



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, January 11, 2023

9:00 AM

Room 3024 or hybrid zoom option

Meetings are now being held in a Hybrid format, In-Person with a remote Zoom option. The public may email devrevdesk@seminolecountyfl.gov to request a Zoom link to attend in "listen only" mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.

DRC

PRE- APPLICATIONS

9:00 **(IN PERSON) THE GOOD POUR MARKETPLACE - PRE-APP** [2022-7454](#)

AM

Project Number: 22-80000175

Project Description: Proposed Site Plan for a wine and spirits retail marketplace on 0.75 acres in the C-1 Zoning District

Project Manager: 3- Constantine

Parcel ID: 04-21-29-523-0000-0010

BCC District: 3- Constantine

Applicant: Raymond Horal (407) 227-3252

Consultant: N/A

Attachments: [THE GOOD POUR MARKETPLACE - PRE-APPLICATION - APPLICATION.pdf](#)
[THE GOOD POUR MARKETPLACE - PRE-APPLICATION - COMMENTS.pdf](#)

9:20 AM (ZOOM) DERROW DERMATOLOGY - PRE-APPLICATION [2022-7507](#)

Project Number: 22-80000177

Project Description: Proposed Site Plan for a dermatology office with additional parking on 0.36 acres in the RP Zoning District

Project Manager: Doug Robinson (407) 665-7308
(drobinson3@seminolecountyfl.gov)

Parcel ID: 04-21-29-514-0C00-0050

BCC District: 3-Constantine

Applicant: Stephen Allen (407) 516-0437

Consultant: N/A

Attachments: [DERROW DERMATOLOGY - PRE-APPLICATION - APPLICATION.pdf](#)
[DERROW DERMATOLOGY - PRE-APPLICATION - COMMENTS.pdf](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**ENTERPRISE LEASING COMPANY - SITE PLAN**[2022-7495](#)

Project Number: 22-06000046

Project Description: Proposed Site Plan for an Enterprise Rental and Sales on 4.54 acres in the PD Zoning District

Project Manager: Joy Giles (407) 665-7399
(jgiles@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AC-0000-0990

BCC District: 5-Herr

Applicant: Brian Mogauro (407) 447-7999

Consultant: N/A

Attachments: [ENTERPRISE LEASING COMPANY - SITE PLAN - APPLICATION.pdf](#)
[ENTERPRISE LEASING COMPANY - SITE PLAN - COMMENTS.pdf](#)

WILLA SPRINGS BUILDING - SITE PLAN**[2022-7505](#)****Project Number:** 22-06000059**Project Description:** Proposed Medical Office on 1.52 acres in the C-1 Zoning District**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 24-21-30-508-0000-0140**BCC District:** 1-Dallari**Applicant:** Dave Schmit (407) 207-9088**Consultant:** N/A**Attachments:** [WILLA SPINGS BUILDING - SITE PLAN - APPLICATION.pdf](#)
[WILLA SPINGS BUILDING - SITE PLAN - COMMENTS.pdf](#)**BROADSTONE RETAIL - SITE PLAN****[2022-7506](#)****Project Number:** 22-06000061**Project Description:** Proposed fast food restaurant on 1.23 acres in the PD Zoning District**Project Manager:** Joy Giles (407) 665-7399
(jgiles@seminolecountyfl.gov)**Parcel ID:** 30-19-30-531-0000-0020**BCC District:** 5-Herr**Applicant:** Bryan Schultz (813) 760-2621**Consultant:** Benjamin Beckham (407) 629-8330**Attachments:** [BROADSTONE RETAIL - SITE PLAN - APPLICATION.pdf](#)
[BROADSTONE RETAIL - SITE PLAN - COMMENTS.pdf](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2022-7454

Title:

(IN PERSON) THE GOOD POUR MARKETPLACE - PRE-APP

Project Number: 22-80000175

Project Description: Proposed Site Plan for a wine and spirits retail marketplace on 0.75 acres in the C-1 Zoning District

Project Manager: 3- Constantine

Parcel ID: 04-21-29-523-0000-0010

BCC District: 3- Constantine

Applicant: Raymond Horal (407) 227-3252

Consultant: N/A

RECEIVED

DEC 14 2022

Planning & Development
DivisionSEMINOLE COUNTY
FLORIDA'S NATURAL CHOICESEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
DEVREDESK@SEMINOLECOUNTYFL.GOVPROJ. #: 22-80000175
PM: Annie
REC'D: 12-14-22**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: The Good Pour Marketplace

PARCEL ID #(S): 04-21-29-523-0000-0010

TOTAL ACREAGE: 6,620 SF 0.75

BCC DISTRICT: 3-Constantine.com

ZONING: C-1

FUTURE LAND USE: The Good Pour Marketplace - full building

APPLICANT

NAME: Raymond Horal & Giuliana Rossi

COMPANY: The Good Pour

ADDRESS: 533 Balmoral Rd.

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: 407 227 3252

EMAIL: ray@goodpour.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: The Good Pour is a tech-enabled wine & spirits retail marketplace that caters to the Millennial mindset of valuing self, society & the planet. When guests shop at The Good Pour, we donate a portion of our profits to the partner charity of their choice. Some retailers give sometimes. The Good Pour gives on every purchase, every time. By infusing wine & spirits with philanthropy, we are turning transactions into connections that make the world a better place.

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

COMMENTS DUE: 12-22-22

COM DOC DUE: 12-28-22

DRC MEETING: 1.4.23

☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:

ZONING: C-1

FLU: Com

LOCATION: 5801 W SR2434 +

W/S: Seminole County

BCC: 3-Constantine

Pine Hollow pt.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771

PLANDESK@SEMINOLECOUNTYFL.GOV

TELEPHONE: (407) 665-7371

www.seminolecountyfl.gov

PRE-APPLICATION

PURPOSE

The pre-application process is an informal exchange of ideas and information in response to concept development plans provided by the applicant to help the applicant determine the next steps of the development proposal. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. <http://seminolecountyfl.gov/guide/codes.aspx>

PROCESS

Once the pre-application and fee are received, it will be assigned a project number, processed and routed out to various departments for review. The Project Manager and other applicable departments will review the project and provide comments via e-mail. The Project Manager may request a pre-application meeting, which will be held during the Development Review Committee (DRC) meeting on Wednesday mornings. If a meeting is necessary, the applicant will be advised via e-mail of their scheduled meeting date and time.

REQUIRED ATTACHMENTS

- ☒ Application and Fee
- ☒ Detailed narrative
- ☒ Site map of existing conditions
- ☒ Site sketch of proposal

DELIVERY METHODS

Completed forms and all of the above required attachments may be sent via:

- **E-mail:** devrevdesk@seminolecountyfl.gov
- **Hand delivery:** Seminole County Planning & Development Division, West Wing, Second Floor, Room 2028, 1101 East First Street, Sanford, Florida 32771
- **Mail:** Seminole County Planning & Development Division, 1101 East First Street, Sanford, Florida 32771

**PRE-APPLICATIONS WILL NOT BE ACCEPTED
WITHOUT A PROPOSED DEVELOPMENT**



Say hello to

A premier wine and spirits marketplace

Pre-Application

2648 W. SR 434
Longwood, FL



Flagship Winter Park location

EXISTING SITE

Existing Site

2648 W. SR-434
Longwood, FL

6,620 Sq Ft
C-1 Zoning

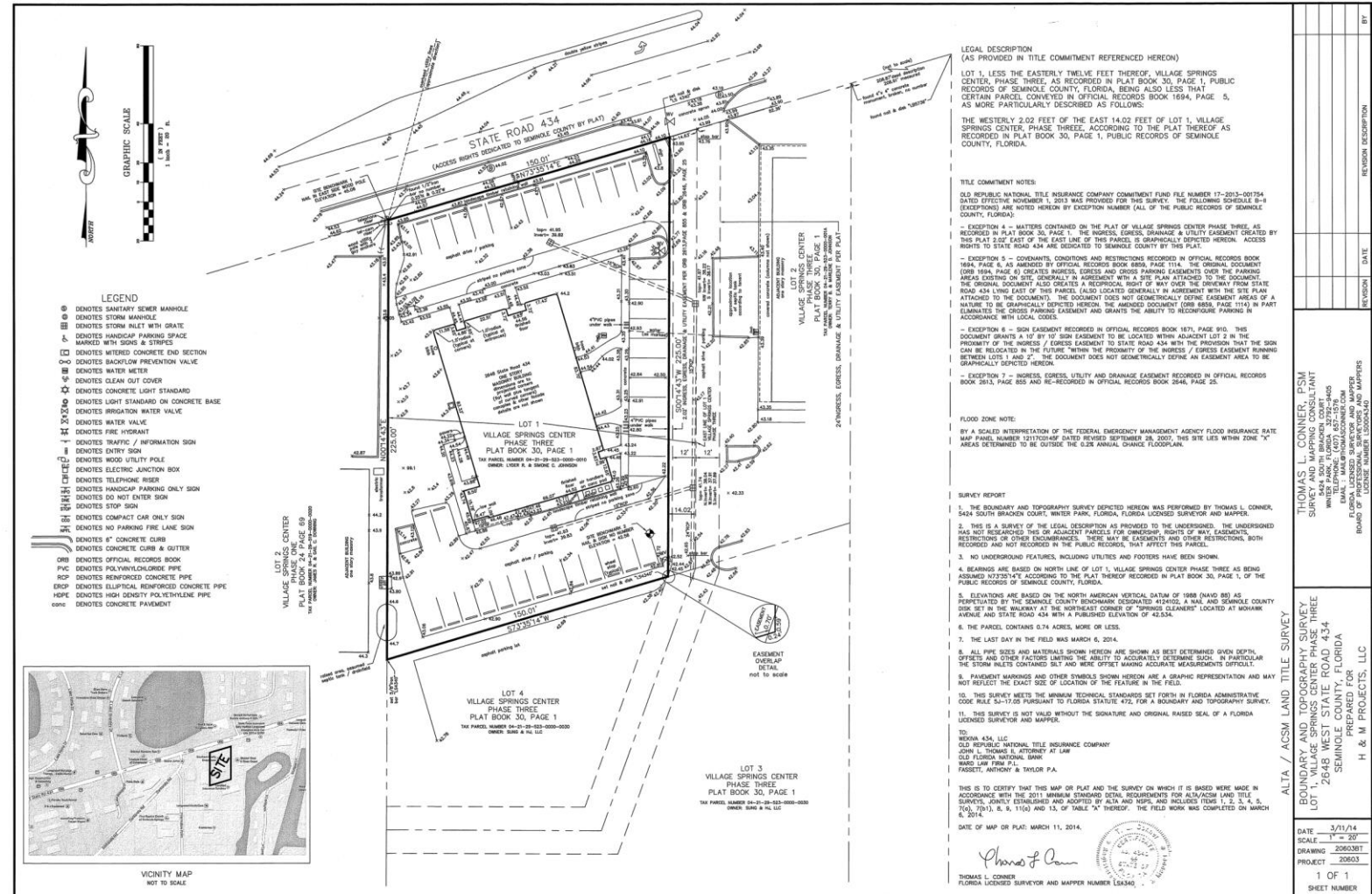
Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size



2648 W. SR-434
Longwood, FL

6,620 Sq Ft
C-1 Zoning

Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size



Existing Site

2648 W. SR-434 Longwood, FL

6,620 Sq Ft
C-1 Zoning

Vacant
Large blank canvas
Near premium shopping plazas
& affluent neighborhoods
Outdated
Unappealing
Ideal retail size

Property Highlights

- 6,620 SF freestanding building available for lease
- 31 designated parking spaces
- Top panel of pylon sign available
- Frontage along SR-434
- Close proximity to SR-436 and I-4
- Desirable location with access to well established, affluent neighborhoods

Area Demographics



Population

1-Mile: 10,717
3-Mile: 84,027
5-Mile: 190,922



Households

1-Mile: 4,632
3-Mile: 34,787
5-Mile: 77,723



Daytime Population

1-Mile: 10,911
3-Mile: 82,110
5-Mile: 213,056



Average HH Income

1-Mile: \$102,630
3-Mile: \$103,939
5-Mile: \$104,875





LEADING WITH PURPOSE - BOHO Ventures was founded in September 2021 with a vision to harness the power of retail and channel it into an altruistic force for good, all while fueling the long-term growth of independent wine & spirit retail operators throughout the U.S.

Found inherently in the purposes of our brands, we identified a common thread between our each of our entities – the capacity to make a difference. By connecting culture and creativity to a greater good, we are fueling the human spirit – one customer, one cocktail and one community at a time.

Our strategy is authentic (true to who we are), relevant (meets our users' needs), unique (stands out in the category), and aspirational (fits today and extends to a vision of tomorrow).

In an industry facing increasing disruption, our leaders saw an opportunity to build a company unlike any other – one that brings together differentiated yet complementary partners and aims to make them stronger than they would be on their own.



SOFTWARE



BRICK & MORTAR





Retail with heart

When you shop at **The Good Pour**,
we donate a portion of **our profits**
to the partner charity of **your choice**.

Some retailers give sometimes.
The Good Pour gives on every
purchase every time.

WILD MARLBOROUGH
SWEDEN BLANC

\$15.99

79¢

TO YOUR
CHARITY

Why it works:



By infusing wine and spirits
with philanthropy, we are
turning transactions into
connections that make the
world a better place. ♡♡

What we will be known for...

RETAIL EXCELLENCE



Positive.

We are in the business of celebration. All the things that make life worth living, we strive to make them more memorable. We also believe in helping others and facilitating that help so more people can join us in making an impact.

CUSTOMER OBSESSION



All In.

Delighting customers. Curating unforgettable experiences. Giving to charity with every sale, every time. We are devoted to doing everything with exceptional purpose.

RELENTLESS INNOVATION



Vision.

Harnessing the power of retail and channeling it into an altruistic force for good.

LEADING WITH PURPOSE



Sincere.

What we do, at it's core, comes from the heart. A genuine purpose to do more than just "sell". We have a calling and believe that doing for others is life's ultimate success.

PROPOSED SITE SKETCH





LE POUR MORE INTO: FOLLOWING THROUGH YOUR HOBBY THE RECIPE THE MUG
INCLUDING GRATITUDE VOLUNTEERING THE CAUSE RESPECTING MATHS HONORING
THE LONG G... ANT IMPROVE ...G "I LOVE YE"

POUR BOARD

THE GOOD
Pour



POUR
MORE INTO

REFLECTING OFFERING HELP GIVING BACK LIFTING UP THE IMPOSSIBLE POUR MORE INTO: FOLLOWING THROUGH YOUR HOBBY THE RECIPE THE MUG
SIDE HUSTLE THE BAND THE COFFIN BEING POSITIVE WELCOMING INCLUDING GRATITUDE VOLUNTEERING THE GROSS RESPECTING MY
MAKING MEMORIES EXPRESSING YOUR FEELINGS SUMMER BREAK BY THE LONG STANT IMPROVING SAYING "I LOVE

POUR BOARD



POUR MORE INTO

JOIN US!

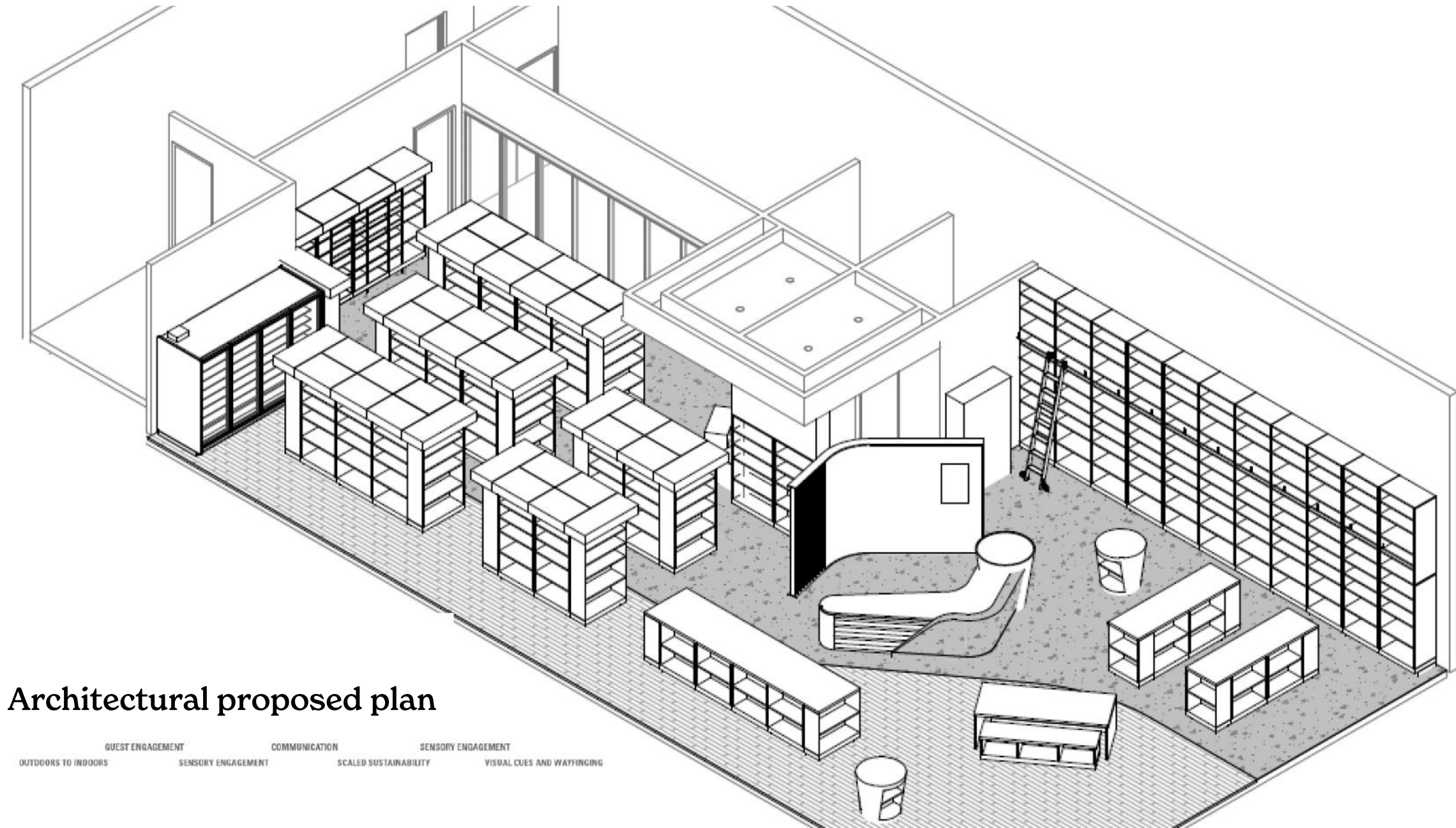
In a mission for a more
sustainable future and
mix your own cocktail.

REF
S
MAK





PROPOSED PLAN



Architectural proposed plan

GUEST ENGAGEMENT COMMUNICATION SENSORY ENGAGEMENT
OUTDOORS TO INDOORS SENSORY ENGAGEMENT SCALED SUSTAINABILITY VISUAL CUES AND WAYFINDING

OUR MARKETPLACE

- GIFTING
- CANDLES
- DRINKWARE/BARWARE
- OLIVE OIL
- FLOWERS/PLANTS
- COFFEE
- ENTERTAINING ESSENTIALS
- STATIONERY
- RECIPE BOOKS
- WINE CLASSES
- MIXOLOGY CLASSES
- ...AND MORE



DESIGN DRIVERS

OVERALL: TOGETHER, WE WILL DESIGN A MISSION BASED, HOSPITALITY DRIVEN WINE & SPIRITS RETAIL ENVIRONMENT THAT WILL DEEPLY CONNECT WITH GUEST'S & ASSOCIATES DESIRES OF SERVICE TO THEIR COMMUNITY AND A SENSE OF BELONGING TO SOMETHING WITH A GREATER PURPOSE. WE'LL DO SO BY TRANSFORMING GUEST'S EXPECTATIONS OF THE WINE & SPIRITS SHOPPING EXPERIENCE IN A FLEXIBLE ENVIRONMENT THAT BUILDS ANTICIPATION, PIQUES CURIOSITY, CELEBRATES PARTNERS AND ENLIGHTENS AND GUIDES GUESTS TO MAKE CHOICES THAT ARE MOST MEANINGFUL TO THEM.



COMMUNICATION: THE STORE WILL BE DESIGNED TO SUPPORT MARKETING'S STRATEGIES TO CONNECT WITH GUESTS ACROSS MULTIPLE COMMUNICATION PLATFORMS, CREATING BOTH PERMANENT AND FLEXIBLE OPPORTUNITIES FOR SIGNATURE MOMENTS WITHIN THE SPACE TO ENABLE CURATED, MEMORABLE EXPERIENCES.

OUTDOORS TO INDOORS: VIEWED FROM THE OUTSIDE, THE STORE SHOULD BE BOTH WELCOMING AND CAPTIVATING, WITH THE TRANSPARENCY, BRIGHTNESS AND WARMTH OF THE SPACE SETTING THE EXPECTATION OF AN ELEVATED SHOPPING EXPERIENCE WHILE DEVELOPING A RECOGNIZABLE BRAND PRESENCE.



VISUAL CUES AND WAYFINDING: WILL BE DELIBERATELY PLANNED TO SUPPORT UNCLUTTERED MERCHANDISING SOLUTIONS THAT PROVIDE CLARITY AND INSPIRATION TO EACH GUEST.



SCALED SUSTAINABILITY WITH FUTURE GOALS OF GROWTH, WE'LL DEVELOP A STRATEGY TO SCALE SUSTAINABILITY EFFORTS IN BOTH LEASED AND OWNED PROPERTIES, EMPLOYING SOLUTIONS THAT WILL HAVE THE GREATEST IMPACT AND ROI IN BOTH FIRST AND LIFE CYCLE COSTS.



GUEST ENGAGEMENT: INSIDE THE STORE, WE'LL LOOK TO IMMEDIATELY COMMUNICATE THE MISSION OF THE GENEROUS POUR THROUGH VARIOUS MESSAGING MEDIUMS, TAKING ADVANTAGE OF ALL POSSIBLE SURFACES TO DO THIS THOUGHTFULLY, WITH AN EYE TOWARDS EDUCATION, INCLUSION, HUMOR AND HUMILITY.



SENSORY ENGAGEMENT: CRAFTING THE GUEST EXPERIENCE, WE'LL LOOK FOR OPPORTUNITIES TO ENGAGE ALL SENSES, THROUGH MUSIC, LIGHTING AND SCENT. THE SENSORY GUEST EXPERIENCE WILL BE FURTHER SUPPORTED THROUGH THE USE OF AUTHENTIC MATERIALS, FINISHES AND FURNISHINGS THAT INCLUDE ELEMENTS LIKE BRICK, CONCRETE, STEEL, WOOD & LEATHER.

Indoor

Hospitality driven retail environment

Open floorplan with guest engagement opportunities

Premium displays and retail activation

New flooring and ceiling enhancements

Implementing sustainable solutions where feasible

Elevated customer shopping experience through brand signature moments

Outdoor

Maintain retro feel of building while upgrading to new look and feel

Upscale landscaping and up lighting to enhance exterior appeal

Premium branding with minimalist signage in order to maintain uncluttered exterior

Allowing windows to act as transparency into space

Upgrade back corner section of abandoned storage

We're just getting started!

Where we'll be in Florida 2023 - 2024



Winter Garden - Jan '23

Gainesville - March '23

Winter park - May '23

Hamlin - Oct '23

Longwood - June '23

Oviedo - Aug '23

Lake Mary - Oct '23

Dr. Phillips - June '24



WINTER PARK

MAY 2023

CORPORATE FLAGSHIP LOCATION





WINTER GARDEN

OCTOBER 2023

Building is a two-story retail space located within the Hamlin Development. First floor contains 6,000 sq ft of The Good Pour Retail and covered exterior patio, and 4,000 sq ft of TGP Gifting, e-commerce, and warehouse space. Upper floor is a 5,000 sq ft cigar lounge and rooftop patio. Entry to both spaces is through an interior glass atrium via open stairs and elevator.



Our team

Diverse in talent and united by an energy to do things differently, we are building something larger and more lasting than ourselves.



Ray Horal
Co-Founder, Sales



Giuliana Rossi
Co-Founder, Marketing



Ron Boucher
Exec. Creative Director



Susan Boucher
Dir. of Strategic Partnerships



Bree Watson
Director of Creative Content



Carly Hollowell
Director of Social Media



Caitlin Glassman
Wine Director



Taylor Periu
Franchise Coordinator



Todd Grasley
Public Relations



Our difference:

Full of purpose and pride to do the right thing,
we believe in a greater good and are determined
to make the world a better place.

We believe in a well-crafted experience.
We believe in our collective impact.
We believe in doing more.





Thank you!

Ray Horal
ray@goodpour.com
407 227 3252



This document is confidential and for internal purposes only.

Property Record Card



Parcel 04-21-29-523-0000-0010

Property Address 2648 W SR 434 LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

Parcel	04-21-29-523-0000-0010
Owner(s)	WEKIVA 434 LLC
Property Address	2648 W SR 434 LONGWOOD, FL 32779
Mailing	558 W NEW ENGLAND AVE STE 200 WINTER PARK, FL 32789-4256
Subdivision Name	VILLAGE SPRINGS CENTER PH 3
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	11-STORES GENERAL-ONE STORY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$412,262	\$414,242
Depreciated EXFT Value	\$18,267	\$16,251
Land Value (Market)	\$409,730	\$409,730
Land Value Ag		
Just/Market Value	\$840,259	\$840,223
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$12,693
P&G Adj	\$0	\$0
Assessed Value	\$840,259	\$827,530

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$11,265.79
 2022 Tax Savings with Exemptions \$100.88
2022 Tax Bill Amount \$11,164.91

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 (LESS ELY 14.02 FT)
VILLAGE SPRINGS CENTER PH 3
PB 30 PG 1

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$840,259	\$0	\$840,259
SJWM(Saint Johns Water Management)	\$840,259	\$0	\$840,259
FIRE	\$840,259	\$0	\$840,259
COUNTY GENERAL FUND	\$840,259	\$0	\$840,259
Schools	\$840,259	\$0	\$840,259

Sales

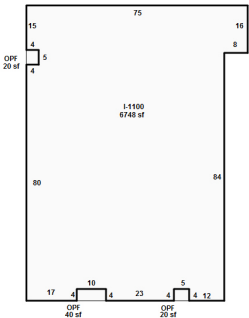
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	03/01/2014	08230	1553	\$800,000	Yes	Improved
SPECIAL WARRANTY DEED	07/01/1993	02613	0857	\$322,500	No	Improved
CERTIFICATE OF TITLE	07/01/1991	02320	1394	\$740,000	No	Improved
WARRANTY DEED	03/01/1988	01959	1274	\$410,000	Yes	Improved
WARRANTY DEED	05/01/1984	01556	0737	\$130,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			33890	\$12.09	\$409,730

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1985/2010	1	6748.00	CONCRETE BLOCK-STUCCO - MASONRY	\$412,262	\$485,014	



Sketch by Apex Sketch

Building 1 - Page 1

Description	Area
OPEN PORCH FINISHED	20.00
OPEN PORCH FINISHED	40.00
OPEN PORCH FINISHED	20.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07003	NO DESCRIPT UNIT 104	County	\$12,000	12/7/1994	10/1/1994
00902	PH 3 STE B NO DESCRIPTION	County	\$15,000	10/11/1994	2/1/1994
10123	SOUTHERN REALTY - INTERIOR	County	\$12,000		11/1/1993
07200	INTERIOR PRS CAREER ACADEMY	County	\$2,000		7/1/1993
08054	H & R BLOCK	County	\$1,800		12/1/1994
10262	INSTALL 18" CHANNEL LETTERS	County	\$1,986		5/23/2005
09244	PERMIT DOES NOT STATE WORK DESCRIPTION; SO REALTY/HR BLOCK STE 100 & 104	County	\$2,800	12/17/1998	11/1/1998
11003	ELECTRICAL	County	\$6,500		11/10/2014
09986	TWO 3' X 6' WALL SIGNS - TRUE VALUE	County	\$600		10/8/2014
07479	DUMPSTER ENCLOSURE	County	\$5,000		7/30/2014
06035	INSTALL WALL SIGN & HOOK-UP TO EXISTING ELECTRICAL	County	\$3,000		6/19/2014
07480	FENCE - SCREEN WALL ENCLOSURE	County	\$7,000		7/30/2014
02531	INTERIOR ALTERATION/REROOF - TRUE VALUE HARDWARE	County	\$143,483	9/22/2014	3/24/2014
04194	REROOF	County	\$24,500		5/7/2014

Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	02/01/1985	630	\$1,021	\$2,552
COMMERCIAL ASPHALT DR 2 IN	02/01/1985	11,352	\$9,263	\$23,158
WALKS CONC COMM	02/01/2014	351	\$1,102	\$1,422
STUCCO WALL	02/01/2014	1,062	\$5,572	\$7,190
STUCCO WALL	02/01/2014	156	\$818	\$1,056
6' CHAIN LINK FENCE	02/01/2014	69	\$491	\$701

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	40

School Information

Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley

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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: 12/14/2022 3:07:26 PM
Project: 22-80000175
Credit Card Number: 53*****7753
Authorization Number: 150671
Transaction Number: 141222018-29771D31-D007-4AB6-A36E-93964E8467FD
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	THE GOOD POUR MARKETPLACE - PRE-APPLICATION	PROJ #: 22-80000175
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/14/22	
RELATED NAMES:	EP RAYMOND HORAL	
PROJECT MANAGER:	ANNIE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	04-21-29-523-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A WINE AND SPIRITS RETAIL MARKETPLACE ON 0.75 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	0.75	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	C-1	
LOCATION	SOUTHEAST OF WEST STATE ROAD 434 AND PINE HOLLOW POINT	
FUTURE LAND USE	COM	
SEWER UTILITY	NA	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RAYMOND HORAL - THE GOOD POUR GIULIANA ROSSI 533 BALMORAL ROAD WINTER PARK FL 32789 (407) 227-3252 ray@goodpour.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.

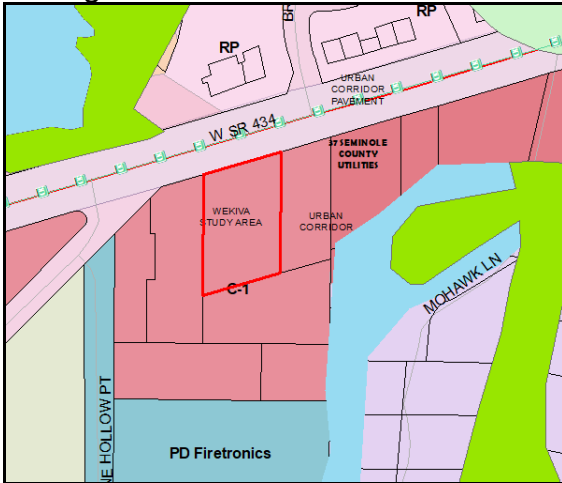
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

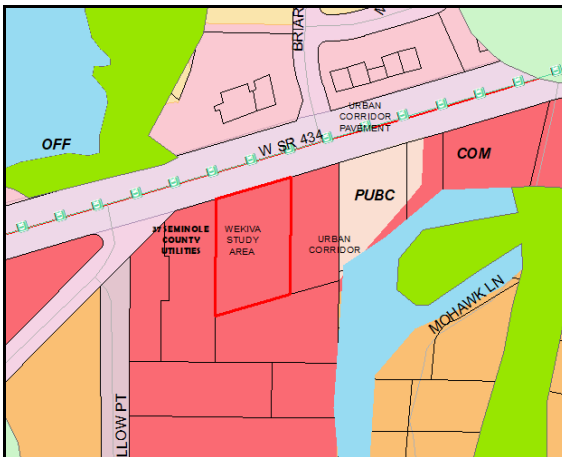
- Per Sec. 30.1353 (4) (a) –any alcohol beverage establishment requires a minimum separation requirement of 1,000 square feet from any church or school.
- The proposed site is not a minimum of 1,000 feet from the “Sanlando Springs First Baptist Church” at 742 Sanlando Road. This site does not meet the 1,000 foot separation requirements per Sec. 30.1353 (4)(a). The permitted use of alcohol retail sales and consumption would not be allowed due to the separation requirements.
- The applicant does have the option to apply for a PD (Planned Development) Rezone, which could approximately take up to six (6) months.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/l_and_development_code?nodeId=SECOLADECO_CH30ZOR_E_PT67LASCBU	Informational
2.	Buffers and CPTED	Additional landscaping may be required depending on extent of changes to site. For a full buffer review, please provide the floor area ratio, building height, and hours of operation with the site plan application.	Informational
3.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) 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 7th Edition (2020) Florida Building Code - Existing Building.	Informational
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
7.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Informational
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
9.	Comprehensive Planning	The subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17.	Informational
10.	Comprehensive Planning	The subject parcel has a future land use classification of COM (Commercial), which allows a maximum intensity of 0.35 floor area ratio.	Informational
11.	Comprehensive Planning	The proposed use of wine and spirits retail is compatible with the COM future land use.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water service provider for this project. Capacity reservation will be required.	Informational
13.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the net new trip generation between the existing use and the proposed use is more than 50 new peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational

14.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this special district.	Informational
15.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the 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/</p>	Informational
16.	Planning and Development	<p>Per Sec. 30.153 (4) - Separation requirements. Any establishment selling alcoholic beverages for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:</p> <p>(A) Churches. No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the alcoholic beverage establishment and the nearest point on the plot occupied by the church.</p> <p>(B) Schools public, private, and parochial. No closer than one thousand (1,000) feet air-line measurement from lot line of the alcoholic beverage's establishment to the nearest lot line of the school.</p> <p>(C) Residential properties.</p> <p>No closer than the following: provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:</p> <p>(i) Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the alcoholic beverage establishment to the boundary of any property assigned a residential zoning classification or land use designation.</p> <p>(ii) One hundred (100) feet from the closest vertical building extremity of the alcoholic beverage establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.</p>	Informational

17.	Planning and Development	<p>Approval for a PD (Planned Development) is obtained through a two-step process.</p> <p>The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order.</p> <p>The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. 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.stml</p>	Informational
18.	Planning and Development	<p>During the PD Rezone process after all of the comment have been met: The first step is the PD rezone would be presented to the Planning and Zoning Commission as a public hearing item for recommendation to the Board of County Commissioners.</p> <p>After the Rezone has been to the Planning and Zoning Commission, the second step would require the PD Rezone to be presented to the Board of County Commissioners as a public hearing item to be approved or denied.</p>	Informational
19.	Planning and Development	<p>Community meeting requirements: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances, please see link for the following requirements that must be met by the applicant.</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</p>	Informational
20.	Planning and Development	<p>New Public Notification Procedures are required, please see link for the following requirements:</p> <p>https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</p>	Informational
21.	Planning and Development	<p>Open Space requirements: Sec. 30.451 (e) (2)- For Non-Residential for PD: 20% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.</p>	Informational
22.	Public Safety - Fire Marshal	<p>Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing.</p>	Informational
23.	Public Safety - Fire Marshal	<p>This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)</p>	Informational

24.	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as noted:1)Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2)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).3)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).4)Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.5)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 212 in. NFPA 1, 18.5.7.6)Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
25.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
26.	Public Works – Engineering	No specific issues noted for drainage. Please note that any additional impervious would require evaluation of the existing drainage system and may require additional stormwater retention to be provided.	Informational
27.	Public Works-Engineering	No specific traffic issues noted. The change in use would have to be reviewed for traffic and parking changes.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Building Division Review Coordinator	Jay Hamm	jhamm@seminolecountyfl.gov		
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	407-665-2040
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	407-665-5764

Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	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: 2022-7507

Title:

(ZOOM) DERROW DERMATOLOGY - PRE-APPLICATION

Project Number: 22-80000177

Project Description: Proposed Site Plan for a dermatology office with additional parking on 0.36 acres in the RP Zoning District

Project Manager: Doug Robinson (407) 665-7308 (drobinson3@seminolecountyfl.gov)

Parcel ID: 04-21-29-514-0C00-0050

BCC District: 3-Constantine

Applicant: Stephen Allen (407) 516-0437

Consultant: N/A



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

PROJ. #: 22-80000177
PM: _____
REC'D: 12/15/22

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: Derrow Dermatology

PARCEL ID #(S): 04-21-29-514-0C00-0050

TOTAL ACREAGE: .36

BCC DISTRICT:

ZONING: RP

FUTURE LAND USE: OFF

APPLICANT

NAME: Stephen Allen

COMPANY: CivilCorp Engineering Inc

ADDRESS: 630 N Wymore Rd Ste 310

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 4075160437

EMAIL: sallen@civilcorpeng.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Derrow Dermatology Office with additional parking

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

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: RP

FLU: Off

LOCATION: NW of W SR 434 &

W/S: Seminole County

BCC: 3-Constantine Lake Rona Drive



CivilCorp Engineering, Inc.
630 N. Wymore Rd. Ste 310
Maitland, FL 32751
Certificate of Authorization No. 29390
407-755-1700

December 20, 2022

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

Re: Derrow Dermatology
re Pre-app request

To Whom it May Concern:

We are hereby requesting a pre-application meeting for Restriping Plan for at 2721 W SR 434 Longwood, FL 32779 Parcel 04-21-29-514-0C00-0050 in Seminole County. We would like to re- develop the existing property for a Dermatology office. We would like to add parking and re-configuring the current parking lot.

Should you have any questions or comments, please give me a call.

Sincerely,
CivilCorp Engineering, Inc.

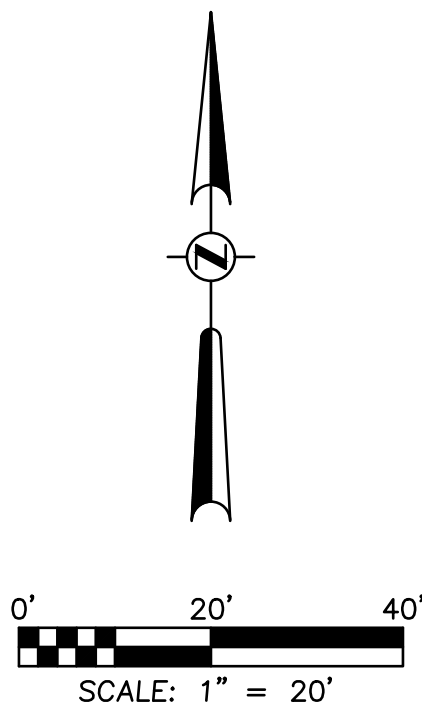
A handwritten signature in black ink, appearing to be 'SA', written over a horizontal line.

Stephen Allen, PE #59994
President



SITE LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- SIDEWALK
- LINEAR FEET
- SQUARE FEET
- HANDICAP PARKING
- HANDICAP
- TYPICAL
- 5' RADIUS
- # PARKING SPACES



DERROW DERMATOLOGY
2721 W SR 434 LONGWOOD, FL

SITE PLAN

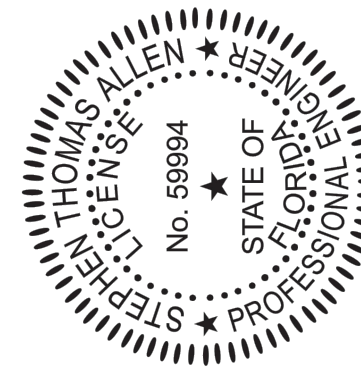
PROJECT
NAME

SHEET
NAME

SHEET NO.
C-1

OVATION CONSTRUCTION COMPANY

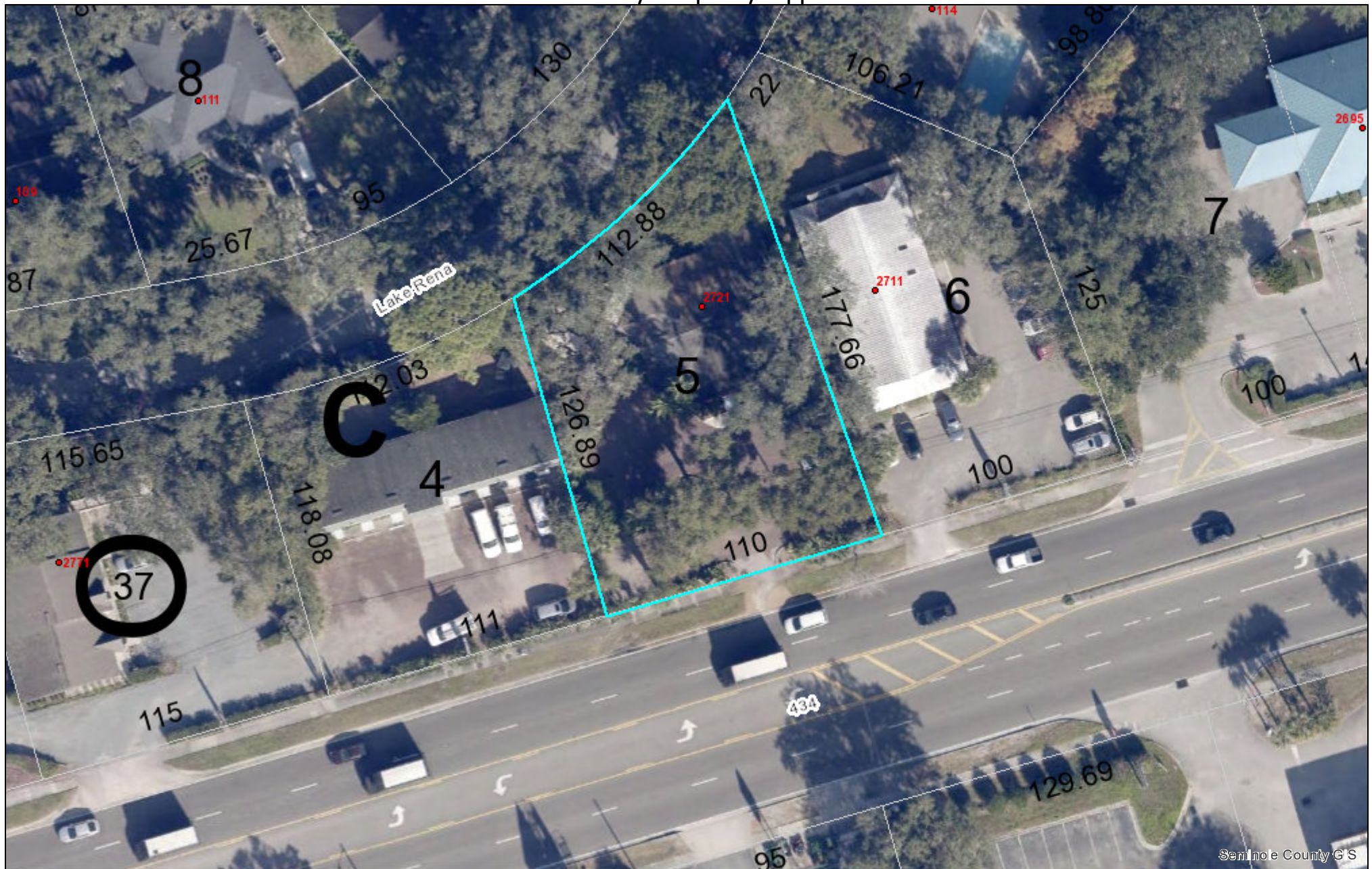
CivilCorp
Engineering, Inc.



Stephen Allen, PE # 59994
Engineer FL Reg No

Revisions		Project No.		Scale	
#	Date	379-001		1"=20'	
4		Drawn By		Date	
3		JG		379-001	
2					
1					
		Description		By	

Seminole County Property Appraiser



This map is for informational purposes only and is not prepared for or suitable for legal, engineering or surveying purposes. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



mi
0.002 0.0045 0.009 0.013

Date: 12/19/2022 49

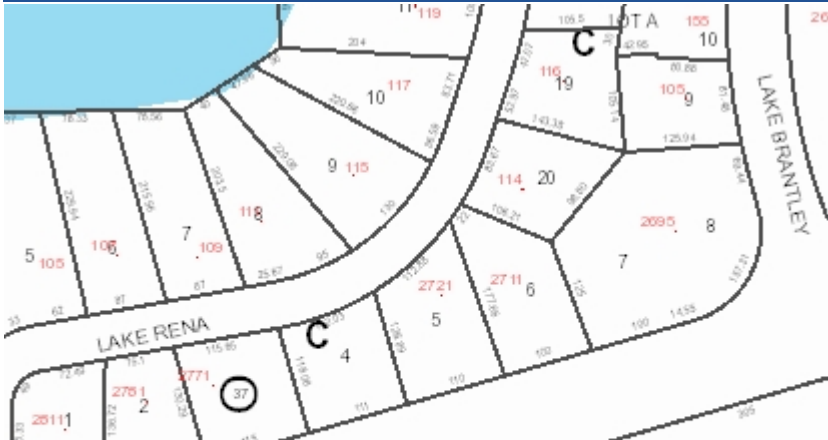
Property Record Card



Parcel 04-21-29-514-0C00-0050

Property Address 2721 W SR 434 LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

Parcel	04-21-29-514-0C00-0050
Owner(s)	WITT REAL ESTATE HOLDINGS LLC
Property Address	2721 W SR 434 LONGWOOD, FL 32779
Mailing	C/O WITT, AMY 146 ORANGE PL MAITLAND, FL 32751-6531
Subdivision Name	MEREDITH MANOR NOB HILL SECTION
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	19-PROFESSIONAL SERVICE BLD
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$226,527	\$219,562
Depreciated EXFT Value	\$2,859	\$2,234
Land Value (Market)	\$200,640	\$200,640
Land Value Ag		
Just/Market Value	\$430,026	\$422,436
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$430,026	\$422,436

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$5,664.06**
2022 Tax Bill Amount **\$5,664.06**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 BLK C
 MEREDITH MANOR NOB HILL
 SECTION
 PB 9 PG 55

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$430,026	\$0	\$430,026
SJWM(Saint Johns Water Management)	\$430,026	\$0	\$430,026
FIRE	\$430,026	\$0	\$430,026
COUNTY GENERAL FUND	\$430,026	\$0	\$430,026
Schools	\$430,026	\$0	\$430,026

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/25/2022	10208	0123	\$510,000	Yes	Improved
WARRANTY DEED	05/01/2004	05307	0135	\$429,000	Yes	Improved
WARRANTY DEED	07/01/1985	01659	1387	\$174,000	Yes	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			16720	\$12.00	\$200,640	

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1966/2000	1	2524.00	CONCRETE BLOCK-STUCCO - MASONRY	\$226,527	\$304,063	Description	Area
								OPEN PORCH FINISHED	115.00



Search by Agency Details

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
15680	REROOF W/SHINGLES	County	\$3,590		8/18/2005
02537	REROOF	County	\$12,630		4/6/2009
07282	2721 W SR 434 : MECHANICAL - COMMERCIAL- [MEREDITH MANOR NOB HILL S]	County	\$6,700		4/23/2021
05939	2721 W SR 434 : REROOF COMMERCIAL-1 story [MEREDITH MANOR NOB HILL S]	County	\$18,600	5/4/2022	4/18/2022

Extra Features				
Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	06/01/1966	342	\$554	\$1,385
COMM: ALUM SCREEN PORCH W/CONC FL	06/01/1979	168	\$698	\$1,746
BRICK WALKWAY	06/01/2009	311	\$1,607	\$2,472

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Office	OFF	Residential Professional

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	34

School Information

Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley

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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: 12/20/2022 10:09:57 AM
Project: 22-80000177
Credit Card Number: 40*****7098
Authorization Number: 025841
Transaction Number: 201222018-2F91C700-75B9-490E-9958-7B7D8C4B0333
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 01/06/2023, in order to place you on the Wednesday, 01/11/2023 meeting agenda.

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

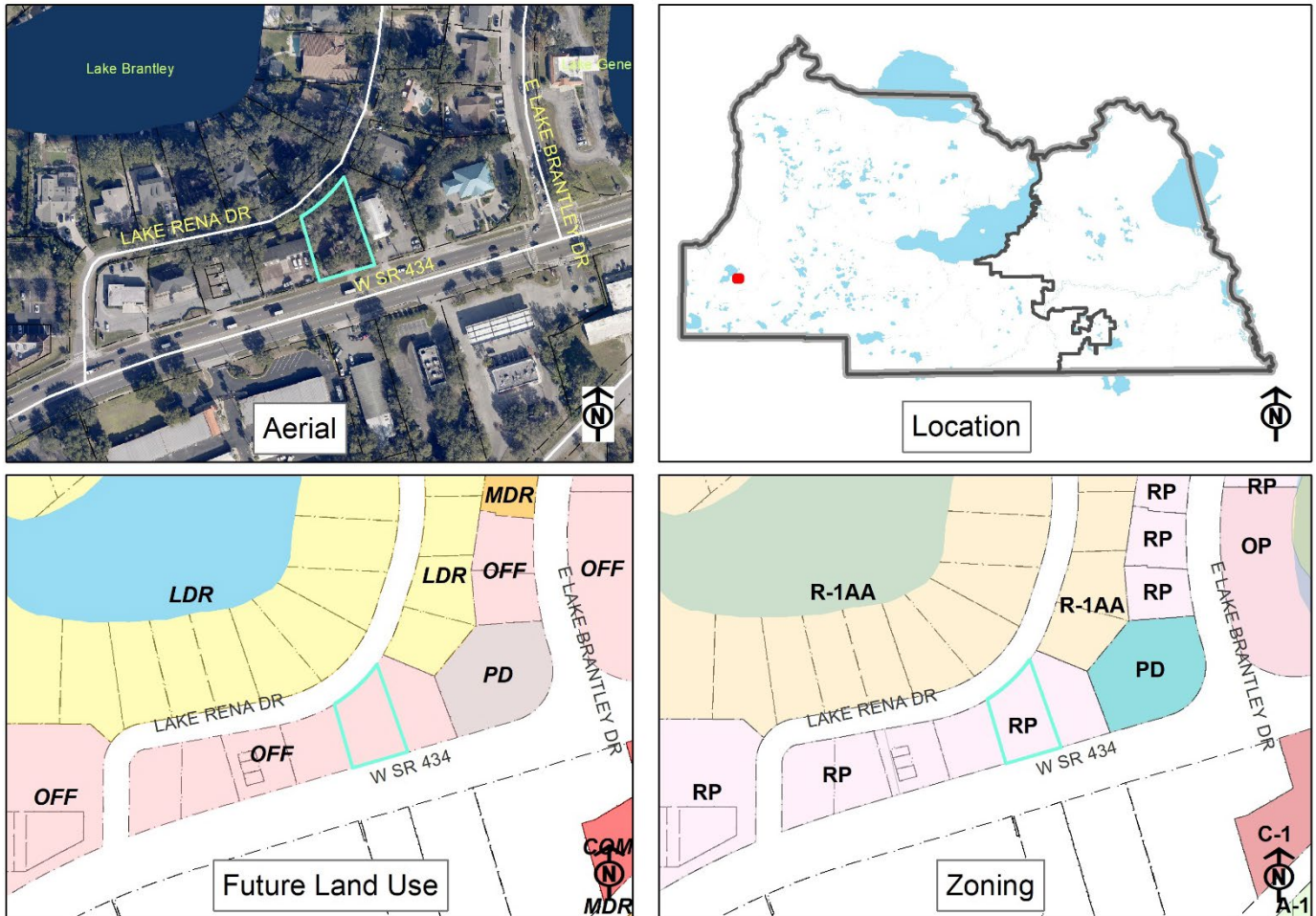
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	DERROW DERMATOLOGY - PRE-APPLICATION	PROJ #: 22-80000177
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/20/22	
RELATED NAMES:	EP STEPHEN ALLEN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	04-21-29-514-0C00-0050	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR DERMATOLOGY OFFICE WITH ADDITIONAL PARKING ON 0.36 ACRES IN THE RP ZONING DISTRICT	
NO OF ACRES	0.36	
BCC DISTRICT	3-Lee Constantine	
CURRENT ZONING	RP	
LOCATION	NORTHWEST OF WEST STATE ROAD 434 AND LAKE RENA DRIVE	
FUTURE LAND USE	OFF	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
STEPHEN ALLEN CIVILCORP ENGINEERING INC 630 N WYMORE ROAD STE 310 MAITLAND FL 32751 (407) 516-0437 SALLEN@CIVILCORPENG.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 AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf f Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.1292. Please be prepared to include any required landscaping on the site plan.	Informational
3.	Buffers and CPTED	A full buffer analysis will be conducted at time of site plan review if necessary. Additional landscaping may be required based on extent of changes to site.	Informational
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational

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 7th ED (2020) 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 7th Edition (2020) Florida Building Code - Existing Building.	Informational
6.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
7.	Comprehensive Planning	The proposed use for Medical Office is a permissible use for the designated Future Land Use of Office.	Informational
8.	Comprehensive Planning	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf Comments: It must be demonstrated that the proposed use has no greater impacts for traffic, environmental, stormwater, etc. than low density residential (one single family dwelling unit per net buildable acre) as required in the Wekiva River Protection Area (WRPA). For example, your impacts can be no greater than those associated with one 5,000 sq ft house on one acre.	Informational
9.	Natural Resources	The proposed project is within the Wekiva Study Area. See SCLDC Chapter 30 Part 58 for requirements for development within this area.	Informational
10.	Planning and Development	The medical office use was previously approved as a special use in the Residential Professional (RP) zoning district. A rezone from RP to RP is required if a substantial change is proposed to the site plan (SCLDC Sec. 30.631). Staff generally considers a change of ten (10) percent or more to be substantial. If the impervious surface increases by more than ten (10) percent, then a rezone would be required.	Informational
11.	Planning and Development	A rezoning request requires that the applicant conduct a community meeting, hold a noticed public hearing at a Planning and Zoning Commission meeting, and then seek approval from the Board of County Commissioners. Please see procedures for community meetings and public notice procedures in subsequent comment.	Informational
12.	Planning and Development	Excluding regular maintenance, any modification to the existing parking area would require the applicant to submit a small site plan. If the newly proposed impervious surface exceeds 2,000 square feet, then the applicant must submit a fully engineered site plan. This information is included in the site plan application.	Informational
13.	Planning and Development	COMMUNITY MEETING PROCEDURES: Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Informational
14.	Planning and Development	PUBLIC NOTICE PROCEDURES: New Public Notification Procedures are required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf	Informational
15.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020)	Informational

16.	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 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
17.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition	Informational
18.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Informational
19.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition)NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches-Wheelbase: 270 inches-Calculated Turning Radius:-Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Informational
20.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons	Informational
21.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Informational
22.	Public Safety - Fire Marshal	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 212 in. NFPA 1, 18.5.7.Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
23.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site Plan submittal	Informational
24.	Public Works - Engineering	The proposed project is located within the Big Wekiva drainage basin.	Informational
25.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has "A",/ well drained class soils.	Informational
26.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge for any new or altered impervious area.	Informational
27.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north and east.	Informational
28.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to most likely Lake Rena Drive or to SR 434 or both.	Informational
29.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
30.	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 .	Informational

31.	Public Works - Engineering	any discharge to FDOT will require an FDOT drainage connection permit.	Informational
32.	Public Works - Engineering	Please note that the proposed driveway does not meet engineering requirements. The site may have to be modified to meet requirements. Employee parking may be allowed to be substandard but would have to be approved. It would also have to be specifically labeled as employee parking only.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Planning and Development	Doug Robinson	drobinson03@seminolecountyfl.gov	Review Complete	(407) 665-7308
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	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: 2022-7495

Title:

ENTERPRISE LEASING COMPANY - SITE PLAN

Project Number: 22-06000046

Project Description: Proposed Site Plan for an Enterprise Rental and Sales on 4.54 acres in the PD Zoning District

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AC-0000-0990

BCC District: 5-Herr

Applicant: Brian Mogauero (407) 447-7999

Consultant: N/A



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

PROJ. #: 22-06000046

pm-Joy

REC man does 10/27/22
paid 10/21/22

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

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

PROJECT

PROJECT NAME:	Enterprise Leasing Company - Seminole County		
PARCEL ID #(S):	16-19-30-5AC-0000-0990	4316 W. State Rd 46	
DESCRIPTION OF PROJECT:	Redeveloping a vacant restaurant into an Enterprise vehicle rental/sales business		
EXISTING USE(S):	restaurant	PROPOSED USE(S):	vehicle rental/sales branch
ZONING:	PD & A1	FUTURE LAND USE:	HIP-TI
TOTAL ACREAGE:	4.542	4.74	BCC DISTRICT: 5
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)		
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA:	28,945	NEW BUILDING AREA:	8,712sf
EXISTING PAVEMENT AREA:	78,844	NEW PAVEMENT AREA:	119,354sf
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:		TOTAL: 8,712sf	
(TOTAL SQUARE FEET OF NEW ISA 128,066 / 1,000 = 128.07)		TOTAL: 119,354sf	
		x \$25 + \$2,500 = FEE DUE: 5,701.65	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

St. Joseph's PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Brian Mogauro	Company: Enterprise Leasing Company of Orlando, LLC	
ADDRESS: 5442 Hoffner Ave		
CITY: Orlando	STATE: FL	ZIP: 32812
PHONE: 407-447-7999	EMAIL: permitting@evansenginc.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Russel Willey - Pingree 2000 Real Estate Holdings, LLC		
ADDRESS: 600 Corporate Park Drive		
CITY: St Louis	STATE: MO	ZIP: 63105
PHONE: 314 512 4222		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

VESTING:

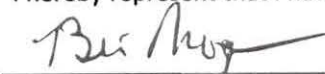
TEST NOTICE:

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

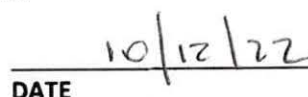
- ☐ Not applicable

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

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



SIGNATURE OF AUTHORIZED APPLICANT



DATE



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

PROJ. #: _____

ARBOR/LOGGING PERMIT

APPLICATION TYPE/FEE (SELECT ONE)

- | | |
|--|---|
| <input type="checkbox"/> ARBOR PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| <input type="checkbox"/> LOGGING PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING/SITE PLAN/SMALL SITE PLAN (CONCURRENT) | \$0 (ARBOR FEE INCLUDED W/ APPLICATION FEE) |

NOTE: DEVELOPED SINGLE FAMILY LOTS OF 5 ACRES OR LESS DO NOT REQUIRE A PERMIT FOR TREE REMOVAL

APPLICANT/CONSULTANT

NAME: Brian Mogauro	COMPANY: Enterprise Leasing Company of Orlando, LLC
ADDRESS: 5442 Hoffner Ave	
CITY: Orlando	STATE: FL ZIP: 32751
PHONE: 407-474-8234	EMAIL: permitting@evansenginc.com

PROJECT

PROJECT NAME OR ADDRESS: Enterprise Leasing Company - Seminole		
PARCEL ID #(S): 16-19-30-5AC-0000-0990		
LOCATION(S) OF TREE(S): Redeveloping a vacant restaurant into an Enterprise Vehicle Leasing and Sales Branch		
ACREAGE: 4.542	ZONING: PD&A1	
TREE SPECIES: various (see attached)	SIZE: (see attached)	NUMBER TO BE REMOVED: (see attached)
REASON FOR TREE REMOVAL: Site redevelopment		

REQUIRED ATTACHMENTS FOR REVIEW

- | |
|--|
| <input type="checkbox"/> Application for tree removal (Arbor Permit) |
| <input type="checkbox"/> Written statement on reason for removal |
| <input type="checkbox"/> Tree preservation statement for tree protection during construction (if applicable) |
| <input type="checkbox"/> Site Plan |

SIGNATURE OF OWNER/AUTHORIZED AGENT

10/12/22
DATE

ADDITIONAL INFORMATION

Site Plan Requirements:

- Location of existing/proposed improvements and or structures
- Proposed changes in elevations, site grading or major contours
- Location of existing or proposed utility easements
- Location of all trees on site that is greater than 3" in diameter measured 4 ½" above the ground
- Designating the trees to be retained, removed, relocated, or replaced.
- Legend for trees to be removed
- Required mix of replacement trees: see Sec 60.22 Table Mix of Species
- Replacement stock: see Replacement Tree Species List sheet or Sec 60.23

Typical granting of Arbor Permits:

- Tree is located in buildable area or right-of-way where structure will go and/or it unreasonably restricts the permitted use of the property.
- Tree is diseased or injured, in danger of falling on pedestrians or endangering structure.
- Tree interferes with utility services or creates an unsafe visions clearance.
- Tree is diseased or infested, remove to prevent transmission of disease or infestation.
- Tree needs to be removed for agricultural purposes.

OFFICE USE ONLY

☐ **APPROVED** (PERMIT SHALL EXPIRE 1 YEAR FROM DATE OF APPROVAL)

☐ **DENIED**

CONDITIONS: _____

REPLACEMENT TREES REQUIRED: ☐ **YES** ☐ **NO** NUMBER OF REPLACEMENT TREES: _____

All replacement trees shall be 2" caliper and 8' height at time of planting and Florida Nursery grade Number 1. See Replacement Tree Species List sheet or Sec. 60.23 SCLDC for preferred tree species.

REVIEWED BY: _____ TITLE: _____

REVIEW DATE: _____ TELEPHONE NUMBER: (407) 665-_____

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM

(ORIGINAL ONLY)

An authorized applicant is defined as:

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

I, Pingree 2000 Real Estate Holdings, LLC, the owner of record for the following described property

(Legal Description or Tax/Parcel ID Number) 16-19-30-5AC-0000-0990

hereby affirms that Enterprise Leasing Company of Orlando, LLC is hereby designated to act as my authorized agent for the filing of the attached application for a: **(CHECK ONE)**

<input checked="" type="checkbox"/>	Arbor Permit	<input type="checkbox"/>	Special Exception	<input type="checkbox"/>	Temporary Use Permit	<input type="checkbox"/>	Variance
<input checked="" type="checkbox"/>	Development Plan	<input type="checkbox"/>	Special Event Permit	<input type="checkbox"/>	Vacate	<input type="checkbox"/>	OTHER

and make binding statements and commitments regarding the request. I certify that I have examined the attached application 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.

10/12/2022
DATE

Russell A. Willey
Owner's Signature

Russell A. Willey
Owner's Name

STATE OF ~~FLORIDA~~ MISSOURI
COUNTY OF ST. LOUIS

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ Missouri to take acknowledgements, personally appeared Russell A. Willey, who is personally known to me or who has produced a _____ as identification and who executed the foregoing instrument and sworn an oath on this 12th day of October, 2022.



Susan E. Cantillon
NOTARY PUBLIC



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

Detail by Entity Name

Foreign Limited Liability Company
ENTERPRISE LEASING COMPANY OF ORLANDO, LLC

Filing Information

Document Number M09000002983
FEI/EIN Number 59-1356140
Date Filed 08/03/2009
State DE
Status ACTIVE

Principal Address

5442 Hoffner Avenue
Orlando, FL 32812

Changed: 04/04/2018

Mailing Address

600 Corporate Park Drive
Saint Louis, MO 63105

Changed: 02/02/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Taylor, Christine B.
600 Corporate Park Drive
Saint Louis, MO 63105

Title Manager

Short, Rick A.
600 Corporate Park Drive
Saint Louis, MO 63105

Title Manager

Taylor, Andrew C.
600 Corporate Park Drive
Saint Louis, MO 63105

Title Vice President and General Manager

Mogauro, Brian
5442 Hoffner Avenue
Orlando, FL 32812

Annual Reports

Report Year	Filed Date
2020	02/07/2020
2021	02/02/2021
2022	03/24/2022

Document Images

03/24/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
02/07/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/10/2017 -- ANNUAL REPORT	View image in PDF format
12/06/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
04/05/2012 -- ANNUAL REPORT	View image in PDF format
04/07/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format
09/29/2009 -- Address Change	View image in PDF format
08/03/2009 -- Foreign Limited	View image in PDF format



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

Detail by Entity Name

Foreign Limited Liability Company

PINGREE 2000 REAL ESTATE HOLDINGS, LLC

Filing Information

Document Number M11000004695
FEI/EIN Number 80-0759143
Date Filed 09/19/2011
State MO
Status ACTIVE

Principal Address

600 CORPORATE PARK DRIVE
 ST LOUIS, MO 63105

Changed: 04/25/2022

Mailing Address

600 CORPORATE PARK DRIVE
 ST LOUIS, MO 63105

Registered Agent Name & Address

C T CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

WILLEY, RUSSELL A
 600 CORPORATE PARK DRIVE
 ST LOUIS, MO 63105

Annual Reports

Report Year	Filed Date
2020	04/04/2020
2021	04/05/2021
2022	04/25/2022

Document Images

04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- ANNUAL REPORT	View image in PDF format
04/04/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
02/04/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
01/18/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
09/19/2011 -- Foreign Limited	View image in PDF format

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the "Agreement") is entered into this 10th day of July, 2021, ("Final Execution Date") by and between HIGHWAY 46 HOLDINGS, LLC, a Florida limited liability company having its principal place of business at 4316 W State Road 46, Sanford, FL 32771 ("Seller") and ENTERPRISE LEASING COMPANY OF ORLANDO, LLC a Delaware limited liability company having its principal place of business at 5442 Hoffner Ave., Orlando, FL 32812 ("Purchaser").

WITNESSETH

WHEREAS, Seller is the owner of that certain parcel of land containing approximately 4.74 acres of land area and the building(s) thereon containing approximately 20,087 square feet of floor area, which property is commonly known as 4316 West State Road 46, Sanford, Florida 32771 in Sanford, FL (Parcel 16-19-30-5AC-0000-0990) and as described in Exhibit A attached hereto and made a part hereof and approximately shown as outlined on Exhibit B attached hereto and made a part hereof, which Property, together with all buildings however, excluding all furniture, restaurant fixtures, memorabilia, restaurant and bar equipment and improvements (which include the walk in freezers and coolers) such that the Purchaser will be receiving the buildings as an empty shell, unless specifically set forth otherwise. All air conditioning and fire suppression systems and all other fixtures shall remain and be transferred to the buyer, As Is Where is with no warranties. The foregoing shall collectively be referred to as the "Property"; and

WHEREAS, Seller desires to sell the Property to Purchaser, and Purchaser desires to acquire the Property from Seller under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants hereinafter contained, the parties, intending to be legally bound, agree as follows:

1. **Property.** Seller agrees to sell and convey the Property to Purchaser and Purchaser agrees to acquire the Property from Seller on the terms and conditions hereinafter set forth.
2. **Purchase Price.** The purchase price for the Property (the "Purchase Price") shall be Three Million Nine Hundred Thousand and 00/100 Dollars (\$3,900,000.00) and shall be payable as follows:
 - (a) Fifty Thousand Dollars and 00/100 (\$50,000.00) by wire transfer of funds within five (5) business days after the full execution of this Agreement, as earnest money (the "Earnest Money"), to be deposited with and held in escrow by the Title Company (as defined in Paragraph 4 hereof). If the sale is consummated in accordance with the terms hereof all Earnest Money shall be applied to the Purchase Price to be paid by Purchaser at the Closing (hereinafter defined). In the event this Agreement is terminated by Purchaser in accordance with the terms hereof the Earnest Money shall be returned to Purchaser; and
 - (b) The balance by wire transfer of funds to the Title Company as escrow agent at Closing which shall take place on the Closing Date (as defined in Paragraph 9 hereof).
3. **Survey.** Within sixty (60) days after the Final Execution Date, Purchaser shall obtain and deliver to the Title Company, at Purchaser's expense, a currently dated 2021 ALTA/NSPS Land Survey (the "Survey") prepared by a surveyor and licensed in the state wherein the Property is located. The surveyor shall physically stake the boundaries of the Property and the Survey shall identify the Property by legal

description and contain a statement on the face thereof certifying that (a) the Survey was made on the ground and under the supervision of the surveyor, and (b) no part of the Property lies within a flood plain or flood prone area or flood way of any body of water. In the event the Survey shows any easement, right of way, encroachment, conflict or condition ("Defects") affecting the Property that is unacceptable to Purchaser, in Purchaser's reasonable judgment, Purchaser shall, within thirty (30) days after receipt of the Survey, the Title Commitment and the Underlying Documents (hereinafter defined), notify Seller in writing of such Defects. Unless Seller specifically agrees to cure said Defects, Seller shall have no responsibility to cure such Defects and Purchaser may terminate this Agreement by notice in writing to Seller. Notwithstanding the foregoing, the Seller agrees to review any requests of the Buyer in good faith. In the event of any termination pursuant to this paragraph, the parties shall have no further right or obligation hereunder (except for any liabilities accruing prior to termination) and all of the Earnest Money shall be returned to Purchaser.

4. Title. Within thirty (30) days after the Final Execution Date, Seller shall procure, at Seller's expense, and deliver to Purchaser a commitment for an ALTA 2006 policy of title insurance or equivalent (the "Title Commitment") issued by Brownstone Title Services, 195 Wekiva Springs Road, Suite 101, Longwood, Florida 32779 (Lynne Huston 407-221-0036)(the "Title Company"). Purchaser is in agreement to use Brownstone Title Services, as the Title Company for this contemplated transaction, provided the Title Company delivers to Purchaser, within five (5) business days after the Final Execution Date, an insured closing protection letter from its underwriter, First American Title Insurance Company, addressed to, and for the benefit of, Purchaser and its successors and assigns. Such Title Commitment must show title to the Property in Seller and commit to the issuance of an owner's policy of title insurance in the amount of the Purchase Price. As a condition precedent to Closing an extended coverage endorsement over general exceptions acceptable to Purchaser must be available to Purchaser at Closing, at Purchaser's cost. The Title Commitment shall identify the Property by the legal description set forth in the Survey, specify all easements, liens, encumbrances, restrictions, conditions and covenants affecting the Property and shall be accompanied by copies of all documents referred to therein as exceptions to title ("Underlying Documents"). In the event any exceptions appear in the Title Commitment that are unacceptable to Purchaser, in Purchaser's reasonable judgment, Purchaser shall, within thirty (30) days after receipt of the Survey, the Title Commitment and the Underlying Documents, notify Seller in writing thereof. Upon the expiration of such thirty (30) day period, Purchaser shall be deemed to have accepted all exceptions to title shown on the Title Commitment (other than those which are the subject of a notification permitted under the preceding sentence) and such exceptions shall be included in the term "Permitted Exceptions" as used herein. If such written notice is so delivered to Seller, Seller may elect to cure or remove all such objections prior to the Closing Date. Any exceptions to financial liens or other encumbrances caused by or on behalf of Seller that can be removed by the payment of a definite or ascertainable amount of money will be removed at Closing by application of the Purchase Price thereto and no such exception will be deemed to make the Title Commitment unacceptable to Purchaser unless application of the entire Purchase Price would be insufficient to remove all such exceptions at Closing. Seller shall cause the Title Company to furnish an updated Title Commitment to Purchaser prior to Closing indicating the exceptions that have been removed or will be removed at Closing by application of the Purchase Price or otherwise. If any exception that is unacceptable to Purchaser cannot be removed at or prior to Closing, Purchaser may either (i) accept the Title Commitment in its updated form, (ii) terminate this Agreement, or (iii) extend the Closing Date for a period that Purchaser deems reasonable for curing such objections, but not to exceed thirty (30) days. If cure is not affected within such extended period, Purchaser may again elect (i) or (ii) above. Upon any such termination, each party shall be released from all duties or obligations contained herein (except for any liabilities accruing prior to termination) and the Earnest Money shall be returned to Purchaser. Notwithstanding any other provision of this Agreement, Seller shall have no obligation to cure any defects unacceptable to Purchaser unless Seller agrees to cure said defect after receiving notice from Purchaser.

If Purchaser elects not to terminate this Agreement in accordance with this subsection, Purchaser may cause the Title Company to reissue from time to time the Title Commitment prior to Closing. Purchaser shall have the right to object to any newly discovered exceptions appearing on any subsequently issued Title Commitment, other than the Permitted Exceptions, and shown on any updated Title Commitment. If Seller fails to cure such items, Purchaser shall again have the right to terminate this Agreement and be reimbursed the Earnest Money or waive the objection(s). The time periods for objecting to and curing the additional exceptions and for terminating this Agreement shall be the same as those set forth in this subsection, commencing with the date Purchaser receives the updated Title Commitment, and, if necessary, the Closing Date shall be extended for such purposes.

Notwithstanding anything foregoing in this Paragraph, should a title exception be unacceptable to Purchaser and not waived by Purchaser and Seller in its sole discretion decide not to cure such exception, the contract will be terminated and the Deposits refunded to Purchaser and the parties shall have no further liability to the other.

5. Use of the Property. Purchaser intends to construct and operate on the Property a business whose principal purpose is the rental, leasing and/or sale of motor vehicles and, incidental thereto, the cleaning, preparation and storage of motor vehicles. This statement of contemplated USE shall be used solely in connection with interpretation of conditions, representations and warranties set forth herein, and shall not be construed to limit or defeat any contemplated use of the Property by Purchaser.

6. Seller's Representations and Warranties. Seller represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser as of the Closing Date, shall survive the Closing and but for such representations and warranties Purchaser would not execute this Agreement:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers;

(b) There are no pending or, to the best of Seller's knowledge and belief, threatened condemnation or similar proceedings affecting the Property, or any part thereof; nor, to the best knowledge and belief of Seller, is any such proceeding contemplated by any governmental authority;

(c) Seller has the present full authority and power to execute this Agreement and to close the sale of the Property and the signatory below on behalf of Seller has full authority and power to execute this Agreement and to close the sale of the Property;

(d) Seller shall cooperate to the fullest extent possible and in good faith shall assist Purchaser in determining those matters set forth in Paragraph 8;

(e) Seller has no knowledge of any deposit, storage, disposal, removal, burial, discharge, spillage, uncontrolled loss, seepage or filtration of oil, petroleum or chemical liquids or solids, liquid or gaseous products or any hazardous wastes or hazardous substances (collectively "Hazardous Substances"), as those terms are used in any appropriate and applicable law, code or ordinance including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, at, upon, under or within the Property. Seller has no environmental audits, reports,

inspections, data and other information regarding environmental matters, which pertain to the Property and which are in Seller's possession or control;

(f) Seller has not received any notice of any violation on the Property of any applicable federal, state or local statute, law or regulation pertaining to environmental matters or any other matters which would adversely affect Purchaser's proposed development of the Property as contemplated herein;

(g) To the best of Seller's knowledge, there is no suit, claim, action, arbitration, investigation or legal, administrative or other proceeding pending against or affecting Seller with respect to environmental or any other matters which would adversely affect Purchaser's proposed development of the Property as contemplated herein and, to the best knowledge of Seller, there is no litigation or governmental investigation threatened against Seller or the Property before any federal, state or local court, board or other governmental or administrative agency involving any environmental or any other matters which would adversely affect Purchaser's proposed development of the Property, and there are no outstanding judgments, consents, decrees or injunctions involving environmental or any other matters which would adversely affect Purchaser's proposed development of the Property to which Seller is a party or by which it is bound, nor is there any fact concerning environmental matters known to Seller which will adversely affect Purchaser's development of the Property or which will adversely affect the anticipated use and operation of the business of Purchaser or which could reasonably be expected to have such an adverse affect in the future. If Seller shall become aware prior to the Closing Date of any facts or circumstances which could reasonably be expected to result in any changes in or additions to any environmental matters materially and adversely affecting Purchaser's proposed development and use of the Property as contemplated herein, Seller shall promptly give notice thereof in writing to Purchaser, which later arising facts and circumstances shall constitute basis for termination by Purchaser of this Agreement.

(h) There is no agreement to which Seller is a party or, to Seller's knowledge, binding on Seller which is in conflict with this Agreement. To Seller's knowledge, there is no action or proceeding pending or threatened against Seller or relating to the Property, which challenges or impairs Seller's ability to execute or perform its obligations under this Agreement.

(i) As of Closing, all contractors, subcontractors, suppliers, architects, engineers, and others hired by or on behalf of Seller and who have performed services or labor or have supplied materials in connection with Seller's repair, development, ownership, or management of the Property have been paid in full and all liens arising therefrom (or claims which with the passage of time or the giving of notice, or both, could mature into liens) have been satisfied and released.

(j) To Seller's knowledge, the Seller Deliveries pursuant to Paragraph 17 constitute true, correct and complete copies of all of the material documents and information in Seller's possession or control relating to the Property, its development, and its condition, as of the date of delivery.

(k) To Seller's knowledge, neither Seller nor any of its affiliates (i) has been determined by competent authority to be subject to the prohibitions contained in Presidential Executive Order No. 13224 (September 23, 2001) or in any enabling or implementing legislation or other Presidential Executive Orders in respect thereof, (ii) is a person or entity who has been previously indicted for or convicted of any felony involving a crime or crimes of moral turpitude or for any violation of the Patriot Act, or (iii) is currently under investigation by any governmental authority for alleged criminal activity. Seller has no reason to believe that this transaction, including, without limitation, the source of its funds, would result in a violation by Purchaser or Seller of the Patriot Act, OFAC Laws and Regulations, or any

other anti-terrorism or anti-money laundering laws or regulations, including, without limitation, the Bank Secrecy Act, as amended, or the Money Laundering Control Act of 1986, as amended.

7. Purchaser's Representations and Warranties. Purchaser represents and warrants to Seller as follows, which representations and warranties shall be deemed made by Purchaser to Seller as of the Closing Date, shall survive the Closing and but for such representations and warranties Seller would not execute this Agreement:

(a) Purchaser has the present full authority and power to execute this Agreement and to close the purchase of the Property; and

(b) Purchaser shall in good faith diligently proceed to obtain all required reports, licenses, permits and approvals to construct and operate the business herein referenced.

8. Suitability. Purchaser shall have ninety (90) days from the Final Execution Date (the "Study Period") to satisfy itself in its sole discretion with all aspects of the Property, including, without limitation, the following:

(a) Purchaser's satisfaction with the physical, environmental and overall condition of the Property for the ownership, use, development and operation of the Property contemplated by Purchaser;

(b) Purchaser may, at its sole risk, cost and expense, conduct or cause to be conducted environmental, soil and engineering tests and studies of the Property and, in this connection, Purchaser or its designated agents may enter upon the Property for purposes of inspection, soil analysis, core drilling or other tests that may be deemed necessary to Purchaser or its consultant or engineer (including, without limitation, engineering tests to determine the existence, if any, of any geological faults in the subsurface of the Property and the location thereof or soil analysis). Purchaser shall restore or repair any damage caused, related to or arising out of Purchaser's conducting of such tests. Purchaser shall indemnify, hold harmless and, at Seller's option, defend Seller against any and all claims, actions, causes of action, expenses, costs, penalties and liability arising out of Purchaser's work or that of its employees, agents or contractors on the Property, which indemnity shall also include the payment of reasonable attorneys' fees and other costs

(c) Purchaser shall seek to obtain all necessary governmental or quasi-governmental permits, licenses and approvals for the construction of all intended improvements (including signs) and for the use permitted by Paragraph 5 herein;

(d) Purchaser shall determine whether the improvements and the use contemplated by Purchaser for the Property are prohibited by any governmental or quasi-governmental authority (local, state or federal), including, but not limited to, zoning, subdivision and special use authorities;

(e) Purchaser shall verify that all utilities necessary for the development and operation of Purchaser's business are currently available to the Property and the capacities and cost thereof are satisfactory;

(f) Purchaser may obtain an appraisal of the Property, the results of which must be satisfactory to Purchaser,

(g) Purchaser's review of all tenant leases or other agreements affecting the Property; and

(h) Purchaser shall determine whether the general real estate taxes and special assessments applicable to the Property are reasonable and satisfactory.

If Purchaser, for any reason or for no reason, determines that it is not feasible to acquire or develop the Property, Purchaser may, by giving written notice in accordance with Paragraph 12 hereof to Seller, terminate this Agreement (hereinafter "Termination Notice"). In such event the Earnest Money shall be returned to Purchaser. Said Termination Notice must be received on or before the fifth (5th) business day next following the expiration of the Study Period or Purchaser shall be conclusively presumed to have irrevocably waived the right to terminate under this Paragraph 8. If approvals (e.g. for plan approval, zoning, variance, permit, etc.) ("Approvals") are pending before any governmental agency at the end of the Study Period, then the Study Period will be deemed automatically extended for the lesser of sixty (60) days or 10 days from the date the pending Approval or Permit is issued in writing without conditions unacceptable to Purchaser or is denied. If Approvals remain pending before any governmental agency at the end of the Study Period as the same may have been previously extended, then Purchaser shall have the right to further extend the Study Period for up to four (4) additional thirty (30) day periods. Within two (2) business days after the commencement of any such thirty (30) day extension period, Purchaser shall deposit with, and to be held in escrow by, the Title Company, an additional Extension Payment deposit in the amount of Twenty Five Thousand and 00/100 Dollars (\$25,000.00) for each such extension, which additional deposits shall be applicable to the Purchase Price at Closing, but non-refundable in the event Purchaser defaults hereunder (but refundable due to a default by Seller hereunder or if the Agreement is terminated as a result of casualty or condemnation). The Earnest Money shall remain refundable as provided herein.

9. Closing.

(a) The closing hereunder (herein referred to as the "Closing") shall take place at the office of the Title Company within twenty (20) days after the end of the Study Period (the "Closing Date") unless this Agreement shall have been terminated by Purchaser in accordance with this Agreement.

On or before the Closing Date, Seller shall deposit in to the escrow established with the Title Company (i) a general warranty deed to Purchaser, subject only to the Permitted Exceptions and the lien of non-delinquent real estate taxes; (ii) omitted; (iii) closing statement; (iv) certificate of Seller dated as of the Closing Date certifying that all of the representations and warranties are true, correct and complete in all respects; (v) assignment of warranties, if any; and (vi) written releases of any lien, security interest, mortgage, deed of trust, mechanic's lien or other encumbrance affecting the Property not assumed by Purchaser; (vii) corporate or limited liability company or partnership certificates of good standing and a certified copy of resolutions of the board of directors, members, managers or partners of Seller approving this sale and authorizing signatories of Seller hereto to execute this Agreement and execute and deliver any and all closing documents; and (viii) customary lien, owner's and FIRPTA non-foreign affidavits acceptable to Purchaser and the Title Company. Seller and Purchaser shall jointly deposit such other documents as may be reasonably required to complete the purchase and sale of the Property on or before the Closing Date. At the Closing:

(1) at Seller's expense, Seller shall deliver or cause to be delivered to Purchaser an ALTA 2006 owner's title insurance policy or equivalent issued by the Title Company in the amount of the Purchase Price insuring that Purchaser owns fee simple title to the Property, subject only to the standard printed exceptions (other than general exceptions which shall be waived by the Title Company by extended coverage endorsement) and the Permitted Exceptions. Upon Purchaser's request and at its sole cost and expense, the amount of coverage afforded by

such owner's title insurance policy shall be increased to include the cost of Purchaser's improvements on the Property; and

(2) Purchaser shall pay the Purchase Price to Seller, adjusted as provided herein, by wire transfer in immediately available funds to the Title Company as escrow agent. The escrow agent, upon receipt of the funds required from Purchaser, shall record Seller's deed (affixing necessary real estate transfer tax stamps after recording, the cost thereof to be paid by Seller) and any other documents deposited by the parties into the escrow to be recorded, later date the Title Commitment and do such other acts as shall be necessary to carry out the provisions of this Agreement. Purchaser shall be entitled to possession of the Property at Closing.

(b) All costs and expenses of Closing the purchase and sale of the Property shall be borne and paid at Closing unless otherwise stated herein, as follows:

By Seller:

Title Insurance Premiums for Owner's Policy of Title Insurance
Seller's Attorneys' Fees
Escrow/Closing Fees (50%)
Documentary Stamp Taxes on the Deed (e.g. Florida Transfer Taxes)
Transfer Taxes
Commission to Watson Commercial Realty (per separate agreement).

By Purchaser:

Survey Costs
Purchaser's Attorneys' Fees
Escrow/Closing Fees (50%)
Recording Fees for Deed

(c) The parties agree that the escrow agent at the Title Company shall receive the following instructions. The Title Company shall accept the Earnest Money. Said Earnest Money deposit shall be held in escrow by the Title Company and shall be released and delivered to Seller in cash, by cashier's check or wired funds in accordance with the provisions of this Agreement on the Closing Date. Title Company assumes no liability under this Agreement other than that of a stakeholder. If there is any dispute as to whether Title Company is obligated to deliver the funds or as to whom that sum is to be delivered, Title Company shall not be obligated to make any delivery of the sum, but in such event may hold the sum until receipt by Title Company of an authorization in writing signed by all parties to such dispute, directing the disposition of the sum, or in the absence of such authorization, Title Company may hold the sum until the final determination of the rights of the parties in an appropriate proceeding. No provision of this Agreement shall be construed to relieve Title Company of any obligations or liabilities which may now exist or hereafter accrue by virtue of any writing other than this Paragraph 9.

(d) Each party warrants to the other that neither of them nor their agents or representatives have engaged or contracted any broker with respect to the transaction contemplated herein except Watson Commercial Realty, that no other brokers have been involved with the purchase and sale hereunder, and each party agrees to indemnify and hold the other party harmless from any and all claims for brokerage fees arising out of its actions. Seller shall pay all brokerage commissions and fees pursuant to separate written agreement. Seller has agreed to pay Watson Commercial Realty a fee upon the successful closing of this transaction, but is otherwise not contractually obligated to Watson Commercial Realty.

10. Real Estate Taxes, Rent, Insurance, Risk of Loss, Condemnation and New Encumbrances. Prior to or at Closing, Seller shall pay all general real estate taxes and installments of any and all special assessments which are due and payable as of the Closing Date. Taxes on the Property which accrue in the current year and installments of any and all special assessments due and payable in the current year shall be prorated to the Closing Date, or the revised Closing Date if the Closing is extended as herein provided, so that Seller bears that portion of the accrued taxes and those installments of any and all special assessments which are applicable for the period up to and including the Closing Date and Purchaser bears that portion of the accrued taxes and those installments of any and all special assessments which are applicable for all periods subsequent to the Closing Date. At Closing, Seller shall pay to Purchaser Seller's share of real estate taxes and special assessments for the year in which Closing occurs and Purchaser shall pay such taxes and installments of special assessments when due and payable for such tax year. If on the Closing Date the tax rate for such year has not been finally determined proration shall be made upon the basis of the tax rate for the preceding tax year applied to the last officially certified rate of valuation. If on the Closing Date the Property is not separately assessed and is part of a larger parcel assessed for tax purposes, the taxes for the Property shall be further prorated based on the proportion that the assessed value of the Property bears to the assessed value of the larger parcel (land only, excluding improvements). The parties agree that such proration shall be adjusted between the parties, if necessary, based upon the final tax bill for the year in which the Closing occurs. Prior to or at Closing, Seller shall also pay all personal property taxes, if any, and special taxing district taxes, if any which are due and payable as of the Closing Date. Rents, if any, shall be prorated as of midnight of the day before Closing. Subdivision assessments, common area charges, fees and charges for utilities shall be prorated to the Closing Date.

All such expenses shall be prorated and adjusted on the basis of a 365 day year with the Closing Date charged to the Seller, provided however, with respect to the those fees and charges which may be read or computed by the party rendering services so that such fee or charge may be billed directly to the Seller with respect to charges incurred up to and including the Closing Date and to Purchaser with respect to any charges incurred after the Closing Date, then either party hereto may cause such fee or charge to be read and billed directly to the appropriate party and such charge shall not be subject to proration under this Agreement.

Seller shall bear the risk of loss until Closing. Insurance, if any, shall be canceled as of the Closing Date. Purchaser has the right to walk through the Property prior to Closing to verify that the physical condition of the Property is in substantially the same condition as of the date of execution of this Agreement. In the event of any condemnation of the Property or any part thereof prior to Closing which, in the opinion of Purchaser, would have an adverse impact upon Purchaser's intended use of the Property, Purchaser may elect to terminate this Agreement upon written notice to Seller, and upon Seller's receipt of such notice, Purchaser shall have no further duties or obligations hereunder (except for any liabilities accruing prior to such termination) and the Earnest Money shall be refunded to Purchaser.

During the term of this Agreement, Seller shall not, without in each instance first obtaining Purchaser's written consent, which may be withheld in Purchaser's sole discretion, consent to or permit (i) any modification to existing easements, covenants, conditions, restrictions or rights-of-way affecting the Property; (ii) any new easements, covenants, conditions, restrictions or rights-of-way affecting the Property; (iii) any zoning changes or other changes of governmental approvals; or (iv) any modifications to or future advances under any existing liens, mortgages, deeds of trust, or other encumbrances on the Property. Notwithstanding the foregoing, Seller shall have the ability to respond any governmental requests in his sole discretion, but shall provide notice of any such request to Purchaser.

11. Remedies.

(a) In the event Purchaser fails to comply with any or all of the obligations, covenants, warranties or agreements to be performed, honored or observed by Purchaser under and pursuant to the terms and provisions of this Agreement and such default is not cured within ten (10) days after Purchaser's receipt of written notice thereof (other than Purchaser's failure to tender the Purchase Price on the date of Closing, a default for which no notice is required), then Seller may terminate this Agreement and retain the Earnest Money as liquidated damages and both parties shall be released from any further liability hereunder except for the indemnification provisions of Paragraph 16 herein. The remedies set forth in this subparagraph (a) shall be the sole and exclusive remedies of Seller in the event Purchaser shall be in default hereunder.

(b) In the event Seller fails to comply with any or all of the obligations, covenants, warranties or agreements to be performed, honored or observed by Seller under and pursuant to the terms and provisions of this Agreement, and such default is not cured within ten (10) days after Seller's receipt of written notice thereof, then Purchaser may: (i) terminate this Agreement, in which event the Earnest Money shall be refunded to Purchaser, except for the sum of \$100.00 which shall be retained by Seller as consideration for Purchaser investigating the Property, and both parties shall be released from any further liability hereunder, or (ii) bring an action for specific performance against Seller to enforce the terms of this Agreement and be entitled to all remedies available at law or in equity, including without limitation, damages. The remedies set forth in this subparagraph (b) shall be the sole and exclusive remedies of Purchaser in the event Seller shall be in default hereunder.

(c) The failure of either party to act upon a default of the other in any of the terms, conditions or obligations under this Agreement shall not be deemed a waiver of any subsequent breach or default under the terms, conditions or obligations hereof by such defaulting party.

12. Notices. All notices or communications herein required or which either party desires to give to the other shall be in writing and shall be sent by (i) electronic mail, provided a copy thereof is also sent by one of the following means within two (2) business days (ii) personally delivered or (iii) sent by registered or certified mail or by overnight delivery service, postage prepaid, return receipt requested. Notices sent via electronic mail shall be deemed effective as of the date sent by either party. Notices shall be mailed to the parties at the respective addresses as provided below:

SELLER: Highway 46 Holdings, LLC
Donald J. Hachenberger, Managing Member
c/o Donaghy Law
195 Wekiva Springs Road Suite 224
Longwood, Florida 32779
Attn: Kevin Donaghy
Email: DonHachenberger@gmail.com

With a copy to

KPDonaghy@gmail.com

PURCHASER: Enterprise Leasing Company of Orlando, LLC
5442 Hoffner Ave.
Orlando, FL 32812
Attn: Vice President/General Manager
Email: Brian.Mogauro@ehi.com

cc: Enterprise Holdings, Inc.
600 Corporate Park Drive
St. Louis, MO 63105
Attn: Real Estate Department
Email: Susan.L.Hansard@ehi.com

13. Assignment.

(a) Purchaser shall not consent to or permit any Prohibited Transfer (as defined in subparagraph (b) below) of its rights under this Agreement without obtaining, in each and every instance, the prior written consent of Seller.

(b) For purposes of this Paragraph 13, any conveyance, sale, assignment, transfer, lien, pledge, mortgage, security interest or other encumbrance or alienation (or agreement to do any of the foregoing) of any of Purchaser's rights in, to or pursuant to this Agreement, which occurs or is granted, accomplished, attempted, or effectuated without the prior written consent of Seller shall constitute a "Prohibited Transfer".

Notwithstanding the foregoing, Purchaser shall be permitted to assign its rights in this Agreement without Seller's consent to any subsidiary, successor or affiliated company of Purchaser or to Purchaser's parent company or to Purchaser's designated holding company and the same shall not be considered a Prohibited Transfer.

14. Utilities. Seller makes no representation as to the location or availability of sanitary sewer, water and storm sewer lines or any other utility or to the sufficiency of capacity, suitability or approval to use such lines, it being intended that Purchaser shall satisfy itself as to the location, availability, sufficiency of capacity and approvals required to use such lines during its suitability investigations as provided by Paragraph 8 hereof.

15. Miscellaneous Provisions.

(a) The representations, warranties, covenants and agreements of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the Closing, shall survive the Closing and shall not be merged therein.

(b) This Agreement shall be construed under and in accordance with the laws of the state wherein the Property is located and according to its fair meaning, and not in favor of or against any party.

(c) This Agreement shall be binding upon and enure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

(d) In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(e) This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter. This Agreement cannot be amended or modified except by written agreement

signed by Purchaser and Seller and no email communications between Purchaser and Seller shall be deemed to amend this Agreement.

(f) All parties hereto pledge their good faith efforts to act in a timely and reasonable manner to consummate the transaction herein contemplated.

(g) Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

(h) The paragraph headings herein are for reference purposes only and are not intended in any way to describe, interpret, define or limit the scope, extent or intent of this Agreement or any part hereof. The failure by either party to enforce against the other any term or provision of this Agreement shall not be deemed a waiver of such party's right to enforce against the other party the same or any other such term or provision.

(i) If either party files any action or brings any proceeding against the other arising out of this Agreement, or is made a party to any action or proceeding brought by a third party arising out of this Agreement, then as between Purchaser and Seller, the prevailing party shall be entitled to recover, as an element of its costs of suit and not as damages, reasonable attorneys' fees to be fixed by the court. The "prevailing party" shall be the party who is entitled to recover its costs of suit, whether or not the suit proceeds to final judgment. A party not entitled to recover its costs shall not recover attorneys' fees.

(j) If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, fines, acts of God, natural disasters, failure of power, riots, insurrection, war, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay not to exceed in any case 60 days without the consent of Seller in writing, said consent not to be unreasonably withheld, conditioned or delayed.

(k) If the time for performance of any obligation under this Agreement expires on a Saturday, Sunday or a legal holiday, then the time for such performance shall be extended to the next succeeding day that is not a Saturday, Sunday or a legal holiday.

(l) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which, taken together, shall be deemed to constitute one agreement. The parties may also deliver executed copies of this Agreement to each other by electronic mail (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. In addition, each party agrees that electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures and shall have the same legal validity and enforceability as a manually executed signature to the fullest extent permitted by law including the Federal Electronic Signatures Act or any similar state law based on the Uniform Transactions Act, and the parties hereby waive any objection to the contrary.

(m) Time is of the essence with respect to each provision of this Agreement.

(n) Seller and Purchaser mutually agree that they waive all rights to a trial by jury in the event of any dispute or court action arising from, growing out of, or related to this Agreement. The

parties acknowledge that this waiver is a significant consideration to, and a material inducement for, Purchaser to enter into this Agreement.

16. Purchaser's Indemnification. In the event that this Agreement is terminated by either Purchaser or Seller prior to Closing, and notwithstanding the fact that such termination shall release Purchaser from its obligation to buy the Property, nothing herein shall be deemed to release Purchaser from any liability arising out of or connected with Purchaser's activities (or those of its employees, agents, or contractors) on the Property, including, but not limited to, its actions on the Property while exercising its rights pursuant to Paragraph 8 hereof. This provision shall survive Closing of the transaction herein contemplated and the delivery of the deed.

17. Seller's Deliveries. Within five (5) days after the Final Execution Date, Seller shall cause to be delivered to Purchaser the following:

- (a) Most recent real estate property tax and/or assessment notice;
- (b) Copy of all existing leases, if any, affecting the Property;
- (c) Copies of all warranties that may exist with respect to the Property including any warranties on equipment servicing the Property and warranties on any personal property used in connection with the Property and which is being conveyed to Purchaser;
- (d) Copy of the latest appraisal of the Property;
- (e) Any property surveys;
- (f) Copies of any prior title abstracts, title policies, title commitments or title work;
- (g) Copies of any prior environmental studies, reports or inspections or correspondence including but not limited to asbestos, PCB or other toxic or hazardous substance, underground or above ground storage tanks and/or radon gas;
- (h) Construction plans, drawings or renderings of the Property;
- (i) As-built construction plans to the Property including architectural, electrical, mechanical, and structural systems, landscaping, engineering reports and certificates of occupancy;
- (j) Copies of all contracts relating to the operation, maintenance and management of the Property; and
- (k) Copies of all insurance policies or certificates pertaining to the Property and copies of any claims which have been made in the past 2 years.

Seller represents and warrants to Purchaser the following with respect to the above- (a)-Purchaser can obtain online, (b) none exist, (c) None exist, (d) None exist, (e) None Exist, (f) None Exist, (g) None exist (h) will provide what is available for Purchaser to copy (i) same as (h), (j) None Exist (k) None exist and no claims made.

Failure of Seller to deliver such items (or a notice that any of these items are non-existing, non-applicable or unavailable) within such 5-day period shall result in the automatic extension of the Study Period for the number of days following the expiration of said 5-day period until the date said items are delivered to Purchaser.

18. FF&E Removal: Seller shall remove all such furniture, restaurant fixtures, memorabilia, restaurant and bar equipment and improvements (which include the walk in freezers and coolers) ("Restaurant FF&E") as such Restaurant FF&E are not being transferred to Purchaser. Seller shall remove all such Restaurant FF&E prior to the Closing Date. The Seller's removal of said Restaurant FF&E shall be done at Seller's sole cost and expense and in a reasonably diligent manner. Seller shall be responsible, at its sole cost and expense, for promptly repairing any and all damage occurring to the Property as a result of Seller's removal of said Restaurant FF&E. Upon Seller removing all of said Restaurant FF&E,

Seller shall provide written notice of such to Purchaser. Upon Purchaser's receipt of said notice, Purchaser shall have the right to walk through the Property to verify that the physical condition of the Property is acceptable to Purchaser. If Purchaser has any objections to the physical condition of the Property purchaser shall notify Seller in writing and Seller shall have a reasonable time period to address issues raised by Purchaser and the parties shall in good faith work to resolve any issues. Upon resolution and acceptance of the physical condition of the property any claims by Purchaser shall be limited to any material changes occurring after such acceptance but before the closing.

19. Corporate Approval. This Agreement is subject to final approval by Purchaser's parent company, Enterprise Holdings, Inc., which approval may be given or denied for no reason or for any reason whatsoever. Such approval shall be deemed given if not denied in writing on or prior to the expiration of the Study Period.

20. Exclusive Dealing. Effective as of the Final Execution Date, Seller will not offer or accept any offer for the Property for sale to any person or entity other than Purchaser, nor will Seller enter into negotiations with any other person or entity that may affect Seller's rights to sell the Property or Purchaser's ability to purchase the Property as contemplated herein. _

21. 1031 Exchange. Seller shall have the option to have the Property treated as part of a tax deferred exchange pursuant to Section 1031 of the Internal Revenue Code. Purchaser agrees to cooperate in the exchange provided: (i) that any additional cost incurred by Purchaser by reason of the involvement of the Property in such a tax deferred exchange, including reasonable attorneys' fees incurred by Purchaser shall be paid by Seller, (ii) that Purchaser shall not be required to incur or assume any liability as a result of the involvement of the Property in such a tax deferred exchange; (iii) that Seller hereby indemnifies, defends and holds Purchaser harmless from any liability, loss, cost, damage or expense, including but not limited to reasonable attorneys' fees and court costs incurred or claimed as a result of including the Property in such tax deferred exchange; (iv) Purchaser shall in no way be liable in any manner for any tax consequence that may be attributable to the Seller; (v) the Closing Date will not be delayed to accommodate such tax deferred exchange; and (vi) subject to the above, Purchaser agrees to execute any documents reasonably approved by Purchaser and which may be reasonably requested by the Seller to effectuate the Section 1031 exchange.

22. Expiration of Offer. If an original of this Agreement is not fully executed by Seller and Purchaser by the end of business on July 10, 2021, the offer contained in this Agreement shall be deemed withdrawn without further notice, and Seller and Purchaser shall have no obligations or liabilities under this Agreement.

[SIGNATURE PAGE TO FOLLOW]

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

By this Assignment made this 4th day of October, 2022, Enterprise Leasing Company of Orlando, LLC, a Delaware limited liability company ("Assignor"), for One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby sell, assign, transfer and set over unto PINGREE 2000 REAL ESTATE HOLDINGS, LLC, a Missouri limited liability company ("Assignee"), all of its right, title and interest in and to that certain Purchase and Sale Agreement dated July 10, 2021, as amended by that certain Reinstatement of and First Amendment to Purchase and Sale Agreement dated December 2021, and as the same may be further amended (collectively, the "Contract"), entered into by and between Assignor and Highway 46 Holdings, LLC, a Florida limited liability company respecting the property commonly known as 4316 West State Road 46, Sanford, Florida 32771 (Parcel 16-19-30-5AC-0000-0990) and as more particularly described in the Contract.

Assignor expressly includes in this Assignment all of its right, title and interest in and to all deposits and earnest money paid pursuant to said Contract. Assignee hereby accepts the assignment and assumes all obligations of Assignor under the Contract. Assignee shall reimburse Assignor for all said deposits and earnest moneys paid pursuant to said Contract.

IN WITNESS WHEREOF, the undersigned have duly executed this Assignment the day and year first above written.

ASSIGNEE:

Pingree 2000 Real Estate Holdings, LLC,
a Missouri limited liability company

By: 

DANIEL C. WESSALL, Manager

ASSIGNOR:

Enterprise Leasing Company of Orlando, LLC,
a Delaware limited liability company

By: 

Brian Mogauro, Vice President/General Manager

IN WITNESS THEREOF, the parties have executed this Agreement as of the day and year first above written.

SELLER: HIGHWAY 46 HOLDINGS, LLC,
a Florida limited liability company

Date of Seller's Execution

7/9/2021, 2021

By:  _____
DocuSigned by:
4F235B0CCCEB447...

Printed Name: Donald J. Hachenberger

Its: Managing Member

PURCHASER: Enterprise Leasing Company of Orlando, LLC,
a Delaware limited liability company

Date of Purchaser's Execution
7/9/2021, 2021

By:  _____
DocuSigned by:
A7FDE9D51EE3MC1

Printed Name: Brian Mogauro

Its: Vice President/General Manager

Exhibit A

Legal Description of the Property (to be replaced by the Survey)

E 1/2 OF LOT 99

(LESS RD)

ST JOSEPHS

PB 1 PG 114

From Property Appraiser Website

Exhibit B

Site Plan of the Property

HOMESEARCHFILE HOMESTEADTANGIBLEOUR OFFICEINFORMATIONDOWNLOADSLINKSCONTACT

Property Record Card

Printer FriendlyTax Estimator2020 Tax Bill

Parcel Information

Parcel

Owned

Property Address

Mailing

Subdivision Name

Tax District

DOR Use Code

Exemptions

16-19-30-SAC-0000-0990

HIGHWAY 46 HOLDINGS LLC

4316 W SR 46 SANFORD FL 32771


4316 W STATE ROAD 46

SANFORD, FL 32771-9005

ST JOSEPHS


01-COUNTY-TX DIST 1

21-RESTAURANT



Show MapFootprintStreet ViewDual Map

Printer Friendly w/Footprint



86

Prepared by: Lynne E. Huston
Brownstone Title Services, LLC
195 Wekiva Springs Road, Suite 101
Longwood, Florida 32779

Return to:
Pingree 2000 Real Estate Holdings, LLC
c/o 600 Corporate Park Drive
St. Louis, MO 63105
Attn: Real Estate Department
File Number: 2037-5489909
Parcel Identification Number: 16-19-30-5AC-0000-0990

[Space Above This Line For Recording Data]

General Warranty Deed

This General Warranty Deed made this 5th day of October __, 2022 between Highway 46 Holdings, LLC, a Florida limited liability company whose post office address is 4316 W. State Road 46, Sanford, Florida 32771, Grantor, and Pingree 2000 Real Estate Holdings, LLC, a Missouri limited liability company whose post office address is 600 Corporate Park Drive, Saint Louis, MO 63105, Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, all that certain real property, together with any and all improvements, rents, profits and other appurtenant interests (hereinafter collectively referred to as the "Property") situate, lying and being in Seminole County Florida to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to real estate taxes for 2022 and subsequent years and those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference for all purposes (collectively, the "Permitted Exceptions").

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same unto Grantee in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Highway 46 Holdings, LLC.
a Florida limited liability company

By:

Donald J. Hachenberger, Managing Member

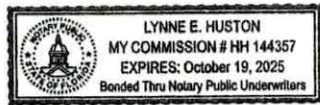
Witness Name: Kevin D. Dwyer

Witness Name: Lynne Huston

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of October, 2022 by Donald J. Hachenberger, as Managing Member of Highway 46 Holdings, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a valid drivers license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

Exhibit A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of SEMINOLE, State of Florida, and described as follows:

The East 1/2 of Lot 99, LESS the North 132.00 feet, of FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W B CAROALL'S MAP OF ST. JOSEPH'S, according to the Plat thereof as recorded in Plat Book 1, Page(s) 114, Less the East 40 feet for road right-of-way and Less right-of-way of State Road 46, of the Public Records of Seminole County, Florida.

and

The North 132.00 feet of the East 1/2 of Lot 99 of FLORIDA LAND AND COLONIZATION COMPANY LIMITED, W B CAROALL'S MAP OF ST. JOSEPH'S, according to the Plat thereof as recorded in Plat Book 1, Page(s) 114, Less the East 30 feet for road right-of-way and Less right-of-way of State Road 46, of the Public Records of Seminole County, Florida.

Exhibit B

PERMITTED EXCEPTIONS

1. Amendment to Myers Commercial and Office Park Developer's Commitment Agreement recorded February 10, 2003 in Book 4700, Page 1199 in Seminole County records.
2. Amendment to Conditional Utility Agreement for Sewer Service with Seminole County recorded November 18, 2004 in Book 5520, Page 1515 in Seminole County records.
3. Easement in favor of Florida Power & Light Company recorded May 31, 2007 in Book 6711, Page 914 in Seminole County records.

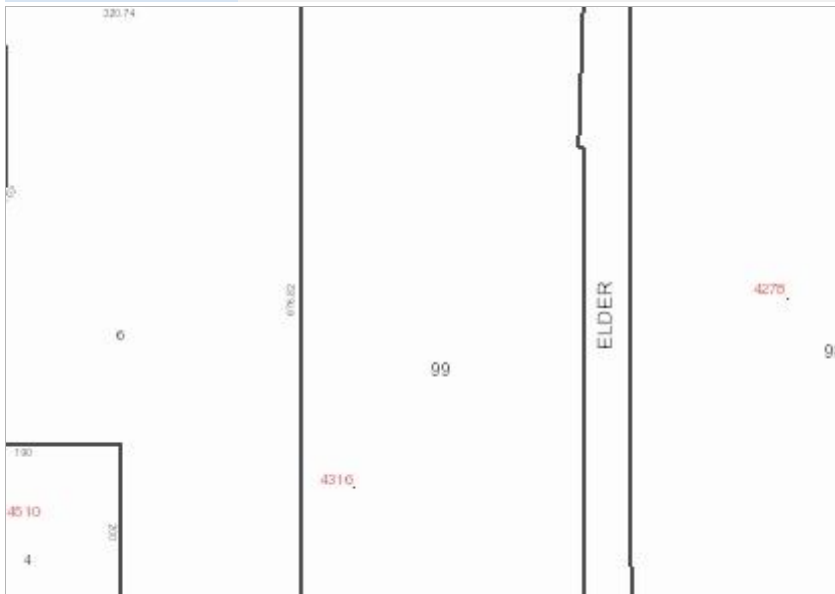
Property Record Card



Parcel 16-19-30-5AC-0000-0990
Property Address 4316 W SR 46 SANFORD, FL 32771

Parcel Information

Parcel	16-19-30-5AC-0000-0990
Owner(s)	HIGHWAY 46 HOLDINGS LLC
Property Address	4316 W SR 46 SANFORD, FL 32771
Mailing	4316 W STATE ROAD 46 SANFORD, FL 32771-9005
Subdivision Name	ST JOSEPHS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	21-RESTAURANT
Exemptions	None
Agricultural Classification	No



Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$2,631,399	\$2,637,673
Depreciated EXFT Value	\$320,276	\$317,881
Land Value (Market)	\$1,223,155	\$1,223,155
Land Value Ag		
Just/Market Value	\$4,174,830	\$4,178,709
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,174,830	\$4,178,709
2022 Tax Amount without Exemptions:		\$56,028.55
2022 Tax Bill Amount:		\$56,028.55
2022 Tax Savings with Exemptions:		\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>		

Legal Description

E 1/2 OF LOT 99
 (LESS RD)
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,174,830	\$0	\$4,174,830
SJWM(Saint Johns Water Management)	\$4,174,830	\$0	\$4,174,830
FIRE	\$4,174,830	\$0	\$4,174,830
COUNTY GENERAL FUND	\$4,174,830	\$0	\$4,174,830
Schools	\$4,174,830	\$0	\$4,174,830

Sales

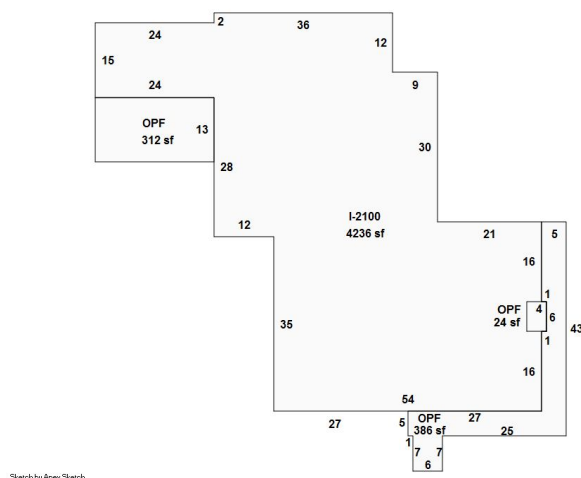
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	08/01/2006	06364	1165	\$100	No	Improved
SPECIAL WARRANTY DEED	07/01/2005	05864	1027	\$1,295,600	Yes	Improved
QUIT CLAIM DEED	09/01/1990	02221	0356	\$100	No	Improved

WARRANTY DEED	08/01/1988	01983	0014	\$65,000	Yes	Improved
QUIT CLAIM DEED	09/01/1986	01771	0202	\$100	No	Improved
WARRANTY DEED	08/01/1986	01758	0174	\$55,000	Yes	Improved
WARRANTY DEED	01/01/1977	01147	0470	\$23,500	Yes	Improved
WARRANTY DEED	01/01/1973	00982	1206	\$46,500	Yes	Improved

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			211253	\$5.79	\$1,223,155

Building Information

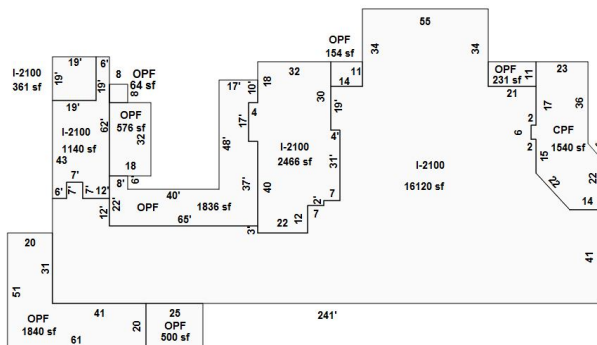
1	WOOD BEAM/COLUMN	2008	1	4236.00	WOOD-HARDBOARD WITH WOOD OR METAL STUDS	\$405,749	\$491,817	Description	Area
								OPEN PORCH FINISHED	386.00
								OPEN PORCH FINISHED	24.00
								OPEN PORCH FINISHED	312.00



Building 1 - Page 1

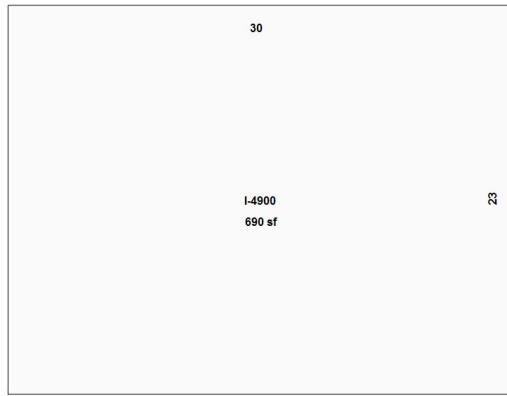
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages																				
2	MASONRY PILASTER .	2008	1	20087.00	CONCRETE BLOCK-STUCCO - MASONRY	\$2,210,312	\$2,679,166	<table><thead><tr><th>Description</th><th>Area</th></tr></thead><tbody><tr><td>CARPORT FINISHED</td><td>1540.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>154.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>1836.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>1840.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>500.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>231.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>576.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>0.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>64.00</td></tr></tbody></table>	Description	Area	CARPORT FINISHED	1540.00	OPEN PORCH FINISHED	154.00	OPEN PORCH FINISHED	1836.00	OPEN PORCH FINISHED	1840.00	OPEN PORCH FINISHED	500.00	OPEN PORCH FINISHED	231.00	OPEN PORCH FINISHED	576.00	OPEN PORCH FINISHED	0.00	OPEN PORCH FINISHED	64.00
Description	Area																											
CARPORT FINISHED	1540.00																											
OPEN PORCH FINISHED	154.00																											
OPEN PORCH FINISHED	1836.00																											
OPEN PORCH FINISHED	1840.00																											
OPEN PORCH FINISHED	500.00																											
OPEN PORCH FINISHED	231.00																											
OPEN PORCH FINISHED	576.00																											
OPEN PORCH FINISHED	0.00																											
OPEN PORCH FINISHED	64.00																											

Sketch by Apex Sketch



Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	WOOD BEAM/COLUMN	2008	1	690.00	NO WALLS	\$15,338	\$18,591	Description	Area



Sketch by Apes Sketch

Building 3 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
08275	2 STORAGES (1 @ 600', 1 @ 480'); NO ELECTRICAL; PAD PER PERMIT 4312 W SR 46	County	\$1,000		9/6/2000
07211	ELECTRICAL FORE IRRIGATION WELL - GASSEY JACKS; PAD PER PERMIT 204 N ELDER RD	County	\$2,505		6/29/2007
06353	CHAIN-LINK FENCE; PAD PER PERMIT 4330 W SR 46	County	\$29,600		6/12/2007
07214	ELECTRIC FOR LIFT STATION - GASSEY JACKS; PAD PER PERMIT 200 N ELDER RD	County	\$2,436		6/29/2007
09210	ELECTRICAL; PAD PER PERMIT 4310 W SR 46	County	\$17,155		8/16/2007
06578	DRY CHEMICAL FIRE SYSTEM - GASEY JACK'S	County	\$2,300		6/18/2007
06164	INSTALL FIRE SPRINKLERS	County	\$84,359		5/25/2006
05152	INSTALL FIRE SPRINKLERS	County	\$11,015		5/3/2006
01268	INSTALL FIRE ALARM SYSTEM - GASSEY JACK'S; PAD PER PERMIT 4310 W SR 46	County	\$960		2/5/2008
09007	ELECTRICAL - GASSEY JACKS	County	\$17,155		8/10/2007
10992	IRRIGATION SYSTEM - GASSEY JACKS; PAD PER PERMIT 198 N ELDER RD	County	\$44,000		10/3/2007
01446	INTERIOR ALTERATION; PAD PER PERMIT 4310 W SR 46	County	\$28,000		2/11/2008
10895	RELOCATE EXISTING WOOD CABIN ON SITE & CONSTRUCT NEW 1175 SF FRAME ADDITION; PAD PER PERMIT 4310 W SR 46	County	\$144,740	2/25/2008	9/29/2003
09990	RANGE HOOD SUPPRESSION SYSTEM - GASSY JACK'S	County	\$1,200		9/6/2007
12006	DEMOLITION	County	\$20,000		10/24/2003
02614	WALL SIGN - SMOKEHOUSE; PAD PER PERMIT 4310 W SR 46	County	\$2,450		3/13/2008
02586	MECHANICAL & CONDENSOR	County	\$25,000		3/14/2007
02587	MECHANICAL & CONDENSOR; PAD PER PERMIT 4310 W SR 46	County	\$14,000		3/14/2007
06159	2 MONUMENT & 5 WALL SIGNS - GASSEY JACK'S	County	\$50,000		6/9/2008
00208	SIGN	County	\$2,000		1/12/2009
10741	INSTALL FIRE ALARM SYSTEM	County	\$8,161		10/23/2008
09514	INSTALL FIRE ALARM SYSTEM - ST JOSEPH'S	County	\$13,957		8/17/2006
08316	INSTALL ICE MACHINE; PAD PER PERMIT 4310 W SR 46	County	\$1,600		8/7/2008
11772	GARAGE BAR	County	\$47,000	4/3/2009	12/3/2008
01960	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 4310 W SR 46	County	\$6,355		2/27/2007
00214	AWNING	County	\$13,838		1/12/2009
00211	AWNING SIGN - GASSY JACK'S	County	\$680		1/12/2009

02479	ADD 1 STROBE TO EXISTING FIRE ALARM SYSTEM - ENTERTAINMENT GARAGE BAR	County	\$500		4/3/2009
10730	INSTALLING FLAG POLE	County	\$2,400		9/27/2007
02947	ADD 2.75 KP CYLINDER TO EXISTING WET CHEMICAL FIRE SUPPRESSION SYSTEM AMERFEX; PAD PER PERMIT 4310 W SR 46	County	\$900		4/20/2011
11877	1500 GALLON GREASE TRAP	County	\$16,000		10/13/2016
09708	GASSEY JACK'S RESTAURANT	County	\$1,533,566	12/8/2008	8/28/2003

Extra Features

Description	Year Built	Units	Value	New Cost
POLE LIGHT STEEL 1 ARM	03/01/2008	20	\$23,560	\$23,560
WALKS CONC COMM	03/01/2008	14,964	\$37,878	\$60,604
IRON FENCE	03/01/2008	3,030	\$16,040	\$25,664
ALUM FENCE	03/01/2008	1,684	\$5,347	\$8,555
FIREPLACE 3	03/01/2008	1	\$5,625	\$9,000
PATIO CONC COMM	03/01/2008	1,170	\$2,962	\$4,739
PATIO CONC COMM	03/01/2008	673	\$1,704	\$2,726
FIREPLACE 2	03/01/2008	1	\$3,750	\$6,000
COMMERCIAL ASPHALT DR 3 IN	03/01/2008	74,508	\$142,496	\$227,994
STUCCO WALL	03/01/2008	472	\$1,997	\$3,195
STONE WALL	03/01/2008	360	\$2,478	\$3,964
PATIO CONC COMM	03/01/2008	756	\$1,914	\$3,062
POLE LIGHT STEEL 2 ARM	03/01/2008	5	\$15,400	\$15,400
6' CHAIN LINK FENCE	01/01/2007	318	\$1,510	\$3,231
IRON FENCE	01/01/2007	9,882	\$50,221	\$83,701
BRICK WALL	03/01/2008	642	\$4,077	\$6,523
STONE WALL	03/01/2008	482	\$3,317	\$5,307

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	6

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

10/21/22 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:25:16
 PROJ # 22-06000046 RECEIPT # 0334390
 OWNER: HIGHWAY 46 HOLDINGS LLC
 JOB ADDRESS: 4316 W SR 46 LOT #: 0990

SITE PLAN	5701.75	5701.65	.10
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TOTAL FEES DUE.....:	5701.75		
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AMOUNT RECEIVED.....:		5701.65	
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* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: PDHP01	BALANCE DUE.....:		.10
CHECK NUMBER.....:	000000326051		
CASH/CHECK AMOUNTS...:	5701.65		
COLLECTED FROM:	ENTERPRISE HOLDINGS		
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -
			4 - FINANCE

*

10/24/22 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:06:59
PROJ # 22-06000046 RECEIPT # 0335664
OWNER: HIGHWAY 46 HOLDINGS LLC
JOB ADDRESS: 4316 W SR 46 LOT #: 0990

SITE PLAN	.10	.10	.00
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TOTAL FEES DUE.....:	.10
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AMOUNT RECEIVED.....:	.10
-----------------------	-----

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

COLLECTED BY: DRMB02	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000000	
CASH/CHECK AMOUNTS...:	.10	
COLLECTED FROM:		
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771
PUBLIC WORKS COMMENTS ARE FORTHCOMING
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 at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	ENTERPRISE LEASING COMPANY - SITE PLAN	PROJ #: 22-06000046
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	10/21/22	
RELATED NAMES:	BRIAN MOGAURO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-19-30-5AC-0000-0990	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN ENTERPRISE RENTAL AND SALES	
NO OF ACRES	4.54	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	NORTHWEST CORNER OF WEST STATE ROAD 46 AND NORTH ELDER ROAD	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRIAN MOGAURO ENTERPRISE LEASING COMPANY 5442 HOFFNER AVE ORLANDO FL 32812 (407) 447-7999 PERMITTING@EVANSENGINC.COM		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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>

AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	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.	Informational
2.	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 7th 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.	Informational
3.	Natural Resources	Sheet 101 LA-01: please correct the number of replacement tree inches required. 73 2" caliper replacement trees are required for a total of 146 replacement inches.	Not Met
4.	Natural Resources	Please reformat the tree replacement table to follow the example provided in the Resources folder. This will expedite the arbor review.	Not Met
5.	Planning and Development	Under Site Data table list each building with its square footage, building height, and use of structure.	Not Met
6.	Planning and Development	Add note under Site Data Table as follows: Development shall comply with The Myers Commercial Office & Office Park PD Developer's Commitment Agreement #21-20500037.	Not Met
7.	Planning and Development	Please provide irrigation plan.	Not Met
8.	Planning and Development	Please note that the dumpster will require a separate permit.	Informational
9.	Planning and Development	Solid waste containers. All solid waste containers shall be enclosed on at least three (3) sides with a six (6) feet high screen. The screen shall consist of a wood fence or a brick or masonry wall. Please provide a detail of the dumpster enclosure.	Not Met
10.	Planning and Development	All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Informational
11.	Planning and Development	Please demonstrate on lighting plan sheet that Illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.	Not Met
12.	Planning and Development	Prior to approval of the Site Plan, the Developer's Commitment Agreement must be signed, notarized, and the original must be returned to our office for recording.	Not Met

13.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
14.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
15.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
16.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
17.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Informational
18.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Corner lots are addressed to the street best suited for emergency responders. This generally is where the front main entry door to the 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	Informational
19.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) As this proposed facility appears to be single tenant, Address 4316 W SR 46 will be assigned to the main structure. The other existing address on parcel 16-19-30-5AC-0000-0990 is 4310 W SR 46, and will be deleted from our 911 database. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Informational
20.	Public Safety - Addressing	Please ensure the address number is posted on the structure and at the entrance to the property, as the building is set back and not visible from the main entrance. *Address numbers are to be installed facing the street the structure is addressed to.	Informational

21.	Public Safety - Addressing	(Development Name) What is the intended name of this facility? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks, the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Not Met
22.	Public Safety - Addressing	Existing address 202 N ELDER RD will be maintained for the existing Lift Station on property. Lift Station address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure, or fencing surrounding the structure, and posted facing 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. Numbers shall be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7) SCLDC SEC 90.5(a). Lift Station addresses are entered into the 911 map and used directly by the 911 communications call center. 911 receives calls which are typical to the alarms for the lift station and/or generator going off.	Informational
23.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Informational
24.	Public Safety - Addressing	It appears the main entrance is proposed to be from W SR 46. As the facility is set back from and facing SR 46, address numbers '4316' must be posted at the main entry from SR 46. As for the (2) proposed entries from N ELDER RD, additional signage containing directional arrows and a description of the buildings on property shall be required (e.g. 'Facility name' and 'Car Wash'). The address is not required to be posted at these entry signs at N ELDER RD, however if the address is posted both the address number and street name shall be required to be posted so it does not confuse traffic entering the facility from N ELDER RD. Posting requirements have been uploaded in the documents folder to guide you.	Informational

25.	Public Safety - Addressing	Per the narrative, it appears this structure will be single tenant. Therefore, only address 4316 W SR 46 will be assigned. Please email addressing@seminolecountyfl.gov if it is multitenant.	Informational
26.	Public Safety - Addressing	Please describe the use of 'CCA Building' on page 004 C4.0 Site Plan. Will this building be accessible to the public? Additional comments may be added after review of your response.	Not Met
27.	Public Safety - Fire Marshal	Please provide verification of fire sprinkler in proposed structure. If the building(s) are to be provided with a fire sprinkler system, please provide the point of service on the plan. If no fire sprinkler system is proposed for the building, please remove the requirements for sprinklered buildings from PG C5.0 Utility Plan	Not Met
28.	Public Safety - Fire Marshal	Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants.	Not Met
29.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018) Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met
30.	Public Safety - Fire Marshal	Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
31.	Public Safety - Fire Marshal	Gate shall open all the way to 20 feet for fire department access. Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.4 (2018 Edition) Fire Department Padlock (Knox) for manual gates shall be provide. Fire department SOS for electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018) shall be provided.	Not Met
32.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Status	Department	File	Changemark Subject	Changemark Details	Updated By
Not Met	Planning and Development	004 C4.0 SITE PLAN.pdf	Changemark #01	Remove Note # 6	Joy Giles

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
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Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Approved	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Approved	
Public Safety - Addressing	Manny Cheatham	echeatham@seminolecountyfl.gov	Corrections Required	Manny Cheatham 407-665-5045
Public Works - Engineering		COMMENTS ARE FORTHCOMING		
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Email (preferred): sharttung@seminolecountyfl.gov Phone: 407-665-7391
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/4/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Manny Cheatham, Jim Potter, Sarah Harttung, Diane Gordon,
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 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> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p>		

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

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: 2022-7505

Title:

WILLA SPRINGS BUILDING - SITE PLAN

Project Number: 22-06000059

Project Description: Proposed Medical Office on 1.52 acres in the C-1 Zoning District

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

Parcel ID: 24-21-30-508-0000-0140

BCC District: 1-Dallari

Applicant: Dave Schmit (407) 207-9088

Consultant: N/A

Rec: 11/18/22



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

PROJ. #: 22-06000059

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

PROJECT

PROJECT NAME: Willa Springs Building			
PARCEL ID #(S): 24-21-30-508-0000-0140			
DESCRIPTION OF PROJECT: Proposing a building with associated utilities and stormwater system			
EXISTING USE(S): Vacant		PROPOSED USE(S): Medical Office	
ZONING: C-1	FUTURE LAND USE: COM	TOTAL ACREAGE: 1.52	BCC DISTRICT: 1
WATER PROVIDER: Seminole County Utilities		SEWER PROVIDER: Seminole County Utilities	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: <u>N/A</u>		NEW BUILDING AREA: <u>9,450</u>	TOTAL: <u>9,450</u>
EXISTING PAVEMENT AREA: <u>N/A</u>		NEW PAVEMENT AREA: <u>17,136</u>	TOTAL: <u>17,136</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____			
(TOTAL SQUARE FEET OF NEW ISA <u>29,621</u> / 1,000 = <u>29.621</u>) x \$25 + \$2,500 = FEE DUE: <u>3,240.50</u>			
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Dave Schmitt, P.E.		COMPANY: Dave Schmitt Engineering, Inc.
ADDRESS: 12301 Lake Underhill Rd, Ste. 241		
CITY: Orlando	STATE: FL	ZIP: 32828
PHONE: 407-207-9088	EMAIL: dsemailbox@dseorl.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): WILLA SPRINGS HOLDINGS LLC		
ADDRESS: 1040 WILLA SPRINGS DR		
CITY: WINTER SPRINGS	STATE: FL	ZIP: 32708
PHONE: 407-215-1961	EMAIL: mitch@partstat.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE

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, Mitchell Bonett, the owner of record for the following described property (Tax/Parcel ID Number) 24-21-30-508-0000-0140 hereby designates Dave Schmitt, P.E. to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

10/27/22

Mitchell S. Bonett

Property Owner's Signature

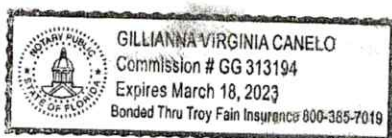
Mitchell Bonett

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 Mitchell S. Bonett (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL State Lic as identification, and who executed the foregoing instrument and sworn an oath on this 27 day of October, 2022.



Kellin Y. V.
 Notary Public



**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: 11/21/2022 2:02:44 PM
Project: 22-06000059
Credit Card Number: 43*****1569
Authorization Number: 311220
Transaction Number: 211122017-4380DF45-4737-4B5B-A7C6-F701E56FD853
Total Fees Paid: 3291.73

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	51.23
SITE PLAN	3240.50
Total Amount	3291.73

DSE Mailbox

From: is_web@seminolecountyfl.gov
Sent: Friday, November 18, 2022 11:39 AM
To: DSE Mailbox
Subject: Your Application for Concurrency Review with Seminole County

IMPORTANT! This Concurrency application must be uploaded by the designated ePlan Applicant to the related project number in the Seminole County ePlan Review System. You may do this by printing this email to a file in PDF format, or by printing it out and then scanning it into a PDF file. Once made into a PDF file, upload this to the ePlan Review System in the Application Documents folder. If you are not the ePlan Review Applicant, please provide this to them for upload.

Your Application for Concurrency Review has been completed and is shown below. Please retain a copy of your completed application for your records.

APPLICANT INFORMATION

* **Applicant Name:** Dave Schmitt, P.E.
* **Mailing Address:** 12301 Lake Underhill Rd. Ste. 241
* **City:** Orlando
* **State:** FL
* **Zip:** 32828
* **Phone Number:** 407-207-9088
Fax Number: 407-207-9089
Email: dsemailbox@dseorl.com

OWNER INFORMATION

* **Owner Name:** Willa Springs Holdings, LLC.
* **Mailing Address:** 1040 Willa Springs Dr.
* **City:** Winter Springs
* **State:** FL
* **Zip:** 32708
* **Phone Number:** 407-215-1961
Fax Number:
Email: mitch2partstat.com

PROJECT INFORMATION

* **Project/Subdivision Name:** Willa Springs Drive Site
* **Property Address:** Willa Springs Dr
* **City:** Winter Springs
* **State:** FL
* **Zip:** 32708

Please list all Tax Parcel ID numbers for all properties included in this proposal/request.

Tax Parcel I.D. #1: 24-21-30-508-0000-0140

Tax Parcel I.D. #2:

Tax Parcel I.D. #3:

Tax Parcel I.D. #4:

APPLICATION INFORMATION

* **This application:** is submitted in conjunction with a development plan.

If submitted with a development application, select the type of development order applied for below:

TYPES OF FINAL DEVELOPMENT ORDERS

Concurrency Review is:

FOR SEMINOLE COUNTY SCHOOLBOARD USE ONLY

[] PROVISION OF PUBLIC FACILITIES / SERVICE TO SCHOOL SITE

This proposal:

Is for new development / construction

A Signed and Sealed Traffic Impact Study is:

NOT REQUIRED: since this application is specifically for:
Medical Office / Vet Clinics (<15,000 sq. ft.)

Utility Service Provision:

a) **Water Service (Utility Provider):**Served by Seminole County Utilities

b) **Sewer Service (Utility Provider):**Served by Seminole County Utilities

c) **Landscape Irrigation System:**

Will this project use Potable Water for Landscape Irrigation?

No

A water and Sewer Demand Estimate Prepared By a Certified Engineer is:

PROJECT SIZE AND PHASING: Below, clearly identify past or existing uses or structures, if applicable, and proposed new development/construction. Credit for prior uses can only be given if the information is clear and complete. (Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximums for estimating project demand and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on this application)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE (S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS / LOTS
<i>Example: Phase I</i>	<i>15</i>	<i>Single Family</i>	<i>95 Units</i>
N/A	1.52	Medical Office	9,450

CERTIFICATION

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant

to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application.

I understand that submission of the form initiates a process and does not imply approval by Seminole County. I further understand that issuance of a Certificate of Concurrency will require successful completion of Development Review and payment of Facility Reservation Fees, and that likewise no final development order will be issued except upon successful completion of this Concurrency Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued, and therefore no binding assurance of future capacity, and that a new Concurrency Review application will be required in conjunction with the first final development order applies for on this property.

☒ I have read and agree with the statements above.

Property Record Card



Parcel 24-21-30-508-0000-0140

Property Address WILLA SPRINGS DR WINTER SPRINGS, FL 32708

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	24-21-30-508-0000-0140		
Owner(s)	WILLA SPRINGS HOLDINGS LLC		
Property Address	WILLA SPRINGS DR WINTER SPRINGS, FL 32708	Valuation Method	Cost/Market
Mailing	1040 WILLA SPRINGS DR WINTER SPGS, FL 32708-5214	Number of Buildings	0
Subdivision Name	WILLA SPRINGS COMMERCIAL CENTER PH 2A	Depreciated Bldg Value	0
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value (Market)	\$241,361
Exemptions	None	Land Value Ag	\$241,361
AG Classification	No	Just/Market Value	\$241,361
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$50,808
		P&G Adj	\$0
		Assessed Value	\$190,553

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$3,236.19

2022 Tax Savings with Exemptions

\$541.51

2022 Tax Bill Amount

\$2,694.68

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 14
WILLA SPGS COMMERCIAL CENTER PH 2A
PB 40 PGS 61 TO 63

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$190,553	\$0	\$190,553
SJWM(Saint Johns Water Management)	\$190,553	\$0	\$190,553
FIRE	\$190,553	\$0	\$190,553
COUNTY GENERAL FUND	\$190,553	\$0	\$190,553
Schools	\$241,361	\$0	\$241,361

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/01/2015	08570	0018	\$185,000	Yes	Vacant
QUIT CLAIM DEED	12/01/2002	04632	1318	\$100	No	Vacant
WARRANTY DEED	03/01/2002	04351	0816	\$120,200	Yes	Vacant
QUIT CLAIM DEED	04/01/1998	03408	0444	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			66308	\$7.28	\$241,361

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	66

School Information

Elementary School District	Middle School District	High School District
Red Bug	Tuskawilla	Lake Howell

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

Detail by Entity Name

Florida Limited Liability Company
WILLA SPRINGS HOLDINGS, LLC

Filing Information

Document Number L15000174312
FEI/EIN Number 47-5375860
Date Filed 10/13/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/03/2019

Principal Address

1040 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Mailing Address

1040 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Registered Agent Name & Address

BONETT, MITCHELL S, MGR
1040 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Name Changed: 04/03/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BONETT, MITCHELL S
1040 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Title MGR

Menefee, Dennis H
1040 WILLA SPRINGS DR
WINTER SPRINGS, FL 32708

Annual Reports

Report Year	Filed Date
2020	05/18/2020
2021	04/06/2021
2022	04/06/2022

Document Images

04/06/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
05/18/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- REINSTATEMENT	View image in PDF format
10/13/2015 -- Florida Limited Liability	View image in PDF format

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

Comment Document – Initial Submittal

PROJECT NAME:	LOT (14) WILLA SPRINGS BUILDING - SITE PLAN	PROJ #: 22-06000059
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/18/22	
RELATED NAMES:	EP DAVE SCHMITT	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	24-21-30-508-0000-0140	
PROJECT DESCRIPTION	PROPOSED MEDICAL OFFICE	
NO OF ACRES	1.52	
BCC DISTRICT	1-Bob Dallari	
CURRENT ZONING	C-1	
LOCATION	SE OF TUSKAWILLA RD AND WILLA SPRINGS DR	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
Dave Schmitt 12301 Lake Underhill Road Suite 241 ORLANDO FL 32828 (407) 207-9088 dsemailbox@dseorl.com		

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups 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.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	A landscape plan must be submitted. this plan must include a table with the following information for each buffer: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). Please see the examples provided in the "resources" folder.	Not Met
2.	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please include the calculation for this on the landscape plan and show them on the landscape drawing.	Not Met
3.	Buffers and CPTED	At this time, staff has determined a 0.2 opacity buffer is required on the north and south boundaries. This may change based on changes to proposal and further submittals. Show compliance by providing the landscape plan.	Not Met
4.	Buffers and CPTED	The proposed plant types, caliper size and height of plants used to satisfy buffer requirements must be included on the landscape plan.	Not Met
5.	Buffers and CPTED	The landscape plan must show compliance with the 40' landscape buffer easement. Show existing number of trees in the south buffer.	Not Met
6.	Building Division	Accessible parking and route, please provide all striping, signage and sloping details for the accessible parking spaces, access isle and route. 2020FBC Accessibility code.	Not Met
7.	Building Division	Fire separation distance, please label the east wall as 1 hour fire rated construction. 2020FBC Table 602	Not Met
8.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
9.	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)	Not Met
10.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Not Met
11.	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. Please do not include the 4 palm trees in the mitigation calculations. SCLDC 60.22(f)	Not Met
12.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
13.	Planning and Development	Please include the following information on the cover sheet: The scale (not smaller than one (1) inch to fifty (50) feet) shall be designated and, where appropriate, the same scale should be used in drawing the site plan rather than varying the scale.	Not Met
14.	Planning and Development	Under the site data please place under maximum height what the proposed height of the building is going to be as well as the number of stories of the building.	Not Met
15.	Planning and Development	Show the F.F.E on the site plan.	Not Met

16.	Planning and Development	All setbacks for the site need to be stated under the site plan data as well as noted and called out on the site plan.	Not Met
17.	Planning and Development	Under open space calculations, please state what is being counted toward the open space and the acreage for each section of open space.	Not Met
18.	Planning and Development	Please provide location of fire lanes.	Not Met
19.	Planning and Development	Provide location of proposed driveway(s) and median cut(s). Provide internal traffic circulation plan, including directional arrows and signs to direct traffic flow. Show location of traffic-control signs and signalization devices.	Not Met
20.	Planning and Development	Show the complete parking calculation of how you got to the total number of parking spaces, based on the office Buildings use. One (1) space for each two hundred (200) square feet of gross floor area. The required parking space size is 10' x 20'.	Not Met
21.	Planning and Development	Show the dimensions of the building on the site plan.	Not Met
22.	Planning and Development	On the boundary survey please show the total acreage to show that the site plan total acreage is consistent with the boundary survey.	Not Met
23.	Planning and Development	Parcel ID needs to be placed under the site data information.	Not Met
24.	Planning and Development	Please provide a photometric plan showing where the site lighting is being placed on site as well as the height of the light poles from grade and the type of shielding that will be used to shield the light pollution since there is apartment behind the proposed site. INFORMATION: A separate building permit will be required.	Not Met
25.	Planning and Development	Please state in a table format the 20% minimum of low water use plant material provided and maximum of 40% high water use plant material shown (Sec. 30.1229(a)(2)). Please provide this information on the landscape plans.	Not Met
26.	Planning and Development	Please state under the site data the number of employees.	Not Met

27.	Planning and Development	<p>Please provide irrigation plans- The Irrigation systems, when required, shall be designed to correlate to the organization of plants into zones as described in subsection (1) above. The water use zones shall be depicted on the irrigation plan and landscape plan. A temporary aboveground irrigation system may be used in areas where low water use zone trees and plant material are proposed. All permanent underground irrigation systems shall be automatic with cycling capacity and shall be designed to avoid irrigation of impervious surfaces. Irrigation systems shall be maintained to eliminate waste of water due to loss from damaged, missing or improperly operating sprinkler heads, valves, pipes, or controllers.</p> <p>Please make sure on the irrigation plans, shall be submitted showing a detailed layout and description of a permanent underground irrigation system providing one hundred (100) percent coverage of all landscaped areas. The irrigation plan shall include information such as sprinkler head type, pipe size, radius of throw, valve and backflow preventer and rain sensor device locations. (c)All water use zones shall be indicated on the landscape plan and irrigation plan. Turf areas shall be irrigated on separate zones from trees, shrubs and ground cover beds. A rain sensor device or switch shall be required on any newly installed automatic irrigation system to prevent irrigation during periods of sufficient rainfall. The use of low volume, emitter or target irrigation is preferred for trees, shrubs and ground cover. Significant irrigation overthrow onto impervious surfaces is prohibited. The use of irrigation systems shall comply with all water use restrictions imposed by law.</p>	Not Met
28.	Planning and Development	Please provide irrigation plans for the proposed site. If the landscaping is being irrigated by reclaimed water than it will need to be notated on the landscape plans and is exempt from the requirements of subsections 30.1229(a)(1), (a)(2) and (a)(3).	Not Met
29.	Planning and Development	Please provide landscape plans to show the required landscape buffers.	Not Met
30.	Planning and Development	Under site data please place the hours of operation for the non-residential use.	Not Met
31.	Planning and Development	Please show on the landscape plans the required landscaping between the building and parking lot per Sec. 30.1230 (5).	Not Met
32.	Planning and Development	Please show the in the parking island the landscaping and ground covering that will be provided on the landscape plan.	Not Met
33.	Planning and Development	<p>Please show the loading area. Per Sec. 30.1224. - Off-street loading and unloading area requirements. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, food processing or wholesale distribution plant, goods display, department store, wholesale store, market, hotel, office, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for the maneuvering, standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys. (a)Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.</p>	Not Met

34.	Planning and Development	Please provide the location of the business sign and the dimension of the sign on the site plan.	Not Met
35.	Planning and Development	If the drainage easements will be used toward open space will there be any placement of benches around the easement? Please show the benches on the landscape plans.	Not Met
36.	Planning and Development	<p>The 15' ingress/egress easement that shows the parking spaces encroaching into the 15' ingress/egress easement that is also considered a maintenance berm to maintain the 65' drainage area. Are you proposing to relocate the ingress/egress easement? Please advise.</p> <p>INFORMATION: DURING THE PRE-APPLICATION THE AN INFORMATIONAL COMMENT WAS MADE ABOUT THE INGRESS/EGRESS EASEMENT. **The 15' Ingress & Egress easement identified on the plat appears to be impeded by the parking and landscape islands on the concept plan that was provided by the applicant. The easement and/or area for maintenance of the drainage canal will need to be addressed with development. The Stormwater Drainage Easement document was emailed to the applicant.***</p>	Not Met
37.	Planning and Development	<p>Will there be a loading zone provide for the medical office? Please advise if a loading zone will be added to the site.</p> <p>Per Sec. 30.1224. - Off-street loading and unloading area requirements. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, food processing or wholesale distribution plant, goods display, department store, wholesale store, market, hotel, office, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for the maneuvering, standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys.(a)Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space.</p>	Not Met
38.	Planning and Development	Please provide internal traffic circulation plan, including directional arrows and signs to direct traffic flow.	Not Met
39.	Planning and Development	A separate arbor permit will need to be filled out and uploaded in eplan since the site plan form was checked off.	Not Met
40.	Planning and Development	<p>Where is the a/c unit being placed on site, on the ground or on the roof of the building. Please advise.</p> <p>Per Sec. 30.1294 (a) - (a)Mechanical Equipment. (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line. Please show on the plans that it will not be visible for public rights of ways or from residential properties.</p>	Not Met

41.	Public Safety - Addressing	(Development Name) What is the intended facility name? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Not Met
42.	Public Safety - Addressing	The parcel ID (24-21-30-508-0000-0150) on the cover sheet does not match the indicated lot of the project site on the aerial nor in our addressing database. The indicated project site appears to point to parcel ID # 24-21-30-508-0000-0140. If the medical office is on Lot - 0140, please change your parcel ID on the Cover Sheet to 24-21-30-508-0000-0140. If parcel ID #24-21-30-508-0000-0150 is correct, please update the lot in the aerial.	Not Met
43.	Public Safety - Addressing	Will this building be single or multitenant?	Not Met
44.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) 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 212 in. NFPA 1, 18.5.7.6)</p> <p>Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Not Met
45.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.	Not Met
46.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Not Met

47.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition) NOTE: Fire Truck Parameters: - Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 inches-Wheel Offset: 5.30 inches-Tread Width: 17.5 inches-Chassis Overhang: 68.99 inches-Additional Bumper Depth: 22 inches-Front Overhang: 90.99 inches-Wheelbase: 270 inches-Calculated Turning Radius: - Inside Turn: 25 ft. 7 in.-Curb to Curb: 41 ft. 8 in.-Wall to Wall: 48 ft. 5 in.	Not Met
48.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Not Met
49.	Public Safety - Fire Marshal	Provide yellow stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)	Not Met
50.	Public Safety - Fire Marshal	Hydrant shall be marked with a blue reflector that is placed in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
51.	Public Safety - Fire Marshal	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 212 in. NFPA 1, 18.5.7.	Not Met
52.	Public Safety - Fire Marshal	Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)	Not Met
53.	Public Safety - Fire Marshal	NFPA 24, 5.2.1 Hydraulic calculations shall show that the main is able to supply the total demand at the appropriate pressure.	Not Met
54.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a) At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b) The fire line for sprinkled buildings starts at the double detector check valve. c) No other water connection shall be off of the fire line. d) The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e) Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Not Met
55.	Public Safety - Fire Marshal	If 'Not Met' comments are to be provided at final engineering, acknowledge as requirements upon final engineering in form of response letter.	Not Met
56.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
57.	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
58.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
59.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational

60.	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 7th 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.	Informational
61.	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.	Informational
62.	Natural Resources	All replacement trees shall be Florida Nursery grade Number 1 or better. SCLDC 60.23(b)	Informational
63.	Natural Resources	All replacement trees shall be from the preferred or acceptable tree species list, unless approved by the County. SCLDC 60.23(b)	Informational
64.	Natural Resources	All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. 60.23(c)	Informational
65.	Natural Resources	No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b)	Informational
66.	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf	Informational
67.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Informational
68.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
69.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
70.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
71.	Public Safety - Addressing	If this is for parcel 24-21-30-508-0000-0014, the building address proposed is 1048 WILLA SPRINGS DR.	Informational
72.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational

73.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) If this is single tenant, in the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Informational
74.	Public Safety - Addressing	There is an existing building on lot 15. (Address 1040 Willa Springs DR). Please clarify if this project is intended to be on parcel 24-21-30-508-0000-0140 instead.	Informational
75.	Public Safety - Addressing	Address and applicable fee will be determined in conjunction with a building permit and will be released to the public after the permit is issued.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Works - Engineering		Provided under separate cover		
Public Safety - Addressing	Manny Cheatham	echeatham@seminolecountyfl.gov	Corrections Required	Manny Cheatham 407-665-5045
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Email (preferred): sharttung@seminolecountyfl.gov Phone: 407-665-7391
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Corrections Required	407-665-7936
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Corrections Required	Please see not met and informational checklist items.

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/5/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Diane, Manny, Sarah, Beck, Maya, Jim, Tony
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.shtml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.shtml</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
Casselberry

(407) 571-8000
(407) 262-7700

www.altamonte.org
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	(407) 897-4100	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: 2022-7506

Title:

BROADSTONE RETAIL - SITE PLAN

Project Number: 22-06000061

Project Description: Proposed fast food restaurant on 1.23 acres in the PD Zoning District

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 30-19-30-531-0000-0020

BCC District: 5-Herr

Applicant: Bryan Schultz (813) 760-2621

Consultant: Benjamin Beckham (407) 629-8330



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

PROJ. #: 22-0600006

RECEIVED

SITE PLAN/DREDGE & FILL

DEC 07 2022

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

Planning & Development
Division

APPLICATION TYPES/FEES

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

PROJECT

PROJECT NAME: Broadstone Retail, Lot 3	
PARCEL ID #(S): 30-19-30-531-0000-0020	
DESCRIPTION OF PROJECT: 2,325 SF fast food restaurant, and associated stormwater and utilities.	
EXISTING USE(S): vacant	PROPOSED USE(S): Fast Food Restaurant
ZONING: PD	FUTURE LAND USE: PD
TOTAL ACREAGE: 1.23	BCC DISTRICT:
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)	
EXISTING BUILDING AREA: 0 SF	NEW BUILDING AREA: 2,325 SF
EXISTING PAVEMENT AREA: 6,515 SF	NEW PAVEMENT AREA: 31,630
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 33,955 SF	TOTAL: 38,145 SF
(TOTAL SQUARE FEET OF NEW ISA 33,955 SF / 1,000 = 33.955) x \$25 + \$2,500 = FEE DUE: \$3,348.88	
+ 800 (concurrency)	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	
Total: \$4,148.88	
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Bryan Schultz, Managing Member	COMPANY: International 46, LLC
ADDRESS: c/o 2202 N. West Shore Boulevard, Suite 200	
CITY: Tampa	STATE: FL ZIP: 33607
PHONE: 813-760-2621	EMAIL: b.schultz@oceanbleugroup.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Benjamin S. Beckham, 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: bbeckham@madden-eng.com 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)

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

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

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


SIGNATURE OF AUTHORIZED APPLICANT

Bryan Schultz
Managing Member

12/7/2022
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

Bryan Schultz, Managing Member


I, International 46, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 30-19-30-531-0000-0020 hereby designates Benjamin S. Beckham, P.E. and Nicole Martin Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

12/7/22
Date


Property Owner's Signature

Bryan Schultz
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 Bryan Schultz (property owner),
☐ by means of physical presence or ☒ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 7th day of Dec, 20 22



NICOLE MARTIN
Commission # HH 249622
Expires August 5, 2026


Notary Public

Property Record Card

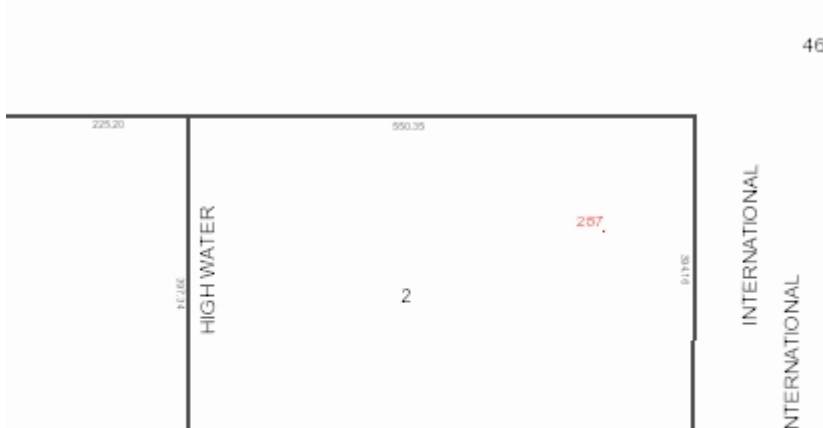


Parcel 30-19-30-531-0000-0020

Property Address 287 HIGH WATER LN SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	30-19-30-531-0000-0020		2023 Working Values	2022 Certified Values
Owner(s)	INTERNATIONAL 46 LLC	Valuation Method	Cost/Market	Cost/Market
Property Address	287 HIGH WATER LN SANFORD, FL 32771	Number of Buildings	0	0
Mailing	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-1527	Depreciated Bldg Value		
Subdivision Name	BROADSTONE PARKWAY	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$3,602,412	\$3,602,412
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$3,602,412	\$3,602,412
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$3,602,412	\$3,602,412

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$48,301.50

2022 Tax Bill Amount \$48,301.50

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 BROADSTONE PARKWAY PB 87 PGS 23-25

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$3,602,412	\$0	\$3,602,412
SJWM(Saint Johns Water Management)	\$3,602,412	\$0	\$3,602,412
FIRE	\$3,602,412	\$0	\$3,602,412
COUNTY GENERAL FUND	\$3,602,412	\$0	\$3,602,412
Schools	\$3,602,412	\$0	\$3,602,412

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/20/2021	10129	1885	\$4,000,000	Yes	Vacant
QUIT CLAIM DEED	12/20/2021	10129	1889	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			217800	\$16.54	\$3,602,412

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
19754	5031 BROADSTONE RESERVE CIR: ELECTRICAL - COMMERCIAL-	County	\$2,200		1/6/2021

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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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: 12/8/2022 8:38:54 AM
Project: 22-06000061
Credit Card Number: 37*****4003
Authorization Number: 227447
Transaction Number: 081222C19-CDECDAD6-C8AD-4955-BE3B-B7F4C4A6459B
Total Fees Paid: 4225.67

Fees Paid

Description	Amount
MAJOR CONCURRENCY TEST	800.00
CC CONVENIENCE FEE -- PZ	76.67
SITE PLAN	3349.00
Total Amount	4225.67



**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.

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Fees Paid

Description	Amount
MAJOR CONCURRENCY TEST	800.00
CC CONVENIENCE FEE -- PZ	76.67
SITE PLAN	3349.00
Total Amount	4225.67

PUBLIC WORKS COMMENTS ARE FORTHCOMING

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 at <http://www.seminolecountyfl.gov/departments-services/board-of-county-commissioners/meeting-agendas.stml>

PROJECT NAME:	BROADSTONE RETAIL (LOT 3) - SITE PLAN	PROJ #: 22-06000061
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	12/07/22	
RELATED NAMES:	EP BENJAMIN BECKHAM	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	30-19-30-531-0000-0020	
PROJECT DESCRIPTION	PROPOSED FAST FOOD RESTUARANT ON 1.23 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	1.23	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	SOUTHWEST OF WEST STATE ROAD 46 AND INTERNATIONAL PARKWAY	
FUTURE LAND USE	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BRYAN SCHULTZ INTERNATIONAL 46, LLC 2202 N. WEST SHORE BLVD SUITE TAMPA FL 33607 (813) 760-2621 b.schultz@oceanbleugroup.com	BENJAMIN BECKHAM MADDEN, MOORHEAD & STOKES, LLC 431 E. HORATIO AVE, 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 and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

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

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

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

AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, A minimum of 3 accessible spaces on an accessible route to the structures entrance are required. 2020FBC Table 208.2	Not Met
2.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
3.	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.	Informational
4.	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 7th 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.	Informational
5.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Not Met
6.	Planning and Development	Please update parcel number and legal description on plan sheets once the Property Appraiser updates their data base with the new plat recording parcel number.	Not Met
7.	Planning and Development	Provide a note on site plan sheet: Dumpster Enclosure will meet the requirements of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards.	Not Met
8.	Planning and Development	The Dumpster will require a separate permit.	Informational
9.	Planning and Development	On landscape detail sheet please show Dumpster screening detail. SCLDC Sec. 30.1233(a)	Not Met
10.	Planning and Development	Please clearly define the perimeter boundary of lot 3.	Not Met
11.	Planning and Development	Provide a line symbol legend on site plan sheet.	Not Met
12.	Planning and Development	Please show the dimensions of the building and also dimension the building from the lot lines.	Not Met
13.	Planning and Development	Please provide architectural renderings to demonstrate compatibility with the S.R. 46 Gateway Corridor Overlay Standards of providing a uniform building design compatible with the existing Lake Forest Commercial establishments.	Not Met

14.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
15.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
16.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
17.	Public Safety - Addressing	(POSTING) For plazas and commercial type occupancies having multiple addresses, in addition to each building structure being properly posted, the range of the addresses shall be posted on the main plaza or occupancy sign, visible in both directions from the street. SCLDC SEC 90.5(6)	Informational
18.	Public Safety - Addressing	(SITE/FLOOR PLAN) Site plans will be addressed within (14) working days after the site plan has been approved and all addressing requirements have been completed. SCLDC 90.5.6(d)	Informational
19.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas, approved through the Development Review process, are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor layout plan which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.	Informational
20.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Informational
21.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Informational

22.	Public Safety - Addressing	Proposed Address 277 High Water LN has been drafted for this structure on Lot 3. Address and applicable fee will be determined in conjunction with a building permit for the structure. The address will not be released until the address fee is charged and the permit is issued.	Informational
23.	Public Safety - Addressing	(Development Name) What is the intended facility name? To avoid duplicate or similar names, the name by which a new development shall be legally known in the County, shall be submitted for compliance review to the Office of Emergency Management, Attn: Addressing (email: addressing@seminolecountyfl.gov). Addressing checks, the proposed name against the Seminole County Property Appraiser facility & subdivision names along with project names that are on reserve within the County. Potential names will be reviewed during Site Plan or Preliminary Subdivision Plan. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Not Met
24.	Public Safety - Addressing	On page 005-Site Plan-C101, please include the following missing street names: (West) - High Water LN, (South) - Broadstone Reserve CIR, (East) - International PKWY.	Not Met
25.	Public Safety - Fire Marshal	Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants.	Not Met
26.	Public Safety - Fire Marshal	Please verify the FDC type cited is correct. (13R)	Not Met
27.	Public Safety - Fire Marshal	Provide location of the backflow preventor for the proposed fire sprinkler system.	Not Met
28.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a) At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b) The fire line for sprinkled buildings starts at the double detector check valve. c) No other water connection shall be off of the fire line. d) The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided. e) Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Not Met
29.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Not Met

AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

Please see mark-ups 1 – 6 on attached Mark-ups PDF

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Approved	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Safety - Addressing	Manny Cheatham	echeatham@seminolecountyfl.gov	Corrections Required	Manny Cheatham 407-665-5045
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	Corrections Required	
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Public Works - Engineering		COMMENTS ARE FORTHCOMING		
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Approved	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Corrections Required	Please see informational and not met checklist items. Tony Coleman 407-665-7581

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
1/4/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Diane Gordon, Manny Cheatham, Becky Noggle, Tony

The application fee allows two resubmittals. For the third review, the resubmittal fees are:

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

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

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

REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:

DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.

This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page.

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml>

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