



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda 2**

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**Wednesday, January 25, 2023**

**9:00 AM**

**Room 3024 or hybrid zoom option**

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**DRC**

9AM EAST STATE ROAD 436 (3340) - REZONE

[2023-10](#)

Project Number: 22-20000013

Project Description: Proposed Rezone from OP To C-1 Zoning District on .90 acres.

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

Parcel ID: 18-21-29-527-0000-001A

BCC District: 3-Constantine

Applicant: Augusto Ubaldo (813) 599-7030

Consultant: N/A

**Attachments:** [EAST STATE ROAD \(3340\) REZONE- APPLICATION.pdf](#)  
[EAST STATE ROAD \(3340\) REZONE - COMMENTS.pdf](#)

**PRE- APPLICATIONS**

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**MIDWAY PARK PLAYGROUND - SITE PLAN****[2023-11](#)**

Project Number: 22-06000058

Project Description: Proposed Site Plan for new playground equipment on 1.23 acres in the R-1 Zoning District

Project Manager: Maya Athanas (407) 665-7388  
( m a t h a n a s @ s e m i n o l e c o u n t y f l . g o v  
<mailto:mathanas@seminolecountyfl.gov>)

Parcel ID: 32-19-31-507-0G00-021B

BCC District: 5-Herr

Applicant: John Fitzgerald (407) 318-6442

Consultant: N/A

**Attachments:** [MIDWAY PARK PLAYGROUND - SITE PLAN - APPLICATION.pdf](#)  
[MIDWAY PARK PLAYGROUND - SITE PLAN - COMMENTS.pdf](#)**B & C STORAGE - PRE-APPLICATION****[2023-12](#)**

Project Number: 23-80000001

Project Description: Proposed Rezone for land use of trailer, boat and RV storage on 3.56 acres in the R-1 Zoning District

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

Parcel ID: 16-19-30-5ab-0200-0040

BCC District: 5-Herr

Applicant: James Bradwell (407) 516-7154

Consultant: N/A

**Attachments:** [B & C STORAGE - PRE-APPLICATION - APPLICATION.pdf](#)  
[B & C STORAGE - PRE-APPLICATION - COMMENTS.pdf](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-10**

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**Title:**

**EAST STATE ROAD 436 (3340) - REZONE**

**Project Number:** 22-20000013

**Project Description:** Proposed Rezone from OP To C-1 Zoning District on .90 acres.

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

**Parcel ID:** 18-21-29-527-0000-001A

**BCC District:** 3-Constantine

**Applicant:** Augusto Ubaldo (813) 599-7030

**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. #: 22-2000001.5  
 Z #: 2022-37  
 LUA #: \_\_\_\_\_

## REZONE/FUTURE LAND USE AMENDMENT

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEES

<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE (AS CALCULATED BELOW)
<b>CONCURRENT REVIEW FEE CALCULATION:</b> LSFLUA FEE (\$400/ACRE) _____ + 50% OF REZONE FEE _____ = _____ <b>LSFLUA AND REZONE FEE</b>	
<input type="checkbox"/> <b>SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)</b>	\$3,500
<input type="checkbox"/> <b>SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)</b>	\$3,500 + 50% OF REZONE FEE (AS CALCULATED BELOW)
<b>CONCURRENT REVIEW FEE CALCULATION:</b> SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ <b>SSFLUA AND REZONE FEE</b>	
<input checked="" type="checkbox"/> <b>REZONE (NON-PD)**</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> <b>REZONE (PD)**</b>	
<input type="checkbox"/> REZONE AND MASTER DEVELOPMENT PLAN <span style="float: right;">\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)</span>	
<input type="checkbox"/> FINAL DEVELOPMENT PLAN <span style="float: right;">\$1,000</span>	
<input type="checkbox"/> FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN <span style="float: right;">AS CALCULATED BELOW</span> (INCLUDES 2 RESUBMITTALS. ADDITIONAL RESUBMITTALS ARE SUBJECT TO ADDITIONAL FEES.) (\$8,500 MAX. FEE)	
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW/1,000)* X \$25.00 + \$2,500.00 = FEE DUE (TOTAL SF OF NEW ISA _____ / 1,000 = _____)* X \$25 + \$2,500 = FEE DUE: _____	
<b>EXAMPLE: 40,578 SQ FT OF NEW ISA FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50</b> *ROUNDED TO 2 DECIMAL POINTS	
<input type="checkbox"/> PD MAJOR AMENDMENT <span style="float: right;">\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)</span>	
<input type="checkbox"/> PD MINOR AMENDMENT <span style="float: right;">\$1,000</span>	
<input type="checkbox"/> <b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) <span style="float: right;">\$3,500.00</span>	

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

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

^ ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY



**PROJECT**

PROJECT NAME:	
PARCEL ID #(S):18-21-29-527-0000-001A	
LOCATION: 3340 E SR 436 APOPKA, FL 32703	
EXISTING USE(S): 21 - RESTAURANT	PROPOSED USE(S): 22 – FAST FOOD RESTAURANT <sup>W/DRIVE</sup> <sub>THRU</sub>
TOTAL ACREAGE: 0.9	BCC DISTRICT:
WATER PROVIDER: SEMINOLE COUNTY UTILITIES	SEWER PROVIDER: SEMINOLE COUNTY UTILITIES
CURRENT ZONING: OP OFFICE	PROPOSED ZONING: C-1 RETAIL COMMERCIAL-COMMODIES
CURRENT FUTURE LAND USE: CPMMERIAL	PROPOSED FUTURE LAND USE: COMMERCIAL
	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: AUGUSTO UBALDO	COMPANY:	
ADDRESS: 5315 E BUSCH BLVD		
CITY: TEMPLE TERRACE	STATE: FL	ZIP: 33617
PHONE: (813) 599-7030	AUGUSTOUBA@G MAIL.COM	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): MASAHIKO IKEMOTO		
ADDRESS: 3340 E SEMORAN BLVD		
CITY: APOPKA	STATE: FL	ZIP: 32703
PHONE: (407) 437-4735	EMAIL:MIKAIKEMOTO0712@G MAIL.COM	

## ATTACHMENT CHECKLIST

### HARDCOPY SUBMITTAL

- ☐ APPLICATION
- ☐ APPLICATION FEE
- ☐ PROPERTY APPRAISER'S PROPERTY CARD PRINTOUT
- ☐ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ OWNER'S AUTHORIZATION FORM, IF APPLICABLE (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ CONCURRENCY APPLICATION OR DEFERRAL AFFIDAVIT AND FEE, IF APPLICABLE
- ☐ NARRATIVE OF AMENDMENT (PD MAJOR/MINOR AMENDMENT ONLY)
- ☐ ARBOR APPLICATION (PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN ONLY)

### E-PLAN UPLOAD

- ☐ BOUNDARY SURVEY
- ☐ SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)  
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- ☐ LEGAL DESCRIPTION IN MS WORD FORMAT
- ☐ APPROVED TRAFFIC METHADODOGY LETTER FROM PUBLIC WORKS ENGINEERING DIVISION, IF APPLICABLE ATTACHMENT
- ☐ "A" AND ALL SUPPORTING DOCUMENTS (FUTURE LAND USE AMENDMENTS ONLY)
- ☐ TRAFFIC IMPACT ANALYSIS (PROJECTS GENERATING 50 OR MORE PEAK HOUR TRIPS)
- ☐ DRAFT DEVELOPER'S COMMITMENT AGREEMENT IN MS WORD FORMAT (PD FINAL DEVELOPMENT PLAN ONLY)
- ☐ DRAFT DEVELOPMENT ORDER IN MS WORD FORMAT (REZONE TO PD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE ST ONLY)
- ☐ MASTER DEVELOPMENT PLAN INCLUDING A PUBLIC FACILITIES AND SERVICES ANALYSIS SUMMARY SHOWN ON THE PLAN IN A TABLE WITH SUPPORTING DATA PROVIDED SEPARATELY (PD REZONE & MASTER DEVELOPMENT PLAN ONLY)

## CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

**TYPE OF CERTIFICATE**

**CERTIFICATE NUMBER**

**DATE ISSUED**

VESTING:

\_\_\_\_\_

\_\_\_\_\_

TEST NOTICE:

\_\_\_\_\_

\_\_\_\_\_

☐ Concurrency Application 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.

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

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

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

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

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



**SIGNATURE OF AUTHORIZED APPLICANT**

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

12/14/2022

**DATE**

Revised August 2021



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

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

- ☒ Individual                      ☐ Corporation                      ☐ Land Trust  
☐ Limited Liability Company                      ☐ Partnership                      ☐ Other (describe): \_\_\_\_\_

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

NAME	ADDRESS	PHONE NUMBER
MASAHIKO IKEMOTO	3340 E SEMORAN BLVD APOPKA FL 32703	(407) 437-4735

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST
AUGUSTO UBALDO	5315 E BUSCH BLVD TEMPLE TERRACE FL 33617	

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

12/7/22

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

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

Date

12/19/22

Owner, Agent, Applicant Signature

Augusto Ubaldo

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 19 day of

December, 2022, by Augusto Ubaldo, who is ☐ personally known to me, or

☒ has produced FL Drivers license as identification.



MONICA SHAMOUN  
Notary Public  
State of Florida  
Comm# HH303430  
Expires 12/17/2026

Signature of Notary Public

Monica Shamoun  
Print, Type or Stamp Name of Notary Public



## OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Masaniko Ikemoto, the owner of record for the following described property (Tax/Parcel ID Number) 18-21-29-527-0000-001A hereby designates Augusto Ubaido 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 type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

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

12/16/2022  
Date

Masaniko Ikemoto  
Property Owner's Signature  
Masaniko Ikemoto  
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Masaniko Ikemoto (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced PLN# 125354050570 as identification, and who executed the foregoing instrument and sworn an oath on this 19th day of December, 2022.



Youssef N. Gerguis  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG957064  
Expires 2/10/2024

[Signature]  
Notary Public



# Property Record Card



**Parcel** 18-21-29-527-0000-001A

**Property Address** 3340 E SR 436 APOPKA, FL 32703

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

Parcel	18-21-29-527-0000-001A	2023 Working Values	2022 Certified Values
Owner(s)	IKEMOTO, MASAHIKO		
Property Address	3340 E SR 436 APOPKA, FL 32703		
Mailing	3340 E SEMORAN BLVD APOPKA, FL 32703-6033		
Subdivision Name	FOREST CITY EXECUTIVE CENTER		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	21-RESTAURANT		
Exemptions	None		
AG Classification	No		
		<b>Valuation Method</b>	<b>Cost/Market</b>
		<b>Number of Buildings</b>	<b>1</b>
		<b>Depreciated Bldg Value</b>	<b>\$183,840</b>
		<b>Depreciated EXFT Value</b>	<b>\$26,415</b>
		<b>Land Value (Market)</b>	<b>\$668,748</b>
		<b>Land Value Ag</b>	
		<b>Just/Market Value</b>	<b>\$879,003</b>
		<b>Portability Adj</b>	
		<b>Save Our Homes Adj</b>	<b>\$0</b>
		<b>Amendment 1 Adj</b>	<b>\$0</b>
		<b>P&amp;G Adj</b>	<b>\$0</b>
		<b>Assessed Value</b>	<b>\$879,003</b>

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$11,781.31**

**2022 Tax Bill Amount** **\$11,781.31**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

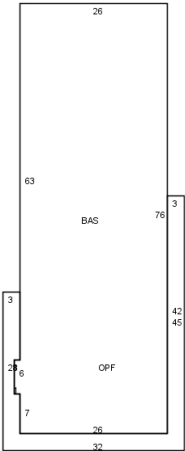
PT OF LOT 1 DESC AS BEG NW COR  
RUN E 133.78 FT S 25 FT E 7.53 FT  
S 252.84 FT W 140.37 FT N 277 FT  
TO BEG (.89 AC)  
FOREST CITY EXECUTIVE CENTER  
PB 36 PGS 82 & 83

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$879,003	\$0	\$879,003
SJWM(Saint Johns Water Management)	\$879,003	\$0	\$879,003
FIRE	\$879,003	\$0	\$879,003
COUNTY GENERAL FUND	\$879,003	\$0	\$879,003
Schools	\$879,003	\$0	\$879,003

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	01/07/2022	10304	1105	\$100	No	Improved
WARRANTY DEED	09/01/2002	04538	0502	\$390,000	Yes	Improved
WARRANTY DEED	07/01/2001	04129	1053	\$100	No	Improved
WARRANTY DEED	07/01/1996	03099	0827	\$1,860,000	No	Improved
QUIT CLAIM DEED	12/01/1988	02030	0724	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			38768	\$17.25	\$668,748

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1989/1990	1	1982.00	CONCRETE BLOCK - MASONRY	\$183,840	\$285,024	Description	Area
								OPEN PORCH FINISHED	291.00



Building 1 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00457	FENCE/WALL	County	\$2,100		1/1/2003
03045	RANGEHOOD SUPPRESSION SYSTEM	County	\$0		3/1/2003
01770	RANGE HOOD SUPPRESSION SYSTEM	County	\$4,900		2/1/2003
01673	FABRICATE & INSTALL ALUMINUM FRAME AWNING W/FIRE RETARDENT FABRIC AWNING	County	\$13,100		2/1/2003
01238	DOUBLE-FACED SIGN - FACE ONLY; PAD PER PERMIT 3342 E SR 436	County	\$0		2/1/2003
00683	INTERIOR ALTERATIONS	County	\$45,000	3/27/2003	1/1/2003
07881	MECHANICAL. PAD PER PERMIT: 3340 E SR 436.	County	\$5,500		7/17/2015
17298	MECHANICAL	County	\$14,400		10/22/2018
17024	REROOF	County	\$13,750		11/9/2018

## Extra Features

Description	Year Built	Units	Value	New Cost
6' WOOD FENCE	10/01/2005	2,130	\$3,600	\$3,600
COMMERCIAL ASPHALT DR 2 IN	10/01/1989	14,890	\$12,150	\$30,376
COMMERCIAL CONCRETE DR 4 IN	10/01/1989	873	\$1,425	\$3,562
POLE LIGHT STEEL 2 ARM	12/01/1989	3	\$9,240	\$9,240

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
OP	Commercial	COM	Office

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	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 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	38

## School Information

Elementary School District	Middle School District	High School District
Bear Lake	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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 12/20/2022 9:26:27 AM  
**Project:** 22-20000013  
**Credit Card Number:** 37\*\*\*\*\*3004  
**Authorization Number:** 241034  
**Transaction Number:** 201222O2C-30D99999-2DEB-4F6C-A8A4-F64EB331AA02  
**Total Fees Paid:** 2607.60

**Fees Paid**

Description	Amount
CC CONVENIENCE FEE -- PZ	32.60
REZONE TO COM, IND, OP/RP 14	2575.00
Total Amount	2607.60

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

**Comment Document – Initial Submittal**

**A Development Review Committee (DRC) meeting will not automatically be scheduled for your item; one must be requested.** 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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 01/20/2023, in order to place you on the Wednesday, 01/25/2023 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 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:	E. SR 436 (3340) - REZONE	PROJ #: 22-20000013
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	12/20/22	
RELATED NAMES:	Z2022-37	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	18-21-29-527-0000-001A	
DESCRIPTION:	PROPOSED REZONE FROM OP TO C-1 ZONING DISTRICT ON 0.90 ACRES. SITE CURRENTLY HAS SPLIT ZONING WITH C-1 AND OP.	
NO OF ACRES	0.90	
BCC DISTRICT	3-Lee Constantine	
LOCATION	SOUTHEAST OF EAST STATE ROAD 436 AND AVERY LANE	
FUTURE LAND USE	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
AUGUSTO UBALDO 5315 E BUSCH BLVD TEMPLE TERRACE FL 33617 (813) 599-7030 AUGUSTOUBA@GMAIL.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.**

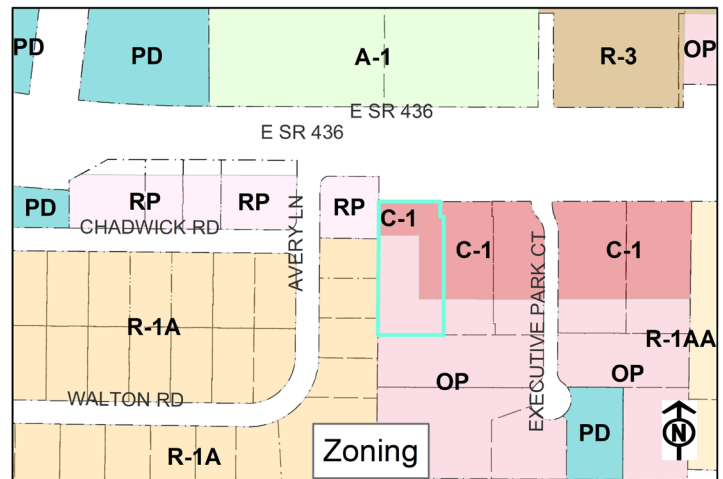
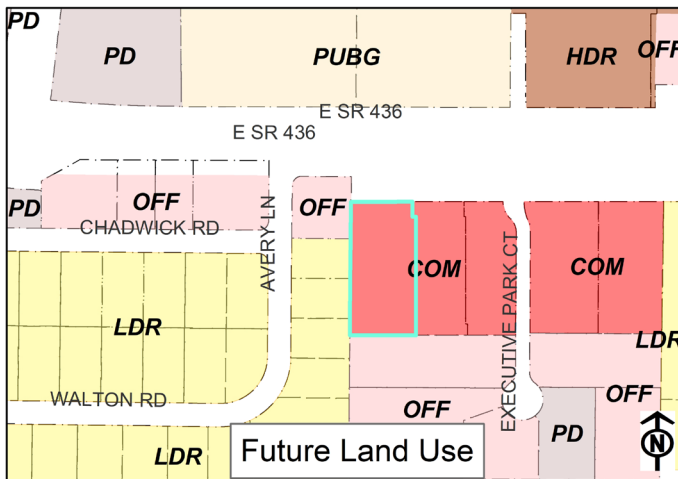
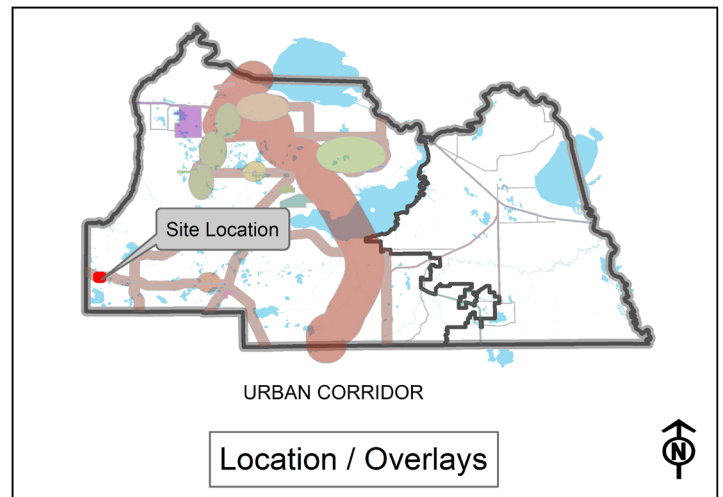
For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

*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.

### SITE AERIAL AND MAPS





## AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	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, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure. No action required at this time.	Informational
2.	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. No action required at this time.	Informational
3.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Informational
4.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6. No action required at this time.	Informational
5.	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. No action required at this time.	Informational
6.	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. No action required at this time.	Informational
7.	Comprehensive Planning	The Future Land Use (FLU) is Commercial which allows for restaurant use.	Informational
8.	Comprehensive Planning	A landscaped buffer between all commercial areas and highway frontage should be provided in conjunction with adequate sign controls to enhance community aesthetics and maintain neighborhood compatibility.	Informational
9.	Planning and Development	<b>COMMUNITY MEETING:</b> 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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Informational
10.	Planning and Development	<b>PUBLIC NOTICE OF MEETINGS:</b> 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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Informational
11.	Planning and Development	<b>REZONE:</b> The use of a restaurant with a drive-thru is permitted under the existing C-1 (Retail Commercial) zoning but not under the OP (Office) zoning classification. A rezone from OP (Office) to C-1 (Retail Commercial) will be required to bring the site into zoning compliance.	Informational
12.	Planning and Development	<b>OPEN SPACE:</b> The site is required to provide 25% open space exclusive of parking and drive aisle. This would be required at the time of site plan submittal, if required due to site modifications (see comment # 13).	Informational
13.	Planning and Development	<b>SITE PLAN:</b> Any modifications to the parking area, drive aisle, or building footprint will require submittal and approval of a site plan.	Informational

14.	Planning and Development	<p>REZONE: A Rezone may take between 3-4 months and involves public hearings with the Planning &amp; Zoning Commission and the Board of County Commissioners.</p> <p>Please notify your project manager once you select a date to conduct a community meeting. Your project manager will then schedule your item for a public hearing at the next available Planning and Zoning Commission meeting.</p>	Informational
15.	Planning and Development	<p>URBAN BEAR MANAGEMENT: The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33  <a href="https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management.stml">https://www.seminolecountyfl.gov/departments-services/environmental-services/solid-waste-management/urban-bear-management.stml</a> </p>	Informational
16.	Planning and Development	<p>PARKING: Restaurant establishments must provide a minimum parking ratio of 1 parking space for every 4 seats provided. The minimum parking stall size is 10 feet by 20 feet.</p>	Informational
17.	Public Safety - Fire Marshal	<p>New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).</p>	Informational
18.	Public Safety - Fire Marshal	<p>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) 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)</p>	Informational
19.	Public Safety - Fire Marshal	<p>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</p>	Informational
20.	Public Safety - Fire Marshal	<p>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</p>	Informational
21.	Public Safety - Fire Marshal	<p>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)</p>	Informational
22.	Public Safety - Fire Marshal	<p>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.</p>	Informational
23.	Public Safety - Fire Marshal	<p>Type and use of building may require fire sprinklers and fire alarm</p>	Informational
24.	Public Works - Engineering	<p>No specific issues with the rezone for traffic. Please note that the change in use may require additional parking.</p>	Informational
25.	Public Works - Engineering	<p>No specific issues with the rezone for stormwater. Please note that any changes to the site may require that the site meet current stormwater requirements. Any increase in impervious will required re-evaluation of the retention system and most likely additional retention for the site.</p>	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	No Review Required	(407) 665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Approved	
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Approved	
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	No Review Required	
Planning and Development	Doug Robinson Project Manager	drobinson03@seminolecountyfl.gov	Approved	Telephone: (407) 665-7388
Public Safety - Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	No Review Required	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Approved	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete Recommend Approval	Jim Potter 407 665 5764

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/19/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p><b>Major Revision: 50% of original application fee.</b>  <b>Minor Revision: 25% of original application fee.</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due: see comments for any additional fees due for your development</p>		

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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-11**

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**Title:**

**MIDWAY PARK PLAYGROUND - SITE PLAN**

**Project Number:** 22-06000058

**Project Description:** Proposed Site Plan for new playground equipment on 1.23 acres in the R-1 Zoning District

**Project Manager:** Maya Athanas (407) 665-7388 ([mathanas@seminolecountyfl.gov](mailto:mathanas@seminolecountyfl.gov) [<mailto:mathanas@seminolecountyfl.gov>](mailto:mathanas@seminolecountyfl.gov))

**Parcel ID:** 32-19-31-507-0G00-021B

**BCC District:** 5-Herr

**Applicant:** John Fitzgerald (407) 318-6442

**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. #: ~~BP22-00018104~~

Proj. # 22-06000058

mayra

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

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

### PROJECT

PROJECT NAME: Midway Park Playground			
PARCEL ID #(S): 32-19-31-507-OG00-021B			
DESCRIPTION OF PROJECT: Installation of New Playground Equipment			
EXISTING USE(S): Public Park		PROPOSED USE(S): Playground Equipment	
ZONING: R-1	FUTURE LAND USE: PUBC	TOTAL ACREAGE: 1.23	BCC DISTRICT:
WATER PROVIDER: MIDWAY CANAAN UTILITIES		SEWER PROVIDER: MIDWAY CANAAN UTILITIES	
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: N/A			
<b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>			
EXISTING BUILDING AREA: _____		NEW BUILDING AREA: _____ TOTAL: _____	
EXISTING PAVEMENT AREA: _____		NEW PAVEMENT AREA: _____ TOTAL: _____	
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 2,900			
(TOTAL SQUARE FEET OF NEW ISA 2,900 / 1,000 = 2.9) x \$25 + \$2,500 = FEE DUE: \$2,572.50			
(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**			

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: John Fitzgerald	COMPANY: John Fitzgerald Inc.	
ADDRESS: PO BOX 655		
CITY: Sanford	STATE: FL	ZIP: 32772
PHONE: 407-318-6442	EMAIL: Playgroundpermit@gmail.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SEMINOLE B C C		
ADDRESS: 1101 E 1st. ST		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-665-5302	EMAIL: rwelty@seminolecountyfl.gov	

**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.

11-09-2022

  
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, Richard E. Durr, Jr., the owner of record for the following described property (Tax/Parcel ID Number) 32-19-31-507-0G00-021B hereby designates John Fitzgerald Inc. 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 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 11/15/22

[Signature]  
Property Owner's Signature  
Richard E. Durr, Jr.  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared RICHARD E. DURR, JR. (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 15TH day of NOVEMBER, 2022.



[Signature]  
Notary Public

# Property Record Card



**Parcel** 32-19-31-507-0G00-021B

**Property Address** 2045 HURSTON AVE SANFORD, FL 32771

## Parcel Location



## Site View



3219315070G00021B 11/24/2021

## Parcel Information

<b>Parcel</b>	32-19-31-507-0G00-021B
<b>Owner(s)</b>	SEMINOLE B C C
<b>Property Address</b>	2045 HURSTON AVE SANFORD, FL 32771
<b>Mailing</b>	1101 E 1ST ST SANFORD, FL 32771-1468
<b>Subdivision Name</b>	DIXIE TERRACE 1ST ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	86-COUNTY(EXC:PUBLIC SCH&HOSP)
<b>Exemptions</b>	85-COUNTY(2007)
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$99,370	\$102,001
<b>Depreciated EXFT Value</b>	\$16,157	\$15,840
<b>Land Value (Market)</b>	\$153,750	\$153,750
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$269,277	\$271,591
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$85,711	\$104,713
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$183,566	\$166,878

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$3,641.52**

**2022 Tax Bill Amount**

**\$0.00**

**2022 Tax Savings with Exemptions**

**\$3,641.52**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

N 250 FT OF S 275 FT OF  
LOT 21 BLK G  
DIXIE TERRACE 1ST ADD  
PB 10 PG 29

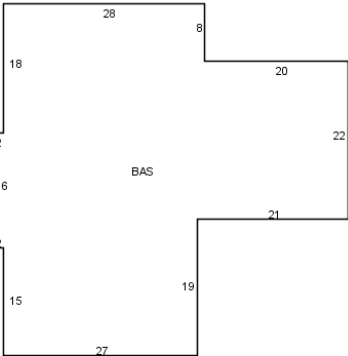
## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$183,566	\$183,566	\$0
SJWM(Saint Johns Water Management)	\$183,566	\$183,566	\$0
FIRE	\$183,566	\$183,566	\$0
COUNTY GENERAL FUND	\$183,566	\$183,566	\$0
Schools	\$269,277	\$269,277	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/1979	01257	1199	\$100	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
FRONT FOOT & DEPTH	250.00	214.00	1	\$500.00	\$153,750	

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1980	1	1825.00	CONCRETE BLOCK-STUCCO - MASONRY	\$99,370	\$192,951	Description	Area



Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
11123	OUTSIDE & INTERIOR REPAIRS TO MIDWAY COMMUNITY CENTER	County	\$49,677		12/1/2000
09955	FENCE/WALL	County	\$2,495		10/1/2001
05816	RANGE HOOD SUPPRESSION SYSTEM	County	\$1,150		6/1/2001
06862	COMPLETE DEMOLITION OF MIDWAY COMMUNITY CENTER	County	\$2,560		8/30/2010
06233	REROOF	County	\$5,767		8/15/2012

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	07/01/1980	9,900	\$16,157	\$40,392

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Public, Quasi-Public	PUBC	Single Family-8400

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	MIDWAY CANAAN UTILITIES	MIDWAY CANAAN 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 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	10

## School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>MIDWAY PARK PLAYGROUND- SITE PLAN</b>	<b>PROJ #: 22-06000058</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	11/18/22	
RELATED NAMES:	EP JOHN FITZGERALD	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	32-19-31-507-0G00-021B	
PROJECT DESCRIPTION	NEW PLAYGROUND EQUIPMENT	
NO OF ACRES	1.23	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1	
LOCATION	NE OF HURSTON AVE AND E 20TH ST	
FUTURE LAND USE	PUBC	
SEWER UTILITY	MIDWAY CANAAN UTILITIES	
WATER UTILITY	MIDWAY CANAAN UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
JOHN FITZGERALD PO BOX 655 SANFORD FL 32772 (407) 318-6442 PLAYGROUNDPERMIT@GMAIL.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 site plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.**

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

**AGENCY/DEPARTMENT COMMENTS**

Ref #	Group Name	Reviewer Comment	Status
1	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> 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: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Informational
2	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3	Buffers and CPTED	The Seminole County Tree Fund may be used for landscaping requirements.	Informational
4	Buffers and CPTED	Based on best available information, staff determined a 0.1 opacity buffer may be required on the west boundary. Please include a table that indicates the number, type and size of plants proposed and show their location on the site plan.	Not Met
5	Buffers and CPTED	Please indicate the number, species, and location of existing trees on site.	Not Met
6	Buffers and CPTED	Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please include the number of proposed canopy or understory trees to satisfy this. Show location of plantings on drawing.	Not Met
7	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Informational
8	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
9	Natural Resources	All replacement trees shall be Florida Nursery grade Number 1 or better. SCLDC 60.23(b)	Informational

10	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
11	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
12	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
13	Natural Resources	As most of the trees on site will be preserved, please show tree preservation procedures for construction and development. SCLDC 60.22(c)	Not Met
14	Natural Resources	Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Not Met
15	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
16	Natural Resources	Please show the location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22	Not Met
17	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: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</a>	Informational
18	Planning and Development	Please provide the site plan and the boundary survey individually.	Not Met
19	Planning and Development	Please include the following information on the site plan: Date, north arrow and scale bar, total area of the project site, impervious surface area and ratio, parcel numbers for all three parcels, and the zoning and future land use designations for all three parcels.	Not Met

20	Planning and Development	Please specify what is proposed for the existing playground area to be removed. For example, will the mulch be removed and the area sodded, or will the mulch stay?	Not Met
21	Planning and Development	Please show the dimensions of the parking space.	Not Met
22	Planning and Development	Please indicate what material the surface of the new playground area will be. If impervious, include in the proposed impervious surface area.	Not Met
23	Planning and Development	All plans must be digitally signed and sealed by a civil engineer.	Not Met
24	Planning and Development	The light poles on the basketball court appear to be missing light fixtures. Please provide lighting elements on the site per Policy FLU 2.14 Crime Prevention Through Environmental Design. A note on the plan indicating lighting will be provided will satisfy this comment.	Not Met
25	Public Safety - Addressing	(POSTING) Address numbers (2045) shall be made of durable weather resistant material, shall be permanently affixed to signage 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
26	Public Safety - Addressing	Add an east directional to 21st Street, so it displays as 'E 21st St.'	Not Met
27	Public Safety - Addressing	Add an east directional to 20th Street, so it displays as 'E 20th St.'	Not Met
28	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 provided.	Not Met
29	Public Safety - Fire Marshal	New or existing fire hydrants shall be identified on plan to meet the requirements of Chapter 18.5. (NFPA 1 2018 Edition).	Not Met

30	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
31	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal	Not Met
32	Public Works - Engineering	Please add a note to the plan stating that the sidewalk shall be installed per ADA requirements.	Not Met

### 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	Corrections Required	(407) 665-7388
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Approved	Please see informational checklist items.
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	407-665-7391
Planning and Development	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Corrections Required	Jim Potter 407 665 5764
Public Safety- Addressing	Diane Koschwitz	dkoschwitz@seminolecountyfl.gov	Corrections Required	407-665-5190

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
01/11/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Maya Athanas Sarah Harttung Diane Gordon Diane Koschwitz Diane Gordon Jim Potter

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	<a href="http://www.altamonte.org">www.altamonte.org</a>
Casselberry	(407) 262-7700	<a href="http://www.casselberry.org">www.casselberry.org</a>
Lake Mary	(407) 585-1449	<a href="http://www.lakemaryfl.com">www.lakemaryfl.com</a>
Longwood	(407) 260-3440	<a href="http://www.longwoodfl.org">www.longwoodfl.org</a>
Oviedo	(407) 971-5555	<a href="http://www.cityofoviedo.net">www.cityofoviedo.net</a>
Sanford	(407) 688-5000	<a href="http://www.sanfordfl.gov">www.sanfordfl.gov</a>
Winter Springs	(407) 327-1800	<a href="http://www.winterspringsfl.org">www.winterspringsfl.org</a>

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>





# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-12**

---

**Title:**

**B & C STORAGE - PRE-APPLICATION**

**Project Number:** 23-80000001

**Project Description:** Proposed Rezone for land use of trailer, boat and RV storage on 3.56 acres in the R-1 Zoning District

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

**Parcel ID:** 16-19-30-5ab-0200-0040

**BCC District:** 5-Herr

**Applicant:** James Bradwell (407) 516-7154

**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. #: 23-800000001  
PM: \_\_\_\_\_  
REC'D: \_\_\_\_\_

## 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

RECEIVED  
JAN 06 2022  
Planning & Development  
Division

### PROJECT

PROJECT NAME: B+C Storage

PARCEL ID #(S): 16-19-30-5AB-0200-0040

TOTAL ACREAGE: 3.18 3.56

BCC DISTRICT: 5- Herr

ZONING: R-1

FUTURE LAND USE: LDR

### APPLICANT

NAME: James Bradwell III

COMPANY: Jan Bradwell Enterprise, LLC

ADDRESS: PO Box 530340

CITY: DeBary

STATE: FL

ZIP: 32753

PHONE: 407-516-7154

EMAIL: rentals@janbradwellenterprise.com

### CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

### PROPOSED DEVELOPMENT

Brief description of proposed development: Use land for trailer, boat, RV storage

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

### STAFF USE ONLY

COMMENTS DUE: 1/13

COM DOC DUE: 1/19

DRC MEETING: 1/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1

FLU: LDR

LOCATION: NE of Orange Blvd

W/S: Seminole County

BCC: 5-Herr

& Halsay Ave

Revised Oct 2020

Agenda- 1/20

950 Halsey Ave

Sanford, FL 32771

Parcel ID#: 16-19-30-5AB-0200-0040

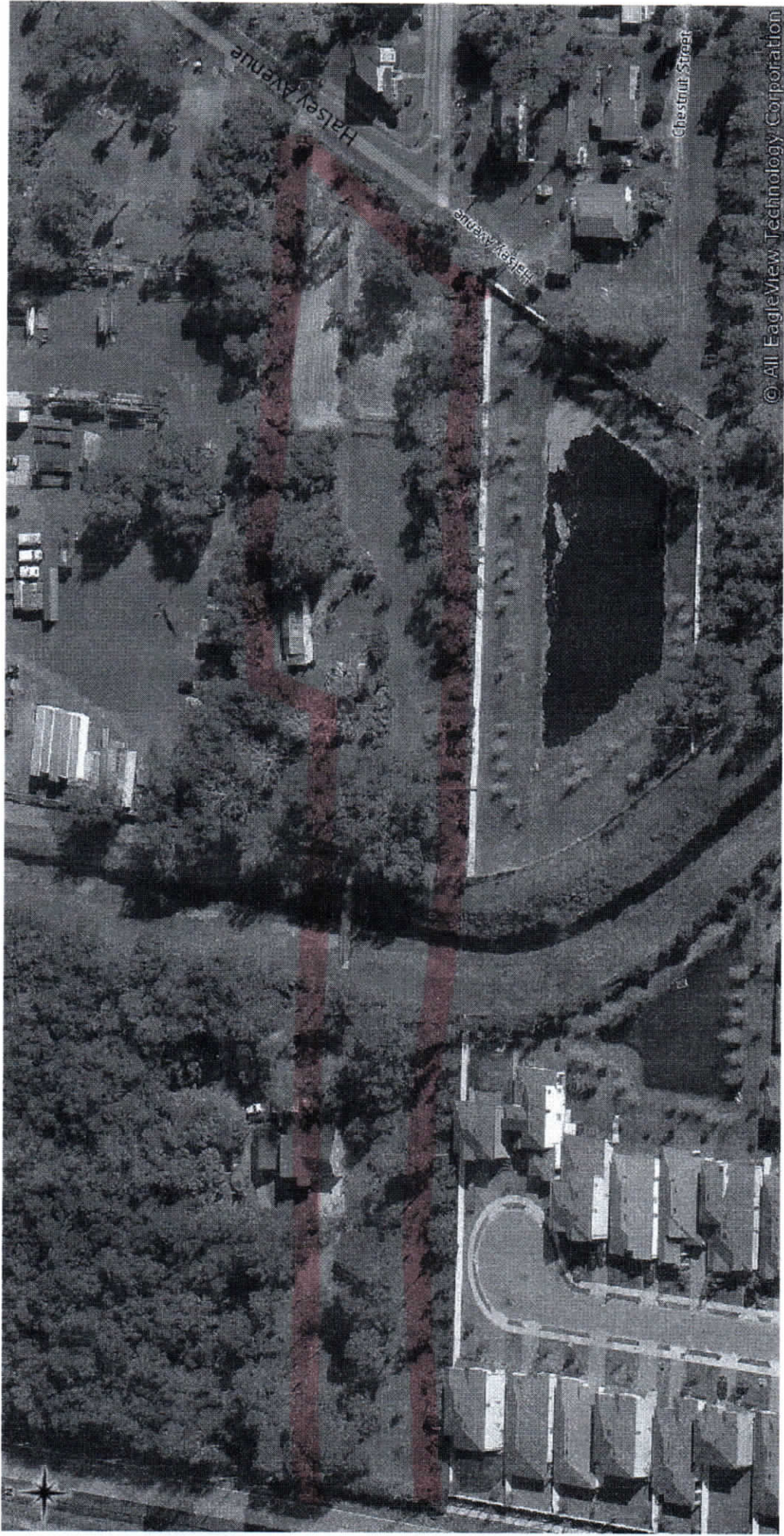
The land on Halsey Ave would be used for boat, RV and trailer storage. Individuals would rent spaces on the land to store boats, RVs and all types of trailers, that would otherwise not fit or be allowed, due to HOA restrictions, on their own property.

The property is currently zoned R-1 and we would like to get it rezoned so that we can use the property for storage, whether that rezoning is commercial or otherwise. Individuals would enter from Orange Blvd onto Halsey and down to the property. There is a canal on the property, but we do not plan on going beyond the canal (see sketch proposal).

Each individual renting a space would have their own designated spot on the land. The area would be gated and locked and they would need to enter via a code. Lighting, cameras and other security measures will be in place to ensure that the individual's property is secure.



# Halsey









Orange Blvd

Youngblood Building  
Movers



950 Halsey  
Ave.

Parcel: 16-19-30-54B-  
0200-0040

||||| = dirt road

■ = Camera

✕ = fence 8" barbed wire

○ = light

# Property Record Card



**Parcel** 16-19-30-5AB-0200-0040

**Property Address** 950 HALSEY AVE SANFORD, FL 32771

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	16-19-30-5AB-0200-0040
<b>Owner(s)</b>	CLARK, OCTAVIUS - Tenants in Common :60 WARD, HELEN - Tenants in Common :10 BRADWELL, DESIREE - Tenants in Common :10 BRADWELL, JAMES JR - Tenants in Common :10 BRADWELL, CHARLOTTE - Tenants in Common :10 Heir
<b>Property Address</b>	950 HALSEY AVE SANFORD, FL 32771
<b>Mailing</b>	PO BOX 470209 LAKE MONROE, FL 32747-0209
<b>Subdivision Name</b>	
<b>Tax District</b>	
<b>DOR Use Code</b>	
<b>Exemptions</b>	
<b>AG Classification</b>	

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$35,436	\$32,510
<b>Depreciated EXFT Value</b>	\$1,600	\$1,200
<b>Land Value (Market)</b>	\$143,100	\$143,100
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$180,136	\$176,810
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$52,167	\$51,800
<b>Amendment 1 Adj</b>	\$21,294	\$24,579
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$106,675	\$100,431

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$2,370.69**

**2022 Tax Bill Amount**

**\$1,111.52**

**2022 Tax Savings with Exemptions**

**\$1,259.17**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 4 (LESS N 150 FT OF PT LYING  
W OF CANAL) BLK 2  
SANFORD FARMS  
PB 1 PG 127

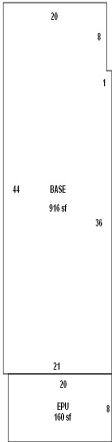
## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$106,675	\$30,915	\$75,760
SJWM(Saint Johns Water Management)	\$106,675	\$30,915	\$75,760
FIRE	\$106,675	\$30,915	\$75,760
COUNTY GENERAL FUND	\$106,675	\$30,915	\$75,760
Schools	\$127,969	\$25,000	\$102,969

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/01/2012	07840	1054	\$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1052	\$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1056	\$3,000	No	Improved
WARRANTY DEED	07/01/2012	07840	1050	\$100	No	Improved
WARRANTY DEED	08/01/2005	05881	0311	\$4,000	No	Improved
PROBATE RECORDS	06/01/2000	03869	1079	\$100	No	Improved
PROBATE RECORDS	06/01/1998	03449	1630	\$100	No	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
ACREAGE			3.18	\$75,000.00	\$143,100	

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1945	2	1.0	3	916	1,076	916	SIDING GRADE 3	\$35,436	\$88,590	Description	Area
												ENCLOSED PORCH UNFINISHED	160.00



Sketch by App Media™

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost
SHED	06/01/1960	1	\$400	\$1,000
CARPORT 2	06/01/1960	1	\$1,200	\$3,000

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1		Low Density Residential		LDR		Single Family-8400		
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	MON/THU	MON	WED	Waste Pro
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		1
School Information								
Elementary School District			Middle School District			High School District		
Region 1			Markham Woods			Seminole		
Copyright 2023 © Seminole County Property Appraiser								

## Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 1/6/2023 8:50:38 AM

Project Number: 23-80000001

Address:

Credit Card Number: 47\*\*\*\*\*8104

Authorization: 009432

Transaction ID: 060123018-B2AEF9DB-0F91-4F3C-90B7-F7AB34CF27BE

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

### Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00



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

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

PROJECT NAME:	B & C STORAGE - PRE-APPLICATION	PROJ #: 23-80000001
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/06/23	
RELATED NAMES:	EP JAMES BRADWELL	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	16-19-30-5AB-0200-0040	
PROJECT DESCRIPTION	PROPOSED REZONE FOR LAND USE OF TRAILER, BOAT, RV STORAGE	
NO OF ACRES	3.56	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	R-1	
LOCATION	NORTHEAST OF ORANGE BOULEVARD AND HALSEY AVENUE	
FUTURE LAND USE	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT: CONSULTANT:		
JAMES BRADWELL J & N BRADWELL ENTERPRISE LLC P.O BOX 530340 DEBARY FL 32753 (407) 516-7154 RENTALS@JNBRADWELLENTERPRISE.COM		

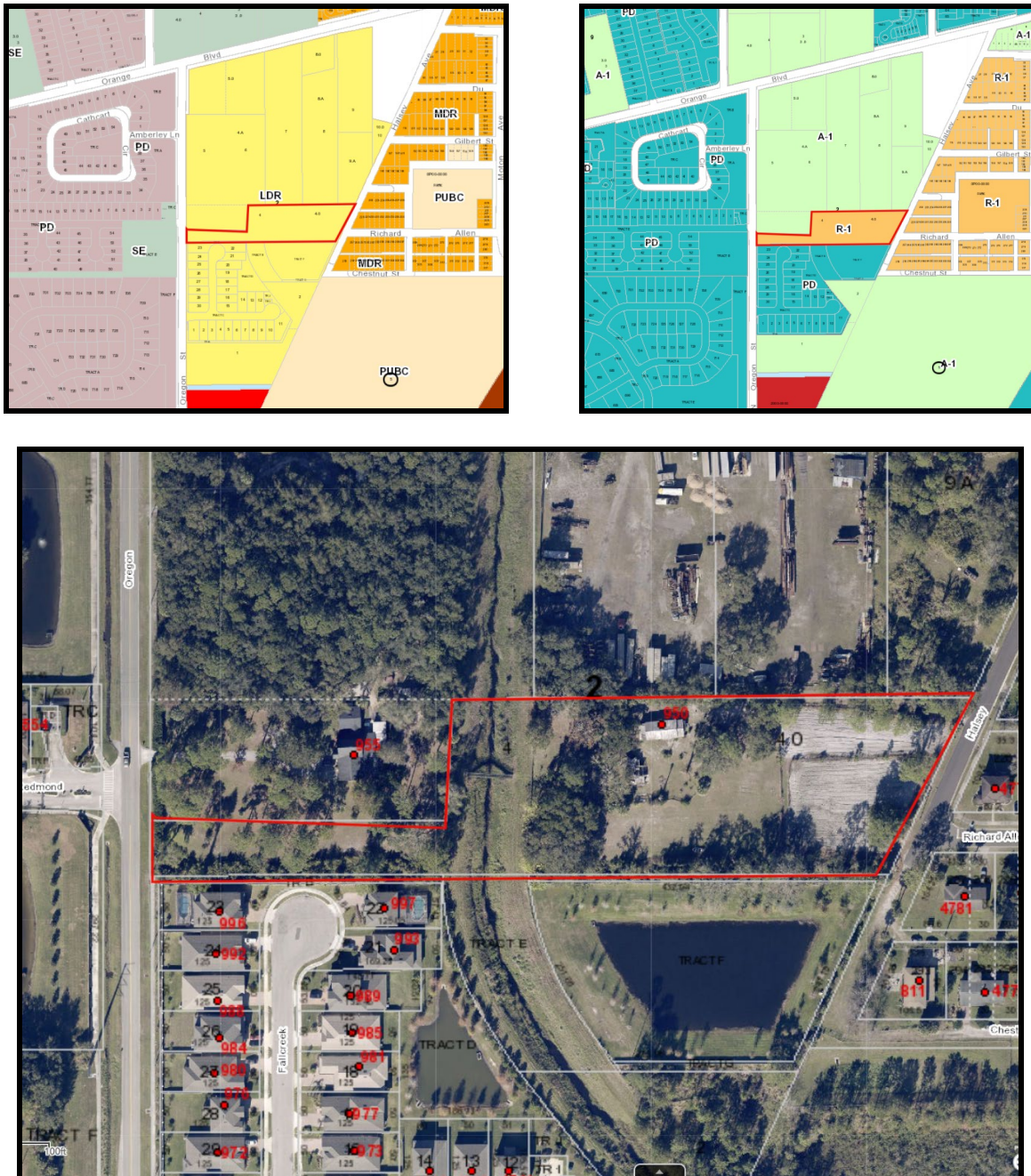
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

## PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use designation and A-1 (Agriculture) zoning.
- The proposed use of parking/storage for RV's, Boats, and Trailers does not fall under the permitted uses of the A-1 (Agriculture) zoning classification and is not consistent with the existing Low Density Residential Future Land Use designation.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

Group	Reviewer Comment	Status
1.  Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> 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: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Informational
2.  Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
3.  Buffers and CPTED	For a full buffer review, please provide the building height, impervious surface ratio, hours of operation, and setbacks with the rezone application.	Informational
4.  Buffers and CPTED	Due to surrounding residential uses, increased buffers are likely to be required. Please see Sec 30.1288 and Sec 30.1294 for additional details.	Informational
5.  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
6.  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
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.  Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Informational
10.  Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential. The proposed use is not compatible with the FLU designation, so a Land Use Amendment will be required. Industrial FLU allows for storage but is not consistent with the surrounding area. The Land Use Amendment will need to be compatible with the proposed or current zoning. The property adjacent to the north has a non-conforming use and does not justify allowing storage use for the subject property.	Informational
11.  Comprehensive Planning	Rezoning does not take effect until 31 days after completion of the transmittal of the adopted future land use amendment from the County to the State and Regional reviews agencies, which is the	Informational

		time period set for all Future Land Use amendments to take effect. Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series.	
12.	Comprehensive Planning	For rezone/ Future Land Use amendment please fill out the Attachment A: Facility Capacity Impact Assessment and Rezone/Future Land Use Amendment Application which can be found at this link: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a>	Informational
13.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the County's 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. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Informational
14.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	Informational
15.	Natural Resources	Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Informational
16.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Informational
17.	Public Safety - Fire Marshal	If the house (SFR) on the site is to be used for the business, a change of use will be required.	Informational
18.	Planning & Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
19.	Planning & Development	The subject site has a Low Density Residential Future Land Use designation and A-1 (Agriculture) zoning.	Informational

20.	Planning & Development	<ul style="list-style-type: none"> <li>The proposed use of parking/storage for RV's, Boats, and Trailers does not fall under the permitted uses of the A-1 (Agriculture) zoning classification and is not consistent with the existing Low Density Residential Future Land Use designation.</li> <li>The proposed use would require a Future Land Use Amendment from Low Density Residential to Industrial, and a Rezone from A-1 (Agriculture) to C-3 (General Commercial &amp; Wholesale).</li> <li>The purpose and intent of the Industrial Future Land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses. This Land Use should be located with direct access to rail systems, collector and arterial roadways, and as infill development where this use is established.</li> <li>The subject site and proposed use does not meet the intent of the Seminole County Comprehensive Plan and therefore, <b>Staff would not support a Future Land Use amendment and Rezone to such an intense Industrial use.</b></li> </ul>	Informational
21.	Planning & Development	<p>If the Applicant chooses to move forward with an application for a Future Land Use Amendment and Rezone without staff support, the following information will apply:</p> <ul style="list-style-type: none"> <li>A Small Scale Land Use Amendment and Rezone may take between 4 -5 months and involves public hearings with the Planning &amp; Zoning Commission Board and the Board of County Commissioners.</li> <li>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held <b>at least twenty (20) calendar days</b> prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</li> </ul>	Informational
22.	Planning & Development	<p>If a Future Land Use Amendment and Rezone is approved by the Board of County Commissioners, the Applicant will then be required to submit an Engineered Site Plan. The Site Plan will be required to meet all the Seminole County Land Development Code regulations for building setbacks, access, open space, parking, and buffering.</p>	Informational
23.	Public Safety - Fire Marshal	<p>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). 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</p>	Informational



		parking sign(s) shall be provided 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 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)	
24.	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. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3) 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 inches6.91 ft Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches5.75 ft Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches7.58 ft Wheelbase: 270 inches22.5 ft Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.	Informational
25.	Public Safety - Fire Marshal	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.	Informational
26.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational
27.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020)	Informational
28.	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
29.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.	Informational

30.	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Informational
31.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
32.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Informational
33.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year,24-hour storm event. The site does have known downstream issues and would have to hold the pre / post volumetric difference.	Informational
34.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain. A drainage easement will be required along both sides of the canal if they are not already there.	Informational
35.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the canal.	Informational
36.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lockhart Smith Canal.	Informational
37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
38.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Informational
39.	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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational
40.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational
41.	Public Works - Engineering	The roadway geometry appears to meet County standards. The roadway structure appears to meet County standards.	Informational
42.	Public Works - Engineering	Driveway location would have to align with Richard Allen Street. Please note that there is some concern with commercial traffic would be allowed on the local residential roadway.	Informational
43.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
44.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	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	Reviewer Comments
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### FEMA LOMR (Letter of Map Revision):

[www.fema.gov](http://www.fema.gov)

### Cities:

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

### Other Agencies:

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt Dist	<b>SJRWMD</b>	(407) 659-4800	<a href="http://www.sjrwmd.com">www.sjrwmd.com</a>
Health Department	<b>Septic</b>	(407) 665-3621	

### Other Resources:

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/gm/building/flood/index.aspx">www.seminolecountyfl.gov/gm/building/flood/index.aspx</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>