Standards, please see the following link for more information regarding standards: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT10_OVDI_S30.10.11CRSTRO46GACOOVSTZOCLDECOPRAFA_P	Info Only
37.	Planning and Development	Maximum building height per DO #19-20500005 is forty-five (45) feet.	Info Only
38.	Planning and Development	Per DO #19-20500005, parking shall be provided at a minimum ratio of 0.95 spaces per dwelling unit.	Info Only
39.	Planning and Development	<p>Approval for a PD (Planned Development) rezone is obtained through a two-step process:</p> <p>1st step- Approval of the PD (Planned Development) Rezone, which includes the Master Development Plan (MDP) and the Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP).</p> <p>2nd step- Approval of the Final Development Plan (FDP) and Developers Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</p>	Info Only

40.	Planning and Development	<p>Community Meeting Procedures Section 30.3.5.3:</p> <ul style="list-style-type: none"> • Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. • Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). 	Info Only
41.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (b) the Applicant would be required to address how the proposed development would result in providing greater benefits:</p> <p>Greater Benefit and Innovation Criteria. PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:</p> <ol style="list-style-type: none"> (1) Natural resource preservation. (2) Crime Prevention (CPTED). (3) Neighborhood/community amenities. (4) Provision of affordable or workforce housing. (5) Reduction in vehicle miles traveled per household. (6) Transit-oriented development. (7) Provision of new multimodal connectivity. (8) Innovation in water or energy conservation. (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. 	Info Only
42.	Planning and Development	<p>In pursuing a PD Rezone, per Sec. 30.8.5.3 (d) – the Applicant is required to provide a narrative on how the proposed development addresses the following:</p> <ol style="list-style-type: none"> (1) How the proposed development addresses the goals of the Comprehensive Plan. (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. (3) How the proposed development provides an innovative approach to land development. (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code. (see Greater Benefit and Innovation Criteria, this requirement should also be included in the provided narrative) 	Info Only
43.	Planning and Development	<p>Per Development Order #19-20500005, thirty-five (35) percent open space is required. Please see open space requirements per Seminole County Land Development Code Sec. 30.14.2.</p>	Info Only

		https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14L_ASCBUOPSP_S30.14.2OPSP	
44.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
46.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
47.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
48.	Public Safety - Fire Marshal	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
49.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
50.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
51.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
52.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only

53.	Public Works - Engineering	Based on a preliminary review, the site does not have a viable outfall.	Info Only
54.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
55.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
56.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
57.	Public Works - Engineering	Library Comment Based on 1 ft. contours, the topography of the site appears to slope generally north.	Info Only
58.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
59.	Public Works - Engineering	The proposed driveway does not meet separation requirements. The required separation is 330' between driveways. Either remove the proposed driveway or center it between the existing driveways on SR46.	Info Only
60.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-722

Title:

10:20AM (TEAMS) LEGACY POINTE PARKING EXPANSION - PRE-APPLICATION

Project Number: 25-80000080

Project Description: Proposed Site Plan for temporary parking stalls at an existing retirement community on 59.26 acres in the PD Zoning District located on the west side of Old Lockwood Rd at Hestia Loop

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

Parcel ID: 36-21-31-300-0040-0000

BCC District: 1-Dallari

Applicant: Shreeji Patel (689) 219-8909

Consultant: Matthew Lyons (689) 219-8900



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

PROJ. #: 25-80000080
PM: Hilary
REC'D: 7/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE



PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Legacy Pointe Parking Expansion

PARCEL ID #(S): 36-21-31-300-004A-0000

TOTAL ACREAGE: 43.61 ac. (Project Area 0.34 ac.) BCC DISTRICT: 1: Dallari

ZONING: PD - Planned Development FUTURE LAND USE: PD - Planned Development

APPLICANT

NAME: Shreeji Patel

COMPANY: CCRC Development Corporation

ADDRESS: 2110 Hestia Loop

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: (689) 219-8909

EMAIL: spatel@catalyst-dg.com

CONSULTANT

NAME: Matthew Lyons

COMPANY: Catalyst Design Group

ADDRESS: 1085 W Morse Blvd

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: (689) 219-8900

EMAIL: mlyons@catalyst-dg.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Parking expansion which includes 61 standard temporary parking stalls.

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

STAFF USE ONLY

COMMENTS DUE: 7/25

COM DOC DUE: 7/31

DRC MEETING: 8/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the west side of Old Lockwood Rd,
north of McCulloch Rd



July 15, 2025

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

**Re: Legacy Pointe Parking Expansion
Project Narrative**

Dear Staff,

The proposed project includes the expansion of Legacy Pointe vehicle parking, for a total of 61 additional temporary staff only parking stalls within a gravel lot. This will total 352 parking spaces for the entire site. Please note that there will be no other proposed infrastructure, such as utilities or storm drainage.

Should you have any questions, please feel free to contact me via e-mail (mlyons@catalyst-dg.com) or phone (615-971-2220)

Best Regards,

Catalyst Design Group

A handwritten signature in blue ink, appearing to read 'Matthew Lyons'.

Matthew Lyons, PE
Project Manager



PARKING CALCULATIONS		
REQUIRED VEHICLE PARKING:		1 SPACE / CCRC UNIT ** 268 SPACES
	STANDARD	ADA TOTAL
EXISTING PARKING	271	291
PROPOSED EXPANSION PARKING	61	61
TOTAL PARKING	332	352

**LEGACY POINTE -
TEMPORARY STAFF
PARKING LOT**
SEMINOLE COUNTY, FLORIDA

[illegible]

DRAWING TITLE

SITE PLAN

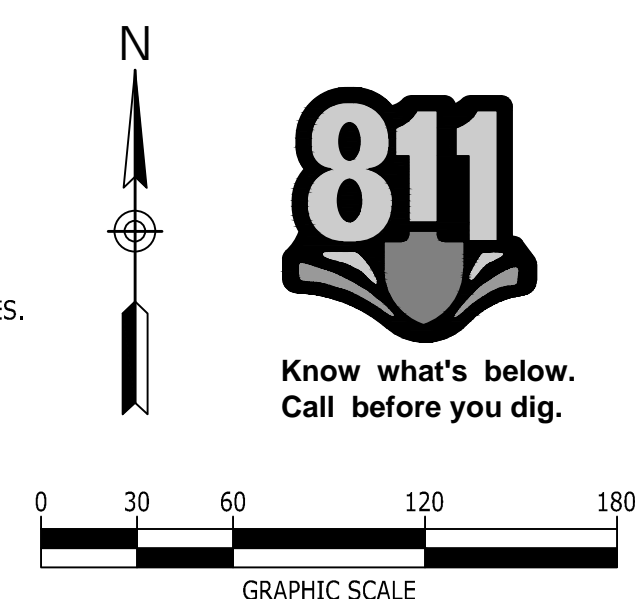
PROJECT NUMBER
20250143

DRAWING NUMBER

EXH-1

NOTES

1. SEE SHEET C2.0 FOR GENERAL NOTES.

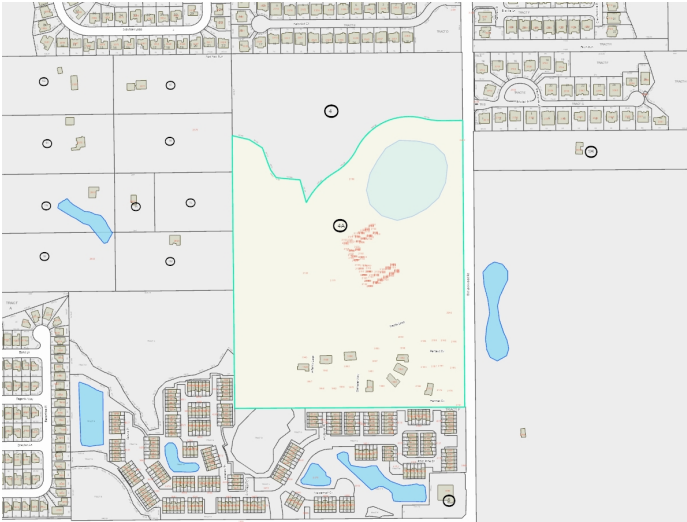


Property Record Card



Parcel: 36-21-31-300-004A-0000
Property Address: 2100 HESTIA LOOP OVIEDO, FL 32765
Owners: CCRC DEV CORP
 2025 Market Value \$68,147,211 Assessed Value \$68,147,211 Taxable Value \$64,547,211
 2024 Tax Bill \$846,757.94 Tax Savings with Exemptions \$37,645.65
 Retirement Complex property w/1st Building size of 315 SF and a lot size of 43.61 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-31-300-004A-0000
Property Address	2100 HESTIA LOOP OVIEDO, FL 32765
Mailing Address	C/O KELLY, MELISSA/O CERASA, JENNIFER 2110 HESTIA LP OVIEDO, FL 32765-9307
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7402:Retirement Complex
Exemptions	40-HOME FOR AGED (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	36	36
Depreciated Building Value	\$54,399,623	\$53,605,012
Depreciated Other Features	\$2,292,609	\$1,894,630
Land Value (Market)	\$11,454,979	\$11,454,979
Land Value Agriculture	\$0	\$0
Just/Market Value	\$68,147,211	\$66,954,621
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	\$68,147,211	\$66,954,621

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$884,403.59
Tax Bill Amount	\$846,757.94
Tax Savings with Exemptions	\$37,645.65

Owner(s)

Name - Ownership Type

CCRC DEV CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, July 15, 2025

1/31 138

Legal Description

SEC 36 TWP 21S RGE 31E
 S 40 FT OF NW 1/4 OF SW 1/4 (LESS RD)
 & N 1/2 OF SW 1/4 OF SW 1/4 (LESS RD)
 & BEG 459.58 FT S OF SW COR OF SW 1/4 OF
 NW 1/4 RUN S 76 DEG 00 MIN 36 SEC E 98.66
 FT S 56 DEG 52 MIN 16 SEC E 87.43 FT S 18
 DEG 58 MIN 16 SEC E 84.67 FT S 20 DEG 55
 MIN 21 SEC E 48.31 FT S 34 DEG 43 MIN 14 SEC
 E 49.61 FT S 74 DEG 36 MIN 33 SEC E 14.50 FT S
 84 DEG 04 MIN 24 SEC E 122.66 FT S 14 DEG 25
 MIN 03 SEC E 132.76 FT NELY SELY ALONG
 CURVE 1017.08 FT E TO WLY R/W OLD
 LOCKWOOD RD S TO N LINE OF S 40 FT OF
 NW 1/4 OF SW 1/4 W TO A PT S OF BEG N TO
 BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$68,147,211	\$3,600,000	\$64,547,211
Schools	\$68,147,211	\$3,600,000	\$64,547,211
FIRE	\$68,147,211	\$3,600,000	\$64,547,211
ROAD DISTRICT	\$68,147,211	\$3,600,000	\$64,547,211
SJWM(Saint Johns Water Management)	\$68,147,211	\$3,600,000	\$64,547,211

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2016	\$6,926,800	08833/1592	Improved	Yes
QUIT CLAIM DEED	1/1/2014	\$100	08193/1723	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1719	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1716	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1713	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1710	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1707	Improved	No
SPECIAL WARRANTY DEED	1/1/2014	\$1,383,600	08193/1657	Improved	No
WARRANTY DEED	7/1/1996	\$150,000	03108/0160	Improved	No
QUIT CLAIM DEED	6/1/1992	\$100	02450/1686	Improved	No
QUIT CLAIM DEED	12/1/1990	\$100	02450/1685	Improved	No
WARRANTY DEED	12/1/1987	\$100	01918/1867	Vacant	No

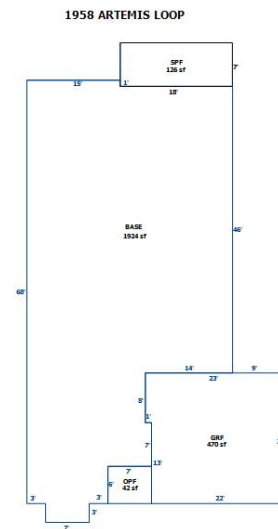
Land

Units	Rate	Assessed	Market
24.76 Acres	\$152,460/Acre	\$3,774,910	\$3,774,910

6.89 Acres	\$10/Acre	\$69	\$69
32 Lots	\$135,000/Lot	\$4,320,000	\$4,320,000
140 Lots	\$24,000/Lot	\$3,360,000	\$3,360,000

Building Information	
#	5
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective

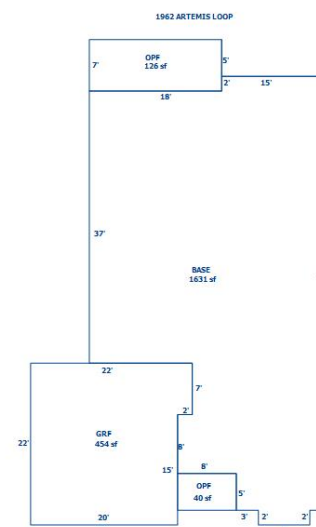


Building 5

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	6
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

* Year Built = Actual / Effective

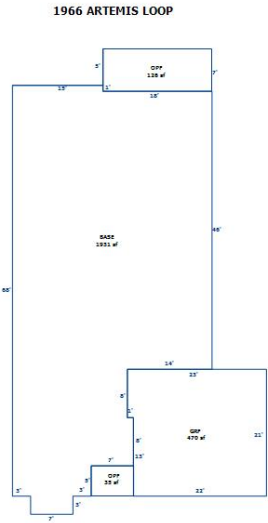


Building 6

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information	
#	7
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft²)	1924
Total Area (ft²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective

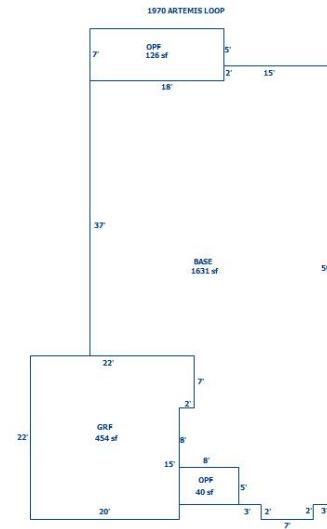


Building 7

Appendages	
Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	8
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

* Year Built = Actual / Effective

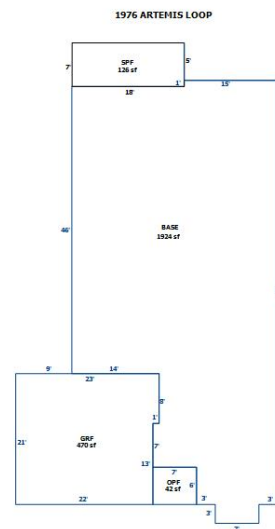


Building 8

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	9
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	11
Base Area (ft ²)	2554
Total Area (ft ²)	3039
Constuction	CB/STUCCO FINISH
Replacement Cost	\$413,702
Assessed	\$409,565

* Year Built = Actual / Effective

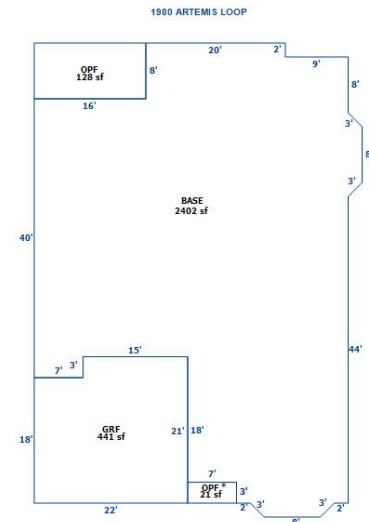


Building 9

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	450

Building Information	
#	10
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



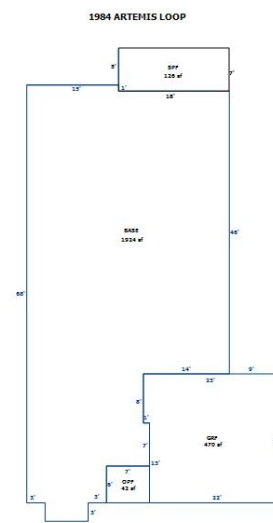
Building 10

Appendages

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	11
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

* Year Built = Actual / Effective



Building 11

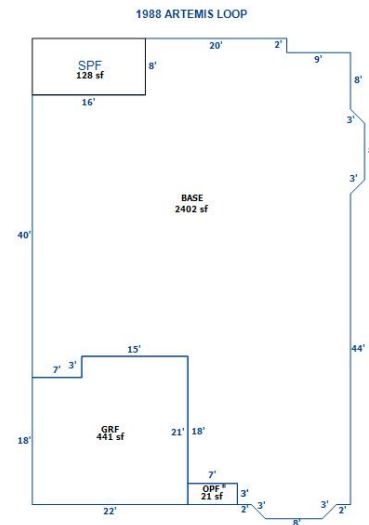
Appendages

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

GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building Information	
#	12
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

* Year Built = Actual / Effective

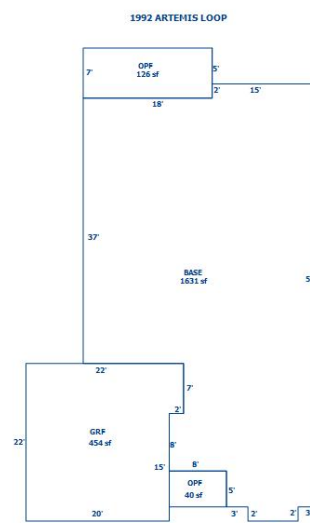


Building 12

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information	
#	13
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$285,267

* Year Built = Actual / Effective

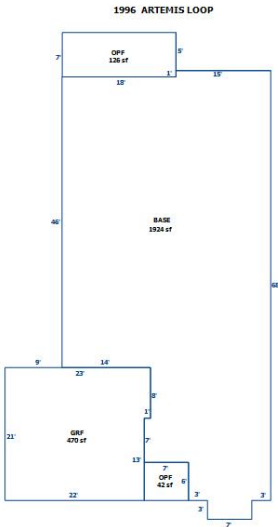


Building 13

Appendages	
Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building Information	
#	14
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft²)	2402
Total Area (ft²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

* Year Built = Actual / Effective



Building 14

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

[illegible]

Building 15

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
OPEN PORCH FINISHED	126

3983 DEMETER WAY

OFF 126 sf

BASE 1324 sf

GRF 470 sf

Dimensions: 15', 12', 7', 60', 14', 9', 23', 8', 5', 7', 13', 22', 9', 7', 9', 10', 7', 12'

Building 16

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

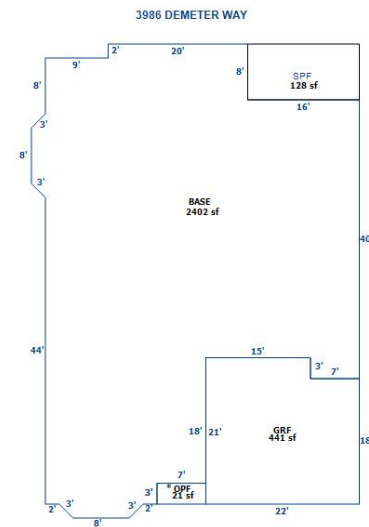
40

OPEN PORCH FINISHED

126

Building Information	
#	17
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

* Year Built = Actual / Effective



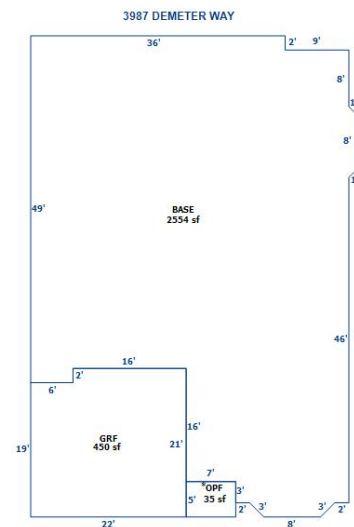
Building 17

Appendages

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building Information	
#	18
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

* Year Built = Actual / Effective



Building 18

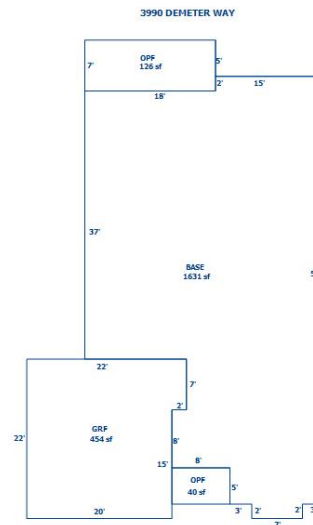
Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information

#	19
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



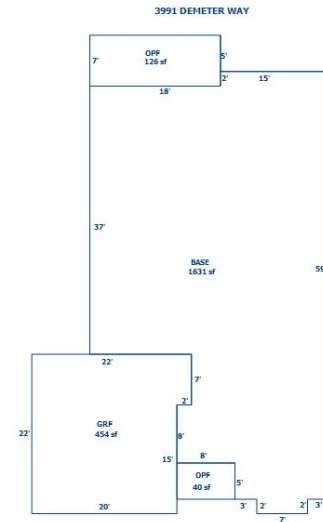
Building 19

Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	20
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

* Year Built = Actual / Effective

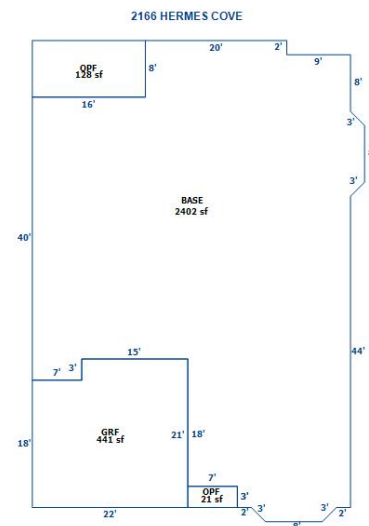


Building 20

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	21
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



Building 21

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

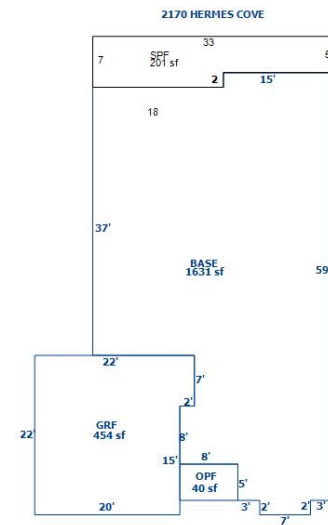
40

OPEN PORCH FINISHED

126

Building Information	
#	22
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective



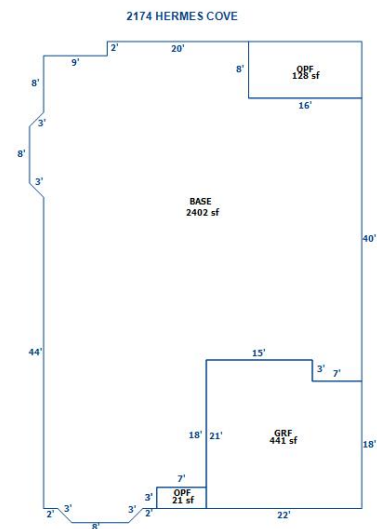
Building 22

Appendages

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	23
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

* Year Built = Actual / Effective



Building 23

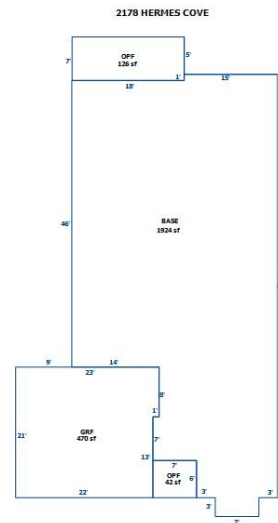
Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information

#	24
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

* Year Built = Actual / Effective



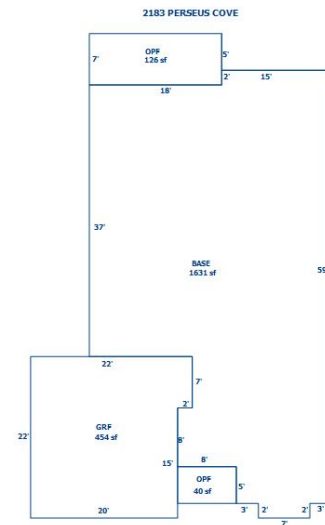
Building 24

Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building Information	
#	25
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective

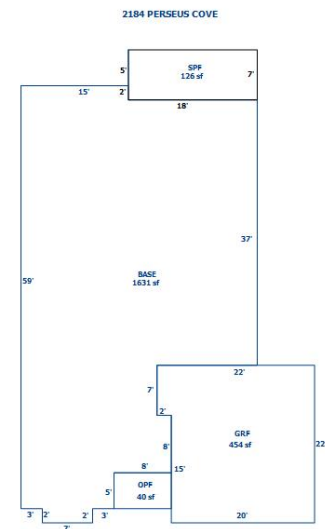


Building 25

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	26
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

* Year Built = Actual / Effective



Building 26

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

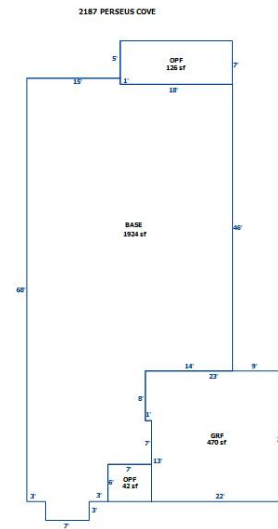
40

SCREEN PORCH FINISHED

126

Building Information	
#	27
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$286,715

* Year Built = Actual / Effective



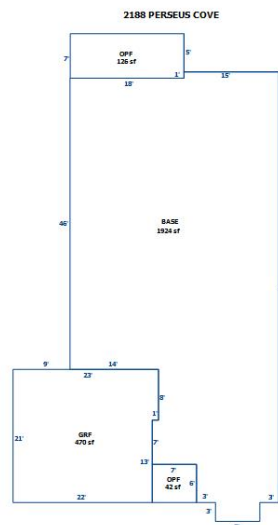
Building 27

Appendages

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building Information	
#	28
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.2
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

* Year Built = Actual / Effective



Building 28

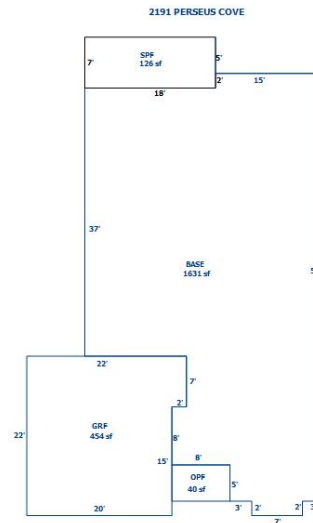
Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information

#	29
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



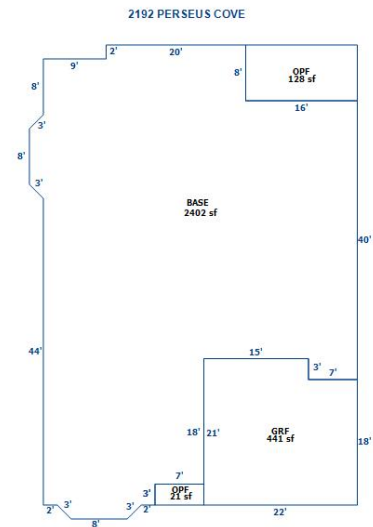
Building 29

Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	30
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft ²)	1931
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$328,399
Assessed	\$325,115

* Year Built = Actual / Effective

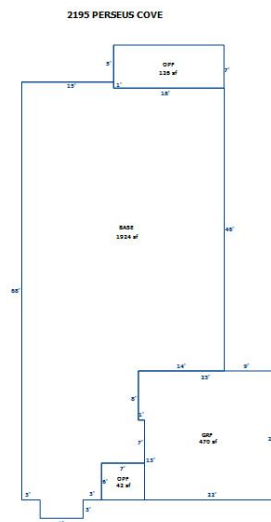


Building 30

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	35

Building Information	
#	31
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



Building 31

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

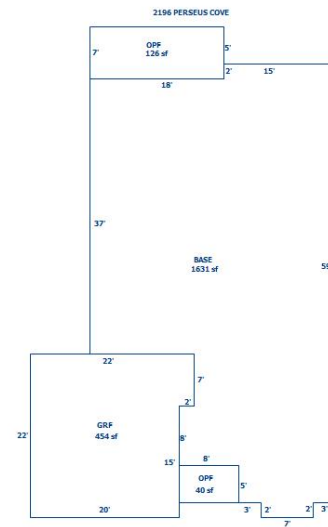
40

OPEN PORCH FINISHED

126

Building Information	
#	32
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

* Year Built = Actual / Effective



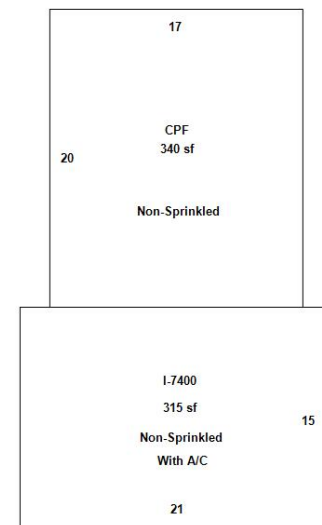
Building 32

Appendages

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information	
#	33
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$386,349
Assessed	\$382,486

* Year Built = Actual / Effective



Building 33

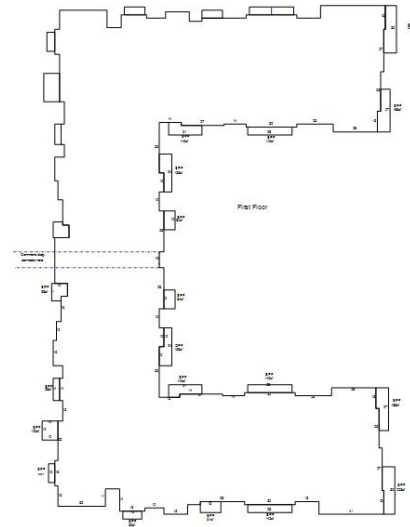
Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information

#	34
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft²)	1924
Total Area (ft²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$325,832

* Year Built = Actual / Effective



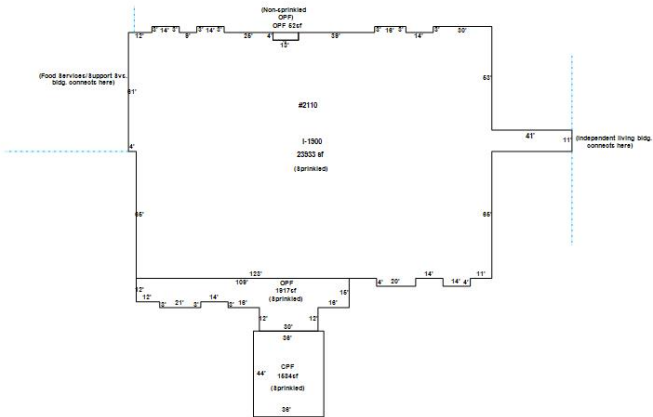
Building 34

Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information	
#	35
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

* Year Built = Actual / Effective

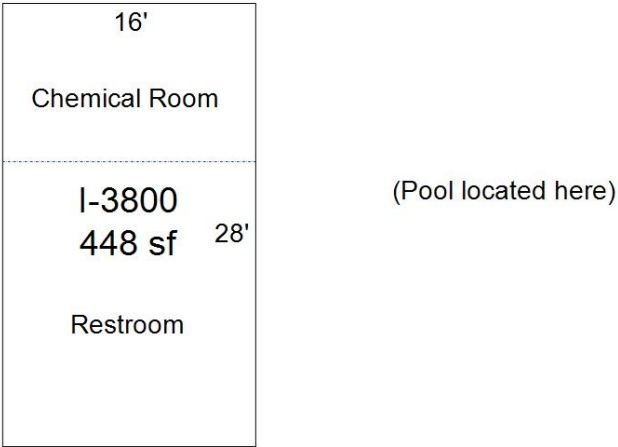


Building 35

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	36
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$279,432

* Year Built = Actual / Effective



Building 36

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

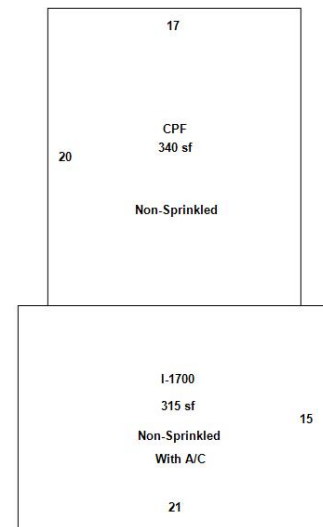
40

OPEN PORCH FINISHED

126

Building Information	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	315
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$84,643
Assessed	\$82,527

* Year Built = Actual / Effective



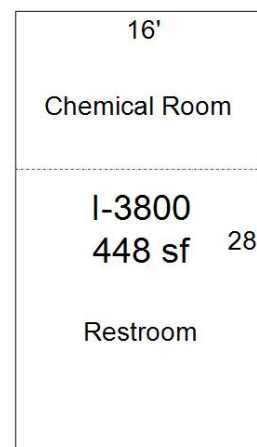
Building 1

Appendages

Description	Area (ft ²)
CARPORT FINISHED	340

Building Information	
#	2
Use	REINFORCED CONCRETE
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	151207
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$18,359,453
Assessed	\$17,992,264

* Year Built = Actual / Effective



Building 2

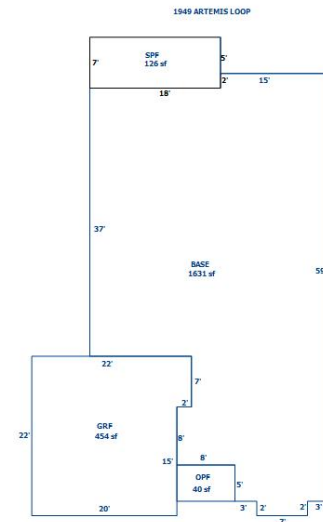
Appendages

Description	Area (ft ²)
CARPORT FINISHED	1584

CARPORT FINISHED	1728
OPEN PORCH FINISHED	52
OPEN PORCH FINISHED	1917
OPEN PORCH FINISHED	407

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	448
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$77,700
Assessed	\$75,758

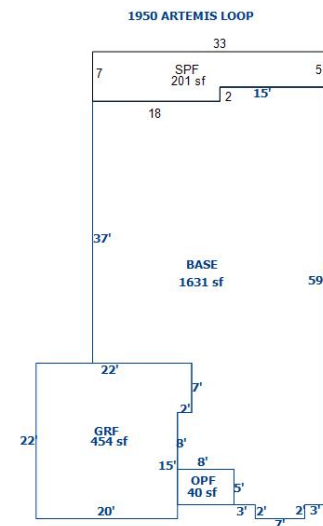
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	200560
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$26,436,793
Assessed	\$25,775,873

* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156

OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	142

SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	156

SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
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SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	92

SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140

Permits				
Permit #	Description	Value	CO Date	Permit Date
06149	2196 PERSEUS CV: STRUCTURES OTHER THAN BUILDINGS-SCREENED LANAI PORCH OVER EXISTING CONCR. LEGACY POINTE - (BLDG. 21)	\$3,380		5/12/2025
18525	2100 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-signage	\$2,470		1/13/2025
00093	2000 ARTEMIS LOOP: SCREEN ROOM-SCREENED LANAI PORCH (BLDG. 6) LEGACY POINTE	\$2,680		1/9/2025
19002	2192 PERSEUS CV: SCREEN ROOM-SCREENED PORCH IN EXISTING LANAI (BLDG. 23) LEGACY POINTE	\$2,680		1/8/2025
13016	2090 HESTIA LOOP: MECHANICAL - COMMERCIAL-Guard Shack	\$3,600		8/28/2024
03659	2090 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-44" Flag Pole	\$13,840	4/23/2024	4/2/2024
02343	2110 HESTIA LOOP: FENCE/WALL COMMERCIAL- 2,350 LF OF 6' HIGH ALUMINUM FENCE	\$56,739		3/4/2024
17946	3991 DEMETER WAY: SCREEN ROOM-Aluminum lanai Enclosure.	\$2,400		12/12/2023
12477	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Electrical addition on existing Gazebo	\$7,000		9/14/2023
08750	2187 PERSEUS CV: SCREEN ROOM-JEBO FILL-IN	\$2,450		6/14/2023
07876	2088 HESTIA LOOP: ELECTRICAL - COMMERCIAL-RISER DIAGRAMA AND SPECS	\$10,900		6/9/2023
03638	2100 HESTIA LOOP: ALTERATION COMMERCIAL-CBC DRYWALL AND CEILING REPAIR	\$800	5/4/2023	3/23/2023
01665	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-	\$1,250		2/8/2023
06834	2090 HESTIA LOOP: ADDITION TO COMMERCIAL STRUCTURE-Gazebo, CC	\$52,797		9/7/2022
02912	1957 ARTEMIS LOOP: STRUCTURES OTHER THAN BUILDINGS-Aluminum Cantilever (shade structure) Legacy Pointe	\$16,937		6/24/2022
01133	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Pond Fountain	\$7,500	12/14/2022	4/22/2022

21212	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		4/14/2022
20693	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Fence installation	\$169,000		3/24/2022
21215	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		3/1/2022
20594	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		2/25/2022
04129	2120 HESTIA LOOP: ELECTRIC - GENERATOR-Generator	\$918,440		2/22/2022
22556	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Covered Parking CC	\$400,000	5/13/2022	2/16/2022
21070	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Legacy Pointe Covered Parking Structure	\$550,000	5/13/2022	1/13/2022
14340	2110 HESTIA LOOP: SWIMMING POOL COMMERCIAL-Commercial Swimming Pool	\$125,000	9/1/2023	1/13/2022
22678	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		1/7/2022
21218	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200	12/14/2022	1/6/2022
21216	2110 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		12/21/2021
17978	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Sign walls	\$58,500		11/5/2021
17979	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Precast wall and Columns	\$100,763		11/5/2021
04117	2090 HESTIA LOOP: SITE LIGHTING	\$300,000		5/10/2021
06549	2100 HESTIA LOOP: PLUMBING - COMMERCIAL-	\$396,026	1/3/2023	4/15/2021
02759	3987 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$356,390	1/20/2022	4/1/2021
03847	1966 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$283,962	1/13/2022	4/1/2021
20488	3983 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$263,573	1/13/2022	1/12/2021
19824	3986 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	1/12/2021
19825	1962 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	1/13/2022	1/12/2021
19810	1970 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	1/11/2021
19823	1984 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	12/17/2021	1/11/2021
20487	2166 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	12/17/2021	1/11/2021
18591	2180 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Legacy Point	\$2,400		12/9/2020

07894	2120 HESTIA LOOP: HOSPITALS OR INSTITUTIONAL BLDGS-Legacy Pointe Memory Care Living Facil	\$12,424,782	1/13/2023	9/23/2020
07879	2120 HESTIA LOOP: OFFICE/BANKS/PROFESS BLDGS-Legacy Pointe Admin Support and SN	\$2,761,896	3/30/2022	9/20/2020
07556	2120 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Legacy Pointe ALF BLDG NEED C.O.	\$9,421,237	3/4/2022	9/14/2020
09532	1992 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	9/2/2020
09531	1996 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	9/2/2020
09951	2000 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	9/2/2020
07997	2090 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Gatehouse NEED C.O.	\$158,000	1/13/2022	8/27/2020
08047	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Pool House	\$158,800	9/1/2023	8/27/2020
06551	2174 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	1/27/2022	8/10/2020
08331	2191 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	1/20/2022	8/10/2020
04043	2100 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Independent Living Building ZONE 6 & 7	\$27,980,596	1/13/2023	7/27/2020
03912	2120 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Kitchen and Back of House	\$6,128,966	2/17/2022	7/20/2020
09015	2090 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-3 posts and ACM faces	\$1,975		6/30/2020
05691	2195 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	6/29/2020
06548	2196 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	3/9/2022	6/29/2020
03355	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Commons Building	\$5,965,597	2/17/2022	6/4/2020
02952	3812 OLD LOCKWOOD RD: ELECTRICAL - COMMERCIAL-	\$13,000		3/3/2020
01709	3860 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
01707	3812 OLD LOCKWOOD RD: DEMO RESIDENTIAL-residential CB/ Stucco finish	\$0	11/21/2022	2/13/2020
01708	3820 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
04436	SCREEN POOL ENCLOSURE	\$2,800		6/1/1997
03343	WATER SOFTNER; PAD PER PERMIT 3812 OLD LOCKWOOD RD	\$2,450		5/1/1997
02498	SWIMMING POOL	\$13,000		4/1/1997
00439		\$171,104	6/4/1997	1/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
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POOL COMMERCIAL - SF	2022	1451	\$125,802	\$119,512
COOL DECK PATIO	2022	5989	\$32,580	\$30,951
ALUM FENCE - LIN FT	2022	240	\$3,600	\$3,420
COMM: CARPORT	2022	5842	\$50,416	\$46,383
COMM: CARPORT	2022	1863	\$16,078	\$14,792
COMM: CARPORT	2022	4807	\$41,484	\$38,165
COMM: CARPORT	2022	8569	\$73,950	\$68,034
COMM: CARPORT	2022	8770	\$75,685	\$69,630
CANOPY GOOD COMM	2022	4196	\$66,591	\$61,264
COMMERCIAL ASPHALT DR 3 IN	2022	189100	\$633,485	\$601,811
BRICK PATIO	2022	102	\$961	\$913
WALKS CONC COMM	2022	145398	\$790,965	\$751,417
POLE LIGHT 1 ARM	2022	119	\$220,626	\$220,626
GATE OPENER	2022	3	\$5,388	\$5,119
COMMERCIAL CONCRETE DR 4 IN	2022	7749	\$42,155	\$40,047
COMM GAZEBO - UNIT	2022	1	\$9,500	\$9,025
ALUM FENCE - LIN FT	2024	14100	\$211,500	\$211,500

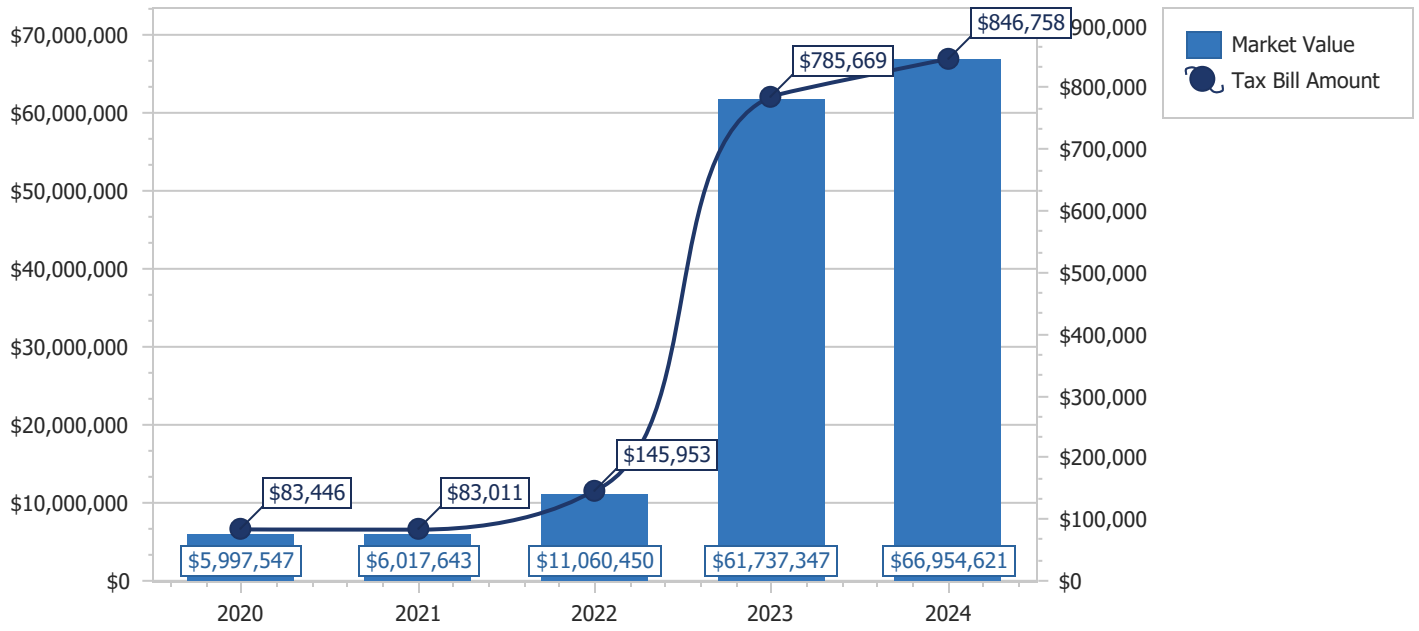
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 80

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
Fire Station #	Station: 65 Zone: 652
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/15/2025 10:38:36 AM
Project: 25-80000080
Credit Card Number: 41*****4899
Authorization Number: 04608G
Transaction Number: 150725C1B-A59E8BA8-E878-4C78-A8EF-1DE2045247A9
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	LEGACY POINTE PARKING EXPANSION - PRE-APPLICATION	PROJ #: 25-80000080
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/15/25	
RELATED NAMES:	EP MATTHEW LYONS	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	36-21-31-300-004A-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 61 STANDARD TEMPORARY PARKING STALLS ON 43.61 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
NO OF ACRES	43.61	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF OLD LOCKWOOD RD, NORTH OF MCCULLOCH RD	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SHREEJI PATEL CCRC DEVELOPMENT CORPORATION 2110 HESTIA LOOP OVIEDO FL 32765 (689) 219-8909 SPATEL@CATALYST-DG.COM	MATTHEW LYONS CATALYST DESIGN GROUP 1085 W MORSE BLVD WINTER PARK FL 32789 (689) 219-8900 MLYONS@CATALYST-DG.COM	

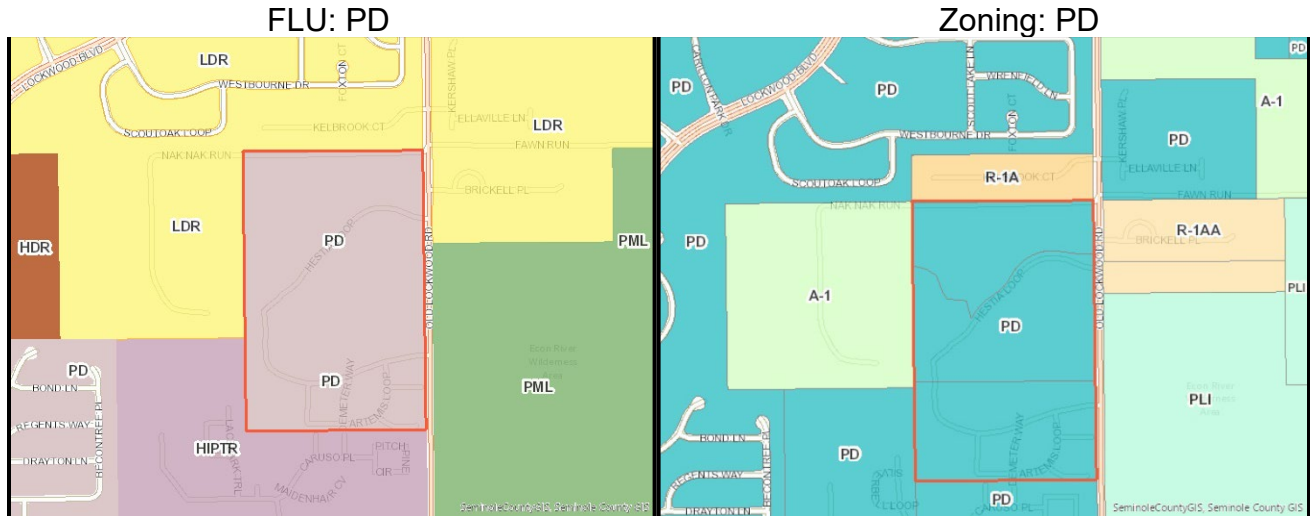
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use designation of PD (Planned Development) and is located within the Legacy Pointe Planned Development.
- The proposed project is subject to the Site Plan standards located within Chapter 40 of the Seminole County Land Development Code. Applying for a Site Plan is the next step in the process.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS- discussing nak nak run access and development within the future development portion

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan submittal.	Info Only
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
3.	Buffers and CPTED	Required buffers per the approved Development Order are as follows: North- Fifteen (15) feet with 2.25 plant units per 100 feet and a 3-foot continuous hedge. South- Fifteen (15) feet with 2.6 plant units per 100 linear feet (excluding wetlands and wetland buffer areas). East- Fifteen (15) feet with a three (3) foot continuous hedge and 2.25 plant units per 100 linear feet. This buffer is required to use plant unit group C as described in the SCLDC. West- Twenty-five (25) feet with a six (6) foot metal fence consistent with Crime Prevention Through Environmental Design principles or a six (6) foot masonry wall and 3.5 plant units per 100 linear feet (excluding wetlands and wetland buffer areas).	Info Only
4.	Comprehensive Planning	The subject property has a Planned Development Future Land Use (FLU) designation. Please note Comprehensive Plan Objective FLU 4.4 Planned Developments.	Info Only
5.	Comprehensive Planning	Site is located in the Econlockhatchee (Econ) Protection Area. Please note Comprehensive Plan Policy FLU 2.2.6 Econlockhatchee River Basin Protection.	Info Only
6.	Environmental Services	This development is serviced by Seminole County water, sewer, and reclaim. No utility work proposed as a part of this project. No review required.	
7.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
8.	Natural Resources	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
9.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only

10.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
11.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
12.	Natural Resources	To cover the cost of replacing the trees, including materials and labor, fees will be paid into the Arbor Trust Fund and are established at a rate per caliper inch of \$125.00. Trees removed without a permit or destroyed or which received major damage in violation of Chapter 60 will require a replacement fee two (2) times the fee established above. SCLDC 60.7(g)	Info Only
13.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
14.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
15.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
16.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement.	Info Only
17.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
18.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	Info Only
19.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
20.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making	Info Only

		application at the time of site plan submittal. SCLDC 60.10(a)(2)	
21.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
22.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
23.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only
24.	Natural Resources	The proposed development is partially or wholly contained within the Econlockhatchee River Protection Overlay. Please see SCLDC 30.10.4.5 for regulations pertaining to this overlay.	Info Only
25.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development	This property is located within the Legacy Point Planned Development and is subject to all provisions contained within Development Order (DO) 19-20500035 and Developer's Commitment Agreement (DCA) #19-20500025, as well as Addendum #1 to the DO and the DCA #20-20500009.	Info Only
27.	Planning and Development	Per the approved DCA, all parking spaces shall be a minimum of nine (9) by eighteen (18) feet, excluding handicap spaces.	Info Only
28.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
29.	Planning and Development	If outdoor lighting is proposed, a photometric plan with site plan submittal is recommended and a separate permit will be required in compliance with all outdoor	Info Only

		lighting standards. (SCLDC Part 15 Chapter 30, sec. 30.15.)	
30.	Planning and Development	At the time of Site Plan review, the Applicant will be required to demonstrate that the subject site still meets the minimum open space requirements of twenty-five (25) percent. Required open space per the Legacy Point PD is 25% or 10.9 acres.	Info Only
31.	Planning and Development	Per the approved DO, the developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks immediately adjacent to and outside of the development.	Info Only
32.	Planning and Development	In the event that the proposed parking lot becomes permanent, a PD amendment will be required.	Info Only
33.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
34.	Public Safety - Fire Marshal	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 Gate shall be a minimum 20ft wide. If manual gate, a fire department knox padlock shall be provided.	Info Only
35.	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee drainage basin.	Info Only
36.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.	Info Only
37.	Public Works - Engineering	Based on preliminary review, since this is a temporary parking area we can either accept a 6" thick, #57 stone parking area or do a boundary water quality swale to hold 1" of drainage for the parking area.	Info Only
38.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east and slightly south.	Info Only
39.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to eventually to Old Lockwood Road which does not have an adequate system to handle additional flows.	Info Only
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
41.	Public Works - Engineering	There is some additional signage at the secondary entrance that needs to be added to help deter traffic from accessing that gate. This will be required to be added as part of this plan.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

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

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	Bill White	wwhite@seminolecountyfl.gov	407-665-2021
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-57

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-720

Title:

10:40AM (TEAMS) THE HAUS & CO - PRE-APPLICATION

Project Number: 25-80000079

Project Description: Proposed Site Plan to convert a convenience store into a restaurant on 0.65 acres in the C-2 Zoning District located on the southeast corner of S CR 419 and E 4th St

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

Parcel ID: 21-21-32-5CG-0200-0150

BCC District: 1-Dallari

Applicant: Ninotchka Sotomayor (407) 443-2862

Consultant: N/A



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

PROJ. #: 25-80000079

Received: 7/9/25

Paid: 7/9/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: The Haus & Co.PARCEL ID #(S): 21-21-32-5CG-0200-0150TOTAL ACREAGE: 0.6578BCC DISTRICT: Bob DallariZONING: C2

C-2

FUTURE LAND USE: Restaurant

COM

APPLICANT

NAME: Ninotchka SotomayorCOMPANY: The Haus & Co.ADDRESS: 1784 Oak Grove Chase DrCITY: OrlandoSTATE: FLZIP: 32820PHONE: 407-443-2862EMAIL: Nino@407homesforsale.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Change from a convenience store to a restaurant

STAFF USE ONLY

COMMENTS DUE: 7/18

COM DOC DUE: 7/24

DRC MEETING: 8/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION:

on the southeast corner of E 4th St and
S CR 419

W/S: Florida Govt Utility

BCC: 1: Dallari

Agenda: 8/1

The Haus Street Bites - Detailed Business Narrative



Business Overview

The Haus Street Bites is an innovative culinary concept located in Oviedo, Florida, under the corporate structure of The Haus & Co. Our approach combines the best of international street food with American breakfasts, Lunch and Dinner infused with Caribbean flavor, creating a space where the community can gather, eat well, and enjoy memorable experiences.

Our vision is to position ourselves as a cultural and family-friendly gathering point, not only for residents of Chuluota, Oviedo, Geneva, and surrounding areas - what we will call Chuluota's BackYard. Our vision is both Cultural and Family-oriented.

Value Proposition

What sets us apart is that we are not just a restaurant: we are an experience center. We offer:

- Quick gourmet-style street bites
- Breakfast with Hispanic-American flavors
- Outdoor ice cream and shake window

- Live music and family-friendly events on special occasions (e.g., holidays)
- Outdoor seating area with a welcoming atmosphere

All of this will be housed in a modern, cozy design with authentic branding, while maintaining Chuluota's country charm to preserve the essence of our town.

The Space

Located at 401 S County Rd 419, Oviedo, FL 32766, our venue will include:

- Professionally equipped kitchen area

- Indoor café-style seating and a coffee & baked goods station.

- Outdoor bistro-style seating with string lights

- Independent walk-up window for shakes and desserts -

- Existing parking for customers and deliveries

- Wood decor with modern industrial touches

Fase 1 Indoor Cafe area.

Fase 2 Outdoor sitting area.

Fase 3 Chuluota's Backyard



Target Clients

- Local families looking for a safe, delicious, and enjoyable place to dine

- Young adults and remote workers seeking a space with identity

- UCF students and residents of 32820 and 32826 zip codes seeking new dining options - Visitors seeking 'Instagrammable' spots and foodies following culinary trends

Launch and Growth Strategy

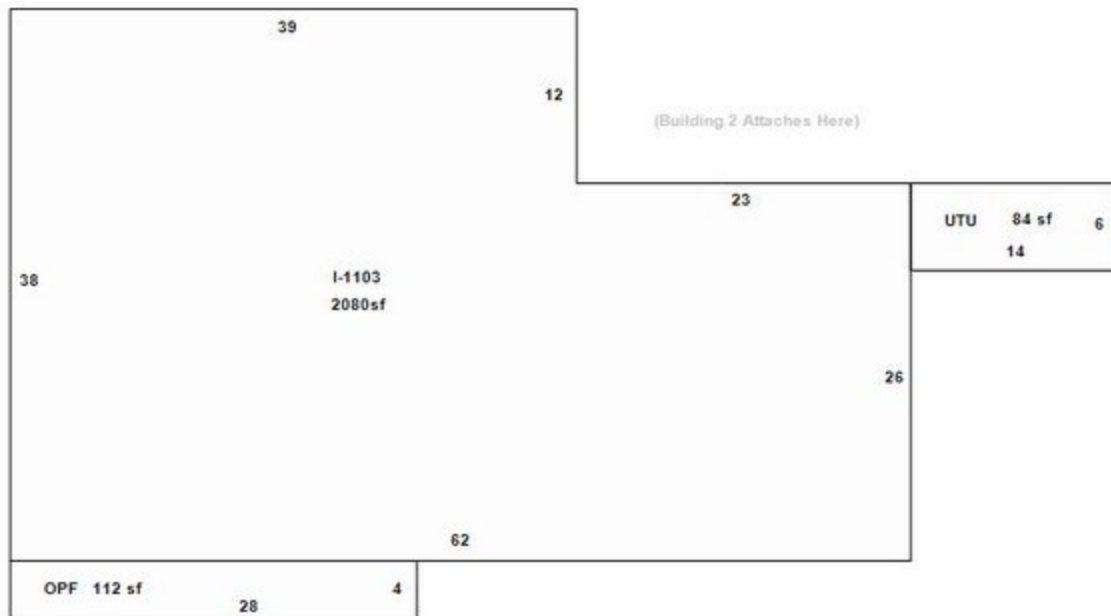
1. Construction and permits phase (2025): We will strategically remodel the space to comply with county regulations, the Department of Agriculture, and DBPR.
2. Pre-opening campaign: Invitations, launch promotions, and partnerships with local businesses.
3. Monthly events: Karaoke, Sunday brunch, taco nights, and more.
4. Loyalty and delivery programs: Incentives for frequent customers and partnerships with delivery apps. We will offer discounts to all local businesses for their employees as a thank you for their daily work and dedication to our community.

Community Impact

The Haus Street Bites aims not only to generate income, but also to create local jobs, support local artists, and offer a space where families feel they are part of something authentic. We will implement environmentally responsible practices (such as using eco-friendly packaging) and promote local products.

Financial Projections (Summary)

- Estimated initial investment: \$70,000 - \$120,000 (phase 3)
- Expected break-even point: 12-18 months
- Revenue goal by Year 3: \$500,000
- Expansion opportunity: potential second location in 3 to 5 years



Property Record Card



Parcel: 21-21-32-5CG-0200-0150
Property Address: 401 S CR 419 CHULUOTA, FL 32766
Owners: FAJARDO RENTAL LLC
 2025 Market Value \$667,639 Assessed Value \$628,884 Taxable Value \$628,884
 2024 Tax Bill \$7,681.03 Tax Savings with Non-Hx Cap \$194.19
 Convenience Store No Gas property w/1st Building size of 2,080 SF and a lot size of 0.66 Acres

Parcel Location



Site View



2121325CG02000150 02/01/2022

Parcel Information

Parcel	21-21-32-5CG-0200-0150
Property Address	401 S CR 419 CHULUOTA, FL 32766
Mailing Address	530 E 4TH ST CHULUOTA, FL 32766-8610
Subdivision	NORTH CHULUOTA REPLAT
Tax District	01:County Tax District
DOR Use Code	1103:Convenience Store No Gas
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$123,937	\$90,531
Depreciated Other Features	\$957	\$917
Land Value (Market)	\$542,745	\$504,753
Land Value Agriculture	\$0	\$0
Just/Market Value	\$667,639	\$596,201
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$38,755	\$24,488
P&G Adjustment	\$0	\$0
Assessed Value	\$628,884	\$571,713

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,875.22
Tax Bill Amount	\$7,681.03
Tax Savings with Exemptions	\$194.19

Owner(s)

Name - Ownership Type
 FAJARDO RENTAL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 40 FT OF LOT 14 & ALL OF LOTS 15 & 16 &
N 1/2 OF VACD ST ADJ ON S OF LOT 16 BLK 2
& BLK 3 &
S 1/2 OF VACD ST ON N
REPLAT OF PART OF TOWNSITE NORTH
CHULUOTA
PB 12 PGS 44 & 45

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$628,884	\$0	\$628,884
Schools	\$667,639	\$0	\$667,639
FIRE	\$628,884	\$0	\$628,884
ROAD DISTRICT	\$628,884	\$0	\$628,884
SJWM(Saint Johns Water Management)	\$628,884	\$0	\$628,884

Sales

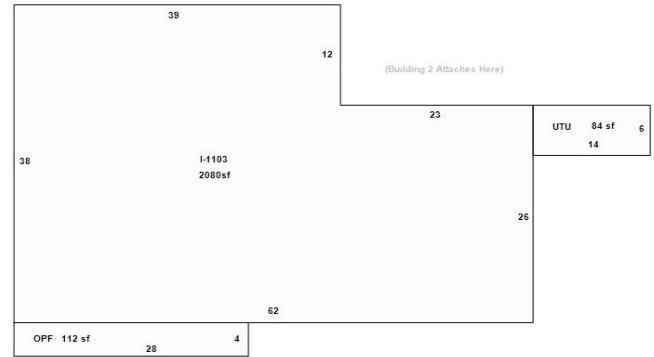
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/14/2021	\$595,000	09934/0828	Improved	Yes
WARRANTY DEED	5/1/2006	\$525,000	06271/0867	Improved	No
WARRANTY DEED	10/1/1995	\$150,000	02982/1763	Improved	No
CERTIFICATE OF TITLE	7/1/1992	\$35,000	02457/1276	Improved	No
WARRANTY DEED	2/1/1988	\$175,000	01930/0507	Improved	No
WARRANTY DEED	9/1/1978	\$29,500	01189/0513	Improved	Yes

Land

Units	Rate	Assessed	Market
36,183 SF	\$15/SF	\$542,745	\$542,745

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1959
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2080
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$276,678
Assessed	\$110,671

* Year Built = Actual / Effective

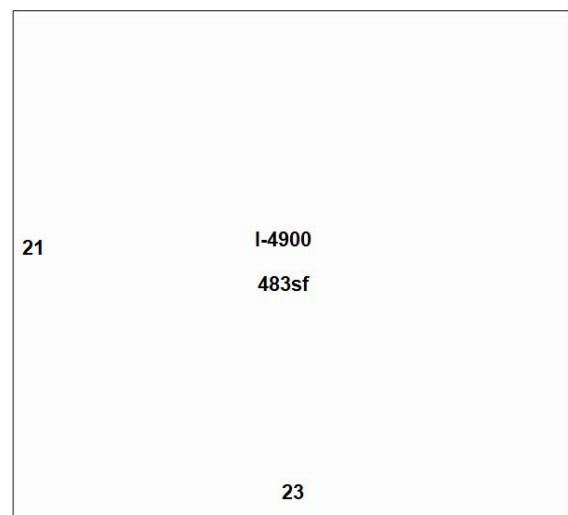


Building 1

Appendages	
Description	Area (ft ²)
UTILITY UNFINISHED	84
OPEN PORCH FINISHED	112

Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	1959
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	483
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$33,165
Assessed	\$13,266

* Year Built = Actual / Effective



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date

15375	401 S CR 419 : ELECTRICAL - COMMERCIAL- [NORTH CHULUOTA REPLAT]	\$6,464	10/12/2022
16891	401 S CR 419 : REROOF COMMERCIAL- [NORTH CHULUOTA REPLAT]	\$16,000	9/3/2021
00371	DEMO ALL COMMERCIAL BLDGS PERMIT WAS VOIDED	\$14,800	2/18/2019
09243	PRE-FAB ICE HOUSE STRUCTURE - #274 - 401 S CR 419	\$10,000	12/13/2012
05252	REROOF	\$11,200	6/30/2009
07684	REMOVE UNDERGROUND GAS TANKS; PAD PER PERMIT 401 JACOBS TRL	\$0	8/18/2000

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	400	\$1,080	\$432
MOTEL HT & COOL UNIT	1979	1	\$525	\$525

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

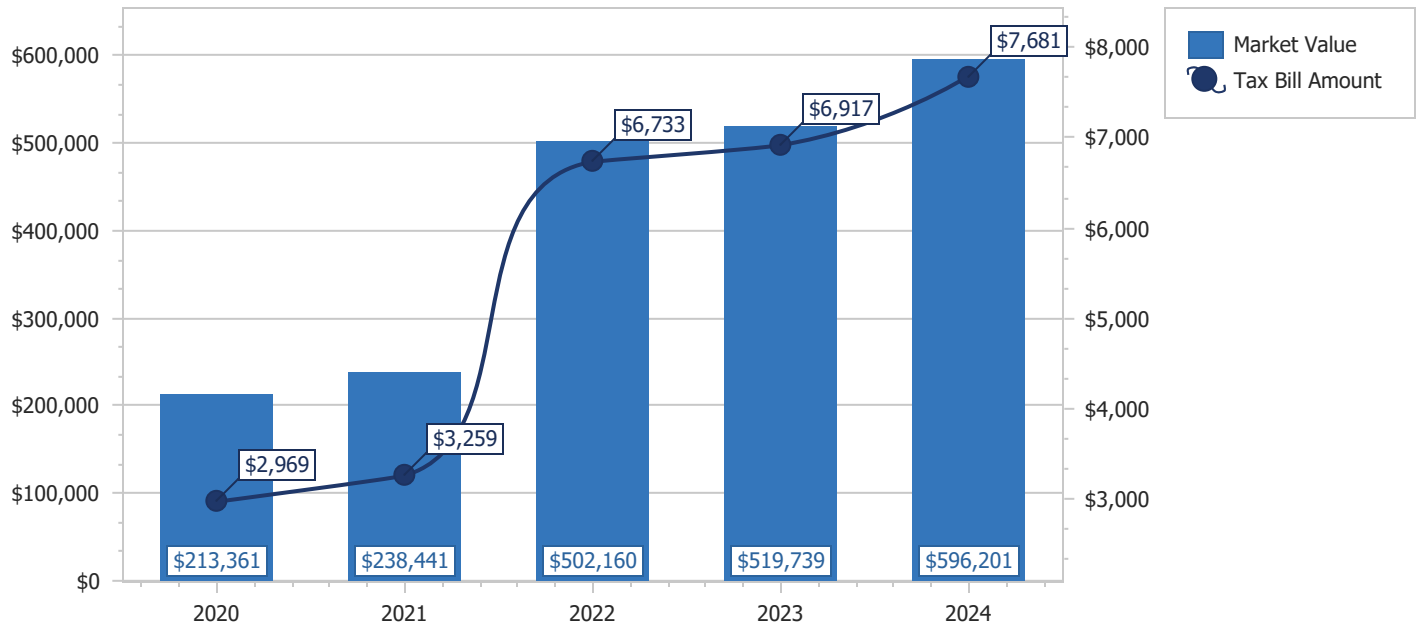
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities

Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/9/2025 3:53:22 PM
Project: 25-80000079
Credit Card Number: 37*****6005
Authorization Number: 221379
Transaction Number: 090725C1D-E0417C70-9352-42C6-BBC5-4DF35853FB1F
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

PROJECT NAME:	THE HAUS & CO - PRE-APPLICATION	PROJ #: 25-80000079
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/09/25	
RELATED NAMES:	EP NINOTCHKA SOTOMAYOR	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	21-21-32-5CG-0200-0150	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO CONVERT A CONVENIENCE STORE TO A RESTAURANT ON 0.65 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHEAST CORNER OF E 4TH STAND S CR 419	
NO OF ACRES	0.65	
BCC DISTRICT	1: DALLARI	
CURRENT ZONING	C-2	
LOCATION	ON THE SOTUHEAST CORNER OF E 4TH ST AND S CR 419	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
NINOTCHKA SOTOMAYOR 1784 OAK GROVE CHASE DR ORLANDO FL 32820 (407) 443-2862 NINO@407HOMESFORSALE.COM		N/A

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

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

PROJECT MANAGER COMMENTS

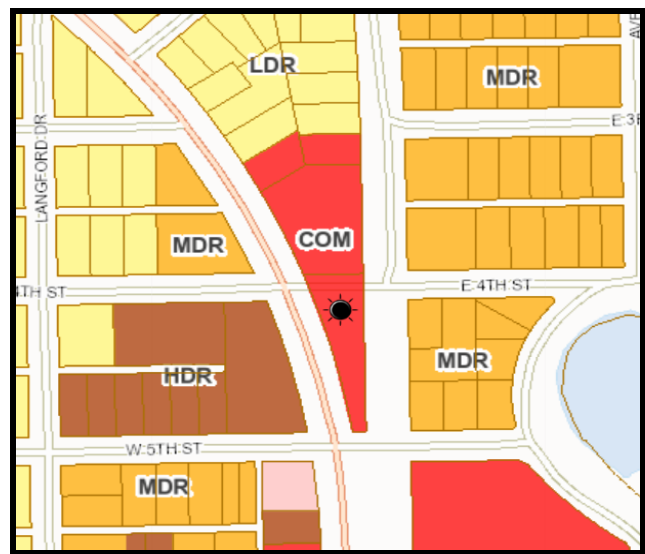
- The subject site has a Future Land Use of Commercial and C-2 (General Commercial) zoning.
- Per Sec. 30.10.7.5 (b) of the Chuluota Nonresidential Design Standards Zoning Overlay, a conversion of use from a convenience store to a restaurant shall require site plan review pursuant to Chapter 40.

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=SECOLA_DECO_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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	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
6.	Buffers and CPTED Annie Sillaway	For a complete Buffer Review for the proposed restaurant, please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
7.	Buffers and CPTED Annie Sillaway	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
8.	Buffers and CPTED Annie Sillaway	30.10.7.14 Buffers. Nonresidential developments shall be adequately buffered and well-integrated to the Flagler Trail in terms of walking, bicycle, and equestrian facilities. All buffers shall consist of thickly planted native shrubs and trees of any of the types or species specified in Exhibit B, a copy of which is attached hereto and incorporated herein by this reference. (a) County Road 419 Buffer. For those properties abutting County Road 419, a buffer abutting County Road 419 shall be established that has a minimum average width of twenty (20) feet and a minimum width of ten (10) feet. Every effort shall be made to preserve existing preferred habitat within the buffer area. In areas of the buffer that are not densely vegetated, the buffer shall be supplemented with plantings as outlined in Exhibit B of this Part to establish a minimum planting scheme	Info Only

		<p>of four (4) canopies per one hundred (100) feet, six (6) understory trees per one hundred (100) feet and a continuous hedge with a minimum height of three (3) feet at planting. Canopy and understory trees may be clustered to accent entrances or other design features of the site. (b) Buffer adjacent to Flagler Trail. For those properties abutting the Flagler Trail, a buffer abutting the Flagler Trail shall be established that has a minimum average width of fifteen (15) feet and a minimum width of ten (10) feet. The buffer shall retain native vegetation where the property is adjacent to the trail. (c) All other buffers shall be per Part 14, Chapter 30, LDC. (d) Vegetation is encouraged where no natural plant communities exist. Landscape requirements stated herein are in addition to those requirements already specified in the Land Development Code. Landscaping shall focus on the protection of natural vegetation and rely on the use of native plant materials.</p>	
9.	Building Division Jay Hamm	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
10.	Building Division Jay Hamm	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
11.	Building Division Jay Hamm	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Info Only
12.	Building Division Jay Hamm	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
13.	Comprehensive Planning David German	Commercial (COM) Future Land Use has maximum of 0.35 floor area ratio (FAR).	Info Only
14.	Comprehensive Planning David German	COM Future Land Use allows the following uses (Policy FLU 5.3.3 Commercial): Uses D Retail sales, restaurants and commercial services; Based on this, the proposed use of Restaurant is consistent with the Future Land Use. The underlying zoning requirements will need to also be met.	Info Only
15.	Comprehensive Planning David German	Site is located in the Chuluota Design Area. Please note Policy FLU 3.1.4 Chuluota Nonresidential Design Standards as well as Exhibit FLU: Chuluota Design Area Site is located in the Econlockhatchee Protection Area (Econ Protection Area). Please note Policy FLU 2.2.6 Econlockhatchee River Basin Protection	Info Only

16.	Environmental Services James Van Alstine	This development is not within Seminole County's utility service area. Please coordinate with Florida Government Utility Authority to service it. No review required.	Info Only
17.	Environmental Services James Van Alstine	A grease trap may be required to be installed on the sewer/septic line due to the proposed restaurant use.	Info Only
18.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
19.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
20.	Natural Resources 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
21.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
22.	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
23.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
24.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1)	Info Only

		to one (1) toward meeting the total replacement requirement.	
25.	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
26.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
27.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
28.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
29.	Natural Resources Sarah Harttung	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
30.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.4 Applicability. Except as specifically stated herein, the design standards contained in this Part apply to all nonresidential development located within the district. Nonresidential development is defined as office uses and commercial uses, including all uses permitted in a C-2 zoning district (LDC Section 5.2). Office uses include insurance agents, real estate agents, architects, engineers, medical, dentists, attorneys, accountants, bookkeepers, auditors, and other similar office uses. Not included in the definition of nonresidential development are single-family and multi-family residences, houses of worship, schools, nurseries, kindergartens, public utility structures, hospitals, nursing homes, assisted living facilities, and A-1 uses.	Info Only
31.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.2 (c) The purpose and intent of the Chuluota Nonresidential Design Standards Zoning Overlay is to establish a design	Info Only

		review process and provide the framework necessary to guide new nonresidential development and redevelopment of properties and buildings within the Chuluota nonresidential design district. Per Sec. 30.10.7.2 (d) The design standards are intended to protect the rural character traditionally found within the Chuluota area and to provide guidance to County staff and property owners in fulfilling this objective. This Part is intended to designate a design review area, delegate and assign certain authority and establish oversight, review and enforcement procedures.	
32.	Planning and Development Annie Sillaway	Per Sec. 30.10.7.5 (b) A conversion of use from a convenience store to a restaurant shall require site plan review pursuant to Chapter 40 Site Plan review. The Applicant will be required to submit for site plan review for the conversion of use from a convenience store to a restaurant.	Info Only
33.	Planning and Development Annie Sillaway	The subject site is within the Chuluota Nonresidential Design Standards Zoning Overlay and the Scenic Corridor Overlay.	Info Only
34.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.5 (a) Exemptions; conversion of use. The following activities are exempt from the provisions of this Part and may occur on the property notwithstanding any prohibition against the extension or enlargement of a nonconforming building or structure that may be set forth in Section 30.10.1(b). (1) Additions to, structural alterations of, or expansions of existing buildings, if the estimated construction cost of the addition or expansion is less than fifty (50) percent of the then current value of the existing building (based on best available data, as determined by the Development Services Director, or designee); provided, however, that buildings existing as of the effective date of this Part shall not be required to comply with the provisions of subsections 30.10.7.13(a) through 30.10.7.13(c). (2) Routine maintenance; and (3) Replacement of like materials.	Info Only
35.	Planning and Development Annie Sillaway	Per Sec. 30.10.7.7 Accessory uses. In addition to the accessory uses permitted by a property's underlying zoning classification, the accessory uses set forth in this Section are permitted in the district provided that the construction of such uses is compatible with the architectural style that this Part may or may not require of the other structures located upon the property. For purposes of this Section, compatibility shall be determined by roof	Info Only

		<p>design, colors, materials, finishes, and scale. (a) Dumpsters and recyclable drop-off enclosures. (b) Accessory buildings and stand-alone canopies or stand-alone shelters. Provided, however, that such accessory buildings, canopies or shelters that are two hundred (200) square feet or greater in size shall be designed to comply with the architectural provisions of this Part while accessory buildings, canopies or shelters that are less than two hundred (200) square feet in size shall are not required to be designed to comply with the architectural provisions of this Part.</p> <p>The Applicant will be required to demonstrate at the time of site plan that any accessory uses meet Sec. 30.10.7.7.</p>	
36.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.12 Setbacks - The subject site fronts County Road 419 and the following building setbacks apply: Front: Fifty (50) feet, Side: Zero (0) feet, Rear: Twenty (20) feet.	Info Only
37.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.13 (d) - (a) No more than seventy-five (75) percent of existing trees greater than three (3) inches in diameter measured four and one-half (4) feet from the ground may be removed from the site unless the Development Services Director, or his or her designee, finds that the development of the site would be severely restricted. (b) Wet retention ponds shall be designed as amenities within the district. They shall be aesthetically pleasing. All ponds shall be accented with natural form edges and native landscaping. (c) Stormwater facilities, where feasible, shall be placed in areas that do not contain existing native vegetation. Shared retention, where feasible, is encouraged to minimize unnecessary consumption of land. Retention areas shall be encouraged to locate in areas not visible from public rights-of-way. Stormwater retention shall not be located in buffer areas adjacent to public streets. Geometric forms such as triangles and rectangles are not allowed unless the Development Review Manager determines that there is no other feasible engineering design available. Retaining walls shall be encouraged, where feasible, to preserve existing native vegetation and must be architecturally compatible with the building materials. (d) Selected landscaping shall mimic preferred habitat that may have existed in the pre-development condition.</p>	Info Only

		Additionally, no plants on the department of environmental protection prohibited list or the Florida Exotic Pest Plant Councils Category I or II lists may be used.	
38.	Planning and Development Annie Sillaway	The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.	Info Only
39.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zonings Overlay Per Sec. 30.10.7.6 Permitted uses. Unless in conflict with the provisions of this Part, properties within the district retain all uses provided for by the properties underlying zoning classification.	Info Only
40.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay Per Sec. 30.10.7.9 Application; required submittals.</p> <p>(a) Applicants for development approval, site plan approval or building permit approval within the district shall, in addition to providing all information required by the Land Development Code, unless waived by the Development Services Director, or designee, include within their application plans package the following information:</p> <p>(1) A statement of the general details of the proposed development.</p> <p>(2) A property survey.</p> <p>(3) A landscape survey (including canopy, scrub masses, grasslands and an overall assessment of natural vegetation cover). The landscape survey shall be in accordance with Section 60.10(b), LDC.</p> <p>(4) Certified engineering drawings.</p> <p>(5) A complete site plan of the property indicating the locations of all structures and buildings, required yards, required parking, surface drive areas, loading spaces, stacking spaces, landscape areas (both perimeter and interior), dumpsters, exterior mechanical equipment, storm drainage retention areas, and all natural landforms including scrub limits and trees three (3) inches or DBH (diameter at breast height), by species and caliper (both to be removed and to be retained), signs and any other necessary details required for review (scale required: One (1) inch = twenty (20) feet).</p> <p>(6) Architectural elevations.</p> <p>(7) A clear and detailed description of all</p>	Info Only

		<p>proposed construction and installation of signs.</p> <p>(8) All elevations of proposed construction (scale required: One and one-eighth (?) inches = one (1) foot).</p> <p>(9) Wall sections (scale required: three-fourths () inches = one (1) foot).</p> <p>(10) Paint colors and locations (including paint chips or samples).</p> <p>(11) Photographs of the existing structure (pre-construction) and all adjacent structures.</p> <p>(12) Details indicating the following (scale required: one and one-half (1) inches = one (1) foot):</p> <ul style="list-style-type: none"> a. Windows, shutters and shutter hardware. b. Doors, hinges and hardware. c. Light fixtures. d. Gutters and downspouts. e. Exterior surfaces, materials and textures. f. Chimneys. g. Roofing. h. Air conditioning equipment and above ground fuel tanks. i. Electric meters and service risers. j. Satellite dish antennas. k. Exterior porches, landings, stairs, ramps, railings and banisters. l. Fences and walls (height, materials and colors). m. Walks and drive surface materials. n. Patios and decks. o. Other miscellaneous ornamentation. 	
41.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.15 Parking areas. The total amount of off-street parking required shall be determined in accordance with Part 11, Chapter 30 of the Land Development Code. Paved parking, if proposed, shall be provided in accordance with Section 30.10.1.6 of the Land Development Code. Where feasible, parking shall be master planned and located to the rear or side of buildings. Shared property access and cross access easements between adjacent parcels are encouraged. No more than one (1) double-loaded aisle of parking shall be located between the building and the right-of-way. A double-loaded parking aisle shall consist of one (1) driving aisle flanked on each side by rows of parking, accessed by a paved road. Interior and perimeter landscaped areas within aisles shall be dispersed so as to define aisles and limit unbroken rows of</p>	Info Only

		<p>parking to a maximum of one hundred (100) feet. Each landscape break shall be a minimum of two hundred (200) square feet in area, exclusive of curbs and/or pavement. Parking lots shall be landscaped extensively, with a focus on the use of native plant materials. Clusters of natural vegetation are encouraged in the center of parking areas. Parking areas shall also be buffered from the CR 419 corridor.</p>	
42.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.16 Sidewalks. Sidewalks shall be provided on all projects requiring approval under this Part. Sidewalks shall be integrated into natural vegetation and landforms along the CR 419 corridor. Sidewalks shall be designed to meander and take natural forms and curves, however, straight sidewalks may be approved if required due to the nature and characteristics of the particular parcel or for safety purposes. Internal five-foot wide sidewalks shall be permitted to connect different clusters within the nonresidential development. Sidewalks shall connect and extend to the primary entrance of a given building. Continuous or uninterrupted walkways connecting individual buildings within the cluster are encouraged. Walkways shall be constructed of durable and all weather materials. A durable all weather surface shall mean an improved surface of concrete, brick, asphalt, or other permanent dust free surfaces, but shall not include wood chips, mulch, or other materials subject to decay. Sidewalk systems shall also connect to neighboring public spaces or properties, such as open spaces and trails in order to achieve an integrated network within the district. Sidewalk ramps may be required. All sidewalks shall comply with the requirements of the Americans with Disabilities Act. Simple stamped concrete or asphalt paving are the preferred materials for sidewalks.</p> <p>The Applicant will be required to demonstrate that they meet the sidewalk requirements under Sec. 30.10.7.16 at the time of site plan review.</p>	Info Only
43.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.17 Crosswalks. Where sidewalks cross driveways or parking areas, decorative crosswalks utilizing pavers (or similar material such as stamped concrete or asphalt) and environmental curb/concrete band shall be used to accentuate the crossings. Muted or natural colors specified in Section 30.10.7.25, "Color scheme",</p>	Info Only

		shall be the standard for paving finishes. Pedestrian crossing signs may be required.	
44.	Planning and Development Annie Sillaway	Fences and entrance features. (a) Fence and entrance features shall be simple and traditional in their design, and constructed of wood or wood like materials. Only muted or natural colors (refer to Section 30.10.7.25) and materials shall be permitted. Extensive monotonous sections of fences shall be avoided by having breaks, incorporating landscaping and other natural features. (b) A four-foot high simple wood or wood-like fence shall be required facing the CR 419 corridor and adjacent to the trail, except as provided in subsection (d)(c) In the case of nonresidential property abutting residential property, compliance with Part 14, Chapter 30 shall be required. If a wall is required, it shall be in accordance with the color scheme of the principal structure. (d) Nonresidential properties that abut the trail shall install a four-foot high fence where adjacent to the trail. The color scheme of the fence shall be in accordance with the color scheme of the principal structure. The Development Services Director, or designee, may waive the requirement for the fence adjacent to the trail if a natural vegetated buffer exists that is in compliance with the buffer requirements required by this Part.(e)The entrances to all properties shall not exceed twenty-four (24) feet in width. (f) Entrance features to trails and other public facilities shall be integrated into fences and gateways of the nonresidential clusters within the district.(g)The County shall encourage interconnections between properties where appropriate.	Info Only
45.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant would need to demonstrate that they are meeting the requirements under Sec. 30.10.7.21 Service areas. All service areas and mechanical equipment (ground or roof), including, but not limited to, air conditioning condensers, heating units, electric meters, satellite dishes, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays and refilling areas shall be screened so that they are not visible from any public right-of-way. The screen shall consist of a solid wall, facade, parapet or other similar screening material which is architecturally compatible and consistent with the associated building. If landscaping is utilized, then the plantings must be high enough within one (1) year of planting to provide the required screening.	Info Only

46.	Planning and Development Annie Sillaway	<p>At the time of site plan review, the Applicant would need to demonstrate that the Handicapped access meets the architectural style.</p> <p>Per Sec. 30.10.7.30 Handicapped access. All new construction shall comply with accessibility requirements. Ramps, railings and other structural elements required for this purpose shall be designed to reflect the architectural style indicated in the standards and shall be subtly integrated into the building and site design.</p>	Info Only
47.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.31 Signage. In addition to any other requirements in the Land Development Code regarding signs, the following standards shall apply within the district: (a) Signs shall be located on the flat, unadorned parts of a facade, including above doors or windows. (b) Square or rectangular flush mounted signs are encouraged. Highly ornate signs, such as those with bright colors or extensive detailing, are discouraged. (c) Signs shall be designed to not interfere with safe driving sight distance requirements as set forth in the LDC. (d) All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a unified appearance. (e) Two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, shall be allowed per storefront. (f) Illuminated signs located within five hundred (500) feet of a residential land use designation or residential zoning classification and which are visible from the residential property shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. Emergency medical facilities shall be exempt from this requirement. (g) One (1) sign wholly independent of any building for support may be allowed per property, provided that the subject of the sign relates to either the identity of the business or the activity carried on in the structure on the same property as the sign. Such a sign shall be referred to herein as a "ground" sign. (h) Corner buildings shall be allowed two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and</p>	Info Only

		<p>the Land Development Code, per street frontage. (i) Signs shall be parallel or perpendicular to the building facade. (j) No internally lighted signs (internally lighted means receiving illumination from within the sign), including neon signs, shall be allowed on the exterior of the building. No neon accent lighting of buildings or structures shall be allowed. (k) Sign lettering shall meet the following size limitations: (1) For storefronts thirty (30) feet or less, the maximum letter height is six (6) inches. (2) For storefronts between thirty (30) and sixty (60) feet, the maximum letter height is nine (9) inches. (3) For storefronts sixty (60) feet or greater, the maximum letter height is twelve (12) inches.</p>	
48.	Planning and Development Annie Sillaway	<p>Any newly proposed building would be required to conform to Sec. 30.10.7.11 Building size; building placement; height. (a) Although these standards do not mandate a particular prototype, cluster designs are encouraged. Concentrating or grouping buildings on the areas of the site best suited for development allows the remaining land to be left undisturbed, thereby preserving the natural setting. (b) Each building located upon a parcel shall not exceed five thousand (5,000) square feet of floor area. Smaller buildings are encouraged and may be connected by covered walkways. The maximum permissible FAR is thirty-five one hundredths (0.35). The maximum building height is thirty-five (35) feet.</p>	Info Only
49.	Planning and Development Annie Sillaway	<p>During site plan review the Applicant will be required to demonstrate the parking requirements under Sec. 30.10.7.15 Parking areas.</p> <p>The total amount of required off-street parking shall be determined in accordance with Part 11, Chapter 30 of the Land Development Code. Paved parking, if proposed, shall be provided in accordance with</p> <p>Section 30.10.1.6 of the Land Development Code. Where feasible, parking shall be master planned and located to the rear or side of buildings. Shared property access and cross access easements between adjacent parcels are encouraged. No more than one (1) double-loaded aisle of parking shall be located between the building and the right-of-way. A double-loaded parking aisle shall consist of one (1) driving aisle flanked on each side by rows of parking, accessed by a paved road. Interior and perimeter landscaped areas within aisles shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of one hundred (100) feet.</p>	Info Only

		<p>Each landscape break shall be a minimum of two hundred (200) square feet in area, exclusive of curbs and/or pavement. Parking lots shall be landscaped extensively, with a focus on the use of native plant materials. Clusters of natural vegetation are encouraged in the center of parking areas. Parking areas shall also be buffered from the CR 419 corridor.</p> <p>Off street parking under Chapter 30, Part 11 states the minimum parking requirements for a restaurant are: Food and Beverage (free-standing): 5 spaces/ 1,000 sq. ft.</p>	
50.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zoning Overlay Per Sec. 30.10.7.18 Pedestrian walk lights.</p> <p>If pedestrian walk lights are provided, high-pressure sodium lamps on twelve (12) foot cast-concrete, cast-iron or steel poles shall be the standard for all nonresidential development within the district. Lighting fixtures shall be designed to reduce spill lighting. Walk lights shall be positioned three (3) feet back from the sidewalk and fitted with solar cells for nighttime activation. If provided, pedestrian lights shall be installed in clusters at approximately sixty (60) feet on center along walkways within the development. Down lighting fixtures are standard unless the Development Services Director, or designee, after consultation with the sheriff's office, determines that such fixtures are inadequate to address site specific lighting issues including, but not limited to, safety. Pedestrian lighting shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. After operating hours, only security lighting shall be utilized on-site.</p>	Info Only
51.	Planning and Development Annie Sillaway	<p>During site plan review the parking requirements would be required to conform to Sec. 30.10.7.19 Site furnishings.</p> <p>(a) Site furnishings include benches, bicycle racks, trash receptacles, newspaper racks, shopping cart corrals and other similar features. All site furnishings shall be compatible with the architectural style of the project, and, if located within a planned development, consistent with a uniform program</p>	Info Only

		<p>established for all properties within the development. Unless the Development Services Director determines that it is unnecessary or impracticable, all site furnishings shall be anchored to the ground. All site furnishings shall use color schemes specified in Section 30.10.7.25.</p> <p>(b) All benches, if provided, shall be made of wood or wood-like materials (cypress look and teakwood look are preferred), decorated with simple or rustic detailing and finished with surfaces designed to be durable. Benches shall be installed at locations where pedestrians are likely to gather.</p> <p>(c) Wooden or wood-like trash receptacles, of a rectangular section, with simple detailing shall be installed at seating and easement areas near busy routes.</p> <p>(d) Bicycle racks constructed of metal and coated with a resistant vinyl finish shall be sited appropriately to complement the trails, recreation facilities and other open spaces where pedestrians are likely to gather. Clusters of natural vegetation shall screen bicycle racks. Reverse U-type racks are preferred.</p> <p>(e) Newspaper kiosks, if provided, shall be designed to allow multiple publications. Individual kiosks are not permitted. The location shall be determined during the development review process.</p> <p>(f) Bollards, if provided, shall be either cylindrical or of a rectangular section and made from wood or wood type material. Bollards, wherever possible, shall be co-located to function as a hitching post. The height to width ratio shall be four (4) feet to four (4) inches or six (6) inches. The Development Review Manager may require the use.</p>	
52.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standard Overlay District, Sec. 30.10.7.22 Building style. All new nonresidential development shall be harmonious with the pattern, proportions and materials of surrounding rural structures consistent with the provisions of this Part. Buildings shall be either single story, one and one-half (1½) stories, or two (2) stories. Roofs shall be hip or use gables. Flat roofs with a raised parapet are allowed. Generally all buildings shall have a simple frame detailing. All buildings and site features shall be ADA compliant.	Info Only

53.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zoning Overlay - Sec. 30.10.7.23 Design and scale. Full architectural finishing details such as moldings and window trim shall be required on all sides of buildings and accessory structures, regardless of visibility from the CR 419 corridor. Rear sides of buildings shall be neighborhood friendly and facilitate trail and neighborhood pedestrian access as may be appropriate. Large scale big box proportions shall be overcome by providing variations in the roofline and wall planes (extrusions) and through the addition of cupolas, arches, covered walkways, porticos and any other features that may be appropriate to the building or cluster in question.	Info Only
54.	Planning and Development Annie Sillaway	Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.24 Exterior building materials. All new nonresidential development shall have all exterior surfaces constructed in a manner set forth in this Section. The intent of this Section is to regulate the aesthetic, architectural design of buildings rather than the structural materials used in constructing a building. Brick, stucco, or wood-type construction shall be the standard exterior facade material for all new nonresidential development and redevelopment in the district. Exterior building materials shall consist of, or accurately resemble, horizontal or vertical "board and batten" wood siding, stucco patterns or brick. Alternative exterior building materials shall include dark red colored brick.	Info Only
55.	Planning and Development Annie Sillaway	At the time of site plan review the Applicant would need to demonstrate that they are meeting the color scheme under Sec. 30.10.7.25 Color scheme. Building exteriors shall remain natural (unpainted wood or brick) or be painted in muted, complementary natural colors. Muted, complementary natural colors consist of low intensity colors that predominantly exist in nature. Muted stains and varnish are also allowed. For example, toned down or lower intensity shades such as, but not limited to, green, brown or blue are allowed. No building or structure shall exhibit more than three (3) colors. Wood trim, rafters, eaves, corner trim, window trim, brackets, fences and other supporting components shall also be painted in complimentary natural colors. Standing seam metal roofs shall remain natural and unpainted unless the paint has been factory integrated into the metal roof material. For example, powder-coated metal roofs in muted, complementary natural colors are allowed. Buildings	Info Only

		sharing the same frontage in a particular cluster shall have slight variations in their color schemes to avoid monotony. No fluorescent or neon colors are allowed.	
56.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.26 Roof design and construction. (a) Sloped, hip or gable tin roofs shall be allowed. Buildings and structures shall incorporate sloped roofs with a minimum slope of 8:12. All roofs shall be encouraged to display rafter ends. Portions of roofs may be flat to create variety in design. Where flat roofs are integrated into predominantly sloping roof structures, the top shall be finished with a simple raised parapet. The parapet may also function as a building sign. Unusual, undulating roof lines or crenellated/saw-toothed or battlement type parapets are not allowed.</p> <p>(b) All roof materials shall be made of metal shingles, corrugated metal sheet, V-crimp metal sheet, standing seam metal sheet, or wood or wood-like shingles.</p> <p>(c) All mechanical equipment and appurtenances placed on the roof shall be screened in accordance Section 30.10.7.21, above.</p>	Info Only
57.	Planning and Development Annie Sillaway	<p>Chuluota Nonresidential Design Standards Zonings Overlay, Per Sec. 30.10.7.27 Doors. (a) Entries recessed from the main facade or covered by a porch are preferred. A central front entry is preferred. Main entrance doors shall be glazed (have glass area). Glazing shall range between thirty (30) percent and eighty (80) percent of the total door area. Door openings shall be proportioned by a minimum of one and one-half (1½) feet of vertical height for every one (1) foot of horizontal width. Applicants shall provide a summary of percentages of openings. Acceptable door materials include wood, painted steel, painted aluminum, and fiberglass. Service doors and emergency exits shall not be required to be glazed. Solid glass doors, unpainted aluminum, unpainted steel or plastic doors are not allowed. Doors shall be neutral and painted or finished in muted or natural colors as set forth in Section 30.10.7.25. (b) Doors should be accessible to the street side of the building as well as address the primary parking area, the trail network and other recreational facilities. Doors may be symmetrical or asymmetrical to the facade.</p>	Info Only
58.	Planning and	Chuluota nonresidential Design Standards Zoning	Info Only

	Development Annie Sillaway	<p>Overlay, Sec. 30.10.7.28 Windows.</p> <p>(a) False or real windows shall be provided on all elevations in sufficient size and number to complement the proportions of the building. Windows shall have a vertical expression, be located at regular intervals not more than ten (10) feet apart on the facade, be double hung sash two-over-two, two-over-one, three-over-one, four-over-one, six, six-over-one, or eight-over-one. Window openings shall be proportioned by a minimum of one and one-half (1½) feet of vertical height for every one (1) foot of horizontal width. Secondary windows situated on the sides or rear of the building, in a clerestory with lower windows, or in the gables may have a proportion of one (1) foot of vertical height for every one (1) foot of horizontal width, provided that such windows are divided with fixed or false mullions on the exterior.</p> <p>(b) Transom windows shall be required on parapet type buildings. Commercial storefronts shall have a transparency (glass area) ranging from forty (40) percent to sixty-five (65) percent of the total ground floor facade area. Calculations of the window door to building face ratios shall be required in the application submittal.</p> <p>(c) Windows shall appear to be casement or double-hung. The use of fixed glass and/or false exterior mullions shall be permitted. For windows with shutters, the shutter dimensions shall be appropriately scaled to the window so as to give the appearance of operable shutters. If the shutters are used to create verticality, the shutters shall not be required to provide the appropriate vertical dimension to fully cover the height of the window. Windows shall incorporate a minimum sill and side facing of four (4) inches. Window hoods and lintel facings shall be a minimum of five (5) inches, finished with a simple cornice trim. The acceptable window materials include wood (or wood-like), painted steel, and painted aluminum. Window frames shall be painted in muted or natural colors as set forth in Section 30.10.7.25.</p>	
59.	Planning and Development Annie Sillaway	<p>At the time of site plan review the Applicant would be required to demonstrate if awnings are provided, they meet Sec. 30.10.7.29 Awnings.</p> <p>Awnings, if provided, shall be sensitive to the</p>	Info Only

		<p>building height, size, materials and color. Awnings shall be solid, neutral in color and no more than one (1) color shall be permissible on any given awning. Internally illuminated awnings are prohibited. The use of closed shutters, three-sided fabric awnings, spandrel glass, or other appropriate vernacular architectural features shall be permitted to achieve the vertical look. Flat or fixed canopies or entry covers are encouraged on commercial/parapet type buildings. Fabric awnings shall be allowed where the building is designed with adequate wall space to accommodate the awning. Both awning and flat canopy treatments are acceptable as long as they are uniformly applied to the same building. Stretch awnings on curved aluminum frames are not allowed. Back lighted awnings with plastic fabric are prohibited.</p>	
60.	<p>Planning and Development Annie Sillaway</p>	<p>Chuluota Nonresidential Design Standards Zoning Overlay Sec. 30.10.7.31 Signage. In addition to any other requirements in the Land Development Code regarding signs, the following standards shall apply within the district:</p> <p>(a) Signs shall be located on the flat, unadorned parts of a facade, including above doors or windows.</p> <p>(b) Square or rectangular flush mounted signs are encouraged. Highly ornate signs, such as those with bright colors or extensive detailing, are discouraged.</p> <p>(c) Signs shall be designed to not interfere with safe driving sight distance requirements as set forth in the LDC.</p> <p>(d) All signs shall be coordinated with the building design in height, size, materials and color, so as to provide a unified appearance.</p> <p>(e) Two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, shall be allowed per storefront.</p> <p>(f) Illuminated signs located within five hundred (500) feet of a residential land use designation or residential zoning classification and which are visible from the residential property shall be turned off no later than 10:00 p.m. and shall remain off until 6:00 a.m. the following morning, unless exempted from this requirement by the Development Services</p>	Info Only

		<p>Director, or designee, upon the recommendation of the Seminole County Sheriff's Office based on a consideration of safety to citizens or property. Emergency medical facilities shall be exempt from this requirement.</p> <p>(g) One (1) sign wholly independent of any building for support may be allowed per property, provided that the subject of the sign relates to either the identity of the business or the activity carried on in the structure on the same property as the sign. Such a sign shall be referred to herein as a "ground" sign.</p> <p>(h) Corner buildings shall be allowed two (2) types of signs, in any combination of wall, window or ground, and otherwise consistent with the terms of this Part and the Land Development Code, per street frontage.</p> <p>(i) Signs shall be parallel or perpendicular to the building facade.</p> <p>(j) No internally lighted signs (internally lighted means receiving illumination from within the sign), including neon signs, shall be allowed on the exterior of the building. No neon accent lighting of buildings or structures shall be allowed.</p> <p>(k) Sign lettering shall meet the following size limitations:</p> <ul style="list-style-type: none"> (1) For storefronts thirty (30) feet or less, the maximum letter height is six (6) inches. (2) For storefronts between thirty (30) and sixty (60) feet, the maximum letter height is nine (9) inches. (3) For storefronts sixty (60) feet or greater, the maximum letter height is twelve (12) inches. <p>(l) Wall signs. The maximum size (expressed in square feet) of wall signs for single-occupant buildings or buildings within a cluster shall be calculated by multiplying the building front footage by one and one-half (1½) feet. Symbols, images, or logos shall also be included in the height and area calculations established. Wall signs shall be designed as an integral architectural feature of the structure. Placement of signs on a building shall not obscure or conflict with awnings, canopies, windows, cornices or</p>	
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		<p>other similar architectural details.</p> <p>(m) Window signs. Text or an image (logo) applied or hand painted to the inside of the storefront glass is permitted. These signs shall not occupy more than twenty-five (25) percent of available glass area. The sign shall not be a visual obstruction to the display or inside of the building. Neon signs are not allowed on the exterior or immediately behind the storefront window glass. Second story businesses shall be allowed a second story window sign, on an individual case basis. These signs shall not occupy more than twenty-five (25) percent of available window area.</p> <p>(n) Ground signs. Ground signs shall be designed in the local vernacular style, consistent with the principal building. Only wood or wood-like panel signs are permitted. Ground signs shall be limited to thirty-six (36) square feet in area and six (6) feet in height. Placement of ground signs shall not obscure vehicular vision or conflict with the predominant rural character and landscape of the district.</p> <p>(o) Prohibited signs. The following sign types are prohibited in the district:</p> <ol style="list-style-type: none"> (1) Blinking lights, changeable message boards and electronic message signs. (2) Reverse illuminated (receive light from an internal source) plastic signs. (3) Reader boards and information displays. (4) Neon signs and changeable copy signs. Neon signs and internally lit signs are permitted inside a structure, however, cannot be located within five (5) feet of a window or in such a fashion as to be visible from the exterior of the building. (5) Ground signs constructed at an angle with the horizontal plane. (6) Pole signs, whether single-faced or double-faced. Pole signs are defined as signs supported by poles, uprights, or braces which are not concealed in an upright base but are permanently placed on or in the ground and are wholly independent of any building for support. 	
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		(7) Billboards, unless permitted by the underlying zoning classification for a particular property on the effective date of this Part.	
61.	Planning and Development Annie Sillaway	The subject site is within the Scenic Corridor Overlay and the Chuluota Nonresidential Design Standards Zoning Overlay. In the event of a conflict between the provisions of this Part and one or more provisions of the Land Development Code, then the provisions of the Chuluota Nonresidential Design Standards Zoning Overlay. Per Sec. 30.10.7.33 Conflicts. The provisions of this Part are in addition to and supplement the other provisions of the Land Development Code. In the event of a conflict between the provisions of this Part and one (1) or more provisions of the Land Development Code, then the provisions of this Part shall govern.	Info Only
62.	Planning and Development Annie Sillaway	<p>At the time of site plan review, the Applicant will be required to demonstrate that they are meeting the minimum bicycle parking standards, per Sec. 30.11.7.3</p> <p>(a) Bicycle parking shall consist of short-term bicycle parking and long-term bicycle parking as required.</p> <p>(1) Short-term bicycle parking is generally intended to be used for less than two hours. Typical uses include visitors and customers of retail, restaurants, or medical offices. Short-term bicycle parking may include outdoor bicycle parking spaces and bicycle racks not protected from the weather. Short-term bicycle parking should be easily located and accessible to first-time visitors.</p> <p>(2) Long-term bicycle parking is generally intended for use for four (4) or more hours. Typical users include residents and employees. Long-term bicycle parking must be in a format intended to provide security for longer term usage such as bicycle lockers, restricted access fenced areas or rooms, or continuously monitored indoor spaces. Where feasible, long-term parking spaces should be covered. Areas provided inside of multi-story office buildings for employees and visitors counted as long-term bicycle parking must be accompanied by an approved bicycle plan showing the access route and describing operational hours and security measures.</p> <p>Minimum bicycle parking requirements are:</p>	Info Only

		Restaurant (free-standing) Long-term: 1:25,000sf and Short-term: 1:7,500 sf (minimum 4).	
63.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
64.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
65.	Public Safety - Fire Marshal Matthew Maywald	Any building modifications shall require the appropriate building permits to alter/change the use of the structure and/or to build new structures.	Info Only
66.	Public Works - Engineering Jim Potter	The proposed project is located within the Big Econlockhatchee drainage basin.	Info Only
67.	Public Works - Engineering Jim Potter	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Info Only
68.	Public Works - Engineering Jim Potter	Based on a preliminary review, at a minimum, the site was developed prior to stormwater regulations. The site will be required to hold water quality and not exceed the predevelopment rate of discharge for the 25-year,24-hour storm event. Any new impervious will have to be addressed.	Info Only
69.	Public Works - Engineering Jim Potter	Based on 1 ft. contours, the topography of the site appears to slope generally south.	Info Only
70.	Public Works - Engineering Jim Potter	Based on a preliminary review, the site appears to outfall to the CR 419 drainage system.	Info Only
71.	Public Works - Engineering Jim Potter	A detailed drainage analysis will be required at final engineering.	Info Only
72.	Public Works - Engineering Jim Potter	There is a large portion of the parking lot that is actually County right-of-way (ROW). The driveway will have to be reduced to a 24' driveway and the remained of the pavement in the ROW will have to be removed.	Info Only
73.	Public Works - Engineering Jim Potter	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken	Info Only

		sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	
74.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for this project if the trip generation for the proposed uses generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Engineering	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 Aperez@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-689

Title:

11:00AM (TEAMS) LIFE POINT CHRISTIAN CHURCH - PRE-APPLICATION

Project Number: 25-80000075

Project Description: Proposed Special Exception and Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills

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

Parcel ID: 25-20-29-300-0170-0000

BCC District: 4-Lockhart

Applicant: Phil Ayres (407) 385-9725

Consultant: Richard Dixon (386) 428-5834



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

PROJ. #: 25-80000075

Received: 6/25/25

Paid: 7/1/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: LIFE POINT CHRISTAIN CHURCH

PARCEL ID #(S): 25-20-29-300-0170-0000

TOTAL ACREAGE: 2.53 Acres

BCC DISTRICT: 4: Lockhart

ZONING: A-1

FUTURE LAND USE: LDR

APPLICANT

NAME: PASTOR PHIL AYRES

COMPANY: LIFE POINT CHRISTAIN CHURCH

ADDRESS: 1470 MYRTLE LAKE HILLS ROAD

CITY: LONGWOOD

STATE: FL

ZIP: 32750

PHONE: (407) 385-9725

EMAIL: PHIL@LIFEPOINTCHURCH.COM

CONSULTANT

NAME: RICHARD DIXON, P.E.

COMPANY: ANDERSON-DIXON, LLC

ADDRESS: 102 S. ORANGE STREET

CITY: NEW SMYRNA BEACH

STATE: FL

ZIP: 32168

PHONE: ~~(386) 28-5824~~ 386 428 5834

EMAIL: RICK@ANDERSONDIXONLLC.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: ADDITION TO MAIN A BUILDING

STAFF USE ONLY

COMMENTS DUE: 7/11

COM DOC DUE: 7/17

DRC MEETING: 7/23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

 LOCATION:
 on the northwest corner of Myrtle Lake Hills &
 E E Williamson Rd

W/S: Sunshine Water

BCC: 4: Lockhart

Agenda: 7/18

June 24, 2025

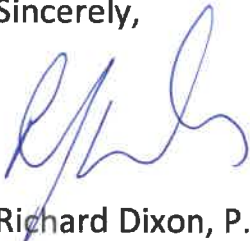
Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject: Pre Application - Detailed Narrative

Life Point Christian Church
1470 Myrtle Lake Hills Road
Longwood, FL 32750

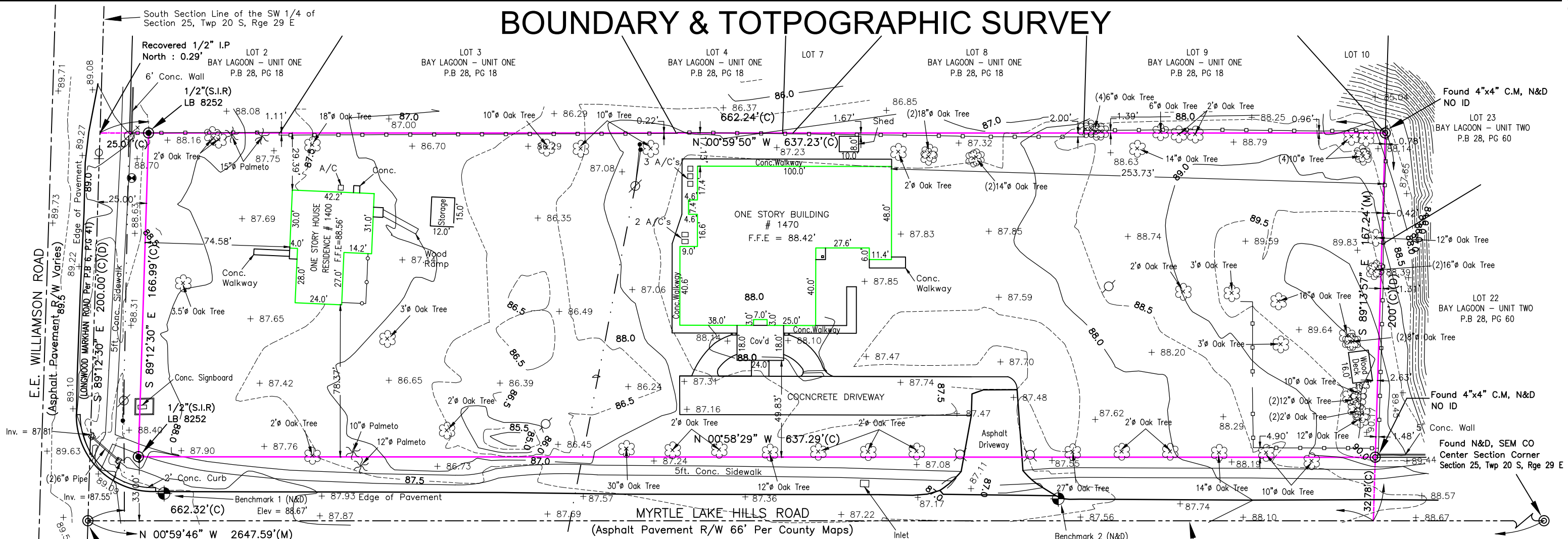
The existing Life Point Christian Church is planning on building a new church building. The existing building will be used for offices and non-worship activities. The project will include parking, stormwater treatment and attenuation, and landscaping.

Sincerely,



Richard Dixon, P.E.
Anderson-Dixon, LLC

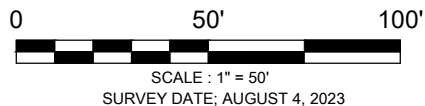
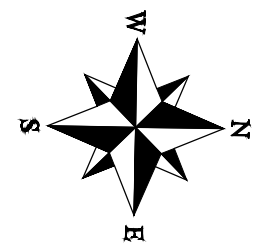
BOUNDARY & TOTPOGRAPHIC SURVEY



- SURVEY NOTES :**
- 1) Assumed North based on a Bearing on the EAST Section line of the SW 1/4 of Section 25, Twp 20 S, Rge 29 E, being N 00°59' 46" W, assumed.
 - 2) This Survey has been prepared without benefit of Title Abstract and is subject of any Deductions, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other matters of record.
 - 3) Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
 - 4) No underground utilities or underground encroachments were measured or located as part of this survey.
 - 5) Legal description provided by others.
 - 6) Only visible and above ground encroachments located.
 - 7) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
 - 8) Under no circumstances shall this survey be used to determine the portions of footings, foundations or other Improvements on the ground.
 - 9) The ownership of the fences was not determined.
 - 10) The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
 - 11) This survey has been prepared for the exclusive use of the person or entities named hereon.
 - 12) This map is intended to be displayed at a scale of 1" = 50' or smaller.
 - 13) Wall ties are to the face of the wall.

LEGEND	
	Set Corner
	Monument found
	Benchmark
	Aluminum Lamp Pole
	Wood Power Pole
	Wood Light Pole
	Water Meter
	Wood Pole Traffic Light
(C)	Calculated Distance
(D)	Deed Distance
(M)	Measured Distance
(F.I.R)	Found Iron Rod
(F.I.P)	Found Iron Pipe
(S.I.R)	Set Iron Rod
I.P	Iron Pipe
Twp	Township
Rge	Range
N&D	Nail and Disk
C.M	Concrete Monument
P.B	Plat Book
PG	Pages
Conc.	Concrete
Cov'd	Covered
A/C	Air Conditioner
	Guy Wire
	Center Lines
	Property Line
	Wood Rail Fence
	6ft Wood Fence
	Section Lines
	Overhead Power Lines
	Index Contour elev.
	Interval Contour Elev.
	Spot Elev.

LEGAL DESCRIPTION;
The East 200 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 29 East, (Less Road Right-of-Way), Seminole County, Florida.



STADIA
SURVEYORS & MAPPERS LLC
535 Stonewall Ave.
Haines City, FL 33844
Tel. 863-303-7296
LB 8252

Certified to;
OWNER: LIFEPOINT CHRISTIAN CHURCH INC

PROPERTY INFORMATION ;
ADDRESS;
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750
OWNER: LIFEPOINT CHRISTIAN CHURCH INC
PARCEL ID : 25-20-29-300-0170-0000
AREA = 2.44 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map # : 12117C0155F
Effective Date: 9/28/2007

PROJECT NO. : 23 - 238
PAGE 1 OF 1

SURVEYOR'S NOTES:

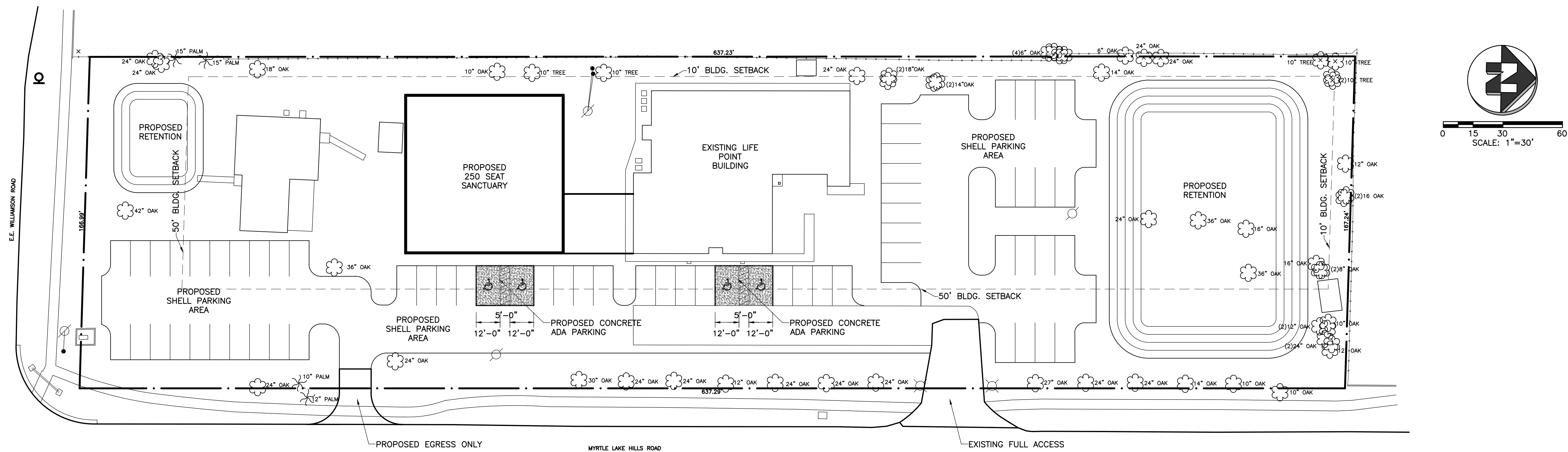
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35'(NAVD88).

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.

SIGNED
RAFAEL ESCOBAR
PSM # 7167

AUGUST 8, 2023



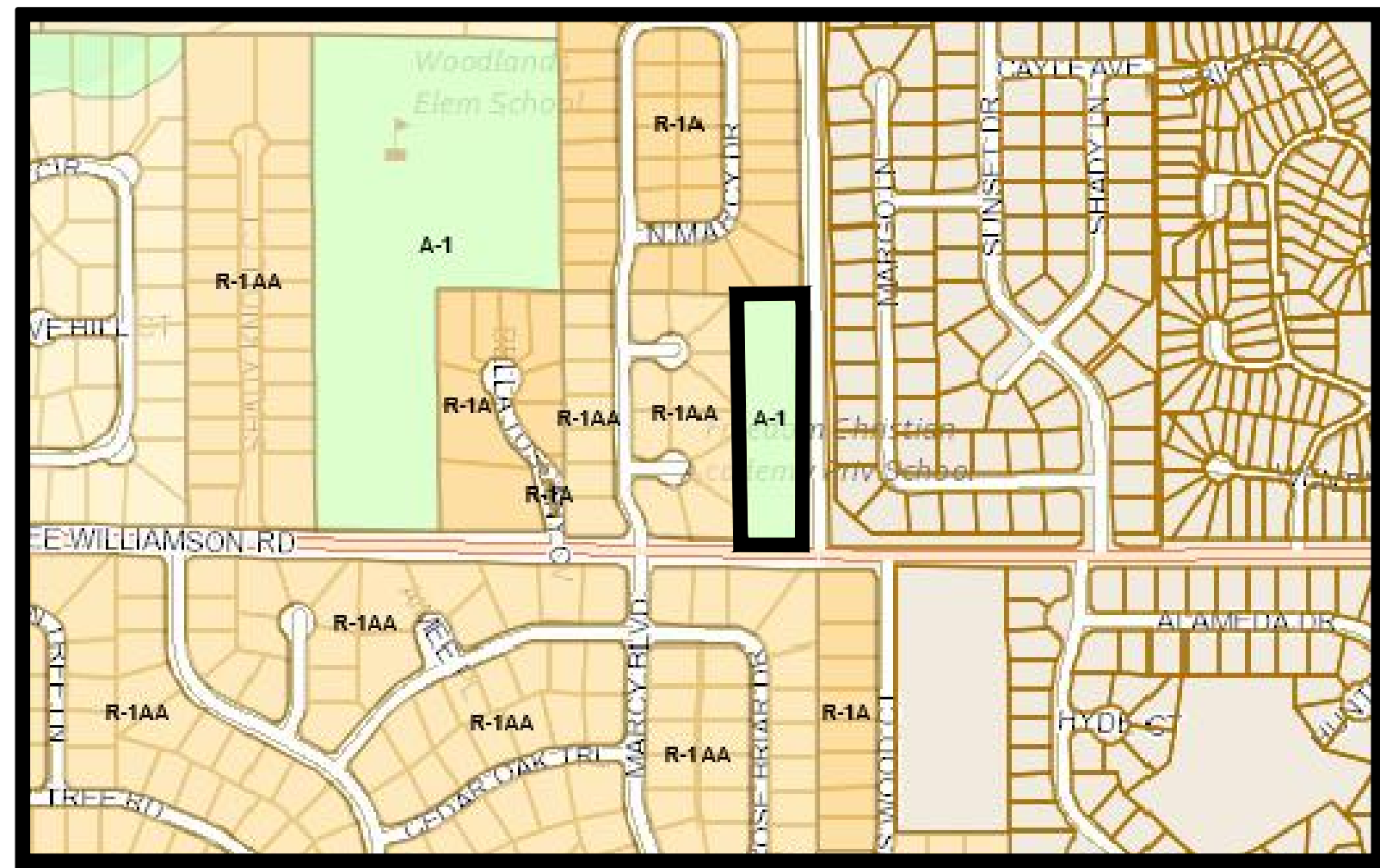
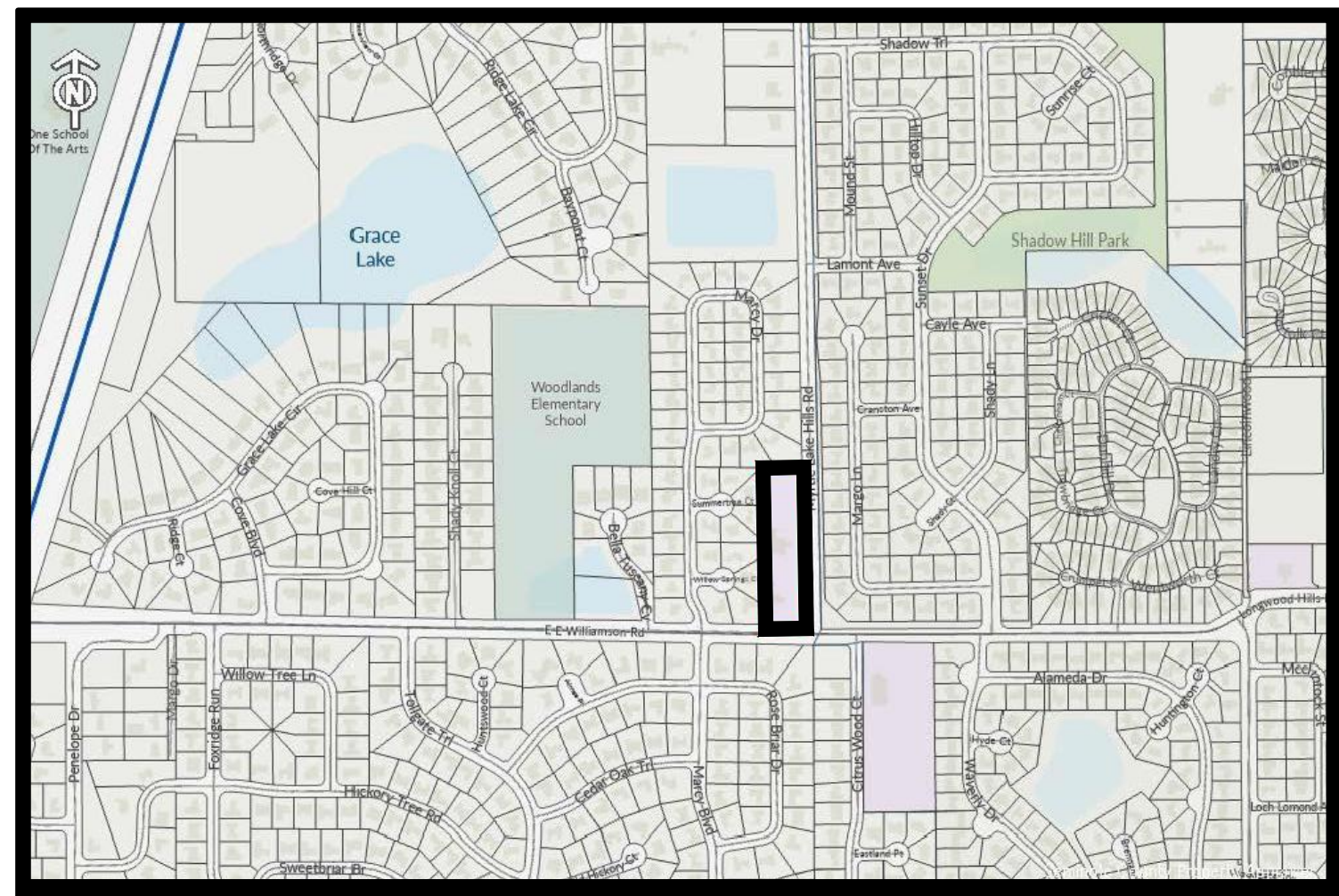
1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
Location Map



1140 EE Williamson Road, Longwood, FL
PID # 25-20-29-300-0170-0000
ZONING MAP



A-1 (SINGLE FAMILY RESIDENTIAL)



ZONING DATA



June 12, 2025

Client:	Life Point Christian Church		
ADDRESS:	1400 EE Williamson Road		
	1470 Myrtle Lake Hills Road		
	Longwood, FL 32750		
TERRITORY:	Parcel # 25-20-29-300-0170-0000		
	Seminole County		
Zoning Classification:	A-1 Agriculture		
Zoning Setbacks:			
Min Lot Sqft :	1 Acre	East Front - 50 Ft	
Min Lot Width Ft	150 Ft	South Front - 50 Ft	
Min Lot Dept Ft	NONE	North Side - 10 Ft	
Min Front Yard Ft	50 Ft	West Side - 10 Ft	
2nd Front	50 Ft		
Min Rear Yard Ft	30 Ft		
Min STREET Side YARD			
Min Side Yard Ft	10 Ft		
Max Height Ft	35 FT or 3 Stories		
Max % Bldg Cov	35%		
Max % Imp. Cov	75%		
Min Floor Area Sqft	N/A		
Corner Lot (Y,N)	YES		
Major Road	YES		
Comments:	BUFFERS:	East Front -	
		South Front -	
		West Side -	
		North Side -	
		Landscape Buffer adjacent to residential must include a 6 ft tall masonry wall.	
Accessory to Residence: 10 Ft rear setback, side setback equal to requirements for main residence. 50 ft min front setback & shall nt project beyond the front building line for the main residence unless 100 ft setback can be maintained. Accessory dwelling units limited to 35% of the GFA of main residence.			
PARKING:	Assembly Spaces	1 Space per 4 Seats.	

DATE:
06-25-25

ad **ANDERSON
DIXON**
ENGINEERING • PLANNING • PERMITTING
PHONE: (386) 428-5834 • FAX: (386) 409-3781

RICHARD J. DIXON, P.E.
PROFESSIONAL ENGINEER
FL. REG # 47544
102 SOUTH ORANGE STREET
NEW SMYRNA BEACH, FL
32168 **(386) 428-5834**

**CONCEPTUAL SITE PLAN EXHIBIT FOR:
LIFE POINT CHRISTIAN CHURCH**

**1140 EE WILLIAMS ROAD
LONGWOOD, FL.**

LIFE POINT CHRISTIAN CHURCH
1140 EE WILLIAMS ROAD
LONGWOOD, FL.

DRAFTER: DBA
CHECKED BY: RD

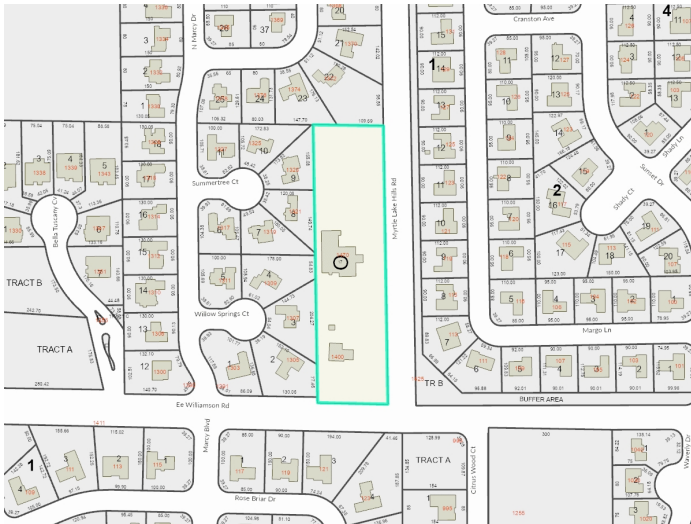
SHEET NO.
EX-1

Property Record CardA



Parcel: 25-20-29-300-0170-0000
 Property Address: 1400 EE WILLIAMSON RD LONGWOOD, FL 32750
 Owners: LIFEPOINT CHRISTIAN CHURCH INC
 2025 Market Value \$877,255 Assessed Value \$877,255 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$11,168.69
 The 3 Bed/1.5 Bath Churches property is 1,946 SF and a lot size of 2.53 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	25-20-29-300-0170-0000
Property Address	
Mailing Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750-7132
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2014)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$674,267	\$658,354
Land Value (Market)	\$192,750	\$178,744
Just/Market Value	\$877,255	\$845,536
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,168.69
Tax Bill Amount	
Tax Savings with Exemptions	\$11,168.69

Owner(s)A

Name - Ownership Type

LIFEPOINT CHRISTIAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 25 TWP 20S RGE 29E
E 200 FT OF SE 1/4 OF SE
1/4 OF SW 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$877,255	\$877,255	\$0
Schools	\$877,255	\$877,255	\$0
FIRE	\$877,255	\$877,255	\$0
ROAD DISTRICT	\$877,255	\$877,255	\$0
SJWM(Saint Johns Water Management)	\$877,255	\$877,255	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/1/2013	\$100	07981/1645	Improved	No
WARRANTY DEED	2/1/2013	\$810,000	07979/0641	Improved	No
WARRANTY DEED	3/1/2009	\$202,600	07153/1705	Improved	No
WARRANTY DEED	1/1/1975	\$37,500	01045/0866	Improved	Yes

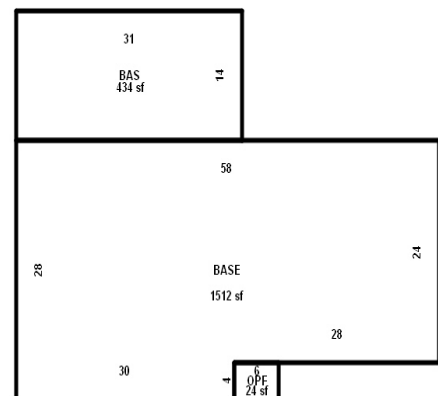
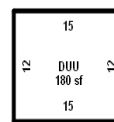
LandA

Units	Rate	Assessed	Market
2.57 Acres	\$75,000/Acre	\$192,750	\$192,750

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	1512
Total Area (ft ²)	2150
Constuction	CONC BLOCK
Replacement Cost	\$146,084
Assessed	\$83,998

* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

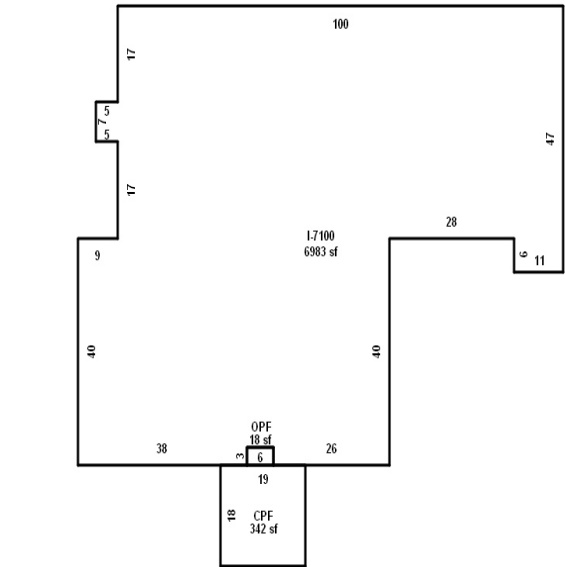
AppendagesA

Description	Area (ft²)
BASE	434
OPEN PORCH FINISHED	24

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	1977/1994
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6983
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$887,622
Assessed	\$590,269

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 2

AppendagesA

Description	Area (ft²)
CARPORT FINISHED	342
OPEN PORCH FINISHED	18

PermitsA

Permit #	Description	Value	CO Date	Permit Date
06315	1400 EE WILLIAMSON RD: MECHANICAL - COMMERCIAL-	\$15,355		5/17/2024
14840	1402 EE WILLIAMSON RD: ELECTRICAL - COMMERCIAL-Fiber utility cabinet in ROW	\$3,000		9/28/2023
19567	1400 EE WILLIAMSON RD: MECHANICAL - COMMERCIAL-	\$23,600		11/30/2022
08125	REROOF	\$21,000		6/14/2017
09277	ELECTRICAL	\$1,000		9/17/2014
04609	MECHANICAL	\$4,200		6/10/2010
10083	REROOF	\$6,500		9/10/2007
20892	GROUND SIGN; PAD PER PERMIT 1440 MYRTLE LAKE HILLS RD	\$500		12/15/2005
09820	MISC ELECTRIC WIRING	\$600		11/1/1999

08108	PRIVACY FENCE 6' & 8' HIGH	\$1,200		9/1/1999
00127	GREATROOM/UTILITY/STUDY/BATH	\$25,404	9/10/1997	1/1/1997
06145	ADD CLASSROOM, OFFICE TO CHURCH	\$198,464	7/7/1995	9/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
CONC UTILITY BLDG	1964	180	\$4,500	\$1,800
COMMERCIAL CONCRETE DR 4 IN	1994	3878	\$21,096	\$8,438

ZoningA

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

Political RepresentationA

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

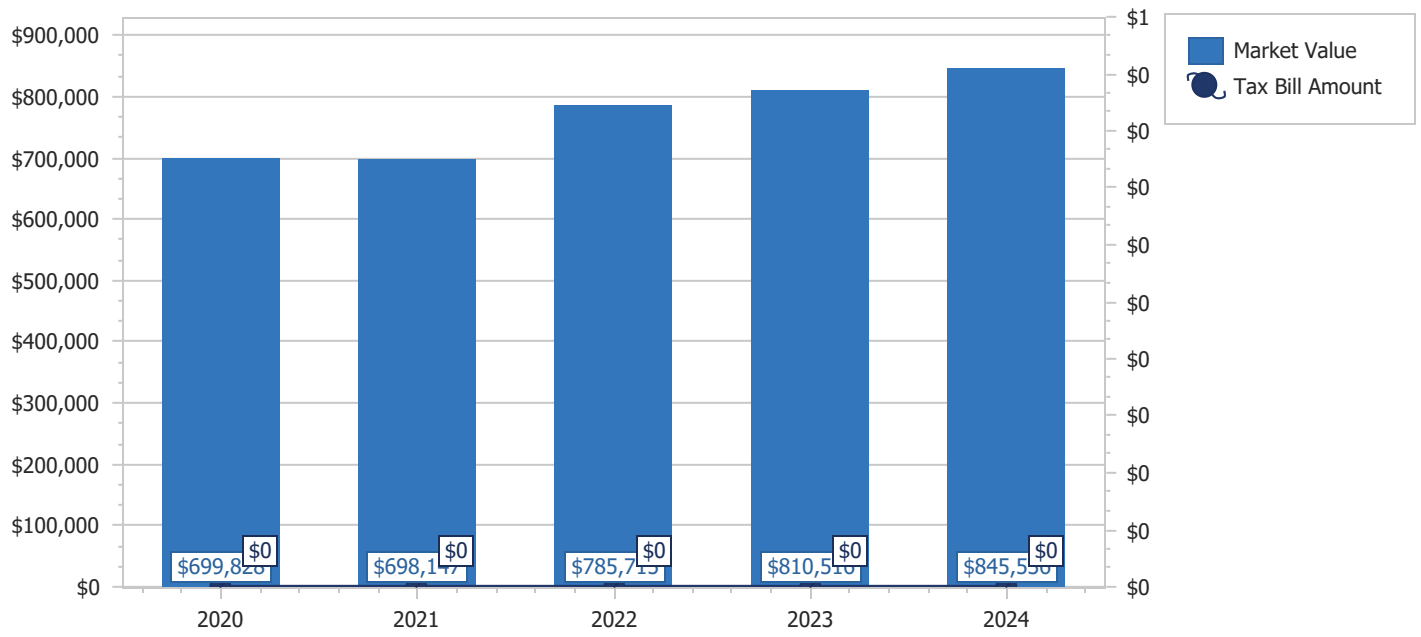
School DistrictsA

Elementary	Woodlands
Middle	Rock Lake
High	Lake Mary

UtilitiesA

Fire Station #	Station: 15 Zone: 150
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 7/1/2025 10:57:05 AM
Project: 25-80000075
Credit Card Number: 42*****0637
Authorization Number: 068848
Transaction Number: 010725C29-FF011CDE-D8CC-4321-973B-24A667757F29
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

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

PROJECT NAME:	LIFE POINT CHRISTIAN CHURCH – PRE-APPLICATION	PROJ #: 25-80000075
APPLICATION FOR:	DR - PRE-APPLICATION	
APPLICATION DATE:	7/02/25	
RELATED NAMES:	EP RICHARD DIXON	
PROJECT MANAGER:	TIFFANY OWENS (407) 665-7354	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN AND SPECIAL EXCEPTION TO BUILD A NEW CHURCH ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF MYRTLE LAKE HILLS AND EE WILLIAMSON RD	
FUTURE LAND USE -	LDR	
APPLICANT:		CONSULTANT:
PHIL AYRES LIFE POINTE CHRISTIAN CHURCH 1470 MYRTLE LAKE HILLS RD LONGWOOD FL 32750 (407) 385-9725 PHIL@LIFEPOINTCHURCH.COM		RICHARD DIXON ANDERSON-DIXON LLC 102 S ORANGE ST NEW SMYRNA BEACH FL 32168 (386) 428-5834 RICK@ANDERSONDIXONLLC.COM

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

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

PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning.
- The proposed church would be considered a Civic Assembly Community Facility, which is allowable within the A-1 Zoning District only with an approved Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Crime Prevention Through Environmental Design (CPTED) CPTED is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." It is based on three overlapping strategies: 1. Natural access control 2. Natural surveillance 3. Territorial reinforcement The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures and development sites. This goal is accomplished through the involvement of CPTED trained law enforcement officers in the planning and design review of development projects. CPTED uses various tools to evaluate environmental conditions, and look for ways to intervene to control human / criminal behavior and reduce the fear of crime. The comments provided below are intended to promote public safety on the property under review.	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review.	Info Only
3.	Buffers and CPTED	Buffer information can be found here: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBUOPSP	Info Only
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
5.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
6.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
7.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
8.	Comprehensive Planning	Site is located near the boundary to City of Longwood. Consider annexation into Longwood.	Info Only
9.	Comprehensive Planning	Future Land Use of LDR (Low Density Residential) allows for places of worship with a special exception as specified in Comprehensive Plan Policy FLU 5.2.1 Low Density Residential.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
11.	Natural Resources Sarah Harttung	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only

12.	Natural Resources Sarah Harttung	Historic tree: Any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH that is determined by Seminole County to be of such unique and intrinsic value to the general public because of its size, age, historic association or ecological value as to justify this classification. Prior to removal of any live oak, bald cypress, or longleaf pine thirty-six (36) inches or greater DBH, a report from a certified arborist must be submitted detailing the condition of the tree, if the condition of tree has a rating over 3 or above, the tree must be inspected by the Natural Resource Officer prior to removal. Any tree designated a Florida State Champion shall likewise be within this definition.	Info Only
13.	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
14.	Natural Resources Sarah Harttung	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	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
16.	Natural Resources Sarah Harttung	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
17.	Natural Resources Sarah Harttung	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
18.	Natural Resources Sarah Harttung	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources Sarah Harttung	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
20.	Natural Resources Sarah Harttung	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a) The cumulative DBH of protected non-specimen trees preserved on site shall count one (1) to one (1) toward meeting the total replacement requirement.	Info Only

21.	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
22.	Natural Resources Sarah Harttung	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
23.	Natural Resources Sarah Harttung	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification. The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
24.	Natural Resources Sarah Harttung	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
25.	Planning and Development	County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
26.	Planning and Development	The subject property has a Future Land Use of Low Density Residential and an A-1 (Agriculture) Zoning classification.	Info Only
27.	Planning and Development	Based on the information provided, the proposed church would be considered a Civic Assembly Community Facility, which is generally designed for and intended to serve the residents of several neighborhoods within the same approximate geographic area. Community facilities are typically designed to accommodate a larger number of people for a wider geographic area than neighborhood facilities, but are more locally focused than regional facilities, and meet the following standards: <ul style="list-style-type: none"> • Maximum Lot Area: Ten (10) acres of developable land 	Info Only

		<ul style="list-style-type: none"> Maximum Assembly: Five hundred (500) seats or fewer in the largest assembly space 	
28.	Planning and Development	<p>When the existing church was originally established, it was classified as a permitted use within the A-1 (Agriculture) zoning district. However, following the zoning code amendments effective April 1, 2024, the proposed expansion of the church would require obtaining an approved Special Exception.:</p> <p>https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.html</p>	Info Only
29.	Planning and Development	<p>There are some concerns over the existing concrete signboard shown on the Survey and Site Plan as it appears to be partially within public right-of-way. The sign may require replacement and relocation.</p>	Info Only
30.	Planning and Development	<p>Step 1 – Special Exception:</p> <p>The request goes to the Planning and Zoning Commission as a public hearing item, followed by the Board of County Commissioners for final approval or denial. The timeline may range between 4 to 6 months, depending on staff review and timelines and Board agenda scheduling deadlines.</p> <p>Step 2 – Site Plan Approval:</p> <p>If the Applicant is proposing any site work included in the special exception, this would require site plan review by staff.</p>	
31.	Planning and Development	<p>The proposed site changes are subject to Site Plan Review and Approval Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</p>	Info Only
32.	Planning and Development	<p>The required minimum building setbacks for the A-1 (Agriculture) zoning district are as follows: Fifty (50) Front Yard, Thirty (30) Rear yard, Ten (10) Side Yard, Fifty (50) Side Street.</p>	Info Only
33.		<p>The maximum allowable building height in the A-1 zoning district is thirty-five (35) feet.</p>	
34.	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 11 Chapter 30.</p> <p>Parking requirements for Civic Assembly use are:</p> <p>1 parking space for every 4 seats, additional information regarding the proposed use of the existing structures to remain will be required to determine the applicable required parking.</p> <p>Per Sec. 30.11.1.1 Minimum parking with adequate provisions for ingress and egress shall be provided at the time of the erection of any main building or structure or at the time any main building is enlarged or increased in</p>	Info Only

		<p>capacity by adding dwelling units, guest rooms or floor areas, in accordance with the requirements of this Section.</p> <p>30.11.1.2 In addition to the above instance, bicycle parking shall be brought into compliance with this Part at the time of any change of use or substantial rehabilitation of a building requiring a building permit.</p> <p>Please refer to Sec. 30.11.7.4 Quantity of Bicycle Parking Required.</p> <p>Assembly Use: Long-Term: 1:25,000 sf, Short-Term: 1 / 20 rated patron capacity (minimum 8) (2).</p>	
35.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Info Only
36.	Planning and Development	<p><u>Community Meeting Procedures Section 30.3.5.3</u> Community Meeting Procedures - SCLDC Section 30.3.5.3</p> <p>Prior to staff scheduling the required public hearings, the applicant must conduct a community meeting. The community meeting shall be held at least 20 calendar days prior to the scheduled public hearing in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p> <p>Prior to scheduling the community meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e), before mailing it out to the surrounding neighbors. After the community meeting has commenced, the applicant will be required to upload into ePlan or email the project manager the community meeting minutes, sign-in sheet, and addresses.</p>	Info Only
37.	Planning and Development	<p><u>Sec. 30.3.4: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions:</u></p> <p>Placards shall be a minimum of 24"x 36" in size. A minimum of two (2) placards shall be required per property or project. At the discretion of the Division Manager the number of placards on a property or project may be increased. Placards, which will be provided to the applicant by staff, shall be posted to the property at least 15 days prior to a scheduled public hearing. The placards shall state the time and place of the hearing and the nature of the matter to be discussed. An Affidavit of proof of the required publication and placards posting shall be presented to staff prior to the public hearing by the applicant.</p>	Info Only
38.	Planning and Development	<p>In addition to otherwise permitted uses, customary accessory structures and activities are permitted. Please refer to Sec. 30.6.17.2 linked below:</p> <p>https://library.municode.com/fl/seminole_county/codes/land</p>	Info Only

		development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS	
39.	Planning and Development	<p>Per Sec. 30.6.17.5 (a) When a Special Exception is required for a civic assembly use, specific review criteria shall be used to determine the appropriateness of the application.</p> <p>Please refer to Sec. 30.6.17.5 linked below: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT6ADUSST_S30.6.17CIASUS</p>	Info Only
40.	Planning and Development	<p>The subject site is within the Wekiva Study and must comply with the following Policies in the Seminole County Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection:</p> <p>A Protection of Open Space</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Require dedicated conservation easements, or other appropriate legal mechanisms, to protect open space in perpetuity as part of the subdivision and/or site plan approval process; 3. Preserve environmentally sensitive areas via enforcement of the Environmentally Sensitive Lands Overlay District; 4. Enforce open space ratios and open space credits provisions established in the Land Development Code (LDC) of Seminole County; and 5 Evaluate the LDC every seven years to determine if it is necessary to update definitions, standards, and guidelines for the provision of open space. <p>B. Most Effective Recharge Areas</p> <ol style="list-style-type: none"> 1. Encourage, and if warranted by Policy FLU 2.3.13 Wekiva Study Area Cluster Development Standards, require planned developments and cluster developments; 2. Evaluate the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas as part of each Comprehensive Plan Evaluation and Appraisal Report; and, 3. Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: <ol style="list-style-type: none"> a. The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and b. With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. <p>C. Karst Features and Sensitive Natural Habitat 1. The County shall adopt Best Management Practices (BMPs), including applicable BMPs</p>	Info Only

		<p>recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management WILDLIFE, NATURAL RESOURCES, & SUSTAINABILITY FLU-31 Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002. BMPs may include, but not be limited to:</p> <ul style="list-style-type: none"> a. Increasing public awareness via Seminole County Government Television (SGTV) of the Florida Yards and Neighborhoods Program regarding proper lawn and landscaping fertilization and irrigation techniques; b. Restricting untreated water from a development site from directly discharging into karst features; c. Requiring development proposals to verify by surveys and/or studies the presence of karst features and sensitive natural habitat; d. Requiring a clearing and building construction setback of a minimum of fifty (50) feet from karst features or sensitive natural habitat; and e. Maintaining a minimum of twenty-five (25) feet and an average of fifty (50) feet of natural buffer adjacent to karst features. <p>2. The County shall also adopt BMPs to: a. Increase public awareness of the Florida Yards and Neighborhoods Program regarding proper lawn and Florida - Friendly landscaping, fertilization, and irrigation techniques; b. Request the Wekiva Working Group to recommend policies and/or regulations to protect natural resources, including springheads; and c Discourage the use of flammable plants such as saw palmetto and wax myrtle adjacent buildings to ensure a defensible transition space to minimize wildfire impacts. D. Land Development Code Provisions.</p> <p>The County shall continue to enforce the land development regulations adopted in December 2006 (Section 369.321(6) Florida Statutes) to implement Plan policies that shall apply to properties located within the Wekiva Study Area. The County shall also consider adoption of a Wekiva Springs Overlay District to optimize the protection of springs.</p>	
41.		<p>The subject site is within the Wekiva Study and must comply with the following per the Seminole County Land Development Code:</p> <p>DIVISION 3. WEKIVA STUDY AREA ENVIRONMENTAL DESIGN STANDARDS</p> <p>30.10.5.11 Title and legislative findings. This Part shall be known and may be cited as the "Wekiva Study Area Environmental Design Standards".</p> <p>The following findings are hereby adopted as legislative findings by the Board of County Commissioners:</p> <p>(a)The Seminole County Comprehensive Plan provides for the protection and maintenance of the natural landscape within the Wekiva Study Area.</p>	

		<p>(b) The numerous natural resources, including groundwater resources, within the Wekiva Study Area, are important resources that contribute to the quality of life in Seminole County.</p> <p>30.10.5.12 Purpose and intent. The purpose of this Part is to guide the design and location of development within the Wekiva Study Area in a manner which:</p> <p>Provides uniform design standards to establish high quality development.</p> <p>(b) Maintains existing flora and fauna.</p> <p>(c) Allows for effective and innovative planning and development activities.</p> <p>(d) Protects the natural resources, including, but not limited to, wetlands systems, karst features, sensitive natural habitat, groundwater resources, aquifer recharge areas, springs, and springsheds.</p> <p>(e) Provides for minimization of disturbance to listed species and their habitats.</p> <p>(f) Implements, and is consistent with, the provisions of the Wekiva Parkway and Protection Act. (g) Implements, and is consistent with, the Seminole County Comprehensive Plan.</p> <p>30.10.5.13 Applicability. All new development or re-development, excluding single family lots existing on the effective date of this Part, except as may be otherwise provided for in this Part, but not limited to (to the extent permitted by law) development undertaken by agencies of local, regional, state, or federal government, shall be carried out in accordance with the requirements of this Part, in addition to the requirements of any other applicable provisions of the Land Development Code of Seminole County.</p> <p>30.10.5.14. Environmental development standards.</p> <p>(a) Karst Features Protection.</p> <p>(1) A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees.</p> <p>(2) A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed.</p> <p>(3) Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies.</p> <p>(4) Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review</p>	
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		<p>Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies.</p> <p>(5) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager.</p> <p>(6) Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(7) An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this Part.</p> <p>(b) Sensitive Natural Habitat Protection.</p> <p>(1) A clearing and building construction setback of a minimum of fifty (50) feet from sensitive natural habitat areas, as defined in this Part, is required.</p> <p>(2) Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback as required in this Part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the sensitive natural habitat feature, and approved by the Development Review Manager.</p> <p>(3) Sensitive natural habitat areas shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).</p> <p>(4) An applicant may object to the designation of sensitive natural habitat by providing demonstration through competent expert evaluation of biological data to the Development Review Manager that the land does not contain sensitive natural habitat as identified in this Part. If the Development Review Manager concurs with the evaluations submitted by the applicant, these provisions shall not apply to the subject land.</p> <p>(c) Open Space Protection.</p> <p>(1) Open space areas shall be physically connected, whenever practicable, when spread throughout a development site.</p> <p>(2) Development shall preserve conservation areas via enforcement of the FP-1 (Floodprone) zoning classifications pursuant to Section 30.12.1.1 of this Code</p> <p>(3) Development shall meet the open space ratios and open space credit provisions established in Section 30.14.2.</p>	
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		<p>(4) Development shall use joint or shared access and stormwater facilities to minimize impervious surfaces, as determined by the Development Review Manager.</p> <p>(d) Protection of Most Effective Recharge Areas.</p> <p>(1) Development shall comply with the standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification of Section 30.10.1. For the purposes of this Part, all properties identified as containing Type "A" Hydrologic Soils Group, as defined by the U.S. Soil Conservation Service, shall be subject to the standards of the Aquifer recharge Overlay Zoning Classification of Section 30.10.1.</p> <p>(2) All residential developments shall use swales with swale blocks or raised driveway culverts, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(3) Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a County Professional Engineer licensed in the State of Florida.</p> <p>(4) Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.</p> <p>(e) Conservation Easements. Where easements are required by the County for protection of wetlands, floodprone areas, open space, karst features, or sensitive natural habitat, within this Part, these shall be dedicated to at least one (1) of the following entities:</p> <p>(1)St. Johns River Water Management District; or</p> <p>(2)The homeowners association; or</p> <p>(3)Seminole County.</p> <p>(f)Wekiva River Protection Area Environmental Design Standards In addition to the provisions contained in Division 3 (Wekiva Study Area Environmental Design Standards) of this Part, development activities must also comply with the following provisions contained in Division 2 (Wekiva River Protection Area Environmental Design Standards) of this Part:(1)Section 30.10.5.9. Definitions.(2)Subsection 30.10.5.10(b) (except for (b)(2)), (c), and (d).</p>	
42.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
43.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
44.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only

45.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
46.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.	Info Only
47.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
48.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
49.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally southeast.	Info Only
50.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the southeast corner of the property.	Info Only
51.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
52.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
53.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
54.	Public Works - Engineering	The south driveway would not be allowed. It is too close to the intersection and in the turn lanes.	Info Only
55.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Info Only
56.	Public Works - Engineering	Traffic signal modifications are required.	Info Only

57.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, corner clip drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
58.	Public Works - Impact Analysis	No review required, net new trips to be generated will be less than requirement for a Traffic Impact Study (TIS).	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7386 dgerman@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Tiffany Owens (407) 665-7354 towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407)665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-7456 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2025-723

Title:

GRAPEFUL MARKET & LOUNGE - PRE-APPLICATION

Project Number: 25-80000081

Project Description: Proposed Special Exception and Site Plan for a wine lounge and retail bottle shop in the C-1 Zoning District on the north side of W SR 434, east of Wekiva Springs Ln

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

Parcel ID: 03-21-29-300-009B-0000

BCC District: 3-Constantine

Applicant: Alexandra Schatz (407) 615-9558

Consultant: James White (321) 696-3253



PM: HILARY PADIN

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

PROJ. #: 25-80000081

RECEIVED 07/16/2025
PAID 07/17/2025

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**☐ **PRE-APPLICATION** \$50.00

PROJECT NAME: Grapeful Market & Lounge

PARCEL ID #(S): 03-21-29-300-009B-0000 **UNIT 109**TOTAL ACREAGE: 1200 SQ FT **7.63**BCC DISTRICT: ~~01: County Tax District~~ **3: CONSTANTINE**

ZONING: C-1

FUTURE LAND USE: ~~Wine Bar + Btl shop~~ **COM**

NAME: Alexandra Schatz

COMPANY: WLD Company LLC

ADDRESS: 145 wekiva springs rd ste109

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 4076159558

EMAIL: Alexandrabaronee@gmail.com

NAME: James White

COMPANY: JAW CONSTRUCTION

ADDRESS: 996 BIGHORN STREET

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 321-696-3253

EMAIL: jwhite@jawgroupfl.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☒ **SITE PLAN** ☒ **SPECIAL EXCEPTION**

Description of proposed development: Wine bar lounge + retail bottle shop/beer/seltzers. Selling small bites like cheese platters, dips, etc. As well as gifts and baskets. Hosting community events like wine tastings

STAFF USE ONLY

COMMENTS DUE: 07/25/2025

COM DOC DUE: 07/31/2025

DRC MEETING: 08/06/2025


☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:ZONING: **C-1**FLU: **COM**

LOCATION:
on the southwest corner of Wekiva Springs Rd, north of SR 434

W/S: **SUNSHINE WATER SERVICES**BCC: **3: CONSTANTINE**

Wine Lounge Layout – Unit B109

Grapeful Market & Lounge

 **Overall Footprint:** ~20' W x 60' D (~1,200 sq ft)

Sales: Wine, Beer, Seltzers, Small plates, Wine Membership, Gifts

Zoned Floor Plan (Front to Back)

1. Retail & Gifts Area (~Front 15–18')

- **Left Wall:**
 - Custom wine shelving (bottle label-out display)
 - Vertical racking for 50–80 bottles
 - **Right Wall:**
 - Gift section with wine accessories, candles, gourmet items
 - Small table displays or modular shelves
 - **Center Aisle:**
 - Flow-through circulation with rug runners, soft uplighting
 - **Style:**
 - Dark wood shelves, black matte fixtures, gold/brass detail
 - Wall sconces between displays for warm glow
-

2. Lounge Seating Zone (~15')

- **6-10 Cozy Clusters:**
 - Velvet or leather armchairs
 - Low cocktail tables
 - One long banquette with pillows for comfort
 - **Lighting:**
 - Dim wall sconces, overhead ambient lighting
 - **Decor:**
 - Large moody art or wine-focused print
-

3. Tasting Bar (~12–14')

- **Bar Location:** Left side wall (mid-to-back area)
- **Bar Length:** ~12' L with 6–8 stools

- **Behind Bar:**
 - Wine fridge, shelving for glassware and open bottles
 - Decorative tile or moody plaster finish wall
 - **Front of Bar:**
 - Finished wood or dark stone bar top
 - LED toe-kick lighting for glow
-

4. Prep Station (~6–8')

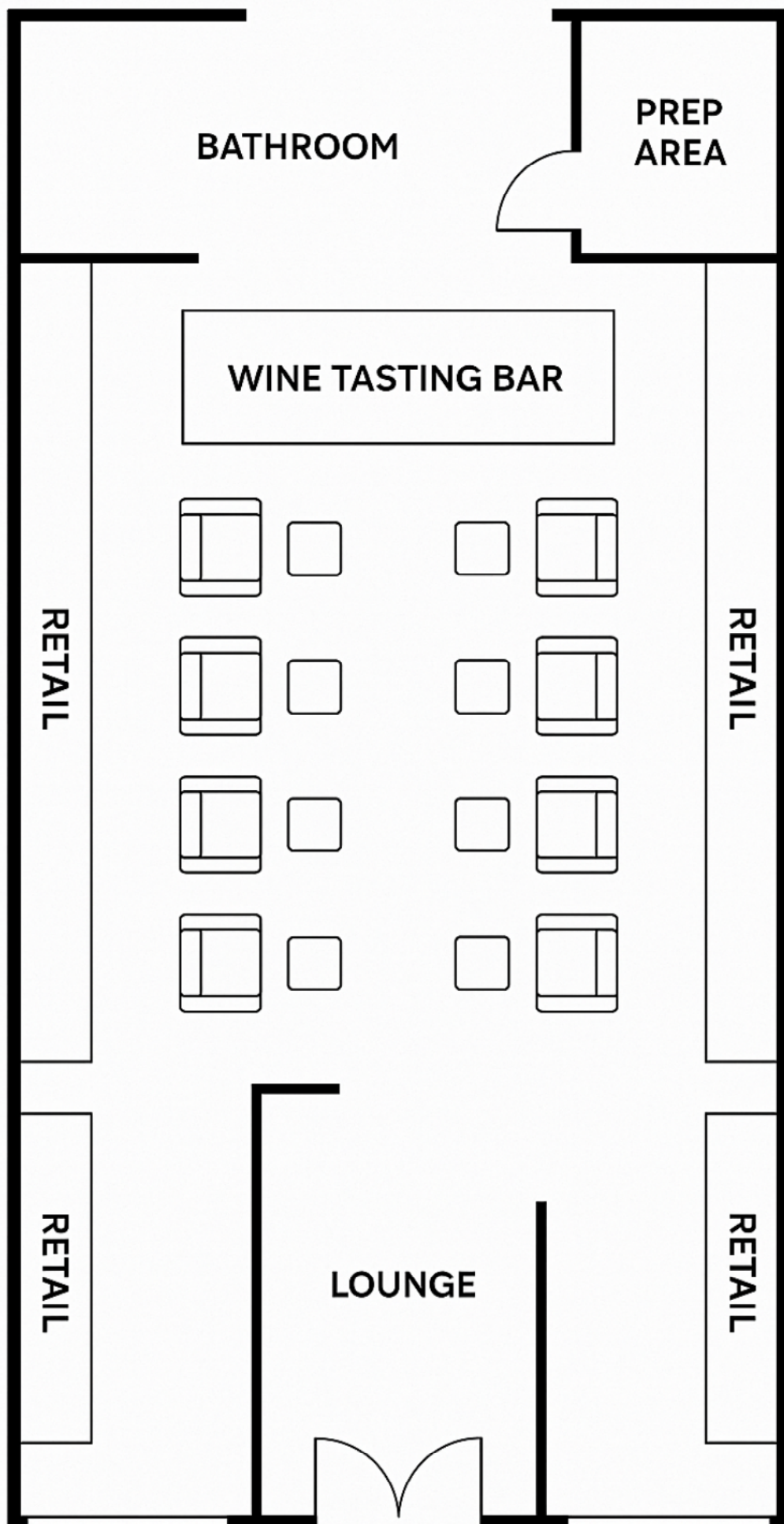
- **Right Side, Behind Bar**
 - Includes:
 - Small sink + counter for plating snacks
 - Storage undercounter
 - Could include a mini oven or induction plate if needed
 - Fridge/freezer
 - Conceal with a partial wall, curtain, or bar back
-

5. Bathroom (Back Right Corner, ~6' x 8')

- **ADA-Compliant if needed**
 - **Dark moody tile**, gold fixtures, large mirror
 - **Entry Door:** Positioned facing forward
-

Design Elements

- **Color Palette:**
Deep merlot, black, charcoal, soft gold, forest green
 - **Lighting:**
 - Brass or black wall sconces throughout
 - LED strip lighting for under-shelf or bottle glow
 - **Flooring:**
 - Marbled concrete
 - **Walls:**
 - Painted dark, with occasional wallpaper or molding accents
-



Unit # B 109
Ground Floor
+/- 1,200 SF

Square footage shown was measured on-site
and adheres to BOMA Standards

**Width
+/- 20'**

**Depth
+/- 60'**

Revisions

Floor Plan

Unit # B 109
Prepared 06/10/20

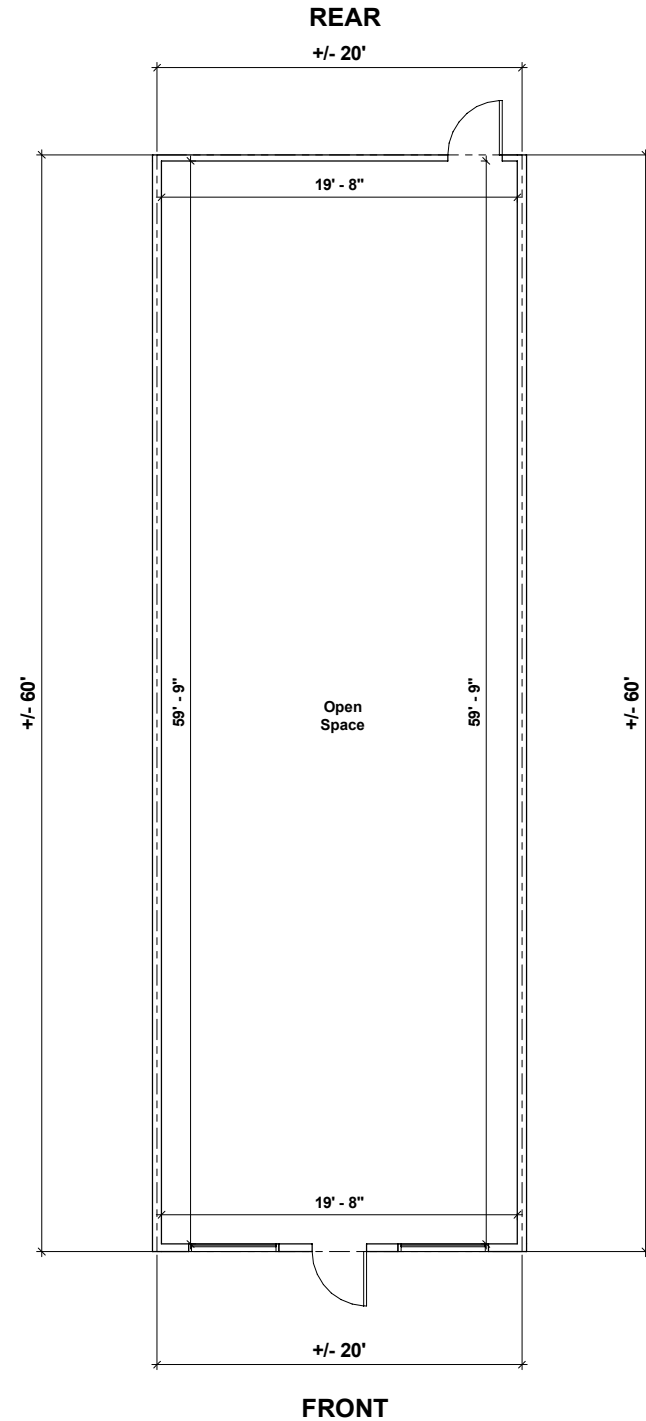
Plans Produced by:
ID PLANS

400 North Tampa St. Suite 2210
Tampa, FL 33602
Phone: (866) 657-2545
Idplans.com



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Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of the information. Measurements are not intended to be for construction purposes or accepted as repla drawings, or media intending or claimin accurate, such as blueprints. The property c the right and responsibility to verify, chang information at any time for any reason.

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A1 MAIN FLOOR

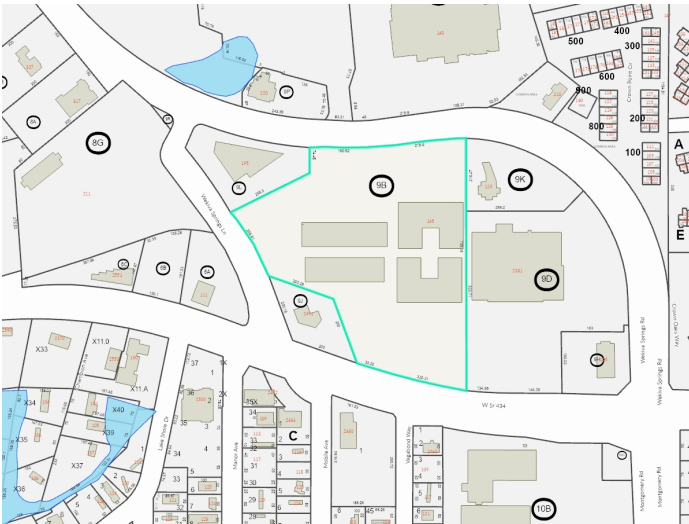
Virtual Tour

Property Record CardA



Parcel: 03-21-29-300-009B-0000
 Property Address: 145 WEKIVA SPRINGS RD LONGWOOD, FL 32779
 Owners: SPRINGS PLAZA LONGWOOD LLC
 2025 Market Value \$14,704,347 Assessed Value \$14,704,347 Taxable Value \$14,704,347
 2024 Tax Bill \$187,137.38
 Retail Center-Anchored property w/1st Building size of 64,781 SF and a lot size of 7.63 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	03-21-29-300-009B-0000
Property Address	
Mailing Address	2002 CLIPPER PARK RD # 105 BALTIMORE, MD 21211-2701
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$14,704,347	\$14,167,415
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	\$14,704,347	\$14,167,415

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$187,137.38
Tax Bill Amount	\$187,137.38
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 SPRINGS PLAZA LONGWOOD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 03 TWP 21S RGE 29E BEG 594.27 FT WLY
ON N LI ST RD 434 OF INT N LI ST RD 434 & E LI
W 1/2 OF SEC RUN WLY ON CURVE 320.31 FT
N 70 DEG 52 MIN 46 SEC W 33.22 FT N 20 DEG
27 MIN 11 SEC W 200 FT N 70 DEG 52 MIN 46
SEC E 200.28 FT NLY ON CURVE 206.61 FT N 63
DEG 32 MIN 32 SEC E 258.3 FT N 74.45 FT ELY
ON CURVE 190.92 FT N 83 DEG 44 MIN 37 SEC
E 219.6 FT ELY ON CURVE 51.44 FT S 739.18 FT
TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$14,704,347	\$0	\$14,704,347
Schools	\$14,704,347	\$0	\$14,704,347
FIRE	\$14,704,347	\$0	\$14,704,347
ROAD DISTRICT	\$14,704,347	\$0	\$14,704,347
SJWM(Saint Johns Water Management)	\$14,704,347	\$0	\$14,704,347

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/5/2022	\$100	10238/1198	Improved	No
SPECIAL WARRANTY DEED	5/5/2022	\$19,475,000	10238/1192	Improved	Yes
SPECIAL WARRANTY DEED	3/1/2019	\$14,300,000	09331/1856	Improved	No
QUIT CLAIM DEED	12/1/2006	\$100	06513/1919	Improved	No
SPECIAL WARRANTY DEED	12/1/2006	\$21,510,700	06513/1914	Improved	No
SPECIAL WARRANTY DEED	7/1/2005	\$10,000,000	05828/0846	Improved	No
SPECIAL WARRANTY DEED	1/1/1990	\$4,178,900	02143/0760	Improved	No
WARRANTY DEED	3/1/1981	\$5,048,900	01324/0456	Improved	Yes
WARRANTY DEED	6/1/1978	\$25,000	01171/1832	Vacant	No

LandA

Units	Rate	Assessed	Market
344,494 SF	\$8.84/SF	\$3,045,327	\$3,045,327

16653	2425 W SR 434 : SIGN (POLE,WALL,FACIA)- raceway channel letter wall sign	\$8,415		11/1/2023
07809	165 WEKIVA SPRINGS RD: SIGN (POLE,WALL,FACIA)-Wall [SPRINGSIDE]	\$2,400		5/25/2023
03739	2401 W SR 434 : SIGN (POLE,WALL,FACIA)- Channel letter on Raceway Wall Sign [SANLANDO SPRINGS]	\$2,300		4/4/2023
06830	145 WEKIVA SPRINGS RD: ALTERATION COMMERCIAL-Commercial Interior Alteration	\$50,000	10/12/2022	7/22/2022
06793	2425 W SR 434 : SIGN (POLE,WALL,FACIA)- signage	\$1,450		5/20/2022
05918	145 WEKIVA SPRINGS RD: ELECTRICAL - COMMERCIAL-Single Story Retail	\$16,537		4/26/2022
01123	2425 W SR 434 : ALTERATION COMMERCIAL-NEED CC. MATHNASIUM	\$100,000	6/1/2022	4/7/2022
19071	2401 W SR 434 : ELECTRICAL - COMMERCIAL-Shopping Center [SANLANDO SPRINGS]	\$2,100		2/17/2022
16501	2425 W SR 434 : ALTERATION COMMERCIAL-INT ALT. NEW CO. B OCCUPANCY [SANLANDO SPRINGS]	\$230,000	5/6/2022	11/29/2021
16061	2425 W SR 434 : SIGN (POLE,WALL,FACIA)- Installation of new wall sign. [SANLANDO SPRINGS]	\$1		9/1/2021
00447	2401 W SR 434 : ALTERATION COMMERCIAL- [SANLANDO SPRINGS]	\$150,000	4/13/2022	7/14/2021
06175	2401 W SR 434 : SIGN (POLE,WALL,FACIA)- WALL SIGN [SANLANDO SPRINGS]	\$2,300		5/4/2021
03359	2401 W SR 434 : SIGN (POLE,WALL,FACIA)- WS [SANLANDO SPRINGS]	\$1,200		4/1/2021
21272	2401 W SR 434 : MECHANICAL - COMMERCIAL-1 story wood frame building [SPRINGSIDE]	\$11,000		1/13/2021
13799	2425 W SR 434 : ALTERATION COMMERCIAL-TENANT BLD OUT CC NO CO [SANLANDO SPRINGS]	\$35,000	8/2/2021	1/8/2021
17870	2425 W SR 434 : SIGN (POLE,WALL,FACIA)- WALL SIGN [SANLANDO SPRINGS]	\$5,150		11/6/2020
16492	2425 W SR 434 : MECHANICAL - COMMERCIAL- [SANLANDO SPRINGS]	\$7,400		10/6/2020
16037	165 WEKIVA SPRINGS RD: ALTERATION COMMERCIAL-INT ALT NO CO CC ONLY [SPRINGSIDE]	\$38,240	4/14/2020	3/9/2020
10859	145 WEKIVA SPRINGS RD: SIGN (POLE,WALL,FACIA)-3 wall signs for The Porch [SPRINGSIDE]	\$6,950		8/13/2019
05277	165 WEKIVA SPRINGS RD: ALTERATION COMMERCIAL-ENLARGE GOODWILL ENTRANCE DOOR [SPRINGSIDE]	\$6,000		7/30/2019
11426	MISC BUILDING	\$4,000		7/24/2019
07186	165 WEKIVA SPRINGS RD: ELECTRICAL - COMMERCIAL- [SPRINGSIDE]	\$1,385		6/4/2019
20297	165 WEKIVA SPRINGS RD: ELECTRICAL - COMMERCIAL-REINSTALL WALL SIGN	\$2,450		3/25/2019
20296	ELECTRICAL	\$1,200		3/25/2019
17312	SITE LIGHTING	\$44,316		12/5/2018

12625	MECHANICAL.	\$2,200		7/18/2018
09494	145 WEKIVA SPRINGS RD: MECHANICAL - COMMERCIAL [SPRINGSIDE]	\$23,092		7/2/2018
09106	FACADE REPAIR- 2425 W SR 434	\$126,250	1/28/2019	6/6/2018
09107	FACADE REPAIR- 2401 W SR 434	\$126,250	1/28/2019	6/6/2018
09442	FIRE ALARM- #133	\$1,782		6/4/2018
13983	WALK IN COOLER- #133	\$14,580		5/30/2018
09109	EXTERIOR FACADE REPAIR	\$4,885	3/5/2019	5/29/2018
09110	FACADE WALL REPAIR	\$4,885	3/5/2019	5/29/2018
09112	FACADE WALL INFILL- 2425 W SR 434	\$4,885	3/5/2019	5/29/2018
09111	EXTERIOR FACADE ALTERATION- 2401 W SR 434	\$4,885	3/5/2019	5/25/2018
03992	WALL SIGN & FACE CHANGE- 2425 W SR 434 #107	\$1,945		4/20/2018
05982	145 WEKIVA SPRINGS RD: GAS - COMMERCIAL [SPRINGSIDE]	\$2,000		4/18/2018
04612	FACADE REMODEL/REPAIR	\$126,250	1/29/2019	4/10/2018
15840	145 WEKIVA SPRINGS RD: SIGN (POLE,WALL,FACIA)-Restaurant in Shopping Plaza [SPRINGSIDE]	\$600		3/26/2018
04611	FACADE REPAIR & REPLACE- 165 WEKIVA SPRINGS RD	\$126,250	1/29/2019	3/20/2018
00138	FIRE SUPPRESSION SYSTEM	\$3,570		3/14/2018
01610	ELECTRICAL	\$60,000		1/29/2018
01614	ELECTRICAL- 2401 W SR 434 #117	\$60,000		1/29/2018
01615	ELECTRICAL- 2425 W SR 434 #107	\$60,000		1/29/2018
04893	145 WEKIVA SPRINGS RD: RANGE HOOD [SPRINGSIDE]	\$22,590		1/29/2018
16992	MECHANICAL - 2401 W SR 434 #125	\$37,587		12/4/2017
16993	MECHANICAL - 2401 W SR 434 #163	\$5,599		12/4/2017
16994	MECHANICAL - 165 WEKIVA SPRINGS RD #193	\$5,599		12/4/2017
15999	MECHANICAL - 165 WEKIVA SPRINGS RD #103	\$19,755		11/15/2017
16004	MECHANICAL - 2425 W SR 434 #191	\$5,599		11/15/2017
16006	MECHANICAL - 2425 W SR 434 #187	\$6,584		11/15/2017
16007	MECHANICAL - 2425 W SR 434 #179	\$6,238		11/15/2017
16008	MECHANICAL - 2425 W SR 434 #163	\$11,198		11/15/2017
16009	MECHANICAL - 2401 W SR 434 #117	\$11,836		11/15/2017
15972	MECHANICAL - 145 WEKIVA SPRINGS RD #173	\$11,837		11/14/2017
15974	MECHANICAL - 145 WEKIVA SPRINGS RD #141	\$6,238		11/14/2017
15977	MECHANICAL - 145 WEKIVA SPRINGS RD #129	\$6,238		11/14/2017
15979	MECHANICAL - 145 WEKIVA SPRINGS RD #109	\$6,238		11/14/2017
15981	MECHANICAL - 145 WEKIVA SPRINGS RD #105	\$6,238		11/14/2017

15983	MECHANICAL - 165 WEKIVA SPRINGS RD #135	\$6,238		11/14/2017
15987	MECHANICAL - 165 WEKIVA SPRINGS RD #119	\$12,476		11/14/2017
15988	MECHANICAL - 165 WEKIVA SPRINGS RD #119	\$6,238		11/14/2017
09460	REROOF - 2425 SR 434	\$151,000		7/11/2017
09462	REROOF - 165 WEKIVA SPRINGS RD	\$207,000		7/11/2017
09464	REROOF - 145 WEKIVA SPRINGS RD	\$279,000		7/11/2017
09469	REROOF - 2401 W SR 434	\$160,000		7/11/2017
08622	FIRE SPRINKLER SYSTEM - 145 WEKIVA SPRINGS RD #133	\$2,975		6/22/2017
08500	CHANGE OF USE - CO REQ - 2401 W SR 434 #163	\$55,000		6/21/2017
06763	FIRE SPRINKLER SYSTEM - #141	\$1,260		6/12/2017
06008	FIRE SPRINKLER - 2401 W SR 434 #141	\$1,225		5/8/2017
05819	MECHANICAL - 2425 W SR 434 #191	\$3,200		5/4/2017
05609	INTERIOR ALTERATION - LEVEL 2 - NO C/O - 2401 W SR 434 #129	\$6,200		5/1/2017
04928	FIRE SPRINKLER - 2401 W SR 434 #137	\$5,000		4/17/2017
03796	C/O REQUIRED, INTERIOR BUILD OUT FOR DRY CLEANING COMPANY - #141	\$116,826	9/13/2017	3/27/2017
03475	INSTALL FULL FIRE ALARM SYSTEM - BANFIELD PET HOSPITAL - 2401 W SR 434 #137	\$9,589		3/20/2017
03336	FIRE SUPPRESSION SYSTEM - 2401 W SR 434 141	\$1,230		3/16/2017
02014	ELECTRICAL - 165 WEKIVA SPRINGS RD	\$60,000		2/16/2017
01673	MECHANICAL - 2401 W SR 434 129	\$11,669		2/9/2017
01414	WALL SIGN - 2401 W SR 434 137	\$1,100		2/3/2017
14750	WALL SIGN - 2401 W SR 434 129	\$2,150		12/27/2016
13452	DEMO EXISTING INTERIOR, NEW PARTITIONS AND FLOORING, RELOCATE KITCHEN FROM PREV LOCATION. MODIFY ELECT, PLUMB, HVAC & FIRE SPRINKLERS. UNIT 133 MYKNONOS RESTAURANT	\$161,000	6/21/2018	11/21/2016
11797	MECHANICAL - #133	\$25,760		10/12/2016
11346	TENANT IMPROVEMENT WITHIN AN EXISTING 2,420 SF VETERINARIAN CLINIC - 2401 W SR 434 #137	\$513,696	8/2/2017	9/29/2016
10532	LIT WALL SIGN - FIREFLY & LILIES - 2401 W SR 434 161	\$2,392		9/9/2016
07278	MECHANICAL - #141 - 2401 W SR 434	\$21,556		6/23/2016
03580	SIGN - #145	\$2,241		4/1/2016
14195	SIGN - 165 WEKIVA SPRINGS RD #119	\$1,800		12/29/2015
11970	MECHANICAL - #167 - 165 WEKIVA SPRINGS RD	\$13,175		10/21/2015
08752	MECHANICAL - #107 - 2425 W SR 434	\$31,321		8/4/2015

04632	INSTALL INTERNALLY ILLUMINATED CHANNEL LETTER SIGN MOUNTED ON RACEWAY - #157 - 2401 W SR 434	\$2,249		4/30/2015
04577	FIRE SPRINKLER SYSTEM - #157 - 2401 W SR 434	\$2,395		4/29/2015
04325	INTERIOR BUILDOUT - #157 - 2401 W SR 434	\$49,475	7/1/2015	4/22/2015
03982	REROOF - #157 - 2401 W SR 434	\$10,751		4/15/2015
02263	MECHANICAL - #187 - 2425 W SR 434	\$5,625		3/5/2015
00245	RANGE HOOD - #119 - 165 WEKIVA SPRINGS RD	\$8,350		1/9/2015
11710	CHANGE BACK TO SHELL - #129	\$12,000		12/12/2014
12108	EXPAND SPACE INTO ADJACENT UNIT - #195 - 2425 W SR 434	\$50,000		12/11/2014
11871	LIGHT DEMO WORK TO SPACE 133 & REMOVAL OF HOOD IN ORDER TO CONVERT BACK TO SHELL SPACE	\$78,000		12/4/2014
11251	INSTALL ANSUL FIRE SYSTEM INTO 8' HOOD - #119 - 165 WEKIVA SPRINGS RD	\$2,500		11/17/2014
10826	ELECTRICAL	\$1,600		11/4/2014
07571	RELOCATE/ADD FIRE SRINKLERS TO EXISTING SYSTEM	\$2,900		8/1/2014
05976	PLUMBING - GAS - #119 - 165 WEKIVA SPRINGS RD	\$3,000		6/18/2014
05954	INTERIOR ALTERATION - #119 - 165 WEKIVA SPRINGS RD	\$78,026		6/17/2014
05738	INTERIOR ALTERATIONS - UNITS 145 & 149	\$400,000	10/31/2014	6/11/2014
04620	ELECTRICAL - #167 - 165 WEKIVA SPRINGS RD	\$2,200		5/15/2014
03637	CHANGE DISCONNECT & CONTROL PANEL DUE TO RUSTING OUT - SAME VOLTAGE & AMPS - 112 WEKIVA SPRINGS LN	\$2,500		4/22/2014
02021	ADD/RELOCATE FIRE SPRINKLER FROM EXISTING FIRE SPRINKLER SYSTEM	\$3,000		3/6/2014
01437	REPLACE 4 TON PKG UNIT W / 10 KW HEATER 13 SEER SPRINGS FLORIST	\$4,000		2/19/2014
01438	REPLACE 2.5 TON PKG UNIT W/8KW HEATER 13 SEER AND REPLACE 2TON SPLIT SYSTEM 5KW 13 SEER -- JIMMY JOHN'S	\$7,500		2/19/2014
01428	INSTALL NEW WALL SIGN IN BETWEEN COMBINED SUITES - #167 - 165 WEKIVA SPRINGS RD	\$3,800		2/19/2014
00550	INSTALL MEN & WOMEN'S LOCKER ROOMS - #167 - WORKOUT ANYTIME - 165 WEKIVA SPRINGS RD	\$140,000	9/4/2014	1/22/2014
10470	MECHANICAL	\$18,950		12/17/2013
10471	MECHANICAL	\$9,475		12/17/2013
10472	MECHANICAL	\$9,475		12/17/2013
09432	ELECTRICAL - #133	\$1,226		11/12/2013
09251	INSTALL SIGN- #179 EDENS FRESH	\$10,000		11/5/2013

09233	MINOR INTERIOR ALTERATION - #179 - 2425 W SR 434	\$10,000	1/10/2014	11/4/2013
08651	REPIPE THE EXISTING FIRE SYSTEM IN THE EXHAUST HOOD	\$1,000		10/11/2013
08336	INSTALL ILLUMINATED COFFEE & CANVAS WALL SIGN - #163 - 2401 W SR 434	\$3,000		10/4/2013
08130	FIRE SPRINKLER SYSTEM INSTALLATION - #125 - 2401 W SR 434	\$1,030		9/26/2013
08137	INSTALLING 3 WALL SIGNS & 2 POLE SIGNS - #161 - 145 WEKIVA SPRINGS RD	\$2,340		9/26/2013
07746	INTERIOR ALTERATION - #161 - GRAFFITI JUNKTION	\$15,000		9/12/2013
06410	APPLICATION OF VINYL ON EXISTING TENANT PANEL SIGN - #125 - EXIT REALTY - 2401 W SR 434	\$4,737		7/30/2013
05992	FIRE SPRINKLER SYSTEM INSTALLATION - #169 - 2425 W SR 434	\$1,418		7/16/2013
05783	VINYL ON EXISTING MONUMENT SIGNS - #169 - 2425 W SR 434	\$800		7/11/2013
05617	GOODWILL SIGN - #103 - 165 WEKIVA SPRINGS RD	\$2,375		7/3/2013
04890	INSTALL CHANNEL LETTERS TO FRONT OF BUILDING - #169 - FLOYD'S BARBER S	\$800		6/12/2013
04713	INTERIOR ALTERATION - #125 - 2401 W SR 434	\$35,000	11/27/2013	6/7/2013
04527	DEMOLISH INTERIOR WALLS & FLOOR W/MINOR REPAIRS - CHANGE OF USE - GOODWILL RECEIVING CENTER - #103 - 165 WEKIVA SPRINGS RD	\$2,000	7/18/2013	6/4/2013
04167	INTERIOR ALTERATION & DEMOLITION - #169 - FLOYD'S 99 BARBER SHOP - 2425 W SR 434	\$80,000	7/31/2013	5/23/2013
01419	INSTALL ILLUMINATED WALL SIGN - #117 - WONDERFUL THINGS - 2401 W SR 434	\$1,250		2/27/2013
06394	WALL SIGN - #187 - CHOCOLATE FACTORY - 2425 W SR 434	\$2,300		8/21/2012
01625	WALL SIGN - #107 - FIRST WATCH - 2425 W SR 434	\$1,200		3/8/2012
09328	ALUMINUM CONSTRUCTION W/ACRYLIC SIGN FACE & VINYL GRAPHICS APPLIED - #179 - FRUITTI YOGURT - 2425 W SR 434	\$2,355		12/7/2011
08924	FIRE ALARM MONITORING - #105	\$1,100		11/17/2011
07884	LOW VOLTAGE & SOUND SYSTEM - #163 - HAND & STONE - 2401 W SR 434	\$500		10/5/2011
04872	RELOCATE FIRE SPRINKLERS - #163 - HAND & STONE; PAD PER PERMIT 2425 W SR 434	\$4,680		6/16/2011
04301	WALL SIGN W/ELECTRIC - #163 - HANDSTONE MASSAGE & FACIAL; PAD PER PERMIT 2425 W SR 434	\$1,950		5/31/2011
03313	CHG OF USE - INTERIOR ALTERATION - HAND & STONE SPA - #163; PAD PER PERM IT 2425 W SR 434	\$180,000		4/28/2011
01627	REMOVE OLD & INSTALL NEW WALL SIGN - #179 - YO BELLE FROZEN YOGURT; PAD PER PERMIT 2425 W SR 434	\$2,000		3/8/2011

00427	ADD & RELOCATE FIRE SPRINKLER - #179 - YO BELLE YOGURT; PAD PER PERMIT 2425 W SR 434	\$11,495		1/19/2011
00361	INSTALLING FIRE ALARM MONITORING SYSTEM - #109 - BANK OF AMERICA	\$1,100		1/18/2011
00088	INTERIOR REMODEL - YO BELLE FROZEN YOGURT - #179; PAD PER PERMIT 2425 W SR 434	\$75,000	3/25/2011	1/5/2011
07104	ELECTRICAL; PAD PER PERMIT 2425 W SR 434	\$66,189		9/8/2010
06426	MECHANICAL - #169; PAD PER PERMIT 2425 W SR 434	\$9,800		8/12/2010
05081	INSTALL FIRE SPRINKLERS - #169; PAD PER PERMIT 2425 W SR 434	\$2,250		6/25/2010
04709	WALL LED SIGN - #169 - PAPA MURPHY'S PIZZA; PAD PER PERMIT 2425 W SR 434	\$1,850		6/14/2010
04269	16' X 12' SHED; PAD PER PERMIT 1200 ALBERTA ST	\$7,500		5/27/2010
04244	INTERIOR ALTERATION - #169 - PAD PER PERMIT 2425 W SR 434	\$65,000	10/7/2010	5/26/2010
03768	REROOF; PAD PER PERMIT 2401 W SR 434	\$70,519		5/11/2010
03770	REROOF; PAD PER PERMIT 2425 W SR 434	\$57,521		5/11/2010
03369	DIVIDE TENANT SPACE - #169; PAD PER PERMIT 2425 W SR 434	\$44,000		4/28/2010
01271	LOW VOLT VOICE & CABLE - #149; PAD PER PERMIT 2401 W SR 434	\$0		2/22/2010
01061	INSTALL FIRE SPRINKLERS - #149; PAD PER PERMIT 2401 W SR 434	\$1,200		2/12/2010
00578	WALL SIGN & PYLON FACE REPLACEMENT - #149 - JIMMY JOHN'S; PAD PER PERMIT 2401 W SR 434	\$5,500		1/27/2010
07092	INTERIOR ALTERATION - #149; PAD PER PERMIT 2401 W SR 434	\$120,000	2/24/2010	9/2/2009
03693	2 WALL SIGNS - #195 - ALOHA NAILS & SPA; PAD PER PERMIT 2425 W SR 434	\$2,460		5/11/2009
02219	INSTALL FIRE SPRINKLERS - #195 - PAD PER PERMIT 2425 W SR 434	\$1,200		3/24/2009
00507	SIGN - ABACOS SALON & SPA - #1135; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$2,175		1/23/2009
12242	ELECTRICAL WIRING FOR 4 TV'S - HARMONI MARKET - #161	\$500		12/19/2008
12115	INSTALL FIRE ALARM SYSTEM - #161	\$1,197		12/15/2008
12133	INSTALL 3 NEW SIGNS ON BLDG & CONNECT TO EXISTING POWER - UNIT B161	\$6,300		12/15/2008
11568	INTERIOR ALTERATION - #135; PAD PER PERMIT 165 WEKIVA SPRINGS RD SKIN CARE	\$23,757	1/7/2009	11/21/2008
11475	RANGE HOOD SUPPRESSION SYSTEM - #161	\$1,100		11/19/2008
11426	WALK-IN COOLER & ICE-MAKER - #161	\$4,000		11/17/2008
11311	INSTALLING SECURITY ALARM SYSTEM - #161	\$1,100		11/13/2008
11280	INSTALL FIRE SPRINKLERS - #161 HARMONY	\$3,900		11/12/2008

11253	INSTALLING KITCHEN HOOD W/EXHAUST & SUPPLY FAN - DUCT INSULATION	\$15,000		11/10/2008
11100	INTERIOR BUILDOUT - #195; PAD PER PERMIT 2425 W SR 434	\$65,000	8/11/2009	11/5/2008
10904	SIGN - #157; PAD PER PERMIT 2401 W SR 434	\$2,143		10/29/2008
10800	INTERIOR ALTERATION - #164; PAD PER PERMIT 2401 W SR 434 HARMONY	\$10,400	12/11/2008	10/24/2008
10462	REPLACE ROOF-TOP UNIT #135	\$4,500		10/14/2008
09848	INTERIOR ALTERATION - MIXED USE - A2 & M - #161 HARMONY	\$300,000	12/22/2008	9/24/2008
09103	ADD 1 PULL STATION - #125; PAD PER PERMIT 2401 W SR 434	\$1,100		9/5/2008
08951	LOW VOLTAGE FOR DATA CABLING - PET EXPRESS - #125; PAD PER PERMIT 2401 W SR 434	\$150		9/2/2008
08549	CONNECT FIRE SYSTEM TO THE EXHAUST HOOD - #141; PAD PER PERMIT 2401 W SR 434	\$1,050		8/15/2008
08561	INSTALLING FIRE SPRINKLERS - HURRICANE GRILLE & WINGS - #141; PAD PER PERMIT 2401 W SR 434	\$4,850		8/15/2008
08525	INSTALL SECURITY ALARM & CCTV - #125; PAD PER PERMIT 2401 W SR 434	\$1,470		8/14/2008
08321	INSTALL FIRE SPRINKLERS - PET EXPRESS - #125; PAD PER PERMIT 2401 W SR 434	\$1,200		8/7/2008
08348	WALL SIGN - PETS EXPRESS - UNIT #125; PAD PER PERMIT 2401 W SR 434	\$1,983		8/7/2008
08154	INSTALL SECURITY SYSTEM - #193; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$500		8/4/2008
07684	TOP-OUT EXISTING DEMISING WALL ONLY - #125; PAD PER PERMIT 2401 W SR 434	\$1,500	2/19/2009	7/18/2008
07651	CHANGE OF ELECTRICAL SERVICE - #161	\$10,000		7/17/2008
07467	REPLACE EXISTING BAR - MULLIGAN'S - #193; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$66,144	8/8/2008	7/11/2008
07184	WALL SIGN ONLY - HURRICANE GRILL & WINGS - #141; PAD PER PERMIT 2401 W SR 434	\$4,649		7/7/2008
07049	INTERIOR ALTERATION - #125; PAD PER PERMIT 2401 W SR 434 BANK	\$39,560	9/12/2008	7/1/2008
06734	INTERIOR REMODEL - #141; PAD PER PERMIT 2401 W SR 434 GRILL	\$350,000	10/20/2008	6/25/2008
05315	ADD & RELOCATE FIRE SPRINKLERS - #137; PAD PER PERMIT 2401 W SR 434	\$1,462		5/20/2008
09704	MECHANICAL & CONDENSOR; PAD PER PERMIT 195 WEKIVA SPRINGS RD	\$4,525		8/30/2007
08770	ELECTRIC SIGN - POSTAL ANNEX - #167; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$2,349		8/6/2007
07199	SIGN - WINE GALLERY - #141; PAD PER PERMIT 2401 W SR 434	\$2,300		6/29/2007
05542	INSTALL FIRE SPRINKLERS - RETAIL	\$7,118		5/23/2007
02458	WALL SIGN - SONNY'S STRINGS; PAD PER PERMIT 2425 W SR 434 - #191	\$2,475		3/12/2007

02063	INSTALL FIRE SPRINKLERS - ICE CREAM CLUB - #149	\$1,200		3/1/2007
01536	WALL SIGN - CARRS BARBERS - #157; PAD PER PERMIT 2401 W SR 434	\$2,495		2/14/2007
00798	INSTALL FIRE SPRINKERS/MAIN - #135; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$1,500		1/25/2007
13919	WALL SIGN - AUDIBEL HEARING CENTER - #127; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$180,000		12/21/2006
13447	WALL SIGN - CIAO RESTAURANT - #161	\$1,200		12/6/2006
13050	INTERIOR BUILDOUT - #127; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$19,500	2/9/2007	11/22/2006
11190	WALL SIGN - #149	\$2,400		10/2/2006
10643	INTERIOR BUILDOUT - #149	\$52,182	3/5/2007	9/18/2006
10011	MECHANICAL & CONDENSOR - #153	\$5,662		8/29/2006
10012	MECHANICAL & CONDENSOR - #149	\$4,383		8/29/2006
10013	MECHANICAL & CONDENSOR - #125; PAD PER PERMIT 2401 W SR 434	\$16,449		8/29/2006
09833	MERLE NORMAN WALL SIGN - #163; PAD PER PERMIT 2401 W SR 434	\$1,500		8/24/2006
08873	INTERIOR BUILDOUT - #161; PAD PER PERMIT 2401 W SR 434	\$400,000		8/2/2006
08584	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 2401 W SR 434	\$1,617		7/24/2006
08585	INSTALL FIRE SPRINKLERS - #103; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$1,617		7/24/2006
08337	INSTALL FIRE SPRINKLERS	\$1,617		7/18/2006
07981	WALL SIGN - #151; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$2,350		7/10/2006
07640	WALL SIGN - #117; PAD PER PERMIT 2401 W SR 434	\$2,300		6/28/2006
07464	MECHANICAL & CONDENSOR	\$3,845		6/23/2006
07381	RANGE HOOD - #117; PAD PER PERMIT 2401 W SR 434	\$10,000		6/22/2006
07392	MECHANICAL & CONDENSOR	\$1,500		6/22/2006
07283	RANGE HOOD SUPPRESSION SYSTEM - #117; PAD PER PERMIT 2401 W SR 434	\$1,240		6/20/2006
07111	MECHANICAL & CONDENSOR - #129	\$7,812		6/16/2006
06506	INSTALL FIRE SPRINKLERS - #119; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$517		6/2/2006
05674	INSTALL FIRE SPRINKLERS - #117; PAD PER PERMIT 2401 W SR 434	\$2,568		5/15/2006
05449	INSTALL FIRE ALARM SYSTEM - #125; PAD PER PERMIT 2401 W SR 434	\$2,292		5/9/2006
05058	REMOVE & REPLACE CONDENSING UNIT - #161	\$20,845		5/2/2006
04907	WALL SIGN - #119; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$2,300		4/28/2006
04395	INTERIOR BUILDOUT - #117; PAD PER PERMIT 2401 W SR 434	\$75,000	7/14/2006	4/17/2006
03937	DUMPSTER ENCLOSURE; PAD PER PERMIT 2409 W SR 434	\$19,100		4/7/2006

02670	THE CIGAR LOUNGE INTERIOR BUILDOUT (WAS STOOGIES) - SUITE #119; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$97,300	6/20/2006	3/9/2006
02643	WALL SIGN - #167; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$975		3/9/2006
01311	ALTER 2 WALLS & MAKE DEMISING WALLS FIRE RATED - SUITE #161	\$33,000		2/6/2006
00915	EXTERIOR RENOVATION, NEW ROOF FOR PLAZA, & 3 NEW TOWERS	\$950,000	11/27/2006	1/26/2006
00777	INSTALL FIRE SPRINKLERS - #179; PAD PER PERMIT 2425 W SR 434	\$3,420		1/24/2006
20156	INSTALL FIRE SPRINKLERS/MAIN - #125; PAD PER PERMIT 2401 W SR 434	\$1,100		11/28/2005
18806	WALL SIGN - #179; PAD PER PERMIT 2425 W SR 434	\$2,350		10/25/2005
18846	INTERIOR BUILDOUT - #179; PAD PER PERMIT 2425 W SR 434	\$80,000		10/25/2005
18398	INTERIOR BUILDOUT - #125; PAD PER PERMIT 2401 W SR 434	\$10,000	1/17/2006	10/12/2005
17705	REPLACE ROOF-TOP TRANE 4 TON 12 SEER - #141	\$4,900		9/27/2005
03851	NEW SIGNS - PRUDENTIAL REALTY NOW WEICHERT REALTY; PAD PER PERMIT 2425 W SR 434 #163	\$5,500		2/22/2005
04581	SIGN - #163; PAD PER PERMIT 2425 W SR 434	\$0		4/21/2004
14165	MECHANICAL & CONDENSOR - #133	\$3,600		12/19/2003
13798	RANGE HOOD SUPPRESSION SYSTEM - #101	\$0		12/11/2003
12449	SIGN - #133	\$0		11/4/2003
09247	MECHANICAL & CONDENSOR	\$3,755		8/15/2003
05670	SIGN; PAD PER PERMIT 165 WEKIVA SPRINGS RD #127	\$0		5/1/2003
03688	WALL SIGN; PAD PER PERMIT 165 WEKIVA SPRINGS RD #119	\$0		4/1/2003
03178	SIGN; PAD PER PERMIT 2425 W SR 434	\$0		3/1/2003
10482	WALL SIGN; PAD PER PERMIT 2425 W SR 434 #115	\$0		10/1/2002
08888	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 165 WEKIVA SPRINGS RD #119	\$1,600		9/1/2002
07445	ADD/ALT; PAD PER PERMIT 165 WEKIVA SPRINGS RD 119	\$12,000	9/17/2002	7/1/2002
02700	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2401 W SR 434 #137	\$974		3/1/2002
01881	DEMOLITION; PAD PER PERMIT 2401 W SR 434 #133	\$5,000		2/1/2002
01883	INTERIOR ALTERATION; MYKONOS RESTAURANT; PAD PER PERMIT 2401 W SR 434 #137	\$20,000		2/1/2002
08483	WALL SIGN; PAD PER PERMIT 2401 W SR 434 149	\$0		9/1/2001
08151	MECHANICAL & CONDENSOR; #173	\$2,000		8/1/2001
01358	WALL SIGN	\$0		2/1/2001
00459	SIGN(POLE,WALL,FACIA)	\$1,800		1/1/2001

10991	ELECTRIC WIRING; PAD PER PERMIT 165 WEKIVA SPRINGS RD 103	\$0		12/1/2000
10084	WALL SIGN; PAD PER PERMIT 145 WEKIVA SPRINGS RD 173	\$0		11/1/2000
06663	WALL SIGN; SPRINGS PLAZA NEXT TO ALBERTSONS	\$0		7/20/2000
05934	MISC MECHANICAL AND CONDENSOR	\$2,400		6/27/2000
04254	SPRINGS PLAZA - EXTERIOR FIRE REPAIR; PAD PER PERMIT 145 WEKIVA SPRINGS RD; CONTRACTOR - MID-FLORIDA CONTRACTING & CONS	\$120,000		5/9/2000
04114	PLUMBING; SPRINGS PLAZA NEXT TO ALBERTSON'S; PAD PER PERMIT 145 WEKIVA SPRINGS RD 129	\$2,490		5/4/2000
03172	INSTALL FIRE ALARM SYSTEM; SPRINGS PLAZA NEXT TO ALBERTSON'S; PAD PER PERMIT 145 WEKIVA SPRINGS 101	\$1,000		4/1/2000
03129	MISC ELECTRIC WIRING; SPRINGS PLAZA NEXT TO ALBERTSON'S; PAD PER PERMIT 145 WEKIVA SPRINGS 101	\$0		4/1/2000
03773	INSTALL FIRE SPRINKLERS/MAIN; SPRINGS PLAZA NEXT TO ALBERTSONS	\$1,164		4/1/2000
03060	DEMOLITION; SPRINGS PLAZA NEXT TO ALBERTSON'S; PAD PER PERMIT 145 WEKIVA SPRINGS 101	\$0		4/1/2000
02391	INSTALL FIRE SPRINKLERS/MAIN; CONTRACTOR - CALDWELL, ROBERT H JR	\$2,185		3/1/2000
01109	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2425 W SR 434 187	\$700		2/1/2000
00589	FIRE PROTECTION; PAD PER PERMIT 2425 W SR 434 187	\$2,500		1/1/2000
00401	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 165 WEKIVA SPRINGS RD 127	\$625		1/1/2000
10305	DEMOLITION; PAD PER PERMIT 145 WEKIVA SPRINGS RD 173	\$0		12/14/1999
08548	FIRE SPRINKLER (FL COUNCIL GAMBLING); PAD PER PERMIT 2401 W SR 434 117	\$1,200		11/1/1999
08547	FIRE SPRINKLER (SONNY'S STRINGS); PAD PER PERMIT 2425 W SR 434 191	\$1,200		11/1/1999
08549	FIRE SPRINKLER (BEAU MONDE HAIR/NAIL); PAD PER PERMIT 145 WEKIVA SPRINGS RD 105	\$1,200		11/1/1999
08771	MECHANICAL; PAD PER PERMIT 165 WEKIVA SPRINGS RD 127	\$16,200	2/4/2000	11/1/1999
07441	FIRE SUPPRESSION SYSTEM-REST HOOD; PAD PER PERMIT 145 WEKIVA SPRINGS RD	\$1,200		9/1/1999
07626	ADD 2.4 GAL PYROCHEM CYLINDER	\$800		9/1/1999
05659	ADDING 4 TON A/C UNIT/DUCTWORK	\$3,800		7/1/1999
05313	WALK-IN COOLER/FREEZER	\$5,700		6/1/1999
05291	RELOCATE/ADD 8 HEADS	\$900		6/1/1999
04593	INTERIOR (QUIZNOS)	\$28,000	6/30/1999	6/1/1999
05013	6' STAINLESS EXHAUST CANOPY; PAD PER PERMIT 145 WEKIVA SPRINGS RD SUITE 133; SAKURA JAPANESE RESTAURANT	\$3,200		6/1/1999

04159	INTERIOR DEMO	\$1,000		5/1/1999
03948	CHANGE OUT METER BASE	\$200		5/1/1999
01443	NEW METER & PANEL PIPE	\$0		2/1/1999
10307	FIRE PROTECTION; PAD PER PERMIT 145 WEKIVA SPRINGS RD 173; CONTRACTOR - MID-FLORIDA CONTRACTING & CONSTRUCTION	\$12,000	5/9/2000	1/1/1999
00761	FASCIA; CHRISTIAN SCIENCE READING ROOM; SPRINGS PLAZA SHOPPING CENTER; PAD PER PERMIT 145 WEKIVA SPRINGS RD	\$200		2/1/1998
08120	LOW VOLTAGE FOR BURGLAR ALARM; STARBUCK'S COFFEE CO; PAD PER PERMIT 2425 ST RD 434	\$0		12/1/1997
07615	RELOCATE SPRINKLERS; STARBUCK'S COFFEE; PAD PER PERMIT 2425 ST RD 434	\$1,500		11/1/1997
05981	INTERIOR ALTERATION; PAD PER PERMIT 2425 ST RD 434 W; SPRINGS PLAZA	\$40,000		9/1/1997
06048	FIRE SPRINKLERS (SUITE 163); PAD PER PERMIT 2425 ST RD 434 N	\$1,495		9/1/1997
06452	ALARM CONTROL PANEL; SPRINGS PLAZA SHOPPING CENTER	\$5,729		9/1/1997
05497	STARBUCK COFFEE CO STE 147; PAD PER PERMIT 2425 ST RD 434	\$100,000	12/11/1997	8/1/1997
03115	FIRE PROTECTION; FIRST WATCH RESTAURANT; PAD PER PERMIT 2425 ST RD 434 W	\$0		5/1/1997
02696	FIRE PROTECTION; SPRINGS PLAZA STE 115 (FIRST WATCH); PAD PER PERMIT 2425 STATE RD 434 W	\$14,085		4/1/1997
02647	FIRE PROTECTION; FIRST WATCH RESTAURANT; PAD PER PERMIT 2425 STATE RD 434 W	\$3,200		4/1/1997
01131	INTERIOR; FIRSTWATCH REST; PAD PER PERMIT 2425 ST RD 434 W	\$160,000		2/1/1997
00950	TCBY 1 HEAD IN COOLER; PAD PER PERMIT 2419 ST RD 434 W	\$450		2/1/1997
08259	INSTALL VALANCES; PAD PER PERMIT 2491 ST RD 434 W	\$2,478		12/1/1996
07990	WALK IN COOLER; PAD PER PERMIT 2491 ST RD 434; BRUEGGARS BAGELS	\$10,000		12/1/1996
07752	2 HOUR WALL; PAD PER PERMIT 2425 ST RD 434 W	\$1,500		12/1/1996
08072	PERMIT DOES NOT STATE WORK DESCRIPTION; PAD PER PERMIT 2419 ST RD 434 W; TCBY	\$8,000		12/1/1996
07497	REPAIR SIDING; SPRINGS PLAZA BLDG C; PAD PER PERMIT 165 WEKIVA SPRINGS RD	\$20,000		11/1/1996
07611	INSTALL CONDENSATION HOOD; PAD PER PERMIT 2491 ST RD 434 W	\$6,370		11/1/1996
07309	DEMOLISH 107 116 & 147 ONLY; SPRINGS PLAZA	\$3,000		11/1/1996
07498	REPAIR SIDING; SPRINGS PLAZA BLDG D; PAD PER PERMIT 2425 ST RD 434 W	\$20,000		11/1/1996
06083	FASCIA SIGN - SNOBZ HAIR DESIGN SPRINGS PLAZA	\$2,000		9/1/1996

05176	SNOBZ STE 125 SPRINKLER SYSTEM	\$2,450		8/1/1996
03825	SNOBZ DAY SPA-INTERIOR & ADD	\$100,000	12/6/1996	6/1/1996
03621	REPAIR FIRE DAMAGE TO TRUSS	\$1,100		5/1/1996
00988	WATER SOFTNER	\$3,500		2/1/1996
00346	BIG SKY BREAD CO SPRINKLERS	\$1,100		1/1/1996
08181	REMODEL BIG SKY BREAD	\$50,000	2/23/1996	12/1/1995
07181	BRIDAL ELEGANCE BY BEA STE 141	\$14,000	12/7/1995	11/1/1995
07673	BRIDAL ELEGANCE STE 141	\$400		11/1/1995
04410	C AND D REALTY SOLUTIONS	\$12,000		7/1/1995
04864	C AND D HEALTHCARE SOLUTIONS, FIRE PROTECTION	\$600		7/1/1995
01194	CITY BAGEL WORKS CONN ANSUL	\$0		3/1/1995
01006	CITY BAGEL WORKS	\$850		2/1/1995
00624	CITY BAGEL WORKS RANGE HOOD	\$6,000		2/1/1995
00887	CITY BAGEL WORK-WALK IN COOLER	\$5,000		2/1/1995
01009	FACIA CITY BAGEL WORKS W/ELECT	\$1,200		2/1/1995
00753	CITY BAGEL FIRE SPRINKLERS	\$770		2/1/1995
00224	CITY BAGEL WORKS INC-UNIT 163	\$20,000	3/16/1995	1/1/1995
00451	DENTAL OFFICE STE 129	\$1,940		1/1/1995
07667	DENTAL OFFICE - SDTE 129	\$12,000		11/1/1994

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1978	281830	\$760,941	\$304,376
POLE LIGHT 1 ARM	1978	10	\$18,540	\$18,540
POLE LIGHT 3 ARM	1978	2	\$11,330	\$11,330
POLE LIGHT 4 ARM	1978	4	\$30,900	\$30,900
POLE LIGHT 4 ARM	1978	1	\$7,725	\$7,725
WALKS CONC COMM	1978	21200	\$115,328	\$46,131

ZoningA

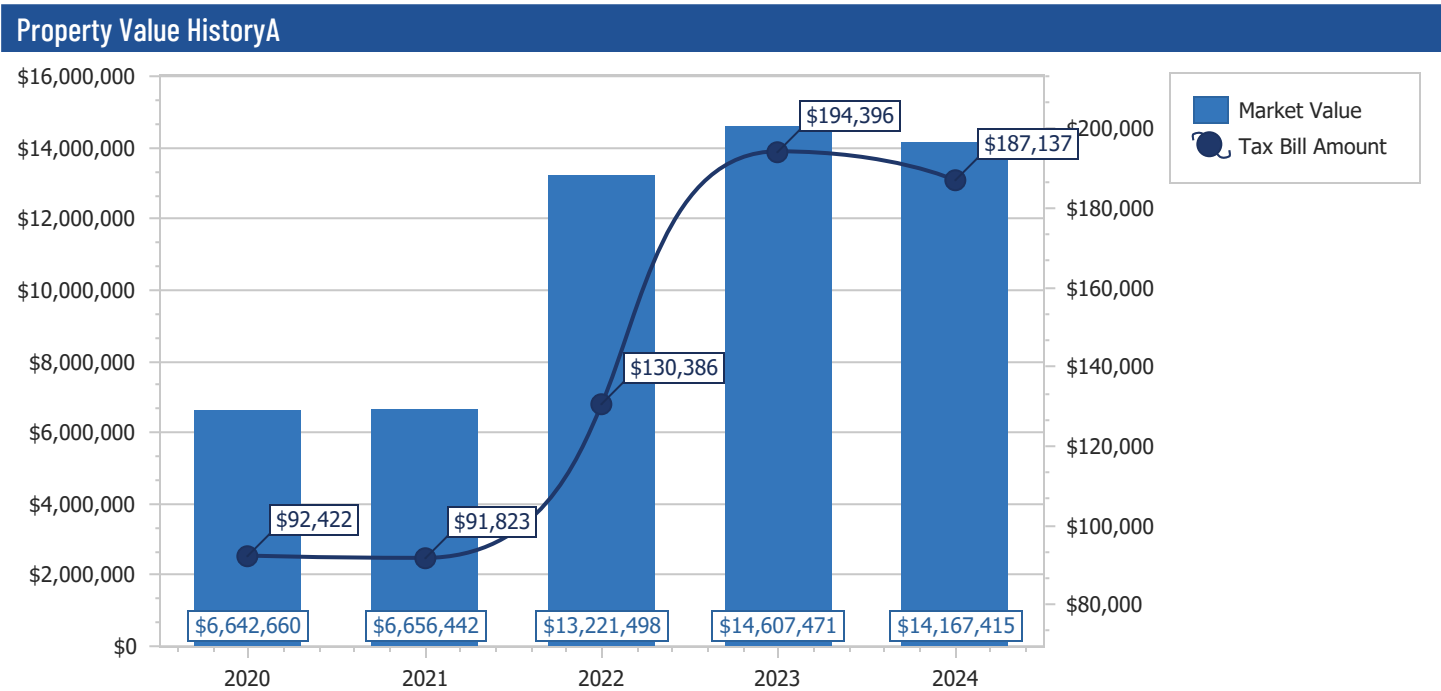
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

School DistrictsA

Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

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

UtilitiesA	
Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
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
eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/16/2025 7:09:54 PM
Project: 25-80000081
Credit Card Number: 48*****6307
Authorization Number: 031019
Transaction Number: 160725O10-26F666F7-2477-43B8-9159-7F1F8E2FA3C1
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, August 1, 2025, in order to place you on the Wednesday, August 6, 2025 meeting agenda.

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

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

PROJECT NAME:	GRAPEFUL MARKET & LOUNGE - PRE-APPLICATION	PROJ #: 25-80000081
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	7/16/25	
RELATED NAMES:	EP ALEXANDRA SCHATZ	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	03-21-29-300-009B-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION AND SITE PLAN FOR A WINE LOUNGE AND RETAIL BOTTLE SHOP WITH SMALL BITES AND EVENTS	
NO OF ACRES	7.63	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	C-1	
LOCATION	SOUTHWEST CORNER OF WEKIVA SPRINGS RD, NORTH OF SR 434	
FUTURE LAND USE	COM	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
ALEXANDRA SCHATZ WLD COMPANY LLC 145 WEKIVA SPRINGS RD LONGWOOD FL 32779 (407) 615-9558 ALEXANDRABARONEE@GMAIL.COM	JAMES WHITE JAW CONSTRUCTION 996 BIGHORN ST OVIEDO FL 32765 (321) 696-3253 JWHITE@JAWGROUPFL.COM	

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

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

PROJECT MANAGER COMMENTS

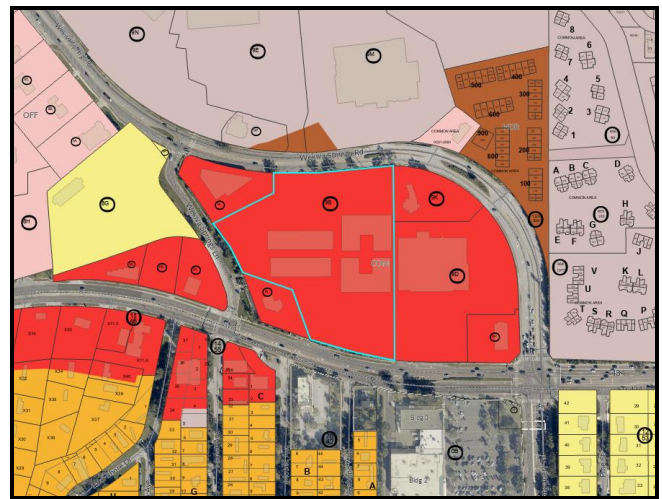
- The subject property has Commercial (COM) Future Land Use and C-1 (Retail Commercial) zoning.
- The proposed alcoholic beverage establishment is located approximately 590 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000 foot requirement and is not eligible for a Special Exception.

PROJECT AREA ZONING AND AERIAL MAPS

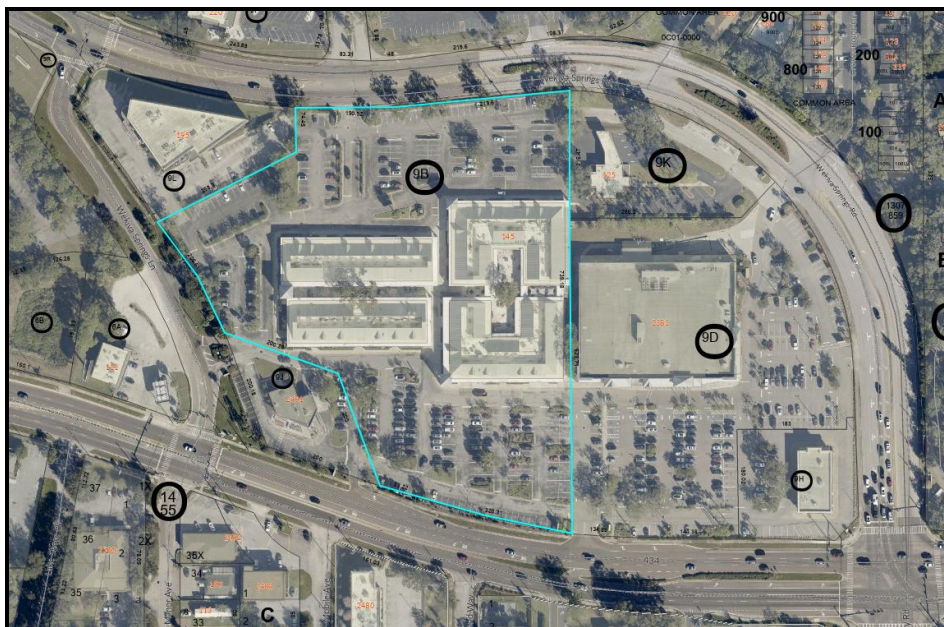
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
2	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
3	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
4	Building Division	SEPARATION - Depending on occupancy of adjacent units, fire separation may be necessary.
5	Comprehensive Planning	Future Land Use of COM (Commercial). Please note Future Land Use Policy FLU 5.3.3 Commercial, which states: Uses J Special exceptions such as contractor, alcoholic beverage, drive-in restaurants, flea markets, mechanical garages, paint and body shops, service stations, lumberyards, public utilities, hospitals, and nursing homes. Site will require a special exception based on the application indicating an alcoholic beverage service at the establishment. The maximum intensity permitted in this designation is 0.35 floor area ratio.
6	Comprehensive Planning	Site is located in the Urban Corridor. Please note the Comprehensive Plan Policy FLU 4.2.3 Urban Centers and Corridors Overlay section.
7	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection.
8	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.
9	Planning and Development	The subject property has Commercial (COM) Future Land Use and C-1 (Retail Commercial) zoning.
10	Planning and Development	The proposed alcoholic beverage establishment is located approximately 590 feet from a school. Pursuant to Seminole County Land Development Code (SCLDC) Section 30.6.6.2(d), this request does not meet the 1,000 foot requirement and is not eligible for a Special Exception.
11	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
12	Public Safety - Fire Marshal	This may require a change of use depending on previous occupancy. Also, any changes to the space shall require applicable building permits.

13	Public Works - Engineering	No specific traffic or drainage issues noted.
14	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required for this project if the new net external trip generation for the proposed use generates more than 50 weekday peak hour trips based on the ITE Trip Generation Manual, 11th Ed. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov .

DEPARTMENT PROJECT STATUS AND CONTACT

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

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Building Division	Jay Hamm (407) 665-7468 jhamm@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental Services	Bill White (407) 665-2021 wwhite@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Seminole County Property Appraiser Maps:

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

Seminole County Wetland Information:

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

Wekiva Consistency form:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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