



# SEMINOLE COUNTY, FLORIDA

## Development Review Committee

### Meeting Agenda

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Wednesday, March 15, 2023

9:00 AM

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 SCOOTERS COFFEE - SITE PLAN

[2023-262](#)

**Project Number:** 23-06000011

**Project Description:** Proposed Site Plan for a coffee shop located on 1.06 acres in the PD Zoning District located northeast of West State Road 426 and Avila Cross Circle

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

**Parcel ID:** 31-21-31-522-0000-0020

**BCC District:** 1-Dallari

**Applicant:** Stephen Allen (407) 516-0437

**Consultant:** N/A

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

#### 9:20 HOWELL BRANCH ROAD - PRE-APPLICATION

[2023-268](#)

**Project Number:** 23-80000030

**Project Description:** Proposed Rezone from A-1 to R-1BB for a single-family residential subdivision on 4.1 acres located north of Aloma Avenue and east of Howell Branch Road

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

**Parcel ID:** 35-21-30-300-0400-0000

**BCC District:** 1-Dallari

**Applicant:** Patrick Knight

**Consultant:** Bill Maki (407) 740-7373

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

**STONEWALL PLACE - SITE PLAN**[2023-270](#)**Project Number:** 23-06000007**Project Description:** Proposed Site Plan for a landscape maintenance company on 3.81 acres in the M-1 Zoning District located southwest of Ronald Reagan Boulevard and Stonewall Place**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 22-20-30-300-036B-0000**BCC District:** 2-Zembower**Applicant:** Stephen Allen (407) 516-0437**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**PRE- APPLICATIONS****WEST 6TH STREET - PRE-APPLICATION**[2023-267](#)**Project Number:** 23-80000029**Project Description:** Proposed single family homes on two separate parcels totaling 0.52 acres in the R-1 Zoning District located northwest of Langford Drive and 6th Street**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CF-4000-0150+**BCC District:** 1-Dallari**Applicant:** Kim T Nguyen (407) 782-2064**Consultant:** Troy Nguyen (407) 782-1971**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-262**

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### **Title:**

#### **SCOOTERS COFFEE - SITE PLAN**

**Project Number:** 23-06000011

**Project Description:** Proposed Site Plan for a coffee shop located on 1.06 acres in the PD Zoning District located northeast of West State Road 426 and Avila Cross Circle

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

**Parcel ID:** 31-21-31-522-0000-0020

**BCC District:** 1-Dallari

**Applicant:** Stephen Allen (407) 516-0437

**Consultant:** N/A



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

PROJ. #: 23-06000011

*PM- Annie*  
*Paid: 2/14/23*  
*Rec: 2/14/23*

## SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEEES

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

### PROJECT

|  |                             |  |                                |
|--|-----------------------------|--|--------------------------------|
| PROJECT NAME: <u>Scooter's Coffee</u>  |                             |  |                                |
| PARCEL ID #(S): <u>31-21-31-522-0000-0020</u>  |                             |  |                                |
| DESCRIPTION OF PROJECT: <u>Coffee shop</u>   |                             |  |                                |
| EXISTING USE(S): <u>Vacant</u>   |                             | PROPOSED USE(S): <u>Coffee shop</u>    |                                |
| ZONING: <u>PD</u>  | FUTURE LAND USE: <u>COM</u> | TOTAL ACREAGE: <u>1.06</u>             | BCC DISTRICT: <u>I-Dalhart</u> |
| WATER PROVIDER: <u>Seminole County</u>   |                             | SEWER PROVIDER: <u>Seminole County</u> |                                |
| ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) |                             |  |                                |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:   |                             |  |                                |
| <b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>   |                             |  |                                |
| EXISTING BUILDING AREA: <u>0</u>   |                             | NEW BUILDING AREA: <u>664 SF</u>       | TOTAL: <u>2024 SF</u>          |
| EXISTING PAVEMENT AREA: <u>0</u>   |                             | NEW PAVEMENT AREA: <u>16,035 SF</u>    | TOTAL: <u>14,675 SF</u>        |
| TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>14,675 SF</u>                                 |                             |  |                                |
| (TOTAL SQUARE FEET OF <b>NEW</b> ISA <u>14,675SF</u> / 1,000 = <u>14.675</u> ) x \$25 + \$2,500 = <b>FEE DUE:</b> <u>2,866.88</u>  |                             |  |                                |
| (TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE                                  |                             |  |                                |
| <b>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</b>       |                             |  |                                |
| *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**  |                             |  |                                |



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

|                                  |                                    |            |  |
|----------------------------------|------------------------------------|------------|--|
| NAME: Stephen Allen              | COMPANY: CivilCorp ENgineering INC |            |  |
| ADDRESS: 630 N Wymore Rd Ste 310 |                                    |            |  |
| CITY: Maitland                   | STATE: FL                          | ZIP: 32751 |  |
| PHONE: 407-516-0437              | EMAIL: sallen@civilcorpeng.com     |            |  |

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

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

|   |           |            |  |
|---|-----------|------------|--|
| NAME(S): NOMA WESTSTATE ACQUISITION LLC |           |            |  |
| ADDRESS: 650 S North Lake Blvd          |           |            |  |
| CITY: Altamonte Springs                 | STATE: FL | ZIP: 32701 |  |
| PHONE:                                  | EMAIL:    |            |  |

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

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

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

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

  
SIGNATURE OF AUTHORIZED APPLICANT

01/25/2023

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, NOMA WESTSTATE ACQUISITION, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 31-21-31-522-0000-0020 hereby designates Stephen Allen PE 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.

2/6/23  
Date

Property Owner's Signature

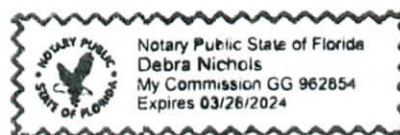
Property Owner's Printed Name

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 John Flynn (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 6th day of February, 2023.

Notary Public





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

## Detail by Entity Name

Foreign Limited Liability Company  
NOMA WESTSTATE ACQUISITION, LLC

### Filing Information

**Document Number** M20000002428  
**FEI/EIN Number** 84-2996452  
**Date Filed** 03/03/2020  
**State** DE  
**Status** ACTIVE

### Principal Address

650 S. NORTHLAKE BLVD., SUITE 450  
ALTAMONTE SPRINGS, FL 32701

### Mailing Address

650 S. NORTHLAKE BLVD., SUITE 450  
ALTAMONTE SPRINGS, FL 32701

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

NOMA WESTSTATE EQUITY OWNER, LLC  
650 S. NORTHLAKE BLVD., SUITE 450  
ALTAMONTE SPRINGS, FL 32701

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 03/15/2021 |
| 2022        | 02/18/2022 |

### Document Images

[02/18/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/15/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)



# Property Record Card



**Parcel** 31-21-31-522-0000-0020

**Property Address**

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                          | Parcel 31-21-31-522-0000-0020                              |                               | 2023 Working Values | 2022 Certified Values |
|--------------------------|--|-------------------------------|---------------------|-----------------------|
| <b>Owner(s)</b>          | NOMA WESTSTATE ACQUISITION LLC                             | <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Property Address</b>  |  | <b>Number of Buildings</b>    | 0                   | 0                     |
| <b>Mailing</b>           | 650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701-6176 | <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Subdivision Name</b>  | AVILA  | <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1  | <b>Land Value (Market)</b>    | \$369,392           | \$369,392             |
| <b>DOR Use Code</b>      | 1015-VACANT COMM-PUD                                       | <b>Land Value Ag</b>          |                     |                       |
| <b>Exemptions</b>        | None   | <b>Just/Market Value</b>      | \$369,392           | \$369,392             |
| <b>AG Classification</b> | No   | <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>         | \$369,392           | \$369,392             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$4,952.84**

**2022 Tax Bill Amount** **\$4,952.84**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 AVILA PB 88 PGS 13-14

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$369,392        | \$0           | \$369,392     |
| SJWM(Saint Johns Water Management) | \$369,392        | \$0           | \$369,392     |
| FIRE                               | \$369,392        | \$0           | \$369,392     |
| COUNTY GENERAL FUND                | \$369,392        | \$0           | \$369,392     |
| Schools                            | \$369,392        | \$0           | \$369,392     |

## Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-------------|------|------|------|--------|-----------|---------|
|-------------|------|------|------|--------|-----------|---------|

## Land

| Method      | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET |          |       | 46174 | \$8.00      | \$369,392  |

## 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 |
|--------|--------------------|-----------------|-----------------------------|
|--------|--------------------|-----------------|-----------------------------|

## 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 - Cory Mills | Dist 30 - Susan Plasencia | Dist 9 - Jason Brodeur | 69              |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Rainbow                    | Tuskawilla             | Lake Howell          |

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

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

**Receipt Details**

**Date:** 2/14/2023 4:53:03 PM  
**Project:** 23-06000011  
**Credit Card Number:** 44\*\*\*\*\*5899  
**Authorization Number:** 025316  
**Transaction Number:** 14022303B-4784B802-6C72-4D51-A12D-AE543A3032A2  
**Total Fees Paid:** 3573.41

**Fees Paid**

| Description              | Amount  |
|--------------------------|---------|
| CC CONVENIENCE FEE -- PZ | 58.91   |
| SITE PLAN                | 3514.50 |
| Total Amount             | 3573.41 |

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

**Comment Document – Initial Submittal**

|   |  |                     |
|---|--|---------------------|
| PROJECT NAME:   | SCOOTERS COFFEE - SITE PLAN  | PROJ #: 23-06000011 |
| APPLICATION FOR:  | DR - SITE PLAN   |                     |
| APPLICATION DATE:   | 2/14/23  |                     |
| RELATED NAMES:  | EP STEPHEN ALLEN   |                     |
| PROJECT MANAGER:  | ANNE SILLAWAY (407) 665-7936   |                     |
| PARCEL ID NO.:  | 31-21-31-522-0000-0020   |                     |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN FOR A COFFEE SHOP LOCATED ON 1.06 ACRES IN THE PD ZONING DISTRICT LOCATED NORTHEAST OF WEST STATE ROAD 426 AND AVILA CROSS CIRCLE |                     |
| NO OF ACRES   | 1.06   |                     |
| BCC DISTRICT  | 1-BOB DALLARI  |                     |
| CURRENT ZONING  | PD   |                     |
| LOCATION  | NORTHEAST OF WEST STATE ROAD 426 AND AVILA CROSS CIRCLE  |                     |
| FUTURE LAND USE-  | COM  |                     |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES  |                     |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES  |                     |
| APPLICANT:  | CONSULTANT:  |                     |
| STEPHEN ALLEN<br>CIVILCORP ENGINEERING INC<br>630 N WYMORE ROAD SUITE 310<br>MAITLAND FL 32751<br>(407) 516-0437<br>SALLEN@CIVILCORPENG.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               | Please revise the landscape plan to show the landscape buffers widths, opacities, and plant unit calculations. An example of this has been provided in the resources folder in eplan.  | Not Met |
| 2.  | Buffers and CPTED               | Please provide the parking lot landscaping calculation on the landscape plan in accordance with SCLDC Sec. 30. 1292.   | Not Met |
| 3.  | Buffers and CPTED               | Palms do not count towards satisfying landscape buffer requirements. Please revise to substitute with canopy or understory trees.  | Not Met |
| 4.  | Buffers and CPTED               | The Noma PD Developer's Commitment Agreement requires a 15' width buffer with a 0.4 opacity on the south, and a 0.2 opacity, 7' width buffer on the east. The plan submitted may satisfy these requirements but please include this information and the calculations on the plan to show compliance.   | Not Met |
| 5.  | Buffers and CPTED               | It appears the south buffer plantings have already been installed on site. Please clarify if the proposed landscaping is in addition to existing plants.   | Not Met |
| 6.  | Buffers and CPTED               | There are overhead utility lines on the south boundary. Canopy trees should not be planted under overhead utility lines. Please use plant unit type C.   | Not Met |
| 7.  | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.   | Not Met |
| 8.  | Environmental Services          | Please reach out to Roy Mericle, Chief Wastewater Treatment Plant Operator at 407-665-2842 to discuss grease trap sizing.  | Not Met |
| 9.  | Natural Resources               | Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)  | Not Met |
| 10. | Natural Resources               | The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22 | Not Met |
| 11. | Natural Resources               | Show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)  | Not Met |
| 12. | Planning and Development        | The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and/or the Development Order (DO) as well as the Final Development Plan. Please place a note on the site plan that states: The construction of the site shall comply with Development Order #19-20500010 and the Developer's Commitment Agreement #20-20500010.   | Not Met |

|     |                          |  |         |
|-----|--------------------------|--|---------|
| 13. | Planning and Development | The property is part of a platted subdivision. Please provide a location map showing the site in relation to subdivision. Please revise the location map to show the subdivision and the site of the proposed development within the commercial subdivision. The location map does need to be to scale at 1"=2,000'. Please revise coversheet.   | Not Met |
| 14. | Planning and Development | Show existing topography with a maximum of one (1) foot contour intervals for the proposed site.   | Not Met |
| 15. | Planning and Development | Per the SCLDC 40.53 - The project data must include information about the number of stories of the proposed building, number of seats and occupancy load for a coffee shop. Please revise the project data with this additional information.   | Not Met |
| 16. | Planning and Development | Please show lot dimensions of the proposed site on the site plan. Also, show the sizes of all structures on site, and dimensions of structures and building footprints on site (i.e.- dumpster enclosure, proposed building). Include this information in the project data for the size of the building and place the building and lot dimensions on the site plan.  | Not Met |
| 17. | Planning and Development | Please provide location of fire lanes.   | Not Met |
| 18. | Planning and Development | Please state what will be counted toward open space on site please revise the open space calculations under the site data. Landscape buffers can be counted toward open space requirements per Condition O in the Development Order. Ideas on what is permitted for amenities toward open space are under Sec. 30.1344 (e).  | Not Met |
| 19. | Planning and Development | The proposed project does not meet the off-street loading per SCLDC Sec. 30.1224 (a) - Off-street loading and unloading space defined. An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors, and trailers. Such space shall not be less than twelve (12) feet in width, fifty-five (55) feet in length and fourteen (14) feet in height, exclusive of access aisles and maneuvering space. Please revise the site plan to show the code required loading zone length. | Not Met |
| 20. | Planning and Development | The landscape buffers need to be shown on the site plan. Please revise the site plan to show the buffer call outs.   | Not Met |
| 21. | Planning and Development | Please provide the location and dimension of the sign. SCLDC 40.53(b)(8). Please provide this information on the site plan. A separate permit (issued by the Building Division) is required for any signage.   | Not Met |

|     |                          |   |         |
|-----|--------------------------|---|---------|
| 22. | Planning and Development | All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. SCLDC Sec. 30.1234. Please provide a photometric plan to show the height of the pole and the foot candles. Please show on the photometric plan where the site lighting poles will be placed and that it is a minimum of 50' from the residential apartments. | Not Met |
| 23. | Planning and Development | All commercial, office, industrial and multi-family development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles. Please provide a photometric plan that shows the foot candles, height of poles, and type of shielding.   | Not Met |
| 24. | Planning and Development | Provide a tree barrier detail. SCLDC Chapter 60. Provide tree preservation statement for tree protection during construction and development. SCLDC 60.22(c). Please provide this on the landscape plan.  | Not Met |
| 25. | Planning and Development | The landscaping shall have 20% minimum of low water use plant material provided and a maximum of 40% high water use plant material per SCLDC Sec. 30.1229(a)(2). Please provide this information on the landscape plan as a chart to show that the plant material on site does not exceed 40% high water plants and you are not putting less than 20% low water plants.   | Not Met |
| 26. | Planning and Development | Please provide the tree protection section 60.4 on the landscape specifications and detail sheet.   | Not Met |
| 27. | Planning and Development | Where are the mechanical units being proposed on site? Please provide this information on a separate sheet or on the site plan. The mechanical equipment shielding will need to comply with Sec. 30.1294 Screening (a) Mechanical Equipment. (1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line. Please show on an elevation view of the building that it will be shielded from the public right of way.  | Not Met |
| 28. | Planning and Development | Will there be any indoor seating? Please state the seating arrangement on the site plans as a note.   | Not Met |
| 29. | Planning and Development | Please place the hours of operation under the site plan data.   | Not Met |

|     |                            |   |         |
|-----|----------------------------|---|---------|
| 30. | Planning and Development   | Please provide the dumpster details for screening. Provide a note that a separate permit will be required for the dumpster. (Sec. 30.1233(a)) Solid waste containers. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) feet high screen. The screen shall consist of a wood fence or a brick or masonry wall. The Planning Manager may require that a hedge or similar landscaping material surround the enclosure walls. The container shall be enclosed in such a manner as to be screened from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way, required landscape buffer or the passive edge(s) of a building site. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process. | Not Met |
| 31. | Planning and Development   | Please show where the rain sensor is on site on the irrigation plan. Make sure the rain sensor is out in the open.  | Not Met |
| 32. | Planning and Development   | Please show the total acreage and square feet of the subject property on the boundary survey. Make sure that the boundary of the total site area matches the site plan acreage.   | Not Met |
| 33. | Planning and Development   | Sec. 30.1294 Screening (a)Mechanical Equipment.(1)All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line. Please state where the a/c unit is be proposed on site and show the type of screening that will be used.  | Not Met |
| 34. | Planning and Development   | If there is any fences or walls being provided on site, please provide a hardscape plan. The fencing or walls must be clearly shown on the plan.  | Not Met |
| 35. | Planning and Development   | Please provide a dumpster layout under the detail sheets.   | Not Met |
| 36. | Public Safety - Addressing | Remove the address number 3200 from all plan pages where it is labeled, main areas, side bars and under any site data (such as cover sheet).  | Not Met |
| 37. | Public Safety - Addressing | The demo plan 003 C-3 has City of Ocala Notes. This is Seminole County, please correct as well as removing the number 3200.   | Not Met |
| 38. | Public Safety - Addressing | On the 004 C-4 Site plan, add a directional West for W SR 426 to the labeled street name.   | Not Met |
| 39. | Public Works - Engineering | The drive thru menu / order box may be impacting the Power easement. Please move and or rotate accordingly.   | Not Met |





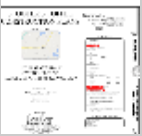
|     |                            |   |               |
|-----|----------------------------|---|---------------|
| 40. | Public Works - Engineering | Provide a stop sign and stop bar at the exit of the drive-thru. Also verify and show stop bar at the exit to the site.  | Not Met       |
| 41. | Public Works - Engineering | Please provide additional grading at the handicapped space to clearly show that it meets ADA requirements.  | Not Met       |
| 42. | Public Works - Engineering | There appear to be one or more items in the Duke Power easement. This includes utilities and canopy trees please verify this is acceptable in the easement.   | Not Met       |
| 43. | Public Works - Engineering | Please provide positive grading to the inlets / drainage system for the undeveloped portion of the site.  | Not Met       |
| 44. | Buffers and CPTED          | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.  | Informational |
| 45. | Buffers and CPTED          | See Sec. 30.1228. for Required mix of tree species to assure the proposed number of tree species is consistent.   | Informational |
| 46. | Natural Resources          | The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.  | Informational |
| 47. | 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 |
| 48. | 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 |
| 49. | Planning and Development   | Trees shall not be placed where they interfere with site drainage.  | Informational |
| 50. | Planning and Development   | No trees shall be planted on or near utility lines, stormwater structures, easements, or under power lines. SCLDC 60.22(4) (b). Where utility lines are present, canopy trees shall be placed at the edge of the required buffer area farthest from the utility lines.  | Informational |
| 51. | Planning and Development   | INFORMATIONAL: THIS SITE WILL BE REQUIRED TO FOLLOW THE PERFORMANCE STANDARD UNDER PART 68 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.  | Informational |
| 52. | Planning and Development   | Informational comment: All outdoor lighting will require a separate permit. Lighting shall be in accordance with Seminole County Land Development Code Sec. 30.1234. - Outdoor lighting requirements.   | Informational |
| 53. | Planning and Development   | Informational comment: Dumpsters will require a separate permit. Solid waste containers shall be in accordance with Seminole County Land Development Code Sec. 30.1233. Miscellaneous design standards.   | Informational |
| 54. | Public Safety - Addressing | You are welcome to add to the plans the address 3176 W SR 426, which is the drafted address for this lot. (The west commercial lot will be in the 3180-3190 depending upon what is built. 3200 will not work for this lot, because that would not leave any numbers available for the west side lot).   | Informational |

|     |                                |   |               |
|-----|--------------------------------|---|---------------|
| 55. | 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 |
| 56. | 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) Ensure the address number is posted facing W SR 426 and the monument sign by the road (W SR 426) also has 3176 posted on both sides (6" inch numbers)  | Informational |
| 57. | Public Safety - Addressing     | (SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), parcel number of the property as well as the adjacent properties, posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.  | Informational |
| 58. | Public Safety - Addressing     | (ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5  | Informational |
| 59. | Public Works - Engineering     | Provide a copy of approved SJRWMD ERP (or letter of exemption / modification) required prior to pre-construction meeting. (informational)   | Informational |
| 60. | Public Works - Impact Analysis | A Traffic Impact Study (TIS) may be required if the net new trip generation between the existing use and the proposed use is more than 50 new peak hour trips. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines. A TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.   | Informational |

## AGENCY/DEPARTMENT MARK UP COMMENTS

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

| Status  | Snapshot  | File                    | Changemark Subject              | Changemark Details  | Updated By     |
|---------|---|-------------------------|---------------------------------|---|----------------|
| Not Met |  | 001 C-1 COVER SHEET.pdf | Changemark #01 - Maximum F.A.R. | The maximum F.A.R. for the commercial out parcels is 0.35. Please revise the coversheet to state Max = 0.35 not 0.30. | Annie Sillaway |

|                |   |                         |                                      |   |                |
|----------------|---|-------------------------|--------------------------------------|---|----------------|
| <b>Not Met</b> |  | 001 C-1 COVER SHEET.pdf | Changemark #01 - OPEN SPACE PROVIDED | Please provide the types of open space the Applicant will be providing to be <b>eligible</b> to be counted toward open space. This will need to be listed below with the type and the <b>acreage</b> for each type. | Annie Sillaway |
| <b>Not Met</b> |  | 001 C-1 COVER SHEET.pdf | Changemark #02 - Total Site Area     | Please provide the Total Site Area in <b>acreage</b> and square feet. Please place between the Parcel ID and the Property Owner.  | Annie Sillaway |

## 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>Environmental Services</b>          | Paul Zimmerman  | <a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a> | Corrections Required                  | 407-665-2040                              |
| <b>Environmental - Impact Analysis</b> | Becky Noggle    | bnoggle@seminolecountyfl.gov   | Review Complete<br>Recommend Approval |   |
| <b>Public Safety - Fire Marshal</b>    | Diane Gordon    | dgordon@seminolecountyfl.gov   | Corrections Required                  | 407.665.2681                              |
| <b>Public Works - Engineering</b>      | Dave Nikunj     | ndave@seminolecountyfl.gov   | Corrections Required                  | Nikunj Dave<br>407.665.5661               |
| <b>Public Works - Impact Analysis</b>  | William Wharton | wwharton@seminolecountyfl.gov  | No Review Required                    |   |
| <b>Buffers and CPTED</b>               | Maya Athanas    | mathanas@seminolecountyfl.gov  | Corrections Required                  | (407) 665-7388                            |
| <b>Planning and Development</b>        | Annie Sillaway  | asillaway@seminolecountyfl.gov   | Corrections Required                  | 407-665-7936                              |
| <b>Natural Resources</b>               | Sarah Harttung  | sharttung@seminolecountyfl.gov   | Corrections Required                  | Phone: 407-665-7391                       |
| <b>Public Safety - Addressing</b>      | Manny Cheatham  | echeatham@seminolecountyfl.gov   | Approved                              | Manny Cheatham 407-665-5045               |
| <b>Building Division</b>               | Tony Coleman    | acoleman@seminolecountyfl.gov  | Approved                              | Please see informational checklist items. |

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: |
|--|---|--|
| 3/9/2023   | The application fee allows two resubmittals.<br><i>Note: No resubmittal fee for small site plan</i> | Annie, Diane, Dave, Maya, Sarah,<br>Paul         |
| <p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee.<br/>Minor Revision: 25% of original application fee.</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> <p><b>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.</b></p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</a></p> |   |  |

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

**Cities:**

|                   |                |  |
|-------------------|----------------|--|
| Altamonte Springs | (407) 571-8000 | <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: 2023-268**

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### **Title:**

#### **HOWELL BRANCH ROAD - PRE-APPLICATION**

**Project Number:** 23-80000030

**Project Description:** Proposed Rezone from A-1 to R-1BB for a single-family residential subdivision on 4.1 acres located north of Aloma Avenue and east of Howell Branch Road

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

**Parcel ID:** 35-21-30-300-0400-0000

**BCC District:** 1-Dallari

**Applicant:** Patrick Knight

**Consultant:** Bill Maki (407) 740-7373





Paid: 2/21/23

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

PROJ. #: 23-8000030  
PM: Jay  
REC'D: 2/21/23

## 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: HOWELL BRANCH RD PROPERTY  
PARCEL ID #(S): 35-21-30-300-0400-0000  
TOTAL ACREAGE: 4.13 AC BCC DISTRICT: 1 - DILLARI  
ZONING: A-1 FUTURE LAND USE: MDR

### APPLICANT

NAME: PATRICK KNIGHT COMPANY: KNIGHTIRA, LLC  
ADDRESS: 1900 E ADAMS DRIVE  
CITY: MAITLAND STATE: FLORIDA ZIP: 32751  
PHONE: EMAIL: PATJKNIGHT@AOL.COM

### CONSULTANT

NAME: BILL MAKI COMPANY: DALY DESIGN GROUP  
ADDRESS: 913 N PENNSYLVANIA AVE  
CITY: WINTER PARK STATE: FLORIDA ZIP: 32789  
PHONE: 407-740-7373 EMAIL: TDALY@DALYDESIGN.COM

### PROPOSED DEVELOPMENT

Brief description of proposed development: REZONE PROPERTY FROM A-1 TO R-1BB  
TO CONSTRUCT A SINGLE FAMILY RESIDENTIAL COMMUNITY CONSISTENT WITH R-1BB  
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

### STAFF USE ONLY

|   |                  |                              |
|---|------------------|------------------------------|
| COMMENTS DUE: 3/3   | COM DOC DUE: 3/9 | DRC MEETING: 3/15            |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: |                  |                              |
| ZONING: A-1   | FLU: MDR         | LOCATION: North of Aloma Ave |
| W/S: Seminole County  | BCC: 1-DILLARI   | & east of Howell Branch Road |

# Transmittal

**To:** Seminole County  
Planning and Development Division  
West Wing, 2<sup>nd</sup> Floor, Rm 2028  
1101 East First Street, Sanford, FL 32771

**Date:** 02.16.2023

**From:** Bill Maki

**Re:** Howell Branch Rd Property

**Job:** 23204

**VIA:** Courier

**Cc:**

Please find enclosed the following material:

**Pre Application Meeting:**

- Pre application meeting request
- Project narrative
- Existing conditions aerial photo
- Conceptual site plan
- Submittal fee \$50.00 check no. 5797

February 16, 2023

Seminole County  
Planning and Development Division  
1101 East First Street  
Sanford FL. 32771

Re: Howell Branch Road Property  
Development Narrative

Job no: 23204

PID: 35-21-30-300-0400-0000

To whom it may concern:

On behalf of our client Knightira, LLC please find enclosed a pre application meeting request to discuss the proposed 16 single family residential lots on the 4.13 ac (3.87du/ac) on the above referenced parcel. The property is located along Howell Branch Road approximately ¼ north of Aloma Ave.

The existing FLU for the site is Medium Density Residential, which permits up to 7 du/ac and the existing zoning category is A-1. The applicant is requesting to rezone the property from A-1 to R-1BB to develop up to 16 single family residential lots consistent with the MDR and R-1BB standards.

Access to the site will be provided from Lake Howell Road and shall line up with the Howell Branch Cove entrance. Existing infrastructure to support the development is located adjacent to the site and there is capacity to serve the proposed residential development.

We look forward to meeting with staff to discuss this project. If you have any questions or concerns please feel free to contact the office.

Sincerely,



William Maki, RLA  
Project Manager  
Daly Design Group

Cc: Patrick Knight

February 16, 2023

Seminole County  
Planning and Development Division  
1101 East First Street  
Sanford FL. 32771

Re: Howell Branch Road Property  
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Sincerely,



William Maki, RLA  
Project Manager  
Daly Design Group

Cc: Patrick Knight



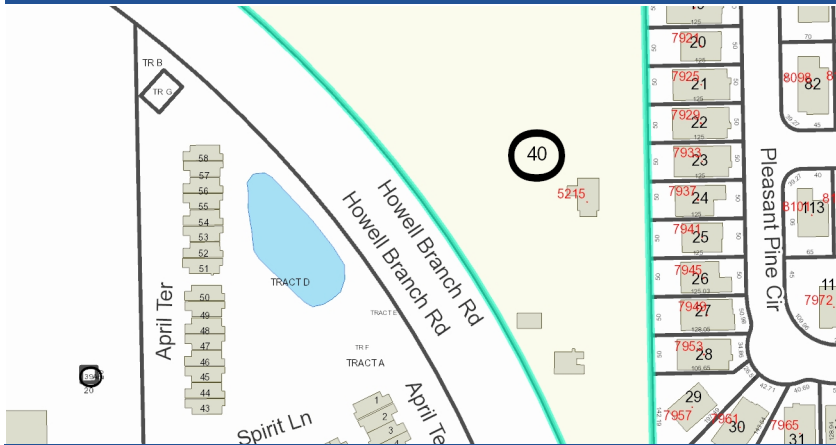
# Property Record Card



**Parcel** 35-21-30-300-0400-0000

**Property Address** 5215 HOWELL BRANCH RD WINTER PARK, FL 32792

## Parcel Location



## Site View



## Parcel Information

|                          |   |
|--------------------------|---|
| <b>Parcel</b>            | 35-21-30-300-0400-0000                      |
| <b>Owner(s)</b>          | 5215 HOWELL BRANCH LLC                      |
| <b>Property Address</b>  | 5215 HOWELL BRANCH RD WINTER PARK, FL 32792 |
| <b>Mailing</b>           | 3942 HAYNES CIR CASSELBERRY, FL 32707-6361  |
| <b>Subdivision Name</b>  |   |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                         |
| <b>DOR Use Code</b>      | 01-SINGLE FAMILY                            |
| <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> | \$995               | \$912                 |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    | \$330,400           | \$330,400             |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$331,395           | \$331,312             |
| <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>         | \$331,395           | \$331,312             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$4,442.26**  
**2022 Tax Bill Amount** **\$4,442.26**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 35 TWP 21S RGE 30E  
 SE 1/4 OF NE 1/4 OF SE 1/4  
 LYING ELY OF HOWELL BRANCH RD

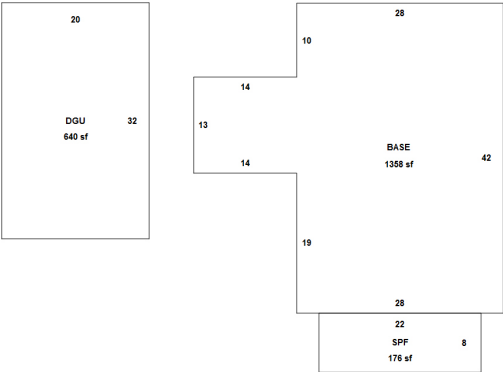
## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$331,395        | \$0           | \$331,395     |
| SJWM(Saint Johns Water Management) | \$331,395        | \$0           | \$331,395     |
| FIRE                               | \$331,395        | \$0           | \$331,395     |
| COUNTY GENERAL FUND                | \$331,395        | \$0           | \$331,395     |
| Schools                            | \$331,395        | \$0           | \$331,395     |

| Sales               |            |       |      |        |           |          |
|---------------------|------------|-------|------|--------|-----------|----------|
| Description         | Date       | Book  | Page | Amount | Qualified | Vac/Imp  |
| WARRANTY DEED       | 06/20/2022 | 10265 | 0596 | \$100  | No        | Improved |
| TRUSTEE DEED        | 02/10/2022 | 10240 | 0063 | \$100  | No        | Improved |
| ADMINISTRATIVE DEED | 11/05/2021 | 10177 | 0688 | \$100  | No        | Improved |
| PROBATE RECORDS     | 06/15/2021 | 09964 | 1369 | \$100  | No        | Improved |

| Land    |          |       |       |              |            |  |
|---------|----------|-------|-------|--------------|------------|--|
| Method  | Frontage | Depth | Units | Units Price  | Land Value |  |
| ACREAGE |          |       | 4.13  | \$100,000.00 | \$330,400  |  |

| Building Information |               |              |     |      |          |           |          |           |                   |           |            |                            |        |
|----------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|-------------------|-----------|------------|----------------------------|--------|
| #                    | Description   | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall          | Adj Value | Repl Value | Appendages                 |        |
| 1                    | SINGLE FAMILY | 1924         | 3   | 1.0  | 3        | 1,358     | 2,174    | 1,358     | SIDING GRADE<br>3 | \$640     | \$1,600    | Description                | Area   |
|                      |               |              |     |      |          |           |          |           |                   |           |            | SCREEN PORCH FINISHED      | 176.00 |
|                      |               |              |     |      |          |           |          |           |                   |           |            | DETACHED GARAGE UNFINISHED | 640.00 |

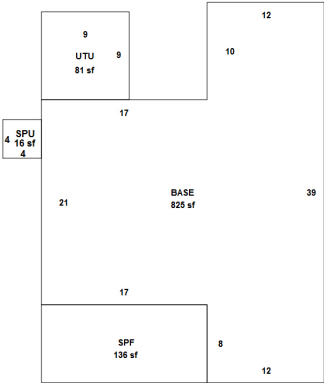


Sketch by Ryan Skutch

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

| # | Description   | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall          | Adj Value | Repl Value | Appendages              |        |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|-------------------|-----------|------------|-------------------------|--------|
| 2 | SINGLE FAMILY | 1935         | 2   | 1.0  | 3        | 825       | 1,058    | 825       | SIDING GRADE<br>3 | \$355     | \$888      | Description             | Area   |
|   |               |              |     |      |          |           |          |           |                   |           |            | UTILITY UNFINISHED      | 81.00  |
|   |               |              |     |      |          |           |          |           |                   |           |            | SCREEN PORCH FINISHED   | 136.00 |
|   |               |              |     |      |          |           |          |           |                   |           |            | SCREEN PORCH UNFINISHED | 16.00  |



Sketch by Ryan Skutch

Building 2 - Page 1

\*\* Year Built (Actual / Effective)



| Permits   |  |                            |                           |                           |                 |                        |                             |                 |  |
|---|--|----------------------------|---------------------------|---------------------------|-----------------|------------------------|-----------------------------|-----------------|--|
| Permit #  | Description  |                            |                           |                           | Agency          | Amount                 | CO Date                     | Permit Date     |  |
| 05574   | WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD               |                            |                           |                           | County          | \$0                    |                             | 8/1/1997        |  |
| 06903   | 6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD |                            |                           |                           | County          | \$795                  |                             | 10/1/1997       |  |
| Extra Features                                      |  |                            |                           |                           |                 |                        |                             |                 |  |
| Description   |  |                            |                           | Year Built                | Units           | Value                  | New Cost                    |                 |  |
|   |  |                            |                           |                           |                 |                        |                             |                 |  |
| Zoning  |  |                            |                           |                           |                 |                        |                             |                 |  |
| Zoning  |  | Zoning Description         |                           |                           | Future Land Use |                        | Future Land Use Description |                 |  |
| A-1   |  | Medium Density Residential |                           |                           | MDR             |                        | Agricultural-1Ac            |                 |  |
| Utility Information                                 |  |                            |                           |                           |                 |                        |                             |                 |  |
| Fire Station  | Power  | Phone(Analog)              | Water Provider            | Sewer Provider            | Garbage Pickup  | Recycle                | Yard Waste                  | Hauler          |  |
| 23.00   | DUKE   | CENTURY LINK               | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | TUE/FRI         | TUE                    | NO SERVICE                  | Waste Pro       |  |
| 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            |                             |                 |  |
| Copyright 2023 © Seminole County Property Appraiser |  |                            |                           |                           |                 |                        |                             |                 |  |



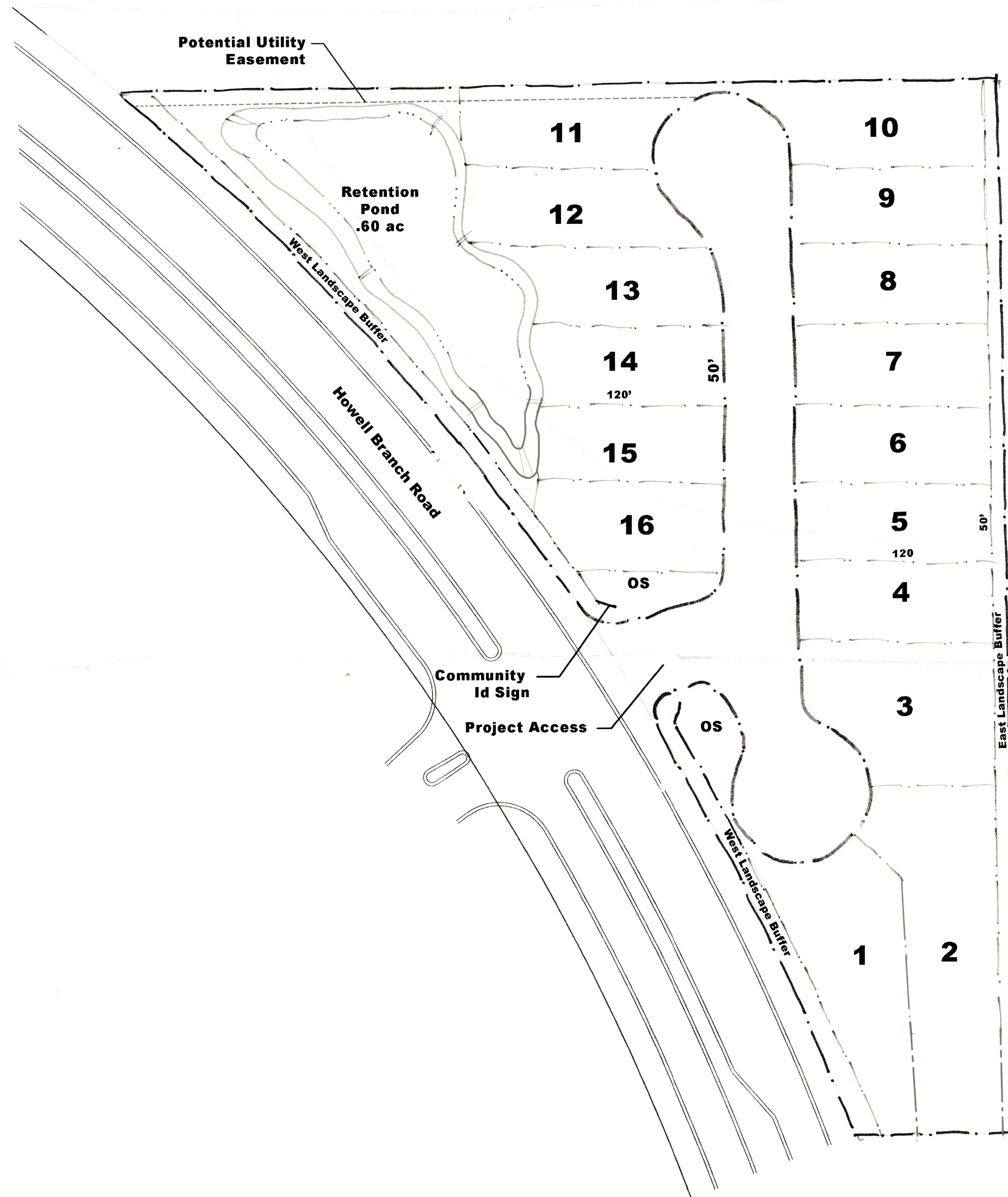
## Howell Branch Road Property Seminole County, Florida



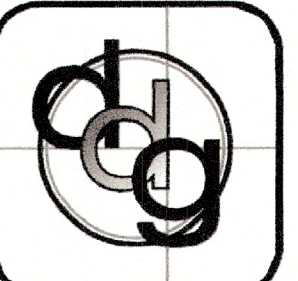
### daly design group

Urban Planning · Landscape Architecture · Project Management  
913 N Pennsylvania Ave., Winter Park, Florida 32789  
Phone 407.740.7373 · [www.dalydesign.com](http://www.dalydesign.com)  
Job No.: 23204 Scale: nts Date: 02.16.2023





|                          |                        |
|--------------------------|------------------------|
| <b>SITE DATA</b>         |                        |
| Parcel ID                | 35-21-30-300-0400-0000 |
| Total Land Area          | 4.13 ac                |
| Existing FLU             | MDR                    |
| Existing Zoning          | A-1                    |
| Proposed Zoning          | R-1BB                  |
| Proposed Retention       | 0.61 ac                |
| Total Units              | 16 du                  |
| Proposed Density         | 3.87 du/ac             |
| <b>Building Criteria</b> |                        |
| Minimum Lot Size         | 50' x 100' (5,000 sf)  |
| Typical Lot Size         | 50' x 120' (6,000 sf)  |
| Setbacks                 |                        |
| Front                    | 20'                    |
| Rear                     | 20'                    |
| Side                     | 5'                     |
| Street Side              | 20'                    |
| Accessory Structures     | 10'                    |
| <b>Proposed Buffers</b>  |                        |
| West                     | 15'                    |
| East                     | 10'                    |
| North                    | 0'                     |
| South                    | 0'                     |



PROJECT NO.  
23204  
SCALE  
1"=40'  
DATE  
Feb 23  
SHEET  
CP-101



\*

2/21/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:19:15  
PROJ # 23-80000030 RECEIPT # 0052739  
OWNER:  
JOB ADDRESS: LOT #:

32

|                 |       |       |     |
|-----------------|-------|-------|-----|
| 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.....:     | 000000005797                |             |
| CASH/CHECK AMOUNTS...: | 50.00                       |             |
| COLLECTED FROM:        | PATRICK J KNIGHT            |             |
| DISTRIBUTION.....:     | 1 - COUNTY 2 - CUSTOMER 3 - | 4 - FINANCE |

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

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

|   |   |                            |
|---|---|----------------------------|
| <b>PROJECT NAME:</b>  | <b>HOWELL BRANCH ROAD - PRE-APPLICATION</b>   | <b>PROJ #: 23-80000030</b> |
| APPLICATION FOR:  | DR - PRE-APPLICATION DRC  |                            |
| APPLICATION DATE:   | 2/21/23   |                            |
| RELATED NAMES:  | EP PATRICK KNIGHT   |                            |
| PROJECT MANAGER:  | JOY GILES (407) 665-7399  |                            |
| PARCEL ID NO.:  | 35-21-30-300-0400-0000  |                            |
| PROJECT DESCRIPTION   | PROPOSED REZONE FROM A-1 TO R-1BB TO CONSTRUCT A SINGLE FAMILY RESIDENTIAL COMMUNITY ON 4.10 ACRES LOCATED NORTH OF ALOMA AVENUE AND EAST OF HOWELL BRANCH ROAD |                            |
| NO OF ACRES   | 4.10  |                            |
| BCC DISTRICT  | 1-BOB DALLARI   |                            |
| CURRENT ZONING  | A-1   |                            |
| LOCATION  | NORTH OF ALOMA AVENUE AND EAST OF HOWELL BRANCH ROAD  |                            |
| FUTURE LAND USE-  | MDR   |                            |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES   |                            |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES   |                            |
| <b>APPLICANT:</b>   | <b>CONSULTANT:</b>  |                            |
| PATRICK KNIGHT<br>KNIGHTIRA, LLC<br>1900 E ADAMS DRIVE<br>MAITLAND FL 32751<br>PATJKNIGHT@AOL.COM | BILL MAKI<br>DALY DESIGN GROUP<br>913 N PENNSYLVANIA AVE<br>WINTER PARK FL 32789<br>(407) 740-7373<br>TDALY@DALYDESIGN.COM                                      |                            |

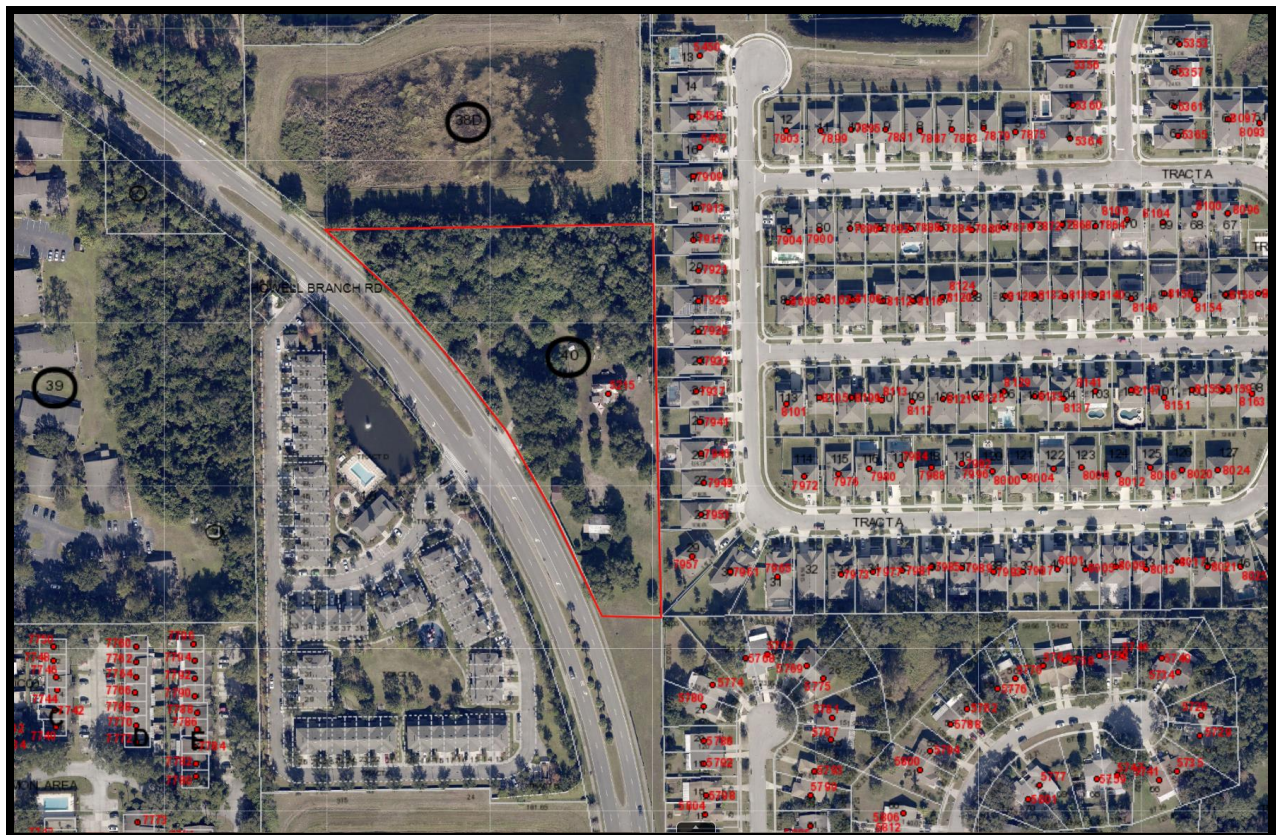
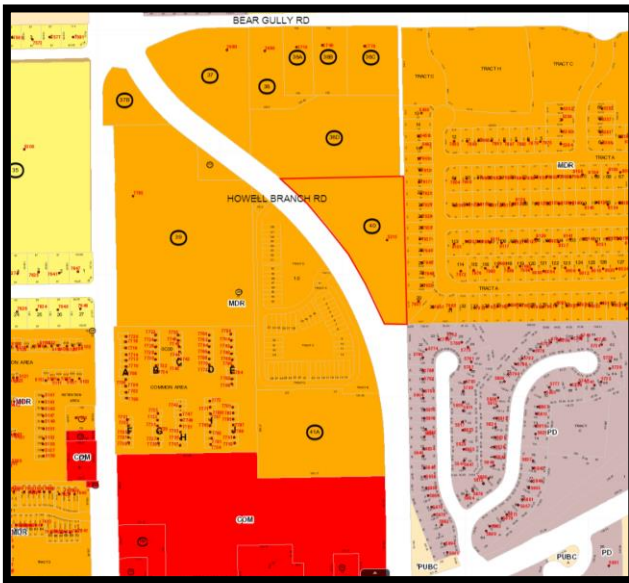
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

## PROJECT MANAGER COMMENTS

- The subject site has a Medium Density Residential (MDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.
- The MDR Future Land Use allows a density of up to 10 dwelling units per net buildable acre with a density bonus of 12 dwelling units per net buildable acre for affordable housing in compliance with Policy FLU 10.1-Affordable and Workforce Housing Density Bonus.

## PROJECT AREA ZONING AND AERIAL MAPS





## AGENCY/DEPARTMENT COMMENTS

|     | Group                  | Reviewer Comment  | Status        |
|-----|------------------------|---|---------------|
| 1.  | Buffers and CPTED      | Based on best available information at this time, staff estimates the following buffer will be required: West: 0.2, 10' width. This is subject to change as more information becomes available.   | Informational |
| 2.  | Buffers and CPTED      | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.  | Informational |
| 3.  | Buffers and CPTED      | Buffer information can be found here:<br><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 |
| 4.  | 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 |
| 5.  | Buffers and CPTED      | For a full review, please provide the net buildable area.   | Informational |
| 6.  | Building Division      | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.  | Informational |
| 7.  | Comprehensive Planning | The future land use (FLU) is Medium Density Residential (MDR) which allows a maximum density of 10 dwelling units per net buildable acre.   | Informational |
| 8.  | Comprehensive Planning | The proposed rezone to R-1BB is compatible to MDR.  | Informational |
| 9.  | Environmental Services | There is an existing 4-inch diameter pressurized sanitary sewer force main pipe running along the west side of Howell Branch Road. It leads to an existing pump station at the north entrance to Howell Branch Cove. A connection to this pump station or the gravity sewer line leading into it would also be allowed if possible.   | Informational |
| 10. | Environmental Services | There is an 8-inch diameter potable waterline running into the north entrance of Howell Branch Cove Subdivision.  | Informational |
| 11. | Environmental Services | There is no reclaimed water available to this project.  | Informational |
| 12. | Natural Resources      | The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being | Informational |

|     |                          |   |               |
|-----|--------------------------|---|---------------|
|     |                          | removed and saved with site plan submission. SCLDC 60.22  |               |
| 13. | Natural Resources        | Show tree replacement table with site plan submission. An example has been uploaded to the Resources folder. SCLDC 60.22(f)   | Informational |
| 14. | 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:<br/> <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a><br/> Seminole County Planning &amp; Development:<br/> <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p> | Informational |
| 15. | Planning and Development | <p>The subject site has a Medium Density Residential (MDR) Future Land Use designation and an A-1 (Agriculture) zoning classification.</p> <p>The MDR Future Land Use allows a density of up to 10 dwelling units per net buildable acre with a density bonus of 12 dwelling units per net buildable acre for affordable housing in compliance with Policy FLU 10.1-Affordable and Workforce Housing Density Bonus.</p>   | Informational |
| 16. | Planning and Development | <p><b>Net Buildable Acres is now defined as:</b></p> <p>1. Within the area described as the Urban Core, defined as the lands bounded by I4 on the west, and within a mile boundary of U.S. 17/92 on the east, and all land within a mile of SR 436, that any parcel crossed by this boundary is considered wholly within the "Urban Core," the total number of acres within the boundary of a development, excluding natural lakes and wetlands or flood prone areas.</p> <p>2. Within all other areas of Seminole County Outside of the Urban Core, the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.</p> <p><b>The subject site is located Outside of the Urban Core and therefore will be required to meet the Net Buildable definition defined under #2 above.</b></p>   | Informational |



|     |                          |  |               |
|-----|--------------------------|--|---------------|
| 17. | Planning and Development | A Rezone may take between 4-5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.   | Informational |
| 18. | Planning and Development | <p><b>Community Meeting Procedures Section 30.49.</b></p> <p>Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30).</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p>   | Informational |
| 19. | 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 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.  | Informational |
| 20. | Planning and Development | At time of Final Engineering a threatened and endangered study along with a species of special concern survey will be required at the time of final engineering review; the study shall be valid for eighteen (18) months from the date that such survey.  | Informational |
| 21. | Planning and Development | <ul style="list-style-type: none"> <li>• The R-1BB (Single Family Dwelling) zoning classification requires a minimum lot size is 5,000 square feet with a minimum width at building line of 50 feet.</li> <li>• The R-1BB (Single Family Dwelling) zoning classification requires a minimum house size is 700 square feet.</li> <li>• The setbacks for the R-1BB zoning district are: 20' Front Yard, 20' Rear yard, 5' Side Yard, 20' Side Street.</li> </ul>   | Informational |
| 22. | Planning and Development | The maximum allowable building height is 35 feet.  | Informational |
| 23. | Planning and Development | <p>The Subdivision Approval Process:</p> <ul style="list-style-type: none"> <li>• 1st step is approval of the Rezone which involves a public hearing with Planning &amp; Zoning (P&amp;Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines.</li> <li>• 2nd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning &amp; Zoning Board as a technical review item.</li> <li>• 3rd step is approval of the Final Engineering</li> </ul> | Informational |

|     |                              |  |               |
|-----|------------------------------|--|---------------|
|     |                              | <p>Plans; may be submitted once step one has been approved by BCC and step 2 is under review.</p> <ul style="list-style-type: none"> <li>4th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.</li> </ul>   |               |
| 24. | 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 |
| 25. | 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 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 |
| 26. | Public Safety - Fire Marshal | 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 |
| 27. | Public Safety - Fire Marshal | Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building (Section 18.2.3.2.2 NFPA 1).   | Informational |
| 28. | Public Safety - Fire Marshal | Verify compliance with table 18.5.4.3 of NFPA 1, 2018 ED, for maximum fire hydrant fire flow capacity distance to the building, and number of hydrants. 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.   | Informational |
| 29. | Public Safety - Fire Marshal | 18.5.3 (NFPA 1 2018 Edition). 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 FFPC 7th ED, 2020, NFPA 1, 2018 ED, CH 18, 18.2.3.6.3 (Florida Specific)   | Informational |
| 30. | Public Safety - Fire Marshal | All the following items shall be acknowledged and added to the site plan sheets as noted: 1) Fire department   | Informational |

|     |                              |   |               |
|-----|------------------------------|---|---------------|
|     |                              | 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) |               |
| 31. | Public Safety - Fire Marshal | Additional comments may be generated based on actual Site submittal   | Informational |
| 32. | Public Works - Engineering   | The proposed project is located within the Howell Creek drainage basin.   | Informational |
| 33. | Public Works - Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has moderately well-draining soils.   | Informational |
| 34. | Public Works - Engineering   | The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; The entire 25-year, 24-hour storm event volume if the site is not land locked or entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.   | Informational |
| 35. | Public Works - Engineering   | Based on 1 ft. contours, the topography of the site appears to slope generally east and north.  | Informational |
| 36. | Public Works - Engineering   | Based on a preliminary review, the site appears to outfall to north   | Informational |
| 37. | Public Works - Engineering   | A detailed drainage plan will be required at permitting.  | Informational |
| 38. | 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 |
| 39. | Public Works - Engineering   | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.<br>( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )  | Informational |

|     |                            |   |               |
|-----|----------------------------|---|---------------|
| 40. | 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 |
| 41. | 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 |
| 42. | Public Works - Engineering | INFORMATIONAL: Existing Median or Right of Way Landscape Trees which are in conflict with development activities shall be relocated. It shall be the responsibility of the developer to fund the expense for the relocation. Said relocation or replacement must be completed prior to the issuance of certificate of occupancy on the construction, development site or phase of development, as applicable. The trees to be relocated or replaced on-site or off-site on county property must be maintained in a healthy growing condition and guaranteed for a period of at least one year. The guarantee period shall end one year from the date of acceptance by county staff of any relocated or replaced trees. If your project will impact trees within a median or right-of-way, please contact Bill Pandos 407 321-1693 prior to site plan submittal. | Informational |
| 43. | Public Works - Engineering | A left turn lane is required. Please note that that the left out maneuver will have to be evaluated and most likely will have to be removed.  | 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                    |
|---------------------------------|----------------|---------------------------------|--------------------------------------|
| Natural Resources               | Sarah Harttung | sharttung@seminolecountyfl.gov  | Phone: 407-665-7391                  |
| Public Safety - Fire Marshal    | Diane Gordon   | dgordon@seminolecountyfl.gov    | 407.665.2681                         |
| Environmental Services          | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | Paul Zimmerman, PE<br>(407) 665-2040 |
| Public Works - Engineering      | Jennifer Goff  | jgoff@seminolecountyfl.gov      | Jennifer Goff 407-665-7336           |
| Comprehensive Planning          | Tyler Reed     | treed@seminolecountyfl.gov      |                                      |
| Environmental - Impact Analysis | Becky Noggle   | bnoggle@seminolecountyfl.gov    |                                      |
| Planning and Development        | Joy Giles      | jgiles@seminolecountyfl.gov     | Joy Giles                            |

|                              |                 |                               |                |
|------------------------------|-----------------|-------------------------------|----------------|
| Buffers and CPTED            | Maya Athanas    | mathanas@seminolecountyfl.gov | (407) 665-7388 |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov |                |
| Building Division            | Tony Coleman    | acoleman@seminolecountyfl.gov |                |

## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

### 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: 2023-270**

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### **Title:**

#### **STONEWALL PLACE - SITE PLAN**

**Project Number:** 23-06000007

**Project Description:** Proposed Site Plan for a landscape maintenance company on 3.81 acres in the M-1 Zoning District located southwest of Ronald Reagan Boulevard and Stonewall Place

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

**Parcel ID:** 22-20-30-300-036B-0000

**BCC District:** 2-Zembower

**Applicant:** Stephen Allen (407) 516-0437

**Consultant:** N/A



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

PROJ. #: 23-06000007  
 Rec: 1/30/23

## SITE PLAN/DREDGE & FILL

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

### APPLICATION TYPES/FEES

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

### PROJECT

|   |                        |                    |                                |
|---|------------------------|--------------------|--------------------------------|
| PROJECT NAME: <u>Stonewall place</u>  |                        |                    |                                |
| PARCEL ID #(S): <u>22-20-30-300-036B-0000</u>   |                        |                    |                                |
| <u>maintenance</u>  |                        |                    |                                |
| DESCRIPTION OF PROJECT: <u>Landscape Maintance Company</u>  |                        |                    |                                |
| EXISTING USE(S):  | <u>Vacant</u>          | PROPOSED USE(S):   | <u>Auto Sales with Repairs</u> |
| ZONING:   | <u>M1</u>              | FUTURE LAND USE:   | <u>IND</u>                     |
| TOTAL ACREAGE: <u>2.48</u>  |                        | <u>3.81</u>        |                                |
| BCC DISTRICT: <u>1-Zembower</u>   |                        |                    |                                |
| WATER PROVIDER:   | <u>Seminole County</u> | SEWER PROVIDER:    | <u>Seminole County</u>         |
| ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)          |                        |                    |                                |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:  |                        |                    |                                |
| <b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>  |                        |                    |                                |
| EXISTING BUILDING AREA:   | <u>0</u>               | NEW BUILDING AREA: | <u>4,400 SF</u>                |
| TOTAL:  | <u>4,400SF</u>         |                    |                                |
| EXISTING PAVEMENT AREA:   | <u>0 sf</u>            | NEW PAVEMENT AREA: | <u>7,909 SF</u>                |
| TOTAL:  | <u>7,909 sf</u>        |                    |                                |
| TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>10,109</u>   |                        |                    |                                |
| (TOTAL SQUARE FEET OF <b>NEW</b> ISA <u>10,109SF</u> / 1,000 = <u>10.109</u> ) x \$25 + \$2,500 = <b>FEE DUE:</b> <u>2,752.75</u> <u>75</u> |                        |                    |                                |
| (TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE  |                        |                    |                                |
| <b>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</b>                |                        |                    |                                |
| *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**   |                        |                    |                                |



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

|                                  |                                    |            |  |
|----------------------------------|------------------------------------|------------|--|
| NAME: Stephen Allen              | COMPANY: CivilCorp ENgineering INC |            |  |
| ADDRESS: 630 N Wymore Rd Ste 310 |                                    |            |  |
| CITY: Maitland                   | STATE: FL                          | ZIP: 32751 |  |
| PHONE: 407-516-0437              | EMAIL: sallen@civilcorpeng.com     |            |  |

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

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

|                            |           |            |  |
|----------------------------|-----------|------------|--|
| NAME(S): TPML Holdings LLC |           |            |  |
| ADDRESS: 1010 Bucksaw PL   |           |            |  |
| CITY: Longwood             | STATE: FL | ZIP: 32750 |  |
| PHONE:                     | EMAIL:    |            |  |

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

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously 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 CERTIFICATECERTIFICATE NUMBERDATE 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

1/25/2023

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, Robert Clites, the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-036B-0000 hereby designates Stephen Allen PE 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.

1/25/23

Date

  
Property Owner's Signature

Robert Clites  
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 Robert Clites (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 25th day of January, 2023.



Kendra Servello  
Notary Public  
State of Florida  
Comm# HH093691  
Expires 2/16/2025

  
Notary Public



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

## Detail by Entity Name

Florida Limited Liability Company  
TPML HOLDINGS, LLC

### Filing Information

**Document Number** L19000236174  
**FEI/EIN Number** 84-3518413  
**Date Filed** 09/18/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

1010 BUCKSAW PLACE  
LONGWOOD, FL 32750

### Mailing Address

1010 BUCKSAW PLACE  
LONGWOOD, FL 32750

### Registered Agent Name & Address

PARDUN, ANDREW R, ESQ.  
5858 CENTRAL AVENUE  
SUITE A  
ST. PETERSBURG, FL 33707

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CLITES, ROBERT L  
1010 BUCKSAW PLACE  
LONGWOOD, FL 32750

Title MGR

CLITES, KOLBIE  
1010 BUCKSAW PLACE  
LONGWOOD, FL 32750

### Annual Reports

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

|      |            |
|------|------------|
| 2020 | 03/26/2020 |
| 2021 | 02/10/2021 |
| 2022 | 02/22/2022 |

**Document Images**

|   |  |
|---|--|
| <a href="#">02/22/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/10/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">09/18/2019 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

# Property Record Card

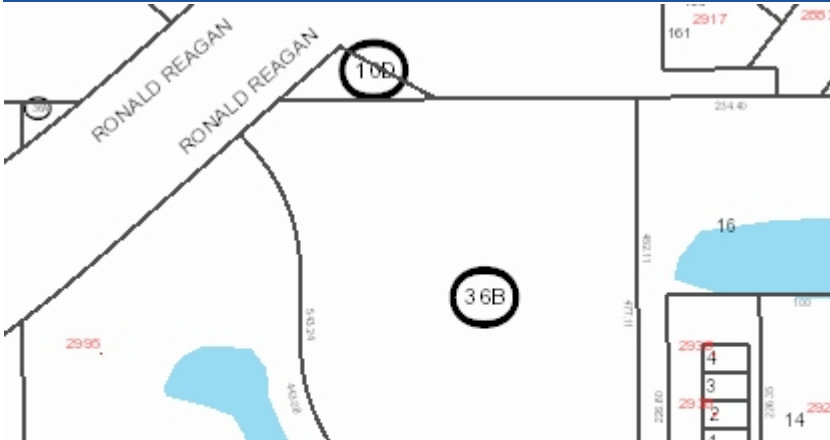


**Parcel** 22-20-30-300-036B-0000

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

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

| Parcel            | 22-20-30-300-036B-0000                   |                        | 2023 Working Values | 2022 Certified Values |
|-------------------|--|------------------------|---------------------|-----------------------|
| Owner(s)          | TPML HOLDINGS LLC                        | Valuation Method       | Cost/Market         | Cost/Market           |
| Property Address  | STONEWALL PL SANFORD, FL 32773           | Number of Buildings    | 0                   | 0                     |
| Mailing           | 8056 PEACEFUL CIR SANFORD, FL 32771-8241 | Depreciated Bldg Value |                     |                       |
| Subdivision Name  |  | Depreciated EXFT Value |                     |                       |
| Tax District      | 01-COUNTY-TX DIST 1                      | Land Value (Market)    | \$217,400           | \$217,400             |
| DOR Use Code      | 40-VAC INDUSTRIAL GENERAL                | Land Value Ag          |                     |                       |
| Exemptions        | None                                     | Just/Market Value      | \$217,400           | \$217,400             |
| AG Classification | No                                       | Portability Adj        |                     |                       |
|                   |  | Save Our Homes Adj     | \$0                 | \$0                   |
|                   |  | Amendment 1 Adj        | \$0                 | \$491                 |
|                   |  | P&G Adj                | \$0                 | \$0                   |
|                   |  | Assessed Value         | \$217,400           | \$216,909             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$2,914.92**

**2022 Tax Savings with Exemptions**

**\$3.90**

**2022 Tax Bill Amount**

**\$2,911.02**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 22 TWP 20S RGE 30E  
BEG NW COR OF NE 1/4 OF SE 1/4  
RUN S 477.11 FT S 88 DEG 52 MIN  
13 SEC W 188.81 FT NWLY ALG CURVE  
543.24 FT NELY ALG SLY R/W N CR 427  
TO A PT W OF BEG E TO BEG (LESS RD)  
4.02 AC

| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$217,400        | \$0           | \$217,400     |
| SJWM(Saint Johns Water Management) | \$217,400        | \$0           | \$217,400     |
| FIRE                               | \$217,400        | \$0           | \$217,400     |
| COUNTY GENERAL FUND                | \$217,400        | \$0           | \$217,400     |
| Schools                            | \$217,400        | \$0           | \$217,400     |

| Sales                 |            |       |      |           |           |         |
|-----------------------|------------|-------|------|-----------|-----------|---------|
| Description           | Date       | Book  | Page | Amount    | Qualified | Vac/Imp |
| SPECIAL WARRANTY DEED | 09/26/2019 | 09448 | 0549 | \$220,000 | Yes       | Vacant  |
| QUIT CLAIM DEED       | 03/01/2016 | 08814 | 1393 | \$100     | No        | Vacant  |
| FINAL JUDGEMENT       | 09/01/2011 | 07633 | 1249 | \$100     | No        | Vacant  |
| WARRANTY DEED         | 04/01/2006 | 06228 | 0635 | \$275,000 | Yes       | Vacant  |
| SPECIAL WARRANTY DEED | 10/01/2004 | 05492 | 0646 | \$60,000  | No        | Vacant  |

| Land        |          |       |       |             |            |
|-------------|----------|-------|-------|-------------|------------|
| Method      | Frontage | Depth | Units | Units Price | Land Value |
| SQUARE FEET |          |       | 56000 | \$3.86      | \$216,160  |
| ACREAGE     |          |       | 2.48  | \$500.00    | \$1,240    |

| 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 |
| M-1    | Industrial         | IND             | Industrial                  |

| 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     |

| 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              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Region 3                   | Millennium             | 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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 1/31/2023 9:25:38 AM  
**Project:** 23-06000007  
**Credit Card Number:** 40\*\*\*\*\*7449  
**Authorization Number:** 006189  
**Transaction Number:** 31012302C-A5416F46-36C3-4C7A-A3EE-179594C206FF  
**Total Fees Paid:** 2790.33

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 37.58         |
| SITE PLAN                | 2752.75       |
| Total Amount             | 2790.33       |

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

**Comment Document – Initial Submittal**

|   |   |                     |
|---|---|---------------------|
| PROJECT NAME:   | STONEWALL PLACE - SITE PLAN   | PROJ #: 23-06000007 |
| APPLICATION FOR:  | DR - SITE PLAN  |                     |
| APPLICATION DATE:   | 1/30/23   |                     |
| RELATED NAMES:  | EP STEPHEN ALLEN  |                     |
| PROJECT MANAGER:  | ANNE SILLAWAY (407) 665-7936  |                     |
| PARCEL ID NO.:  | 22-20-30-300-036B-0000  |                     |
| PROJECT DESCRIPTION   | PROPOSED SITE PLAN FOR A LANDSCAPE MAINTENANCE COMPANY ON 3.81 ACRES IN THE M-1 ZONING DISTRICT |                     |
| NO OF ACRES   | 3.81  |                     |
| BCC DISTRICT  | 2-JAY ZEMBOWER  |                     |
| CURRENT ZONING  | M-1   |                     |
| LOCATION  | SOUTHWEST OF RONALD REAGAN BLVD AND STONEWALL PLACE   |                     |
| FUTURE LAND USE   | IND   |                     |
| SEWER UTILITY   | SEMINOLE COUNTY UTILITIES   |                     |
| WATER UTILITY   | SEMINOLE COUNTY UTILITIES   |                     |
| APPLICANT:  | CONSULTANT:   |                     |
| STEPHEN ALLEN<br>CIVILCORP ENGINEERING INC<br>630 N WYMORE ROAD SUITE 310<br>MAITLAND FL 32751<br>(407) 516-0437<br>SALLEN@CIVILCORPENG.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 | Parking lot landscaping is required in accordance with SCLDC Sec. 30. 1292. Please show this calculation and the required trees on the landscape plan.  | Not Met |
| 2.  | Buffers and CPTED | Submit a landscape plan. For each buffer, provide a calculation that indicates: (a) length of buffer: (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs). Show all existing and proposed plantings. | Not Met |
| 3.  | Buffers and CPTED | The application says the use is auto sales and repair, but the cover sheet says landscape maintenance company. Please indicate the true proposed use and net buildable area for staff to do the buffer analysis. Additional comments may be generated based on resubmittal.                               | Not Met |
| 4.  | 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.                              | Not Met |
| 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.  | Not Met |
| 6.  | Buffers and CPTED | Per Sec. 30.886. The twenty-five (25) feet nearest to the front property line shall be retained as a landscaped green area and remain unpaved except for normal entrance drives.  | Not Met |
| 7.  | Buffers and CPTED | At this time, staff estimates a 0.2 opacity buffer will be required on the south, adjacent to Stonewall Pl. Show this on the landscape plan.  | Not Met |
| 8.  | Natural Resources | Show location, size, and species of trees outside of the wetland and its associated buffer with minimum DBH of three (3) inches being removed and saved. SCLDC 60.22  | Not Met |
| 9.  | Natural Resources | Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)                                 | Not Met |
| 10. | Natural Resources | If trees will be removed, please show tree replacement table. An example has been uploaded to the Resources folder. SCLDC 60.22(f)  | Not Met |
| 11. | Natural Resources | If replacement trees are required, please show the required mix of tree species for tree replacement. SCLDC 60.4(h)   | Not Met |

|     |                          |  |         |
|-----|--------------------------|--|---------|
| 12. | Planning and Development | The subject site is not a parcel of record and was subdivided after 2000. The Applicant will be required to apply for the Final Plat process. The site plan and the final plat can still be reviewed concurrently. The site plan will not be able to be approved until the Final Plat has been approved and recorded.  | Not Met |
| 13. | Planning and Development | The allowed Floor Area Ratio (FAR) is not consistent with the Industrial Future Land Use. The allowable F.A.R. for Industrial is a maximum of 0.65. Please revise the allowable to state 0.65 not 1.0.   | Not Met |
| 14. | Planning and Development | Please include the following information on the cover sheet: Project Name, Legal description, Owner, Utility Providers, Vicinity map that scales at 1"= 2,000 feet. Make sure that the sheet Index are 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 |
| 15. | Planning and Development | Per Sec. 40.53 - The project data must include information about the proposed height of building next to the number of stories, square footage for proposed development.   | Not Met |
| 16. | Planning and Development | On the site plan, call out the wetland area and the 15' minimum, 25' average wetland buffer, as well as the wetland calculation to show that the 25' average wetland buffer is being met.  | Not Met |
| 17. | Planning and Development | Under the open space calculations, provide those areas of the site will be counted toward open space. Please know that Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum of more than fifty (50) percent of the required open space.   | Not Met |
| 18. | Planning and Development | Please show locations and sizes of all structures, and dimension building footprints. Include this information on the site plan.   | Not Met |
| 19. | Planning and Development | Please provide location of fire lanes.   | Not Met |
| 20. | Planning and Development | Provide internal traffic circulation plan, including directional arrows and signs to direct traffic flow. Show location of traffic-control signs and signalization devices.  | Not Met |

|     |                          |   |         |
|-----|--------------------------|---|---------|
| 21. | Planning and Development | <p>There is a dumpster location being provided, but there needs to be impervious surface that connects directly to the dumpster enclosure to provide easy access for the garbage truck. Please revise the dumpster location to show direct access to the dumpster and the screening detail. SCLDC Sec. 30.1233(a) states- All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) feet high screen. The screen shall consist of a wood fence or a brick or masonry wall. The Planning Manager may require that a hedge or similar landscaping material surround the enclosure walls. The container shall be enclosed in such a manner as to be screened from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way, required landscape buffer or the passive edge(s) of a building site. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process.</p> <p>INFORMATIONAL: A separate permit (issued by the Building Division) is required for a dumpster.</p> | Not Met |
| 22. | Planning and Development | <p>Please submit a Threatened and Endangered Species Study that meets the intent of LDC of Seminole County Sec. 45.1. If an endangered species, a threatened species or a species of special concern is found to exist on a project site, the developer of the proposed development site shall provide the county with proof that all required federal and state permits, or appropriate exemptions, have been issued or granted prior to issuance of a county final development permit. Gopher tortoises are protected by state law, Chapter 68A - 27.003, FL Administrative Code. If you have gopher tortoises on your property, you need to get a FWC relocation permit before disturbing the burrows. A disturbance includes any type of work within 25 feet of a gopher tortoise burrow.</p>   | Not Met |
| 23. | Planning and Development | <p>Parking spaces are required to be 10 x 20. Please revise. SCLDC Sec. 30.1221. The site plan is showing 10' x 18'. Please revise to show the correct parking lot size of 10' x 20'.</p>   | Not Met |

|     |                          |  |         |
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| 24. | Planning and Development | Parking space size does not meet the required size for the proposed type. See Seminole County Land Development Code Sec. 30.1221 and chart on page 30-796 for the correct size of the parking space type you propose.  | Not Met |
| 25. | Planning and Development | Please provide wheel stops or curbing. SCLDC Sec. 30.1230(a)(4). Please show either the wheel stops or curbing.  | Not Met |
| 26. | Planning and Development | Please provide the location and dimension of the sign on the site plan. SCLDC 40.53(b)(8) A separate permit (issued by the Building Division) is required for any signage.   | Not Met |
| 27. | Planning and Development | On industrial property located within two hundred (200) feet of residential property, lighting shall be limited to 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. SCLDC Sec. 30.1234. Please provide a photometric plan to show the location of the site lighting and height of the poles. | Not Met |
| 28. | Planning and Development | All commercial, office, and industrial development shall comply with SCLDC Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles.  | Not Met |
| 29. | Planning and Development | A 10' landscape buffer between parking area and building should be provided. SCLDC Sec. 30.1230  | Not Met |
| 30. | Planning and Development | The landscaping shall have 20% minimum of low water use plant material provided and a maximum of 40% high water use plant material per SCLDC Sec. 30.1229(a)(2). This information will need to be provided on the landscape plans.   | Not Met |
| 31. | Planning and Development | On the irrigation plans, please provide water use zone information on the plans. Similar water use plants should be grouped together. SCLDC Sec. 30.1229(1)  | Not Met |
| 32. | Planning and Development | Please provide an irrigation plan showing water use zone, rain sensor device and backflow preventer. Rain sensor should be located in an open area. SCLDC Sec. 30.1231.  | Not Met |
| 33. | Planning and Development | Provide a tree barrier detail. SCLDC Chapter 60. Provide tree preservation statement from Sec. 60.4 for tree protection during construction and development. SCLDC 60.22(c). This can be provided on the landscape plans.  | Not Met |

|     |                              |  |         |
|-----|------------------------------|--|---------|
| 34. | Planning and Development     | There needs to be a 25' landscaped green area. Per Sec. 30.886 (a) - Front. Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall be retained as a landscaped green area and remain unpaved except for normal entrance drives. The remaining twenty-five (25) feet may be used for the parking of passenger vehicles only. The seven parking spaces on the site plan need to be pushed back out of 25' of the 50' front yard setbacks. | Not Met |
| 35. | Planning and Development     | Please provide the parcel acreage and square feet of the total lot area under the site data. The boundary survey needs to state the total acreage of the site as well. Please make sure the site plan and boundary survey are consistent with each other.  | Not Met |
| 36. | Planning and Development     | Please place the hours of operation of the place of business under the site data table.  | Not Met |
| 37. | Planning and Development     | Please state the total acres of wetlands are on site on the site plan. The boundary survey needs to state the total acreage of wetlands are on site. The site plan needs to be consistent with the boundary survey.  | Not Met |
| 38. | Planning and Development     | Sec. 30.1294 Screening (a) Mechanical Equipment.<br>(1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from residential properties or public rights-of-way at ground level on the property line. Please show where the mechanical unit is going on site and show how it will be screened.   | Not Met |
| 39. | 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 |
| 40. | Public Safety - Fire Marshal | Pg. C-1 is stating this is a fire sprinklered building. Please provide the fire point of service on the plan. Show the proposed backflow, and FDC on the plan.   | Not Met |
| 41. | Public Safety - Fire Marshal | Please provide the occupant classification for this project on the cover page per NFPA 1, CH 6.  | Not Met |
| 42. | 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 |

|     |                                 |   |               |
|-----|---------------------------------|---|---------------|
| 43. | Public Safety - Fire Marshal    | The requirements below shall be on all site plans as notes for sprinkled buildings:<br>a) At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the Per point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor.<br>b) The fire line for sprinkled buildings starts at the double detector check valve.<br>c) No other water connection shall be off of the fire line.<br>d) The Fire Department Connection shall be within 100 feet of the fire hydrant if standpipe system is provided.<br>e) Any fire line charged by the FDC shall be DR-14 pipe. The only valve allowed in the FDC line is a check valve. All fire lines shall be inspected by the Fire Inspection Dept. before being covered. | Not Met       |
| 44. | Public Safety - Fire Marshal    | Additional comments may be generated based on resubmittal.  | Not Met       |
| 45. | Buffers and CPTED               | Buffer information can be found here:<br><a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeld=SECOLADECO_CH30ZORE_PT67LASCBU</a>  | Informational |
| 46. | Buffers and CPTED               | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.  | Informational |
| 47. | 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 |
| 48. | 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 |
| 49. | 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 |
| 50. | 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 |
| 51. | 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 |
| 52. | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.  | Informational |



|     |                            |   |               |
|-----|----------------------------|---|---------------|
| 53. | Natural Resources          | All replacement trees shall be Florida Nursery grade Number 1 or better. SCLDC 60.23(b)   | Informational |
| 54. | 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 |
| 55. | 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 |
| 56. | 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 |
| 57. | 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 |
| 58. | Planning and Development   | Lighting on industrial zoned properties (except that located within two hundred (200) feet of residential property) shall consist of cut-off fixtures mounted no higher than twenty-five (25) feet. SCLDC Sec. 30.1234  | Informational |
| 59. | Planning and Development   | All lighting on non-industrial zoned properties shall consist of cut-off fixtures mounted no higher than sixteen (16) feet. An exception to this requirement may be made if the applicant demonstrates that a greater height will not result in light spillage onto surrounding properties in excess of five-tenths (0.5) foot-candles; provided however, that in no event shall lighting exceed a maximum height of twenty-five (25) feet on a parcel adjacent to property with a Residential Future Land Use designation or a residential zoning classification. SCLDC Sec. 30.1234   | Informational |
| 60. | Planning and Development   | INFORMATIONAL: THIS SITE WILL BE REQUIRED TO FOLLOW THE PERFORMANCE STANDARD UNDER PART 68 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.  | Informational |
| 61. | 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 |

|            |                              |  |               |
|------------|------------------------------|--|---------------|
| <b>62.</b> | 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 |
| <b>63.</b> | Public Safety - Addressing   | (SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), parcel number of the property as well as the adjacent properties, posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building. | Informational |
| <b>64.</b> | 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 |
| <b>65.</b> | Public Safety - Addressing   | (Structure and Lift Station) Address and applicable fee will be determined at permitting upon the approved site plan. SCLDC 90.4(A) (C)  | Informational |
| <b>66.</b> | Public Safety - Addressing   | Since the building location has changed, the address has changed to 2360 Stonewall PL. This updated address will be released after the building permit is issued. As previously stated in the comments for 21-06000030, "the tentative address is 2980 Stonewall PL, Sanford FL 32773. The address will be officially released after the building permit is issued. If the driveway access changes or the building location changes, the address is subject to change."  | Informational |
| <b>67.</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   | Informational |
| <b>68.</b> | Public Safety - Fire Marshal | Separate permits are required for the fire protection systems from the building construction permit.   | Informational |
| <b>69.</b> | Public Safety - Fire Marshal | Please provide the 61G-15 information on the building construction plans for the fire alarm and fire sprinkler.  | 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                         |
|---------------------------------|-----------------|-------------------------------------|---------------------------------------|---|
| Environmental Services          |                 | Comments sent under separate cover. |                                       |   |
| Environmental - Impact Analysis | Becky Noggle    | bnoggle@seminolecountyfl.gov        | Review Complete<br>Recommend Approval |   |
| Public Safety - Fire Marshal    | Diane Gordon    | dgordon@seminolecountyfl.gov        | Corrections Required                  | 407.665.2681                              |
| Public Works - Engineering      |                 | Comments under separate cover.      |                                       |   |
| Public Works - Impact Analysis  | William Wharton | wwharton@seminolecountyfl.gov       | No Review Required                    |   |
| Buffers and CPTED               | Maya Athanas    | mathanas@seminolecountyfl.gov       | Corrections Required                  | (407) 665-7388                            |
| Planning and Development        | Annie Sillaway  | asillaway@seminolecountyfl.gov      | Corrections Required                  | 407-665-7936                              |
| Natural Resources               | Sarah Harttung  | sharttung@seminolecountyfl.gov      | Corrections Required                  | Phone: 407-665-7391                       |
| Public Safety - Addressing      | Manny Cheatham  | echeatham@seminolecountyfl.gov      | Approved                              | Manny Cheatham<br>407-665-5045            |
| Building Division               | Tony Coleman    | acoleman@seminolecountyfl.gov       | Approved                              | Please see informational checklist items. |

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: |
|--|---|--|
| 3/8/2023   | The application fee allows two resubmittals.<br><i>Note: No resubmittal fee for small site plan</i> | Annie, Sarah, Dave, Diane, Paul                  |
| <p>The application fee allows two resubmittals. For the third review, the resubmittal fees are:</p> <p>Major Revision: 50% of original application fee.<br/>Minor Revision: 25% of original application fee.</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> <p><b>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.</b></p> <p>This is a commercial service that the consultant would contract with a provider for. Seminole County does not endorse any specific certificate authority. Digital signing (with a certificate issued through a 3rd party Certificate Authority) should contain an image that includes the design professional's seal, name and license number. This is required by law for all design professional's and will be returned for correction if the signature does not meet the minimum requirements of the Florida Statutes and Florida Administrative Code.</p> <p>Customers may, at their discretion, wish to send the County their digital signature certificate in advance of any reviews of their work. To do so, customers must complete the Digital Signature Affidavit form and follow the instructions as noted on the ePlan Review web page. <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/electronic-plan-review/digital-signature.stml</a></p> |   |  |

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

**Cities:**

|                   |                |  |
|-------------------|----------------|--|
| Altamonte Springs | (407) 571-8000 | <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: 2023-267**

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### **Title:**

#### **WEST 6TH STREET - PRE-APPLICATION**

**Project Number:** 23-80000029

**Project Description:** Proposed single family homes on two separate parcels totaling 0.52 acres in the R-1 Zoning District located northwest of Langford Drive and 6th Street

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

**Parcel ID:** 21-21-32-5CF-4000-0150+

**BCC District:** 1-Dallari

**Applicant:** Kim T Nguyen (407) 782-2064

**Consultant:** Troy Nguyen (407) 782-1971





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

PROJ. #: 23-80000029  
 PM: Annie  
 REC'D: 2/17/23

## 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:   | West 6th Street                                 |                  |     |
| PARCEL ID #(S): | 21-21-32-5CF-4000-0150 & 21-21-32-5CF-4000-0160 |                  |     |
| TOTAL ACREAGE:  | 0.52  | BCC DISTRICT:    | 1   |
| ZONING:         | R1  | FUTURE LAND USE: | LDR |

#### APPLICANT

|          |                   |          |                         |
|----------|-------------------|----------|-------------------------|
| NAME:    | Kim T Nguyen      | COMPANY: |                         |
| ADDRESS: | 5690 Elmhurst Cir |          |                         |
| CITY:    | Oviedo            | STATE:   | Florida ZIP: 32765      |
| PHONE:   | 407-782-2064      | EMAIL:   | kimt.nguyen63@gmail.com |

#### CONSULTANT

|          |                          |          |                       |
|----------|--------------------------|----------|-----------------------|
| NAME:    | Troy Nguyen, Ph.D., P.E. | COMPANY: |                       |
| ADDRESS: | 200 Audubon Dr.          |          |                       |
| CITY:    | Melbourne                | STATE:   | Florida ZIP: 32901    |
| PHONE:   | 407-782-1971             | EMAIL:   | troy.041975@gmail.com |

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Please see attached description

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

#### STAFF USE ONLY

|   |                            |  |
|---|----------------------------|--|
| COMMENTS DUE: <u>3/3/23</u>   | COM DOC DUE: <u>3/9/23</u> | DRC MEETING: <u>3/15/23</u>                              |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: |                            |  |
| ZONING: <u>PD</u>   | FLU: <u>HIPTI</u>          | LOCATION: <u>Northwest of Langford DR and 6th street</u> |
| W/S: <u>FLORIDA GOVT UTILITY</u>  | BCC: <u>5-HERR</u>         |  |

# **Proposed Site Development**

## **Lots 15 & 16, West 6<sup>th</sup> Street Chuluota Florida 32766**

Prepared by: Troy V. Nguyen, Ph.D., P.E.

February 17, 2023

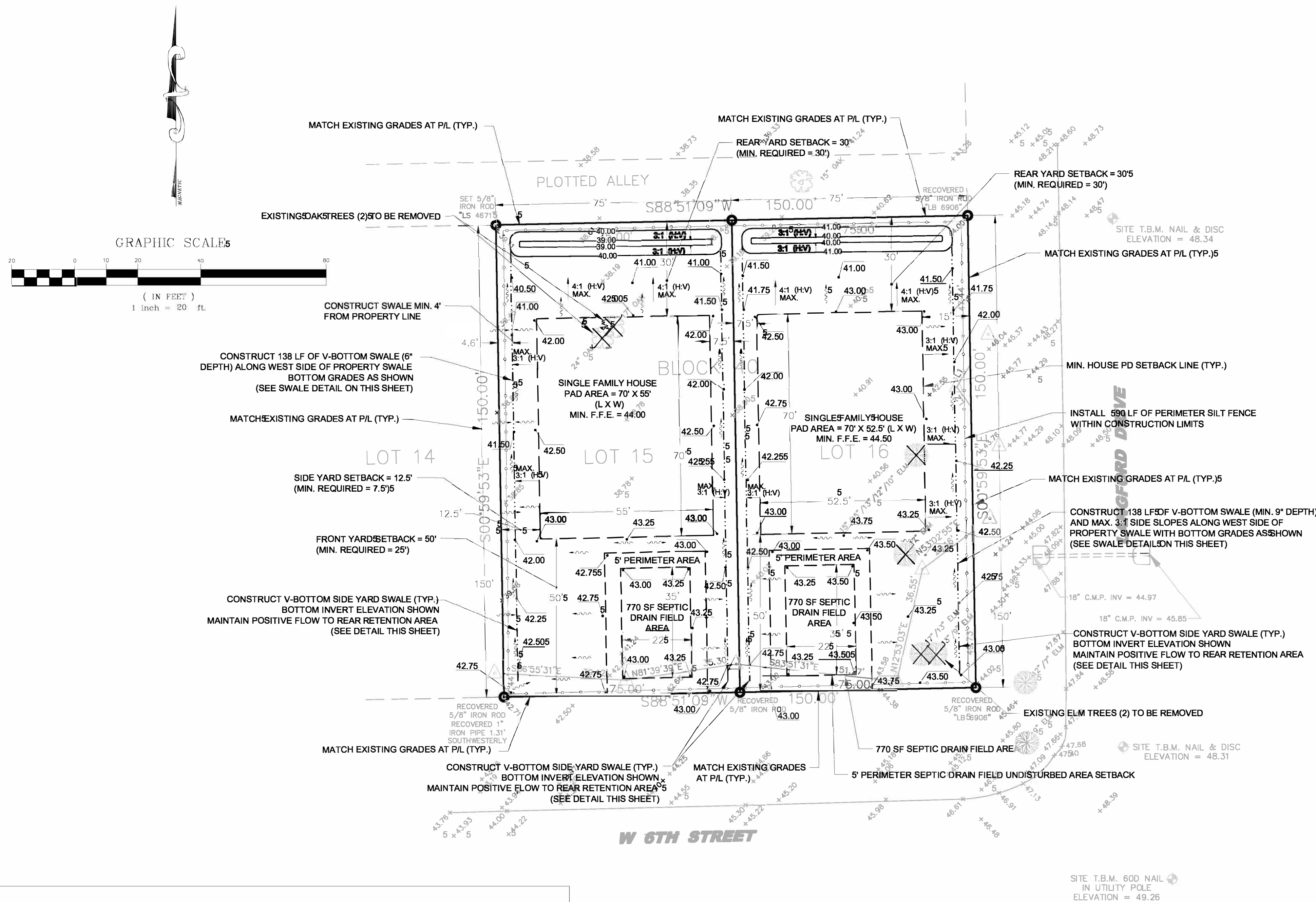
### **PROJECT DESCRIPTION:**

The project consists of lots 15 and 16 on West 6<sup>th</sup> Street in Chuluota. Please see attached property survey. This property is in the wetland zone for which the Florida Department of Environmental Protection (FDEP) has granted an Environment Resource Permit (ERP) that authorizes direct impact for construction of private, single-family residences.

A geotechnical engineering evaluation has been conducted on this property resulting in recommendations to guide site preparation and design of structure foundations, drainage improvements, and drain fields for the entire site.

The applicant would like to build the first house on lot 15 as early as possible in 2023 and plans to build the second house on lot 16 in the future. Based on the geotechnical engineering recommendations which include soil excavation, dewatering, and compaction of fill, it seems advisable to implement these activities on the entire site at the same time. The proposed site & drainage plan (attached) indicates that there would be an elevation difference, up to 2 feet in some area, between the final proposed building floor elevation and the existing grade. With this difference in elevations, it seems prudent to develop the entire site at the same time rather than develop each lot at separate times.

The applicant is proposing to apply for a building permit for lot 15, and once the building permit is granted, the site work will be performed on both lots. The applicant is seeking guidance from the County staff on this proposed approach.

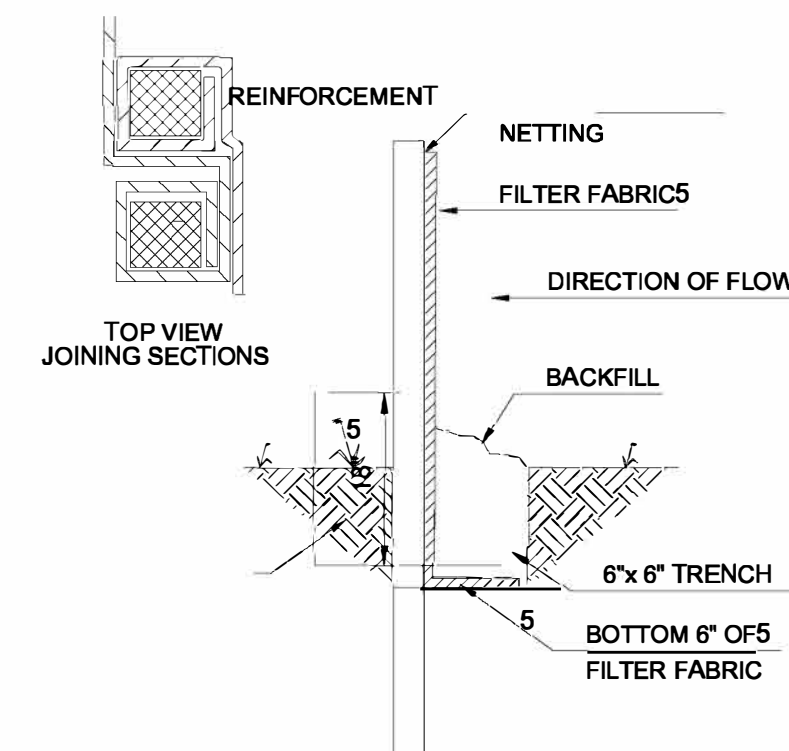


SITE PLAN LEGEND:

45.00 x EXISTING GRADES

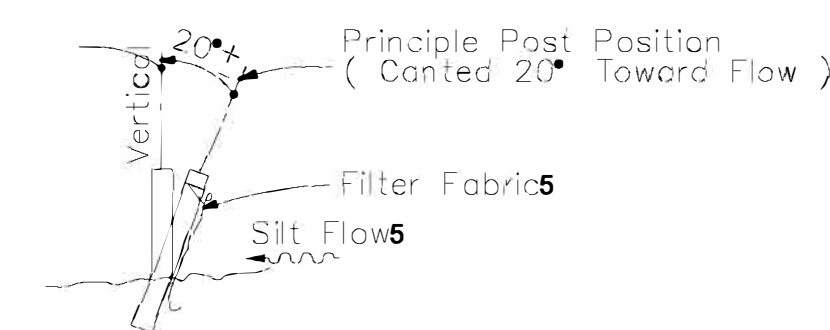
OVERLAND FLOW DIRECTION

40.00 PROPOSED GRADES



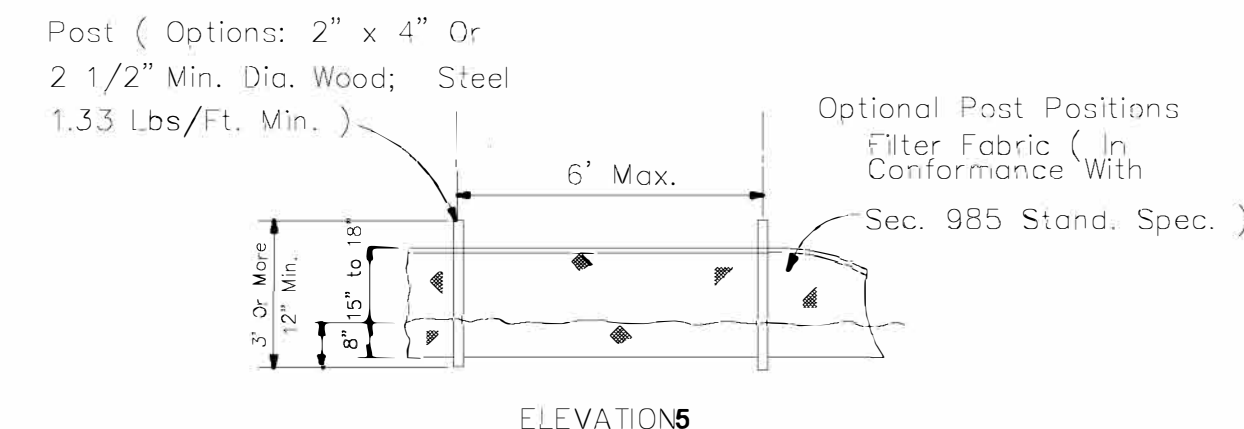
SILT BARRIER DETAIL

N.T.S.



SECTION

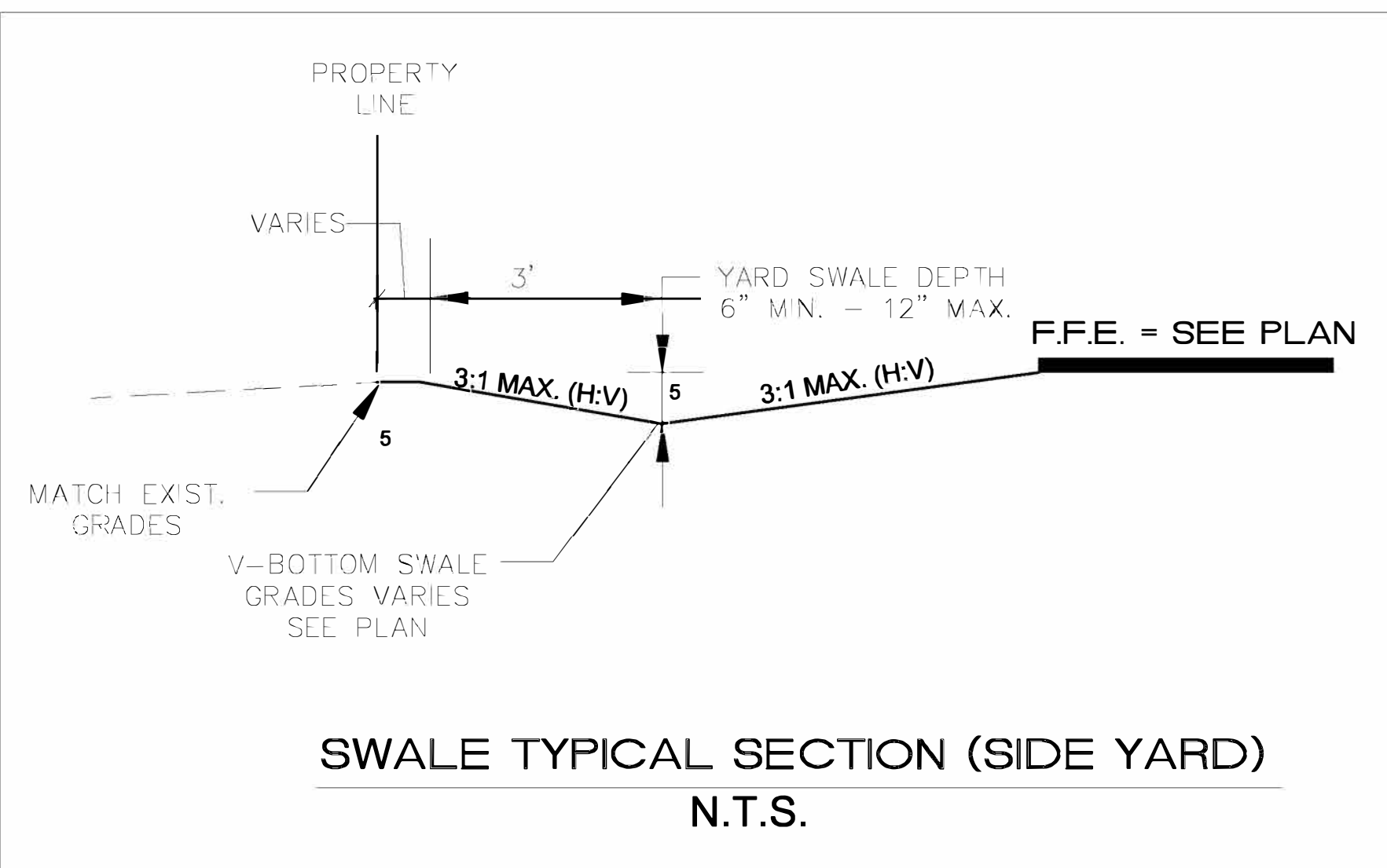
N.T.S.



TYPE III SILT FENCE

N.T.S.

TAX PARCEL ID: 21-21-32-5CF-4000-0150  
LAND OWNER: KIM T. NGUYEN  
PHYSICAL ADDRESS: 6th STREET, CHULUOTA, FL 32766 (LOTS 15 & 16)  
EXISTING ZONING: R-1  
FLU: LDR (LOW DENSITY RESIDENTIAL)  
MIN LOT AREA = 8,400 SF  
MIN LOT WIDTH = 70'  
MIN HOUSE SIZE = 700 SF  
MIN SETBACKS: FRONT = 25'  
REAR = 30'  
SIDE = 7.5'  
SIDE STREET = 25' (15' WITH TRAFFIC ENGINEER APPROVAL)

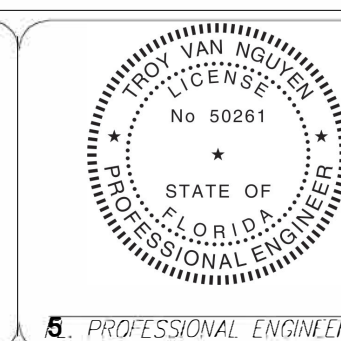


| REVISIONS: |      |    |             |      |      |    |             |      |      |
|------------|------|----|-------------|------|------|----|-------------|------|------|
| DATE       | REV. | BY | DESCRIPTION | DATE | REV. | BY | DESCRIPTION | DATE | REV. |
|            |      |    |             |      |      |    |             |      |      |
|            |      |    |             |      |      |    |             |      |      |
|            |      |    |             |      |      |    |             |      |      |

| SUBMITAL    | DATE |
|-------------|------|
| CITY/COUNTY |      |
| W.M.D.      |      |
| FINAL       |      |
| PROPOSAL    |      |
| ASBUILT     |      |

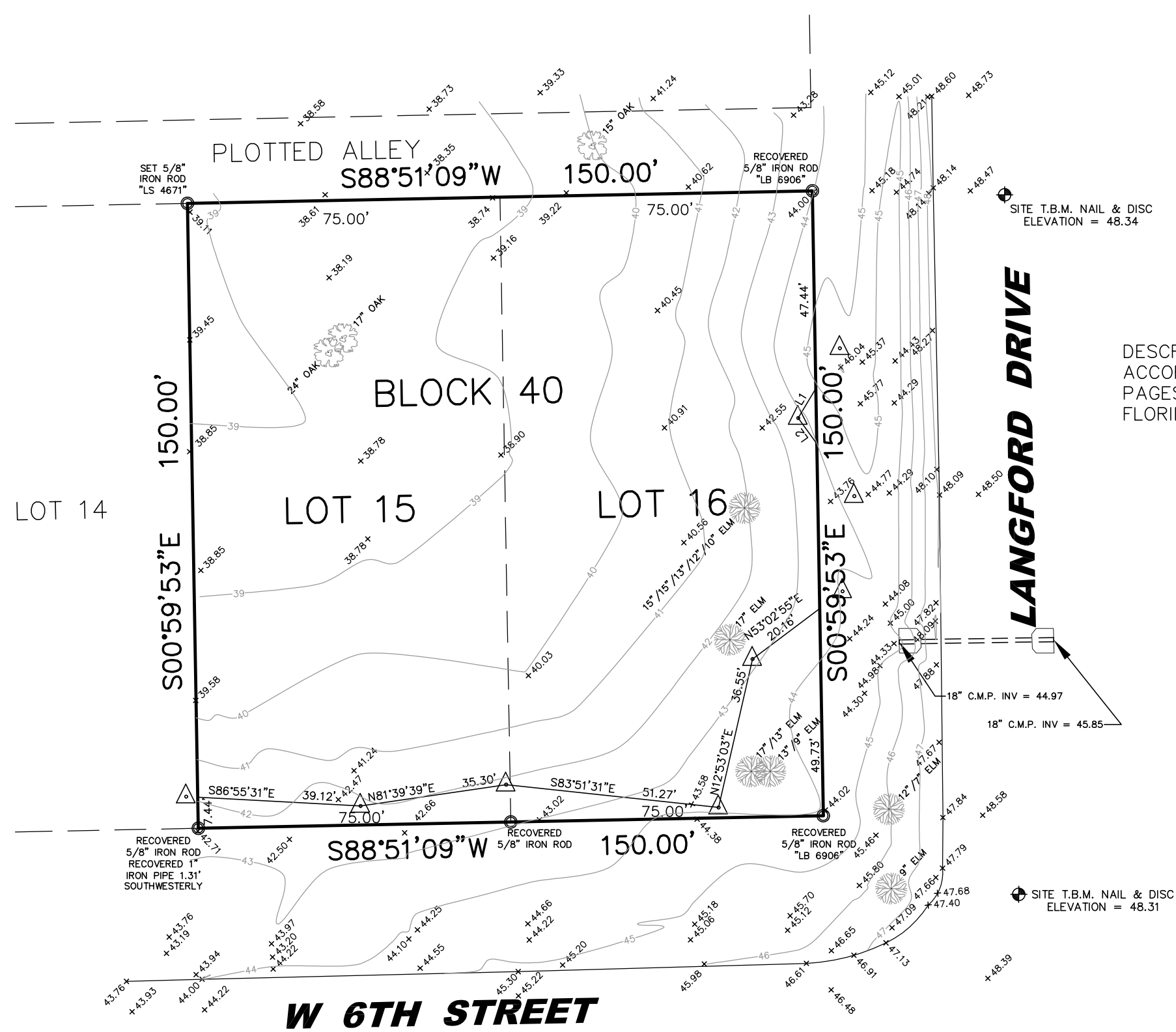
GLOBAL INTERGY CORPORATION (GIC)  
200 AUDUBON DR  
MELBOURNE, FLORIDA 32901  
CONTACT: TROY NGUYEN, Ph.D, P.E.

W. 6th STREET - LOTS 15 AND 16  
FINAL CONSTRUCTION PLANS  
SITE GRADING PLAN  
SEMINOLE COUNTY  
FLORIDA



|           |                        |
|-----------|------------------------|
| DATE:     | MARCH 2021             |
| DR. BY:   | TN                     |
| APPROVED: | TROY NGUYEN, P.E.      |
| SCALE:    | 1" = 20'               |
| PROJECT # | 6th STREET GRADING     |
| FILENAME: | 20206th STREET GRADING |
| SHEET     | 1 OF 1                 |





## BOUNDARY SURVEY

DESCRIPTION: LOTS 15 AND 16, BLOCK 40, NORTH CHULUOTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 54 THROUGH 58, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- NOTES:
- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF W 6TH STREET AS BEING S88°51'09"W.
  - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
  - ELEVATIONS BASED ON SEMINOLE COUNTY BENCHMARK DESIGNATION "8151710" ELEVATION = 42.647 NAVD 1988 DATUM.

LEGEND


 WETLAND FLAG

## LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 8.27   | N30°51'11"E |
| L2   | 7.66   | N35°43'47"W |

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 – SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 01/29/2020  
FIELD BY: RR-DB SCALE: 1" = 30'  
FILE NUMBER: PB2-PC54-BLK40-LOTS15-16

SITE T.B.M. 60D NAIL   
IN UTILITY POLE  
ELEVATION = 49.26

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

# Property Record Card



**Parcel** 21-21-32-5CF-4000-0150

**Property Address** 6TH AVE CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|   | 2023 Working Values | 2022 Certified Values |
|---|---------------------|-----------------------|
| <b>Parcel</b> 21-21-32-5CF-4000-0150                    |                     |                       |
| <b>Owner(s)</b> NGUYEN, KIM T                           |                     |                       |
| <b>Property Address</b> 6TH AVE CHULUOTA, FL 32766      |                     |                       |
| <b>Mailing</b> 437 LIVE OAK AVE CHULUOTA, FL 32766-9356 |                     |                       |
| <b>Subdivision Name</b> NORTH CHULUOTA                  |                     |                       |
| <b>Tax District</b> 01-COUNTY-TX DIST 1                 |                     |                       |
| <b>DOR Use Code</b> 00-VACANT RESIDENTIAL               |                     |                       |
| <b>Exemptions</b> None                                  |                     |                       |
| <b>AG Classification</b> No                             |                     |                       |
| <b>Valuation Method</b>                                 | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>                              | 0                   | 0                     |
| <b>Depreciated Bldg Value</b>                           |                     |                       |
| <b>Depreciated EXFT Value</b>                           |                     |                       |
| <b>Land Value (Market)</b>                              | \$29,355            | \$29,355              |
| <b>Land Value Ag</b>                                    |                     |                       |
| <b>Just/Market Value</b>                                | \$29,355            | \$29,355              |
| <b>Portability Adj</b>                                  |                     |                       |
| <b>Save Our Homes Adj</b>                               | \$0                 | \$0                   |
| <b>Amendment 1 Adj</b>                                  | \$13,651            | \$15,079              |
| <b>P&amp;G Adj</b>                                      | \$0                 | \$0                   |
| <b>Assessed Value</b>                                   | \$15,704            | \$14,276              |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$393.59**

**2022 Tax Savings with Exemptions**

**\$119.84**

**2022 Tax Bill Amount**

**\$273.75**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 15 BLK 40  
NORTH CHULUOTA  
PB 2 PG 54 TO 58

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$15,704         | \$0           | \$15,704      |
| SJWM(Saint Johns Water Management) | \$15,704         | \$0           | \$15,704      |
| FIRE                               | \$15,704         | \$0           | \$15,704      |
| COUNTY GENERAL FUND                | \$15,704         | \$0           | \$15,704      |
| Schools                            | \$29,355         | \$0           | \$29,355      |

| Sales           |            |       |      |          |           |         |
|-----------------|------------|-------|------|----------|-----------|---------|
| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp |
| WARRANTY DEED   | 12/17/2019 | 09503 | 0034 | \$20,000 | No        | Vacant  |
| WARRANTY DEED   | 01/09/2019 | 09281 | 1419 | \$8,000  | No        | Vacant  |
| WARRANTY DEED   | 03/01/2017 | 08886 | 1236 | \$24,500 | Yes       | Vacant  |
| WARRANTY DEED   | 03/01/2016 | 08663 | 0833 | \$24,500 | Yes       | Vacant  |
| WARRANTY DEED   | 11/01/2015 | 08584 | 1031 | \$23,000 | Yes       | Vacant  |
| WARRANTY DEED   | 11/01/2007 | 06880 | 0695 | \$70,000 | No        | Vacant  |
| CORRECTIVE DEED | 03/01/2006 | 06168 | 1146 | \$100    | No        | Vacant  |
| QUIT CLAIM DEED | 11/01/2005 | 05985 | 0722 | \$100    | No        | Vacant  |
| WARRANTY DEED   | 04/12/2005 | 05688 | 0299 | \$35,000 | Yes       | Vacant  |
| WARRANTY DEED   | 04/01/2003 | 04775 | 1628 | \$25,000 | Yes       | Vacant  |
| WARRANTY DEED   | 03/01/2001 | 04036 | 1090 | \$15,000 | Yes       | Vacant  |
| WARRANTY DEED   | 11/01/1984 | 01592 | 1746 | \$18,000 | Yes       | Vacant  |
| WARRANTY DEED   | 06/01/1983 | 01465 | 0163 | \$12,000 | No        | Vacant  |

| Land               |          |        |       |             |            |  |
|--------------------|----------|--------|-------|-------------|------------|--|
| Method             | Frontage | Depth  | Units | Units Price | Land Value |  |
| FRONT FOOT & DEPTH | 75.00    | 150.00 | 0     | \$950.00    | \$29,355   |  |

| Building Information<br>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 |
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

| Utility Information |       |               |                                   |                                   |                |         |            |        |
|---------------------|-------|---------------|-----------------------------------|-----------------------------------|----------------|---------|------------|--------|
| Fire Station        | Power | Phone(Analog) | Water Provider                    | Sewer Provider                    | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 43.00               | FPL   | AT&T          | FLORIDA GOVT<br>UTILITY AUTHORITY | FLORIDA GOVT<br>UTILITY AUTHORITY | NA             | NA      | NA         | NA     |

| Political Representation |                     |                              |                        |                 |
|--------------------------|---------------------|------------------------------|------------------------|-----------------|
| Commissioner             | US Congress         | State House                  | State Senate           | Voting Precinct |
| Dist 1 - Bob Dallari     | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 81              |

| School Information         |                        |                      |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Walker                     | Chiles                 | Hagerty              |

# Property Record Card



**Parcel** 21-21-32-5CF-4000-0160

**Property Address** CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

| Parcel            | 21-21-32-5CF-4000-0160                   |                        | 2023 Working Values | 2022 Certified Values |
|-------------------|--|------------------------|---------------------|-----------------------|
| Owner(s)          | NGUYEN, KIM T                            | Valuation Method       | Cost/Market         | Cost/Market           |
| Property Address  | CHULUOTA, FL 32766                       | Number of Buildings    | 0                   | 0                     |
| Mailing           | 437 LIVE OAK AVE CHULUOTA, FL 32766-9356 | Depreciated Bldg Value |                     |                       |
| Subdivision Name  | NORTH CHULUOTA                           | Depreciated EXFT Value |                     |                       |
| Tax District      | 01-COUNTY-TX DIST 1                      | Land Value (Market)    | \$29,355            | \$29,355              |
| DOR Use Code      | 00-VACANT RESIDENTIAL                    | Land Value Ag          |                     |                       |
| Exemptions        | None                                     | Just/Market Value      | \$29,355            | \$29,355              |
| AG Classification | No                                       | Portability Adj        |                     |                       |
|                   |  | Save Our Homes Adj     | \$0                 | \$0                   |
|                   |  | Amendment 1 Adj        | \$13,651            | \$15,079              |
|                   |  | P&G Adj                | \$0                 | \$0                   |
|                   |  | Assessed Value         | \$15,704            | \$14,276              |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$393.59**

**2022 Tax Savings with Exemptions**

**\$119.84**

**2022 Tax Bill Amount**

**\$273.75**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 16 BLK 40  
NORTH CHULUOTA  
PB 2 PGS 54 TO 58

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$15,704         | \$0           | \$15,704      |
| SJWM(Saint Johns Water Management) | \$15,704         | \$0           | \$15,704      |
| FIRE                               | \$15,704         | \$0           | \$15,704      |
| COUNTY GENERAL FUND                | \$15,704         | \$0           | \$15,704      |
| Schools                            | \$29,355         | \$0           | \$29,355      |



## Sales

| Description     | Date       | Book  | Page | Amount   | Qualified | Vac/Imp |
|-----------------|------------|-------|------|----------|-----------|---------|
| WARRANTY DEED   | 12/17/2019 | 09503 | 0034 | \$20,000 | No        | Vacant  |
| WARRANTY DEED   | 01/09/2019 | 09281 | 1419 | \$8,000  | No        | Vacant  |
| WARRANTY DEED   | 03/01/2017 | 08886 | 1236 | \$24,500 | Yes       | Vacant  |
| WARRANTY DEED   | 03/01/2016 | 08663 | 0833 | \$24,500 | Yes       | Vacant  |
| WARRANTY DEED   | 11/01/2015 | 08584 | 1031 | \$23,000 | Yes       | Vacant  |
| WARRANTY DEED   | 11/01/2007 | 06880 | 0695 | \$70,000 | No        | Vacant  |
| CORRECTIVE DEED | 03/01/2006 | 06168 | 1146 | \$100    | No        | Vacant  |
| QUIT CLAIM DEED | 11/01/2005 | 05985 | 0722 | \$100    | No        | Vacant  |
| WARRANTY DEED   | 05/01/2005 | 05726 | 1273 | \$35,000 | Yes       | Vacant  |

## Land

| Method             | Frontage | Depth  | Units | Units Price | Land Value |
|--------------------|----------|--------|-------|-------------|------------|
| FRONT FOOT & DEPTH | 75.00    | 150.00 |       | \$950.00    | \$29,355   |

## 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 |
|--------|-------------------------|-----------------|-----------------------------|
| R-1    | Low Density Residential | LDR             | Single Family-8400          |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider                    | Sewer Provider                    | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|-----------------------------------|-----------------------------------|----------------|---------|------------|--------|
| 43.00        | FPL   | AT&T          | FLORIDA GOVT<br>UTILITY AUTHORITY | FLORIDA GOVT<br>UTILITY AUTHORITY | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner         | US Congress         | State House                  | State Senate           | Voting Precinct |
|----------------------|---------------------|------------------------------|------------------------|-----------------|
| Dist 1 - Bob Dallari | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 81              |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Walker                     | Chiles                 | Hagerty              |

Copyright 2023 © Seminole County Property Appraiser



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

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

**Receipt Details**

**Date:** 2/19/2023 12:50:14 PM  
**Project:** 23-80000029  
**Credit Card Number:** 41\*\*\*\*\*0273  
**Authorization Number:** 00416D  
**Transaction Number:** 190223O39-E7B00CF1-BED6-4FD2-9B11-5407ADF72F61  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| <b>Total Amount</b>      | <b>52.50</b>  |

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

|  |   |   |
|--|---|---|
| PROJECT NAME:  | WEST 6TH STREET - PRE-APPLICATION   | PROJ #: 23-80000029   |
| APPLICATION FOR:   | DR - PRE-APPLICATION DRC  |   |
| APPLICATION DATE:  | 2/17/23   |   |
| RELATED NAMES:   | EP KIM T NGUYEN   |   |
| PROJECT MANAGER:   | ANNE SILLAWAY (407) 665-7936  |   |
| PARCEL ID NO.:   | 21-21-32-5CF-4000-0150+   |   |
| PROJECT DESCRIPTION  | PROPOSING TO BUILD SINGLE FAMILY HOMES ON TWO SEPERATE PARCELS TOTALING 0.52 ACRES IN THE R-1 ZONING DISTRICT |   |
| NO. OF ACRES   | 0.52  |   |
| BCC DISTRICT   | 1-DALLARI   |   |
| CURRENT ZONING   | R-1   |   |
| LOCATION   | NORTHWEST OF LANGFORD DRIVE AND 6TH STREET  |   |
| FUTURE LAND USE-   | LDR   |   |
| APPLICANT:   |   | CONSULTANT:   |
| KIM T NGUYEN<br>5690 ELMHURST CIRCLE<br>OVIEDO FL 32765<br>(407) 782-2064<br>KIMT.NGUYEN63@GMAIL.COM |   | TROY NGUYEN<br>200 AUDUBON DRIVE<br>MELBOURNE FL 32901<br>(407) 782-1971<br>TROY.041975@GMAIL.COM |

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

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

## PROJECT MANAGER COMMENTS

- The subject parcels are parcels of record in the 1971 Tax Roll.
- The proposed single family dwelling units are a permitted use in the R-1 (Single Family Dwelling) Zoning designation.
- The Applicant's next step would be to apply for residential building permits through the Building Department.

## PROJECT AREA ZONING AND AERIAL MAPS

### 1971 Tax Roll

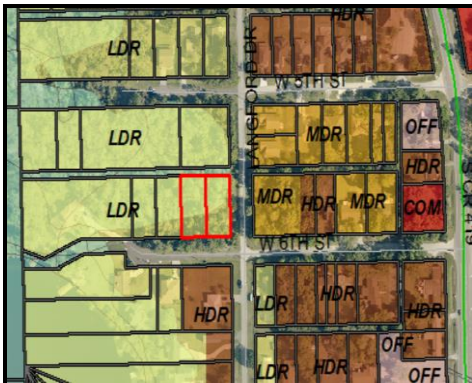
LANGFORD ROBERT E  
+ BEATRICE H  
1402 GREEN COVE RD  
WINTER PARK FLA

21 21 32 5CF 4000 0100  
LOTS 10 11 12 15 + 16  
BLK 40  
NORTH CHULUOTA  
Pg 2 PG 56

### Zoning



### Future Land Use



### Wetland



## AGENCY/DEPARTMENT COMMENTS

| No. | Group Name               | Reviewer Comment   | Status        |
|-----|--------------------------|--|---------------|
| 1.  | Comprehensive Planning   | The Future Land Use (FLU) is Low Density Residential (LDR) which allows up to four dwelling units per net buildable acre.  | Informational |
| 2.  | Comprehensive Planning   | Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.  | Informational |
| 3.  | Natural Resources        | According to the county wetland maps, wetlands are possibly located throughout the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. ***   | Informational |
| 4.  | Natural Resources        | Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP.   | Informational |
| 5.  | Natural Resources        | Resources for wetland information: St. Johns River Water Management District: <a href="http://www.sjrwm.com">www.sjrwm.com</a> Florida Department of Environmental Protection: <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a> Seminole County Map Resources: <a href="http://www.seminolecountyfl.gov">www.seminolecountyfl.gov</a> Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: <a href="http://www.scpafl.org">http://www.scpafl.org</a> Zoning, Future Land Use, FEMA, Aerials  | Informational |
| 6.  | 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 |
| 7.  | Natural Resources        | The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 for requirements for development within the Econ Protection Area.  | Informational |
| 8.  | Natural Resources        | In the Econ, there is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085.  | Informational |
| 9.  | 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</p> <p>County Land Development Code:<br/> <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a></p> <p>Seminole County Planning &amp; Development:<br/> <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></p> | Informational |

|     |                              |   |               |
|-----|------------------------------|---|---------------|
| 10. | Planning and Development     | On the boundary survey there is not a driveway shown on the proposed layout. Per Sec. 30.1221 (1)(a) - Single Family homes require two (2) parking spaces for each dwelling unit. Please be aware, that the minimum length of a driveway from the edge of the house to the property line is twenty (20) feet.   | Informational |
| 11. | Planning and Development     | The proposed use is permitted in current Zoning District designation.   | Informational |
| 12. | Planning and Development     | SETBACKS: The setbacks for the R-1 (Single Family Dwelling) zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard. The minimum lot size is 8,400 square feet and minimum lot width of 75'.   | Informational |
| 13. | Planning and Development     | The proposed project is within the Econ Protection Area.  | Informational |
| 14. | Planning and Development     | The subject properties are within the 1971 Tax Roll and are legal parcels of record.  | Informational |
| 15. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.   | Informational |
| 16. | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.4 (FFPC 7th ED. 2020).  | Informational |
| 17. | Public Safety - Fire Marshal | All the following items shall be acknowledged and added to the site plan sheets as noted:<br>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).<br>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)<br>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).<br>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).<br>5) Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.<br>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 |
| 18. | Public Safety - Fire Marshal | Additional comments may be generated based on actual Site submittal   | Informational |
| 19. | Public Works - Engineering   | The proposed project is located within the Big Econ drainage basin.   | Informational |
| 20. | Public Works - Engineering   | Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. Somewhat poorly drained. Water table may be high.  | Informational |
| 21. | Public Works - Engineering   | Based on 1 ft. contours, the topography of the site appears to slope west.  | Informational |
| 22. | Public Works - Engineering   | A detailed drainage plan will be required at building permit.   | Informational |

**AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS**

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

| Department                   | Reviewer        | Email                           | Status             | Reviewer Comments                       |
|------------------------------|-----------------|---------------------------------|--------------------|---|
| Public Safety - Fire Marshal | Diane Gordon    | dgordon@seminolecountyfl.gov    | Review Complete    | 407.665.2681                            |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov   | No Review Required |   |
| Public Works - Engineering   | Jennifer Goff   | jgoff@seminolecountyfl.gov      | Review Complete    | Jennifer Goff<br>407-665-7336           |
| Planning and Development     | Annie Sillaway  | asillaway@seminolecountyfl.gov  | Review Complete    |   |
| Natural Resources            | Sarah Harttung  | sharttung@seminolecountyfl.gov  | Review Complete    | Phone: 407-665-7391                     |
| Environmental Services       | Paul Zimmerman  | pzimmerman@seminolecountyfl.gov | No Review Required | Paul Zimmerman,<br>PE (407)<br>665-2040 |
| Comprehensive Planning       | Tyler Reed      | treed@seminolecountyfl.gov      | Review Complete    |   |
| Buffers and CPTED            | Maya Athanas    | mathanas@seminolecountyfl.gov   | No Review Required | (407) 665-7388                          |
| Building Division            | Tony Coleman    | acoleman@seminolecountyfl.gov   | No Review Required |   |



## 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>   |