



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, March 1, 2023

9:00 AM

Room 3024 or hybrid zoom option

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

#### DRC

#### 9:00 BNG NEW SHOP BUILDING - SITE PLAN

[2023-212](#)

**Project Number:** 23-06000009

**Project Description:** Proposed Site Plan for a new building on 6.47 acres, in the M-1 Zoning District, located southeast of North Ronald Reagan Boulevard and Stonewall Place

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

**Parcel Id:** 22-20-30-300-0360-0000

**Bcc District:** 2-Zembower

**Applicant:** Kevin Hebert (321) 203-2852

**Consultant:** N/A

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

#### PRE- APPLICATIONS

**9:20 CALIBER CAR WASH - PRE-APPLICATION****[2023-215](#)****Project Number:** 23-80000018**Project Description:** Proposed Site Plan for a car wash on 1.24 acres in the C-1 Zoning District, located northeast of Monroe Road and West State Road 46**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel Id:** 28-19-30-503-0000-0070+**Bcc District:** 5-Herr**Applicant:** Dan Brown (404) 353-7387**Consultant:** Kristhian Morales (954) 314-8481**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40 STARBUCKS TUSKAWILLA - PRE-APPLICATION****[2023-220](#)****Project Number:** 23-80000021**Project Description:** Proposed Site Plan for a fast-food restaurant on 1.17 acres in the PD Zoning District, located northeast of Aloma Avenue and Tuskawilla Road**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel Id:** 36-21-30-513-0000-0010**Bcc District:** 1-Dallari**Applicant:** Drew Hill (407) 365-5775**Consultant:** Julie Farr (407) 270-9772**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****SW OFFICE BUILDING - SITE PLAN****[2023-211](#)****Project Number:** 23-06000005**Project Description:** Proposed Site Plan for an office building on .12 acres, in the C-1 Zoning District, located northwest of West 22nd Street and Southwest Road**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel Id:** 35-19-30-517-1300-0140**Bcc District:** 5-Herr**Applicant:** Alejandro Gonzalez (407) 715-5427**Consultant:** Jose Arvelo (407) 832-1390**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**NGUYEN ESTATES - PRE-APPLICATION**[2023-217](#)**Project Number:** 23-80000020**Project Description:** Proposed replat for four lots on 5.03 acres, in the A-1 Zoning District, located northwest of Alafaya Trail and Lake Drive**Project Manager:** Doug Robinson (407) 665-7308  
(drobinson3@seminolecountyfl.gov)**Parcel ID:** 27-21-31-525-0000-0010+++**BCC District:** 1-Dallari**Applicant:** Bichhang Hoang**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**AVID AT LOMA VISTA - PRE-APPLICATION**[2023-219](#)**Project Number:** 23-80000019**Project Description:** Proposed Small Scale Land Use Amendment for 72 apartment units on 4.3 acres, in the PD Zoning District, located northwest of West State Road 426 and Via Loma Drive**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel Id:** 31-21-31-513-0000-0050+**Bcc District:** 1-Dallari**Applicant:** Charles Hollis (309) 339-4466**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-212**

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### **Title:**

#### **BNG NEW SHOP BUILDING - SITE PLAN**

**Project Number:** 23-06000009

**Project Description:** Proposed Site Plan for a new building on 6.47 acres, in the M-1 Zoning District, located southeast of North Ronald Reagan Boulevard and Stonewall Place

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

**Parcel Id:** 22-20-30-300-0360-0000

**Bcc District:** 2-Zembower

**Applicant:** Kevin Hebert (321) 203-2852

**Consultant:** N/A





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

paid 2 228  
PROJ. #: 23-06000009

Rec: 2/2/23

### SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

#### APPLICATION TYPES/FEEES

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

#### PROJECT

PROJECT NAME:	BNG CONSTRUCTION NEW SHOP BUILDING		
PARCEL ID #(S):	22-20-30-300-0360-0000		
DESCRIPTION OF PROJECT:	CONSTRUCT 4,470-SF BUILDING (BP22-12695) WITHIN/OVER LIMITS OF EXISTING ASPHALT AREA		
EXISTING USE(S):	OFFICE	PROPOSED USE(S):	OFFICE
ZONING:	M-1	FUTURE LAND USE:	IND
TOTAL ACREAGE:	6.47ac	BCC DISTRICT:	2
WATER PROVIDER:	SEMINOLE COUNTY UTILITIES	SEWER PROVIDER:	SEMINOLE COUNTY UTILITIES
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			
<b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>			
EXISTING BUILDING AREA:	6,382 SF	NEW BUILDING AREA:	4,470 SF
EXISTING PAVEMENT AREA:	81,259 SF	NEW PAVEMENT AREA:	3,396 SF
TOTAL:		10,852 SF	
TOTAL:		76,789 SF	
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 7,866 SF			
(TOTAL SQUARE FEET OF NEW ISA 7,866 / 1,000 = 7.866) x \$25 + \$2,500 = FEE DUE: \$2,696.50			
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

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

NAME: KEVIN S HEBERT COMPANY: MEI-PARTNERS, LLC  
ADDRESS: 1035 S. SEMORAN BLVD.  
CITY: WINTER PARK STATE: FLORIDA ZIP: 32792  
PHONE: 321-203-2852 EMAIL: kevinh@mei-partners.com

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

NAME: KEVIN S HEBERT COMPANY: MEI-PARTNERS, LLC  
ADDRESS: 1035 S. SEMORAN BLVD.  
CITY: WINTER PARK STATE: FLORIDA ZIP: 32792  
PHONE: 321-203-2852 EMAIL: kevinh@mei-partners.com

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): BNG CONSTRUCTION, INC  
ADDRESS: 2995 ST. NEWALL PLACE  
CITY: SANFORD STATE: FLORIDA ZIP: 32773  
PHONE: EMAIL: bryan@bngconstruction.net

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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

TYPE OF CERTIFICATE  
VESTING:

CERTIFICATE NUMBER

DATE ISSUED

TEST NOTICE:

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

- ☒ Not applicable

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

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE



# 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, BNG Construction, Inc., the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-0360-0000 hereby designates Kevin S. Hebert, PE / MEI Partners, LLC to act as my authorized agent for the filing of the attached application(s) for:

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

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

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

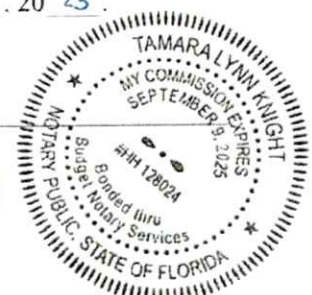
Date 02/01/23

Bryan Bedman  
Property Owner's Signature  
Bryan Bedman for BNG Construction, Inc.  
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 Bryan Bedman for BNG Construction, Inc. (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 1 day of February, 20 23.

Tamara Lynn Knight  
Notary Public



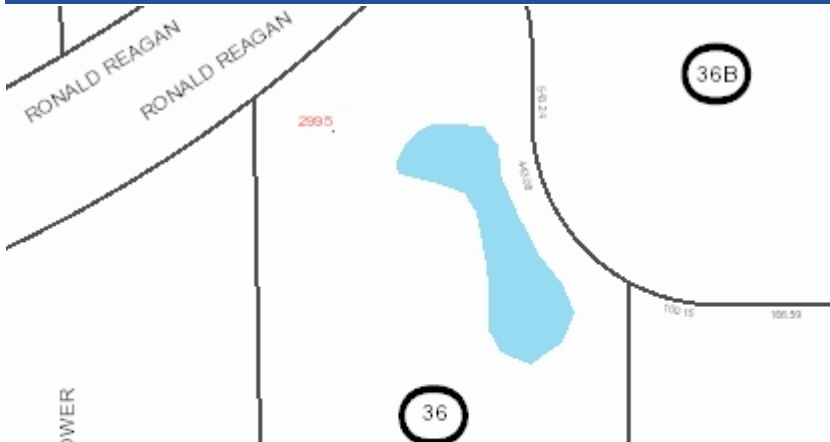
# Property Record Card



**Parcel** 22-20-30-300-0360-0000

**Property Address** 2995 STONEWALL PL SANFORD, FL 32773

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	22-20-30-300-0360-0000
<b>Owner(s)</b>	BNG CONSTRUCTION INC
<b>Property Address</b>	2995 STONEWALL PL SANFORD, FL 32773
<b>Mailing</b>	2995 STONEWALL PL SANFORD, FL 32773-6431
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	17-ONE STORY OFFICE NON-PROF
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	2	2
<b>Depreciated Bldg Value</b>	\$361,803	\$314,075
<b>Depreciated EXFT Value</b>	\$91,342	\$93,508
<b>Land Value (Market)</b>	\$1,051,967	\$1,051,967
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,505,112	\$1,459,550
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$22,858
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,505,112	\$1,436,692

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$19,569.79**

**2022 Tax Bill Amount**

**\$19,388.11**

**2022 Tax Savings with Exemptions**

**\$181.68**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 22 TWP 20S RGE 30E  
BEG 660.71 FT W & 407.98 FT N OF SE COR OF NW 1/4 OF SE 1/4 RUN E 299.71 FT N 44 DEG 55 MIN 51 SEC E 134.31 FT N 375.85 FT NWLY ALONG CURVE TO SELY R/W CR 427 SWLY ALONG R/W TO A PT N OF BEG S TO BEG

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,505,112	\$0	\$1,505,112
SJWM(Saint Johns Water Management)	\$1,505,112	\$0	\$1,505,112
FIRE	\$1,505,112	\$0	\$1,505,112
COUNTY GENERAL FUND	\$1,505,112	\$0	\$1,505,112
Schools	\$1,505,112	\$0	\$1,505,112

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
01555	STORAGE BUILDING	County	\$8,000		2/1/2003
11180	NEW OFFICE BLDG	County	\$267,472	5/23/2003	11/1/2002
08332	ELECTRICAL	County	\$1,500		10/3/2013
17987	REROOF	County	\$17,782		12/19/2017
03328	2995 STONEWALL PL: OTHER BUILDING COMMERCIAL-5B Office Modular	County	\$46,000	10/4/2022	8/3/2022

Extra Features				
Description	Year Built	Units	Value	New Cost

WALKS CONC COMM	11/01/2003	800	\$1,620	\$3,240
COMMERCIAL CONCRETE DR 4 IN	11/01/2003	130	\$265	\$530
COMMERCIAL ASPHALT DR 2 IN	11/01/2003	7,413	\$7,562	\$15,123
WOOD UTILITY BLDG	11/01/2003	210	\$756	\$1,890
COMM: WOOD CARPORT W/SLAB	11/01/2003	600	\$1,613	\$4,032
STUCCO WALL	11/01/2003	198	\$670	\$1,340
POLE LIGHT STEEL 1 ARM	11/01/2003	6	\$7,068	\$7,068
COMMERCIAL ASPHALT DR 2 IN	11/01/2003	60,000	\$61,200	\$122,400
ALUM UTILITY BLDG W/CONC FL	11/01/2003	800	\$3,520	\$8,800
POLE LIGHT STEEL 1 ARM	11/01/2003	6	\$7,068	\$7,068

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description

M-1	Industrial	IND	Industrial
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Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler

35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA
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Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct

Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23
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School Information		
Elementary School District	Middle School District	High School District

Region 3	Millennium	Seminole
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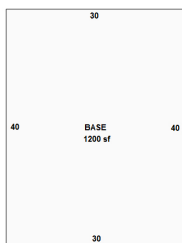
## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/2018	09071	0588	\$100	No	Improved
SPECIAL WARRANTY DEED	01/01/2018	09071	0590	\$100	No	Improved
CORRECTIVE DEED	01/01/2018	09088	0689	\$100	No	Improved
CORRECTIVE DEED	01/01/2018	09088	0691	\$100	No	Improved
SPECIAL WARRANTY DEED	07/01/2002	04477	1225	\$1,054,900	No	Vacant
WARRANTY DEED	06/01/1981	01343	1993	\$275,000	Yes	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			238421	\$4.41	\$1,051,437
ACREAGE			1	\$530.00	\$530

## Building Information

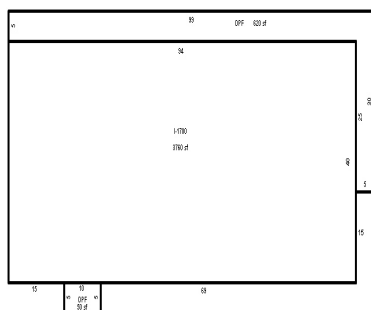
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Sketch by Apex Sketch

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	2003	1	3760.00	CONCRETE BLOCK-STUCCO - MASONRY	\$348,156	\$449,234	Description	Area
								OPEN PORCH FINISHED	50.00
								OPEN PORCH FINISHED	620.00



Sketch by Avery Medina™

Building 1 - Page 1



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

## Detail by Entity Name

Florida Profit Corporation  
BNG CONSTRUCTION INC.

### Filing Information

**Document Number** P02000110879  
**EI/EI Number** 16-1629649  
**Date Filed** 10/15/2002  
**Effective Date** 10/15/2002  
**State** FL  
**Status** ACTIVE

### Principal Address

2995 stone wall pl  
SANFORD, FL 32773

Changed: 01/22/2014

### Mailing Address

2995 stone wall pl  
SANFORD, FL 32773

Changed: 01/22/2014

### Registered Agent Name & Address

Fulford, Bettina A  
2995 stone wall pl  
SANFORD, FL 32773

Name Changed: 11/22/2018

Address Changed: 01/22/2014

### Office /Director Detail

#### **Name & Address**

Title President

FULFORD, BETTINA A  
2995 stone wall pl  
SANFORD, FL 32773

Title Secretary Vice President

FULFORD, R OR  
995 stonewall pl  
ANFORD, FL 3 773

Title V

Beckman, Bryan  
995 tonewall l  
anford, FL 3 773

#### Annual Reports

Report Year	Filed Date
0 1	01/ 8/ 0 1
0	0 /14/ 0
0 3	01/16/ 0 3

#### Document Images<sup>P</sup>

<a href="#">01/16/ 0 3 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">0 /14/ 0 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
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<a href="#">03/05/ 019 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
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<a href="#">03/14/ 011 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">01/ 6/ 010 -- ANNUAL R ORT P</a>	<a href="#">View image in DF format</a>
<a href="#">04/01/ 009 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">01/31/ 008 PANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">01/ 4/ 007 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">03/1 / 006 PANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">03/ 3/ 005 -- ANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">01/16/ 004 PANNUAL R ORT</a>	<a href="#">View image in DF format</a>
<a href="#">01/30/ 003 -- ANNUAL R ORT P</a>	<a href="#">View image in DF format</a>
<a href="#">10/15/ 00 -- Domestic rofit</a>	<a href="#">View image in DF format P</a>





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

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

**Receipt Details**

**Date:** 2/2/2023 4:01:35 PM  
**Project:** 23-06000009  
**Credit Card Number:** 55\*\*\*\*\*5697  
**Authorization Number:** 04037Q  
**Transaction Number:** 020223C1B-41EBE104-EB26-4E3A-9154-E8B084AF72C5  
**Total Fees Paid:** 2732.76

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	36.01
SITE PLAN	2696.75
Total Amount	2732.76

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

**Comment Document – Initial Submittal**

PROJECT NAME:	BNG NEW SHOP BUILDING - SITE PLAN	PROJ #: 23-06000009
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	2/02/23	
RELATED NAMES:	EP KEVIN HEBERT	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-20-30-300-0360-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A 4,470 SQUARE FOOT BUILDING	
NO OF ACRES	6.47	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	M-1	
LOCATION	SOUTHEAST OF NORTH RONALD REGAN BLVD AND STONEWALL PLACE	
FUTURE LAND USE	IND	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:CONSULTANT:		
KEVIN HEBERT 1035 SOUTH SEMORAN BLVD WINTER PARK FL 32792 (321) 203-2852 KEVINH@MEI-PARTNERS.COM		

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

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

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

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

**State Permits that may be required:**

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

**AGENCY/DEPARTMENT COMMENTS**

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Since a site plan review was not done for the existing use, staff must do a full buffer analysis. Please provide the impervious surface ratio building height, hours of operation, and actual building setbacks of all buildings existing and proposed.	Not Met
2.	Buffers and CPTED	Where existing vegetation is to be left undisturbed for buffer purposes, please put a note on the landscape plan. Provide a note indicating that supplemental landscaping will be provided as needed to maintain the existing vegetation.	Not Met
3.	Buffers and CPTED	Please indicate the number and caliper size of each tree within EACH buffer. Staff will use this to determine if existing landscaping fulfills buffer requirements.	Not Met
4.	Planning and Development	Please include the following information on the cover sheet: Project Name, Legal description, Owner, Developer, Engineer, Surveyor, etc, Utility Providers, Vicinity maps, and Sheet Index in compliance with SCLDC 40.53. Date, north arrow and scale, number of sheets; the scale (not smaller than one (1) inch to fifty (50) feet) shall be designated and, where appropriate, the same scale should be used in drawing the site plan rather than varying the scale.	Not Met
5.	Planning and Development	Per SCLDC 40.53. - The project data must include information about the intended use of the property and for the proposed use of the building, number of stories, height of building, square footage for proposed development - gross square footage, non-storage area, square footage of each story, gross square footage of sales area, office etc., if there are these uses in the building.	Not Met
6.	Planning and Development	Please provide the finished grading elevation on the site plan.	Not Met
7.	Planning and Development	Show existing topography with a maximum of one (1) foot contour intervals for the proposed site, except where determined to be unreasonable by the Planning & Development Manager.	Not Met
8.	Planning and Development	Show all existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, rights-of-way, and building setback lines, if different than those specified by the zoning regulations). In addition, state any commitments, such as, contributions to offset public facilities impacts.	Not Met
9.	Planning and Development	Please show lot dimensions, locations and sizes of all structures, number of stories, building height, and dimensions of building footprints. Include this information in the project data on the site plan.	Not Met
10.	Planning and Development	Under site data please indicate the number of square feet of paved parking and driveway area.	Not Met

11.	Planning and Development	Project data must include a table that shows required parking for the use and provided parking.	Not Met
12.	Planning and Development	Will the proposed building have office use within the building? If so, please state the square feet under the site data. Off street parking requirements are going to depend on the use of the proposed building. Please provide the intended use within the building. Also, if parking spaces are required for the proposed use, the parking spaces are required to be 10 x 20. Please revise. SCLDC Sec. 30.1221	Not Met
13.	Planning and Development	Please provide on the site plan the entire boundary and the property dimensions of the site as well as all of the existing buildings on the site.	Not Met
14.	Planning and Development	Please provide the zoning and future land use under the site data.	Not Met
15.	Planning and Development	There is existing outdoor storage that is shown based on the aerial view of the site. The Applicant will need to show the screening material on the site plan (ex. closed fence) to screen the outdoor storage from view from the adjacent properties. Please show the screening on the site plan.	Not Met
16.	Planning and Development	Please provide the Floor Area Ratio under the site plan data.	Not Met
17.	Planning and Development	Please show that the site is maintaining the required 25% open space under the site data.	Not Met
18.	Planning and Development	Is there proposed site lighting on or around the building? If there is proposed site lighting, please provide a photometric plan with the elevation view of the proposed site poles from grade to the highest point of the pole and/or the building lights.	Not Met
19.	Planning and Development	Is there any additional sign being proposed for the site? Please advise by either showing it on the site plan or stating it in the resubmittal letter.	Not Met
20.	Planning and Development	Are there any a/c units that are being proposed for the new building? If so, where will they be located? If there are new a/c units being proposed, please place them on the site plan. If the applicant is not providing an a/c unit then please just state no in your resubmittal letter.	Not Met
21.	Planning and Development	Please show the setbacks lines for all of the existing and new buildings on site. The setbacks for the M-1 (Industrial) zoning designation are Front: 50', Side: 10', Rear: 10'. Please provide the setback lines as well as the setback information under the site plan data.	Not Met

<b>22.</b>	Planning and Development	Based on the aerial view there are some buildings that exist on site but never obtained building permits like the three sheds on the property. In order to legitimize the additional concrete pad and existing structure the Applicant may be able get the existing buildings and additional pad legalized through this site plan process. If the structures were able to be legalized through the site plan process, building permits would be required for the existing buildings that were never permitted.	Not Met
<b>23.</b>	Planning and Development	What is the proposed use of the proposed steel building? Please provide this information under the site plan data.	Not Met
<b>24.</b>	Public Safety - Fire Marshal	Provide the Occupancy Classification of the proposed building. Include type of use/processes to be performed.	Not Met
<b>25.</b>	Public Safety - Fire Marshal	Type and use of building may require the installation of fire sprinklers and/or fire alarm system.	Not Met
<b>26.</b>	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. Proper clearances will be maintained, and no parking sign(s) shall be provided.	Not Met
<b>27.</b>	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
<b>28.</b>	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
<b>29.</b>	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition) NOTE: Fire Truck Parameters:-Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 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.	Not Met
<b>30.</b>	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. 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

<b>31.</b>	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)	Not Met
<b>32.</b>	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
<b>33.</b>	Public Safety - Fire Marshal	Sprinklered buildings: provide Location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1, 2018 Edition).	Not Met
<b>34.</b>	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 second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 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 in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Not Met
<b>35.</b>	Public Safety - Fire Marshal	Please acknowledge all 'Not Met' comments in a response letter where information will be provided upon Final Engineering. Please upload with your resubmission in the document folder. Thank you.	Not Met
<b>36.</b>	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Not Met
<b>37.</b>	Public Works - Engineering	The County does not seem to have the approved site permit/site plans for the existing small building as shown on the plans. Please provide a permit associated with this building or please include the building data as the proposed improvement in SWM calculations.	Not Met

38.	Public Works - Engineering	Please confirm if the no. of trips with the addition of this building using latest ITE Trip Gen calculation	Not Met
39.	Public Works - Engineering	Please provide signed and sealed Survey sheet.	Not Met
40.	Public Works - Engineering	Please annotate the slope along the existing sidewalk standards. the new building and please make sure that the slope is in compliance with ADA standards.	Not Met
41.	Public Works - Engineering	Signed and sealed drainage calculations should generally be provided. If the site is part of a previously permitted master stormwater system, sufficient documentation must be provided, including verification that proposed impervious was accounted for under the approved system along with the net impervious increase/decrease calculations.	Not Met
42.	Buffers and CPTED	Additional comments may be generated based on resubmittal.	Informational
43.	Buffers and CPTED	If existing landscaping does not satisfy buffer requirements, please be prepared to provide a landscape plan such as the one provided in the resources tab.	Informational
44.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_C_H30ZORE_PT67LASCBU</a>	Informational
45.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Informational
46.	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.	Informational
47.	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.	Informational
48.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Informational

49.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
50.	Planning and Development	IMPORTANT NOTE: Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 30 day waiting period from the time the Site Plan is approved and any action is taken on that approval. If you wish to proceed with site work within the appeal period, you must sign a hold harmless agreement. You can find the form at this link: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/HoldHarmlessPendingAppeal.pdf</a>	Informational
51.	Planning and Development	INFORMATIONAL: You must submit a revision of your site plan based upon comments of the various reviewers. This will be your first revision. Two revisions are included in the site plan application fee.	Informational
52.	Public Safety - Addressing	It is not necessary to assign a separate address for the proposed new shop building. The address 2995 Stonewall PL is the assigned address for the entire property.	Informational
53.	Public Works - Engineering	Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational)	Informational



*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
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Public Works - Engineering	Dave Nikunj	ndave@seminolecountyfl.gov	Corrections Required	Nikunj Dave 407.665.5762
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	No Review Required	
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	Approved	Amy Curtis 407-665-5191
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Corrections Required	407-665-7936
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Corrections Required	407.665.2681
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Approved	Paul Zimmerman, PE (407) 665-2040
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Approved	

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/23/2023	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Diane, Maya, Dave,

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

**Major Revision: 50% of original application fee.**

**Minor Revision: 25% of original application fee.**

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

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

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

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

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

for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-215**

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### **Title:**

#### **CALIBER CAR WASH - PRE-APPLICATION**

**Project Number:** 23-80000018

**Project Description:** Proposed Site Plan for a car wash on 1.24 acres in the C-1 Zoning District, located northeast of Monroe Road and West State Road 46

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

**Parcel Id:** 28-19-30-503-0000-0070+

**Bcc District:** 5-Herr

**Applicant:** Dan Brown (404) 353-7387

**Consultant:** Kristhian Morales (954) 314-8481



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

PROJ. #: 23-80000018  
PM: Annie  
REC'D: 2/6/23  
paid 2/6/23

## 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: Caliber Car Wash - Sanford

PARCEL ID #(S): 28-19-30-503-0000-0070, 28-19-30-503-0000-0110

TOTAL ACREAGE: 1.58

1.24

BCC DISTRICT:

Herr

ZONING: C-1, R-1A

FUTURE LAND USE: HIPTI

### APPLICANT

NAME: Dan Brown

COMPANY: Caliber Car Wash

ADDRESS: 309 E. Paces Ferry Road NE

CITY: Atlanta

STATE: GA

ZIP: 30305

PHONE: 404.353.7387

EMAIL: dbrown@caliber-capital.com

### CONSULTANT

NAME: Krithian Morales

COMPANY: Bowman Consulting Group, Ltd.

ADDRESS: 910 SE 17th Street, Ste 300

CITY: Fort Lauderdale

STATE: FL

ZIP: 33316

PHONE: 954-314-8481

EMAIL: kmorales@bowman.com

### PROPOSED DEVELOPMENT

Brief description of proposed development: The construction of a 4,395 SF automated drive-in car wash and associated improvements; Demolition of the existing gym and Honda Help center.

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

### STAFF USE ONLY

COMMENTS DUE: 2/17/23

COM DOC DUE: 2/23/23

DRC MEETING: 3/1/23

☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:

ZONING: C-1

FLU: HIPTI

LOCATION: NE of Monroe Rd.

W/S: Sanford

BCC: Herr

& W SR 46

Revised Oct 2020

agenda: 2/24

# Bowman

## Caliber Car Wash - Sanford

### Project Narrative Letter

**Seminole County Planning & Development Division**

1101 East First Street, Room 2028 Sanford, Florida, 32771

**Parcel IDs:** 28-19-30-503-0000-0070 & 28-19-30-503-0000-0110

**Proposed Use:** Automated Car Wash

The applicant (Caliber Car Wash) is proposing to develop a 1.38-acre lot, made up of two parcels located on the northeast corner of the intersection between West State Road 46 and Monroe Road, in the City of Sanford and under Seminole County jurisdiction. Three buildings are to be demolished within the larger parcel, 28-19-30-503-0000-0070, and one removed from the other parcel, 28-19-30-503-0000-0010. The existing gym and *Honda Help* center are proposed to be replaced with an automated car wash with an approximate building square footage of 4,395, with associated parking, landscape, utility, and drainage infrastructure.

The larger parcel (gym) will be developed into the main operation area for the wash-bay building, parking, and queuing. The two existing access driveways located south of the site onto SR 46 will be replaced with a single 30-foot access drive. The parcel is currently shown to be zoned as commercial (C-1) and low density residential (R-1); because the use is prohibited in a residential zone, we propose to rezone it to be entirely commercial.

The smaller parcel (*Honda Help* center) will be used as an access driveway to the site and stormwater detention area. The parcel is entirely zoned as C-1 and will not need to be re-zoned. Our concept provided meets all building setback and landscape buffer requirements. We are currently proposing 27 parking spaces, 2 of which are ADA-designated.

Bowman is looking forward to working with Seminole County staff through the approval process. If you have any questions or require additional information, please do not hesitate to contact us.



Kristhian Morales  
Consultant – Project Manager  
(954) 686-1562  
kmorales@bowman.com



# Caliber Car Was - Sanford

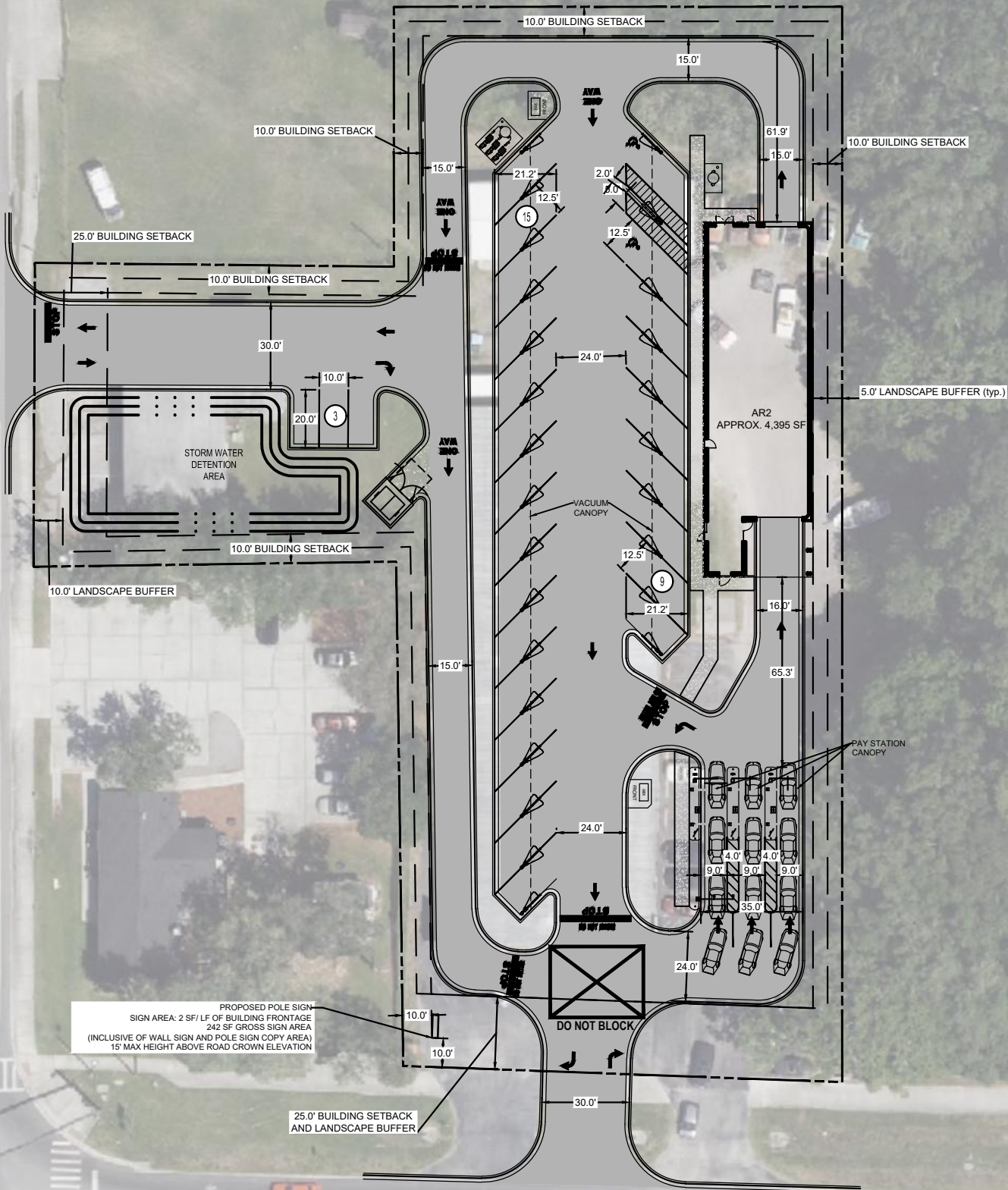
Parcel ID's:  
28-19-30-503-0000-0070  
28-19-30-503-0000-0110





MONROE ROAD

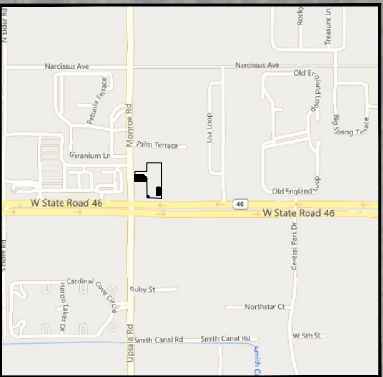
WEST STATE ROAD 46



PROPOSED POLE SIGN  
SIGN AREA: 2 SF/ LF OF BUILDING FRONTAGE  
242 SF GROSS SIGN AREA  
(INCLUSIVE OF WALL SIGN AND POLE SIGN COPY AREA)  
15' MAX HEIGHT ABOVE ROAD CROWN ELEVATION

25.0' BUILDING SETBACK  
AND LANDSCAPE BUFFER

DO NOT BLOCK



LOCATION MAP

SITE DATA

ZONING: C-1  
RETAIL COMMERCIAL COMMODITIES, OVERLAY SR-46 GATEWAY  
CORRIDOR  
SITE S.F. AREA - 68,741 S.F. (1.58 AC)

PARKING CALCULATIONS

USE NOT IN CODE	TBD
STANDARD PARKING PROVIDED	25
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	27

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (W)	25 Ft	229.9 Ft
SIDE ST (S)	25 Ft	171.9 Ft
SIDE (N)	0 Ft	73.9 Ft
REAR (E)	10 Ft	10.0 Ft

LANDSCAPE BUFFERS

BUFFER	REQUIRED	PROVIDED
FRONT (W)	10 Ft	87.2 Ft
SIDE ST (S)	25 Ft	25.0 Ft
SIDE (N)	5 Ft	10.0 Ft
REAR (E)	5 Ft	10.0 Ft

GRAPHIC SCALE



( IN FEET )  
1 inch = 50' ft.

PRELIMINARY CONCEPT - NOT FOR DESIGN

Bowman

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910 SE 17th ST  
Suite 300  
Fort Lauderdale, FL 33316  
Phone: (954) 314-8466  
www.bowman.com  
© Bowman Consulting Group Ltd

CALIBER CARWASH  
MONROE ROAD AND W. STATE ROAD 46,  
SANFORD, FLORIDA 32771

CITY OF SANFORD

SEMINOLE COUNTY, FL

CONCEPTUAL  
SITE PLAN

DATE  
12/12/2022  
OWN BY: JP  
SCALE: 1" = 50'  
SHEET  
CONCEPT 4



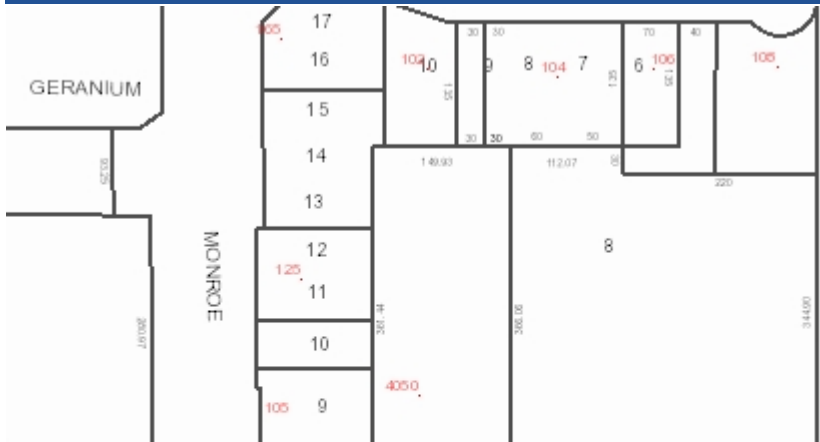
# Property Record Card



**Parcel** 28-19-30-503-0000-0070

**Property Address** 4050 W SR 46 SANFORD, FL 32771

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	28-19-30-503-0000-0070
<b>Owner(s)</b>	KNOWLES-KOGA ENTERPRISES LLC
<b>Property Address</b>	4050 W SR 46 SANFORD, FL 32771
<b>Mailing</b>	C/O PHILLIP OR MARGARET DEERE 777 RANTOUL LN LAKE MARY, FL 32746-4249
<b>Subdivision Name</b>	PETERSON SUBD A J
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	3401-HEALTH/FITNESS CLUB
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	3	3
<b>Depreciated Bldg Value</b>	\$411,097	\$385,627
<b>Depreciated EXFT Value</b>	\$9,271	\$9,090
<b>Land Value (Market)</b>	\$391,837	\$377,008
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$812,205	\$771,725
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$1,911
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$812,205	\$769,814

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$10,347.37**

**2022 Tax Savings with Exemptions**

**\$15.19**

**2022 Tax Bill Amount**

**\$10,332.18**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PART OF LOTS 7 & 8 DESC AS BEG SE COR  
 LOT 9 RUN S 21.38 FT E 143.66 FT ELY ON CURVE 6.34 FT N 366.06 FT W 149.93 FT S 340.6 FT TO BEG  
 A J PETERSON SUBD  
 PB 10 PG 60

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$812,205	\$0	\$812,205
SJWM(Saint Johns Water Management)	\$812,205	\$0	\$812,205
FIRE	\$812,205	\$0	\$812,205
COUNTY GENERAL FUND	\$812,205	\$0	\$812,205
Schools	\$812,205	\$0	\$812,205

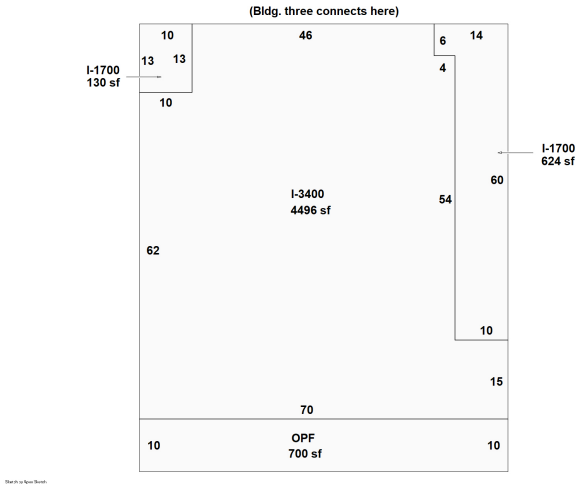


Land					
Method	Frontage	Depth	Units	Units Price	Land Value

SQUARE FEET			57036	\$6.87	\$391,837
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#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	STEEL/PRE ENGINEERED.	1973	1	5250.00	METAL PREFINISHED	\$169,250	\$423,125	

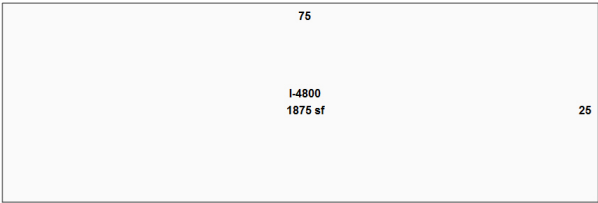
Description	Area
OPEN PORCH FINISHED	700.00



Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
2	STEEL/PRE ENGINEERED.	1973/1975	1	1875.00	METAL PREFINISHED	\$48,174	\$120,434	

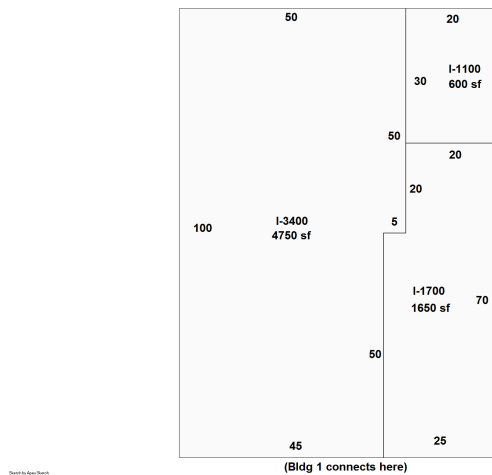
Description	Area



Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
3	STEEL/PRE ENGINEERED.	1980	1	7000.00	METAL PREFINISHED	\$193,673	\$484,183	

Description	Area



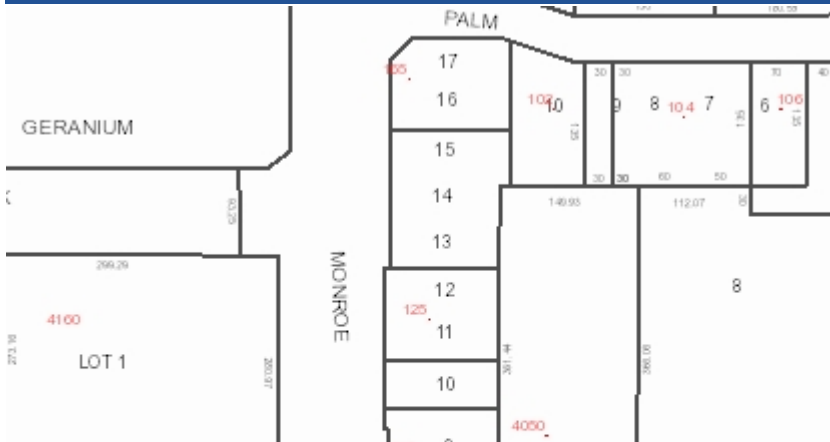
# Property Record Card



**Parcel** 28-19-30-503-0000-0110

**Property Address** 125 MONROE RD SANFORD, FL 32771

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	28-19-30-503-0000-0110
<b>Owner(s)</b>	SINGH, WINSTON
<b>Property Address</b>	125 MONROE RD SANFORD, FL 32771
<b>Mailing</b>	2809 WALDENS POND CV LONGWOOD, FL 32779-7037
<b>Subdivision Name</b>	PETERSON SUBD A J
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	11-STORES GENERAL-ONE STORY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$50,004	\$49,710
<b>Depreciated EXFT Value</b>	\$1,958	\$1,920
<b>Land Value (Market)</b>	\$51,828	\$49,834
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$103,790	\$101,464
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$103,790	\$101,464

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$1,360.44**

**2022 Tax Bill Amount** **\$1,360.44**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 11 & 12 (LESS RD)  
A J PETERSON SUBD  
PB 10 PG 60

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$103,790	\$0	\$103,790
SJWM(Saint Johns Water Management)	\$103,790	\$0	\$103,790
FIRE	\$103,790	\$0	\$103,790
COUNTY GENERAL FUND	\$103,790	\$0	\$103,790
Schools	\$103,790	\$0	\$103,790

## Sales

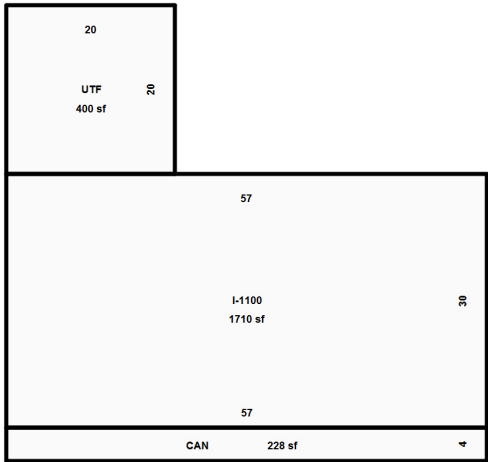
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	05/01/1989	02069	1618	\$30,000	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			11326	\$5.72	\$51,828

## Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1960	1	1710.00	CONCRETE BLOCK-STUCCO - MASONRY	\$50,004	\$125,011	Description	Area
<div>20</div>								UTILITY FINISHED	400.00
								CANOPY	228.00



Building 1 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
08792	REROOF	County	\$9,400		8/26/2008

## Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1979	2,400	\$1,958	\$4,896

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Higher Intensity Planned Development – Target Industry	HIPTI	Retail Commercial-Commodies

## Utility Information

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

## Political Representation

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

## School Information

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



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

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

**Receipt Details**

**Date:** 2/6/2023 11:08:17 AM  
**Project:** 23-80000018  
**Credit Card Number:** 48\*\*\*\*\*0398  
**Authorization Number:** 040224  
**Transaction Number:** 060223013-6675B33A-1828-48A1-B4A0-6A7D6062B8E5  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
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

<b>PROJECT NAME:</b>	<b>CALIBER CAR WASH - PRE-APPLICATION</b>	<b>PROJ #: 23-80000018</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/06/23	
RELATED NAMES:	EP DAN BROWN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	28-19-30-503-0000-0070+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A CAR WASH ON 1.24 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	1.24	
BCC DISTRICT	ANDRIA HERR	
CURRENT ZONING	C-1	
LOCATION	NORTHEAST OF MONROE ROAD AND WEST STATE ROAD 46	
FUTURE LAND USE	HIPTI	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DAN BROWN 309 E PACES FERRY ROAD NE ATLANTA GA 30305 (404) 353-7387 DBROWN@CALIBER-CAPITAL.COM	KRISTHIAN MORALES 910 SE 17TH ST FT LAUDERDALE FL 33316 (954) 314-8481 KMORALES@BOWMAN.COM	

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

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



## PROJECT MANAGER COMMENTS

- The subject property has a Higher Intensity Planned Development (HIPTI) Future Land Use designation with C-1 (Retail Commercial) and R-1A (Single Family Dwelling) zoning classifications.
- Redevelopment of the subject site will require the Applicant to Rezone to PD (Planned Development) to be consistent with the HIP-TI (Higher Intensity Planned Development – Target Industry) and to develop on the subject site.
- The Applicant will be required to design the site to the Performance Standards in Part 68 of the Seminole County Land Development Code.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



## AGENCY/DEPARTMENT COMMENTS

No.	Group Name	Reviewer Comment	Status
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	Informational
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with the SR 46 Gateway Corridor Overlay requirements in SCLDC Sec. 30.1206. - Parking areas. Further, if a parking area abuts the buffer area, a continuous shrub hedge shall be arranged or planted to ensure that a height of three (3) feet will be attained within one (1) year of planting so as to screen a minimum of seventy-five (75) percent of the parking area, to that height, as viewed from the right-of-way, per Sec. 30.1205.	Informational
3.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Informational
4.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
5.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements.	Informational
6.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
7.	Buffers and CPTED	<b>Please be aware that the landscape buffer plantings cannot be impacted by proposed drainage and grading plans.</b>	Informational
8.	Buffers and CPTED	The subject parcels are within the SR 46 Gateway Corridor Overlay and have unique buffer requirements. Please review Sec. 30.1205. - Required corridor landscaped buffer and buffer requirements.	Informational
9.	Buffers and CPTED	In addition to the special overlay buffer requirements, staff estimates the following buffers: (north 0.3 opacity 15' width which may be reduced by 50% AND 0.2 parking buffer) (south: 0.4 opacity, 25' width) (west: 0.4, 15' width).	Informational



10.	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
11.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
12.	Building Division	Oil separator will be required for a car wash facility. FBC Plumbing (2020 7th ed.) 1004.1	Informational
13.	Comprehensive Planning	The Future Land Use is High Intensity Planned Development- Target Industry (HIPTI). The floor area ratio (FAR) is 0.35. Infill commercial uses are permitted long major collector and arterial roads when commercial uses are the predominant existing use along the roadway in both directions from the project site, and therefore the proposed commercial development represents infill development.	Informational
14.	Comprehensive Planning	The property requires a rezone to Planned Development (PD). FLU-131 states that an application for rezoning to PD zoning must accompany an application to amend the future land use designation of a property to PD future land use. The rezoning does not take effect until 31 days after completion of the transmittal of the adopted future land use amendment from the County to the State and Regional reviews agencies, which is the time period set for all Future Land Use amendments to take effect. Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series. PD zoning within the Planned Development land use designation must be accompanied by a site/master plan as set forth in the Land Development Code. Such plans shall address compatibility with adjacent uses through, at a minimum, buffering, setbacks, lighting, building heights, and creative site design features where needed (such as lot sizes on perimeters that are comparable to lot sizes in adjacent residential developments) to ensure such compatibility.	Informational
15.	Comprehensive Planning	Please follow links to complete for Rezone/ FLU Amendment: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a>	Informational

16.	Impact Analysis Coordination	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational
17.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
18.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Informational
19.	Planning and Development	The proposed development is within the HIP Target Area (FLU Element Exhibit-24),	Informational
20.	Planning and Development	The subject property is within the Urban Centers and Corridors Overlay (along certain roadways per FLU Element, Urban Centers and Corridors Overlay - Exhibit)	Informational
21.	Planning and Development	The subject property is adjacent to a City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford on the proposed development.	Informational
22.	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for General Business or Personal Service Establishments. One (1) space for each two hundred (200) square feet of gross floor area.	Informational

23.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) There are setback requirements on site lighting that need to be a minimum of 50' from a residential zoning and future land use.	Informational
24.	Planning and Development	All Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures Link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	Informational
25.	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Informational
26.	Planning and Development	A Rezone to PD (Planned Development) may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners. Approval for a Planned Development is obtained through a two-step process. The First Step is approval of the PD Rezone with Master Development Plan and Development Order by the Board of County Commissioners. The second step is approval of a Final Development Plan as an Engineered Site Plan this would be approved by the Development Services Director along with the recording of the Developer's Commitment Agreement.	Informational
27.	Planning and Development	All uses conducted in commercial and industrial districts must conform to the standards of performance described below and must be so constructed, maintained, and operated in a manner not to be injurious or offensive to the occupants of adjacent and nearby premises by reason of emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire, explosive hazard, or glare as stated in Part 68 of the Seminole County Land Development Code.	Informational

28.	Planning and Development	<p>Sec. 30.1294. - Screening. The following provisions shall apply to mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way:(a) Mechanical Equipment.</p> <p>(1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line.</p> <p>(2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure.</p> <p>(3) Wall or ground-mounted equipment screening shall be constructed of: Planting screens; Brick, stone, reinforced concrete, or other similar masonry materials; or Redwood, cedar, preservative pressure treated wood, or other similar materials.</p>	Informational
29.	Planning and Development	The Future Land Use of HIP-TI cannot exceed 0.35 F.A.R since it abuts a residential area.	Informational
30.	Planning and Development	For Non-Residential uses in a PD: 20% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Informational
31.	Planning and Development	Staff would recommend the applicant not have the car wash exit of the building facing toward the residential neighborhood. Staff would recommend redesigning the site to prevent any noise pollution could potentially exceed Seminole County noise ordinance.	Informational
32.	Planning and Development	The subject property is within the North I-4 Corridor High Intensity Planned Development - Target Industry (HIP-TI) area, Comp Plan Policy FLU 5.8.	Informational
33.	Planning and Development	The maximum allowable building height is 35 feet.	Informational
34.	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	Informational

35.	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. Access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition	Informational
36.	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) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3)	Informational
37.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on the aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1, 2018 Edition) NOTE: Fire Truck Parameters: -Inside Cramp Angle: 40 Degrees-Axle Track: 82.92 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. Turning Radius Analysis must show the apparatus entering the site and leaving the site in one path of travel through the site as it would in the physical environment in order to verify sufficient fire department access per NFPA 1, CH 18, 18.2.	Informational
38.	Public Safety - Fire Marshal	Per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020), adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
39.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

40.	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 second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA 1, CH 18, 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 in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)	Informational
41.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
42.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
43.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Poorly Drained soils.	Informational
44.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) and known drainage issues exists downstream, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge unless a drainage connection permit with FDOT is issued.	Informational
45.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east.	Informational
46.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the east across private property.	Informational
47.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational

48.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational
49.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational
50.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 330' on a Collector or Arterial roadway. These are FDOT roadways and will have to have FDOT ROW connection permits.	Informational
51.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
52.	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
53.	Public Works - Engineering	The right in and right out onto Monroe Road will have to be designed to not promote any other movements. This should be a raised driveway separator unless prohibited by FDOT.	Informational

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
<b>Comprehensive Planning</b>	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
<b>Environmental Services</b>	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
<b>Natural Resources</b>	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
<b>Public Safety - Fire Marshal</b>	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
<b>Public Works - Engineering</b>	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
<b>Building Division Review Coordinator</b>	Jay Hamm	jhamm@seminolecountyfl.gov		
<b>Impact Analysis Coordination</b>	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
<b>Building Division</b>	Jay Hamm	jhamm@seminolecountyfl.gov	Review Complete	
<b>Planning and Development</b>	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	
<b>Buffers and CPTED</b>	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388



## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-220**

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### **Title:**

#### **STARBUCKS TUSKAWILLA - PRE-APPLICATION**

**Project Number:** 23-80000021

**Project Description:** Proposed Site Plan for a fast-food restaurant on 1.17 acres in the PD Zoning District, located northeast of Aloma Avenue and Tuskawilla Road

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

**Parcel Id:** 36-21-30-513-0000-0010

**Bcc District:** 1-Dallari

**Applicant:** Drew Hill (407) 365-5775

**Consultant:** Julie Farr (407) 270-9772



*Paid: 2/10/23*

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

PROJ. #: *23-800000021*  
PM: *Annie*  
REC'D: *2/10/23*

## 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: Starbucks Tuskawilla

PARCEL ID #(S): 36-21-30-513-0000-0010

TOTAL ACREAGE: 1.17

BCC DISTRICT: District 1 - Bob Dallari

ZONING: PD

FUTURE LAND USE: PD

### APPLICANT

NAME: Drew Hill

COMPANY: Hill / Gray Seven LLC

ADDRESS: 1350 City View Center

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-365-5775 x1

EMAIL: drew@hillgrayseven.com

### CONSULTANT

NAME: Julie Farr

COMPANY: Z Development Services

ADDRESS: 708 E. Colonial Dr, Ste. 100

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-270-9772

EMAIL: permits@zdevelopmentservices.com

### PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed demolition of existing building and construction of a Fast Food Restaurant w/Drive through with associated site and utility work.

☐ SUBDIVISION

☐ LAND USE AMENDMENT

☐ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

### STAFF USE ONLY

COMMENTS DUE: *2/17*

COM DOC DUE: *2/23*

DRC MEETING: *3/1*

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: *PD*

FLU: *Hiptr*

LOCATION: *NE of Aloma Ave*

W/S: *Seminole County*

BCC: *F-Dallari*

*& tuskawilla road*

*Agenda: 2/24*



February 10, 2023

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

RE: Narrative - 3645 Aloma Avenue, Oviedo, FL 32765

To Whom It May Concern,

We are requesting a pre-application meeting for the above referenced site. We are proposing to demolish the existing site and construct a new Starbucks Restaurant with a drive through and associated site and utility improvements. The new building will be approximately 2,700 sf and thirty-three (33) parking spaces will be provided. Sixty-five (65) seats are proposed, twenty-four (24) of which will be outdoor seating.

Please feel free to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Farr', with a stylized flourish at the end.

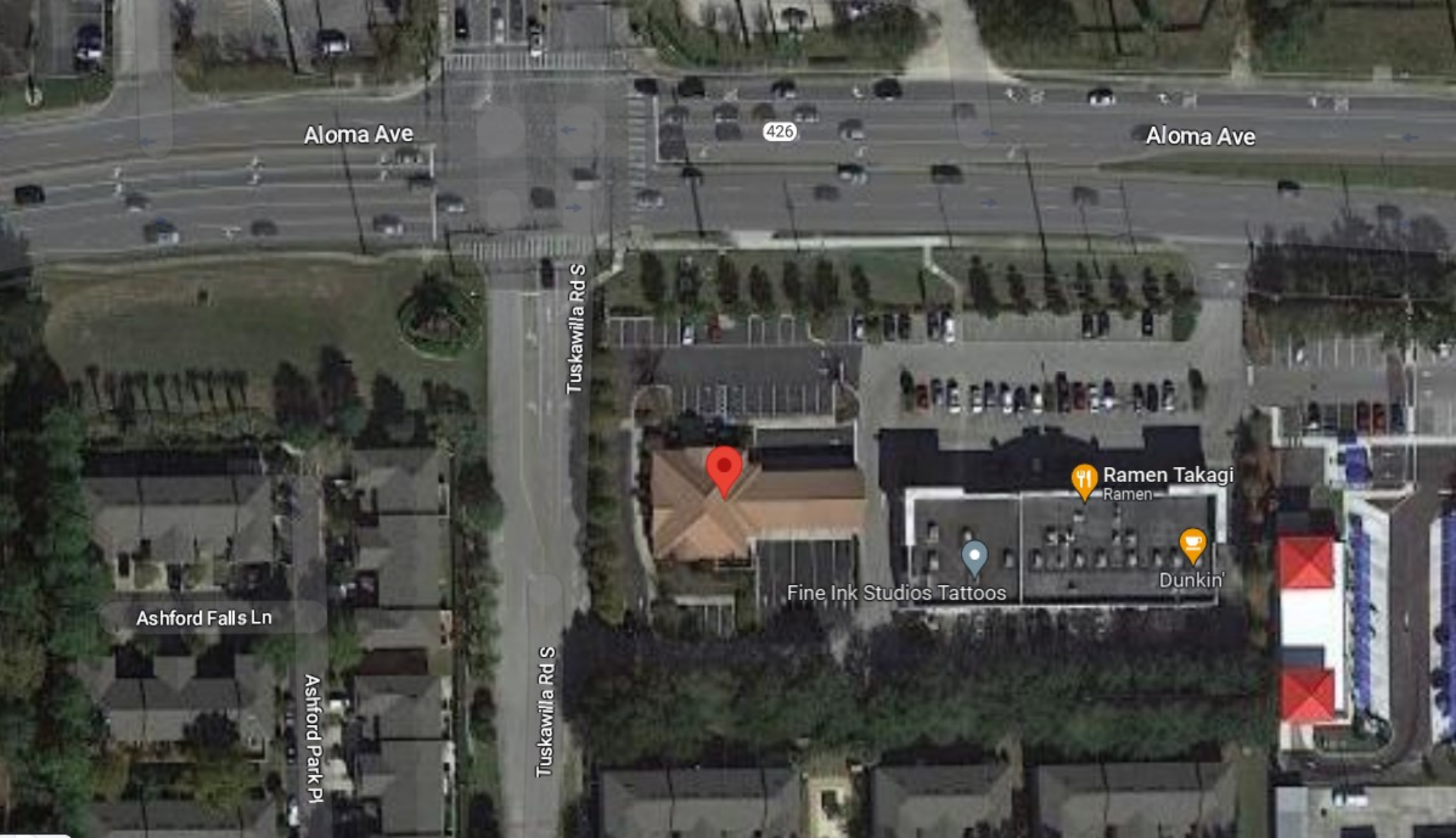
Julie Farr  
Project Manager / Government Relations

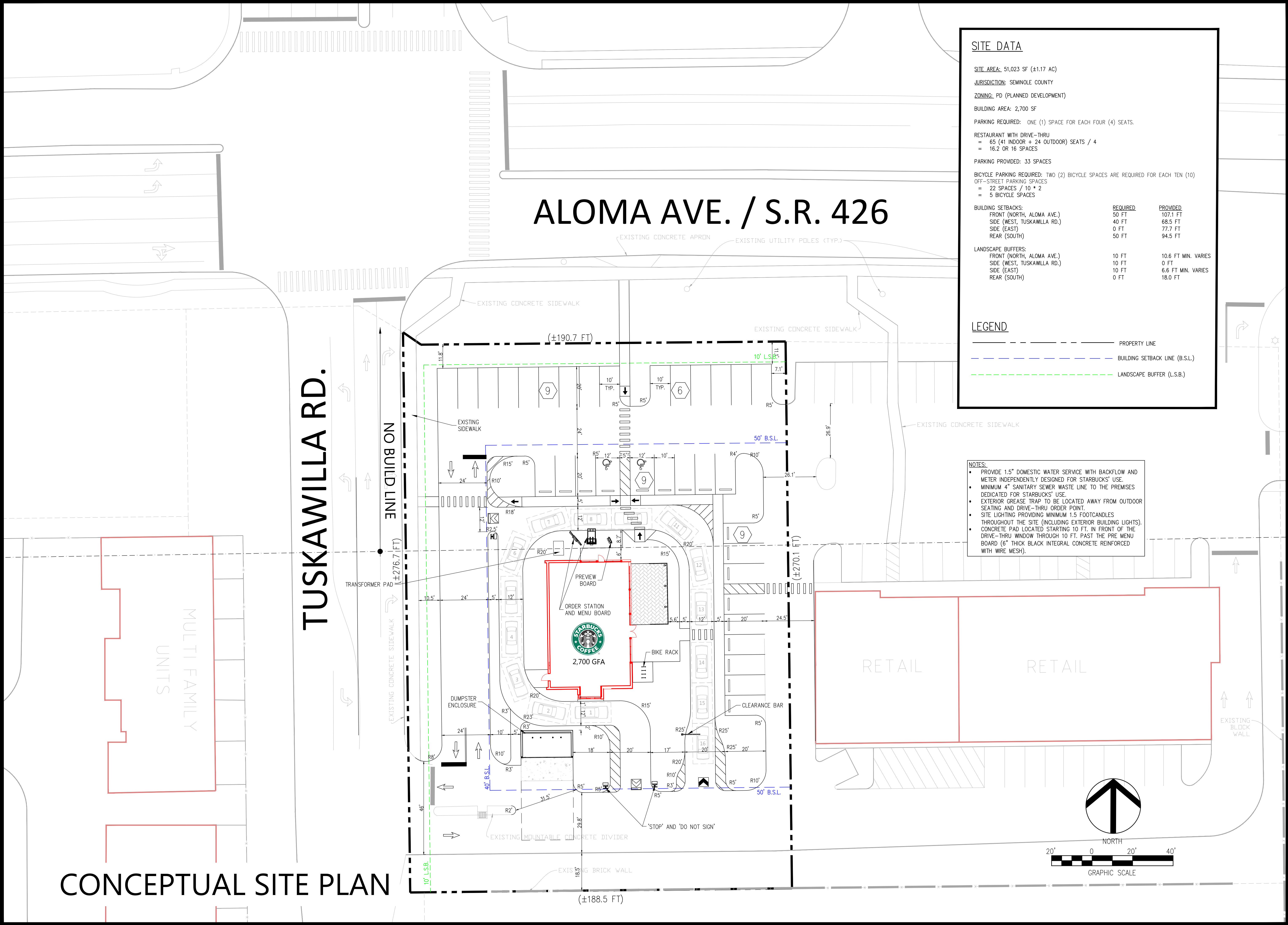
708 E. Colonial Drive, Suite 100  
Orlando, Florida 32803

Phone: (407) 271-8910  
Fax: (407) 442-0604

Providing **commercial development** services with an emphasis on **client satisfaction**  
[www.zdevelopmentservices.com](http://www.zdevelopmentservices.com)







SITE DATA

**SITE AREA:** 51,023 SF (±1.17 AC)

**JURISDICTION:** SEMINOLE COUNTY

**ZONING:** PD (PLANNED DEVELOPMENT)

**BUILDING AREA:** 2,700 SF

**PARKING REQUIRED:** ONE (1) SPACE FOR EACH FOUR (4) SEATS.

**RESTAURANT WITH DRIVE-THRU**  
= 65 (41 INDOOR + 24 OUTDOOR) SEATS / 4  
= 16.2 OR 16 SPACES

**PARKING PROVIDED:** 33 SPACES

**BICYCLE PARKING REQUIRED:** TWO (2) BICYCLE SPACES ARE REQUIRED FOR EACH TEN (10) OFF-STREET PARKING SPACES  
= 22 SPACES / 10 \* 2  
= 5 BICYCLE SPACES

<b>BUILDING SETBACKS:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT (NORTH, ALOMA AVE.)	50 FT	107.1 FT
SIDE (WEST, TUSKAWILLA RD.)	40 FT	68.5 FT
SIDE (EAST)	0 FT	77.7 FT
REAR (SOUTH)	50 FT	94.5 FT

**LANDSCAPE BUFFERS:**

FRONT (NORTH, ALOMA AVE.)	10 FT	10.6 FT MIN. VARIES
SIDE (WEST, TUSKAWILLA RD.)	10 FT	0 FT
SIDE (EAST)	10 FT	6.6 FT MIN. VARIES
REAR (SOUTH)	0 FT	18.0 FT

LEGEND

----- PROPERTY LINE

----- BUILDING SETBACK LINE (B.S.L.)

----- LANDSCAPE BUFFER (L.S.B.)

- NOTES:
- PROVIDE 1.5" DOMESTIC WATER SERVICE WITH BACKFLOW AND METER INDEPENDENTLY DESIGNED FOR STARBUCKS' USE.
  - MINIMUM 4" SANITARY SEWER WASTE LINE TO THE PREMISES DEDICATED FOR STARBUCKS' USE.
  - EXTERIOR GREASE TRAP TO BE LOCATED AWAY FROM OUTDOOR SEATING AND DRIVE-THRU ORDER POINT.
  - SITE LIGHTING PROVIDING MINIMUM 1.5 FOOTCANDLES THROUGHOUT THE SITE (INCLUDING EXTERIOR BUILDING LIGHTS).
  - CONCRETE PAD LOCATED STARTING 10 FT. IN FRONT OF THE DRIVE-THRU WINDOW THROUGH 10 FT. PAST THE PRE MENU BOARD (6" THICK BLACK INTEGRAL CONCRETE REINFORCED WITH WIRE MESH).

Z DEVELOPMENT

s e r v i c e s

CA 29354

708 E. COLONIAL DR., STE 100  
ORLANDO, FL 32803

PH: (407) 271-8910  
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

STARBUCKS TUSKAWILLA  
3645 ALOMA AVE.  
OVIEDO, FL  
32765

DATE: 02/07/23  
DRAWN: BA  
CHECKED: RZ

CP5

PROJECT NO: 2023.103

50



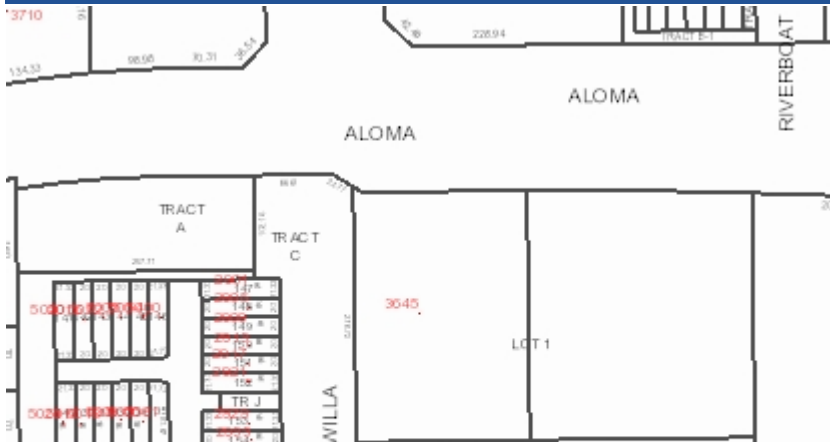
# Property Record Card



**Parcel** 36-21-30-513-0000-0010

**Property Address** 3645 ALOMA AVE OVIEDO, FL 32765

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	36-21-30-513-0000-0010
<b>Owner(s)</b>	FIFTH THIRD BANK
<b>Property Address</b>	3645 ALOMA AVE OVIEDO, FL 32765
<b>Mailing</b>	C/O SLK GLOBAL SOLUTIONS AMERICA 2727 LYNDON B JOHNSON FWY STE 806 DALLAS, TX 75234-7334
<b>Subdivision Name</b>	TRINITY CENTER
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	23-FINANCIAL INSTITUTE
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$402,785	\$403,156
<b>Depreciated EXFT Value</b>	\$58,318	\$59,590
<b>Land Value (Market)</b>	\$814,148	\$814,148
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,275,251	\$1,276,894
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,275,251	\$1,276,894

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$17,120.72

**2022 Tax Bill Amount** \$17,120.72

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

W 188.17 FT OF LOT 1  
TRINITY CENTER  
PB 61 PGS 92 & 93  
&  
SEC 36 TWP 21 RGE 30E  
BEG 131.81 FT N 88 DEG 28 MIN 16 SEC W & 20 FT W OF NE COR TRINITY CENTER RUN S 48.5 FT W 270 FT N 49.5 FT E 270 FT TO BEG (LESS BEG 12.37 FT S 58 DEG 17 MIN 27 SEC E & 178.60 FT E OF NW COR OF LOT 1 TRINITY CENTER PB 61 PGS 92 - 93 RUN S 49.50 FT E 91.58 FT N TO PT E OF BEG W TO BEG)

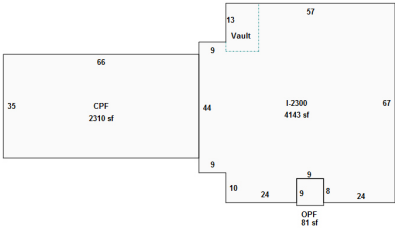


Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,275,251	\$0	\$1,275,251
SJWM(Saint Johns Water Management)	\$1,275,251	\$0	\$1,275,251
FIRE	\$1,275,251	\$0	\$1,275,251
COUNTY GENERAL FUND	\$1,275,251	\$0	\$1,275,251
Schools	\$1,275,251	\$0	\$1,275,251

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	08/01/2007	06808	0774	\$1,900,300	Yes	Improved
QUIT CLAIM DEED	04/01/2007	06661	1765	\$100	No	Improved
WARRANTY DEED	12/01/2005	06052	1185	\$1,250,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			49223	\$16.54	\$814,148

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	WOOD BEAM/COLUMN	2006	1	4143.00	STUCCO W/WOOD OR MTL STUDS	\$402,785	\$500,354	Description	Area
								CARPORT FINISHED	2310.00
								OPEN PORCH FINISHED	81.00



Sketch by Ryan Skarich

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
01149	NEW BANK BUILDING; PAD PER PERMIT 3645 ALOMA AVE	County	\$713,320	8/18/2006	2/1/2006
02264	CONSTRUCTION SIGN; PAD PER PERMIT 3635 ALOMA AVE	County	\$350		2/28/2006
11431	WALL - QUIZNO'S SUB - #1029; PAD PER PERMIT 3635 ALOMA AVE	County	\$2,300		10/9/2006
01322	WALL SIGN - LABELLA VISTA PIZZA - #1009	County	\$4,500		2/8/2007
01200	CHANNEL LETTER ON RACEWAY - LV NAILS - SUITE #1005	County	\$2,200		2/6/2007
10748	WALL SIGN - TIAJUANA FLATS - #1021; PAD PER PERMIT 3635 ALOMA AVE	County	\$1,200		9/20/2006
02228	INSTALLING GREASE HOOD - LA BELLA VISTA PIZZERIA - #1009	County	\$14,000		3/6/2007
02241	INSTALL CABLE TV WIRING FOR FUTURE USE - DUNKIN DONUTS	County	\$950		3/6/2007
03089	ELECTRIC TO MONUMENT SIGN	County	\$1,800		3/27/2007
05143	2 WALL SIGNS & MONUMENT SIGN; PAD PER PERMIT 3647 ALOMA AVE	County	\$8,000		5/3/2006
00766	GROUND SIGN; PAD PER PERMIT 3633 ALOMA AVE	County	\$14,000		1/24/2007
02830	WALL SIGN - EVOLUTIONS SALON - #1025	County	\$2,150		3/20/2007
01654	CHANNEL LETTER ON RACE WAY & FACE LIT CHANNEL LETTER - #1001 - DUNKIN DONUTS/BASKIN ROBBINS	County	\$2,200		2/16/2007
00443	RANGE HOOD SUPPRESSION SYSTEM - #1021	County	\$800		1/16/2007
07568	1 MONUMENTAL SIGN, 2 WALL SIGNS, 8 PARKING SIGNS, & 7 DRIVE-THRU SIGNS	County	\$16,000		9/21/2011
13436	CHANNEL/NEON SIGN - WIRELESS TOYZ - #1033; PAD PER PERMIT 3635 ALOMA AVE	County	\$6,700		12/5/2006
08675	ATM INSTALLATION	County	\$12,000		11/8/2011

Extra Features				
Description	Year Built	Units	Value	New Cost
BRICK WALKWAY	01/01/2006	105	\$480	\$835
FACE BLOCK WALL	01/01/2006	276	\$1,075	\$1,869
POLE LIGHT STEEL 1 ARM	01/01/2006	3	\$3,534	\$3,534
COMMERCIAL ASPHALT DR 2 IN	01/01/2006	31,923	\$37,446	\$65,123
WALKS CONC COMM	01/01/2006	2,337	\$5,442	\$9,465
POLE LIGHT STEEL 2 ARM	01/01/2006	3	\$9,240	\$9,240
COMMERCIAL CONCRETE DR 4 IN	01/01/2006	469	\$1,101	\$1,914

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development	HIPTR	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 30 - Susan Plasencia	Dist 9 - Jason Brodeur	68

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



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

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

**Receipt Details**

**Date:** 2/10/2023 4:41:11 PM  
**Project:** 23-80000021  
**Credit Card Number:** 44\*\*\*\*\*3144  
**Authorization Number:** 010740  
**Transaction Number:** 100223O3A-6979B599-15C3-4E52-AE40-1028BE5026AC  
**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

<b>PROJECT NAME:</b>	<b>STARBUCKS TUSKAWILLA - PRE-APPLICATION</b>	<b>PROJ #: 23-80000021</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/10/23	
RELATED NAMES:	EP DREW HILL	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	36-21-30-513-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FAST-FOOD RESTAURANT ON 1.17 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	1.17	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	PD	
LOCATION	NORTHEAST OF ALOMA AVENUE AND TUSKAWILLA ROAD	
FUTURE LAND USE-	HIPTR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
DREW HILL HILL/GRAY SEVEN LLC 1350 CITY VIEW CENTER OVIEDO FL 32765 (407) 365-5775 DREW@HILLGRAYSEVEN.COM	JULIE FARR Z DEVELOPMENT SERVICES 708 E COLONIAL DR SUITE 100 ORLANDO FL 32803 (407) 270-9772 PERMITS@ZDEVELOPMENTSERVICES.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

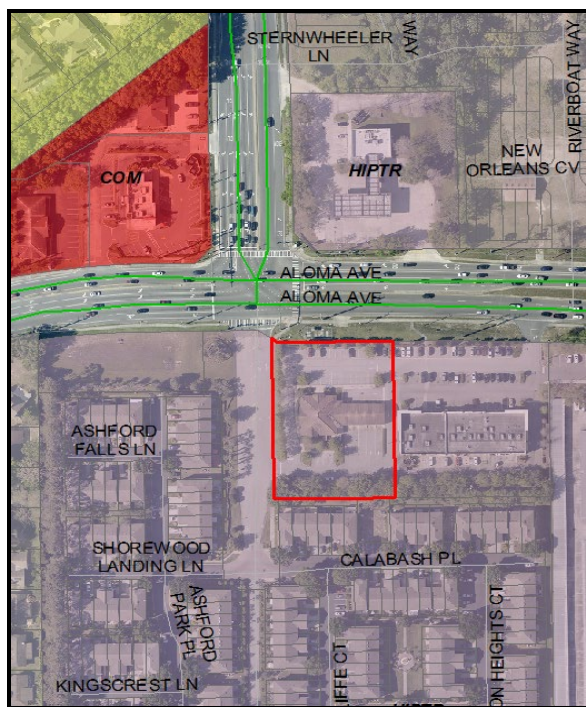
- The Trinity Retail Center PD allows C-1 (Retail Commercial) permitted uses.
- The proposed Starbucks coffee shop is a permitted use within C-1 (Retail Commercial).
- The Applicant will be required to design the site to the Performance Standards in Part 68 of the Seminole County Land Development Code.

## PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial





**AGENCY/DEPARTMENT COMMENTS**

No.	Group Name	Reviewer Comment	Status
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.	Informational
2.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
3.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
4.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
5.	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 access to a door: Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition, when the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED) Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. The angle of approach and departure for fire department access roads shall not exceed 1 foot drop in 20 feet. (NFPA 1, 18.2.3).	Informational
6.	Public Safety - Fire Marshal	Per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020), adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
7.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm	Informational

<b>8.</b>	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A second entrance/exit might be required per the AHJ if the response time for emergency is exceeded. (FFPA1, CH 18, 18.2.3.3 Multiple access roads).</p> <p>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).</p> <p>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).</p> <p>5) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>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 in the roadway in accordance with NFPA 1, chapter 18.5.10 (2018)</p>	Informational
<b>9.</b>	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
<b>10.</b>	Impact Analysis Coordination	A Traffic Impact Study (TIS) will be required for the proposed use. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Informational
<b>11.</b>	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
<b>12.</b>	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
<b>13.</b>	Buffers and CPTED	The Trinity Retail Center Developer's Commitment Agreement requires landscape buffering consistent with the Seminole County Land Development Code. Additional landscaping may be required depending on extent of changes to site.	Informational
<b>14.</b>	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements.	Informational
<b>15.</b>	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
<b>16.</b>	Buffers and CPTED	The existing sidewalk on the west boundary does not count towards planting area and would not be counted towards the buffer width. Existing landscaping should remain along all property boundaries.	Informational



17.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p>	Informational
18.	Planning and Development	The property is within the Trinity Retail Center PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement, Development Order and Master Plan/Site Plan.	Informational
19.	Planning and Development	The Trinity Retail PD DCA states, any proposed development must meet the setbacks in the C-1 Zoning district that are: 25' Front Yard, 10' Rear yard, 0' Side Yard, 25' Side Street.	Informational
20.	Planning and Development	The proposed use of a coffee shop is permitted in Trinity Retail Center PD.	Informational
21.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>	Informational
22.	Planning and Development	<p>Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30.</p> <p><b>Parking requirements for the subject use are: Restaurant or Other Eating Establishments. One (1) space for each four (4) seats.</b></p>	Informational
23.	Planning and Development	<p>Buffer regulations can be found here:  <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L_ASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67L_ASCBU</a></p>	Informational
24.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.) Please be aware of the residential subdivision to the south of the proposed development. There is a 50' lighting setback from any area zoned residential.	Informational
25.	Environmental Services	The existing building is currently being served with potable water and sanitary sewer by Seminole County. Due to the change in use, the new building may require grease traps.	Informational
26.	Public Works - Engineering	No specific traffic issues noted.	Informational
27.	Public Works - Engineering	No specific drainage issues noted as this is part of a master drainage system. Please note that if there is any additional impervious proposed the system will have to be re-evaluated.	Informational
28.	Comprehensive Planning	The Future Land Use is High Intensity HIP-TR- High Intensity Planned Development (Transitional Areas). This land use has a floor area ratio of 0.35 and allows for commercial uses.	Informational

<b>29.</b>	Planning and Development	Per the Trinity Retail Center DCA Condition 4 - Dumpsters and mechanical units shall be located and/or screened so they are not to be visible from SR 426 or Trinity Bay Subdivision. Dumpster enclosures must have decorative three sided wall enclosure. Based on the proposed plan submitted in the pre-application, the dumpster will need to be relocated somewhere else on site.	Informational
<b>30.</b>	Planning and Development	Per the Trinity Retail Center DCA Condition 6 - parking spaces of 9.5' x 18' in width shall be permitted on the commercial parcels only.	Informational
<b>31.</b>	Planning and Development	The Trinity Center Retail DCA states for open space for commercial parcels will be provided per the Land Development Code requirements. Per Sec. 30.1344 (b) - the required 25% open space under the site data.	Informational
<b>32.</b>	Planning and Development	Hours of operation will be required on the site plan data.	Informational
<b>33.</b>	Planning and Development	Please show building height, dimension of all structures on site. The maximum height of the building cannot exceed 35' in height.	Informational

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Status	Reviewer Comments
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Review Complete	Paul Zimmerman, PE (407) 665-2040
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	
Planning and Development	Annie Sillaway	asillaway@seminolecountyfl.gov	Review Complete	407-665-7936
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	No Review Required	
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Review Complete	Jim Potter 407 665 5764
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	Review Complete	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	Review Complete	Please see informational checklist items. Tony Coleman, 407-665-7581

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-211**

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### **Title:**

#### **SW OFFICE BUILDING - SITE PLAN**

**Project Number:** 23-06000005

**Project Description:** Proposed Site Plan for an office building on .12 acres, in the C-1 Zoning District, located northwest of West 22nd Street and Southwest Road

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

**Parcel Id:** 35-19-30-517-1300-0140

**Bcc District:** 5-Herr

**Applicant:** Alejandro Gonzalez (407) 715-5427

**Consultant:** Jose Arvelo (407) 832-1390

RECEIVED  
JAN 12 2022

SEMINOLE COUNTY  
PLANNING & DEVELOPMENT  
DIVISION

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

PROJ. #:

23-0600005

Jay

RECEIVED

JAN 12 2022

PLANNING & DEVELOPMENT  
DIVISION

### SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

#### APPLICATION TYPES/FEES

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

#### PROJECT

PROJECT NAME: SW OFFICE BUILDING			
PARCEL ID #(S): 35-19-30-517-1300-0140			
DESCRIPTION OF PROJECT: 800 SQFT OFFICE BUILDING SITE			
EXISTING USE(S): VACANT LOT		PROPOSED USE(S): OFFICE	
ZONING: C-1	FUTURE LAND USE: COM	TOTAL ACREAGE: 0.12	BCC DISTRICT: 5-HERR
WATER PROVIDER: SANFORD		SEWER PROVIDER: Sanford	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA:	NEW BUILDING AREA: 800	TOTAL: 800	
EXISTING PAVEMENT AREA:	NEW PAVEMENT AREA: 2,516	TOTAL: 2,516	
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 3,316			
(TOTAL SQUARE FEET OF NEW ISA 3,316 / 1,000 = 3.316) x \$25 + \$2,500 = FEE DUE: 2,582.9			
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

1.2 acres

2,583.00



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

NAME: Alejandro Gonzalez

COMPANY: ACAM Investments, LLC

ADDRESS: 988 Westwood Sq, Ste 1002

CITY: Oviedo

STATE: FL

ZIP: 32765-6566

PHONE: 407-715-5427

EMAIL: acam.oviedo@gmail.com

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

NAME: Jose Arvelo

COMPANY: Professional Engineering Management, Inc

ADDRESS: 9582 Cypress Pine St

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 407-832-1390

EMAIL: aarvelo@usapem.com

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ACAM Investments, LLC

ADDRESS: 988 Westwood Sq, Ste 1002

CITY: Oviedo

STATE: FL

ZIP: 32765-6566

PHONE: 407-715-5427

EMAIL: acam.oviedo@gmail.com

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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

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

VESTING:

TEST NOTICE:

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

- ☐ Not applicable

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

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE

01/10/2023



# 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, Alejandro R. Gonzalez, the owner of record for the following described property (Tax/Parcel ID Number) 35-19-30-517-1300-0140 hereby designates Jose Arvelo to act as my authorized agent for the filing of the attached application(s) for:

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

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

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

Date 1/20/23

  
 Property Owner's Signature  
Alejandro Gonzalez  
 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 Alejandro Gonzalez (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL drivers license as identification, and who executed the foregoing instrument and sworn an oath on this 20th day of January, 2023.



Megan Hanrahan  
 Notary Public



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

## Detail by Entity Name

Florida Limited Liability Company  
ACAM INVESTMENTS, LLC

### Filing Information

**Document Number** L17000193504  
**FEI/EIN Number** 82-2813862  
**Date Filed** 09/18/2017  
**Effective Date** 09/18/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

988 WESTWOOD SQ  
 STE 1002  
 OVIEDO, FL 32765

Changed: 02/04/2022

### Mailing Address

988 WESTWOOD SQ  
 STE 1002  
 OVIEDO, FL 32765

Changed: 02/04/2022

### Registered Agent Name & Address

tax care inc  
 988 WESTWOOD SQ  
 STE 1002  
 OVIEDO, FL 32765-9070

Name Changed: 01/12/2022

Address Changed: 01/12/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title President

Gonzalez, Alejandro Rafael

1603 woodchuck ct  
Winter springs, FL 32708

Title VP

Gonzalez, Carol Maria  
1603 woodchuck ct  
Winter springs, FL 32708

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/26/2021
2022	01/12/2022
2023	01/11/2023

#### **Document Images**

<a href="#">01/11/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/18/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# Property Record Card



**Parcel** 35-19-30-517-1300-0140

**Property Address** SOUTHWEST RD SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

Parcel	35-19-30-517-1300-0140		2023 Working Values	2022 Certified Values
Owner(s)	ACAM INVESTMENTS LLC	Valuation Method	Cost/Market	Cost/Market
Property Address	SOUTHWEST RD SANFORD, FL 32771	Number of Buildings	0	0
Mailing	988 WESTWOOD SQ STE 1002 OVIEDO, FL 32765-6566	Depreciated Bldg Value		
Subdivision Name	LOCKHARTS SUBD	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$19,233	\$18,520
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$19,233	\$18,520
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$5,927	\$6,424
		P&G Adj	\$0	\$0
		Assessed Value	\$13,306	\$12,096

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$248.32**

**2022 Tax Savings with Exemptions**

**\$51.06**

**2022 Tax Bill Amount**

**\$197.26**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 14 BLK 13  
LOCKHARTS SUBD  
PB 3 PG 70

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,306	\$0	\$13,306
SJWM(Saint Johns Water Management)	\$13,306	\$0	\$13,306
FIRE	\$13,306	\$0	\$13,306
COUNTY GENERAL FUND	\$13,306	\$0	\$13,306
Schools	\$19,233	\$0	\$19,233



## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	05/01/2019	09352	0440	\$10,400	No	Vacant
QUIT CLAIM DEED	05/01/2006	06252	0881	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			5936	\$3.24	\$19,233

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

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

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
38.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

## Political Representation

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

## School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary

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

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

**Receipt Details**

**Date:** 1/18/2023 9:47:30 PM  
**Project:** 23-06000005  
**Credit Card Number:** 47\*\*\*\*\*8619  
**Authorization Number:** 184672  
**Transaction Number:** 180123C2A-03E1A5A5-4BB4-4BC6-B2BE-5E3AE88C2149  
**Total Fees Paid:** 2872.82

**Fees Paid**

<b>Description</b>	<b>Amount</b>
MINOR CONCURRENCY TEST	250.00
CC CONVENIENCE FEE -- PZ	39.82
SITE PLAN	2583.00
Total Amount	2872.82

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

**Comment Document – Initial Submittal**

<b>PROJECT NAME:</b>	<b>SW OFFICE BUILDING - SITE PLAN</b>	<b>PROJ #: 23-06000005</b>
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/19/23	
RELATED NAMES:	EP JOSE ARVELO	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-19-30-517-1300-0140	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE BUILDING ON 0.12 ACRES IN THE C-1 ZONING DISTRICT	
NO OF ACRES	.12	
BCC DISTRICT	ANDRIA HERR	
CURRENT ZONING	C-1	
LOCATION	NORTH WEST OF WEST 22 <sup>ND</sup> STREET AND SOUTHWEST ROAD	
LOCATION PART 2		
FUTURE LAND USE	COM	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ALEJANDRO GONZALEZ 988 WESTWOOD SQUARE SUITE 1002 OVIEDO FL 32765 (407) 715-5427 ACAM.OVIEDO@GMAIL.COM	JOSE ARVELO PROFESSIONAL ENGINEERING MANAG 9582 CYPRESS PINE ST ORLANDO FL 32827 (407) 832-1390 AARVELO@USAPEM.COM	

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

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

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

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

**AGENCY/DEPARTMENT COMMENTS**

	<b>Group</b>	<b>Reviewer Comment</b>	<b>Status</b>
--	--------------	-------------------------	---------------

1.	Buffers and CPTED	Please show the landscaping on the site plan or provide a landscape plan and include a table that indicates the number of each type of plant, caliper size, buffer opacity and width for each buffer.	Not Met
2.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list. Be aware palms do not count towards buffer requirements.	Not Met
3.	Buffers and CPTED	Please provide the building height in order for staff to conduct the full buffer analysis.	Informational
4.	Buffers and CPTED	At this time, staff estimates the following buffer requirements: (north: 0.2, 10' width) (east: 0.4, 15' width) (south: 0.3, 15' width) (east: 0.2, 10' width). The landscape buffer and details must be shown on the site plan, or provide a landscape plan.	
5.	Buffers and CPTED	Due to the nonconforming residential use on the south boundary, the south buffer may be reduced by 50%.	
6.	Building Division	All structures that are required to be accessible per the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure. No action required at this time.	Informational
7.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. No action required at this time.	Informational
8.	Building Division	In accordance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. No action required at this time.	Informational
9.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits. No action required at this time.	Informational
10.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements. No action required at this time.	Informational
11.	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	Not Met

		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	
12.	Natural Resources	Although the application states that no trees will be removed, county aerial imagery shows the site is heavily wooded. Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)	Not Met
13.	Natural Resources	All replacement trees shall be Florida Nursery grade Number 1 or better. SCLDC 60.23(b)	Informational
14.	Natural Resources	All replacement trees shall be from the preferred or acceptable tree species list, unless approved by the County. SCLDC 60.23(b)	Informational
15.	Natural Resources	All replacement and new trees shall be planted at least four (4) feet away from any building, sidewalk, road or structure. 60.23(c)	Informational
16.	Natural Resources	No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b)	Informational
17.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
18.	Planning and Development	On Site Plan Sheet under Site Data table please add the following information:  Proposed use of building = Proposed number of stories = Proposed building height = Maximum allowable F.A.R = 0.35 Proposed F.A.R. = Required Open Space = 25% Proposed Open Space = Provide % and breakdown calculation  Proposed Building Setbacks: North = X ft, South = X ft, West = X ft, East = X ft.	Not Met
19.	Planning and Development	Under Parking Calculation add the following note: Parking Stall Size = 10 ft X 20 ft	Not Met
20.	Planning and Development	Please Correct Scale on site plan sheet.	Not Met
21.	Planning and Development	Provide a line symbol legend for Site Plan sheet.	Not Met
22.	Planning and Development	Provide dimensions for all property lines.	Not Met



23.	Planning and Development	On Site Plan sheet show abutting streets and/or alleys; show abutting properties and provide the parcel number and FLU/Zoning.	Not Met
24.	Planning and Development	Show location of dumpster on site.	Not Met
25.	Planning and Development	All easements, utility, drainage, and otherwise must be shown on the Site Plan sheet.	Not Met
26.	Planning and Development	Must provide a landscape plan, an irrigation plan; a tree survey; and a tree removal/replacement plan.	Not Met
27.	Planning and Development	Exterior lighting requirements. All commercial, office, industrial and multi-family development shall comply with the following exterior lighting requirements:(1)Light spillage: Illumination onto adjacent properties shall not exceed five-tenths (0.5) foot-candles.(2)Height of lighting sources:(A)All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification.	Informational
28.	Planning and Development	If outdoor lighting is proposed, please provide a Photometric plan.	Not Met
29.	Planning and Development	Please show Dumpster location and screening detail. SCLDC Sec. 30.1233(a) INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.	Not Met
30.	Planning and Development	Must provide a Threatened and Endangered Species Survey.	Not Met
31.	Planning and Development	Add the following note on Site Plan Sheet: All site lighting will require a separate permit and will meet the requirements of Seminole County Land Development Code Sec.30.1234 - Outdoor lighting requirements.	Not Met
32.	Planning and Development	Add the following note on Site Plan Sheet: A separate permit is required for Dumpsters. Dumpster will meet all requirements of Seminole County Land Development Code Sec. 30.1233. - Miscellaneous design standards.	Not Met
33.	Planning and Development	Add the following note on Site Plan Sheet: All signage will meet requirements of Seminole County Land Development Code Sec. 30.1243. - Sign standards. Signage will require a separate permit.	Not Met
34.	Planning and Development	The site is located in the City of Sanford utility service area; please submit a letter stating the City has capacity to serve the site.	Not Met

		Prior to Site Plan approval the City of Sanford must review and approve the utility plans.	
35.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
36.	Public Safety - Addressing	(POSTING) If the main entrance to the building or the building structure is set back and not readily visible from the street, address numbers shall be posted on the structure and at the entrance street or adjacent driveway to the building on both sides of a fence, mailbox or post. Numbers shall be visible from both directions of the street. SCLDC SEC 90.5(7)	Informational
37.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Informational
38.	Public Safety - Addressing	The address will be 2212 Southwest RD and the applicable fee will be charged at permitting upon the approved site plan. After the building permit is issued, the address will be released. SCLDC 90.4(A) (C)	Informational
39.	Public Safety - Addressing	(Development Name) The Site Plan name SW Office Building, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Informational
40.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Informational
41.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Informational
42.	Public Works - Engineering	A signed and sealed boundary and topographic survey is required. Survey and proposed grades shall be in NAVD88 datum. This datum should be shown on the plans. SCLDC Sec 35.61(d)	Not Met
43.	Public Works - Engineering	The parking aisle is required to be 24' wide. The drive aisle should be 24' wide.	Not Met

44.	Public Works - Engineering	The County does not allow more than 50 percent walled ponds. Even then Soil is required to the peak stage of the design storm. A 10' berm is required for the pond. No landscaping is allowed in the pond or berm. Please revise all.	Not Met
45.	Public Works - Engineering	How can the last parking space back out. provide a minimum 3' turn out. It is also not clear that a vehicle can maneuver into the parking spaces with the sidewalk as shown. Please provide a vehicle turning movement for at least an SUV showing it can make that corner. Revise accordingly.	Not Met
46.	Public Works - Engineering	The Minimum pipe size allowed is 15". Please revise accordingly.	Not Met
47.	Public Works - Engineering	Provide a copy of approved SJRWMD ERP (or letter of exemption) required prior to pre-construction meeting. (informational)	Informational
48.	Public Works - Engineering	The County requires that all stormwater pipe changes in direction have a structure associated with it. Please remove the 2 elbows.	Not Met
49.	Public Works - Engineering	Based on the information provide it is not clear that the drainage goes to the proposed connection point. Please clearly show that the drainage was included in the proposed roadway drainage system or hold the drainage onsite for the 25-year, 24-hour storm event.	Not Met
50.	Public Works - Engineering	The underdrains do not seem to work. There appears to be a bubble up across the street from the proposed inlet and the hydraulics do not seem to work. Please revise design to remove the underdrains.	Not Met
51.	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
52.	Public Works - Engineering	Please show how the roof drainage will be collected and routed to the pond. As shown a portion of the building may discharge offsite on the north roof side.	Not Met
53.	Public Works - Engineering	There are multiple issues with the drainage report. Staff does not agree with the type A soils based on the ground water table and overall soils. The Post TC needs to be 10 minutes. Please run the 100year storm to ensure that it does not breach the pond. Provide a recovery analysis. If a wall is used the horizontal infiltration rate is required to be reduced. The outfall will most likely not be allowed as this is a substandard drainage system and seems to bubble up so the underdrains will not work. Please revise the design and resubmit. Please revisit all parameters. Show all models. Note that the pond has to be modeled as CN 100 even if considered dry.	Not Met
54.	Public Works - Engineering	The silt fence as shown can not be installed without impacting sitework. Please revise the plans and or the silt fence accordingly.	Not Met
55.	Public Works -	The retaining wall can not be installed without impacting adjacent lot. Please revise the location of the retaining wall to be on this	Not Met

	Engineering	property.	
56.	Public Works - Engineering	Overall the plans do not meet County standards for drainage, access and traffic requirements. Please revise the plans to meet all County Requirements. Due to the number and nature of the comments additional comments will be possible on the resubmittal.	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 Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Corrections Required	Jim Potter 407 665 5764
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	Corrections Required	(407) 665-7388
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Corrections Required	Joy Giles
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Corrections Required	Phone: 407-665-7391
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
Public Safety - Addressing	Amy Curtis	acurtis@seminolecountyfl.gov	Approved	Amy Curtis 407-665-5191
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	Approved	

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

☒ 1<sup>st</sup> RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/20/23	The application fee allows two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Jim Potter, Maya Athanas, Sarah, Harttung
<p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p><b>Major Revision: 50% of original application fee.</b>  <b>Minor Revision: 25% of original application fee.</b></p> <p>Summary of Fees: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</a></p> <p><b>NOTE:</b> Other fees may be due: see comments for any additional fees due for your development project. (example: Addressing fee)</p> <p>REQUIRED FOR THE SECOND (2ND) AND ALL SUBSEQUENT SUBMITTALS:</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.**

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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







# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-217**

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### **Title:**

#### **NGUYEN ESTATES - PRE-APPLICATION**

**Project Number:** 23-80000020

**Project Description:** Proposed replat for four lots on 5.03 acres, in the A-1 Zoning District, located northwest of Alafaya Trail and Lake Drive

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

**Parcel ID:** 27-21-31-525-0000-0010+++

**BCC District:** 1-Dallari

**Applicant:** Bichhang Hoang

**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. #: 23-80000020  
PM: Doug  
REC'D: 2/8/23

## 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:	Nguyen estates	#3= 27.21.31.525-000.0030
PARCEL ID #(S):	#1 = 27.21.31.525-0000.0010, #2 = 27.21.31.525-0000.0020	
TOTAL ACREAGE:	5.03	BCC DISTRICT: Dallari
ZONING:	A1-	FUTURE LAND USE: LDR -

### APPLICANT

NAME:	Bichhang Hoang	COMPANY:	
ADDRESS:	2692 Running Spring Loop		
CITY:	Orlando	STATE:	FL
PHONE:	(407) 921 6003	ZIP:	32765
		EMAIL:	bichhanghoang@yahoo.com

### CONSULTANT

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

### PROPOSED DEVELOPMENT

Brief description of proposed development: lot split and reconfigure for an addition lot for new single house building				
<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
lot split - reconfiguration?				

### STAFF USE ONLY

COMMENTS DUE:	2/17	COM DOC DUE:	2/23	DRC MEETING:	3/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	LDR	LOCATION:	NW 18 Alafaya Trl
W/S:	Seminole cnty	BCC:	Dallari	& Lake drive	

February, 8th 2023

To whom its concerned.

My name is Bichhang Hoang; I am a daughter of Hung and Dung Nguyen. With the permission from my parent; I wrote this letter to ask for the permission to reconfigure the lots line and split the lot on Nguyen Estates (at address: 200, 204, and 206 Lake Drive, Oviedo, FL 32765) to add the fourth lot for new single house building.

We have total about 5.03 acres land and currently contain 3 lots:

Lot #1: 1.94 acres (Parcel: 27-21-31-525-0000-0010).

Lot #2: 1.06 acres (Parcel: 27-21-31-525-0000-0020).

Lot #3: 2.04 acres (Parcel: 27-21-31-525-0000-0030).

Now we would like to reconfigure and add the new lot #4 (about 1 acre).

This is what we propose: (with new drawing attached)

Lot #1: ~ 1.74 acres

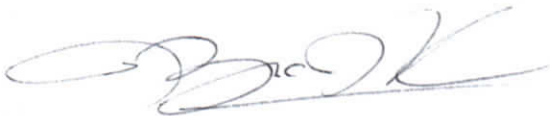
Lot #2: ~ 1.02 acre

Lot #3: ~ 1.14 acre

Lot #4: ~ 1.13 acre (propose new address: 202 Lake drive, Oviedo, FL 32765)

We are asking for permission to process the application and looking forward for your decision.

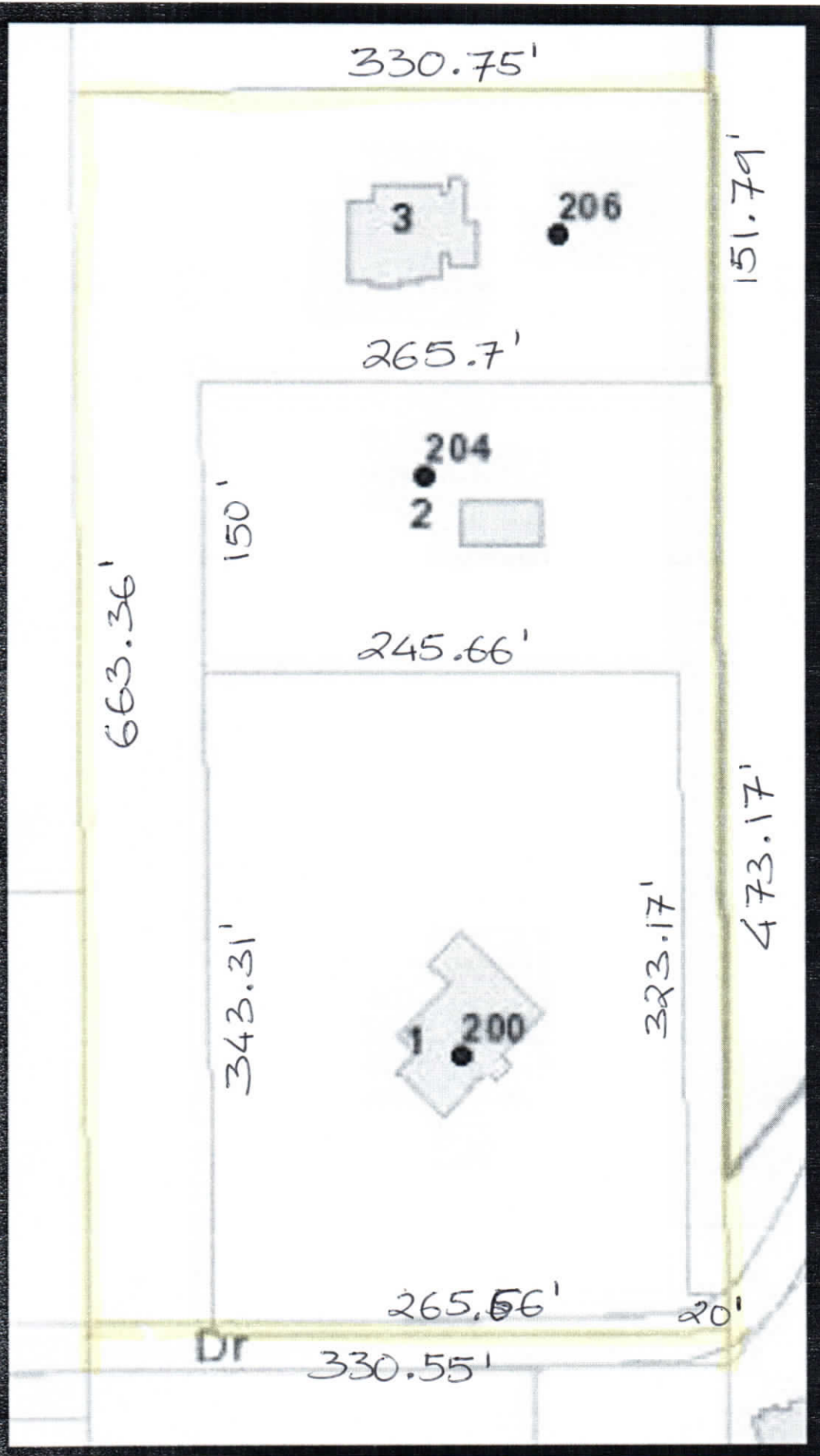
Best Regards,



Bichhang Hoang

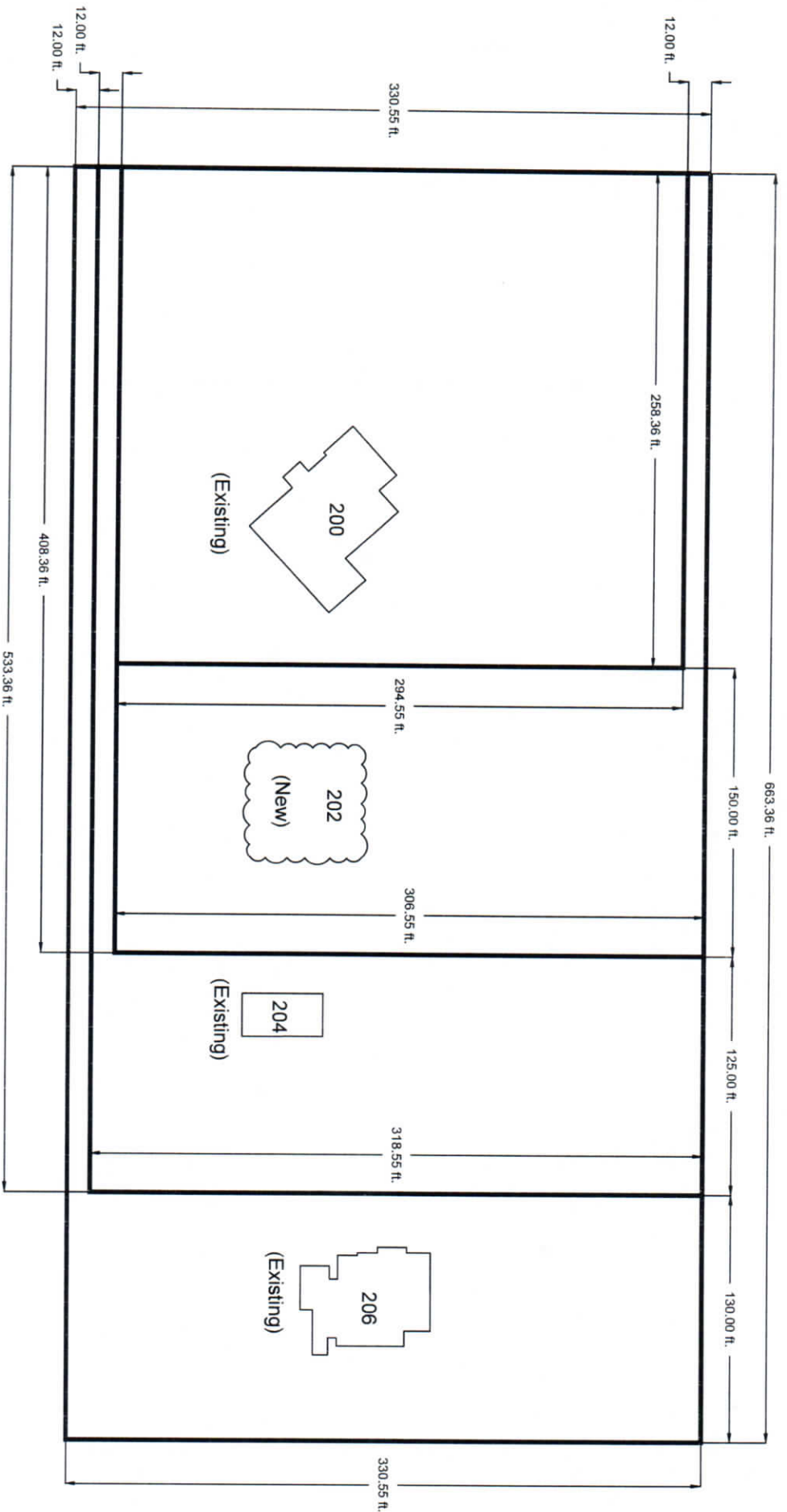
(407) 921 6003

Existing





proposed



**Nguyen's Estates Divider**  
**(Existing) 200, 204, 206**  
Lake Drive  
Oviedo, FL 32765  
**(New) 202 Lake Drive**  
Oviedo, FL 32765

NOTE: all dimensions are estimated

# Property Record Card



**Parcel** 27-21-31-525-0000-0010

**Property Address** 200 LAKE DR OVIEDO, FL 32765

## Parcel Location



## Site View



## Parcel Information

## Value Summary

Parcel	27-21-31-525-0000-0010	2023 Working Values	2022 Certified Values
Owner(s)	NGUYEN, HUNG V - Tenants in Common :25 NGUYEN, DUNG T - Tenants in Common :25 NGUYEN, HANHVAN T - Tenants in Common :50	Valuation Method	Cost/Market
Property Address	200 LAKE DR OVIEDO, FL 32765	Number of Buildings	1
Mailing	200 LAKE DR OVIEDO, FL 32765-9058	Depreciated Bldg Value	\$321,994
Subdivision Name	NGUYEN ESTATES	Depreciated EXFT Value	\$36,902
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$155,200
DOR Use Code	01-SINGLE FAMILY	Land Value Ag	
Exemptions	00-HOMESTEAD(2001)	Just/Market Value	\$514,096
AG Classification	No	Portability Adj	
		Save Our Homes Adj	\$95,750
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$418,346
			\$398,290

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$6,481.22**

**2022 Tax Bill Amount**

**\$4,562.65**

**2022 Tax Savings with Exemptions \$1,918.57**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1  
NGUYEN ESTATES  
PB 76 PG 22

## Taxes

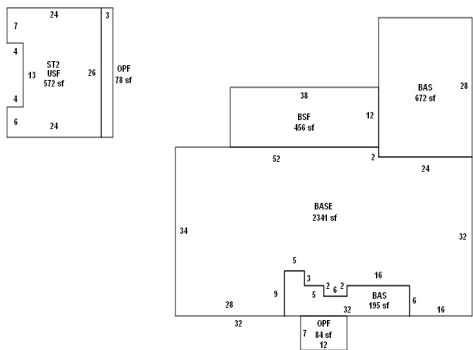
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$418,346	\$50,000	\$368,346
SJWM(Saint Johns Water Management)	\$418,346	\$50,000	\$368,346
FIRE	\$418,346	\$50,000	\$368,346
COUNTY GENERAL FUND	\$418,346	\$100,000	\$318,346
Schools	\$418,346	\$25,000	\$393,346

## Sales

Land

## Building Information

Description	Area
BASE	672.00
BASE SEMI FINISHED	456.00
BASE	195.00
OPEN PORCH FINISHED	84.00
UPPER STORY FINISHED	572.00
OPEN PORCH FINISHED	78.00



Sketch by Alex Merino™

Building 1 - Page 1

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

## Permits

## Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 2	05/01/1983	1	\$1,200	\$3,000
FIREPLACE 1	05/01/1983	1	\$1,200	\$3,000
SCREEN ENCL 3	05/01/2004	1	\$6,000	\$15,000
CARPORT 2	05/01/2008	1	\$1,502	\$3,000
POOL 2	05/01/1983	1	\$27,000	\$45,000

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	NO SERVICE	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		74
School Information								
Elementary School District			Middle School District			High School District		
Evans			Jackson Heights			Hagerty		
Copyright 2023 © Seminole County Property Appraiser								

# Property Record Card



**Parcel** 27-21-31-525-0000-0020

**Property Address** 204 LAKE DR OVIEDO, FL 32765

## Parcel Location



## Site View



## Parcel Information

## Value Summary

Parcel	27-21-31-525-0000-0020		2023 Working Values	2022 Certified Values
Owner(s)	NGUYEN, SON - Tenants in Common :50 NGUYEN, THU THUY - Tenants in Common :50	Valuation Method	Cost/Market	Cost/Market
Property Address	204 LAKE DR OVIEDO, FL 32765	Number of Buildings	1	1
Mailing	204 LAKE DR OVIEDO, FL 32765-9058	Depreciated Bldg Value	\$70,471	\$65,297
Subdivision Name	NGUYEN ESTATES	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$84,800	\$84,800
DOR Use Code	01-SINGLE FAMILY	Land Value Ag		
Exemptions	00-HOMESTEAD(2017)	Just/Market Value	\$155,271	\$150,097
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$4,281	\$3,831
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$150,990	\$146,266

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$2,012.52**

**2022 Tax Savings with Exemptions**

**\$555.22**

**2022 Tax Bill Amount**

**\$1,457.30**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2  
NGUYEN ESTATES  
PB 76 PG 22

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$150,990	\$48,355	\$102,635
SJWM(Saint Johns Water Management)	\$150,990	\$48,355	\$102,635
FIRE	\$150,990	\$48,355	\$102,635
COUNTY GENERAL FUND	\$150,990	\$48,355	\$102,635
Schools	\$150,990	\$25,000	\$125,990



Sales																		
Description						Date	Book	Page	Amount	Qualified	Vac/Imp							
QUIT CLAIM DEED						08/01/2014	08318	1149	\$100	No	Vacant							
Land																		
Method						Frontage	Depth	Units	Units Price	Land Value								
ACREAGE								1.06	\$80,000.00	\$84,800								
Building Information																		
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	2016	1	1.0	5	529	943	529	CB/STUCCO FINISH	\$70,471	\$72,650	<table><tr><th>Description</th><th>Area</th></tr><tr><td>SCREEN PORCH FINISHED</td><td>230.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>184.00</td></tr></table>	Description	Area	SCREEN PORCH FINISHED	230.00	OPEN PORCH FINISHED	184.00
Description	Area																	
SCREEN PORCH FINISHED	230.00																	
OPEN PORCH FINISHED	184.00																	
						<div><div>23</div><div>10</div><div>SPF</div><div>230 sf</div></div>												
						<div><div>23</div><div>23</div><div>BASE</div><div>529 sf</div><div>23</div></div>												
						<div><div>23</div><div>8</div><div>OPF</div><div>184 sf</div><div>23</div></div>												
Sketch by Apes Sketch																		
Building 1 - Page 1																		
** Year Built (Actual / Effective)																		
Permits																		
Permit #	Description								Agency	Amount	CO Date	Permit Date						
05821	07/31/2015 02:19:29 PM Created by: Kim Permit Key 12015052905821 was added!								County	\$66,666	4/14/2016	5/29/2015						
Extra Features																		
Description						Year Built		Units	Value	New Cost								
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			74								
School Information																		
Elementary School District				Middle School District				High School District										
Evans				Jackson Heights				Hagerty										
Copyright 2023 © Seminole County Property Appraiser																		

# Property Record Card



**Parcel** 27-21-31-525-0000-0030

**Property Address** 206 LAKE DR OVIEDO, FL 32765

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	27-21-31-525-0000-0030
<b>Owner(s)</b>	NGUYEN, NAM
<b>Property Address</b>	206 LAKE DR OVIEDO, FL 32765
<b>Mailing</b>	206 LAKE DR OVIEDO, FL 32765-9058
<b>Subdivision Name</b>	NGUYEN ESTATES
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(2014)
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$263,442	\$242,163
<b>Depreciated EXFT Value</b>	\$17,351	\$17,715
<b>Land Value (Market)</b>	\$142,800	\$142,800
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$423,593	\$402,678
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$95,699	\$84,334
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$327,894	\$318,344

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$5,399.15**

**2022 Tax Bill Amount**

**\$3,734.48**

**2022 Tax Savings with Exemptions \$1,664.67**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3  
NGUYEN ESTATES  
PB 76 PG 22

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$327,894	\$50,000	\$277,894
SJWM(Saint Johns Water Management)	\$327,894	\$50,000	\$277,894
FIRE	\$327,894	\$50,000	\$277,894
COUNTY GENERAL FUND	\$327,894	\$50,000	\$277,894
Schools	\$327,894	\$25,000	\$302,894

Sales													
Description						Date	Book	Page	Amount	Qualified	Vac/Imp		
WARRANTY DEED						10/01/2011	07650	0493	\$30,000	No	Vacant		
Land													
Method						Frontage	Depth	Units	Units Price	Land Value			
ACREAGE								2.04	\$70,000.00	\$142,800			
Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	2012	2	2.0	9	2,470	2,961	2,470	CB/STUCCO FINISH	\$263,442	\$274,419	Description	Area
												OPEN PORCH FINISHED	420.00
												OPEN PORCH FINISHED	71.00
<div><p>Sketch by Apex Sketch</p></div>													
Building 1 - Page 1													
** Year Built (Actual / Effective)													
Permits													
Permit #	Description								Agency	Amount	CO Date	Permit Date	
06908	POOL W/SPA								County	\$25,900		9/13/2012	
08412	POOL ENCLOSURE								County	\$4,740		11/8/2012	
09826	NEW SFR								County	\$264,316	8/31/2012	12/30/2011	
Extra Features													
Description								Year Built	Units	Value	New Cost		
SHED								05/01/2012	1	\$0			
WOOD UTILITY BLDG								05/01/2004	480	\$2,304	\$5,760		
GAS HEATER								05/01/2012	1	\$642	\$1,605		
SPA								05/01/2012	1	\$6,844	\$10,800		
PATIO 2								05/01/2012	1	\$2,175	\$3,000		
SCREEN ENCL 2								05/01/2012	1	\$5,386	\$8,500		

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		74
School Information								
Elementary School District			Middle School District			High School District		
Evans			Jackson Heights			Hagerty		
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2/08/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:02:34  
 PROJ # 23-80000020 RECEIPT # 0041092  
 OWNER:  
 JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	00000000640	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	NGUYEN ESTATES	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	



**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](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 02/24/2023**, in order to place you on the Wednesday, 03/01/2023 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.**

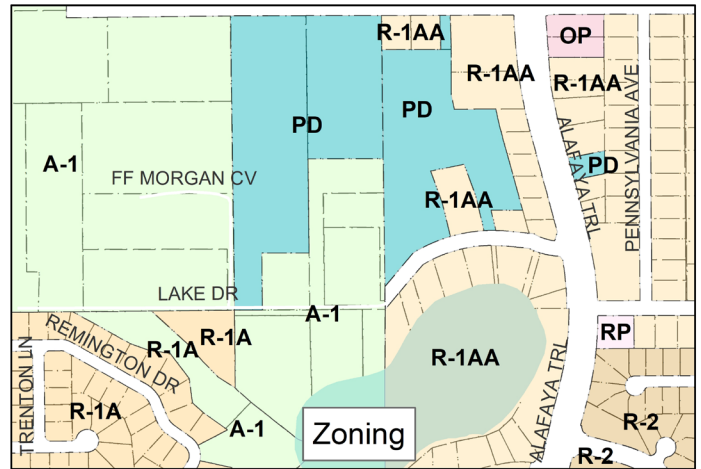
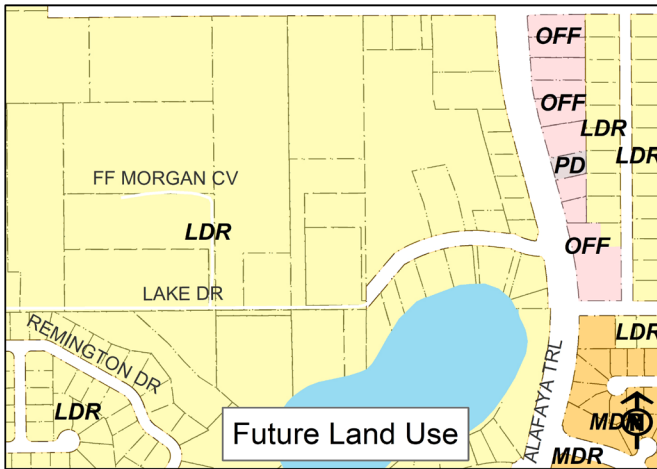
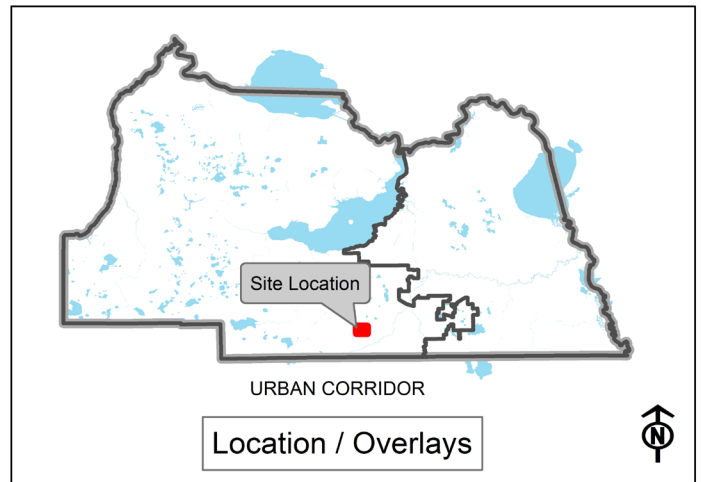
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	NGUYEN ESTATES - PRE-APPLICATION	PROJ #: 23-80000020
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/08/23	
RELATED NAMES:	BICHHANG HOANG	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	27-21-31-525-0000-0010+++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION TO SPLIT OR RECONFIGURE THREE PARCELS LOCATED ON 5.03 ACRES IN THE A-1 ZONING DISTRICT	
NO OF ACRES	1.94	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	NORTHWEST OF ALAFAYA TRAIL AND LAKE DRIVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
BICHHANG HOANG 2692 RUNNING SPRINGS LOOP OVIEDO FL 32765 (407) 921-6003 BICCHANGHOANG@YAHOO.COM		

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

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

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

Ref #	Group Name	Reviewer Comment
1.	Buffers and CPTED	Staff does not estimate the proposed subdivision from 3 lots to 4 lots to trigger any additional landscaping requirements at this time.
2.	Buffers and CPTED	Buffer information can be found here: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.pdf</a> Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your ePlan task or the link provided below: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.
5.	Comprehensive Planning	The Future Land Use (FLU) is Low Density Residential (LDR) which allows for four dwelling units per net buildable acre.

6.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***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. **
7.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
8.	Planning and Development	Lot Frontage: Each lot shall have a minimum frontage of twenty (20) feet along a public right-of-way.
9.	Planning and Development	SETBACKS: The yard setbacks for the A-1 zoning district are: 50 feet-Front Yard, 30 feet-Rear yard, 10 feet-Side Yard, 50 feet-Side Street.
10.	Planning and Development	The required Net Buildable Area for each lot is one (1) acre. Each lot created must have a minimum net buildable area in accordance with the zoning district requirements that is above the 100-year flood plain and outside of the wetland areas. A-1 zoning requires that each lot consists of at least one (1) net buildable acre of land that is above the flood plain and outside of any wetland.
11.	Planning and Development	The proposed subdivision does not meet the requirements for subdividing via the Minor Plat process. The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
12.	Planning and Development	Minimum Lot Size Requirements: A-1 zoning requires a minimum lot size of one (1) net buildable acre and a minimum lot width of 150 feet at the building line. Your proposal includes at least two (2) lots that do not meet the minimum lot width requirement.
13.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.
14.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided
15.	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
16.	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)
17.	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

18.	Public Safety - Fire Marshal	<p>All the following items shall be acknowledged and added to the site plan sheets as noted:</p> <p>1) Fire department access roads shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).</p> <p>2) A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).</p> <p>3) Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>4) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>5) A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.</p> <p>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)</p>
19.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal
20.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.
21.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well and poorly drained soils.
22.	Public Works - Engineering	Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists, therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.
23.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally north and west.
24.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland to the north which is across several private properties.
25.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
26.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
27.	Public Works - Engineering	The site would not be eligible for a second minor plat. A full plat would be required and may not be able to meet all requirements of that process. Retention would be required as part of any additional subdivision of the property.
28.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards. both would be required to be improved through the site.
29.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.

30.	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.
31.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

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

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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



**Wekiva Consistency form:**

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

**Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

**Seminole County Wetland Information:**

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-219**

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### **Title:**

#### **AVID AT LOMA VISTA - PRE-APPLICATION**

**Project Number:** 23-80000019

**Project Description:** Proposed Small Scale Land Use Amendment for 72 apartment units on 4.3 acres, in the PD Zoning District, located northwest of West State Road 426 and Via Loma Drive

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

**Parcel Id:** 31-21-31-513-0000-0050+

**Bcc District:** 1-Dallari

**Applicant:** Charles Hollis (309) 339-4466

**Consultant:** N/A

Paid: 2/8/23



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

PROJ. #: 23-80000019  
PM: Joy  
REC'D: 2/7/23

## 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:	Avid @ Loma Vista		
PARCEL ID #(S):	31-21-31-513-0000-0050, 31-21-31-300-001D-0000		
TOTAL ACREAGE:	4.3 acres	BCC DISTRICT:	District 1 - Bob Dallari
ZONING:	PD	FUTURE LAND USE:	HIPTR

### APPLICANT

NAME:	Charles Hollis	COMPANY:	3rd Wave Development
ADDRESS:	126 Wilshire Blvd. Suite 180		
CITY:	Casselberry	STATE:	FL
		ZIP:	32707
PHONE:	309-339-4466	EMAIL:	ch@3rdwavere.com

### CONSULTANT

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

### PROPOSED DEVELOPMENT

Brief description of proposed development: A two-building, 72 unit missing middle apartment community

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

### STAFF USE ONLY

COMMENTS DUE:	2/17	COM DOC DUE:	2/23	DRC MEETING:	3/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	PD	FLU:	Hiptr	LOCATION: Northwest of west state road 426 and via loma drive	
W/S:	Seminole County	BCC:	1-Dallari		

Revised Oct 2020

Agenda: 2/24

## Required Attachments

### Detailed Narrative

Our proposal is for a four-story, surface-parked multifamily apartment community with a total of 72 units between two separate buildings. The aim of this project is to be in line with the Seminole County Attainable Housing Strategic Plan's definition of "missing middle" housing type by providing access to housing in a price range that can easily be attained by households with more modest means. We believe that this small-scale housing type will accomplish that goal and we hope that the project will serve as an alternative to the large and expensive 250-300 unit buildings that are becoming so popular.

The rental apartments that we propose are similar to what has already been approved/permitted at the same location and we have now rejoined the properties back to what they were previously by way of contract on the RAAD portion.

The parking will be situated facing SR-426. The two buildings will be oriented to include views of the small lake. Our goal for this project is to capture the beauty of the natural amenity that already exists on site. In addition, we plan to provide a cabana and trail along the lake to access to the Cross Seminole Trail, which is immediately adjacent the site. The current approval and site development in place includes 30 multifamily units in building 1 and commercial uses in building 2. We feel this new approach is more appealing to the surrounding community.



SP-02

**AVID AT LOMA VISTA**  
SEMINOLE COUNTY, FLORIDA

**CONCEPTUAL SKETCH**

01/12/2023 • CONTACT: JONATHAN A. MARTIN, P.E. (407) 427-1686

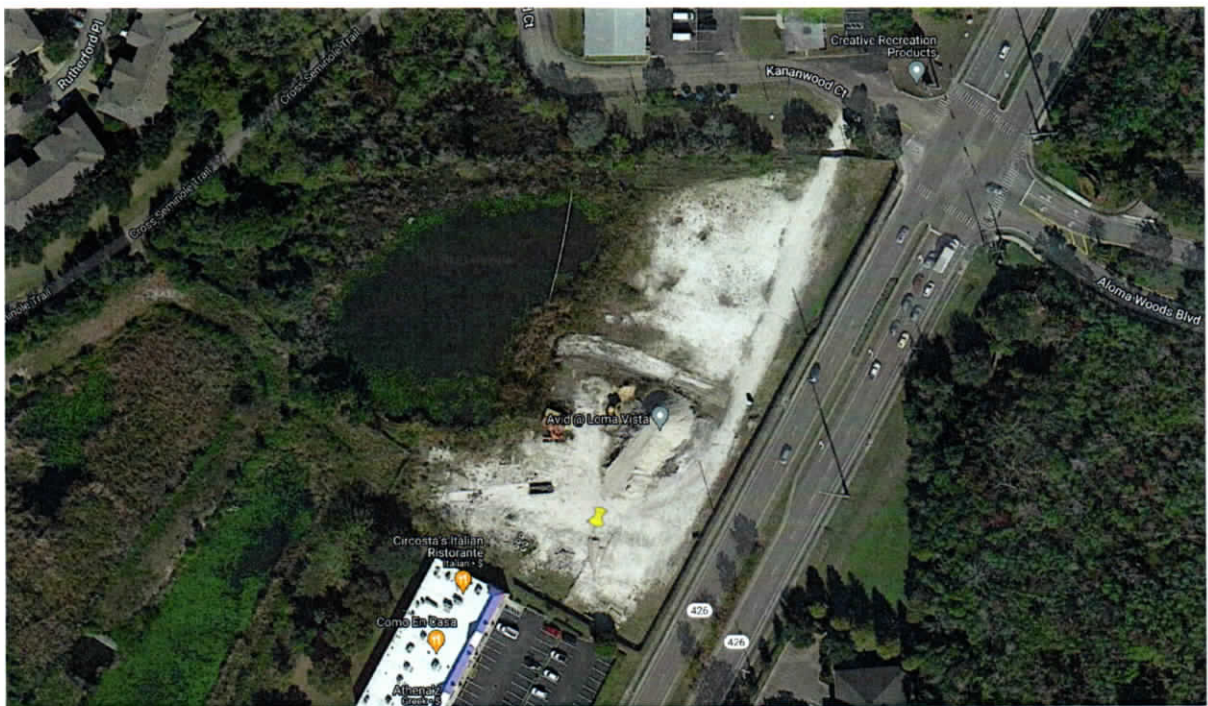
GRAPHIC SCALE IN FEET  
0 10 20 30  
Kimley»Horn



## Rendering



## Site Map of Existing Conditions





# Property Record Card



**Parcel** 31-21-31-513-0000-0050

**Property Address** W SR 426 OVIEDO, FL 32765

**Parcel Location**

**Site View**

## Parcel Information

## Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$843,031	\$843,031
Land Value Ag		
Just/Market Value	\$843,031	\$843,031
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$424,754
P&G Adj	\$0	\$0
Assessed Value	\$843,031	\$418,277



Sorry, No Image  
Available at this Time

Parcel	
Owner(s)	
Property Address	
Mailing	
Subdivision Name	
Tax District	
DOR Use Code	
Exemptions	
AG Classification	

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**      **\$11,303.44**    **2022 Tax Savings with Exemptions**      **\$3,375.98**  
**2022 Tax Bill Amount**      **\$7,927.46**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

BEG 231 FT N 28 DEG 27 MIN 02 SEC E OF SE COR LOT 5  
 RUN N 61 DEG 32 MIN 58 SEC W 210.09 FT  
 SWLY ALONG CURVE 80.78 FT  
 S 73 DEG 27 MIN 19 SEC W 18.89 FT  
 S 28 DEG 27 MIN 19 SEC W 20.10 FT  
 S 89 DEG 15 MIN 59 SEC W 5.91 FT  
 S 28 DEG 43 MIN 09 SEC W 121.05 FT  
 S 61 DEG 32 MIN 58 SEC E 254.82 FT  
 N 28 DEG 27 MIN 02 SEC E 231 FT TO BEG  
 (LESS PT NOT PLATTED)  
 LOMA VISTA  
 PB 59 PGS 27 TO 30  
 &  
 SEC 31 TWP 21S RGE 31E  
 BEG 231 FT N 28 DEG 27 MIN 02 SEC E OF SE COR LOT 5  
 RUN N 61 DEG 32 MIN 58 SEC W 210.09 FT  
 SWLY ALONG CURVE 80.78 FT  
 S 73 DEG 27 MIN 19 SEC W 18.89 FT  
 S 28 DEG 27 MIN 19 SEC W 20.10 FT  
 S 89 DEG 15 MIN 59 SEC W 5.91 FT  
 S 28 DEG 43 MIN 09 SEC W 121.05 FT  
 S 61 DEG 32 MIN 58 SEC E 254.82 FT  
 N 28 DEG 27 MIN 02 SEC E 231 FT TO BEG  
 (LESS PT PLATTED)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$843,031	\$0	\$843,031
SJWM(Saint Johns Water Management)	\$843,031	\$0	\$843,031
FIRE	\$843,031	\$0	\$843,031
COUNTY GENERAL FUND	\$843,031	\$0	\$843,031
Schools	\$843,031	\$0	\$843,031

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/11/2022	10333	1135	\$843,100	Yes	Vacant
QUIT CLAIM DEED	12/01/2018	09266	0813	\$286,500	No	Vacant
SPECIAL WARRANTY DEED	05/01/2018	09139	0465	\$50,000	No	Vacant
QUIT CLAIM DEED	02/01/2006	06381	0522	\$100	No	Vacant
QUIT CLAIM DEED	04/01/2003	04786	1729	\$175,100	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			55756	\$15.12	\$843,031

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

## Extra Features

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development	HIPTR	Planned Development

## Utility Information

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

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphv	Dist 30 - Jov Goff-Marcil	Dist 9 - Jason Brodeur	69

## School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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# Property Record Card



**Parcel** 31-21-31-300-001D-0000

**Property Address** W SR 426 OVIEDO, FL 32765

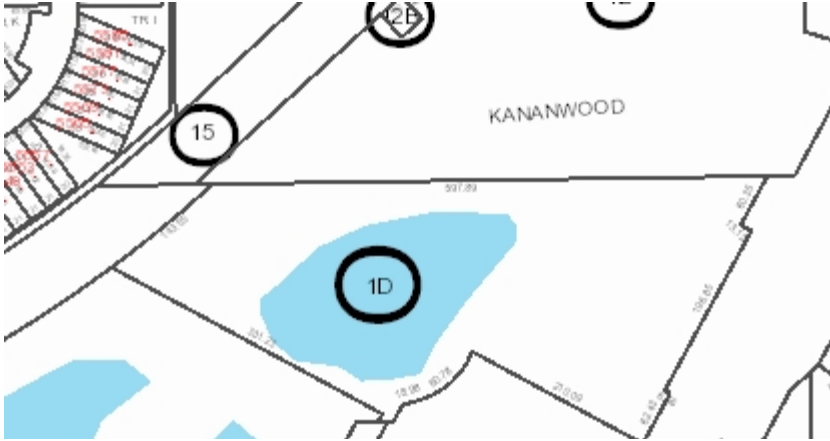
**Parcel Location**

**Site View**

## Parcel Information

## Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$897,872	\$897,872
Land Value Ag		
Just/Market Value	\$897,872	\$897,872
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$897,872	\$897,872



Sorry, No Image  
Available at this Time

Parcel	
Owner(s)	
Property Address	
Mailing	
Subdivision Name	
Tax District	
DOR Use Code	
Exemptions	
AG Classification	

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$12,038.76
2022 Tax Bill Amount	\$12,038.76

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 31 TWP 21S RGE 31E  
 BEG 121.05 FT N 28 DEG 43 MIN 09 SEC E  
 OF SW COR LOT 5 LOMA VISTA RUN  
 S 89 DEG 15 MIN 59 SEC W 10.52 FT  
 N 28 DEG 27 MIN 19 SEC E 9.08 FT  
 N 61 DEG 32 MIN 58 SEC W 331.23 FT  
 NELY ALONG CURVE 143.55 FT  
 N 89 DEG 09 MIN 42 SEC E 597.89 FT  
 S 28 DEG 27 MIN 02 SEC W 60.35 FT  
 S 61 DEG 32 MIN 58 SEC E 13.12 FT  
 S 28 DEG 27 MIN 02 SEC W 196.85 FT  
 S 61 DEG 32 MIN 58 SEC E 6.56 FT  
 S 28 DEG 27 MIN 02 SEC W 62.43 FT  
 N 61 DEG 32 MIN 58 SEC W 210.09 FT  
 SWLY ALONG CURVE 80.78 FT  
 S 73 DEG 27 MIN 19 SEC W 18.89 FT  
 S 28 DEG 27 MIN 19 SEC W 20.10 FT  
 S 89 DEG 15 MIN 59 SEC W 5.91 FT TO BEG



Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$897,872	\$0	\$897,872
SJWM(Saint Johns Water Management)	\$897,872	\$0	\$897,872
FIRE	\$897,872	\$0	\$897,872
COUNTY GENERAL FUND	\$897,872	\$0	\$897,872
Schools	\$897,872	\$0	\$897,872

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/20/2019	09505	0201	\$960,000	Yes	Vacant
SPECIAL WARRANTY DEED	05/01/2018	09139	0469	\$400,000	Yes	Vacant
QUIT CLAIM DEED	02/01/2006	06381	0522	\$100	No	Vacant
QUIT CLAIM DEED	04/01/2003	04786	1729	\$175,100	No	Vacant
ORDER OF TAKING	01/01/2001	03990	0758	\$100	No	Vacant
QUIT CLAIM DEED	02/01/2000	03921	1098	\$494,800	No	Vacant
SPECIAL WARRANTY DEED	12/01/1999	03778	1377	\$1,466,400	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.42	\$110.00	\$156
SQUARE FEET			54407	\$16.50	\$897,716

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development	HIPTR	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

School Information		
Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell



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

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

**Receipt Details**

**Date:** 2/8/2023 3:05:45 PM  
**Project:** 23-80000019  
**Credit Card Number:** 46\*\*\*\*\*5984  
**Authorization Number:** 153049  
**Transaction Number:** 080223O2C-FD9328F3-F971-4E89-9A98-A8D7C93B902D  
**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

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

PROJECT NAME:	AVID AT LOMA VISTA - PRE-APPLICATION	PROJ #: 23-80000019
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	2/07/23	
RELATED NAMES:	EP CHARLES HOLLIS	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	31-21-31-513-0000-0050+	
PROJECT DESCRIPTION	PROPOSED LAND USE AMENDMENT FOR TWO SEVENTY-TWO UNIT BUILDINGS LOCATED ON 4.3 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	4.3	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	PD	
LOCATION	NORTHWEST OF WEST STATE ROAD 426 AND VIA LOMA DRIVE	
FUTURE LAND USE-	HIPTR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
CHARLES HOLLIS 3RD WAVE DEVELOPMENT 126 WILSHIRE BLVD SUITE 180 CASSELBERRY FL 32707 (309) 339-4466 CH@3RDWAVERE.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.

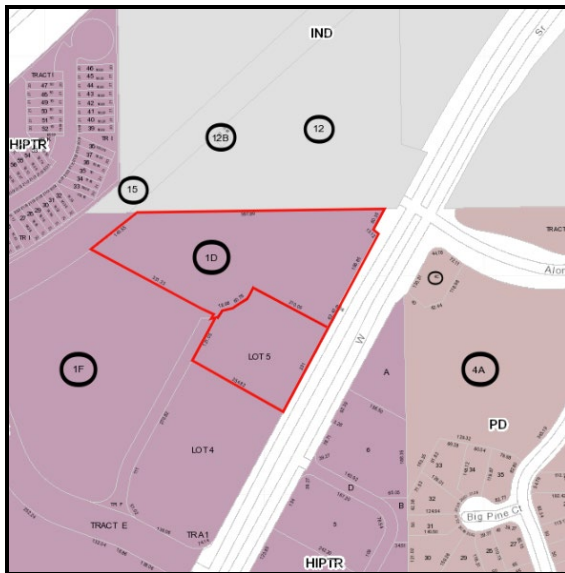
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

- The subject parcels are known as Tract D of the Loma Vista Pd, currently approved for 30 multi-family residential units and 6,918 square feet of office.
- Removing the office entitlements and increasing the multi-family residential units from 30 units to 72 units will require a Future Land Use Amendment and Rezone.

## PROJECT AREA ZONING AND AERIAL MAPS

### PLANNED DEVELOPMENT



### PD (PLANNED DEVELOPMENT)



### WETLANDS SHOWN IN GREEN



### AERIAL



## AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
2.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
3.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements. Show consistency with this chapter.	Informational
4.	Buffers and CPTED	Based on best available information, staff estimates a 0.5 opacity (25' width) buffer will be required on the east adjacent to SR 426. Additional landscape buffering maybe required as more information becomes available.	Informational
5.	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Informational
6.	Buffers and CPTED	Approved plant species list. All plant material proposed to be installed on a site must be site appropriate and selected for the Approved Plan Species List set forth in Figure 1 of Part 64 of the SCLDC Sec. 30.1236. Use of any other species shall require prior approval by the Planning Manager. The plants listed in Figure 1 have been demonstrated to grow and thrive in the Central Florida Area.	Informational
7.	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
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	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.	Informational
10.	Comprehensive Planning	The Future Land Use is High Intensity Planned Development-(Transitional) HIPTR. The maximum density and intensity is 20 dwelling units per net buildable acre and floor area ratio of 0.35 in the HIPTransitional designation.	Informational
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.	Informational
12.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
13.	Environmental Services	There is a 16" diameter potable water line running along the west side of SR 426 capable of serving this project.	Informational
14.	Environmental	There is a 4" diameter pressurized sanitary sewer force main	Informational



	Services	running along Kanawood Court capable of serving this project. A privately owned pump station would be required.	
15.	Environmental Services	There is no reclaimed water service available to this project.	Informational
16.	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.	Informational
17.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4	Informational
18.	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
19.	Planning and Development	The subject site has a Planned Development Future Land Use designation and PD (Planned Development) zoning, known as Tract D of the Loma Vista PD.  The PD allows a maximum of 480 multi-family for the entire PD, along with office/commercial uses.	Informational
20.	Planning and Development	On November 21, 2021, Seminole County approved a minor amendment to transfer the development rights for 30 remaining multi-family units from Tracts A, B, F, and L to the subject site (Tract D).	Informational
21.	Planning and Development	On November 24, 2021, Seminole County approved Site Plan 21-20500012 for the development of 30 Multi-Family units and 6,918 square feet of office on the subject site.	Informational
22.	Planning and Development	The proposed development of 72 multi-family units will required a Future Land Use Amendment from Planned Development to Planned Development and a PD (Planned Development) Major Amendment Rezone	Informational
23.	Planning and Development	A Land Use Amendment and Rezone may take between 4 -5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Informational

24.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml</a>	Informational
25.	Planning and Development	Setbacks and buffers must be established with the PD Master Development Plan and outlined in the development order, including all other conditions as applicable. Density and Intensity will also be established at the time of the rezone and approved by the Board. The project is required to meet the buffer requirements per LDC Chapter 30, Part 67, for landscaping, screening, and buffering.	Informational
26.	Planning and Development	Per Seminole County Land Development Code Sec.30.1344(c) Residential Open Space: A density of 10 dwelling units or greater per net buildable acre requires a minimum of 35% open space.	Informational
27.	Planning and Development	<b>Per Sec. 30.1344 Open Space:</b> Conservation areas, defined for the purposes of this Section as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to the following limitations. Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than 50 percent of the required open space.	Informational
28.	Planning and Development	The current PD entitlements allow for a maximum building height of 35 feet and three stories.  Staff would not support a building height greater than 45 feet and 3 stories high.	Informational
29.	Planning and Development	Parking requirements for Multi-family: Two spaces for each unit. Minimum parking stall size of 10 feet by 20 feet.	Informational
30.	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>	Informational
31.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before	Informational

		concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	
32.	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
33.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
34.	Public Safety - Fire Marshal	Adequate water supply with needed fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.4 of NFPA 1 (FFPC 7th ED, 2020). Fire flow testing shall be performed in accordance with NFPA 291, Recommended Practice For Fire Flow Testing. If no municipal water supply is available, onsite water storage will be required for fire protection.	Informational
35.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1 (2018 Edition). Provide verification that all fire department access roads are a minimum of 20 FT in clear width even if there is a median on the road. If on-street parking, provide verification that proper clearances will be maintained, and no parking sign shall be provided	Informational
36.	Public Safety - Fire Marshal	When the access road is a dead end, in excess of 150 ft in length, an approved turn around for fire apparatus shall be provided (NFPA 1, 18.2.3.4 2018 ED)	Informational
37.	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.Type and use of building may require fire sprinklers and fire alarm	Informational
38.	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.	Informational

		(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)	
39.	Public Safety - Fire Marshal	Additional comments may be generated based on actual Site submittal	Informational
40.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
41.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.	Informational
42.	Public Works - Engineering	Based on a preliminary review, the site seems to be part of a master drainage system. This system will have evaluated and the previous exfiltration system may not be allowed unless soils and water table are sufficiently justified.	Informational
43.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
44.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational
45.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational
46.	Public Works - Engineering	Per the County Engineer the access to the north will be required to be evaluated for queuing into the intersection. The access may be required to be strictly a right out only at the signal.	Informational
47.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Reviewer Comments
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Phone: 407-665-7391
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	Jim Potter 407 665 5764
Comprehensive Planning	Tyler Reed	treed@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Planning and Development	Joy Giles	jgiles@seminolecountyfl.gov	Joy Giles
Environmental Services	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	Paul Zimmerman, PE (407) 665-2040
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Public Safety - Fire Marshal	Diane Gordon	dgordon@seminolecountyfl.gov	407.665.2681
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

**Cities:**

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

**Other Agencies:**

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

**Other Resources:**

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