



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, February 1, 2023

9:00 AM

Room 3024 or hybrid zoom option

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

PRE- APPLICATIONS

9:00 TRINITY PREPARATORY SCHOOL - PRE-APPLICATION

[2023-91](#)

Project Number: #23-80000002

Project Description: Proposed Special Exception to replace an existing parking lot with a new science building for an existing private school on 45.86 acres in the A-1 Zoning District

Project Manager: Hilary Padin (407) 665-7331

Parcel ID: 36-21-30-300-01A-0000

BCC District: 1- Dallari

Applicant: Jeffrey Ambrose (321) 282-2525

Consultant: Richard Baldocchi (407) 599-1122

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

9:20 NORTH ORLANDO MUSLIMS COMMUNITY CENTER - [2023-89](#)**PRE-APPLICATION****Project Number:** #23-80000006**Project Description:** Proposed Site Plan for a religious prayer hall and Sunday school on 2.19 acres in the A-1 Zoning District**Project Manager:** Joy Giles (407) 665-7399**Parcel ID:** 35-19-29-300-006A-0000**BCC District:** 5- Herr**Applicant:** Zubar Miyanji (407) 967-9929**Consultant:** Syed Hyder (321) 229-2179**Attachments:** [APPLICATION.pdf](#)
[COMMENTS.pdf](#)**DRC****9:40 TOURNEY DR (3510) - SPECIAL EXCEPTION [2023-86](#)****Project Number:** #22-32000012**Project Description:** Proposed Special Exception for athletic fields and multi-purpose room on 6.68 acres in the A-1 Zoning District**Project Manager:** Kathy Hammel (407) 665-7389**Parcel ID:** 34-21-30-300-009A-0000**BCC District:** 4- Lockhart**Applicant:** Logan J Opsahl (407) 418-6237**Consultant:** N/A**Attachments:** [APPLICATION.pdf](#)
[COMMENTS.pdf](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

PADDOCK WAY - FINAL ENGINEERING SUBDIVISION[2023-87](#)**Project Number:** #22-55200008**Project Description:** Proposed Final Engineering Plan for a 89 lot, single family residential, subdivision on 34.73 acres in the PD Zoning District**Project Manager:** Joy Giles (407) 665-7399**Parcel ID:** 26-21-31-301-003A-0000+++**BCC District:** 1- Dallari**Applicant:** Raymond Harrison (407) 765-3065**Consultant:** Chadwyk Moorhead (407) 629-8330**Attachments:** [APPLICATION.pdf](#)
[COMMENTS.pdf](#)**CHABAD - PRE-APPLICATION**[2023-90](#)**Project Number:** #23-80000004**Project Description:** Proposed Lot Combination and Site Plan for expanded church uses on 2-3 acres in the A-1 Zoning District**Project Manager:** Anne Sillaway (407) 665-7936**Parcel ID:** 26-20-29-300-004E-0000**BCC District:** 5- Herr**Applicant:** Rabbi Yaakov Majesky (407) 636-5994**Consultant:** N/A**Attachments:** [APPLICATION.pdf](#)
[COMMENTS.pdf](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-91

Title:

TRINITY PREPARATORY SCHOOL - PRE-APPLICATION

Project Number: #23-80000002

Project Description: Proposed Special Exception to replace an existing parking lot with a new science building for an existing private school on 45.86 acres in the A-1 Zoning District

Project Manager: Hilary Padin (407) 665-7331

Parcel ID: 36-21-30-300-01A-0000

BCC District: 1- Dallari

Applicant: Jeffrey Ambrose (321) 282-2525

Consultant: Richard Baldocchi (407) 599-1122



paid 1/12/23

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

PROJ. #: 23-800000002
PM: _____
REC'D: 1/11/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

| | |
|---|----------|
| <input checked="" type="checkbox"/> PRE-APPLICATION | \$50.00* |
| (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION) | |

PROJECT

| | |
|---|--------------------------|
| PROJECT NAME: Trinity Preparatory School - New Science Building and Relocated Parking Lot | |
| PARCEL ID #(S): 36-21-30-300-017A-0000 | |
| TOTAL ACREAGE: 34.87 ac 45.86 | BCC DISTRICT: District 1 |
| ZONING: A-1 | FUTURE LAND USE: PUBS |

APPLICANT

| | |
|---------------------------------|--|
| NAME: Jeffrey A. Ambrose | COMPANY: Trinity Preparatory School of Florida, Inc. |
| ADDRESS: 5700 Trinity Prep Lane | |
| CITY: Winter Park | STATE: FL ZIP: 32792 |
| PHONE: (321) 282 - 2525 | EMAIL: ambrosej@trinityprep.org |

CONSULTANT

| | |
|---|--------------------------------|
| NAME: Richard V. Baldocchi, P.E. | COMPANY: AVCON, Inc. |
| ADDRESS: 5555 E. Michigan Street, Suite 200 | |
| CITY: Orlando | STATE: FL ZIP: 32822 |
| PHONE: (407) 599 - 1122 | EMAIL: rbaldocchi@avconinc.com |

PROPOSED DEVELOPMENT

| | |
|--|---|
| Brief description of proposed development: Replacing an existing parking lot located north of the administration building with a new proposed Science Building | |
| <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> LAND USE AMENDMENT |
| <input type="checkbox"/> REZONE | <input checked="" type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> SPECIAL EXCEPTION | |

STAFF USE ONLY

| | | |
|---|----------------------|--|
| COMMENTS DUE: 1-20-23 | COM DOC DUE: 1-26-23 | DRC MEETING: 2-1-23 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: A-1 | FLU: PUBS | LOCATION: SW of Aluma Ave + Tusculum Rd. |
| W/S: Seminole cnty | BCC: | |

Revised Oct 2020 agenda: 1-27-23 / on water



**Trinity Preparatory School
Science Building Addition**

Civil – Site Narrative

December 20, 2022

General

The new science building will be located in the existing parking lot to the immediate north of the administration building. There is a separate and simultaneous project to design and construct additional parking elsewhere on the campus to replace the parking being lost by the placement of the building. The new science building will also require the pick-up and drop-off line to be modified. The modifications will also be performed as part of a separate project.

Zoning and Entitlements

The Building is located in two separate permitting jurisdictions, Orange County and Seminole County. The Seminole County portion has a Future Land Use of PUBS (Public/ Quasi Public) and a Zoning of A-1. The School is operating in the A-1 Zoning District by Special Exception. This exception may need to be modified. A preapplication meeting will be initiated with the County to determine the exact process for entitlements.

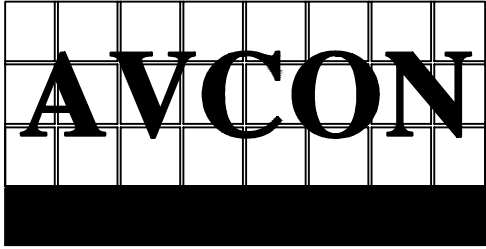
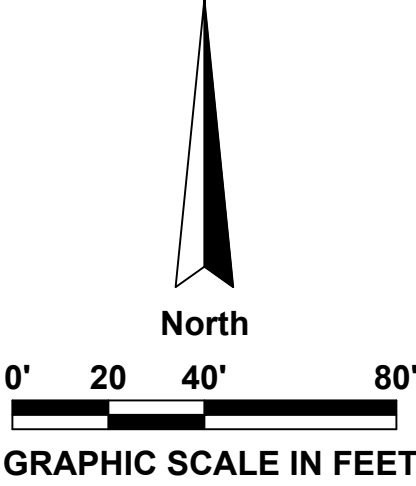
In Orange County, the school has a future land use designation of Institutional. The Zoning is R-1A and the school is operating in a special exception as well. Orange County has confirmed that the Special Exception will need to be modified to add the new Science Building.

Stormwater Design

The Building will be placed over an area that is currently asphalt parking and therefore will not increase the impervious area of the site. The current stormwater system will be utilized to treat and attenuate the new building and surrounding courtyards. A permit modification from the St. John's River Water Management District will be required.

Utility Design

Water, sewer and electrical power is available on site and the new building should be able to accommodate the additional capacity requirements. This will be confirmed through the final design process. Building demands will be calculated based on the Schematic Design Drawings and coordinated with the Utility Providers.



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
OFFICE: (407) 599-1125 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

TRINITY
PREPARATORY
SCHOOL

EXISTING CONDITIONS

ATTENTION:
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SCALE NOTE:
THE SCALE(S) SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALING DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION.

| REVISIONS: | | | |
|------------|------|----|-------------|
| NO. | DATE | BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED BY: RVB
DRAWN BY: BE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 01/09/2023

"A" PROJECT NO. 2022.0099.55

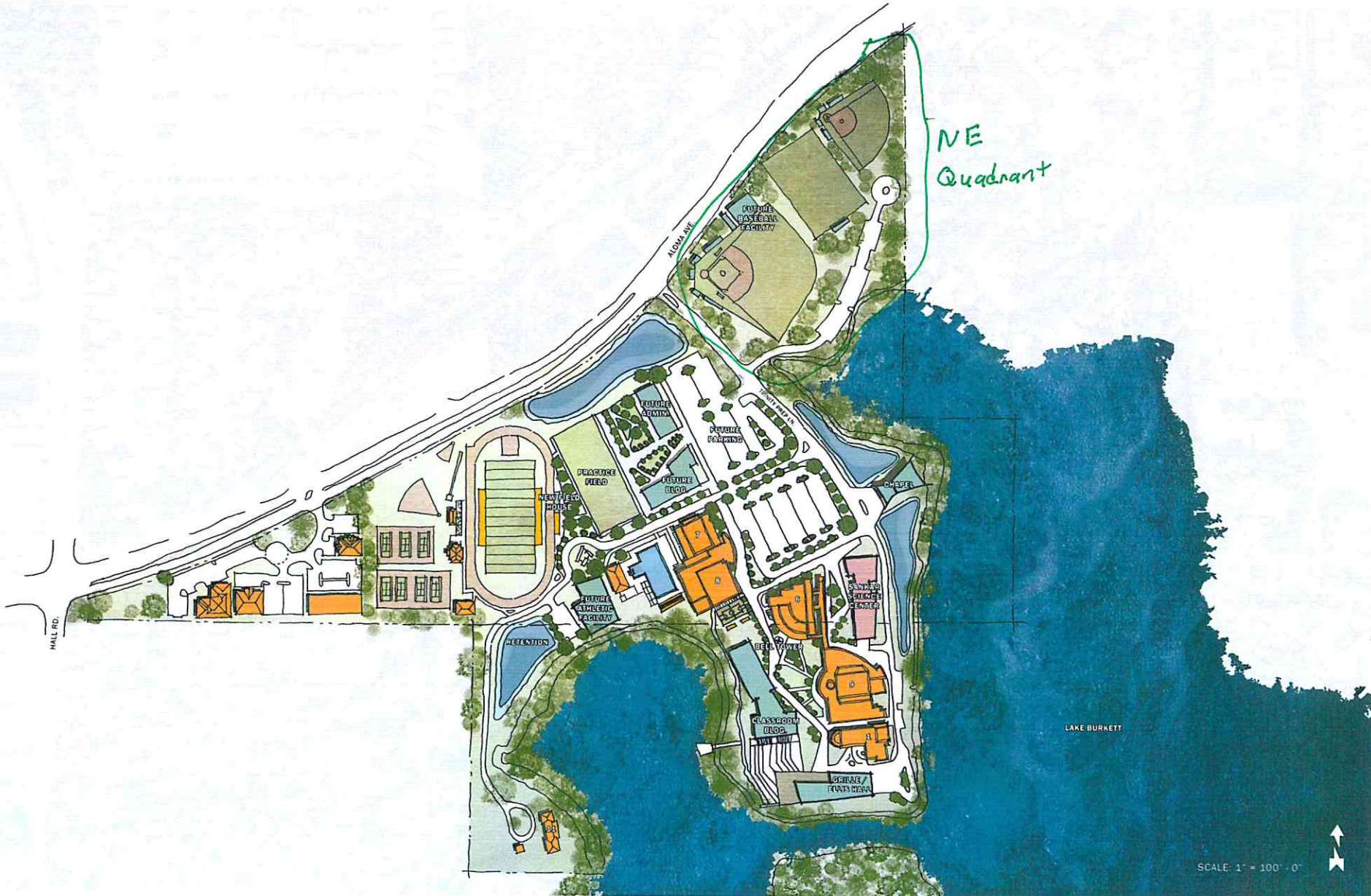
EXHIBIT



1. Brokaw Hall
2. Ellis Hall/Trinity Grille
3. Witmer Science Center
4. Stuart Hall
5. Holloway Hall
6. Rich Library
7. Dickinson Activity Center
8. Race Athletic Center
9. Maughan Administration Center
10. Maintenance Facility
11. Trinity House

MASTERPLAN PHASING

- Existing
Phase I
Phase II





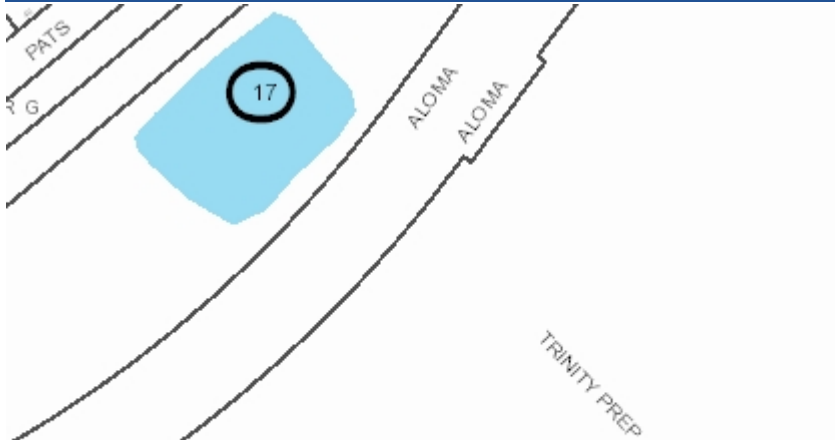
Property Record Card



Parcel 36-21-30-300-017A-0000

Property Address 5700 TRINITY PREP LN WINTER PARK, FL 32792

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|---|
| Parcel | 36-21-30-300-017A-0000 |
| Owner(s) | TRINITY PREPARATORY SCHOOL OF FLA INC |
| Property Address | 5700 TRINITY PREP LN WINTER PARK, FL 32792 |
| Mailing | 5700 TRINITY PREP LN WINTER PARK, FL 32792-9414 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 72-PRIVATE SCHOOL & COLLEGE |
| Exemptions | 30-EDUCATION(2007) |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 4 | 4 |
| Depreciated Bldg Value | \$1,035,778 | \$1,044,428 |
| Depreciated EXFT Value | \$221,968 | \$195,305 |
| Land Value (Market) | \$2,050,200 | \$2,050,200 |
| Land Value Ag | | |
| Just/Market Value | \$3,307,946 | \$3,289,933 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$1,144,116 | \$1,322,815 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$2,163,830 | \$1,967,118 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$44,111.75

2022 Tax Bill Amount

\$0.00

2022 Tax Savings with Exemptions \$44,111.75

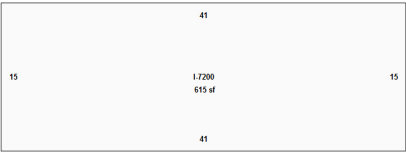
* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 21S RGE 30E
E 1/2 OF SW 1/4 S OF ST RD
426 + E 400 FT OF SW 1/4
OF SW 1/4 S OF RD + S 660
FT OF W 165 FT OF E 1/2
(34.87 AC)

| | | | |
|---------------|-------------|-------------|-----|
| | | | |
| ROAD DISTRICT | \$2,163,830 | \$2,163,830 | \$0 |
| | | | |
| FIRE | \$2,163,830 | \$2,163,830 | \$0 |
| | | | |
| Schools | \$3,307,946 | \$3,307,946 | \$0 |
| | | | |
| | | | |

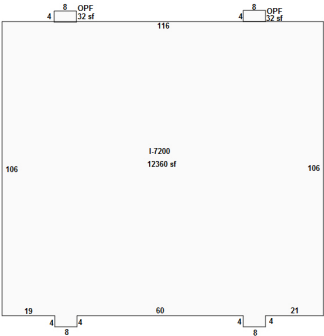
| Land | | | | | | | | | |
|---------|--------------------|------|----------|--------|------------------------------------|----------|-------------|-------------|-------------|
| Method | | | Frontage | | Depth | Units | Units Price | | Land Value |
| ACREAGE | | | | | | 34.17 | \$60,000.00 | | \$2,050,200 |
| | | | | | | | | | |
| | | | | | | | | | |
| 1 | MASONRY PILASTER . | 1977 | 1 | 615.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$41,655 | \$88,627 | Description | Area |
| | | | | | | | | | |
| | | | | | | | | | |



Sketch by Apex Sketch

Building 1 - Page 1

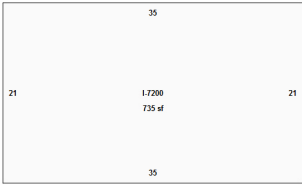
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|------------------------------------|-----------|-------------|------------------------|-------|
| 2 | MASONRY PILASTER . | 1983 | 1 | 12360.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$799,166 | \$1,433,481 | Description | Area |
| | | | | | | | | OPEN PORCH FINISHED | 32.00 |
| | | | | | | | | OPEN PORCH FINISHED | 32.00 |



Sketch by Apex Sketch

Building 2 - Page 1

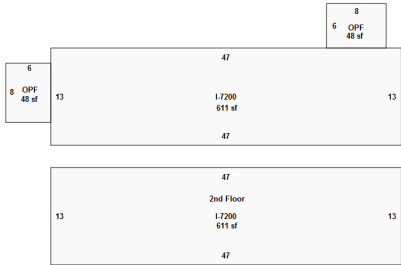
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|-----------------------------|-----------|------------|-------------|------|
| 3 | MASONRY PILASTER . | 1990 | 1 | 735.00 | CONCRETE BLOCK - MASONRY | \$63,689 | \$98,742 | Description | Area |
| | | | | | | | | | |



Sketch by Apex Sketch

Building 3 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|-----------------------------|-----------|------------|-------------|------------------------|
| 4 | MASONRY PILASTER . | 2002 | 2 | 1222.00 | CONCRETE BLOCK - MASONRY | \$131,268 | \$171,592 | Description | Area |
| | | | | | | | | | |
| | | | | | | | | | OPEN PORCH FINISHED |
| | | | | | | | | | 48.00 |
| | | | | | | | | | OPEN PORCH FINISHED |
| | | | | | | | | | 48.00 |



Sketch by Apex Sketch

Building 4 - Page 1

| Permits | | | | | | |
|----------|---|--------|-----------|----------|-------------|--|
| Permit # | Description | Agency | Amount | CO Date | Permit Date | |
| 05393 | FIRETRONICS | County | \$3,100 | | 8/1/1994 | |
| 03910 | TRINITY PREP ENTRY WALL | County | \$200,000 | | 6/1/1996 | |
| 04878 | POOL, DECK, & EQUIPMENT AREA; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$750,000 | | 6/1/1998 | |
| 07959 | 4 DUGOUTS FOR TRINITY PREP; PAD PER PERMIT 5700 TRINITY PREP LN | County | \$81,000 | | 12/1/1996 | |
| 06744 | OTHER NONRESIDENTIAL BUILDINGS/SHADE CANOPY | County | \$30,000 | | 6/8/2006 | |
| 02866 | TEMPORARY MODULAR OFFICE BLDG | County | \$12,000 | | 5/1/1996 | |
| 11076 | PLUMBING | County | \$0 | | 12/1/2000 | |
| 08398 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$18,800 | | 9/11/2000 | |
| 05896 | INSTALL FIRE ALARM SYSTEM | County | \$9,800 | | 6/1/2001 | |
| 02411 | NO PERMIT; ADD/ALT; PAD PER CO 5720 TRINITY PREP LN | County | \$0 | 8/8/2001 | 1/1/2000 | |
| 09090 | BATTING CAGES; PAD PER PERMIT 5732 HUBBARD FIELD WAY | County | \$85,000 | | 9/1/2002 | |
| 07056 | INSTALL FIRE ALARM SYSTEM TRINITY PREP SCHOOL | County | \$2,198 | | 7/1/2001 | |

| | | | | | |
|-------|--|-------------|-------------|------------|------------|
| 05320 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5700 HUBBARD FIELD WAY | County | \$12,652 | | 6/8/2000 |
| 06941 | ALUMINUM BLEACHERS; PAD PER PERMIT 5700 TRINITY PREP LN | County | \$48,920 | | 8/1/1999 |
| 08510 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5743 HUBBARD FIELD WAY | County | \$7,250 | | 7/21/2006 |
| 00926 | AMUSEMENT - SOCIAL & RECREATION; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$1,920,000 | | 2/1/2000 |
| 15144 | REROOF 2 DUGOUTS, SHED, CONCESSION STAND, & PART OF GYM W/SHINGLES DUE TO HURRICANE; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$21,000 | | 11/22/2004 |
| 07086 | REROOF | Casselberry | \$7,520 | | 8/1/2000 |
| 12158 | INSTALL NEW SCOREBOARD @ FOOTBALL FIELD | County | \$2,500 | | 10/13/2004 |
| 00771 | NEW CONSTRUCTION - MAINT BLDG; PAD PER PERMIT 5743 HUBBARD FIELD WAY | County | \$200,000 | 8/23/2006 | 1/24/2006 |
| 14714 | SIGN CHANGEOUT - 60" X 120" | County | \$10,800 | | 11/16/2004 |
| 06734 | INSTALL FIRE SPRINKLER SYSTEM/MAIN | County | \$24,178 | | 7/21/2000 |
| 06335 | INSTALL 6 LIGHT POLES FOR BALL FIELDS; PAD PER PERMIT 5711 TRINITY PREP LN | County | \$74,000 | | 6/13/2008 |
| 20289 | REROOF AUDITORIUM; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$46,250 | | 11/30/2005 |
| 06349 | PRESS BOX; PAD PER PERMIT 5720 TRINITY PREP LN | County | \$150,000 | 5/10/2000 | 7/1/1999 |
| 05366 | ATHLETIC UTILITY BUILDING; PAD PER PERMIT 5732 HUBBARD FIELD WAY | County | \$90,000 | 1/23/2009 | 5/21/2008 |
| 07494 | ELECTRICAL - 5732 HUBBARD FIELD WAY | County | \$1,200 | | 7/30/2014 |
| 04696 | 2 OPEN-AIRED STEEL BUILDINGS FOR BATTING CAGES - EXISTING IRRIGATION SYSTEM TO BE RE-ROUTED AROUND BUILDING AREAS - NO ELECTRIC - 5732 HUBBARD FIELD WAY | County | \$26,000 | 9/9/2014 | 5/16/2014 |
| 02221 | RESTROOM BUILDING - 5726 HUBBARD FIELD WAY | County | \$150,000 | 8/23/2013 | 3/28/2013 |
| 05825 | INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5690 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 6/13/2014 |
| 05833 | INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5686 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 6/13/2014 |
| 04092 | MECHANICAL - 5720 TRINITY PREP LN | County | \$29,789 | | 4/17/2015 |
| 02860 | INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5743 HUBBARD FIELD WAY | County | \$1,720 | | 3/15/2006 |
| 05860 | INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5674 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 6/13/2014 |
| 05843 | INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5678 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 6/13/2014 |
| 05842 | INSTALL TEMPORARY CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5682 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 6/13/2014 |
| 05080 | ADDITION TO ACTIVITY CENTER; PAD PER PERMIT 5722 TRINITY PREP LN | County | \$75,000 | 12/30/2011 | 6/22/2011 |
| 03155 | INSTALL TEMPORARY PORTABLE CLASSROOMS FOR THE SCHOOL USE DURING CONSTRUCTION OF THE NEW MIDDLE SCHOOL BUILDING - 5694 TRINITY PREP LN | County | \$25,000 | 8/8/2014 | 4/9/2014 |
| 02219 | CONSESSION STAND - 5726 HUBBARD FIELD WAY | County | \$175,000 | 8/30/2013 | 3/28/2013 |
| 08304 | FIRE ALARM SYSTEM INSTALLATION - 5722 TRINITY PREP LN | County | \$6,440 | | 10/24/2011 |
| 06887 | RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5764 TRINITY PREP LN | County | \$1,100 | | 7/26/2000 |
| 06564 | FIRE ALARM SYSTEM INSTALLATION - 5690 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06563 | FIRE ALARM SYSTEM INSTALLATION - 5686 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06566 | FIRE ALARM SYSTEM INSTALLATION - 5694 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06567 | FIRE ALARM SYSTEM INSTALLATION - 5674 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06568 | FIRE ALARM SYSTEM INSTALLATION - 5678 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06569 | FIRE ALARM SYSTEM INSTALLATION - 5682 TRINITY PREP LN | County | \$500 | | 6/15/2015 |
| 06952 | PARKING LOT LIGHTS/POLES; PAD PER PERMIT 5741 TRINITY PREP LN | County | \$60,000 | | 10/1/1996 |
| 02914 | MISC ELECTRIC WIRING; PAD PER PERMIT 5702 TRINITY PREP LN | County | \$0 | | 4/1/2000 |
| 00455 | INSTALL SHADE CANOPY FOR 3 EXISTING BLEACHERS | County | \$2,450 | | 1/8/2018 |

| | | | | | |
|-------|--|--------|-----------|-----------|------------|
| 06809 | FOUNDATION ONLY; PAD PER PERMIT 5700 TRINITY PREP LN | County | \$8,000 | | 8/1/1999 |
| 12259 | ELECTRICAL | County | \$28,000 | | 8/29/2018 |
| 12612 | REROOF- 5722 TRINITY PREP LN | County | \$31,000 | | 9/18/2018 |
| 06583 | 5720 TRINITY PREP LN: SWIMMING POOL COMMERCIAL-swimming pool with decking | County | \$200,000 | | 6/26/2019 |
| 06515 | 5700 TRINITY PREP LN: OTHER BUILDING COMMERCIAL-Guard House | County | \$20,000 | 9/18/2019 | 7/30/2019 |
| 16354 | 5700 TRINITY PREP LN: FENCE/WALL COMMERCIAL-Masonry Wall | County | \$37,914 | | 12/20/2019 |
| 03027 | 5726 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCOREBOARD | County | \$10,140 | | 4/30/2020 |
| 03029 | 5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)-SCORBOARD | County | \$28,515 | | 5/5/2020 |
| 10441 | 5722 TRINITY PREP LN: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-SHADE STRUCTURE FOR POOL DECK | County | \$125,000 | | 12/1/2020 |
| 19645 | 5720 TRINITY PREP LN: SIGN (POLE,WALL,FACIA)-scoreboard | County | \$27,000 | | 1/31/2022 |
| 03790 | 5732 HUBBARD FIELD WAY: SIGN (POLE,WALL,FACIA)- | County | \$21,000 | | 8/15/2022 |

| Description | Year Built | Units | Value | New Cost |
|-----------------------------|------------|--------|-----------|-----------|
| POOL COMMERCIAL | 07/01/1979 | 3,500 | \$102,060 | \$170,100 |
| PATIO CONC COMM | 07/01/1979 | 400 | \$648 | \$1,620 |
| WOOD DECK | 07/01/1979 | 1,938 | \$4,736 | \$11,841 |
| COMMERCIAL ASPHALT DR 2 IN | 07/01/1980 | 53,240 | \$43,444 | \$108,610 |
| COMM: TENNIS COURT/CONCRETE | 07/01/1980 | 27,210 | \$43,536 | \$108,840 |
| POLE LIGHT STEEL 4 ARM | 07/01/1980 | 4 | \$27,544 | \$27,544 |

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| A-1 | | PUBS | Agricultural-1Ac |

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| 23.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|----------------------|---------------------------|---------------------------|------------------------|-----------------|
| Dist 1 - Bob Dallari | Dist 7 - Stephanie Murphy | Dist 30 - Joy Goff-Marcil | Dist 9 - Jason Brodeur | 68 |

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| | | |

Eastbrook Tuskawilla Lake Howell

Copyright 2023 © Seminole County Property Appraiser



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

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

Receipt Details

Date: 1/12/2023 10:07:35 AM
Project: 23-80000002
Credit Card Number: 54*****3743
Authorization Number: 05982G
Transaction Number: 120123O2C-9A959975-098B-4A91-8CB5-D3E6196683DD
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, January 27, 2023, in order to place you on the Wednesday, February 1, 2023 meeting agenda.

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

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

| | | |
|---|--|----------------------------|
| PROJECT NAME: | TRINITY PREPARATORY SCHOOL - PRE-APPLICATION | PROJ #: 23-80000002 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 1/12/23 | |
| RELATED NAMES: | EP JEFFREY AMBROSE | |
| PROJECT MANAGER: | HILARY PADIN (407) 665-7331 | |
| PARCEL ID NO.: | 36-21-30-300-017A-0000 | |
| PROJECT DESCRIPTION: | PROPOSED SPECIAL EXCEPTION TO REPLACE AN EXISTING PARKING LOT WITH A NEW SCIENCE BUILDING | |
| NO OF ACRES: | 45.86 | |
| BCC DISTRICT: | 1-DALLARI | |
| CURRENT ZONING: | A-1 | |
| LOCATION: | SW OF ALOMA AVENUE AND TUSKAWILLA ROAD | |
| FUTURE LAND USE: | PUBS | |
| SEWER UTILITY: | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY: | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| JEFFREY AMBROSE 5700 TRINITY PREP LANE WINTER PARK FL 32792 (321) 282-2525 AMBROSEJ@TRINITYPREP.ORG | RICHARD BALDOCCHI, PE 5555 EAST MICHIGAN STREET, SUITE 200 ORLANDO FL 32822 (407) 599-1122 RBALDOCCHI@AVCONINC.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

A modification of the existing Special Exception will be required. See the information in the comments below.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Aerial



AGENCY/DEPARTMENT COMMENTS

| # | Group Name | Reviewer Comment |
|---|-------------------|--|
| 1 | 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. |
| 2 | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. |
| 3 | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. |
| 4 | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. |

| | | |
|----|------------------------------|---|
| 5 | Public Safety - Fire Marshal | This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and it will have specific fire and life safety requirements as defined in FAC 69A, FFPC 7th ED, 2020. |
| 6 | 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) |
| 7 | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020) |
| 8 | Public Safety - Fire Marshal | Type and use of building may require fire sprinklers and fire alarm |
| 9 | 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) |
| 10 | Public Safety - Fire Marshal | Turning radius analysis submitted with site plans shall be 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. |
| 11 | Public Safety - Fire Marshal | The requirements below shall be on all site plans as notes for sprinkled buildings: a)At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.b)The fire line for sprinkled buildings starts at the double detector check valve.c)No other water connection shall be off of the fire line.d)The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided.e)Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. |
| 14 | Public Safety - Fire Marshal | Additional comments may be generated based on actual Site submittal |
| 15 | Natural Resources | Please show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f) |

| | | |
|----|------------------------------|---|
| 16 | Impact Analysis Coordination | A Traffic Impact Study (TIS) may be required if the trip generation for the new proposed use is over 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. |
| 17 | Buffers and CPTED | For a full buffer review, please provide the proposed impervious surface ratio, floor area ratio, building height, and actual building setbacks. The full analysis will be done at time of site plan review to determine if additional landscaping is required. |
| 18 | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. |
| 19 | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292 if new parking is proposed. |
| 20 | 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. Based on the masterplan provided impacts to the flood plains may be needed in the future. These impacts would have to be volumetrically compensated for. |
| 21 | Public Works - Engineering | The proposed project is located within the Howell Creek drainage basin. |
| 22 | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils. |
| 23 | 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. |
| 24 | Public Works - Engineering | Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain. |
| 25 | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east. |
| 26 | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to Lake Burkett. |
| 27 | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. |
| 28 | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required based on the master plan. For more information, contact FEMA at www.fema.gov |
| 29 | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . |

| | | |
|----|----------------------------|---|
| 30 | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) |
| 31 | Public Works - Engineering | The additional parking should be done as part of this project. |
| 32 | Environmental Services | Seminole County is the current water and sewer provider and should have adequate capacity to serve this future expansion. |
| 33 | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ |
| 34 | Planning and Development | The proposed use is not permitted in the current Zoning District designation and will require an amendment to the existing Special Exception: https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml |
| 35 | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml |
| 36 | Planning and Development | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: One (1) space for each four (4) seats in the main auditorium or place of assembly |
| 37 | Planning and Development | Seminole County requires community meetings for all Special Exceptions. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf |
| 38 | Planning and Development | New Public Notification Procedures are required for all Special Exceptions. Please see the Public Notification Procedures link below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf |
| 39 | Planning and Development | When you submit for the special exception, please demonstrate where the additional parking will be as well as the new pick up/drop off line path. |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

| Department | Email | Status | Reviewer Comments |
|---------------------------------|---------------------------------|--------------------|-----------------------------------|
| Public Works - Engineering | jpotter@seminolecountyfl.gov | Review Complete | Jim Potter 407 665 5764 |
| Environmental Services | pzimmerman@seminolecountyfl.gov | Review Complete | Paul Zimmerman, PE (407) 665-2040 |
| Public Works - Water Quality | swetzel@seminolecountyfl.gov | No Review Required | Shannon Wetzel x2455 |
| Natural Resources | sharttung@seminolecountyfl.gov | Review Complete | Sarah Harttung 407-665-7391 |
| Public Safety - Fire Marshal | dgordon@seminolecountyfl.gov | Review Complete | Diane Gordon 407.665.2681 |
| Environmental - Impact Analysis | bnoggle@seminolecountyfl.gov | No Review Required | Becky Noggle |
| Buffers and CPTED | mathanas@seminolecountyfl.gov | Review Complete | Maya Athanas (407) 665-7388 |
| Comprehensive Planning | treed@seminolecountyfl.gov | No Review Required | Tyler Reed |
| Impact Analysis Coordination | wwharton@seminolecountyfl.gov | Review Complete | William Wharton |
| Building Division | acoleman@seminolecountyfl.gov | Review Complete | Tony Coleman |
| Planning and Development | hpadin@seminolecountyfl.gov | Review Complete | HILARY PADIN 407-665-7331 |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 | |

Other Resources:

| | |
|---------------------------------|--|
| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-89

Title:

NORTH ORLANDO MUSLIMS COMMUNITY CENTER - PRE-APPLICATION

Project Number: #23-80000006

Project Description: Proposed Site Plan for a religious prayer hall and Sunday school on 2.19 acres in the A-1 Zoning District

Project Manager: Joy Giles (407) 665-7399

Parcel ID: 35-19-29-300-006A-0000

BCC District: 5- Herr

Applicant: Zubar Miyanji (407) 967-9929

Consultant: Syed Hyder (321) 229-2179



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

PROJ. #: 23-80000006
PM: _____
REC'D: 1/13/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00*

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

PROJECT

PROJECT NAME: NORTH ORLANDO MUSLIMS COMMUNITY CENTER

PARCEL ID #(S): 35-19-29-300-006A-0000

TOTAL ACREAGE: 2.9

BCC DISTRICT: 5 HERR

ZONING: A1

FUTURE LAND USE: SE

APPLICANT

NAME: ZUBAIR MIYANJI

COMPANY: BROKER

ADDRESS: 2220 SAN JACINTO CIR
JACINTO CIR

CITY: SANFORD

STATE: FL

ZIP: 32771

PHONE: 407 967 9929

EMAIL: zubair.miyaji@gmail.com

CONSULTANT

NAME: SYED HYDER

COMPANY: SIH ASSOCIATES

ADDRESS: 16809 BROADWATER AVE

CITY: WINTER GARDEN

STATE: FL

ZIP: ~~34787~~ 34787

PHONE: 321 229 2179

EMAIL: SIHASSOC@GMAIL.COM

PROPOSED DEVELOPMENT

Brief description of proposed development: RELIGIOUS PRAYING HALL & SUNDAY SCHOOL

☐ SUBDIVISION

☐ LAND USE AMENDMENT

☐ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1-20-23

COM DOC DUE: 1-26-23

DRC MEETING: 2-1-23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: SE of Lake Markham road & S of S Sylvan lake drive

W/S:

BCC: S-Herr

NORTH ORLANDO MUSLIM COMM. CENTER.
2220 SAN JACINTO CIR.
SANBROOK FL 32771.

SEMINOLE COUNTY PLANNING & DEV. DIV.

PRE APPLICATION

01. 13. 2023.

PI - 35-19-29.300-006A-0000 - No address could have
 & 007A - been subdivided without
 going through County
 Process.

Planned Protocol :-

RELIGIOUS PLACE TO WORSHIP PRAY & SUNDAY SCHOOL.

Proposta - Dev.

USING CONSTRUCTION TYPE III B.

EXISTING STABLE WITH ASSOCIATED AGRICULTURE AS HORSE STABLE
TO CONVERT TO ASSEMBLY BUILDING, AS CHURCH (71 OCCUPANTS)
SEE ENCLOSED PLANS & SITE SURVEY WITH BUILDING OUTLINE)

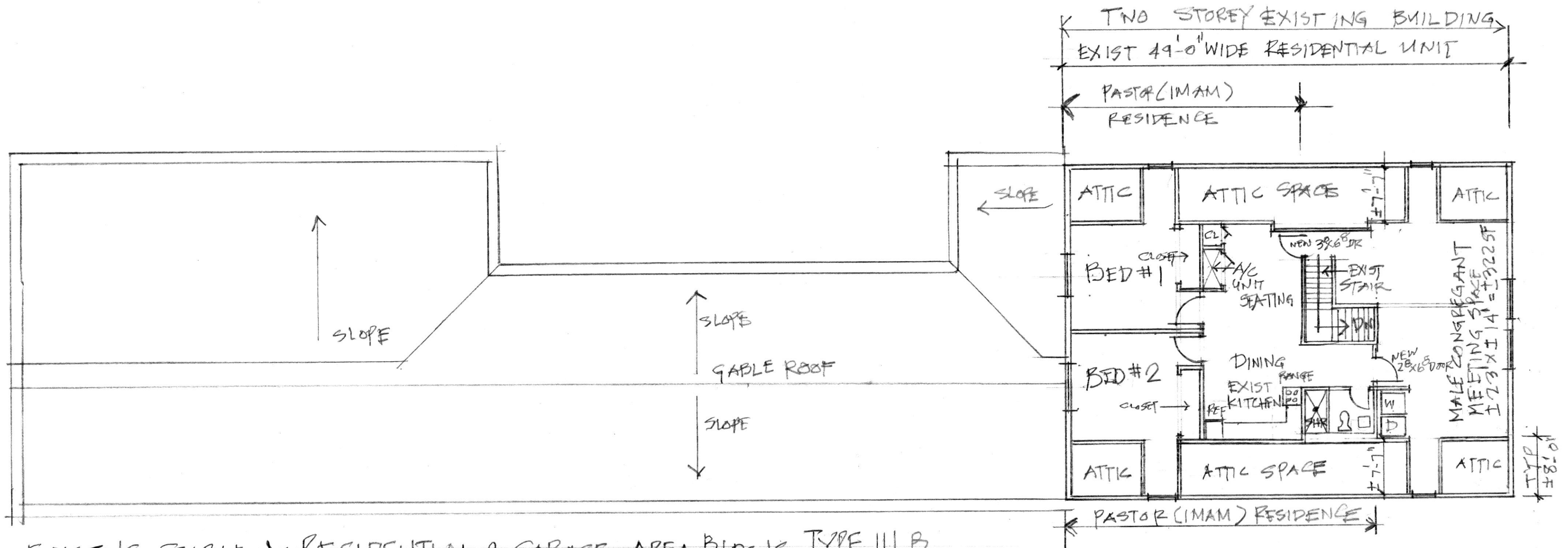
REQUEST USING LAND AS GRASS PARKING WITHOUT PAYING AS
OWNER IS A NEW CHURCH & HAVE ONLY 70 MEMBERS PLUS (24 PARKING
SPOTS)
PASTOR GURCH (IN MASJID / MOSQUE CALLED IMAM)

REQUEST ADDRESS TO BE AVAILABLE CURRENTLY NOT ADDRESS.

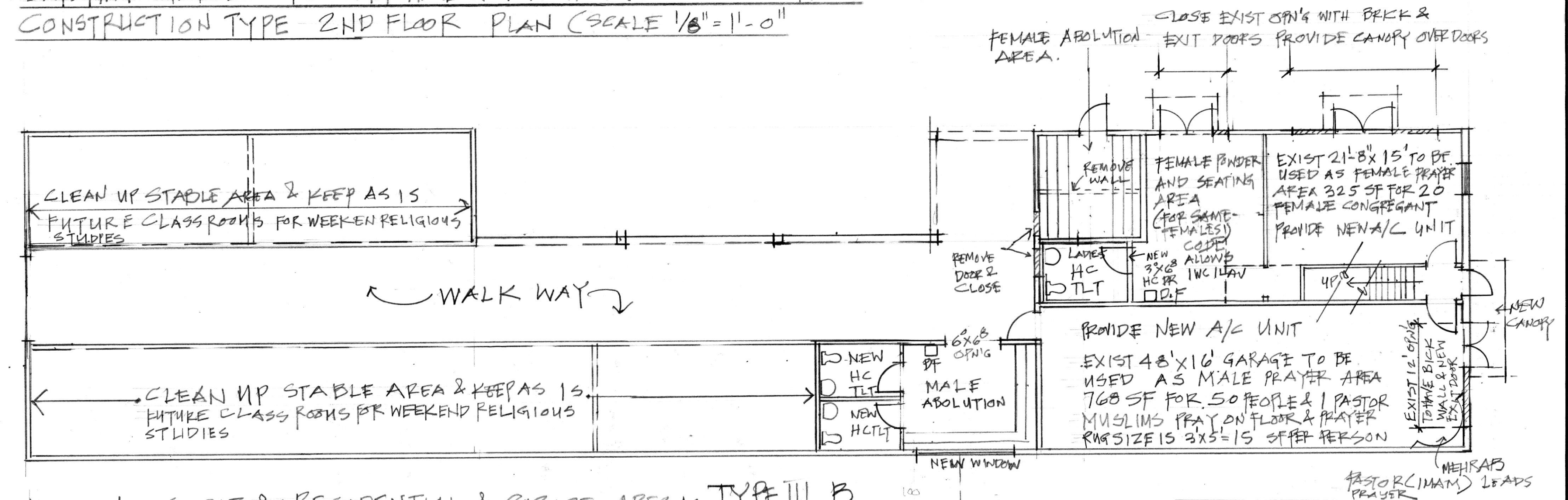
50-70 Members of the church.

No school within the church.

Mohamed Zubair Niyaz 01/3/2023

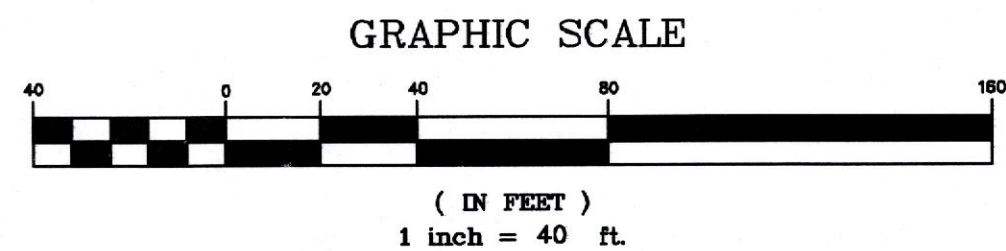


EXISTING STABLE & RESIDENTIAL & GARAGE AREA BLDG IS TYPE III B
CONSTRUCTION TYPE - 2ND FLOOR PLAN (SCALE 1/8" = 1'-0")



EXISTING STABLE & RESIDENTIAL & GARAGE AREA IS TYPE III B
CONSTRUCTION TYPE 1ST FLOOR PLAN (SCALE: 1/8" = 1'-0")

| | | |
|--|--|--|
| Syed I. Haider Principal/Architect & GC AIA/NCARB/SAME/AR 0012651/CGC 043240 | | DRAWN BY REVISED |
| SIH ASSOCIATES Seeking Excellence in the Built Environment A Design-Build Company 9768 Bay Vista Estates Blvd Orlando, FL 32836 | | PH: 321 229 2179 FAX: 407 354 0477 E Mail: cogit@yahoo.com |
| | | DRAWING NUMBER |



BOUNDARY SURVEY

DESCRIPTION:

Parcel A:
The East 288.00 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, Seminole County, Florida; Subject to a 50.00 foot wide Florida Power and Light Easement over the East 50.00 feet thereof.

Parcel B:
The East 50 feet of the following described property:
From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, Seminole County, Florida, run South 330 feet for the point of beginning, run thence West 200 feet, South 330 feet, East 200 feet, North 330 feet to the point of beginning; AND beginning at a point 200 feet West of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, thence run West 100 feet, thence North 330 feet, thence East 100 feet, thence South 330 feet to the point of beginning; AND beginning at a point 300 feet West of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 29 East, run thence West 100 feet, thence North 330 feet, thence East 100 feet, thence South 330 feet to the point of beginning.

NOTE: Parcel A and Parcel B as shown on the Survey are contiguous to each other without and gaps, pores or overlaps between them and that when taken as a tract, Parcel A and Parcel B constitute one parcel of land.

FIDELITY NATIONAL TITLE

FILE NO. CE18931
COMMITMENT DATE: August 2, 2018 at 11:00PM
SCHEDULE B-II:

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD/NON-SURVEY ITEM

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term 'encroachment' includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.

STANDARD/NON-SURVEY ITEM

3. Rights or claims of parties in possession not shown by the public records.
STANDARD/NON-SURVEY ITEM
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records
STANDARD/NON-SURVEY ITEM

5. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
STANDARD/NON-SURVEY ITEM

STANDARD/NON-SURVEY ITEM

6. Easements or claims of easements not shown by the public records.
STANDARD/NON-SURVEY ITEM
7. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
STANDARD/NON-SURVEY ITEM

8. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
STANDARD/NON-SURVEY ITEM

9. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
STANDARD/NON-SURVEY ITEM

10. Any outstanding assessments in favor of Seminole County, Florida, any special taxing district and any municipality.
STANDARD/NON-SURVEY ITEM

11. Easement in favor of Florida Public Service Company recorded in Deed Book 76, Page 238, Assignment of Easement Grants in favor of Florida Power and Light Company recorded in Official Records Book 933, Page 636.
PLOTTED ON SURVEY

12. Subject to a 50 ft Florida Power and Light Easement along the Easterly boundary, as shown on Survey prepared by Scott's Surveying Services, Inc., dated September 5, 2018, under Job No. 04-66.
PLOTTED ON SURVEY

NOTES:

- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF SOUTH SYLVAN LAKE DRIVE AS BEING N89°32'00"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- (C) = CALCULATED
- (D) = DESCRIBED

LEGEND

- ★ LIGHT POLE
- UTILITY POLE
- OVERHEAD POWER LINE
- WELL
- MONITORING WELL
- TRAILING SIGN
- METERS END SECTION

CERTIFIED TO:
- Orlando Soccer Development Company, LLC, a Florida limited liability company
- Equitable Title of Celebration, LLC
- Fidelity National Title Insurance Company
- GrayRobinson, P.A.

James R. Shannon
Digitally signed by James R. Shannon
Date: 2018.10.11 13:27:40 -0400

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6698

DATE OF SURVEY: 10/10/2018
FIELD BY: JMB-JM SCALE: 1" = 40'
FILE NUMBER: 35-19-29-PAINTED DREAMS RANCH

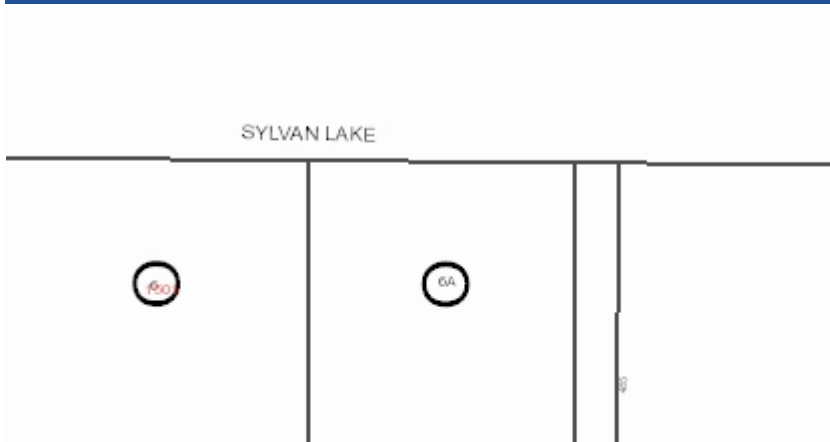
Property Record Card



Parcel 35-19-29-300-006A-0000

Property Address SANFORD, FL 32771

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|--|
| Parcel | 35-19-29-300-006A-0000 |
| Owner(s) | ORLANDO SOCCER DEVELOPMENT COMPANY LLC |
| Property Address | SANFORD, FL 32771 |
| Mailing | 655 W CHURCH ST ORLANDO, FL 32805-2207 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 07-MISCELLANEOUS RESIDENTIAL |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$191,900 | \$175,067 |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$219,000 | \$219,000 |
| Land Value Ag | | |
| Just/Market Value | \$410,900 | \$394,067 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$61,716 | \$76,627 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$349,184 | \$317,440 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$5,283.69**
2022 Tax Savings with Exemptions **\$609.04**
2022 Tax Bill Amount **\$4,674.65**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 29E
E 288 FT OF N 1/2 OF NE 1/4 OF NW 1/4 OF NW 1/4 (LESS RD)

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$349,184 | \$0 | \$349,184 |
| SJWM(Saint Johns Water Management) | \$349,184 | \$0 | \$349,184 |
| FIRE | \$349,184 | \$0 | \$349,184 |
| COUNTY GENERAL FUND | \$349,184 | \$0 | \$349,184 |
| Schools | \$410,900 | \$0 | \$410,900 |

Sales

Land

Building Information

| | | | | | | | | | | | | | |
|---|------------|------|---|-----|---|-------|-------|-------|-------|-----------|-----------|-------------|------|
| 1 | BARN/SHEDS | 2002 | 0 | 0.0 | 6 | 1.911 | 6.305 | 3.559 | BRICK | \$191,900 | \$207,459 | Description | Area |
|---|------------|------|---|-----|---|-------|-------|-------|-------|-----------|-----------|-------------|------|

49

25

22
BSF
286 sf

13

BSF
845 sf

13

26

22
OVH
286 sf

13

OVH
1500 sf

85

25
BSF
279 sf

11

22
BSF
242 sf

11

39

26

13

5

30

30

IFG
ST2
900 sf

BASE
1911 sf

Sketch by Agnes Skerfve

**** Year Built (Actual / Effective)**

Permits

Downloaded from <http://ajphaphysoc.org/> on November 10, 2015

Extra Features

Zoning

Utility Information

| | | | | | | | | |
|-------|-----|------|---------------------------|---------------------------|----|----|----|----|
| 34.00 | FPL | AT&T | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |
|-------|-----|------|---------------------------|---------------------------|----|----|----|----|

Political Representation

School Information

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: 1/13/2023 10:19:57 AM

Project Number: 23-80000006

Address:

Credit Card Number: 44*****6160

Authorization: 013985

Transaction ID: 130123013-094FD2C1-D512-4797-A84B-9744D91D33B5

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: | NORTH ORLANDO MUSLIMS COMMUNITY CENTER - | PROJ #: 23-80000006 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 1/13/23 | |
| RELATED NAMES: | EP ZUBAIR MIYANJI | |
| PROJECT MANAGER: | JOY GILES (407) 665-7399 | |
| PARCEL ID NO.: | 35-19-29-300-006A-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR A RELIGIOUS PRAYING HALL AND SUNDAY SCHOOL ON 2.19 ACRES IN THE A-1 ZONING DISTRICT | |
| NO OF ACRES | 2.19 | |
| BCC DISTRICT | 5- Herr | |
| CURRENT ZONING | A-1 | |
| LOCATION | SOUTHEAST OF LAKE MARKHAM ROAD AND SOUTH OF SOUTH SYLVAN LAKE DRIVE | |
| FUTURE LAND USE | SE | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| ZUBAIR MIYANJI 2220 SAN JACINTO CIRCLE SANFORD FL 32771 (407) 967-9929 ZUBAIRMIYANJI@AOL.COM | SYED HYDER 16809 BROADWATER AVE WINTER GARDEN FL 34787 (321) 229-2179 SIHASSOC@GMAIL.COM | |

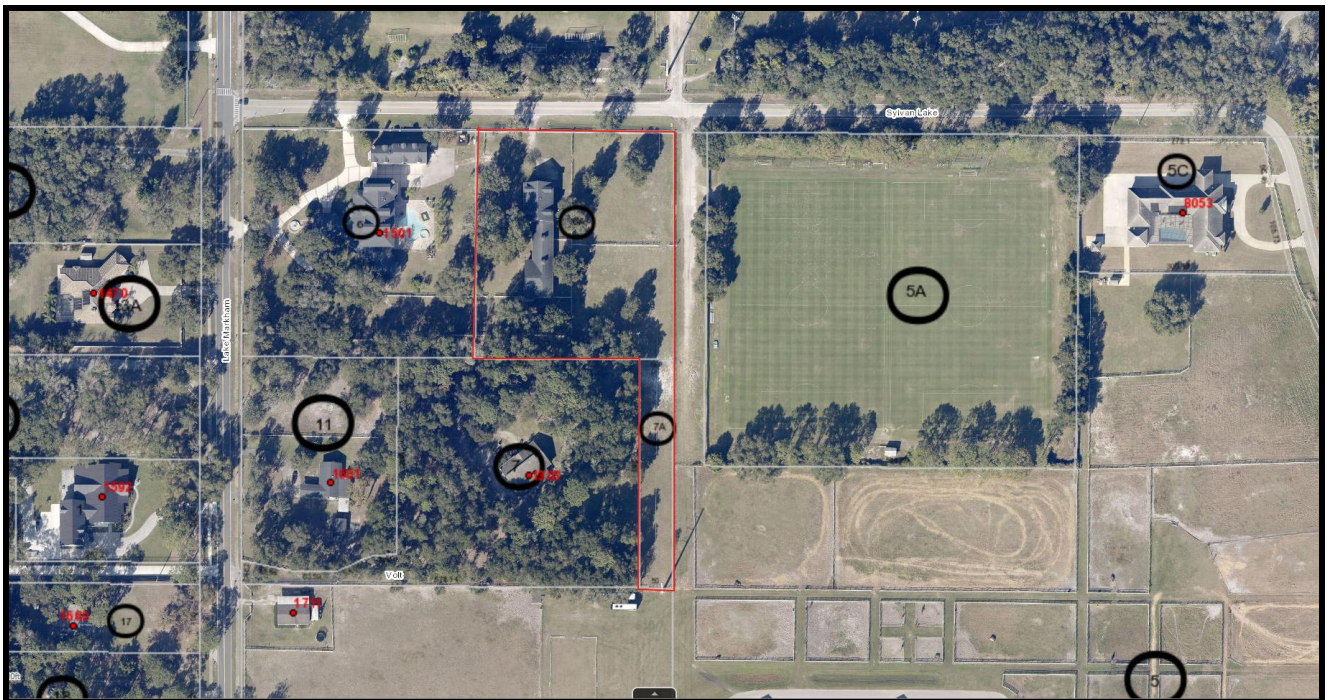
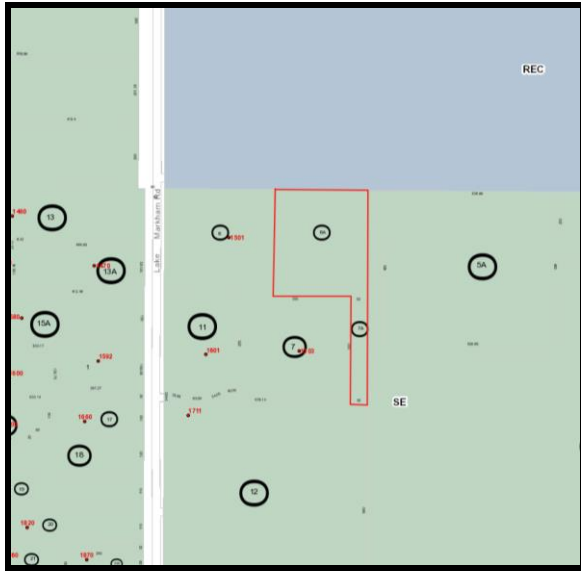
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Suburban Estates Future Land Use designation and A-1 (Agriculture) zoning. The proposed use of a House of Worship is permitted under the existing Future Land Use and Zoning classification.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

| | Group | Reviewer Comment | Status |
|-----|-------------------|--|---------------|
| 1. | Buffers and CPTED | Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU | Informational |
| 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 | Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292. Further, a parking buffer in accordance with 3.1287 will be required east of the proposed parking lot. These are in addition to the standard buffers. | Informational |
| 4. | Buffers and CPTED | Please provide the floor area ratio, impervious surface ratio, and building height in feet. This is used to calculate the land use intensity of the site and to determine if additional standard buffers are required. Based on current information, staff estimates a 0.3 opacity buffer required for the west and south and a 0.1 opacity buffer required on the north and east. | Informational |
| 5. | Buffers and CPTED | The existing vegetation may satisfy buffer requirements. Please indicate the number and type of trees on site when submitting for site plan review. | Informational |
| 6. | 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 |
| 7. | 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 |
| 8. | Building Division | Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. | Informational |
| 9. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this point. | Informational |
| 10. | 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 |
| 11. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. | Informational |
| 12. | Building Division | As stated in your narrative this may have been an illegal lot split. This property was once addressed as 1501 Lake Markham Rd, a barn structure for the large single family residence to the west. We did find a barn permit from 2000 but no plans. There are plans for an addition to the barn, permit | Informational |

| | | | |
|----|------------------------|---|---------------|
| | | 07-00009833. These plans do not show any of the existing living area/kitchen or stairs. This was simply a one-story barn/stable structure. It appears there has been extensive interior work performed without acquiring the proper building permits. Please contact the Seminole County Building division public records office if you wish to obtain the barn/stable addition plans. (Ruth at 407-665-7081.) rgolsteyn@seminolecountyfl.gov | |
| 13 | Comprehensive Planning | The Future Land Use is Suburban Estates (SE) which allows for Houses of Worship and schools. | Informational |
| 14 | Comprehensive Planning | Property is within the Wekiva River Protection Area. Submittal must include the Wekiva River Protection Act Application for Consistency Review, available at the following link: http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf | Informational |
| 15 | Environmental Services | The nearest potable waterline is a 12" diameter potable waterline running along the west side of Lake Markham Road approximately 400 feet away. | Informational |
| 16 | Environmental Services | The nearest reclaimed waterline for irrigation is a 12" diameter line running along the east side of Lake Markham Road approximately 400 feet away. | Informational |
| 17 | Environmental Services | There are no sanitary sewer services available in this area. | Informational |
| 18 | Natural Resources | The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA. | Informational |
| 19 | Natural Resources | The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction. | Informational |
| 20 | Natural Resources | For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf | Informational |
| 21 | 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: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Informational |
| 22 | Planning & Development | The subject site has a Suburban Estates Future Land Use designation and A-1 (Agriculture) zoning. The proposed use of a House of Worship is permitted under the existing Future Land Use and Zoning classification. | Informational |
| 23 | Planning & Development | Development of the site will require submittal and approval of a Site Plan. The Site Plan will be required to meet all Seminole | Informational |

| | | | |
|----|------------------------|--|---------------|
| | | County Land Development Code regulations including but not limited to parking, building setbacks, access and drive aisle, and landscape buffers. | |
| 24 | Planning & Development | The site is located within the Wekiva River Protection Area (WRPA) and must comply with all development standards of Seminole County Comprehensive Plan Policy FLU 12.3, Policy FLU 12.8, Policy FLU 12.9, and Policy FLU 13.2. | Informational |
| 25 | Planning & Development | In the WRPA, a minimum of 50 percent of trees must be preserved. | Informational |
| 26 | Planning & Development | <p>The site is located within the Aquifer Recharge Overlay and must comply with Seminole County Land Development Code Sec. 30.1027-Development Standards and Sec. 30.1026-Off-Street Parking and Landscape Regulations.</p> <ul style="list-style-type: none"> • Sec. 30.1027: The maximum area covered by structures and impervious surface shall not exceed sixty-five percent for non-residential uses. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. • Sec. 30.1026: (1). With the exception of handicapped parking spaces, a minimum of ten percent but no more than twenty-five percent of the total number of required off-street parking spaces shall not be paved. In addition, all parking spaces exceeding the minimum number shall not be paved. These spaces shall be clearly delineated on the site plan and located at the periphery of the building site or otherwise located where they are unlikely to be used on a continuing basis. All accessways and aisles serving these spaces shall be paved. Grass, mulch, gravel, turf block or any durable dust free surface shall be used in the unpaved spaces if permitted by state law. (2). With the exception of parking spaces that are required by law to be of certain dimensions or of a certain area, a maximum reduction of up to two feet from the required depth of a parking stall and one foot from the required width of a parking stall shall be permitted for paved parking spaces. | Informational |
| 27 | Planning & Development | Building setbacks for the A-1 (Agriculture) zoning district are: Front Yard – 50 Ft. Side Yard – 10 Ft. Rear Yard – 30 Ft | Informational |
| 28 | Planning & Development | Parking regulations for Churches, Temples, or Places of Worship are: 1 space for each 5 seating places in the main auditorium. | Informational |
| 29 | Planning & Development | The site must provide a minimum of 25% open space. | Informational |
| 30 | Planning & Development | Landscape buffers may be required around the perimeter of the site in accordance with Seminole County Land Development Code Sec. 30.1281 Landscaping, Screening and Buffering. | Informational |
| 31 | Planning & Development | Any proposed outdoor lighting must comply with Seminole County Land Development Code Sec. 30.1234 – Outdoor | Informational |

| | | | |
|----|------------------------------|---|---------------|
| | | Lighting Requirements. | |
| 32 | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.4 (2018 Edition). | Informational |
| 33 | 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 |
| 34 | Public Safety - Fire Marshal | Large buildings may require fire sprinklers if access to the building (hose lay) is not met per NFPA 1, Section 18.2.3.2.2. | Informational |
| 35 | Public Safety - Fire Marshal | Permits will be required for the change of use of the structure(s) from residential to Commercial per NFPA 101, CH 4, 4.6.11. All Building rehabilitation shall comply with NFPA 101, CH 43. | Informational |
| 36 | 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 |
| 37 | Public Safety - Fire Marshal | Additional comments may be generated based on actual Site submittal | Informational |
| 38 | Public Works - Engineering | The proposed project is located within the Yankee Lake drainage basin. | Informational |
| 39 | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils. | Informational |
| 40 | Public Works - Engineering | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. | Informational |
| 41 | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east. | Informational |
| 42 | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to Lake Sylvan | Informational |
| 43 | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Informational |
| 44 | Public Works - Engineering | The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which is a more restrictive subset of the Wekiva River Protection District. | Informational |
| 45 | 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 | Informational |

| | | | |
|----|----------------------------|--|---------------|
| | | impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . | |
| 46 | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) | Informational |
| 47 | Public Works - Engineering | The roadway geometry does not appear to meet County standards. Note minimum 20' width of pavement is required. The roadway structure may not meet County standards. The structure would have to be evaluated during site plan review and brought to County Standard if not to County Standard. | Informational |
| 48 | 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. Note that there does not appear to be County ROW along this portion of Sylvan Lake Drive but it may exist. This would have to be verified. | Informational |
| 49 | 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 |
| 50 | Public Works - Engineering | The site may be in a high recharge area. | 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 |
|--------------------------------------|-----------------|---------------------------------|-----------------------------------|
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | Paul Zimmerman, PE (407) 665-2040 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Phone: 407-665-7391 |
| Planning and Development | Joy Giles | jgiles@seminolecountyfl.gov | Joy Giles |
| Building Division Review Coordinator | Jay Hamm | jhamm@seminolecountyfl.gov | |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov | |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | Jim Potter 407 665 5764 |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov | |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | (407) 665-7388 |
| Public Safety - Fire Marshal | Diane Gordon | dgordon@seminolecountyfl.gov | 407.665.2681 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | |
| | | | |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 | |

Other Resources:

| | |
|---------------------------------|--|
| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-86

Title:

TOURNEY DR (3510) - SPECIAL EXCEPTION

Project Number: #22-32000012

Project Description: Proposed Special Exception for athletic fields and multi-purpose room on 6.68 acres in the A-1 Zoning District

Project Manager: Kathy Hammel (407) 665-7389

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

BCC District: 4- Lockhart

Applicant: Logan J Opsahl (407) 418-6237

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 #: 22-32000012
BS #: 2022-12
MEETING: _____

Joy

SPECIAL EXCEPTION

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

APPLICATION TYPE/FEE

| | | |
|--|-------------------------------------|---|
| SPECIAL EXCEPTION \$1,350.00 | <input type="checkbox"/> CHURCH | <input type="checkbox"/> RIDING STABLE |
| | <input type="checkbox"/> DAYCARE | <input type="checkbox"/> ASSISTED LIVING FACILITY (ALF) |
| | <input type="checkbox"/> SCHOOL | <input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT |
| | <input type="checkbox"/> GROUP HOME | <input type="checkbox"/> COMMUNICATION TOWER |
| | <input type="checkbox"/> KENNEL | <input checked="" type="checkbox"/> OTHER: Athletic fields [Sec. 30.124(b)(10)] |
| | | |

PROPERTY

| | |
|--|--|
| PARCEL ID #: 34-21-30-300-009A-0000 | |
| ADDRESS: 3510 Tournay Drive, Winter Park, FL 32792 | |
| TOTAL ACREAGE: 6.3 +/- | CURRENT USE OF PROPERTY: YMCA (permanently closed) |
| WATER PROVIDER: Casselberry | SEWER PROVIDER: Casselberry |
| ZONING: A-1 | FUTURE LAND USE: Planned Development (PD) |
| IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |

OWNER

| | | |
|--|-------------------------------------|------------|
| NAME: Central Florida Young Men's Christian Association, Inc COMPANY: YMCA | | |
| ADDRESS: 433 N. Mills Avenue, Orlando, FL 32803 | | |
| CITY: Orlando | STATE: FL | ZIP: 32803 |
| PHONE: 407-418-6237 | EMAIL: logan.opsahl@lowndes-law.com | |

APPLICANT/CONSULTANT

| | | | |
|----------------------------|-------------------------------------|------------|---------------------------|
| NAME: Logan J. Opsahl | | | COMPANY: Lowndes Law Firm |
| ADDRESS: 215 N. Eola Drive | | | |
| CITY: Orlando | STATE: FL | ZIP: 32801 | |
| PHONE: 407-418-6237 | EMAIL: logan.opsahl@lowndes-law.com | | |

SIGNATURE OF OWNER/AUTHORIZED AGENT

12/13/22
DATE

ATTACHMENT CHECKLIST

- ☐ APPLICATION
- ☐ APPLICATION FEE
- ☐ OWNERSHIP DISCLOSURE FORM (ADD'L DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ OWNER'S AUTHORIZATION FORM, IF APPLICABLE
- ☐ STATEMENT OF REQUEST (INCLUDE: SUMMARY OF BUSINESS OPERATION, SQUARE FOOTAGE, HOURS OF OPERATION, SEATING CAPACITY, NUMBER OF CLIENTS/STUDENTS AND STAFF, EMPLOYEE SHIFTS, SITE CONCERNS THAT MAY IMPACT ADJACENT PROPERTIES, ETC.)
- ☐ DETAILED CONCEPTUAL SITE PLAN (INCLUDE: SIZE AND DIMENSION OF THE PARCEL, EXISTING AND/OR PROPOSED STRUCTURES, FENCES AND IMPROVEMENTS, STRUCTURE HEIGHT(S), SETBACKS FROM EACH STRUCTURE TO THE PROPERTY LINES, IDENTIFICATION OF AVAILABLE UTILITIES, LOCATIONS OF WETLANDS, FLOOD LINES, ABUTTING STREETS/RIGHT OF WAYS, DRIVEWAYS, SEPTIC SYSTEMS, DRAIN FIELDS, WELLS, EASEMENTS, BUFFERS, PARKING SPACES, OUTDOOR LIGHTING, SIGNAGE, FIRE LANES, ETC.)

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).

Jody Alexander/COO

I, Central Florida Young Men's Christian Association, Inc., the owner of record for the following described property (Tax/Parcel ID Number) 34-21-300-009A-0000 hereby designates Logan J. Opsahl and Lowndes Law Firm 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 checked="" 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 12/7/2022

Jody Alexander
Property Owner's Signature

Jody Alexander/Chief Operating Officer
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jody Alexander (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced N/A as identification, and who executed the foregoing instrument and sworn an oath on this 7th day of December, 2022.



Rosella Marmolejos
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

| NAME | ADDRESS | PHONE NUMBER |
|------|---------|--------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

| NAME | TITLE OR OFFICE | ADDRESS | % OF INTEREST |
|----------------|-----------------|-------------------------------------|---------------|
| Kevin Bolding | CEO | 433 N. Mills Ave, Orlando, FL 32803 | N/A |
| Jody Alexander | COO | 433 N. Mills Ave, Orlando, FL 32803 | N/A |
| John Martinez | Secretary | 433 N. Mills Ave, Orlando, FL 32803 | N/A |

(Use additional sheets for more space)

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

Trust Name: _____

| NAME | TRUSTEE OR BENEFICIARY | ADDRESS | % OF INTEREST |
|------|------------------------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

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

Name of LLC: _____

| NAME | TITLE | ADDRESS | % OF INTEREST |
|------|-------|---------|---------------|
| | | | |
| | | | |
| | | | |

(Use additional sheets for more space)

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

Name of Purchaser: _____

| NAME | ADDRESS | % OF INTEREST |
|------|---------|---------------|
| | | |
| | | |
| | | |

(Use additional sheets for more space)

Date of Contract: _____

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

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

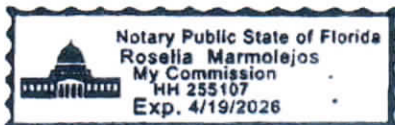
12-7-22
Date

Jody Alexander
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of December, 20 22, by Jody Alexander, who is ☒ personally known to me, or ☐ has produced N/A as identification.

Roselia Marmolejos
Signature of Notary Public



Roselia Marmolejos
Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Not For Profit Corporation

CENTRAL FLORIDA YOUNG MEN'S CHRISTIAN ASSOCIATION, INC.

Filing Information

| | |
|-----------------------------|------------|
| Document Number | 728898 |
| FEI/EIN Number | 59-0624430 |
| Date Filed | 02/15/1974 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDMENT |
| Event Date Filed | 01/26/2018 |
| Event Effective Date | NONE |

Principal Address

433 N. MILLS AVE.
ORLANDO, FL 32803

Changed: 03/05/2010

Mailing Address

433 N. MILLS AVE.
ORLANDO, FL 32803

Changed: 03/05/2010

Registered Agent Name & Address

MANAHAN, COLLEEN K.
433 N. MILLS AVE.
ORLANDO, FL 32803

Name Changed: 01/20/2021

Address Changed: 03/05/2010

Officer/Director Detail

Name & Address

Title CEO

BOLDING, KEVIN

433 N. MILLS AVE
ORLANDO, FL 32803

Title CFO

MANAHAN, COLLEEN
433 N. MILLS AVE
ORLANDO, FL 32803

Title Secretary

MARTINEZ, JOHN
433 N. MILLS AVE
ORLANDO, FL 32803

Title Treasurer

MANUEL, MICHAEL
433 N. MILLS AVE
ORLANDO, FL 32803

Title COO

Alexander, Jody
433 N. MILLS AVE.
ORLANDO, FL 32803

Title Chairman

KAREN, BROWN
433 N. MILLS AVE.
ORLANDO, FL 32803

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2020 | 03/20/2020 |
| 2021 | 01/20/2021 |
| 2022 | 05/01/2022 |

Document Images

| | |
|--|--|
| <u>05/01/2022 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>01/20/2021 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>03/20/2020 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>02/06/2019 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>03/01/2018 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>01/26/2018 -- Amendment</u> | View image in PDF format |
| <u>03/24/2017 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>02/03/2016 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>01/26/2015 -- ANNUAL REPORT</u> | View image in PDF format |



LOGAN J. OPSAHL

Associate

logan.opsahl@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6237 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



December 9, 2022

VIA FEDERAL EXPRESS & EMAIL

Seminole County Planning & Development Division
West Wing, Second Floor, Room 2028
1101 East First Street
Sanford, FL 32771
Email: plandesk@seminolecountyfl.gov
Telephone: (407) 665-7371

Re: Letter of Justification; TSG Development, Inc.; 3510 Tourney Drive, Winter Park, FL

To Whom it May Concern:

TSG Development, Inc. (hereinafter the “**Applicant**”) by and through its attorneys, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., submits this letter of justification in support of its application for special exception approval (hereinafter the “**Application**”) to improve and re-develop the existing activity and ball fields (“**Proposed Use**”) at the property located at 3510 Tourney Drive, Winter Park, FL 32792, Parcel Number: 34-21-30-300-009A in unincorporated Seminole County (hereinafter the “**Property**”), pursuant to the standards set forth in Sections 30.41(e) of the Seminole County, FL Land Development Code (hereinafter the “**Code**”) and is consistent with the Vision 2020 Comprehensive Plan (the “**Comprehensive Plan**”).

I. Property

The Property is the location of the old Eastbrook YMCA which was closed during the Coronavirus Pandemic. The Property has a zoning designation of A-1 (Agricultural) and a Future Land Use designation of Planned Development (PD). The Property contains a number of existing activity fields and ballfields which used in connection with the YMCA use of the Property. Those existing fields were previously approved by the County in 1988 through the approved special exception BA88-11SE (the “**Special Exception**”). A copy of the Special Exception is attached hereto.





II. Proposed Use

The Applicant intends to improve and re-develop the existing fields into various athletic and ball fields for training, games, practices and tournaments and provide for rental opportunities for sports clubs and other organization. The Applicant also intends to construct a building to house restrooms, a large open multi-purpose room and a covered area. The existing lights on the Property would also be replaced and updated.

III. Review Standards

The Application substantially conforms to the goals and objectives of the Code and is consistent with the Comprehensive Plan. The purpose of the Code is to establish standards, procedures, and minimum requirements to regulate and control the platting of lands and the development of real estate in the unincorporated areas of Seminole County, Florida, (hereinafter the “County”) and to coordinate and integrate the Development Review process of the Seminole County Comprehensive Plan. The Code articulates various goals and objectives for Seminole County, as well as regulations and requirements made in accordance with the Comprehensive Plan, with reasonable consideration to the prevailing land uses, growth characteristics, and the character of respective districts and their peculiar suitability for particular uses and to encourage the most appropriate use of land throughout Seminole County. As described in detail below, the Proposed Use substantially satisfies the following applicable special exception review criteria:

A. *The Proposed Use is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area [Sec. 30.41(e)(1)(A)];*

Comment: The Proposed Use will be compatible and complimentary to the character of the area and neighborhood. The Proposed Use is consistent with the previous uses of the Property as the Property already contains a number of activity and ball fields. The Proposed Use will provide an improvement and re-development to the existing fields.

B. *The Proposed Use does not have an undue adverse effect on existing traffic patterns, movements and volumes [Sec. 30.41(e)(1)(B)];*

Comment: The Proposed Use will include the requisite provision for safe and convenient vehicular and pedestrian traffic. As the Proposed Use is an adaptive reuse of the existing activity fields which were previously permitted, approved, and constructed in accordance with County Code, the Proposed use will not adversely affect existing traffic patterns, movements and volumes.

C. *The Proposed Use is consistent with the County's comprehensive plan [Sec. 30.41(e)(1)(C)];*

Comment: The Proposed Use will be complementary to this area of the County and will provide opportunities in line with the existing goals of the A-1 designation. The Proposed Use will contribute to the health, safety, and well-being of the community. The Proposed Use will also provide for redevelopment and removal of blight of the currently unused activity fields. The Proposed Use is also consistent with the County's goals to encourage redevelopment of the area through private development proposals and community development activities.

D. *The Proposed Use meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification [Sec. 30.41(e)(1)(D)];*

1. *The Proposed Use is consistent with the general zoning category and plan of A-1 Agriculture [Sec. 30.124(a)(1)];*

Comment: The Proposed Use complies with the general zoning category and plan of A-1 Agriculture by contributing to the wide range of non-residential development types uniquely situated within the A-1 zoning designation. The Proposed Use is conveniently devoted to non-residential development types which have existed on the Property for decades.

2. *The Proposed Use is not highly intensive in nature [Sec. 30.124(a)(2)];*

Comment: The Proposed Use will improve and re-develop the already-existing activity fields while providing an adaptive reuse of those facilities without highly intensive redevelopment. The improvement and re-development of the fields is not highly intensive in nature as the fields are already located on the Property.

3. *The Proposed Use is compatible with the concept of low-density, rural land use [Sec. 30.124(a)(3)]; and*

Comment: The Proposed Use is in line with the A-1 policies and will meet all applicable site development standards as it is an adaptive reuse of existing activity fields. The A-1 zoning district is intended for a wide range of activities compatible with the concept of low-density development. The Proposed Use is conveniently located near existing residential uses which reduces miles traveled and allows for pedestrian accessibility.

4. *The Proposed Use has access (where applicable) to urban services such as sewage, water, police, fire, schools, and related services [Sec. 30.124(a)(4)].*

Comment: The Property is currently being serviced by Duke Energy for power, and City of Casselberry for water and sewer services. The Proposed Use will have similar uses of existing public facilities and services including streets and other transportation facilities, water, sewage, stormwater management and police and fire protection facilities. The Proposed Use would also utilize existing or similar buildings and infrastructure on the Property and would have similar intensity of use as historic uses of the Property.

E. *The Proposed Use will not adversely affect the public interest [Sec. 30.41(e)(1)(E)].*

Comment: The Proposed Use will not adversely affect the healthy, safety, comfort and welfare of residents or workers in the County. The Applicant will conduct the re-development, improvements, and business in a professional, responsible, and orderly manner in compliance with all applicable regulations and codes. The physical layout is compatible with the surrounding area and expectations of residents.

IV. Conclusion

For the reasons stated herein, the Applicant respectfully requests that the County process and approve this application for a special exception to operate the Proposed Use at the Property. The Applicant will operate the Proposed Use in a manner compliant with the Code and will advance the relevant objectives of the Code and Comprehensive Plan.

Sincerely,

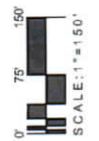


Logan J. Opsahl

LJO/LEB



TOTAL AREA - 6.68 ACRES
TOTAL BUILDING AREA - 26,400 SF



DECEMBER 05, 2022

EAST-BROOK Y.M.C.A. SPORTS COMPLEX

WINTER PARK, FLORIDA

24488



Property Record Card



Parcel 34-21-30-300-009A-0000

Property Address 3510 TOURNEY DR WINTER PARK, FL 32792

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|--|
| Parcel | 34-21-30-300-009A-0000 |
| Owner(s) | CENTRAL FLA YOUNG MENS CHRISTIAN ASSOCIATION |
| Property Address | 3510 TOURNEY DR WINTER PARK, FL 32792 |
| Mailing | 433 N MILLS AVE ORLANDO, FL 32803-5721 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 77-CLUBS/LODGES/UNION HALLS |
| Exemptions | 39-YMCA(2007) |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$182,258 | \$182,054 |
| Depreciated EXFT Value | \$13,722 | \$12,944 |
| Land Value (Market) | \$476,031 | \$476,031 |
| Land Value Ag | | |
| Just/Market Value | \$672,011 | \$671,029 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$181,564 | \$225,168 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$490,447 | \$445,861 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$8,997.22

2022 Tax Bill Amount

\$0.00

2022 Tax Savings with Exemptions

\$8,997.22

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

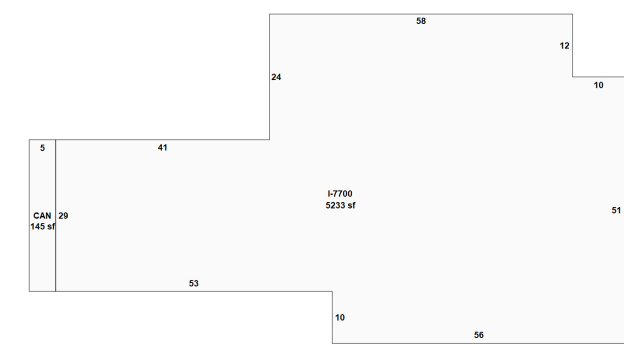
SEC 34 TWP 21S RGE 30E
BEG NLY COR LOT 1 BLK A
EASTBROOK SUBD UNIT 7 RUN
S 41 DEG 4 MIN 55 SEC W 10
FT NWLY ON ELY LINES OF
EASTBROOK SUBD UNIT 8
993.4 FT E 381.29 FT SLY
ON R/W DRAINAGE CANAL
1067.9 FT N 65 DEG 48 MIN
42 SEC W 280.76 FT TO BEG

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$490,447 | \$490,447 | \$0 |
| SJWM(Saint Johns Water Management) | \$490,447 | \$490,447 | \$0 |
| FIRE | \$490,447 | \$490,447 | \$0 |
| COUNTY GENERAL FUND | \$490,447 | \$490,447 | \$0 |
| Schools | \$672,011 | \$672,011 | \$0 |

| Sales | | | | | | |
|---------------|------------|-------|------|--------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 09/01/1985 | 01871 | 1340 | \$100 | No | Improved |

| Land | | | | | |
|---------|----------|-------|-------|--------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 4.76 | \$100,000.00 | \$476,000 |
| ACREAGE | | | 1.54 | \$20.00 | \$31 |

| Building Information | | | | | | | | | |
|----------------------|--------------------|--------------------------------|---------|----------|----------------------------------|-----------|------------|-------------|--------|
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | MASONRY PILASTER . | 1969 | 1 | 5233.00 | METAL PREFINISHED - INSULATED | \$182,258 | \$455,646 | Description | Area |
| | | | | | | | | CANOPY | 145.00 |



Shared by Open Street

Building 1 - Page 1

| Permits | | | | | |
|----------|---------------------------------------|--------|----------|-----------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 07165 | YMCA ROOM ADDITION | County | \$99,774 | 5/25/1999 | 9/1/1998 |
| 08415 | YMCA EASTBROOK ALARM | County | \$25,500 | | 10/1/1998 |
| 01791 | DAYCARE YMCA EASTBROOK | County | \$1,500 | 6/8/1994 | 3/1/1994 |
| 02957 | MOVE SERVICE FOR EXT LIFT STAT | County | \$250 | | 5/1/1995 |
| 04542 | 40X60 YMCA BASKETBALL COURT (4'SLAB). | County | \$2,200 | | 5/1/2001 |
| 03280 | DEMO | County | \$0 | | 4/1/2001 |
| 10093 | MISC BLDG | County | \$7,250 | | 12/1/1999 |
| 02391 | FIRE ALARM | County | \$519 | | 3/1/1999 |

| Extra Features | | | | |
|-----------------------------|------------|-------|---------|----------|
| Description | Year Built | Units | Value | New Cost |
| POOL COMMERCIAL | 03/01/1979 | 2,006 | \$5,849 | \$97,492 |
| ALUM UTILITY BLDG W/CONC FL | 03/01/1995 | 600 | \$2,640 | \$6,600 |
| COOL DECK PATIO | 03/01/1979 | 1,150 | \$1,969 | \$4,922 |
| COMMERCIAL ASPHALT DR 2 IN | 03/01/1979 | 4,000 | \$3,264 | \$8,160 |

| Zoning | | | |
|--------|---------------------|-----------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| A-1 | Planned Development | PD | Agricultural-1Ac |

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|----------------|---------------------|----------------|---------|------------|--------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 23.00 | DUKE | CENTURY LINK | CASSELBERRY | CITY OF CASSELBERRY | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------------|---------------------------|------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 4 - Amy Lockhart | Dist 7 - Stephanie Murphy | Dist 30 - Joy Goff-Marcil | Dist 9 - Jason Brodeur | 65 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Eastbrook | Tuskawilla | Lake Howell |

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COUNTY OF SEMINOLE



BEST AVAILABLE COPY

FLORIDA

LAND MANAGEMENT OFFICE
PHONE: (305) 321-1130 EXT. 443

COUNTY SERVICES BUILDING
1101 E. 1st STREET
SANFORD, FLORIDA 32771

March 22, 1988

Central Florida YMCA
Eastbrook Branch
3510 Tourney Drive
Winter Park, Florida 32792

RE: File #BA88-3-11SE

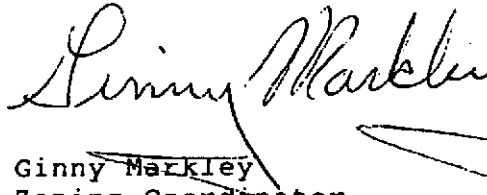
Dear Sirs:

At their meeting of March 21, 1988, the Seminole County Board of Adjustment approved your request for a Special Exception to permit a YMCA and the installation of a little league ballfield on the following described property:

Tax Parcel 9A, Section 34-21-30;
E side of Eastbrook Blvd., E of
Tourney Drive and 1/4 mile S of
Howell Branch Road. (DIST 1)

The approval of your request is subject to the conditions of Diane Norris, President of the Goldenrod Little League, and of staff (see attached).

Sincerely,


Ginny Markley
Zoning Coordinator

GM/tb

Central Florida YMCA
Eastbrook Branch

RE: File #BA88-3-11SE

Conditions of Diane Norris, President of the Goldenrod
Little League:

1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20 ft. to be installed within 4 months along the western residential property line subject to individual approval of homeowners abutting.

If this buffer does not provide adequate protection to the homeowners by June 1, 1989, additional ground cover will be installed 3 ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area.

2. The Eastbrook YMCA and Goldenrod Little League will maintain the buffer area.
3. Supervision will be provided during baseball games and practice. There will be no batting of balls in the area between the buffer zone and fenced baseball field at the minor field.
Warm-ups will be held inside the fenced field.
Designated pitcher (warm-up area) will be established.
4. Parking spaces will be permanently designed within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area, "No Parking - For Emergency Vehicles Only"
No parking on Tourney Drive.

Conditions of Staff:

5. Installation of screens to prevent the balls going onto adjacent residential property.
6. Parking to be on-site for all activities. No tournament unless parking can be handled on-site.
7. The installation of a left turn lane on Eastbrook Boulevard.
8. If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences.
9. The payment of a Transportation Impact Fee.

SUMMARY SHEET

APPLICANT Central Florida YMCA FILE NO. BA88-3-11SE
- Eastbrook Branch

STAFF COMMENTS _____

PUBLIC HEARING REVIEW

| <u>DATE</u> | <u>BA / BCC</u> | <u>ACTION</u> | <u>COMMENTS</u> |
|-------------|-----------------|---------------|---|
| 3-21-88 | BA | | 1. Row of Cherry Laurel or similar installed along West lot line without subject to staff recommendation & Hema as agreed upon by the homeowners and YMCA |

5. YMC -

Diane Norris

1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20 ft. - to be installed within 4 months along the ~~eastern~~ residential property line subject to individual approval of homeowners abutting.

2. If this buffer does not provide adequate protection to the homeowners, by June 1, 1989, additional ground cover will be installed 3' ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area.

2. The Eastbrook YMCA and Eldersrod Little League will maintain the buffer area.

3. Supervision will be provided during baseball games and practice.

There will be no batting of balls in the area between the buffer zone and fenced baseball field at the minor field.

Warm-ups will be held inside the fenced field. Designated pitcher (warm-up area) will be established.

(OVER)

4. Parking spaces will be permanently designated within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area "No parking, for emergency vehicles only".
No parking on Journey Drive.
- ~~~~~

Staff:

5. ~~1.~~ Installation of screens to prevent the balls going onto adjacent residential property.
6. ~~2.~~ Parking to be on-site for all activities. No tournament unless parking can be handled on-site.
7. ~~3.~~ The installation of a left turn lane on Eastbrook Blvd.
~~* Mr. Decker stated that he believed the pavement is sufficient - it just needs to be restriped~~
8. ~~4.~~ If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences.
9. ~~5.~~ The payment of a Transportation Impact Fee. ~~based on the added traffic to the site.~~

PREPARED
10:18:55-02/29/88

ORC AGENDA DETAIL

PAGE 25

SPECIAL EXCEPTIONS

DEV REVIEW #: 00000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.
DEVELOPMENT NAME: CENTRAL FLA. YMCA-EASTBROOK BRANCH
LOC: E. SIDE OF EASTBROOK BLVD.
SEC: 34 IWP: 21 RNG: 30 DISTRICT: 1

REQUEST

SPECIAL EXCEPTION TO PERMIT THE INSTALLATION OF A YMCA AND LITTLE
LEAGUE BALLFIELD

DEPARTMENTAL COMMENTS

FUTURE LAND USE & CHARACTER OF AREA

COMPATABILITY

LAND MANAGEMENT

Are the ball fields going to be lighted? If so, measure
must be taken to direct the lighting away from the resident-
ial.

ENGINEERING

COMMENTS

ENGINEERING

Permits & Bonds Required: A Seminole County permit is re-
quired (ORC 3/2/88)

COMMENTS

ENGINEERING

Internal Roads: Parking stalls must be painted white
(ORC 3/2/88)

COMMENTS

ENGINEERING

Access: Is access to be thru Tourney Drive??? (ORC 3/2/88)

COMMENTS

ENGINEERING

Taper/Turn/Bypass Lanes: A left and right turn lane is re-
quired on Eastbrook Blvd. Submit construction plans for
turn lanes which detail all roadway construction including
drainage. (ORC 3/2/88)

COMMENTS

ENGINEERING

Other Transportation Requirements: Pay a transportation im-
pact fee in accordance with ordinance with #8704 or
successor (ORC 3/2/88)

COMMENTS

ENGINEERING

Flood Prone: The site abuts a flood prone area. Further
determination of the flood prone elevation will be necessary
(ORC 3/2/88)

SIDEWALKS

SHERIFF

5 Ft. Side walk On East Brook Blvd. And Interior Side Walk
To Connect To The Exterior walk.

PREPARED
10:18:55-02/29/88

DRC AGENDA DETAIL

PAGE 26

SPECIAL EXCEPTIONS

DEV REVIEW #: 00000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.
COMMENTS

ENGINEERING

Drainage Easement Requirements: No construction will be permitted over the existing drainage easements. (DRC 3/2/88)

TRAFFIC CNTRL DEV(ST,STOP,DIR,ETC)

SHERIFF

Install Seminole County Approved Traffic Control Devices And Proper Signage For Vehicular Control And Pedestrian Safety.

COMMENTS

ENGINEERING

Water Management Permits Required: A copy of the SJRWMD permit is required prior to Seminole County site permit issuance (DRC 3/2/88) This document must be submitted prior to or at time of pre-construction conference.

ENGINEERING

COMMENTS

ENGINEERING

Other Drainage Requirements: A site plan must be submitted by a Florida Registered Professional Engineer with Seminole County Code compliance (DRC 3/2/88)

WATER AND SEWER

WATER SERVICE (PROVIDER & LOC)

ENVIRONMENTAL SERVICES

City of Casselberry, 2-26-88

SEWER SERVICE (PROVIDER & LOC)

ENVIRONMENTAL SERVICES

City of Casselberry, 2-26-88

POLICE PROTECTION

RESPONSE TIME (GOOD, AVE, POOR)

SHERIFF

Average.

SPECIAL REQUIREMENTS

SHERIFF

Install Any Standing Night Lights Around The Exterior Of The Property So As To Illuminate The Exterior Of The Buildings For Night Time Security.

ADDITIONAL COMMENTS

COMMENTS

SHERIFF

It Is Recommended That The Entire Property Be Enclosed By A Security Type Fence Of At Least 6 Ft. In Height For Security Purposes And To Prevent Unauthorized Entry, Also Post The Property Against Trespassers.

COMMENTS

FIRE LOSS MANAGEMENT

NO COMMENTS.

COMMENTS

HEALTH DEPARTMENT

Health has no objection to request provided project can meet 100-G F.A.C. requirements if applicable. Further comments at site plan review. 3-2-88

PREPARED
10:18:55-02/29/88

ORC AGENDA DETAIL

PAGE 27

SPECIAL EXCEPTIONS

DEV REVIEW #: 00000039-88 APPLICANT NAME: CENTRAL FLORIDA YMCA-EASTBROOK BR.
RECOMMENDATION

RECOMMENDATION

ENVIRONMENTAL SERVICES

No objection to the special exception. 2-26-88

RECOMMENDATION

LAND MANAGEMENT

No opposition. 2-27-88 GM

RECOMMENDATION

FIRE LOSS MANAGEMENT

APPROVED PER FIRE LOSS MANAGEMENT ON 02-18-88.

RECOMMENDATION

PLANNING

No objection (2/26/88)

RECOMMENDATION

SHERIFF

Approved By This Department Subject To The Above Comments.

APPLICATION TO THE
SEMINOLE COUNTY BOARD OF ADJUSTMENT

DATE 3-17-88

- ☒ APPROVAL OF SPECIAL EXCEPTION
☐ APPROVAL OF VARIANCE
☐ OTHER

PHONE:
WORK 679-9444

1. APPLICANT Central Florida YMCA Eastbrook Branch HOME _____

MAILING ADDRESS 3510 Tourney Dr. Winter Park, FL 32792

2. REQUEST special exemption to permit a YMCA and a little league ballfield to be installed

3. LEGAL DESCRIPTION OF PROPERTY see attached form

tax parcel 9A in -34-21-30.

ZONING DISTRICT A-1

4. GENERAL LOCATION 3510 Tourney Dr.

5. LOT SIZE _____

6. EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

- ☒ Special Exception - submit nine (9) copies of site plan.
☐ Variance - applicant must be property owner or submit letter of authorization from property owner.

7. SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

1. FEE \$113.00 DATE 2-24-88 RECEIPT #0549

2. FURTHER DESCRIBED AS E side of Eastbrook Blvd east of Tourney Dr. 1/4 mile S of Tourney Rd.

3. PROCESSING: A. LEGAL AD TO NEWSPAPER 2-29-88 made up sent out
B. PLACARDS/NOTICE 2-26-88 2-26-88
C. NOTICE TO PROPERTY OWNERS 3-1-88

4. BOARD ACTION/DATE 3-21-88

5. LETTER TO APPLICANT 3-22-88

DISTRICT 1

FILE BA 88-3-115E

MEETING DATE 3-21-88

Ron Edele
1201 North Lakemont
Winter Park 32792
644-1509

LDF-2-BA

Approved w/ conditions

SEMINOLE COUNTY
BUILDING DEPT
1101 E. 1st ST
SANFORD, FL
32771

02-23-88 NO

| | |
|----------|---------------|
| B ADJUST | 113.00 |
| SUBTL | 113.00 |
| TOTAL | 113.00 |
| CHECK | 113.00 |
| CHANGE | 0.00 |

ITEM 1
100 0549 09:31TH

BEST AVAILABLE COPY



CENTRAL FLORIDA

YOUNG

MEN'S

CHRISTIAN

ASSOCIATION

WINTER PARK FAMILY YMCA

1201 Lakemont Avenue

Winter Park, FL 32792

Telephone (305) 644-1509

METROPOLITAN OFFICES
Phone: (305) 896-9220

BRANCH LOCATIONS

DOWNTOWN ORLANDO
Phone: (305) 896-6901

CAMPING SERVICES
CAMP WEWA
Phone: (305) 896-9220

WINTER PARK FAMILY
YMCA
Phone: (305) 644-1509

SEMINOLE COUNTY
Phone: (305) 321-8944

WEST VOLUSIA
Phone: (904) 736-6000

GOLDEN TRIANGLE
Phone: (904) 357-9500

SOUTH ORLANDO
Phone: (305) 855-2430

WEST ORANGE COUNTY
Phone: (305) 656-6430

OSCEOLA COUNTY
Phone: (305) 847-7413

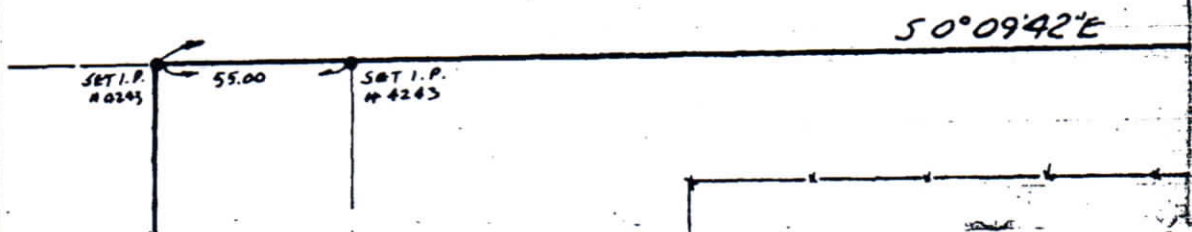
TANGELO PARK YMCA &
COMMUNITY CENTER
Phone: (305) 351-3584

DR. PHILLIPS
Phone: (305) 351-9417

SOUTH LAKE COUNTY
Phone: (904) 394-7243

LEGAL DESCRIPTION (AS FURNISHED BY CLIENT)

BEGIN AT THE NORTHERLYMOST CORNER OF LOT 1 BLOCK "A" OF EASTBROOK SUBDIVISION UNIT NUMBER SEVEN AS RECORDED IN PLAT BOOK 14, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK "A", SOUTH $41^{\circ}04'55''$ WEST, A DISTANCE OF 10.0 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 293.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}49'37''$; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 249.69 FEET TO THE P.T.; RUN THENCE NORTH $0^{\circ}05'28''$ WEST A DISTANCE OF 202.91 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWESTERLY, HAVING A RADIUS OF 1118.31 FEET AND A CENTRAL ANGLE OF $34^{\circ}39'48''$; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 540.80 FEET TO A POINT 135.77 FEET SOUTHEASTERLY FROM THE P.T.; RUN THENCE SOUTH $89^{\circ}48'43''$ EAST, A DISTANCE OF 381.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A SEMINOLE COUNTY DRAINAGE CANAL; RUN THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH $0^{\circ}09'42''$ EAST, A DISTANCE OF 636.26 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 842.36 FEET AND A CENTRAL ANGLE OF $26^{\circ}33'38''$; RUN THENCE ALONG THE ARC OF SAID CURVE, SOUTHERLY, A DISTANCE OF 390.49 FEET TO THE P.T.; RUN THENCE SOUTH $26^{\circ}43'20''$ EAST, A DISTANCE OF 41.15 FEET; THENCE NORTH $65^{\circ}48'42''$ WEST, A DISTANCE OF 280.76 FEET TO THE POINT OF BEGINNING.



GIFTS AND REQUESTS TO THE YMCA ENDOWMENT FUND WILL PERPETUATE YOUR INTEREST IN YOUTH.

acct 34-21-30-300-009A-0000-0-9

date 02/12/88

PI-3

name CENTRAL FLA YOUNG MENS

jval land 21,230

add1 CHRISTIAN ASSOCIATION

agrc 0

add2 433 NORTH MILLS AVE

activity extr feat 23,700

csz ORLANDO

FL 32803

bldg 56,990

id dor flg exrcpt exemptions

ex-amount

yr

%

total val 101,920

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34-

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-

0 00

pad

3510

TOURNEY DR

acre/ff

mtg

tax-due

tax-paid

e&i

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-0000

note EASTBROOK POOL ASSOC ADDN

UTL ALL BASE 79

legal SEC 34 TWP 21S RGE 30E

BEG NLY COR LOT 1 BLK A

EASTBROOK SUBD UNIT 7 RUN

S 41 DEG 4 MIN 55 SEC W 10

FT NWLY ON ELY LINES OF

EASTBROOK SUBD UNIT 8

993.4 FT E 381.29 FT SLY

ON R/W DRAINAGE CANAL

1067.9 FT N 65 DEG 48 MIN

42 SEC W 280.76 FT TO BEG

sales data

SU WD 09/85 01871 1340

100 I

aa 08/ /79

land 15 10 29/86

bldg 14 04/02/79

-----land-----

SHOW MORE ? Y/N

Herb Hardin
Planning & Zoning Commission

Dear Mr. Hardin:

RE: Variance of A-1 Zoning

The request for the variance is being made in an effort to allow the local neighborhoods the availability of recreational facilities in much the same way as the previous owners, The Eastbrook Pool Association.

These facilities include a swimming pool, clubhouse, tennis courts, volleyball/basketball court, and two proposed baseball fields.

Some activities occurring at the Eastbrook YMCA are after school recreational child care, karate classes, tennis classes, other clubs and organizational groups, and upon completion baseball fields will be used by Goldenrod Little League which serves over 300 children. Most of these children live within 5 miles of these facilities.

Attached please find a layout of the Eastbrook YMCA facilities.

Central Florida YMCA

COUNTY OF SEMINOLE



FLORIDA

Land Management Division
Phone (305) 321-1130
Ext. 443

County Services Building
1101 E. 1st Street
Sanford FL 32771

02/23/88

Ron Edele
Central Florida YMCA
1201 North Lakemont
Winter Park, Florida 32792

Dear Mr. Edele:

The Board of Adjustment will hold public hearings on March 21, 1988, at which time your request for Special Exception/Variance will be considered.

In order to insure your application being heard and acted on by the Board of Adjustment, you must take the following steps:

1. Pick up placard, which has been prepared for posting, from this office.
2. Post this placard no more than 15 feet from the property line (street right-of-way, not paving) in full view of the public.
3. Post this placard a minimum of 15 days prior to the hearing date and in such a manner that it is protected from the weather.
4. Attend the public hearing to answer any questions the Board of Adjustment members may have. Lack of attendance could possibly result in denial and assuredly will result in continuing the hearing until the next monthly Board meeting.

If this office can provide you further information, please call the phone number listed above.

Note: This placard must be posted by: March 7, 1988.



**AGENDA
SEMINOLE COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
MARCH 31, 1998
4:00 P.M.**

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN THAT the Seminole County Board of Adjustment will conduct a public hearing to consider the following items:

CONSENT AGENDA

A. VARIANCES

1. **BRIDGET RIVERA** — **BAM-3-3TV** — **A-1 Agriculture Zone** — Lot size variance from 43,369 sq. ft. to 13,796 sq. ft. and lot width from 158 ft. to 95.7 ft. on part of Lot 14, beginning 191.35 ft. S and 149 ft. W of the NE corner, run N 120.7 ft., W 176 ft., S 120.7 ft., E 176 ft. to beginning, Academy Heights, PB 9, Pg 34, Section 5-21-29; SW corner of Turner Lane, 150 ft. N of Virginia Drive and 1/4 mile E of West Lake Brasley Road. (DIST 3)
2. **LOW ABRAMS** — **BAM-3-3TV** — **Planned Unit Development Zone** — Rear yard setback variance from 25 ft. to 12 ft. for a screened fence on Lot 21, PB 24, Pg 41-43, Fairway Oaks at Deer Run, Section 15-21-38; S side of Almond Court, 400 ft. E of Fairway Oaks Drive and 1/4 mile E of Eagle Circle. (DIST 1)
3. **EARNEST E. GRAHAM** — **BAM-3-2TV** — **A-1 Agriculture Zone** — Lot size variance from 43,349 sq. ft. to 32,460 sq. ft. on Lot 245, Chula Vista, Section 3, Unrecorded Plat, Section 22-21-22; E side of Clover View Drive, 400 ft. N of Aquella Drive and W of Drumsby Road. (DIST 1)
4. **SAEED & DIANE KIANVAR** — **BAM-3-2TV** — **R-1AA Residential Zone** — Rear yard setback variance from 30 ft. to 25 ft. on Lots 222-224, Kew Gardens, PB 4, Pg 31, Section 27-21-31; E side of Beverly St., 125 ft. N of Pembroke Avenue, E of Lake Hayes Road and 1/4 mile E of SR-44. (DIST 1)
5. **JASPER LINGARD** — **BAM-3-2TV** — **R-1 Residential Zone** — Front yard setback variance from 25 ft. to 17.5 ft. for a carport and rear yard setback from 30 ft. to 17 ft. for a 1/2 room addition on Lots 9-11, Black D, Dixie Terrace, PB 8, Pg 63, Section 20-21-31; E side of Dixie Avenue, 30 ft. N of Twenty-second Street, E of Brisson Avenue and 1/4 mile E of SR-44. (DIST 3)
6. **MOBILE HOME/A-1 AGRICULTURE ZONE**
 1. **VERGIL L. GRACEY** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home on Tax Parcel 18A, Section 34-28-28; E side of Upper Hill Road and 1/4 mile S of Thruway Access Road. (DIST 3)
 2. **TERRY & KIM BOAG** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home on Lot 3, Cochran Oaks, a 5 acre development, Section 17-28-31; N side of Cochran Road and 1/4 mile W of SR-44. (DIST 3)
 3. **RICHARD GARY CLARK** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home on Lot 404, less the E 400 ft. thereof and Lot 404, less the W 973.5 ft. thereof, G.P. Swamp Land Co.'s Plat of Black Hammock, PB 2, Pg 180-181, Section 34-28-31; E side of VanArsdale Street and 700 ft. S of Packard Avenue. (DIST 3)

REGULAR AGENDA

A. VARIANCES

1. **J. R. AUTO SALES/JOHN D. DANIELS** — **BAM-3-3TV** — **A-1 Industrial Zone** — Front yard setback variance from 30 ft. to 1 ft. for a permanent structure on Lot 14, Black A, Oak Grove Park, PB 7, Pg 32, Section 28-28-28; W side of U.S. Hwy 17-92 and 300 ft. S of Raven Road, 1/4 mile N of SR-44. (DIST 3)
2. **CONTRON A. LAROSA** — **BAM-3-3TV** — **R-1 Residential Zone** — Variance to width of building line from 70 ft. to 48 ft. on Lot 4, Black 4, Flare Heights, PB 3, Pg 19, Section 12-28-38; W side of Palmway, 250 ft. N of Palmetto Drive and W of Safford Avenue. (DIST 1)
3. **TIME UP CLINIC** — **BAM-3-2TV** — **C-3 Commercial Zone** — Variance to size of signs from 174.70 sq. ft. to 263 sq. ft. on Tax Parcel 1A, Section 14-21-29; S side of SR-44 and 150 ft. E of I-4. (DIST 4)
4. **TERRESSA B. WHITE** — **BAM-3-2TV** — **R-2 Residential Zone** — Side street setback variance from 25 ft. to 0 ft. for a wood fence on Lot 13, Stillwater Phase 1, PB 33, Pg 45-46, Section 23-21-31; SE corner of Stillwater Drive and S Marion Place and 1/4 mile E of SR-44. (DIST 1)
5. **MARLING, LOCKLIN AND ASSOC., INC.** — **BAM-3-2TV** — **C-1 Commercial Zone** — Variance to reduce size of parking spaces from 10 ft. to 9 ft. wide on Tax Parcel 22, Section 7-21-29; SW corner of SR-44 and Betsy Beach Road. (DIST 3)
6. **JORGE RODRIGUEZ** — **BAM-3-2TV** — **R-1AA Residential Zone** — Lot size variance from 11,700 sq. ft. to 7,126 sq. ft. and width of building line from 30 ft. to 42 ft. on Lot 14, Black G, West Altamonte Heights, Section 5, PB 10, Pg 75, Section 11-21-09; E side of Ridgewood Street and 400 ft. W of Prosperity Avenue. (DIST 4)
7. **MOBILE HOME/A-1 AGRICULTURE ZONE**
 1. **KYUNG, MIN & JIUNG, JA KWANG** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home on the W 1/4 of Lot 46, McNeil's Orange VMA, PB 2, Pg 99, Section 12-21-29; S side of McNeil Road and 1/4 mile E of Bear Lake Road. (DIST 3)
 2. **FRANK ARNOLD** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home for tenant use on S 400 ft. of Lot 99 (less W 640 ft.) and S 400 ft. of Lot 91 (less E 327.5 ft.), Santa Colony Co.'s Subdivision, PB 3, Pg 71, Section 16-21-31; N side of Rainbow Trail, 600 ft. E of S Chive Road and 1/4 mile N of Red Bag Lake Road. (DIST 1)
 3. **JOHN SANDELS** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a mobile home for tenant use on the W 328.13 ft. of the NE 1/4 of the NE 1/4 of Section 15-21-32, less the S 725.72 ft. of the W 311.12 ft. thereof, and less the S 25 ft. thereof; N side of Curryville Road and 1/4 mile E of Lake Mills Road. (DIST 1)
 4. **VANCE HATHAWAY** — **BAM-3-1TE** — **A-1 Agriculture Zone** — To place a travel trailer for Medical Horsemen on Tax Parcel 12 and Lots 1-4, Applewood, PB 4, Pg 91, Section 25-19-38; E side of Airport Blvd. and 250 ft. N of Country Club Road. (DIST 3)

C. SPECIAL EXCEPTIONS/OTHER

1. GENE HACKWORTH/COLONY FIRST MORTGAGE — BAMB-3-15E — R-1A Residential Zone — Request a Special Exception to permit off-street parking on Tax Parcel 40, Section 2-21-39; E side of East Lake Brunley Road and 4th N N of SR-434. (DIST 1)

2. CHARLES L. SWEAT/SOUTHERN STATES UTILITIES — BAMB-3-15E — R-1A Residential Zone — Request a Special Exception to construct two 18" water supply wells and water treatment plant on Tax Parcel 13, Section 21-21-32, SW corner of Brunley Road and Avenue H in Chuluote. (DIST 1)

3. CHARLES L. SWEAT/SOUTHERN STATES UTILITIES — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to permit effluent disposal via spray/irrigation on Tax Parcel 16, Section 28-21-32; N side of Old Chuluote Road, 300 ft NE of CR-479 and E of the Flying Squirrels Ranch Airport. (DIST 1)

4. F.O.E. SAMPSON AERIE 4994 INC. — BAMB-3-15E — M-1 Industrial Zone — Request a Special Exception to allow the sale of alcoholic beverages for on-premise consumption in conjunction with a private club on Tax Parcel 16, Section 28-19-21; W side of Boardell Avenue and 1,300 N S of Colony Avenue. (DIST 2)

5. CENTRAL FLORIDA YMCA - EASTBROOK BRANCH — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to permit a YMCA and the installation of a 100 lounge building on Tax Parcel 94, Section 34-21-36; E side of Eastbrook Blvd., E of Tourney Drive and 1/2 mile S of Howell Branch Road. (DIST 1)

6. BRUCE MILLS — BAMB-3-15E — A-1 Agriculture Zone — Request a Special Exception to construct a veterinary clinic on Lot 4, less Lot C, Shadow Lake Acres, PB 32, Pg 34, and the N 3/4 of the S 1/2 of the W 3/4 of the SW 1/4, less road R.O.W., Section 36-19-36; E side of Orange Blvd. and 1/2 mile S of SR-46. (DIST 3)

7. MILLER ENTERPRISES, INC. — BAMB-3-15E — C-3 Commercial Zone — Request a Special Exception to install self-service gasoline pumps in conjunction with a convenience store, from the SW corner of SW 1/4 of Section 34-19-31, run N 89 degrees 30' 00" E 502 ft, thence run N 89 degrees 35' 30" W 27.37 ft to intersection of N R.O.W. of SR-46 and the E R.O.W. of CR-418 for a P.O.B., thence run N 20 degrees 35' 30" W 236.80 ft, thence run S 89 degrees 30' 32" E, 236.80 ft thence run S 89 degrees 30' 32" E 235.30 ft to N R.O.W. of SR-46, thence run W 89 degrees 30' 32" W to P.O.B., NE corner of SR-46 and CR-418A. (DIST 3)

8. CLICS INC. IS LTD., CLICS BUTLER, INC. — BAMB-3-15E — C-3 Commercial Zone — Request a Special Exception to allow the sale of alcoholic beverages for on-premise consumption in conjunction with billiards on Tax Parcel 24, Section 28-21-36; in Butler Plaza, NW corner of SR-426 and Howell Branch Road. (DIST 4)

D. APPROVAL OF MINUTES

1. February 15, 1988 - Regular Meeting
This public hearing will be held in Room 1120 of the Seminole County Services Building, 1101 E. First St., Sanford, Florida on March 21, 1988 at 4:00 p.m. or as soon thereafter as possible.

Written comments filed with the Land Management Director will be considered. Persons appearing at the public hearing will be heard. Further details available by calling 321-7128, EXT. 444.

Persons are advised that if they decide to appeal any decision made at this hearing, they will need a record of the proceedings and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Section 284.0165, Florida Statutes.

SEMINOLE COUNTY BOARD OF ADJUSTMENT

BY: ROGER PERRA, CHAIRMAN

Published: March 2, 1988

DEC-24

PLEASE NOTE: When entering the building, please use the West entrance. (San Carlos Avenue side of the building.)

Ms. Markley presented site location.

Ms. Markley stated that they are proposing to use an existing building located on the west side of Beardall Avenue.

No one spoke in opposition to this request.

John Polk, Jr., Secretary to the Fraternal Order of Eagles, presented fliers of background information of the club to the Board. Mr. Polk stated that they are a non-profit organization licensed with the State and have a lot of charity organizations on a national scope: Jimmy Durante Fund for the children and the Heart Assoc. and the Max Baer Fund for the Heart Assoc. Mr. Polk stated that they started their chapter in November and have been looking for a building that they have found. Mr. Polk stated that one of their main goals of the organization is to do something on the local level and are looking into the childrens' home on Dyke and Dean Road and would like to support that.

Ms. Markley stated that the Development Review Committee has requested a site plan showing parking and landscaping and he has submitted such. Ms. Markley stated that he will be required to landscape a buffer adjacent to Beardall Avenue with a 3 ft. hedge and one tree every 24 ft. Ms. Markley stated that the surrounding landscaping is existing, therefore, it is going to require minimal modifications to the parking area and the existing structure for their use, therefore, staff has no opposition to the approval of this request.

Mr. Blair made a motion to approve; seconded by Mr. Hattaway. Motion passed unanimously.

5. CENTRAL FLORIDA YMCA - EASTBROOK BRANCH 7 BA88-3-11SE - A-1 Agriculture Zone - Request a Special Exception to permit a YMCA and the installation of a little league ballfield on Tax Parcel 9A, Section 34-21-30; E side of Tourney Drive and 1/4 mile S of Howell Branch Road. (DIST 1)

Ms. Markley presented site location.

Diane Norris, Goldenrod Little League President, stated that they have had opposition in the past and have reached an agreement between the Little League and the YMCA: 1. A row of cherry laurels or similar evergreen tree or hedge which grows quickly to a minimum of 20 ft. to be installed within 4 months along the western residential property line subject to individual approval of homeowners abutting. If this buffer does not provide adequate protection to the homeowners by June 1, 1989, additional ground cover will be installed 3 ft. closer to the baseball field running parallel to the cherry laurel so as to provide an additional buffer area. 2. The Eastbrook YMCA and Goldenrod Little League will maintain the buffer area. 3. Supervision will be provided during baseball games and practice. There will be no batting of balls in the area between the buffer zone and fenced baseball field at the minor field. Warm-ups will be held inside the fenced field. Designated pitcher (warm-up area) will be established. 4. Parking spaces will be permanently designated within 2 weeks to facilitate better access to the area. A sign will be placed on the field access fence marking the area, "No Parking - For Emergency Vehicles Only". No parking on Tourney Drive.

Ms. Markley stated that staff has some of their own recommendations and have no opposition subject to the following:
1. Installation of screens to prevent the balls from going into

adjacent residential property. 2. Parking to be on-site for all activities. No tournaments unless parking can be handled on-site. 3. The installation of a left turn lane on Eastbrook Boulevard. 4. If the ballfields are lighted, measures must be taken to direct the light away from adjacent residences. 5. The payment of a Transportation Impact Fee based on the added traffic to the site.

Mr. Tucker made a motion to approve subject to the compromise reached by the neighborhood association and the applicant and the Items 1-5 of staff recommendation; seconded by Mr. Blair. Motion passed unanimously.

6. BRUCE MILLS - BA88-3-8SE - A-1 Agriculture Zone - Request a Special Exception to construct a veterinary clinic on Lot 5, less Lot C, Shadow Lakes Acres, PB 22, Pg 24, and the N 35 ft. of the S 1575 ft. of the W 580 ft. of the SW 1/4, less road R.O.W., Section 30-19-30; E side of Orange Blvd. and 1/2 mile S of SR-46. (DIST 5)

Ms. Markley presented site location.

Bruce Mills stated that he is intending to purchase this property depending on if he is granted the Special Exception. Mr. Mills stated that he would like to put a veterinary hospital on this property. Mr. Mills stated that the entire thing would be completely closed in and nothing would be outside.

Ernie Cavalero spoke in opposition stating that they feel that Orange Boulevard is not designed for this purpose and they are concerned with the noise factor.

Tommy Tucker spoke in opposition stating that he is concerned with the noise factor and the fact that it would devalue his property.

Mr. Mills stated that it would be completely enclosed, landscaped, buffer zones, the works. Mr. Mills stated that in reference to the access road, he would have to have access off of Orange Boulevard. Mr. Mills stated that they will put in a good place if they are allowed to do it.

Ms. Markley stated that the Development Review Committee reviewed this request and had no technical problems with it. Ms. Markley stated that the three lots that are shown on the plan were all required to share the same access and the property was subdivided and that was a condition of the waiver to the platting process. Ms. Markley stated that if the Board should choose to approve the request, it would have to be subject to meeting that requirement and subject to meeting all of the requirements of the Development Review Committee. Ms. Markley stated that she would like to also call to the Board's attention that this is in an A-1 Agriculture District and there are seven items under Chapter 5, Article 5.6.4.1 that the Board must address.

Mr. Tucker made a motion to deny; seconded by Mr. Hattaway. Motion passed unanimously.

7. MILLER ENTERPRISES, INC. - BA88-3-10SE - C-2 Commercial Zone - Request a Special Exception to install self-service gasoline pumps in conjunction with a convenience store, from the SW corner of SW 1/4 of Section 34-19-31; run N 89 degrees 30' 04" E 592 ft., thence run N 00 degrees 35' 26" W 57.97 ft. to intersection of N R.O.W. of SR-46 and the E R.O.W. of CR-415 for a P.O.B., thence run N 00 degrees 35' 26" W 255.50 ft., thence run S 89

Central Fla Y. M. C. A.
BA 88-3-11 SE

①

34-21-30

A/9A

Central Fla Y. M. C. A.
433 W. Mills Ave
Orlando 32803

A/9C

Matyas Schneider
2240 Eastbrook Blvd
Winter Park 32792

* all of the following
addressees will be
Winter Park 32792
Unless otherwise indicated *

(14/61) (508) Eastbrook Sec 8
Blk. J 13 to 19

L-13

William McKim
2310 Eastbrook Blvd

L-14

John Puglisi
2302 Eastbrook Blvd.

L-15

Charles Goree
2248 Eastbrook Blvd.

L-16

Matyas Schneider (Repeat)
2245 Eastbrook Blvd. Blk E - 1 to 9.

L-17

Lee Wendall
2232 Eastbrook Blvd. Returned -
no forwarding
proper

L-1

John Dutilly
2128 Eastbrook Blvd

L-18

Benedict Huene
2216 Eastbrook Blvd. Returned -
no such
street

L-2

Philip Kammerer
130 Camewood Trl.

L-18

Adrian Bowers
2224 Eastbrook Blvd.

L-3

Mildred Morris
2112 Eastbrook
Blvd.

Central Fla YmCA
BA- 11 SE

2

34-21-30

(508)

Blk B

L-4

✓ Jeannette Camp
2164 Eastbrook Blvd

L-5

✓ Charles Burkhardt
2070 Eastbrook Blvd.

L-6

✓ Barry Summers
2062 Eastbrook Blvd

L-7

✓ John Nitges
2054 Eastbrook Blvd

L-8

✓ Peter Chard
1770 Chrysema Trl
Mapleland 32751

L-9

✓ James Rocca
2030 Eastbrook Blvd.

Blk F.

L-1

✓ Charles Albred
2215 Eastbrook Blvd.

L-2

✓ David Miller
2207 Eastbrook Blvd.

Blk B

L-1

✓ Edward High
3486 Astoria St

L-2

✓ Karl Taylor
2239 Eastbrook Blvd

Blk D. *

L-6

~~✓ Teddy Neal
2066 Cedar Lane~~

L-7

~~✓ Robert Hanson
2074 Cedar Lane~~

L-8

~~✓ Frank Weaver
2442 Franklin Dr
Winter Park 32792~~

L-9

~~Elizabeth~~

Blk H. 9 to 14

L-9

✓ Elizabeth Richardson
2069 Eastbrook Blvd

L-10

✓ Christopher Roberts
2061 Eastbrook Blvd

L-11

✓ Hoan Arguzen
2063 Eastbrook Blvd.

L-12

✓ Martha Winghart
2045 Eastbrook Blvd.

Y MCA
BA 11-5E

(3)

34-21-30
(508)

Blk ~~D~~

L-13

James Callimore
2031 Eastbrook Blvd.

L-14

Daniel Cash
2029 Eastbrook Blvd.

(14/52) (507) Eastbrook "7"

Blk C-6

L-6

Donald Holton
3821 Balsam Dr

Blk B 10 + 11

L-10

Mary Nakon
4643 Shavencourt Dr
Orlando 32817

L-11

Bryan Starling
1946 Eastbrook Blvd.

Blk D 1 to 6

L-1

Pete Hatch
2022 Eastbrook Blvd

L-2

John Gentry
825 Appalachee Ave.
W. P. 32792
ALTIZER

L-3

Betty Altizer
1962 Eastbrook Blvd

L-4

Hermey Mueller Schoen
1954 Eastbrook Blvd

L-5

Alfred Simmons
1946 Eastbrook Blvd

L-6

Angel Cintron
1938 Eastbrook Blvd

(14/61) (508)

Blk B

L-17 + 18

L-17

Ruth Shaw
3449 Ferndale Dr

L-18

Gary Pinkney
2111 Eastbrook Blvd

Blk H

L-1

~~Elizabeth Mark
2323 Eastbrook Blvd~~

L-2

~~Pamela Morgan
2317 Eastbrook Blvd~~

Y.M.C.A.
11 SE
(Winter Park, 32792)

(4)

34-21-30

(22/50) (526) Wrenwood
Unit 3, 34th
L-387 to 394

L-387

Richard Foley
7406 Betty St
Winter Park 32792

L-388

Wallace Hancock
7400 Betty St

L-389

William Wilbanks
7312 Betty St

L-390

Robert Straiton
7306 Betty St

L-391

Louis Politt
7300 Betty St.

L-392

Daniel McAlarney
7212 Betty St

L-393

Timothy Cheatham
7206 Betty St.
Winter Park 32792

L-394

Eugene Blaser
7200 Betty St.

Tract A

City of Casselberry
Utilities
95 Lake Truette Dr
Casselberry 32707

(24/65) (529) Wrenwood
Unit 3, 4th add

L-503 to 516

L-503

Thomas Quinby
7492 Betty St

L-504

James Whittaker
7458 Betty St

L-505

David B. Pool
7454 Betty St.

L-506

Ken Hill
7450 Betty St.

L-507

Peter Mucens
7446 Betty St.

L-508

Gerard Maden
7442 Betty St.

L-509

James Butler
7438 Betty St

L-510

Phillip Tell
7437 Betty St

L-511

Bruce Kester
7430 Betty St.

Returned
Forwarding
Order
expired

34-21-30

(529)

Y. M. C. A.

(5)

L-512

✓ Roger Taylor
7426 Betty St.

L-513

✓ Kathie Elmer
7422 Betty St.

L-514

✓ Richard Mc Donough
7418 Betty St.

L-515

✓ William Chent
7414 Betty St.

L-516

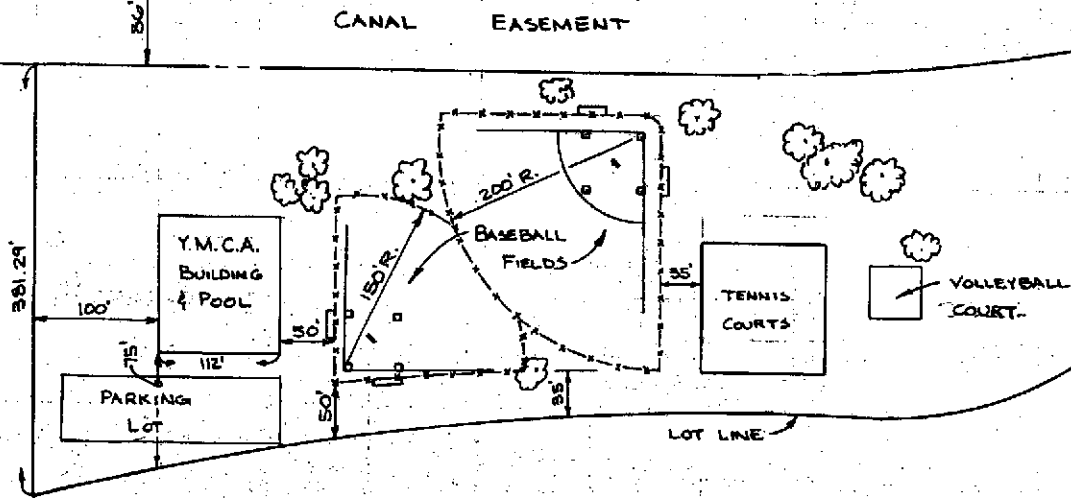
✓ James Zielinski
7410 Betty St.

✓ Greenwood Homeowners Assoc
Nicholas De Gerago Pres
5160 Ardmore Dr
Orlando Fl 32807

Returned -
no such
street

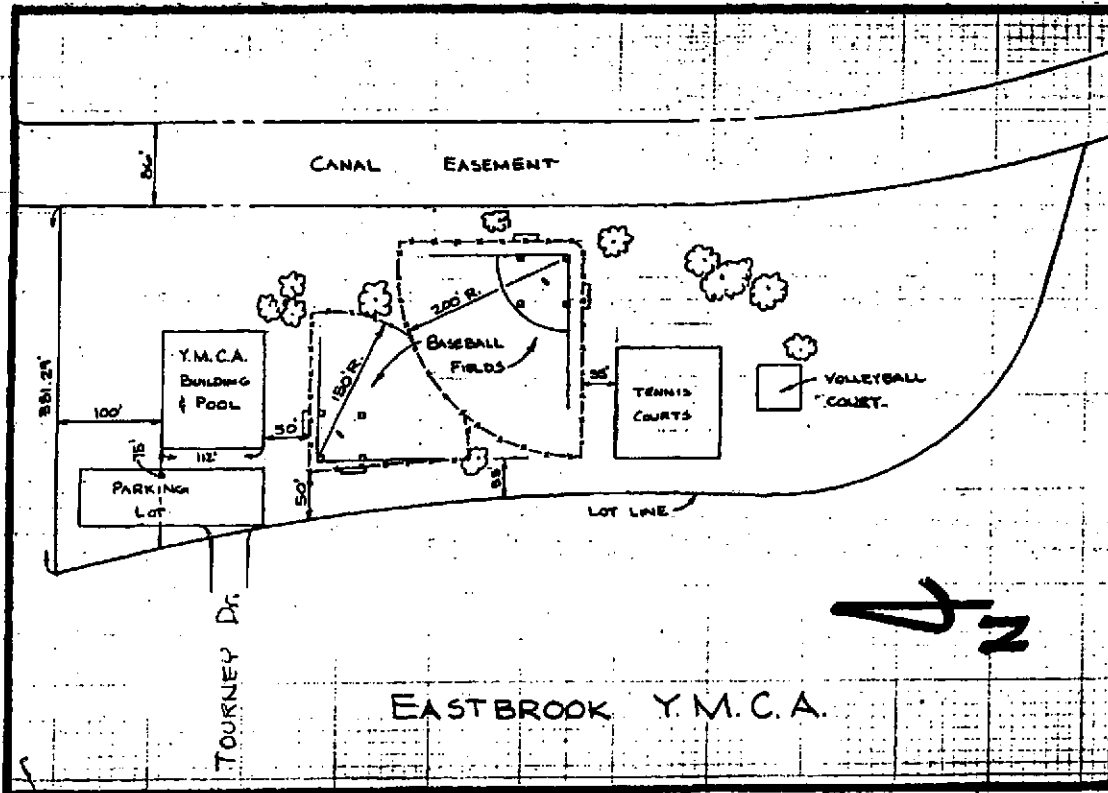
✓ Eastbrook Homeowners Assoc
Mo. Linn Lawrence Pres.
3332 Alena Ct.
Winter Park Fl 32792

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EASTBROOK Y.M.C.A.

BEST AVAILABLE COPY



REQUEST FOR SPECIAL EXCEPTION

Public Hearing: 3-21-88

Applicant: Central Florida
YMCA-Eastbrook
Branch

District: #1

Section: 34-21-30

REQUEST:

Applicant requests approval of a Special Exception to permit a YMCA facility and a little league ballfield on a 6 acre parcel located at the east end of Tourney Drive, east of Eastbrook Boulevard.

The subject property was formerly the recreation area for the Eastbrook Pool Association and consists of a large pool, clubhouse, tennis courts, and volleyball/basketball court. The YMCA purchased the property and have currently been holding activities unaware that the use by a Private Club requires rezoning and approval of a Special Exception. On February 9, 1988, the Board of County Commissioners rezoned the property from R-1A, single family residential, to A-1, agriculture, subject to payment of the adopted impact fees.

The approval of the Special Exception will allow the YMCA the opportunity to bring the property into compliance with the zoning regulations.

REQUEST FOR SPECIAL EXCEPTION

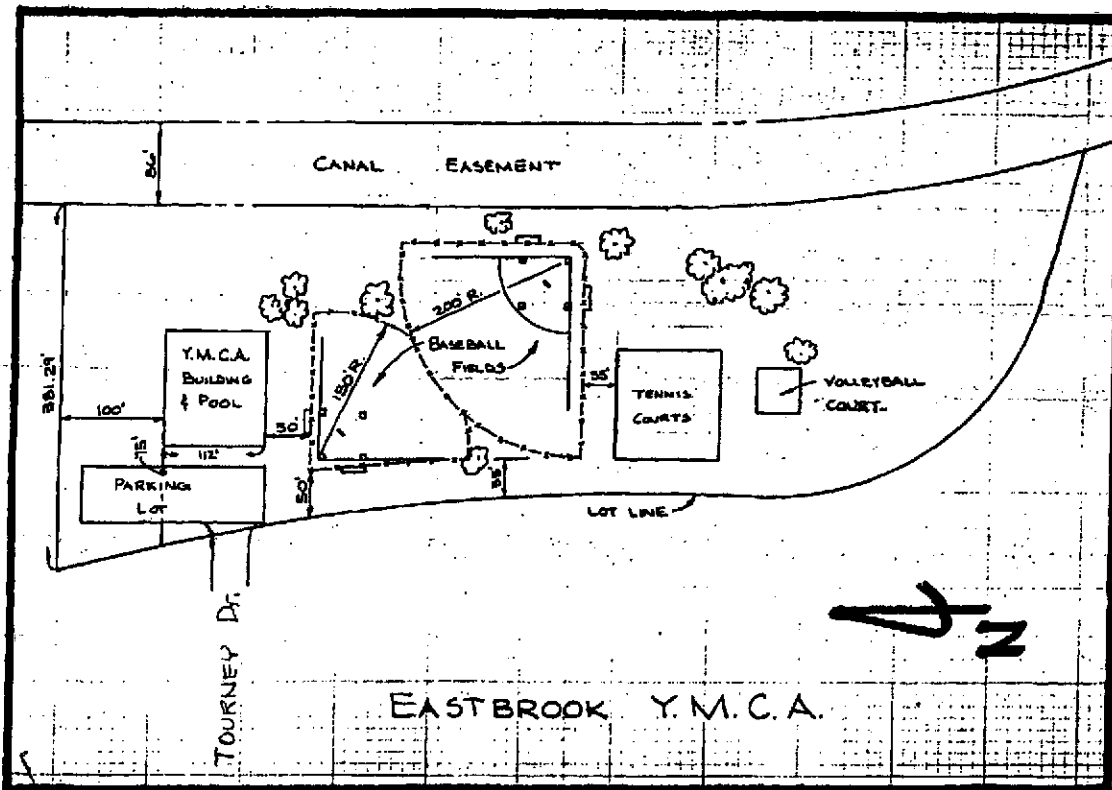
Central Florida YMCA-Eastbrook Branch

BEST AVAILABLE COPY

STAFF RECOMMENDATION:

No opposition to approval of the Special Exception subject to:

1. The installation of screens to prevent the balls from going onto the adjacent residential properties.
2. Parking to be on-site for all activities. (No tournaments unless parking can be handled on-site).
3. Installation of left turn lane on Eastbrook Boulevard. (This will involve restriping.)
4. If ballfields are lighted, measures must be taken to direct the lights away from the adjacent residences.
5. Payment of a Transportation Impact Fee based on the added traffic to the site.



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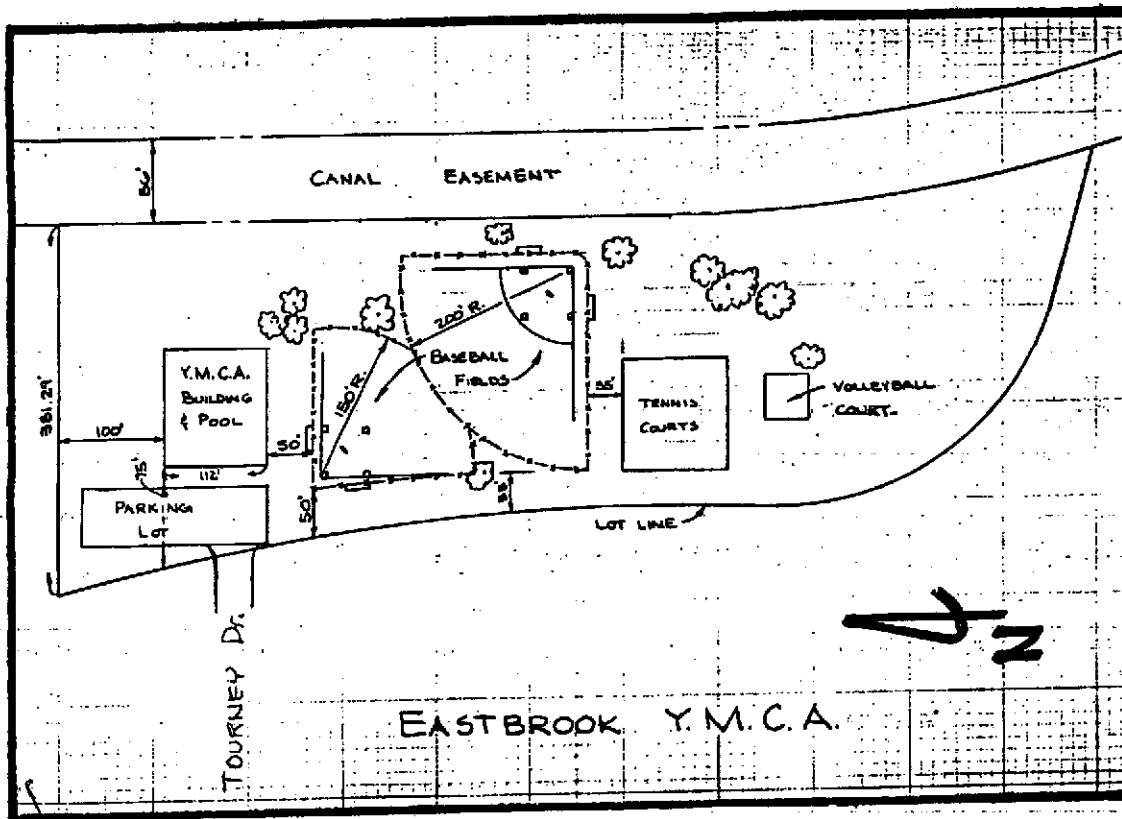
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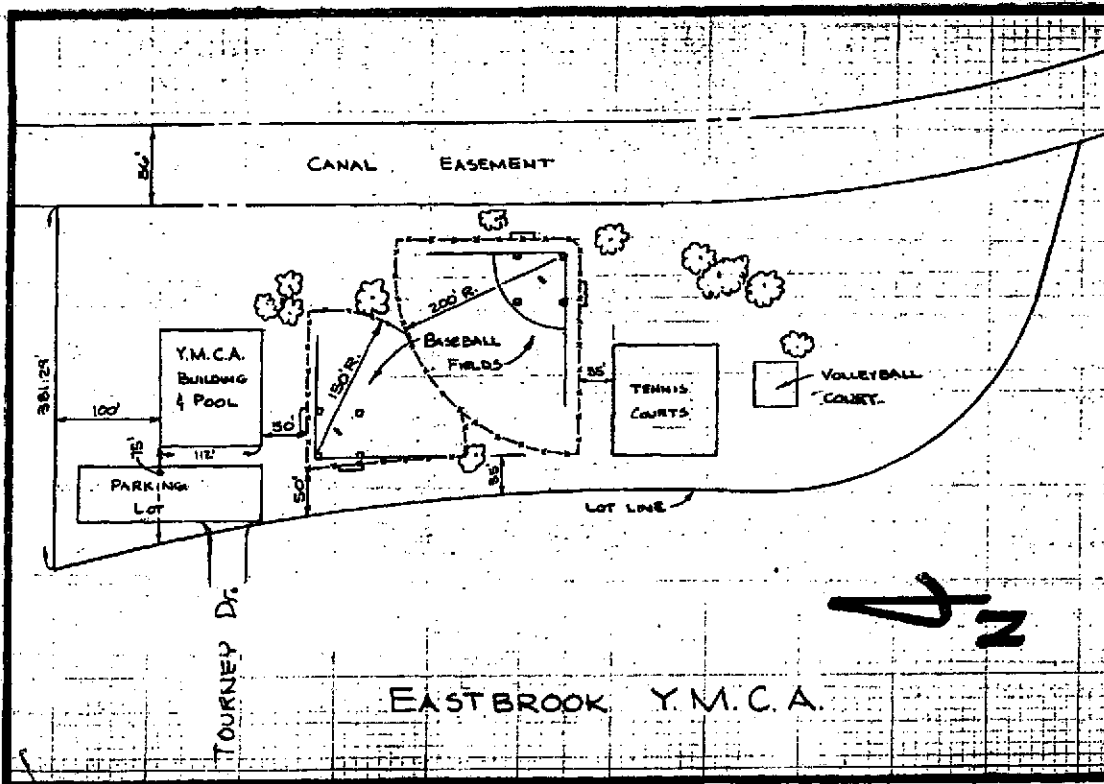
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12/13/22 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:53:55
PROJ # 22-32000012 RECEIPT # 0394371
OWNER:
JOB ADDRESS: LOT #:

| | | | |
|--------------------|---------|---------|-----|
| SPECIAL EXCEPTIONS | 1350.00 | 1350.00 | .00 |
|--------------------|---------|---------|-----|

| | |
|----------------------|----------------|
| TOTAL FEES DUE.....: | <u>1350.00</u> |
|----------------------|----------------|

| | |
|-----------------------|----------------|
| AMOUNT RECEIVED.....: | <u>1350.00</u> |
|-----------------------|----------------|

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

| | | |
|------------------------|---|-----|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
| CHECK NUMBER.....: | 000000310844 | |
| CASH/CHECK AMOUNTS...: | 1350.00 | |
| COLLECTED FROM: | LOWNDES, DROSDICK, DOSTER | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE | |

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

Comment Document – Initial Submittal

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: | TOURNEY DR (3510) - SPECIAL EXCEPTION | PROJ #: 22-32000012 |
| APPLICATION FOR: | SPECIAL EXCEPTION - OTHER | |
| APPLICATION DATE: | 12/13/22 | |
| RELATED NAMES: | BS2022-12 | |
| PROJECT MANAGER: | KATHY HAMMEL (407) 665-7389 | |
| PARCEL ID NO.: | 34-21-30-300-009A-0000 | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION FOR ATHLETIC FIELDS AND MULTI-PURPOSE ROOM ON 6.68 ACRES IN THE A-1 ZONING DISTRICT | |
| BCC DISTRICT | 4-AMY LOCKHART | |
| CURRENT ZONING | A-1 | |
| LOCATION | SOUTHEAST OF HOWELL BRANCH ROAD AND EASTBROOK BLVD | |
| APPLICANT: CONSULTANT: | | |
| LOGAN J OPSAHL LOWNDES LAW FIRM 215 N. EOLA DR ORLANDO FL 32801 (407) 418-6237 LOGAN.OPSAHL@LOWNES-LAW.COM | | |

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

| Ref # | Group Name | Reviewer Comment | Status |
|-------|------------------------------|--|---------|
| 1 | Submissions | Please upload the drawings into the drawing folder and your statements/letters into the documents folder. Note the ePlan user guide specifies how to name each file. | Met |
| 2 | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.4 (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 parking sign(s) shall be provided | Not Met |
| 3 | 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 | Not Met |
| 4 | Public Safety - Fire Marshal | When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) | Not Met |
| 5 | Public Safety - Fire Marshal | Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition | Not Met |
| 6 | 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:Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 DegreesAxle Track: 82.92 inches6.91 ftWheel Offset: 5.30 inchesTread Width: 17.5 inchesChassis Overhang: 68.99 inches5.75 ftAdditional Bumper Depth: 22 inchesFront Overhang: 90.99 inches7.58 ftWheelbase: 270 inches22.5 ftCalculated Turning Radius:Inside Turn: 25 ft. 7 in.Curb to Curb: 41 ft. 8 in.Wall to Wall: 48 ft. 5 in. | Not Met |
| 7 | 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) | Not Met |
| 8 | Public Safety - Fire Marshal | Provide the required needed fire flow calculations in accordance with Section 18.5 / table 18.5.5.2.1 of NFPA 1, 2018 Edition for the fire hydrants. | Not Met |
| 9 | Public Safety - Fire Marshal | Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. | Not Met |
| 10 | Public Safety - Fire Marshal | Provide stripping for all fire department appliances such as fire hydrants and for fire department access lanes in accordance with NFPA 18.2.3.5 (2018)Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific) | Not Met |
| 12 | 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. | Not Met |
| 13 | Public Safety - Fire | 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 | Not Met |

| | | | |
|----|------------------------------------|---|---------------|
| | Marshal | specifications of NFPA 1, Section 18.2.3.4 (2018 Edition) | |
| 14 | 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) | Not Met |
| 15 | Public Safety - Fire Marshal | Please acknowledge all not met comments as requirements to be met at actual Site and/or Final Engineering submittal. | Not Met |
| 16 | Public Safety - Fire Marshal | Additional comments may be generated based on actual Site submittal | Not Met |
| 17 | Natural Resources | Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan. | Not Met |
| 18 | Natural Resources | The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area. | Informational |
| 19 | Natural Resources | In the Econ, there is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085 | Not Met |
| 20 | 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. SCLDC 60.22 | Not Met |
| 21 | Natural Resources | According to the site plan sketch, it appears trees will be removed. Please show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f) | Not Met |
| 22 | Natural Resources | Show the required mix of tree species for tree replacement. SCLDC 60.4(h) | Not Met |
| 23 | Natural Resources | According to the county wetland maps, wetlands are possibly located at the southern end of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ** | Informational |
| 24 | Natural Resources | Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain. | Informational |
| 25 | Natural Resources | Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: | Informational |

| | | | |
|----|----------------------------|--|---------------|
| | | http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials | |
| 26 | 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. | Not Met |
| 27 | 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. | Not Met |
| 28 | 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. | Not Met |
| 29 | Building Division | A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (7th ED. Florida Existing Building Code, Chapter 9.) Example: Business to Mercantile, Residential to Commercial | Not Met |
| 30 | 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. | Not Met |
| 31 | 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. | Not Met |
| 32 | Building Division | The building review staff comments are generic in nature. A more detailed review will be performed at site plan/final engineering review. | Not Met |
| 33 | Public Works - Engineering | Based on County and FEMA information the site and fields are shown in the 100-year flood plain. According to the Cranes Strand Basin Study which is the best available information, the 100-year peak stage in this area is elevation 82.73 NGVD 29. No impacts are allowed to the flood plain without volumetric compensation. Please provide additional information showing that the flood plains will not be impacted. A detailed engineered plan will be required. | Not Met |
| 34 | Public Works - Engineering | A signed and sealed boundary and topographic survey is required to determine the flood plain. . | Not Met |
| 35 | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?no_deld=SECOLADECO_CH30ZORE_PT67LASCBU | Informational |
| 36 | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. | Informational |
| 37 | Buffers and CPTED | Parking lot landscaping may be required in accordance with SCLDC Sec. 30. 1292. | Not Met |
| 38 | Buffers and CPTED | A parking buffer in compliance with the table in Section 30.1284(a) is required where a parking lot or parking structure is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any standard required buffer. | Not Met |
| 39 | Buffers and CPTED | In order for staff to determine required buffers/landscaping, please provide the hours of operation (including when lights will turn on and off), the impervious surface area, and height of lights/light poles. | Not Met |
| 40 | Public Works - Engineering | Please clearly show the area for stormwater retention for the site at this time. Note that the site will need to meet water quality, rate attenuation and volumetric difference for the 25-year, 24-hour storm event at final engineering. | Not Met |
| 41 | Public Works - Engineering | A turn lane analysis needs to be done for Eastbrook Boulevard. A left turn off of Eastbrook Boulevard may be required. | Not Met |

| | | | |
|----|----------------------------|--|---------------|
| 42 | Public Works - Engineering | Based on County and FEMA information the site and fields are shown in the 100-year flood plain. According to the Cranes Strand Basin Study which is the best available information, the 100-year peak stage in this area is elevation 82.73 NGVD 29. No impacts are allowed to the flood plain without volumetric compensation. Please provide additional information showing that the flood plains will not be impacted. A detailed engineered plan will be required. | Not Met |
| 43 | Buffers and CPTED | Please be aware landscaping consistent with the previous special exception conditions, or greater may be required based on intensity of land use. This will be determined when more information is provided. | Informational |
| 44 | Planning and Development | Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf | Not Met |
| 45 | Planning and Development | New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf | Not Met |
| 46 | Planning and Development | Please show the location of the proposed lighting and the height. There can be no light spillage on the adjacent residential property. | Not Met |
| 47 | Planning and Development | What are the hours of operations? | Not Met |
| 48 | Planning and Development | The past SE was the permit a YMCA and installation of a little league baseball field. It was to provide recreational facilities for the local neighborhoods. Please provided additional information on who will be using the facilities and fields, including the type of recreational activities. | Not Met |
| 49 | Planning and Development | What are the protective barriers to ensure the adjacent residential properties are protected from the outdoor recreational activities? | Not Met |
| 50 | Planning and Development | What it the maximum amount of people that will be on-site? There may be limitations based on bathrooms, traffic and compatibility with the adjacent residential neighborhoods. | Not Met |
| 51 | Planning and Development | The narrative states there is a large multi-purpose room but it is not depicted on the site plan. What are the proposed uses of the multi-purpose room and the open covered area? | Not Met |
| 52 | Planning and Development | The previous SE showed a 35' setback from the residential properties to the west. We would recommend keeping that buffer/setback at a minimum. | Not Met |
| 53 | Planning and Development | Please show the dimensions of the proposed buildings and there setbacks. | Not Met |
| 54 | Planning and Development | Please demonstrate how the proposed uses are consistent with the previous approved use. Given the location and proximately to residential properties staff would not support a use that would have more impact than a neighborhood park that serves the adjacent area. | 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 |
|------------------------------|----------------|--------------------------------|----------------------|-------------------|
| Planning and Development | Kathy Hammel | khammel@seminolecountyfl.gov | Corrections Required | 407 665 7389 |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | Corrections Required | 407 665 5764 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Corrections Required | 407-665-7391 |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | Corrections Required | (407) 665-7388 |
| Public Safety - Fire Marshal | Diane Gordon | dgordon@seminolecountyfl.gov | Corrections Required | 407.665.2681 |
| Building Division | Tony Coleman | acoleman@seminolecountyfl.gov | Corrections Required | 407 665 7050 |

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

☒ 1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|----------|--|--|
| 01/26/23 | The application fee allows two resubmittals. | KH, JP, SH, MA, DG & TC |

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

Major Revision: 50% of original application fee.

Minor Revision: 25% of original application fee.

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

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

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

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

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

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

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

Cities:

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

Other Agencies:

| | | |
|-----------------------------------|---------------|---|
| Florida Dept of Transportation | FDOT | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 |

Other Resources:

| | |
|---------------------------------|--|
| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-87

Title:

PADDOCK WAY - FINAL ENGINEERING SUBDIVISION

Project Number: #22-55200008

Project Description: Proposed Final Engineering Plan for a 89 lot, single family residential, subdivision on 34.73 acres in the PD Zoning District

Project Manager: Joy Giles (407) 665-7399

Parcel ID: 26-21-31-301-003A-0000+++

BCC District: 1- Dallari

Applicant: Raymond Harrison (407) 765-3065

Consultant: Chadwyk Moorhead (407) 629-8330



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

PROJ. #:

22-55200008

DEC 1/4/22

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

| | |
|--|--|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) \$6,225.00 + \$800 (concurrency fee) = \$7,025.00 | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

| | |
|---|---|
| SUBDIVISION NAME: Paddock Way | |
| PARCEL ID #(S): 26-21-31-301-003A-0000, 26-21-31-301-003B-0000, 26-21-31-301-003E-0000, 26-21-31-301-003G-0000, 26-21-31-301-003H-0000, 27-21-31-300-004A-0000 & 27-21-31-300-004D-0000 | |
| NUMBER OF LOTS: 89 | <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER |
| ARE ANY TREES BEING REMOVED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) | |
| WATER PROVIDER: Seminole County | SEWER PROVIDER: Seminole County |
| ZONING: PD | FUTURE LAND USE: LDR |
| TOTAL ACREAGE: 34.73 | BCC DISTRICT: |

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

| | |
|---------------------------------|----------------------------------|
| NAME: Raymond Harrison, Manager | COMPANY: DLC Paddock Way, LLC |
| ADDRESS: PO Box 2181 | |
| CITY: Orlando | STATE: FL ZIP: 32802 |
| PHONE: 407-765-3065 | EMAIL: Raymond@harrisonrealty.cc |

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

| | |
|--|--|
| NAME: Chadwyck H. Moorhead, P.E. | COMPANY: Madden, Moorhead & Stokes, LLC |
| ADDRESS: 431 E. Horatio Avenue, Ste. 260 | |
| CITY: Maitland | STATE: FL ZIP: 32751 |
| PHONE: 407-629-8330 | EMAIL: bbeckham@madden-eng.com Eplan contact: nicole@madden-eng.com |

OWNER(S)

| | | |
|--------------------------------------|--------|------|
| NAME(S): SEE ATTACHED LIST OF OWNERS | | |
| ADDRESS: | | |
| CITY: | STATE: | ZIP: |
| PHONE: | EMAIL: | |

ATTACHMENT CHECKLIST**HARDCOPY SUBMITTAL**

- ☐ APPLICATION
- ☐ APPLICATION FEE
- ☐ CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ☐ ARBOR APPLICATION (FINAL ENGINEERING ONLY)


E-PLAN UPLOAD

- ☐ DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- ☐ BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- ☐ SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- ☐ DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- ☐ FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- ☐ SOILS REPORT (FINAL ENGINEERING ONLY)
- ☐ ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- ☐ TITLE OPINION (FINAL/MINOR PLAT ONLY)
- ☐ PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- ☐ HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____
- ☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.
- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT
Raymond Harrison, Manager
DLC Paddock Way, LLC

11/22/22
DATE

| | |
|------------------------|--|
| 26-21-31-301-003A-0000 | CLIBURN, MARK A - Tenancy by Entirety CLIBURN, LINDA G - Tenancy by Entirety 2471 PADDOCK WAY OVIEDO, FL 32765-8067 |
| 26-21-31-301-003B-0000 | APPEL, NORMAN C - Trustee 2495 PADDOCK WAY OVIEDO, FL 32765-8067 |
| 26-21-31-301-003E-0000 | BROOME, FRANK D - Tenancy by Entirety BROOME, PAMELA C - Tenancy by Entirety 2486 PADDOCK WAY OVIEDO, FL 32765-8066 |
| 26-21-31-301-003G-0000 | HONOLD, PAUL R - Tenancy by Entirety HONOLD, NANCY L - Tenancy by Entirety 2459 PADDOCK WAY OVIEDO, FL 32765-8067 |
| 26-21-31-301-003H-0000 | SPINKS, TRACY M 2483 PADDOCK WAY OVIEDO, FL 32765-8067 |
| 27-21-31-300-004A-0000 | JORGENSEN, PATRICK E PO BOX 2181 ORLANDO, FL 32802 |
| 27-21-31-300-004D-0000 | LUSCUSKIE, BART M - Tenancy by Entirety LUSCUSKIE, VIVIAN J - Tenancy by Entirety 872 LAKE HAYES RD OVIEDO, FL 32765-9066 |

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, MARK CLIBURN, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003A-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: Development Plan

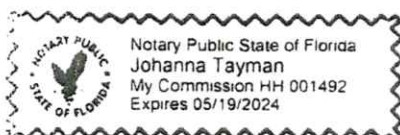
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become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

5-16-2022
Date


Property Owner's Signature
MARK CLIBURN
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 Mark Cliburn (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 16 day of May, 2022.




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, Norman Carl Appel, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003B-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

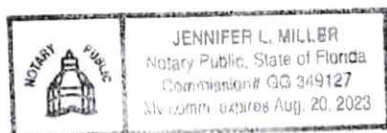
Date 5/14/2022

☒ Norman Carl Appel
Property Owner's Signature

NORMAN CARL APPEL
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 Norman Carl Appel (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced NA as identification, and who executed the foregoing instrument and sworn an oath on this 14 day of May, 2022.



☒ Jennifer L. Miller
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, Patrick Jorgensen, the owner of record for the following described property (Tax/Parcel ID Number) 27-21-31-300-004A-0000 hereby designates DLC Paddock Way, LLC (Applicant) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: Elon River Rare upland habitat determination
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

8/8/2022

X

Property Owner's Signature

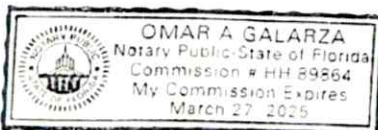
Patrick Jorgensen

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 Patrick E Jorgensen (property owner),
by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 8th day of August, 20 22.



Rev. 1/2020

[Signature]
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, Frank Broome, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003E-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

5/13/22

X

Property Owner's Signature

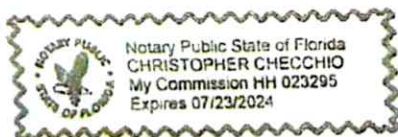
Property Owner's Printed Name

Frank Daniel Broome

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 Frank Broome (property owner), ☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL-06-BB50-204-02-204-0 as identification, and who executed the foregoing instrument and sworn an oath on this 12 day of May, 20 22.



X

Notary Public

Chris Checchio

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, Pamela Broome, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003E-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date

5/13/22

X Pamela Broome

Property Owner's Signature

Pamela Broome

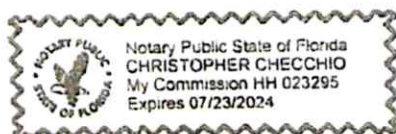
Property Owner's Printed Name

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 Pamela Broome (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLPL6650-663-61-868 as identification, and who executed the foregoing instrument and sworn an oath on this 13 day of May, 2022.



X Christopher Checchio

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, Paul R and Nancy L Honold, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003G-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

05/13/2022
Date

[Signature]
Property Owner's Signature

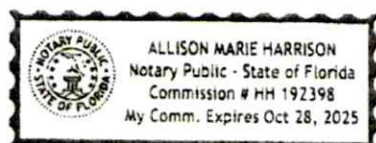
Paul R Honold Nancy L Honold
Property Owner's Printed Name

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 Nancy L Honold & Paul R Honold (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL DL H2413-032-61471-0 H2413-046-401-0050 as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of May, 2022.



[Signature]
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, Tracy Spinks, the owner of record for the following described property (Tax/Parcel ID Number) 26-21-31-301-003H-0000 hereby designates DLC Paddock Way, LLC (Applicant) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

5-17-22
Date

X Tracy Spinks
Property Owner's Signature
Tracy Spinks
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Dixie

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Tracy Spinks (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 11 day of May, 20 22



ROSEMARY SHELHORN Notary Public
Commission # 11H067954
Expires December 1, 2024
Bonded thru Budget Notary Services

Personal Notarization

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, Bart m. Lusciuskie and Vivian J. Lusciuskie, the owner of record for the following described property (Tax/Parcel ID Number) 27-21-31-300-004D-0000 hereby designates DLC Paddock Way, LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER:

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

Date May 12, 2022

☒ Vivian J. Lusciuskie
Property Owner's Signature
Bart m. Lusciuskie
VIVIAN J. LUSCUSKIE
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 Bart Lusciuskie and Vivian Lusciuskie (property owner), ☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Florida Driver License each as identification, and who executed the foregoing instrument and sworn an oath on this 12 day of May, 2022.



Amanda Lacayo
Notary Public
State of Florida
My Commission Expires 08/10/2022
Commission No. GG 246041



Notary Public

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

A new Application for Concurrency Review was submitted online:

APPLICANT INFORMATION

* **Applicant Name:** Raymond Harrison
* **Mailing Address:** PO Box 2181
* **City:** Orlando
* **State:** FL
* **Zip:** 32802
* **Phone Number:** 407-765-3065
Fax Number:
Email: Raymond@harrisonrealty.cc

OWNER INFORMATION

* **Owner Name:** NORMAN APPEL C
* **Mailing Address:** 2495 PADDOCK WAY
* **City:** Oveido
* **State:** FL
* **Zip:** 32765
* **Phone Number:** 407-765-3065
Fax Number:
Email:

PROJECT INFORMATION

* **Project/Subdivision Name:** Paddock Way
* **Property Address:** Lake Hayes Road / Paddock Way
* **City:** Oviedo
* **State:** FL
* **Zip:** 32765

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

Tax Parcel I.D. #1: 26-21-31-301-003A-0000
Tax Parcel I.D. #2: 26-21-31-301-003B-0000
Tax Parcel I.D. #3: 26-21-31-301-003E-0000
Tax Parcel I.D. #4: 26-21-31-301-003G-0000

APPLICATION INFORMATION

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

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

TYPES OF FINAL DEVELOPMENT ORDERS

Concurrency Review is: Required

Unless Applicant provides an Affidavit of Prior Vesting / Concurrency Certificate

Single-Family Subdivision Platting

FOR SEMINOLE COUNTY SCHOOLBOARD USE ONLY

[] PROVISION OF PUBLIC FACILITIES / SERVICE TO SCHOOL SITE

This proposal:

Is for new development / construction

A Signed and Sealed Traffic Impact Study is:

EMAILED: study prepared pursuant to previous methodology review meeting with

Utility Service Provision:

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

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

c) **Landscape Irrigation System:**

Will this project use Potable Water for Landscape Irrigation?

Yes over an irrigated landscape area of 37,110 square feet at an applicable rate of 1 inches/week, and 3,298 gpd.

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

NOT INCLUDED: I understand that Seminole County will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purpose of paying connection fees. If sufficient data to perform an accurate demand calculation is not provided, applicants engineer will need to meet with the County Environmental Services Division prior to completing a utility agreement and payment of fees to determine a final demand calculation.

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

| PHASE Number of Phases (if applicable) | NUMBER OF ACRES | SPECIFIC USE (S) | BUILDING GROSS SQUARE FEET or NUMBER OF UNITS / LOTS |
|--|-----------------|----------------------|---|
| <i>Example: Phase I</i> | <i>15</i> | <i>Single Family</i> | <i>95 Units</i> |
| 1 | 34.73 | Single Family | 89 |

CERTIFICATION

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application.

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

[X] I have read and agree with the statements above.

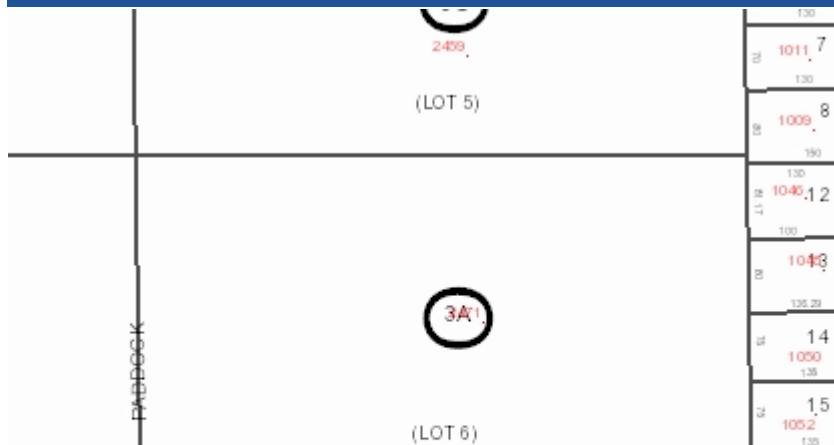
Property Record Card



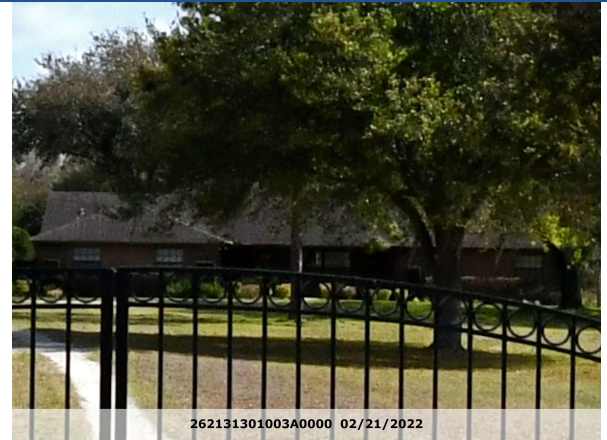
Parcel 26-21-31-301-003A-0000

Property Address 2471 PADDOCK WAY OVIEDO, FL 32765

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|---|
| Parcel | 26-21-31-301-003A-0000 |
| Owner(s) | CLIBURN, MARK A - Tenancy by Entirety CLIBURN, LINDA G - Tenancy by Entirety |
| Property Address | 2471 PADDOCK WAY OVIEDO, FL 32765 |
| Mailing | 2471 PADDOCK WAY OVIEDO, FL 32765-8067 |
| Subdivision Name | LAKE HAYES WOODS 5 ACRE DEVELOPMENT |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | 00-HOMESTEAD(1994) |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 2 |
| Depreciated Bldg Value | \$291,094 | \$268,727 |
| Depreciated EXFT Value | \$2,918 | \$2,461 |
| Land Value (Market) | \$300,000 | \$300,000 |
| Land Value Ag | | |
| Just/Market Value | \$594,012 | \$571,188 |
| Portability Adj | | |
| Save Our Homes Adj | \$334,207 | \$318,950 |
| Amendment 1 Adj | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$259,805 | \$252,238 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$7,658.55

2022 Tax Bill Amount

\$2,848.13

2022 Tax Savings with Exemptions \$4,810.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 21S RGE 31E
S 1/2 OF NE 1/4 OF SW 1/4
OF NW 1/4

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$259,805 | \$50,000 | \$209,805 |
| SJWM(Saint Johns Water Management) | \$259,805 | \$50,000 | \$209,805 |
| FIRE | \$259,805 | \$50,000 | \$209,805 |
| COUNTY GENERAL FUND | \$259,805 | \$50,000 | \$209,805 |
| Schools | \$259,805 | \$25,000 | \$234,805 |

Sales

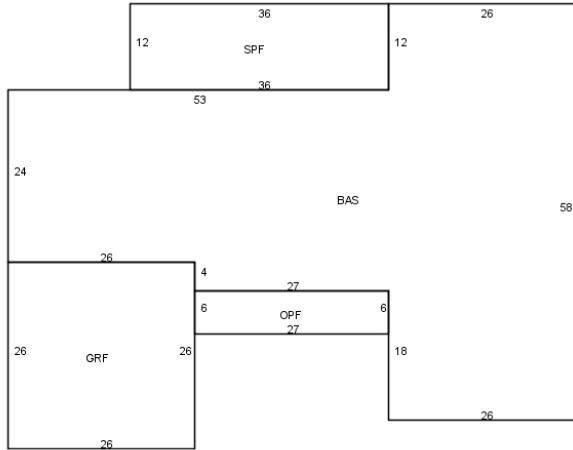
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|----------|-----------|---------|
| WARRANTY DEED | 09/01/1984 | 01583 | 1510 | \$41,900 | Yes | Vacant |
| ARTICLES OF AGREEMENT | 01/01/1980 | 01264 | 0662 | \$30,000 | Yes | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|-------|-------|-------------|------------|
| ACREAGE | | | 5 | \$60,000.00 | \$300,000 |

Building Information

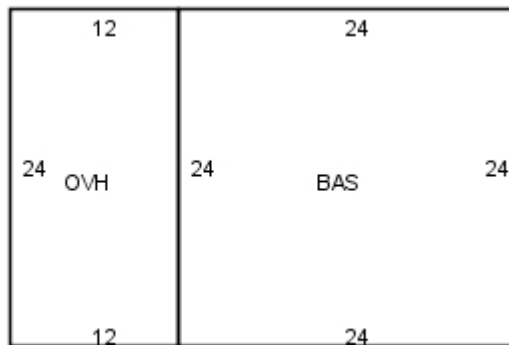
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------------|-----------|------------|-----------------------|--------|
| 1 | SINGLE FAMILY | 1986 | 4 | 2.5 | 8 | 2,888 | 4,158 | 2,888 | CB/STUCCO FINISH | \$273,107 | \$329,044 | Description | Area |
| | | | | | | | | | | | | SCREEN PORCH FINISHED | 432.00 |
| | | | | | | | | | | | | GARAGE FINISHED | 676.00 |
| | | | | | | | | | | | | OPEN PORCH FINISHED | 162.00 |



Building 1 - Page 1

** Year Built (Actual / Effective)

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|-------------|--------------|-----|------|----------|-----------|----------|-----------|--------------|-----------|------------|-------------|--------|
| 2 | BARN/SHEDS | 2004 | | | | 576 | 864 | 576 | SIDING GRADE | \$17,987 | \$19,237 | Description | Area |
| | | | | | | | | | | | | OVERHANG | 288.00 |



Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------------------|--------|----------|---------|-------------|
| 03879 | REROOF | County | \$14,830 | | 5/23/2012 |
| 10872 | WINDOW/DOOR REPLACEMENT | County | \$2,468 | | 6/27/2018 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------------|------------|-------|---------|----------|
| FIREPLACE 2 | 10/01/1986 | 1 | \$2,400 | \$6,000 |
| WOOD UTILITY BLDG | 06/01/1990 | 144 | \$518 | \$1,296 |

Zoning

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

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|-----------|
| 46.00 | DUKE | AT&T | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | TUE/FRI | FRI | WED | Waste Pro |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 1 - Bob Dallari | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 77 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Evans | Jackson Heights | Hagerty |

Copyright 2022 © Seminole County Property Appraiser

12/02/22 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:34:39
PROJ # 22-55200008 RECEIPT # 0379828
OWNER:
JOB ADDRESS: LOT #:

| | | | |
|------------------------|---------|---------|-----|
| MAJOR CONCURRENCY TEST | 800.00 | 800.00 | .00 |
| FINAL SUBDIVISION | 6225.00 | 6225.00 | .00 |

TOTAL FEES DUE.....: 7025.00

AMOUNT RECEIVED.....: 7025.00

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

| | | |
|------------------------|---|-----|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
| CHECK NUMBER.....: | 000000001044 | |
| CASH/CHECK AMOUNTS...: | 7025.00 | |
| COLLECTED FROM: | DLC PADDOCK WAY, LLC | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE | |

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

Comment Document – Initial Submittal

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: | PADDOCK WAY - FINAL ENGINEERING SUBDIVISION | PROJ #: 22-55200008 |
| APPLICATION FOR: | SUBDIVISION FINAL ENGINEERING PLAN | |
| APPLICATION DATE: | 12/02/22 | |
| RELATED NAMES: | EP RAYMOND HARRISON | |
| PROJECT MANAGER: | JOY GILES (407) 665-7399 | |
| PARCEL ID NO.: | 26-21-31-301-003A-0000+++ | |
| PROJECT DESCRIPTION: | FINAL ENGINEERING PLAN FOR 89 SINGLE FAMILY LOTS IN THE PD ZONING DISTRICT | |
| NO OF ACRES: | 34.73 | |
| BCC DISTRICT: | 1-Bob Dallari | |
| CURRENT ZONING: | A-1 | |
| LOCATION: | NE OF ALAFAYA TRAIL AND PADDOCK WAY | |
| FUTURE LAND USE: | LDR | |
| SEWER UTILITY: | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY: | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | | CONSULTANT: |
| RAYMOND HARRISON DLC PADDOACK WAY, LLC PO BOX 2181 ORLANDO FL 32802 (407) 765-3065 RAYMOND@HARRISONREALTY.CC | | CHADWYCK MOORHEAD MADDEN, MOORHEAD & STOKES, LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM |

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

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

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

AGENCY/DEPARTMENT COMMENTS

| | Group | Reviewer Comment | Status |
|----|---------------------------------|---|---------------|
| 1. | Buffers and CPTED | Please upload landscape plans for staff to review. | Not Met |
| 2. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. | Not Met |
| 3. | Environmental Services | The County only allows one lateral connection on a terminal manhole. Please make the change for Lots 25 through 28. | Not Met |
| 4. | Environmental Services | Change the flow direction for the lateral on Lot 16-17. | Not Met |
| 5. | Environmental Services | Lot 18's sewer lateral needs to connect to the main line, not a manhole. | Not Met |
| 6. | Environmental Services | Move fire hydrant assemblies further away from the sewer laterals in Paddock Way East on Lots 1 and 2; Lots 11 and 12; and Lots 57 and 58. | Not Met |
| 7. | Natural Resources | The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction. | Not Met |
| 8. | Natural Resources | It appears the FLUCCS classification for the northwest parcel has changed from 436 - Upland Scrub, Pine, and Hardwoods to 434 - Hardwood - Conifer Mixed, since a previous environmental report was submitted in July 2022. Please clarify why the classification has changed. | Not Met |
| 9. | Natural Resources | The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area. | Informational |
| 10 | Natural Resources | Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22 | Not Met |
| 11 | Natural Resources | Show tree preservation procedures for construction and development. SCLDC 60.22(c) | Not Met |
| 12 | Natural Resources | Show tree replacement table. SCLDC 60.22(f) | Not Met |
| 13 | Natural Resources | Show the required mix of tree species for tree replacement. SCLDC 60.4(h) | Not Met |
| 14 | Natural Resources | The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition. | Informational |
| 15 | Planning and Development | The Overall Site Plan Sheet shows the north landscape buffer adjacent to Tract AE (25 ft wide Onslow Ave) as an easement on Lots 15-18; however, Site Plan Sheet C101 shows the landscape buffer as part of Tract LB1. Please rectify. | Not Met |
| 16 | Planning and Development | The approved Master Development Plan and the PSP/FDP shows Tract AE as 25 feet and the 10 foot wide Landscape buffer as Tract LB1 directly south of Tract AE. Site Plan Sheet C101 shows Tract | Not Met |

| | | | |
|----|----------------------------|---|---------------|
| | | AE as 15 feet wide. Please correct sheet C101. | |
| 17 | Planning and Development | The Overall Site Plan Sheet shows Tract OS2 and Site Plan Sheet C101 does not show Tract OS2; please rectify. | Not Met |
| 18 | Planning and Development | Please darken east perimeter line of Tract LB3 and dimension the width of Paddock Way. | Not Met |
| 19 | Planning and Development | Please note that Tracts must be contiguous to share the same Tract label. The Overall Site Plan sheet shows the Tract LB1 label used for the buffer adjacent to Lot 18 and also for the buffer adjacent to the storm-water Tract OS3; however, those buffers do not appear to be contiguous due to the right-of-way Tract lying in-between. | Not Met |
| 20 | Planning and Development | Please quality check all Tract and Lot lines to ensure consistency with all plan sheets. | Not Met |
| 21 | Public Safety - Addressing | (STREET SIGN/NAME) PLEASE NOTIFY HOME BUILDER/CONTRACTOR THAT ALL STREET SIGNS FOR THE DEVELOPMENT NEED TO BE INSTALLED AND HAVE PAST ADDRESSINGS INSPECTION, PRIOR TO ANY TYPE OF BUILDING PERMIT SUBMITTAL (FENCES/LIFT STATIONS/ WALLS, ETC), OTHERWISE THE PERMIT WILL BE REJECTED AND SENT BACK FOR CORRECTIONS. We have uploaded the street sign specs into the documents folder. It is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s). All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Addressing, email: addressing@seminolecountyfl.gov, after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L). | Informational |
| 22 | Public Safety - Addressing | Engineering requires the approved street names on the final engineering plans as it is the primary way for them to ensure names and placement of signs. This project will require 3 street names in total. 2 street names within the subdivision east of Paddock Way & 1 street name within the subdivision west of Paddock Way. Please submit Proposed street names to the Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street name designations are as follows: Circle (Subdivision east of Paddock Way) & Place & Court, Cove or Point - choose one (Subdivision west of Paddock Way). | Not Met |
| 23 | Public Safety - Addressing | (STREET SIGN/NAME) Approved street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans | Informational |

| | | | |
|----|----------------------------|---|---------------|
| | | and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy) | |
| 24 | Public Safety - Addressing | Please provide an aerial image showing an overlay of where the streets and buildings will be located. This will help us to determine the correct location to add the address points and draw in the street centerline on the 911 map. | Not Met |
| 25 | Public Safety - Addressing | (ADDRESS ASSIGNMENT) The existing addresses on the property, parcel 26-21-31-301-003B-0000 is 2495 Paddock Way; 26-21-31-301-003H-0000 is 2483 Paddock Way; 26-21-31-301-003A-0000 is 2471 Paddock Way; 26-21-31-301-003G-0000 is 2459 Paddock Way; 26-21-31-301-003E-0000 is 2486 Paddock Way. Please contact the Office of Emergency Management Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structures and we will remove the addresses from our database. | Informational |
| 26 | Public Safety - Addressing | (Subdivision Plats) The addressing fee for the subdivision east of Paddock Way for 58 lots + 1 entrance address & a Lift Station is \$750.00. The addressing fee for the subdivision west of Paddock Way for 29 lots + 1 entrance address is \$500.00. Prior to the final approval of each plat and recording, the addressing fee shall be paid by check or money order only, payable only to 'Seminole County' (No credit cards & no cash accepted). The fee can be mailed to Seminole County Addressing Section 3rd Floor, 150 Eslinger Way, Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy) | Informational |
| 27 | Public Safety - Addressing | 911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors. | Informational |
| 28 | Public Safety - Addressing | (PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid. | Informational |
| 29 | Public Safety - Addressing | (Development Name) There are two sections that will access separately from Lake Hayes Road and this creates two separate subdivisions. To avoid duplicate or similar names, the name by | Informational |

| | | | |
|----|------------------------------|---|---------------|
| | | which a new development shall be legally known in the County, shall be submitted for compliance review to the email:addressing@seminolecountyfl.gov. The approved names shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plats. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051) | |
| 30 | Public Safety - Addressing | There are two properties that will still access from Paddock Way and are addressed as such. Please ensure the Paddock Way street signs remains during and after construction for 911 Emergency Response Purposes. | Informational |
| 31 | Public Safety - Addressing | STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in documents folder: Street Sign and Street Naming Info combined which explains how to select a street name and provides links to check existing & reserved names. Street sign specs are also included in this document. SCLDC 90.6 (A-L) | Informational |
| 32 | 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 | Not Met |
| 33 | 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 | Not Met |
| 34 | Public Safety - Fire Marshal | Provide Fire Lane Signage per NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific) | Not Met |
| 35 | Public Safety - Fire Marshal | Gates shall open all the way to 20 feet for fire department access. Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.4 (2018 Edition) Fire Department Padlock (Knox) for manual gates shall be provide. Fire department SOS for electrically operated gates, Siren Operated Sensor with a battery back-up and an approved Knox key switch (Open all the way to 20 feet for fire department access) in accordance with NFPA 1, section 18.2.2.2 (2018) shall be provided. | Not Met |
| 36 | Public Safety - Fire Marshal | New fire hydrants must also be tested after installation. The developer shall demonstrate satisfactory test results. (NFPA 1, 18.3) | Not Met |
| 37 | Public Safety - Fire Marshal | Additional comments may be generated upon resubmittal. | Not Met |
| 38 | Public Works - Engineering | The access easement AE is not sufficient to cover the existing road. Please provide a 25-foot minimum access easement tract. | Not Met |
| 39 | Public Works - Engineering | Please show the stop bars even though they are called out. Please label the stop bar and stop signs at the entrance to Street A and end of Street C. Please show the stop sign and bar at the entrance to Street C | Not Met |
| 40 | Public Works - Engineering | The Paddock Way road should be improved to a reasonable standard as the HOA will be responsible for it. We have already had complaints on 2 previous subdivisions off of easements such as | Not Met |

| | | | |
|----|--------------------------------|---|---------|
| | | this that the HOA is not maintaining to a reasonable standard. The maintenance schedule is now required to be stated on the plans and the Covenants. Please propose minimum maintenance schedule specifications where the road can be asked by the owners to request for the road to be repaired outside that minimum schedule. | |
| 41 | Public Works - Engineering | The ROW dedications for RW1 and RW2 are required to be HOA not County. Please revise accordingly. | Not Met |
| 42 | Public Works - Engineering | The drainage system for each phase of a project must be capable of standing on its own independent of future development. Engineering Standards Manual 2.1.3(A). | Not Met |
| 43 | Public Works - Engineering | Multiple inconsistencies were found on the plans. Please verify and coordinate all plans, profiles, sections and details. Specifically, see . Sheets | Not Met |
| 44 | Public Works - Engineering | Show all erosion control on the plans (e.g., silt fence, rubble rip-rap, pond outfall protection, etc.) Engineering Standards Manual 2.6. | Not Met |
| 45 | Public Works - Engineering | Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational) | Not Met |
| 46 | Public Works - Engineering | Provide the FEMA Flood Hazard Classification with date and map number shown on plans. Delineate flood hazard areas if more than one classification exists onsite. Provide BFE's (base flood elevations) where applicable. Engineering Standards Manual 2.4.5 (A)10. | Not Met |
| 47 | Public Works - Engineering | Compensation must be provided for any encroachment into the floodplain. If the floodplain is being altered in any way, or if the current FEMA FIRM map for the property is in question, a LOMC (letter of map change) must be submitted to FEMA and must be approved by the County. Engineering Standards Manual 2.4.5 (E) | Not Met |
| 48 | Public Works - Engineering | Provide and show minimum allowable easements and adequate access easements on the plans. Engineering Standards Manual 2.3 | Not Met |
| 49 | Public Works - Engineering | No permanent structures such as walls (unless part of a drainage system) should be located in drainage or utility easements. | Not Met |
| 50 | Public Works - Impact Analysis | A traffic impact study (TIS) is required for this development prior to final approval. The TIS should be prepared in accordance with the Seminole County Traffic Impact Study Guidelines. A proposed TIS methodology is to be submitted to staff for review and approval prior to submittal of the TIS itself. | 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 |
|----------------------------|----------------|---------------------------------|----------------------|-----------------------------------|
| Public Safety - Addressing | Amy Curtis | acurtis@seminolecountyfl.gov | Corrections Required | Amy Curtis 407-665-5191 |
| Planning and Development | Joy Giles | jgiles@seminolecountyfl.gov | Corrections Required | Joy Giles |
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | Corrections Required | Paul Zimmerman, PE (407) 665-2040 |
| Environmental - | Becky Noggle | bnoggle@seminolecountyfl.gov | Corrections | |

| | | | | |
|--------------------------------------|-----------------|--------------------------------|----------------------|---------------------|
| Impact Analysis | | | Required | |
| Public Safety - Fire Marshal | Diane Gordon | dgordon@seminolecountyfl.gov | Corrections Required | 407.665.2681 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Corrections Required | Phone: 407-665-7391 |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | COMMENTS FORTHCOMING | |
| Building Division Review Coordinator | Tony Coleman | acoleman@seminolecountyfl.gov | | |
| Public Works - Impact Analysis | William Wharton | wwharton@seminolecountyfl.gov | Corrections Required | |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | Corrections Required | (407) 665-7388 |
| Building Division | Tony Coleman | acoleman@seminolecountyfl.gov | No Review Required | |

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

☒ 1st RESUBMITTAL

| DATE | RESUBMITTAL FEE DUE | ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW: |
|---|---|---|
| 1/27/23 | The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i> | Joy Giles, Jim Potter, Amy Curtis, Paul Zimmerman, Becky Noggle, Diane Gordon, Sarah Harttung, Bill Wharton, Maya Athanas |
| <p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee. Minor Revision: 25% of original application fee.</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</p> <p>DIGITAL SIGNATURES – The use of PEDDS signing method sunsetted on June 30, 2015. Design professionals must use digital signatures that have been verified through a 3rd party Certificate Authority.</p> | | |

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

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

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

Cities:

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

Other Agencies:

| | | |
|-----------------------------------|---------------|---|
| Florida Dept of Transportation | FDOT | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 |

Other Resources:

| | |
|---------------------------------|--|
| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-90

Title:

CHABAD - PRE-APPLICATION

Project Number: #23-80000004

Project Description: Proposed Lot Combination and Site Plan for expanded church uses on 2-3 acres in the A-1 Zoning District

Project Manager: Anne Sillaway (407) 665-7936

Parcel ID: 26-20-29-300-004E-0000

BCC District: 5- Herr

Applicant: Rabbi Yaakov Majesky (407) 636-5994

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. #: 23-8000004
PM: Annie
REC'D: 1/10/23
paid 1-12-23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00*

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

PROJECT

PROJECT NAME: Chabad

PARCEL ID #(S): 26-20-29-300-004E-0000 and 26-20-29-300-004B-0000

TOTAL ACREAGE: 2

BCC DISTRICT: 5-Herr

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Rabbi Yaakov Y. Majesky

COMPANY: Chabad Lubavitch of North Orlando

ADDRESS: 1701 Markham Woods Rd

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 407-636-5994

EMAIL: rabbi@jewishnorthorlando.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: See email

☐ SUBDIVISION

☐ LAND USE AMENDMENT

☐ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1-20-23

COM DOC DUE: 1-26-23

DRC MEETING: 2-1-23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: NE of Markham Woods

W/S: Sunshine

BCC: 5-Herr

Rd + Glen Ethel Lane

Revised Oct 2020

Agenda 1-27-23
water? NO

BSD

Detailed description:

We'd like to combine the properties of 1701 Markham Woods Rd, Longwood, FL 32779 and 1695 Glen Ethel Ln, Longwood, FL 32779 to create a 3-acre lot. (1745 Markham Woods Rd was formerly a separate lot and has since been combined with 1701 Markham Woods Rd, Longwood, FL 32779).

Right now, there are 3 buildings on these 3 acres - 1695 is a private home. 1701 is our Synagogue. 1745 is an old gutted home.

Our immediate plan is to demolish the structure on 1745 Markham Woods Rd to make room for a future Synagogue.

We'd like to keep the structure on 1695 Glen Ethel Ln, Longwood, FL 32779 for use as housing for clergy, Synagogue offices and classes.

Eventually, we MAY apply to tear down either 1695 or 1701 or both to make room for the new Synagogue.

1695 Glen Ethel Ln. -
A residential home.

This is the site of the current Synaguge - 1701 Markham Woods Rd.

Glen Ethel Ln

Glen Ethel Ln

Glen Ethel Ln

Glen Ethel Ln

Glen Ethel Ln

Glen Ethel Ln

Glen Ethel Ln

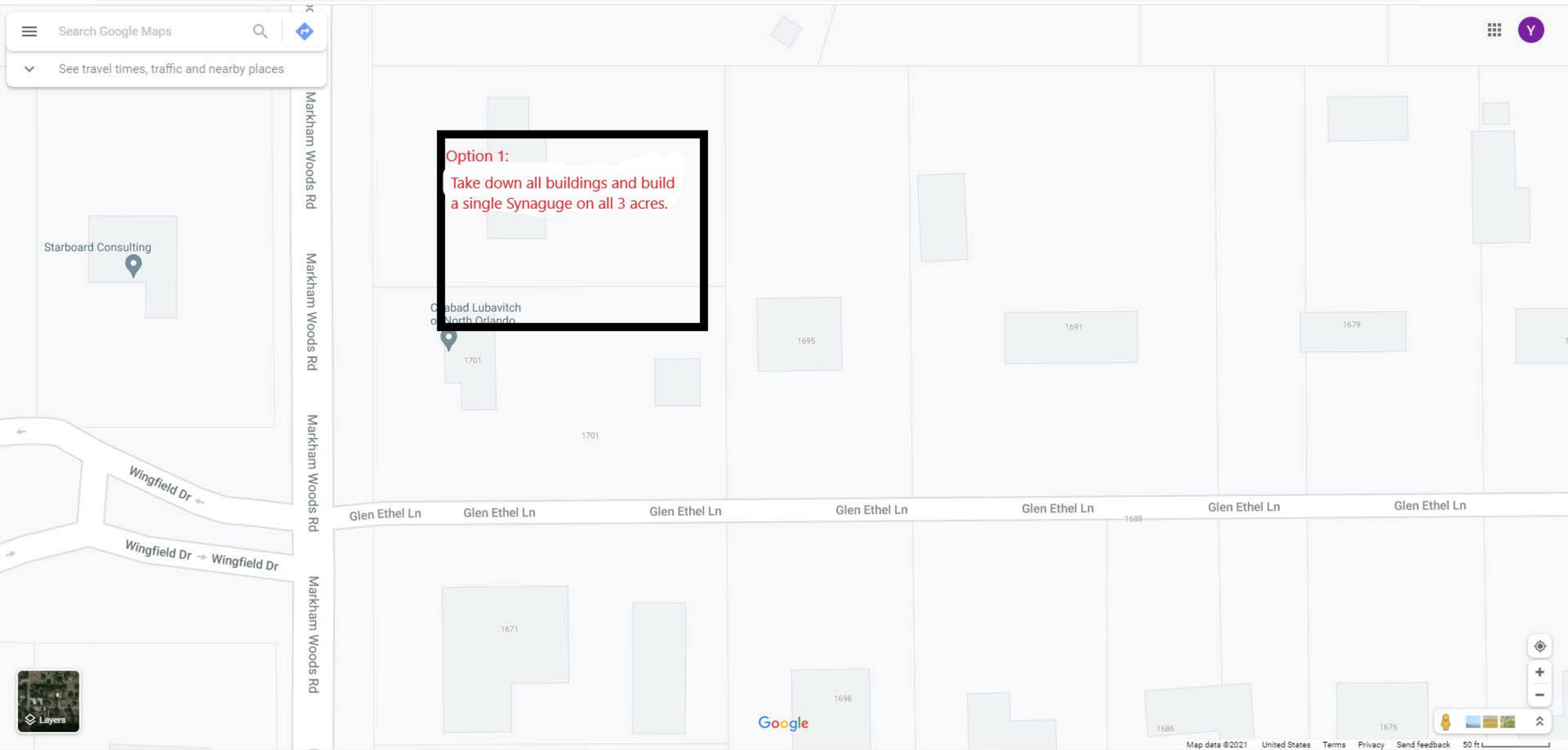
1688

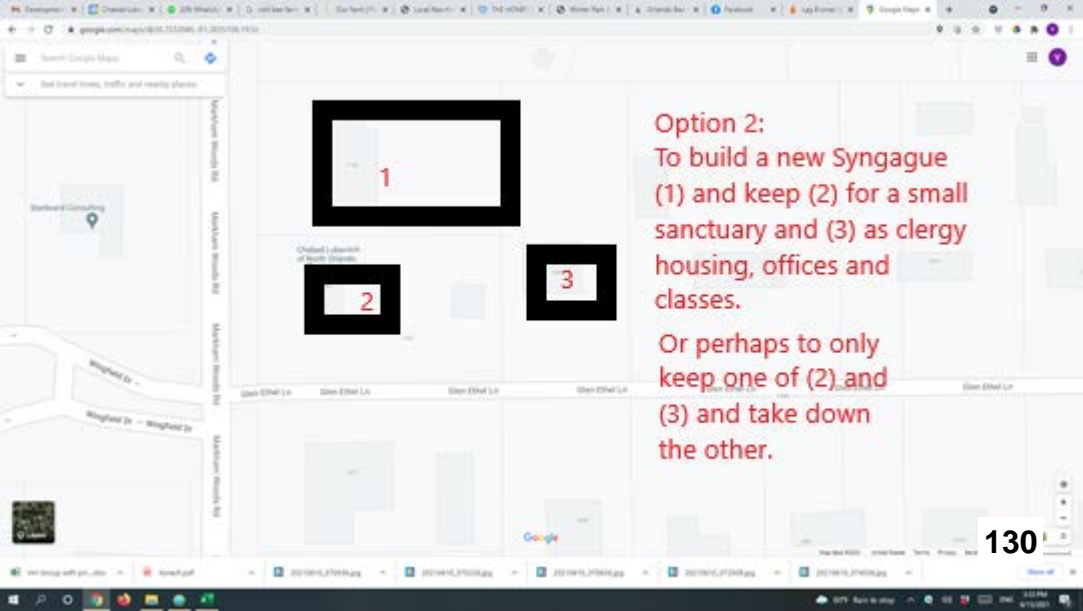
1671

1698

1686

1676





Option 2:
To build a new Syngague
(1) and keep (2) for a small
sanctuary and (3) as clergy
housing, offices and
classes.

Or perhaps to only
keep one of (2) and
(3) and take down
the other.

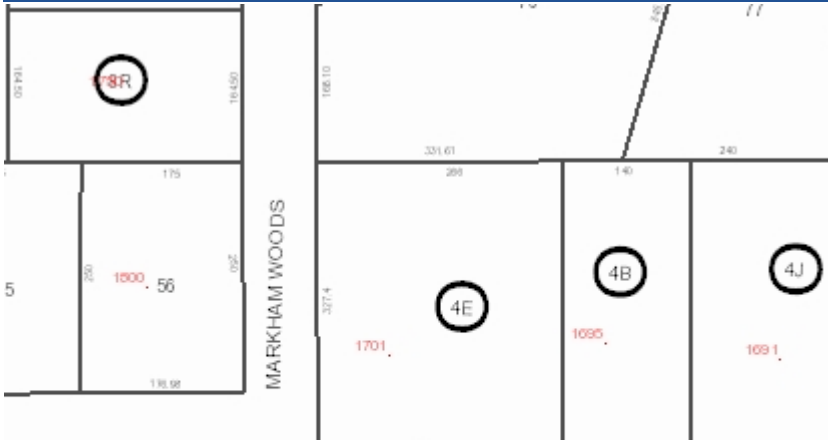
Property Record Card



Parcel 26-20-29-300-004E-0000

Property Address 1701 MARKHAM WOODS RD LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|---|
| Parcel | 26-20-29-300-004E-0000 |
| Owner(s) | CHABAD LUBAVITCH OF NORTH ORLANDO INC |
| Property Address | 1701 MARKHAM WOODS RD LONGWOOD, FL 32779 |
| Mailing | 1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 71-CHURCHES |
| Exemptions | 36-CHURCH/RELIGIOUS(2016) |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 2 |
| Depreciated Bldg Value | \$337,938 | \$324,037 |
| Depreciated EXFT Value | \$2,707 | \$2,737 |
| Land Value (Market) | \$165,000 | \$165,000 |
| Land Value Ag | | |
| Just/Market Value | \$505,645 | \$491,774 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$58,159 | \$84,969 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$447,486 | \$406,805 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$6,593.75

2022 Tax Bill Amount

\$0.00

2022 Tax Savings with Exemptions

\$6,593.75

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

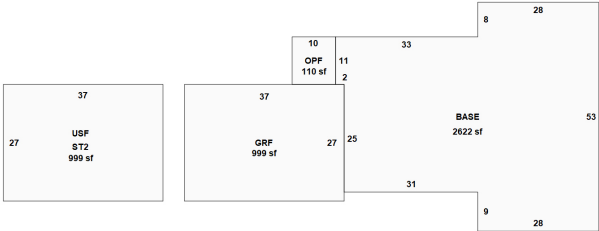
SEC 26 TWP 20S RGE 29E
N 327.4 FT OF W 291 FT OF
N 1/4 OF NW 1/4 OF SW 1/4
OF NE 1/4 (LESS 25 FT FOR
RD)

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$447,486 | \$447,486 | \$0 |
| SJWM(Saint Johns Water Management) | \$447,486 | \$447,486 | \$0 |
| FIRE | \$447,486 | \$447,486 | \$0 |
| COUNTY GENERAL FUND | \$447,486 | \$447,486 | \$0 |
| Schools | \$505,645 | \$505,645 | \$0 |

| Sales | | | | | | |
|-----------------|------------|-------|------|-----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 01/01/2014 | 08202 | 0285 | \$200,000 | Yes | Improved |
| WARRANTY DEED | 08/01/2006 | 06374 | 0263 | \$100 | No | Improved |
| QUIT CLAIM DEED | 05/01/1990 | 02183 | 1748 | \$100 | No | Improved |
| QUIT CLAIM DEED | 08/01/1987 | 01879 | 1249 | \$100 | No | Improved |
| WARRANTY DEED | 01/01/1974 | 01027 | 0478 | \$43,500 | Yes | Improved |

| Land | | | | | |
|--------|----------|-------|-------|--------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT | | | 1.5 | \$110,000.00 | \$165,000 |

| Building Information | | | | | | | | | | | | |
|----------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------------|-----------|------------|---|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |
| 2 | SINGLE FAMILY | 1977 | 7 | 4.0 | 9 | 2,622 | 4,730 | 3,621 | CB/STUCCO FINISH | \$167,717 | \$223,623 | <div> <div>Description</div> <div>Area</div> <div>OPEN PORCH FINISHED</div> <div>110.00</div> <div>GARAGE FINISHED</div> <div>999.00</div> <div>UPPER STORY FINISHED</div> <div>999.00</div> </div> |



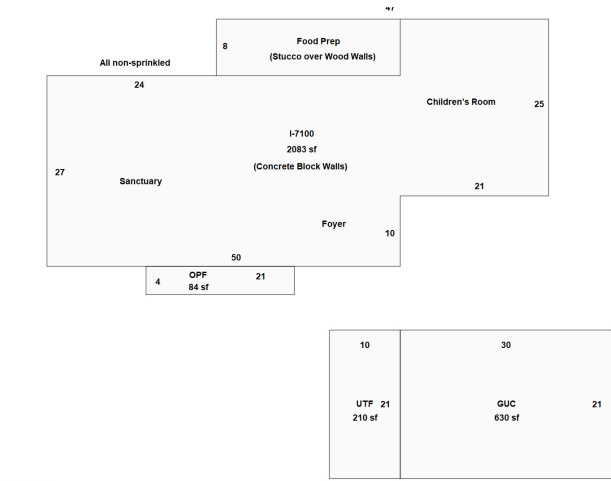
Drawn by Ryan Steinhilber

Building 2 - Page 1

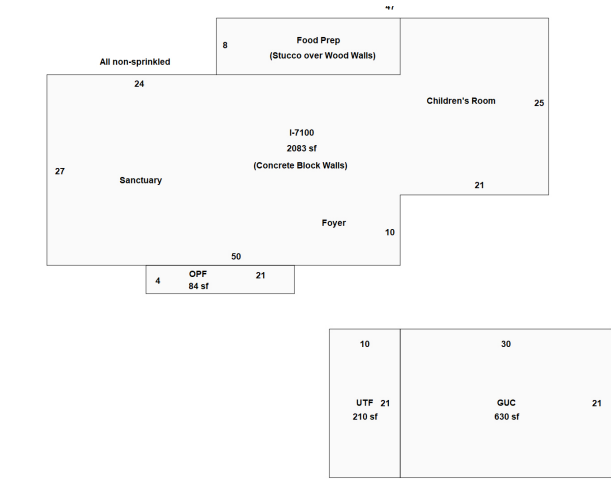
** Year Built (Actual / Effective)

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|-------------------------------|-----------|------------|--------------------------------|--------|
| 1 | MASONRY PILASTER . | 1972/1992 | 1 | 2083.00 | STUCCO W/WOOD OR MTL STUDS | \$170,221 | \$255,972 | Description | Area |
| | | | | | | | | OPEN PORCH FINISHED | 84.00 |
| | | | | | | | | GARAGE UNFINISHED C.B.S. | 630.00 |
| | | | | | | | | UTILITY FINISHED | 210.00 |

Floor plan diagram showing building layout with labels: 8 Food Prep (Stucco over Wood Walls), 24 All non-sprinkled, 25 Children's Room, 27 I-7100 2083 sf (Concrete Block Walls).



Building 1 - Page 1



Building 1 - Page 2

| Permits | | | | | |
|-----------------------------|---|--------|-----------|-----------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 00526 | CHANGE OF USE FROM R TO A3 | County | \$203,666 | 10/8/2015 | 1/20/2015 |
| 10381 | REROOF | County | \$8,500 | | 9/17/2007 |
| 02731 | WALL SIGN | County | \$1,700 | | 3/24/2016 |
| 17983 | 1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES- | County | \$0 | | 12/8/2022 |
| Extra Features | | | | | |
| Description | Year Built | Units | Value | New Cost | |
| WALKS CONC COMM | 02/01/2015 | 373 | \$1,209 | \$1,511 | |
| COMMERCIAL CONCRETE DR 4 IN | 02/01/2015 | 459 | \$1,498 | \$1,873 | |
| POOL 1 | 07/01/1977 | 1 | \$0 | | |
| FIREPLACE 2 | 07/01/1977 | 1 | \$0 | | |

| Zoning | | | | | | | | |
|---|-------|---------------------------|-------------------------|-------------------------|----------------|-----------------------------|------------|-----------------|
| Zoning | | Zoning Description | | Future Land Use | | Future Land Use Description | | |
| A-1 | | Suburban Estates | | SE | | Agricultural-1Ac | | |
| Utility Information | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 36.00 | DUKE | CENTURY LINK | SUNSHINE WATER SERVICES | SUNSHINE WATER SERVICES | TUE/FRI | TUE | 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 | | 32 |
| School Information | | | | | | | | |
| Elementary School District | | | Middle School District | | | High School District | | |
| Woodlands | | | Markham Woods | | | Lake Mary | | |
| Copyright 2023 © Seminole County Property Appraiser | | | | | | | | |



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

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

Receipt Details

Date: 1/12/2023 12:30:58 PM
Project: 23-80000004
Credit Card Number: 37*****1000
Authorization Number: 200894
Transaction Number: 120123C1A-11BBD293-7CDF-47F9-B86F-7BD474C198B9
Total Fees Paid: 52.50

Fees Paid

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

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

| | | |
|--|---|----------------------------|
| PROJECT NAME: | CHABAD - PRE-APPLICATION | PROJ #: 23-80000004 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 1/12/23 | |
| RELATED NAMES: | EP RABBI YAAKOV MAJESKY | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 26-20-29-300-004E-0000 | |
| PROJECT DESCRIPTION | PROPOSED LOT COMBINATION AND POSSIBLE SITE PLAN FOR EXPAND OF CHURCH USES ON 2-3 ACRES IN THE A-1 ZONING DISTRICT | |
| NO OF ACRES | 2 | |
| BCC DISTRICT | Andria Herr | |
| CURRENT ZONING | A-1 | |
| LOCATION | NORTHWEST OF MARKHAM WOODS ROAD AND GLEN ETHEL LANE | |
| FUTURE LAND USE | SE | |
| SEWER UTILITY | SUNSHINE WATER SERVICES | |
| WATER UTILITY | SUNSHINE WATER SERVICES | |
| APPLICANT: | CONSULTANT: | |
| RABBI YAAKOV MAJESKY 1701 MARKHAM WOODS ROAD LONGWOOD FL 32779 (407) 636-5994 RABBI@JEWISHNORTHORLANDO.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 church is a permitted use in the A-1 Zoning district. The Synagogue along with customary accessory structures and activities which shall include parsonages, friaries, convents, fellowship halls, Sunday schools and rectories to the place of worship are allowed on one parcel.

*****Staff does not suggest that the applicant combine the parcels until they decide what they are proposing to build on the combined three acres. If the Applicant decides down the road, that they would like to sell the house at 1695 Glen Ethel Lane, the Applicant would not be able to un-combine the parcel back to the original parcels. These parcels are within the Urban Area of Seminole County, and 1695 Glen Ethel Lane access a private easement. The un-combination of the parcels is not allowed since 1695 Glen Ethel Lane access is through a private access easement. *****

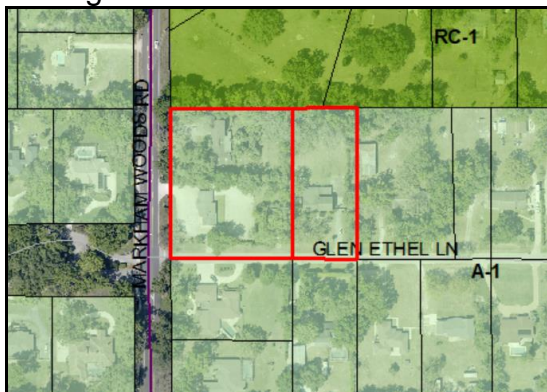
A separate building permit would be required to demolish the structure next to the Synagogue on 1701 Markham Woods Road.

An expansion of the Synagogue, as proposed in the narrative, would require an application for Site Plan Approval.

This parcel is within the Wekiva Study Area and a high recharge area. An Aquifer recharge area means areas where the prevailing geologic conditions allow infiltration rates which create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water with potential to be used for potable water. The Wekiva Study Area is an area designated by the County. Properties within this designated area are required to develop to the Environmental Design Standards, under Part 58 of the Seminole County Land Development Code as well as FLU 13 of the Seminole County Comprehensive Plan.

PROJECT AREA ZONING AND AERIAL MAPS

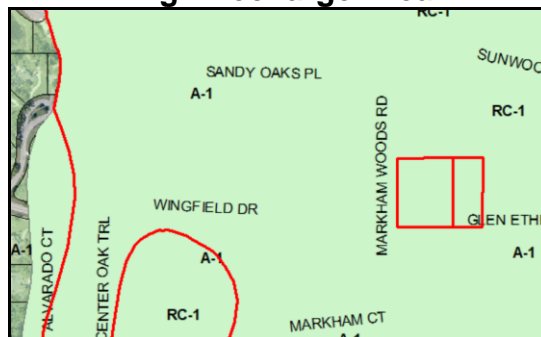
Zoning



Future Land Use



High Recharge Area



AGENCY/DEPARTMENT COMMENTS

| No. | Group Name | Reviewer Comment |
|-----|--------------------------|--|
| 1. | Buffers and CPTED | Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. |
| 3. | Buffers and CPTED | Parking lot landscaping may be required in accordance with SCLDC Sec. 30.1292. |
| 4. | Buffers and CPTED | For a full buffer review, please provide the proposed impervious surface ratio, floor area ratio, building height, and actual building setbacks. The full analysis will be done at time of site plan review to determine if additional landscaping is required. |
| 5. | Buffers and CPTED | Existing landscaping/vegetation may satisfy buffer requirements. When submitting for site plan review, please include a table that indicates the number and type of existing plants along each property boundary. |
| 6. | 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. |
| 7. | 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. |
| 8. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. |
| 9. | Building Division | Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. |
| 10. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. |
| 11. | 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. |
| 12. | Comprehensive Planning | The subject property is Suburban Estates which allows for houses of worship. |
| 13. | Comprehensive Planning | The subject property is in the Wekiva Study Area and should follow the provisions outlined in the Objective FLU 13 of the Seminole County Comprehensive Plan. |
| 14. | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ |
| 15. | Planning and Development | Seminole County Land Development Code Definition of Church or place of worship: Any building or property used for nonprofit purposes by an established religious organization holding tax exempt status under the Internal Revenue Code and/or Florida Statutes, where such building or property is used for worship services, along with customary accessory structures and activities |

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| | | which shall include parsonages, friaries, convents, fellowship halls, Sunday schools and rectories, but not including day care centers, community recreation facilities, and private primary and/or secondary educational facilities. Services and activities offered to non-members of the religious organization shall not be included in this definition. |
| 16. | Planning and Development | The Applicant will be required to meet the setbacks for the A-1 zoning district if they are building or redeveloping on site. The A-1 setbacks are: 50' Front Yard, 30' Rear yard, 10' Side Yard, 50' Side Street. This property has two fronts (Markham Woods and Glen Ethel) and two side yards. |
| 17. | Planning and Development | The proposed use is permitted in A-1 Zoning District designation. |
| 18. | Planning and Development | The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html |
| 19. | Planning and Development | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use are: 1 parking space for every 5 seats in the assembly area. |
| 20. | Planning and Development | If the applicant decides to demo the homes and build a bigger Synagogue, the proposed site would be required to provide 25% open space. Please refer to Sec. 30.1344 for what qualifies as open space. |
| 21. | Planning and Development | If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) |
| 22. | Planning and Development | The proposed project is within the Wekiva Study Area. |
| 23. | Planning and Development | If the Applicant decides to proceed to build a bigger place of worship, they would be required to meet the Seminole County Comprehensive Plan requirements for the Wekiva Study Area. As well as the Seminole County Wekiva Study Area Environmental Design Standards under Part 58 Division 3: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT58WERIPREMESOVZO_DIV3WESTARENDEST |
| 24. | Planning and Development | Per Policy FLU 13.1- Open Space within the Wekiva Study Area is defined as any portion of a parcel or area of land or water, which is open from the ground to the sky, including areas left undeveloped or minimally developed as part of a natural resource maintained preserve (e.g., floodplains, wetlands, soils unsuitable for development, etc.), passive recreational area, or stormwater management area, buffers, landscaped areas, easements for pedestrian connection, and trails, with consideration of wildfire minimization. Such designated open space excludes waterbodies, areas in lots, street rights-of-way, parking lots, impervious surfaces, and active recreation, such as golf courses. |
| 25. | Planning and Development | Per Policy FLU 13.2 (a) - States that properties that are in the Wekiva Study Area and are in a high recharge area, have a maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses. FLU 13.2 (b)(3) - Except for handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved. FLU 13.2 (c)(1) - Restricting untreated water from a development site from directly discharging into karst features, requiring a clearing, and building construction setback of a minimum of 50 feet from karst features or sensitive natural habitat, Maintaining a minimum 25 feet, average 50 foot natural buffer adjacent to karst features. |

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| 26. | Planning and Development | If the applicant decides to combine 1701 Markham Woods Road and 1695 Glen Ethel Lane all the structures will need to meet the setbacks for A-1 Zoning district before they can be combined. A boundary survey can show that the existing structures do or do not meet setbacks required for the A-1 Zoning district. |
| 27. | 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. |
| 28. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. |
| 29. | Public Safety - Fire Marshal | This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A. |
| 30. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018). |
| 31. | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition). |
| 32. | Public Safety - Fire Marshal | <p>All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.7. Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10.8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2 |

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| 33. | Public Safety - Fire Marshal | Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100Inside 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 Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in |
| 34. | Public Works - Engineering | The proposed project is located within the Soldiers Creek drainage basin. |
| 35. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has well drained soils. |
| 36. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope North. |
| 37. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to not have a viable outfall. |
| 38. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. Any increase in impervious will require additional stormwater retention. |
| 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 www.sjrwmd.com . |
| 40. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) |
| 41. | Public Works - Engineering | Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge. |

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 |
|------------------------------|----------------|--|--------------------|--|
| Planning and Development | Annie Sillaway | asillaway@seminolecountyfl.gov | Review Complete | 407-665-7936 |
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | No Review Required | Paul Zimmerman, PE (407) 665-2040 |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov | Review Complete | |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | Review Complete | (407) 665-7388 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | No Review Required | |
| Public Safety - Fire Marshal | Brenda Paz | Bpaz@seminolecountyfl.gov | Review Complete | 407-665-7061 |
| Public Works - Engineering | Jim Potter | jpotter@seminolecountyfl.gov | Review Complete | Jim Potter 407 665 5764 |
| Building Division | Tony Coleman | acoleman@seminolecountyfl.gov | Review Complete | Please see informational checklist items for future development. |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

| | | | |
|-----------------------------------|---------------|----------------|--|
| Florida Dept of Transportation | FDOT | | www.dot.state.fl.us |
| Florida Dept of Enviro Protection | FDEP | (407) 897-4100 | www.dep.state.fl.us |
| St. Johns River Water Mgmt Dist | SJRWMD | (407) 659-4800 | www.sjrwmd.com |
| Health Department | Septic | (407) 665-3621 | |

Other Resources:

| | |
|---------------------------------|--|
| Flood Prone Areas | www.seminolecountyfl.gov/gm/building/flood/index.aspx |
| Watershed Atlas | www.seminole.wateratlas.usf.edu |
| Seminole Co. Property Appraiser | www.scpafl.org |