



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, May 3, 2023

9:00 AM

Room 3024 or hybrid zoom option

This meeting will be held In-Person and remotely on Zoom. The public may email eplandesk@seminolecountyfl.gov to request a Zoom link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

DRC

PRE- APPLICATIONS

9:00 AM - IN-PERSON

[2023-463](#)

OAK HOLLOW CABINS - PRE-APPLICATION

Project Number: 23-80000054

Project Description: Proposed Special Exception to run an agritourism business on 20 acres in the A-1 Zoning District located west of W Sr 426 and north of Oak Hollow Ln

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

Parcel ID: 32-21-31-300-005A-0000

BCC District: 1-Dallari

Applicant: Phung Nguyen (206) 636-5354

Consultant: N/A

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

9:20 AM - ZOOM[2023-464](#)**JENNICA CT - PRE-APPLICATION****Project Number:** 23-80000055**Project Description:** Proposed expansion of Lot 31B to 26A for a 5 lot subdivision located on 4.42 acres in the A-1 Zoning District located northeast of N Hart Rd and E Main St**Project Manager:** Doug Robinson (407) 665-7308
(drobinson3@seminolecountyfl.gov)**Parcel ID:** 22-20-32-300-031B-0000**BCC District:** 2-Zembower**Applicant:** Michael Monaco (407) 496-5177**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****VAN ARSDALE ST (465) - PRE-APPLICATION**[2023-462](#)**Project Number:** 23-80000053**Project Description:** Proposed Site Plan to build a single family home on 8.93 acres in the A-1 Zoning District located northeast of Lockwood Blvd and Van Arsdale St**Project Manager:** Maya Athanas (407) 665-7388
(mathanas@seminolecountyfl.gov)**Parcel ID:** 12-21-31-301-007F-0000**BCC District:** 2-Zembower**Applicant:** Dan Hoffman (321) 617-3297**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CREATIVE WORLD SCHOOL AT BALMY BEACH - PRE- APPLICATION**[2023-465](#)**Project Number:** 23-80000056**Project Description:** Proposed Daycare Center on 1.57 acres in the PD Zoning District located south of E Sr 436 and west of Balmy Beach Rd**Project Manager:** Kathy Hammel (407) 665-7389
(khammel@seminolecountyfl.gov)**Parcel ID:** 07-21-29-524-0000-0050**BCC District:** 3-Constantine**Applicant:** Greg Michael (561) 755-3635**Consultant:** Jay Gill (850) 444-9493**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-463

Title:

9:00 AM - IN-PERSON

OAK HOLLOW CABINS - PRE-APPLICATION

Project Number: 23-80000054

Project Description: Proposed Special Exception to run an agritourism business on 20 acres in the A-1 Zoning District located west of W Sr 426 and north of Oak Hollow Ln

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

Parcel ID: 32-21-31-300-005A-0000

BCC District: 1-Dallari

Applicant: Phung Nguyen (206) 636-5354

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. #: 23-80000054
PM: Joy
REC'D: 4/13/23
Paid: 4/13/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

| | | | |
|-----------------|-------------------|------------------|--|
| PROJECT NAME: | OAK HOLLOW CABINS | | |
| PARCEL ID #(S): | 322131300005A0000 | | |
| TOTAL ACREAGE: | 20 | BCC DISTRICT: | |
| ZONING: | A-1 | FUTURE LAND USE: | |

APPLICANT

| | | | |
|----------|--------------------|----------|-----------------------|
| NAME: | PHUNG T. NGUYEN | COMPANY: | |
| ADDRESS: | 5750 OAK HOLLOW LN | | |
| CITY: | OVIEDO | STATE: | FL ZIP: 32765 |
| PHONE: | 206-636-5354 | EMAIL: | NGUYENPHUNG@YAHOO.COM |

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: See narrative

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

STAFF USE ONLY

| | | |
|---|-------------------|--|
| COMMENTS DUE: 4/21 | COM DOC DUE: 4/27 | DRC MEETING: 5/3 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: A-1 | FLU: LDR | LOCATION: West of West State Road 426 and North of Oak Hollow Lane |
| W/S: Seminole County | BCC: 1: Dallari | |

Phung T. Nguyen
5750 Oak Hollow Ln. Oviedo, FL 32765 | nguyenphung@yahoo.com

April 12, 2023

Subject: Inquiry about Building an Agricultural-Environmentally Educational Farm-Themed Rental Experience.

Dear Seminole County Planning and Development representative:

I hope this email finds you well.

My name is Phung T. Nguyen, the owner of a property located at 5750 Oak Hollow Ln, Oviedo, FL 32765, with the agricultural classification. I am reaching out to seek guidance and clarification from the Seminole County Planning and Development department concerning the feasibility of my inquiry and any applicable regulations, restrictions, or permitting requirements that may apply.

Background:

We have been running an agritourism business on our property since May 2022 - hosting families, small groups where our guests can enjoy an authentic rural farm experience, along with running a nursery and a poultry farm. Besides an orchard of more than 1,000 tropical fruit trees planted last year with full irrigation system, we also have 2 horses, 13 goats, and hundreds of chickens, ducks, and geese with plans to have more other farm animals for educational purposes. We offer a wide range of exciting and challenging activities for all ages to promote the ideals of family togetherness, community and a sense of ‘getting back to basics’. We have been getting all positive feedback from our guests and the community. We would like to see how we could promote and reach out to a wider audience who would benefit from all that we do.

We would like to know from you about the possibility of developing an agricultural, environmentally, educational, family-oriented farm-themed rental experience on a 20-acres property with some cabins in the land above mentioned. Our main objective would be not only to provide families with a rural getaway but also to educate both children and parents about the importance of connecting with nature, farming, understanding the soil, the environment, and fostering appreciation for agricultural in general. We believe that building such connections can lead to increased happiness and inspire future stewards of the environment.

Before proceeding with the development, we would like to seek clarification from the Seminole County Planning and Development department concerning the feasibility of our proposal and any applicable regulations, restrictions, or permitting requirements.

Our proposed project and objectives:

1. Developing a few very simple cabins on the property that has 20-acres in Oviedo (A-1 Zoning), AG property. Currently there are a SFR, a barn, with a few very small structures to support our agricultural operations.
2. The cabins would be rented out to individuals or families seeking an agricultural, environmentally educational and farm-themed rural getaway. This could be a few hours non-staying accommodation or overnight accommodation pending on the requests.

This project is designed to preserve the existing natural environment and limit the impact on surrounding agricultural activities. The activities and experiences aimed at promoting environmental awareness, sustainable living, and farm-animal appreciation will be incorporated, enhancing the significance of the project within the community.

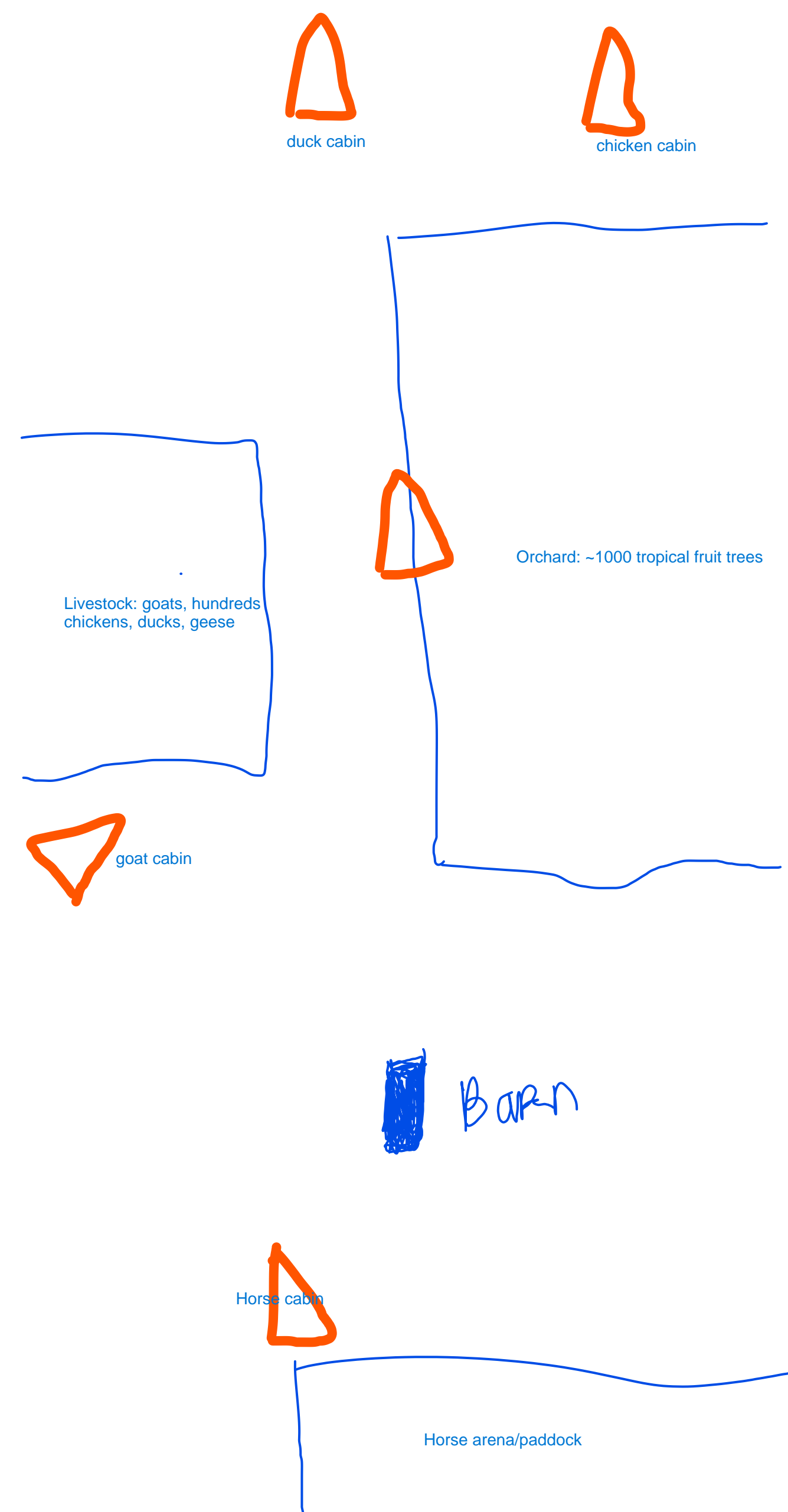
I greatly appreciate your guidance on whether the current zoning permits this wonderful idea I have, and if so, what the required processes and procedures would be for obtaining the necessary approvals and permits. We understand that you may require further information to accurately assess the feasibility of my project. If that's the case, please let me know, and we would be happy to provide more details to assist with your assessment.

Thank you in advance for your time and assistance. We look forward to hearing from you soon and the possibility of contributing positively to the community through our environmentally educational farm-themed rental experience.

Sincerely,

PHUNGNGUYEN

Phung T. Nguyen



Property Record Card



Parcel 32-21-31-300-005A-0000

Property Address 5750 OAK HOLLOW LN OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

| | |
|--------------------------|--|
| Parcel | 32-21-31-300-005A-0000 |
| Owner(s) | THI NGUYEN, PHUNG T |
| Property Address | 5750 OAK HOLLOW LN OVIEDO, FL 32765 |
| Mailing | 5750 OAK HOLLOW LN OVIEDO, FL 32765-7520 |
| Subdivision Name | |
| Tax District | G1-AGRICULTURAL |
| DOR Use Code | 60-GRAZING LAND |
| Exemptions | None |
| AG Classification | Yes |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 2 | 1 |
| Depreciated Bldg Value | \$448,333 | \$362,463 |
| Depreciated EXFT Value | \$2,400 | \$2,000 |
| Land Value (Market) | \$786,400 | \$747,080 |
| Land Value Ag | \$474,332 | |
| Just/Market Value | \$1,237,133 | \$1,111,543 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$925,065 | \$1,111,543 |

2022 Certified Tax Summary

| | |
|---|--------------------|
| 2022 Tax Amount without Exemptions | \$14,903.68 |
| 2022 Tax Bill Amount | \$14,903.68 |

* Does NOT INCLUDE Non Ad Valorem Assessments

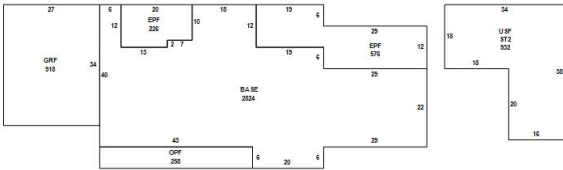
Legal Description

SEC 32 TWP 21S RGE 31E
E 1/2 OF SE 1/4 OF NW 1/4

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$925,065 | \$0 | \$925,065 |
| SJWM(Saint Johns Water Management) | \$925,065 | \$0 | \$925,065 |
| COUNTY GENERAL FUND | \$925,065 | \$0 | \$925,065 |
| Schools | \$925,065 | \$0 | \$925,065 |

| Sales | | | | | | |
|---------------|------------|-------|------|-------------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 07/27/2021 | 10012 | 0676 | \$1,300,000 | Yes | Improved |
| WARRANTY DEED | 08/12/2020 | 09682 | 0204 | \$795,000 | No | Improved |
| WARRANTY DEED | 08/12/2020 | 09682 | 0203 | \$100 | No | Improved |

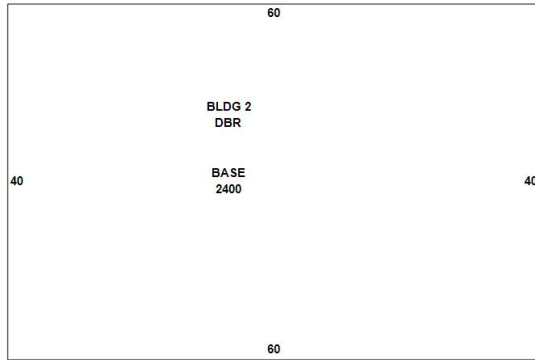
| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 11.76 | \$40,000.00 | \$470,400 |
| ACREAGE | | | 2.78 | \$40,000.00 | \$2,780 |
| ACREAGE | | | 5.12 | \$40,000.00 | \$1,152 |

| Building Information | | | | | | | | | | | | | |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|----------|-----------|------------|-------------------------|--------|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | SINGLE FAMILY | 1985 | 5 | 4.5 | 12 | 2,824 | 5,734 | 4,558 | BRICK | \$392,269 | \$476,923 | Description | Area |
|  | | | | | | | | | | | | ENCLOSED PORCH FINISHED | 576.00 |
| | | | | | | | | | | | | OPEN PORCH FINISHED | 258.00 |
| | | | | | | | | | | | | GARAGE FINISHED | 918.00 |
| | | | | | | | | | | | | ENCLOSED PORCH FINISHED | 226.00 |
| | | | | | | | | | | | | UPPER STORY FINISHED | 932.00 |
| | | | | | | | | | | | | | |

Building 1 - Page 1

** Year Built (Actual / Effective)

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|-------------|--------------|-----|------|----------|-----------|----------|-----------|-------------------|-----------|------------|-------------|------|
| 2 | BARNS/SHEDS | 2022 | 0 | 0.0 | 0 | 2,400 | 2,400 | 2,400 | PREFINISHED METAL | \$56,064 | \$56,064 | Description | Area |
| | | | | | | | | | | | | | |



Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|--|--------|----------|------------|-------------|
| 12565 | 5750 OAK HOLLOW LN: SHED/BARN RESIDENTIAL-60 x 40 Metal building | County | \$70,000 | 10/25/2022 | 8/12/2022 |
| 18577 | 5750 OAK HOLLOW LN: ELECTRICAL - RESIDENTIAL- | County | \$5,000 | | 11/1/2022 |
| 19688 | 5750 OAK HOLLOW LN: EZ REROOF RESIDENTIAL- | County | \$38,000 | 12/15/2022 | 11/22/2022 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|---------|----------|
| FIREPLACE 2 | 10/01/1985 | 1 | \$2,400 | \$6,000 |

Zoning

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

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| 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 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 75 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Evans | 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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/13/2023 9:37:08 AM
Project: 23-80000054
Credit Card Number: 41*****1670
Authorization Number: 02723D
Transaction Number: 130423C1A-C795F98C-A620-40F1-921E-B68EBB6C81F1
Total Fees Paid: 52.50

Fees Paid

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

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

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

| | | |
|--|---|---------------------|
| PROJECT NAME: | OAK HOLLOW CABINS - PRE-APPLICATION | PROJ #: 23-80000054 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 4/13/23 | |
| RELATED NAMES: | EP PHUNG NGUYEN | |
| PROJECT MANAGER: | JOY GILES (407) 665-7399 | |
| PARCEL ID NO.: | 32-21-31-300-005A-0000 | |
| PROJECT DESCRIPTION | PROPOSED SPECIAL EXCEPTION TO RUN AN AGRITOURSIM BUSINESS ON 20 ACRES IN THE A-1 ZONING DISTRICT LOCATED WEST OF WEST STATE ROAD 426 AND NORTH OF OAK HOLLOW LANE | |
| NO OF ACRES | 20 | |
| BCC DISTRICT | 1-BOB DALLARI | |
| CURRENT ZONING | A-1 | |
| LOCATION | WEST OF WEST STATE ROAD 426 AND NORTH OF OAK HOLLOW LANE | |
| FUTURE LAND USE- | LDR | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| PHUNG NGUYEN 5750 OAK HOLLOW LANE OVIEDO FL 32765 (206) 636-5354 NGUYENPHUNG@YAHOO.COM | | |

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

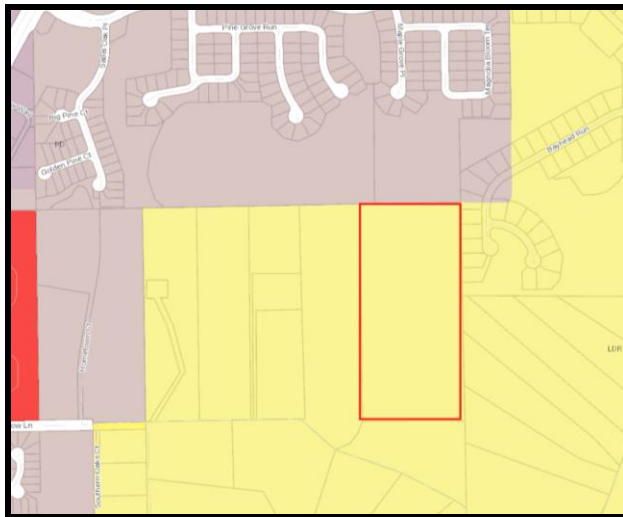
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

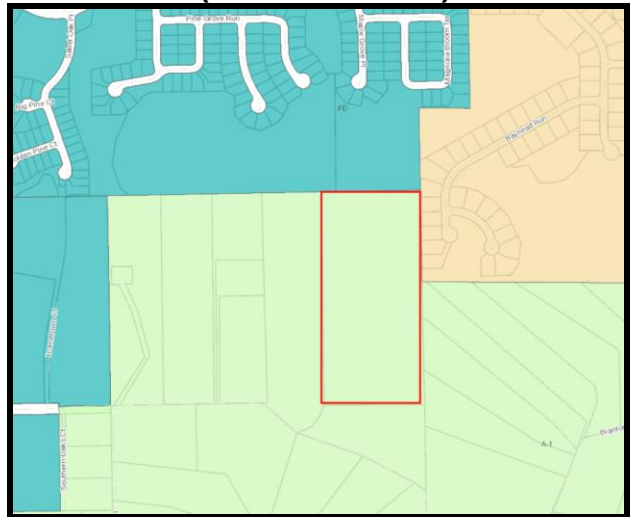
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) Zoning.
- Existing Structures on Site: Single family residence with a barn.
- Existing Use of Site: A bona fide agriculture operation of a nursery and poultry farm in conjunction with an Agritourism business allowing small groups onsite to experience the daily Agriculture operations.

PROJECT AREA ZONING AND AERIAL MAPS

LOW DENSITY RESIDENTIAL



A-1 (AGRICULTURE)



WETLANDS SHOWN IN GREEN



AERIAL





AGENCY/DEPARTMENT COMMENTS

| | Group | Reviewer Comment | Status |
|----|-------------------|--|---------------|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU | Informational |
| 2. | Buffers and CPTED | A full buffer review will be done at time of site plan review if necessary. | Informational |
| 3. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. No action required at this time. | Informational |
| 4. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time. | Informational |

| | | | |
|-----|------------------------------|---|---------------|
| 5. | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time. | Informational |
| 6. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time. | Informational |
| 7. | Comprehensive Planning | The Future Land Use (FLU) is Low Density Residential (LDR) which allows for a maximum density of four dwelling units per net buildable acre. | Informational |
| 8. | 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 |
| 9. | Comprehensive Planning | Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation. | Informational |
| 10. | Environmental Services | Seminole County doesn't have any potable water or sanitary sewer services in this area. The water would need to be provided by wells and sanitary sewer by using septic systems. | Informational |
| 11. | Impact Analysis Coordination | A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. | Informational |
| 12. | 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 |
| 13. | 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 |
| 14. | Natural Resources | According to the county wetland maps, wetlands are possibly located in the northwest corner of the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made | Informational |

| | | | |
|-----|--------------------------|--|---------------|
| | | by a qualified environmental scientist. ** | |
| 15. | 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 |
| 16. | Natural Resources | There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085 | Informational |
| 17. | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. | Informational |
| 18. | Planning and Development | The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) Zoning. | Informational |
| 19. | Planning and Development | <u>Existing Structures on Site:</u> Single family residence with a barn. <u>Existing Use of Site:</u> A bona fide Agriculture Operation of a Nursery and Poultry Farm in conjunction with an Agritourism business allowing small groups onsite to experience the daily Agriculture operations. | Informational |
| 20. | Planning and Development | <u>Proposed Expansion:</u> Constructing rental cabins for the purpose of housing guest for the day or overnight to provide guest an agricultural, educational, and "Farm Themed Getaway". | Informational |
| 21. | Planning and Development | Under the existing A-1 (Agriculture) zoning classification, a single family residence and Agricultural operations (including Agritourism as defined by Florida State Statute) are permitted uses; One accessory dwelling unit (ADU) is permitted under a Limited Use permit. Additional dwelling units onsite require approval of a Special Exception and are <u>Only for the use of Farmworker Housing</u> . Farmworker housing, either single family or multifamily dwellings, may be permitted as a Special Exception if the land use is a bona fide agriculture use; <u>provided, however, that such structures may house only those persons and their immediate family employed in carrying out such bona fide agricultural use</u> . Onsite Lodging for students or visitors/guest is not a permitted use under the A-1 (Agriculture) | Informational |

| | | | |
|-----|------------------------------|--|---------------|
| | | classification. | |
| 22. | Planning and Development | <p>Florida Statute definition of Agritourism: Agritourism activity means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. <u>An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public.</u> An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.</p> | Informational |
| 23. | Planning and Development | <p>Under the A-1 (Agriculture) zoning classification, the Planning Manager or the Board of County Commissioners may approve a "General Use permit allowing for light commercial uses" if the use meets the criteria under Seminole County Land Development Code Section 30.122-Uses by General Permit.</p> <ul style="list-style-type: none"> One of the required criteria for said permit is that the property has direct access onto a collector or arterial roadway. <u>The subject site access via a private easement and does not meet the criteria for a General Use Permit.</u> | Informational |
| 24. | Planning and Development | <p>Accessory Dwelling Unit (ADU): A dwelling unit, subordinate in size to the principal dwelling unit, which is attached to a principal unit, or located on the same lot, and having an independent means of entry. Except as provided in Sec. 5.19(b), an accessory dwelling unit shall not exceed 35% of the gross floor area of the principal dwelling unit, or 1,000 square feet, whichever is less. There shall be a maximum of one (1) accessory dwelling unit per single family lot or parcel. The property owner shall occupy either the principal dwelling unit or the ADU for a period of lease or rental no less than 30 days.</p> | Informational |
| 25. | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. | Informational |
| 26. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 | Informational |
| 27. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. | Informational |

| | | | |
|-----|---------------------------------|--|---------------|
| 28. | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note:1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1).4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" | Informational |
| 29. | Public Safety - Fire Marshal | 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 |
| 30. | Public Safety - Fire Marshal | Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. | Informational |
| 31. | Public Works - Engineering | A portion of the proposed project is located within the Howell Creek drainage basin and another portion is located in the Little Econ basin. | Informational |
| 32. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site has portions of poorly draining soils and good drainage with a high-water table. | Informational |
| 33. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils. | Informational |
| 34. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope both north west and south east. | Informational |
| 35. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to the wetland system that discharges to the Howell Creek basin and then into the Little Econ. | Informational |

| | | | |
|-----|----------------------------|---|---------------|
| 36. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Informational |
| 37. | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . | Informational |
| 38. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) | Informational |
| 39. | Public Works - Engineering | The roadway geometry does not meet County standards. The roadway structure does not meet County standards. Road not to county standard, this would be required from the nearest county standard road. Staff has concerns that the private easement would not allow for commercial traffic. | Informational |
| 40. | Public Works - Engineering | The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive subset of the | Informational |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| Department | Reviewer | Email | Reviewer Comments |
|---------------------------------|-----------------|--|-----------------------------------|
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov | |
| Planning and Development | Joy Giles | jgiles@seminolecountyfl.gov | |
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | Paul Zimmerman, PE (407) 665-2040 |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov | |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Phone: 407-665-7391 |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | |
| Public Works - Engineering | Jennifer Goff | jgoff@seminolecountyfl.gov | Jennfier Goff 407-665-7336 |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov | |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | (407) 665-7388 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-464

Title:

9:20 AM - ZOOM

JENNICA CT - PRE-APPLICATION

Project Number: 23-80000055

Project Description: Proposed expansion of Lot 31B to 26A for a 5 lot subdivision located on 4.42 acres in the A-1 Zoning District located northeast of N Hart Rd and E Main St

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

Parcel ID: 22-20-32-300-031B-0000

BCC District: 2-Zembower

Applicant: Michael Monaco (407) 496-5177

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. #: 23-80000055
PM: Doug
REC'D: 4/13/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

| | | |
|-----------------|-------------------------------|--|
| PROJECT NAME: | <u>25-? Jennica Ct</u> | <u>22-20-32-300-026A-0000</u> |
| PARCEL ID #(S): | <u>22-20-32-300-031B-0000</u> | <u>22-20-32-300-031A-0000</u> <u>22-20-32-300-0320-0000</u> |
| TOTAL ACREAGE: | | BCC DISTRICT: |
| ZONING: | <u>A-1</u> | FUTURE LAND USE: <u>Home</u> |

APPLICANT

| | | | |
|----------|-------------------------------|----------|--------------|
| NAME: | <u>Michael Monaco</u> | COMPANY: | <u>—</u> |
| ADDRESS: | <u>1813 Brumley Rd</u> | | |
| CITY: | <u>Chuluota</u> | STATE: | <u>FL</u> |
| PHONE: | <u>407 496-5177</u> | ZIP: | <u>32766</u> |
| EMAIL: | <u>mikemonaco48@yahoo.com</u> | | |

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Expand lot to meet A-1 requirements
Expand 22-20-32-300-031B into adjoining lot 22-20-32-300-026A to do so

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

STAFF USE ONLY

| | | | | | |
|---|-------------|--------------|--------------------|---|---------------------------|
| COMMENTS DUE: | <u>4/24</u> | COM DOC DUE: | <u>4/27</u> | DRC MEETING: | <u>5/3</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | | | | |
| ZONING: | <u>A-1</u> | FLU: | <u>SE</u> | LOCATION: | <u>Northeast of North</u> |
| W/S: | <u>N/A</u> | BCC: | <u>2: Zembower</u> | <u>Hart Road & East Main Street</u> | |

Michael Monaco

LAKE GENEVA

Parcel
22-20-32-300
026A-0000

4 Acres

★ Replat to incorporate
necessary land from this
parcel to meet zoning
to build residence
on adjoining parcel
if required

208'

400±'

Jennica Ct
↙

94'

105'

Parcel

22-20-32-300-031B-0000

22 acres

This lot is where home
is desired

★ Not to Scale

MAIN ST

From: Michael Monaco

I own the 5 lots on Jennica Ct in Geneva.

One lot, parcel 22-20-32-300-031B 0000 may not be large enough to meet building requirements of the A-1 zoning. If upon researching this lot, it does not meet requirements, I would like to take enough land from my adjacent lot parcel 22-20-32-300-026A-0000, to enlarge other lot to meet building requirements.

As indicated in sketch, Parcel 22-20-32-300-026A-0000, is over 4 acres. I would like to take whatever is necessary from it to enlarge parcel 22-20-32-300-031B to make it buildable for a home. I have drawn a dashed line to show where and approximate part of the 4 acre lot on the sketch. As a note I was advised that the small lot in question may possibly be buildable as in depending on when it was platted. I can only hope this is true to simplify this process

Michael Monaco

4/13/23

Property Record Card

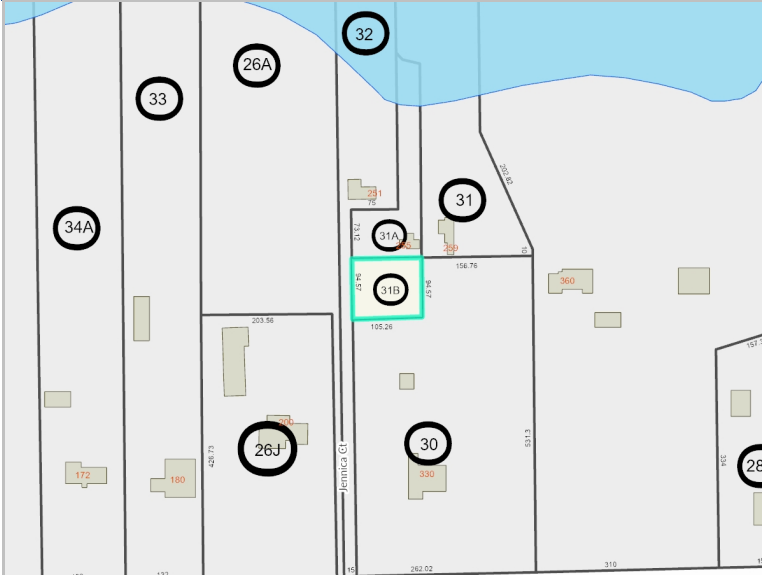


Parcel 22-20-32-300-031B-0000

Property Address GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| Parcel | 22-20-32-300-031B-0000 | 2023 Working Values | 2022 Certified Values |
|-------------------|--|------------------------|-----------------------|
| Owner(s) | MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety | | |
| Property Address | GENEVA, FL 32732 | Valuation Method | Cost/Market |
| Mailing | 1813 BRUMLEY RD CHULUOTA, FL 32766-9018 | Number of Buildings | 0 |
| Subdivision Name | | Depreciated Bldg Value | 0 |
| Tax District | 01-COUNTY-TX DIST 1 | Depreciated EXFT Value | |
| DOR Use Code | 00-VACANT RESIDENTIAL | Land Value (Market) | \$12,540 |
| Exemptions | None | Land Value Ag | \$11,440 |
| AG Classification | No | Just/Market Value | \$12,540 |
| | | Portability Adj | |
| | | Save Our Homes Adj | \$0 |
| | | Amendment 1 Adj | \$4,574 |
| | | P&G Adj | \$0 |
| | | Assessed Value | \$7,966 |

2022 Certified Tax Summary

| | | | |
|------------------------------------|----------|----------------------------------|---------|
| 2022 Tax Amount without Exemptions | \$153.39 | 2022 Tax Savings with Exemptions | \$33.37 |
| 2022 Tax Bill Amount | \$120.02 | | |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
N 94.57 FT OF W 105.26 FT OF
S 531.3 FT OF E 262.11 FT OF
NW 1/4 OF NW 1/4

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$7,966 | \$0 | \$7,966 |
| SJWM(Saint Johns Water Management) | \$7,966 | \$0 | \$7,966 |
| FIRE | \$7,966 | \$0 | \$7,966 |
| COUNTY GENERAL FUND | \$7,966 | \$0 | \$7,966 |
| Schools | \$12,540 | \$0 | \$12,540 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|-----------|-----------|---------|
| WARRANTY DEED | 04/01/2018 | 09107 | 1101 | \$286,000 | Yes | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|--------|-------|-------------|------------|
| ACREAGE | 95.00 | 105.00 | 0.22 | \$57,000.00 | \$12,540 |

Building Information Permits

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

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-----------------|------------|-------|-------|----------|
| SHED - NO VALUE | 06/01/1970 | 1 | \$0 | |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| A-1 | Suburban Estates | SE | Agricultural-1Ac |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|----------------|----------------|---------|------------|--------|
| 42.00 | FPL | AT&T | NA | NA | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 19 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Geneva | Chiles | Oviedo |

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Property Record Card

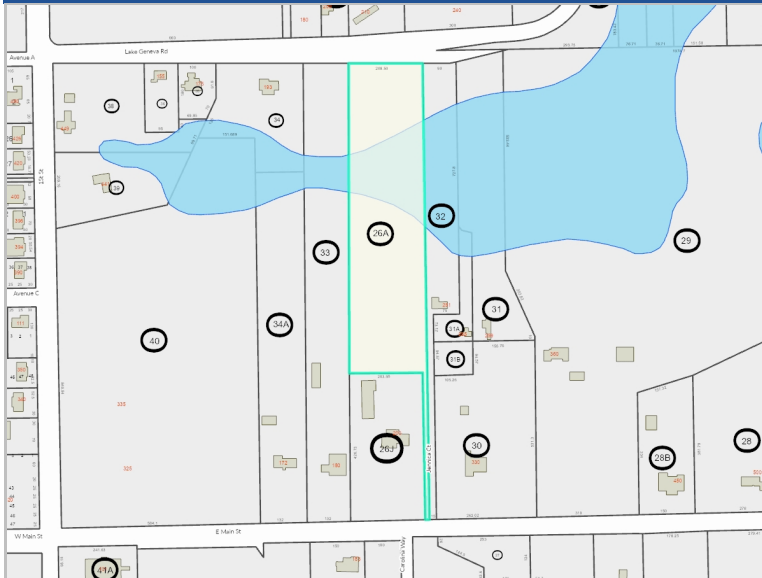


Parcel 22-20-32-300-026A-0000

Property Address JENNICA CT GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| Parcel | 22-20-32-300-026A-0000 | 2023 Working Values | 2022 Certified Values |
|-------------------|--|------------------------|-----------------------|
| Owner(s) | MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety | | |
| Property Address | JENNICA CT GENEVA, FL 32732 | Valuation Method | Cost/Market |
| Mailing | 1813 BRUMLEY RD CHULUOTA, FL 32766-9018 | Number of Buildings | 0 |
| Subdivision Name | | Depreciated Bldg Value | 0 |
| Tax District | 01-COUNTY-TX DIST 1 | Depreciated EXFT Value | |
| DOR Use Code | 0030-VACANT WATERFRONT | Land Value (Market) | \$179,080 |
| Exemptions | None | Land Value Ag | \$162,800 |
| AG Classification | No | Just/Market Value | \$179,080 |
| | | Portability Adj | |
| | | Save Our Homes Adj | \$0 |
| | | Amendment 1 Adj | \$98,635 |
| | | P&G Adj | \$0 |
| | | Assessed Value | \$80,445 |
| | | | \$73,132 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$2,182.84 2022 Tax Savings with Exemptions \$712.69
2022 Tax Bill Amount \$1,470.15

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
E 208.56 FT OF W 1056.66 FT OF NW
1/4 OF NW 1/4 (LESS E 15 FT & W
203.56 FT OF S 426.73 FT & RDS)

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$80,445 | \$0 | \$80,445 |
| SJWM(Saint Johns Water Management) | \$80,445 | \$0 | \$80,445 |
| FIRE | \$80,445 | \$0 | \$80,445 |
| COUNTY GENERAL FUND | \$80,445 | \$0 | \$80,445 |
| Schools | \$179,080 | \$0 | \$179,080 |

| Sales | | | | | | |
|-----------------|------------|-------|------|-----------|-----------|---------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 04/01/2018 | 09107 | 1101 | \$286,000 | Yes | Vacant |
| WARRANTY DEED | 06/01/1995 | 02937 | 0004 | \$100 | No | Vacant |
| QUIT CLAIM DEED | 05/01/1989 | 02080 | 1453 | \$100 | No | Vacant |
| WARRANTY DEED | 04/01/1987 | 01855 | 1721 | \$50,000 | Yes | Vacant |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 4.07 | \$44,000.00 | \$179,080 |

| Building Information | | | | | |
|----------------------|---|--------|-----------|------------|-------------|
| Permits | | | | | |
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 06451 | 15X30 POOL W/SPA NO BOARD | County | \$10,000 | | 10/1/1995 |
| 04734 | SFR , 250 JENNICA CT.(IN THE NAME OF FRANK -PATRICIA JOYCE) | County | \$127,058 | 10/10/1995 | 7/1/1995 |

| Extra Features | | | | |
|----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |

| Zoning | | | |
|--------|--------------------|-----------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| A-1 | Suburban Estates | SE | Agricultural-1Ac |

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|----------------|----------------|----------------|---------|------------|--------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 42.00 | FPL | AT&T | NA | NA | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------|------------------------------|------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 19 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Geneva | Chiles | Oviedo |

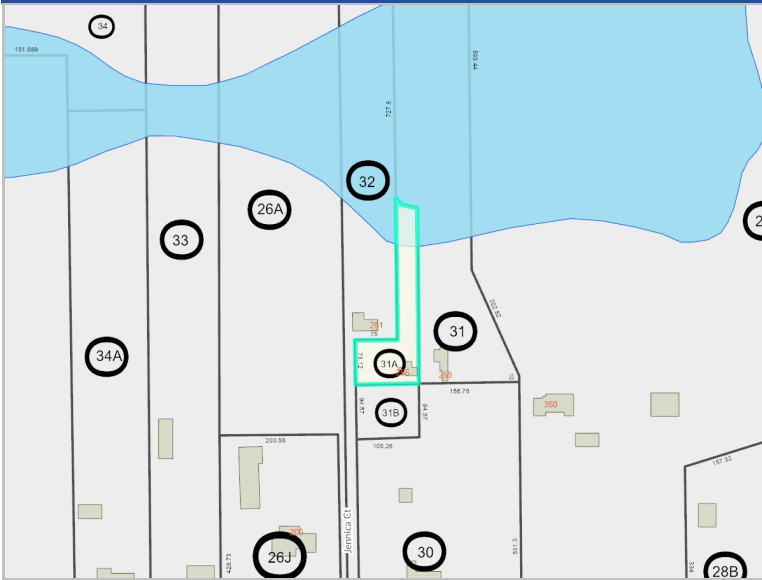
Property Record Card



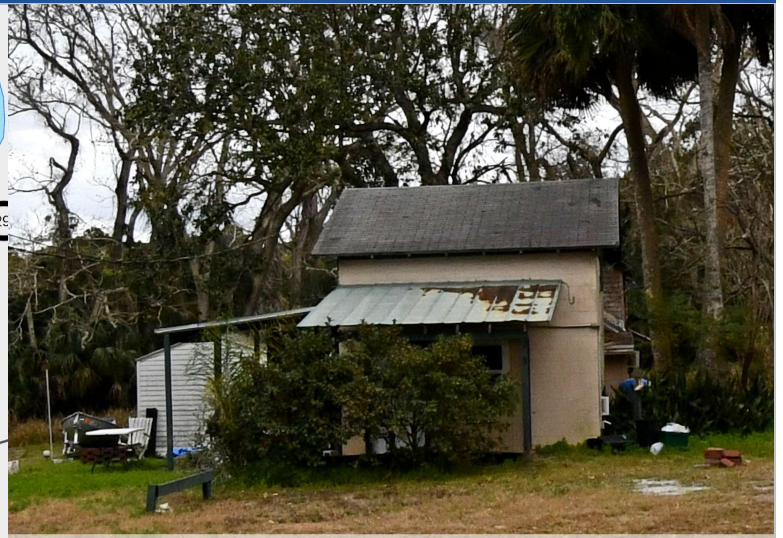
Parcel 22-20-32-300-031A-0000

Property Address 255 JENNICA CT GENEVA, FL 32732

Parcel Location



Site View



222032300031A0000 02/15/2022

Parcel Information

| | |
|--------------------------|--|
| Parcel | 22-20-32-300-031A-0000 |
| Owner(s) | MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety |
| Property Address | 255 JENNICA CT GENEVA, FL 32732 |
| Mailing | 1813 BRUMLEY RD CHULUOTA, FL 32766-9018 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 0130-SINGLE FAMILY WATERFRONT |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$38,135 | \$35,742 |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$9,519 | \$8,684 |
| Land Value Ag | | |
| Just/Market Value | \$47,654 | \$44,426 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$2,774 | \$3,626 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$44,880 | \$40,800 |

2022 Certified Tax Summary

| | | | |
|---|-----------------|---|----------------|
| 2022 Tax Amount without Exemptions | \$595.67 | 2022 Tax Savings with Exemptions | \$28.82 |
| 2022 Tax Bill Amount | \$566.85 | | |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

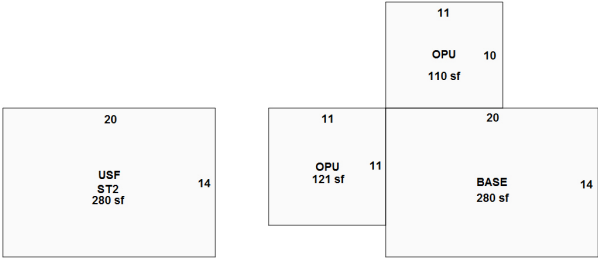
SEC 22 TWP 20S RGE 32E
BEG 521.3 FT N + 156.76 FT
W OF SE COR OF NW 1/4 OF
NW 1/4 RUN W 105.26 FT N
73.12 FT E 75 FT N TO LAKE
ELY ON LAKE SHORE TO PT N
OF BEG S TO BEG

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$44,880 | \$0 | \$44,880 |
| SJWM(Saint Johns Water Management) | \$44,880 | \$0 | \$44,880 |
| FIRE | \$44,880 | \$0 | \$44,880 |
| COUNTY GENERAL FUND | \$44,880 | \$0 | \$44,880 |
| Schools | \$47,654 | \$0 | \$47,654 |

| Sales | | | | | | |
|-----------------|------------|-------|------|-----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 04/01/2018 | 09107 | 1101 | \$286,000 | Yes | Improved |
| QUIT CLAIM DEED | 12/01/1986 | 01811 | 1728 | \$100 | No | Vacant |
| QUIT CLAIM DEED | 11/01/1985 | 01687 | 1108 | \$100 | No | Vacant |
| QUIT CLAIM DEED | 01/01/1973 | 00996 | 1665 | \$100 | No | Vacant |

| Land | | | | | |
|---------|----------|--------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | 73.00 | 100.00 | 0.167 | \$57,000.00 | \$9,519 |

| Building Information | | | | | | | | | | | | | |
|----------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------|-----------|------------|-----------------------|--------|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | SINGLE FAMILY | 1956/1970 | 1 | 1.0 | 3 | 280 | 791 | 560 | CONC BLOCK | \$38,135 | \$56,497 | Description | Area |
| | | | | | | | | | | | | OPEN PORCH UNFINISHED | 121.00 |
| | | | | | | | | | | | | OPEN PORCH UNFINISHED | 110.00 |
| | | | | | | | | | | | | UPPER STORY FINISHED | 280.00 |
| | | | | | | | 11 | | | | | | |



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

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

| Extra Features | | | | |
|-----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |
| SHED - NO VALUE | 06/01/1980 | 1 | \$0 | |

| Zoning | | | | | | | | |
|---|-------|---------------------|------------------------|------------------------------|----------------|-----------------------------|------------|-----------------|
| Zoning | | Zoning Description | | Future Land Use | | Future Land Use Description | | |
| A-1 | | Suburban Estates | | SE | | Agricultural-1Ac | | |
| Utility Information | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 42.00 | FPL | AT&T | NA | NA | MON/THU | MON | NO SERVICE | Waste Pro |
| Political Representation | | | | | | | | |
| Commissioner | | US Congress | | State House | | State Senate | | Voting Precinct |
| Dist 2 - Jay Zembower | | Dist 7 - Cory Mills | | Dist 28 - David "Dave" Smith | | Dist 9 - Jason Brodeur | | 19 |
| School Information | | | | | | | | |
| Elementary School District | | | Middle School District | | | High School District | | |
| Geneva | | | Chiles | | | Oviedo | | |
| Copyright 2023 © Seminole County Property Appraiser | | | | | | | | |

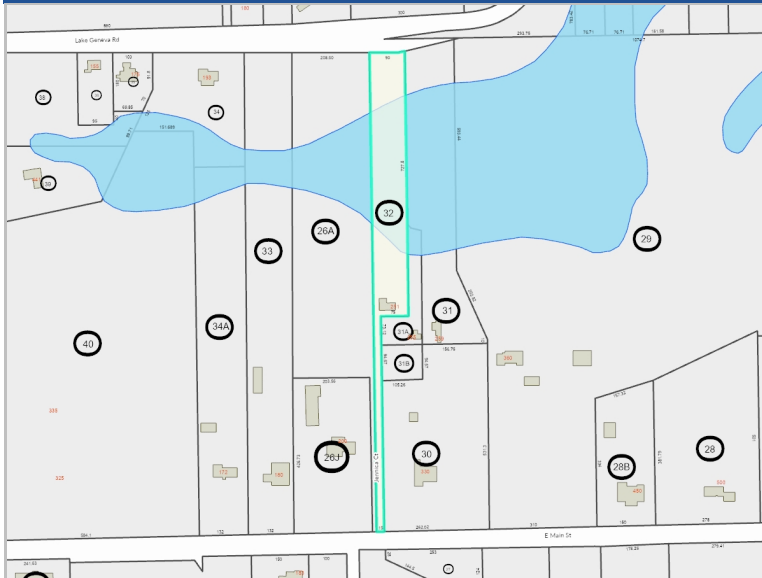
Property Record Card



Parcel 22-20-32-300-0320-0000

Property Address 251 JENNICA CT GENEVA, FL 32732

Parcel Location



Site View



22203230003200000 02/15/2022

Parcel Information

| | |
|--------------------------|--|
| Parcel | 22-20-32-300-0320-0000 |
| Owner(s) | MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety |
| Property Address | 251 JENNICA CT GENEVA, FL 32732 |
| Mailing | 1813 BRUMLEY RD CHULUOTA, FL 32766-9018 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 0130-SINGLE FAMILY WATERFRONT |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$74,594 | \$69,871 |
| Depreciated EXFT Value | \$515 | \$458 |
| Land Value (Market) | \$17,100 | \$15,600 |
| Land Value Ag | | |
| Just/Market Value | \$92,209 | \$85,929 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$1,868 | \$3,801 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$90,341 | \$82,128 |

2022 Certified Tax Summary

| | | | |
|---|-------------------|---|----------------|
| 2022 Tax Amount without Exemptions | \$1,152.14 | 2022 Tax Savings with Exemptions | \$30.21 |
| 2022 Tax Bill Amount | \$1,121.93 | | |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
N 727.8 FT OF W 75 FT OF E
262.02 FT OF NW 1/4 OF NW 1/4
& W 15 FT OF E 277.02 FT OF
OF NW 1/4 OF NW 1/4

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$90,341 | \$0 | \$90,341 |
| SJWM(Saint Johns Water Management) | \$90,341 | \$0 | \$90,341 |
| FIRE | \$90,341 | \$0 | \$90,341 |
| COUNTY GENERAL FUND | \$90,341 | \$0 | \$90,341 |
| Schools | \$92,209 | \$0 | \$92,209 |

Sales

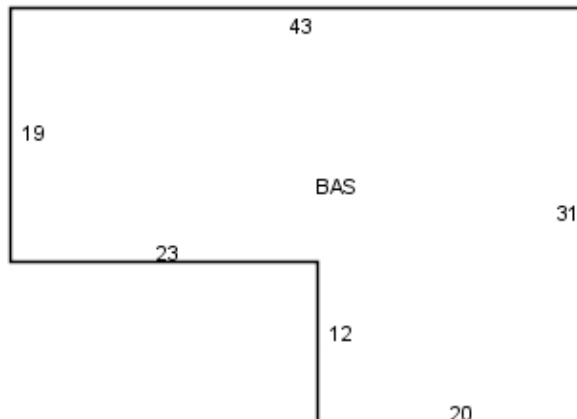
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|-----------|-----------|----------|
| WARRANTY DEED | 04/01/2018 | 09107 | 1101 | \$286,000 | Yes | Improved |
| WARRANTY DEED | 05/01/1994 | 02778 | 1906 | \$50,000 | No | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|--------|-------|-------------|------------|
| ACREAGE | 90.00 | 150.00 | 0.3 | \$57,000.00 | \$17,100 |

Building Information

| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------|-----------|------------|-------------|------|
| 1 | SINGLE FAMILY | 1957/1970 | 2 | 2.0 | 6 | 1,057 | 1,057 | 1,057 | CONC BLOCK | \$74,594 | \$110,509 | Description | Area |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |



Building 1 - Page 1

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

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---------------------------------------|--------|---------|---------|-------------|
| 04856 | REROOF; PAD PER PERMIT 250 JENNICA CT | County | \$4,878 | | 5/1/2003 |
| 09973 | REROOF | County | \$6,645 | | 10/8/2014 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------------|------------|-------|-------|----------|
| WOOD UTILITY BLDG | 06/01/1980 | 143 | \$515 | \$1,287 |

| Zoning | | | | | | | | |
|---|-------|---------------------|------------------------|------------------------------|----------------|-----------------------------|------------|-----------------|
| Zoning | | Zoning Description | | Future Land Use | | Future Land Use Description | | |
| A-1 | | Suburban Estates | | SE | | Agricultural-1Ac | | |
| Utility Information | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 42.00 | FPL | AT&T | NA | NA | MON/THU | MON | NO SERVICE | Waste Pro |
| Political Representation | | | | | | | | |
| Commissioner | | US Congress | | State House | | State Senate | | Voting Precinct |
| Dist 2 - Jay Zembower | | Dist 7 - Cory Mills | | Dist 28 - David "Dave" Smith | | Dist 9 - Jason Brodeur | | 19 |
| School Information | | | | | | | | |
| Elementary School District | | | Middle School District | | | High School District | | |
| Geneva | | | Chiles | | | Oviedo | | |
| Copyright 2023 © Seminole County Property Appraiser | | | | | | | | |

4/13/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:11:09
PROJ # 23-80000055 RECEIPT # 0113179
OWNER:
JOB ADDRESS: LOT #:

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

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

| | | |
|-------------------------|-----------------------------|-------------|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
| CHECK NUMBER.....: | 000000000000 | |
| CASH/CHECK AMOUNTS....: | 50.00 | |
| COLLECTED FROM: | JENNICA CT | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - | 4 - FINANCE |

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 4/28/2023, in order to place you on the Wednesday, 5/3/2023 meeting agenda.

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

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

| | | |
|--|---|----------------------------|
| PROJECT NAME: | JENNICA CT - PRE-APPLICATION | PROJ #: 23-80000055 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 4/13/23 | |
| RELATED NAMES: | EP MICHAEL MONACO | |
| PROJECT MANAGER: | DOUGLAS ROBINSON (407) 665-7308 | |
| PARCEL ID NO.: | 22-20-32-300-031B-0000 | |
| PROJECT DESCRIPTION | PROPOSED EXPANSION OF LOT 31B TO 26A FOR A SUBDIVISION LOCATED ON 4.42 ACRES IN THE A-1 ZONING DISTRICT LOCATED NORTHEAST OF NORTH HART ROAD AND EAST MAIN STREET | |
| NO OF ACRES | 0.23 | |
| BCC DISTRICT | 2-JAY ZEMBOWER | |
| CURRENT ZONING | A-1 | |
| LOCATION | NORTHEAST OF NORTH HART ROAD AND EAST MAIN STREET | |
| CURRENT LAND USE-FUTURE | SE | |
| APPLICANT: | CONSULTANT: | |
| MICHAEL MONACO 1813 BRUMLEY ROAD CHULUOTA FL 32766 (407) 496-5177 MIKEMONACO48@YAHOO.COM | N/A | |

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

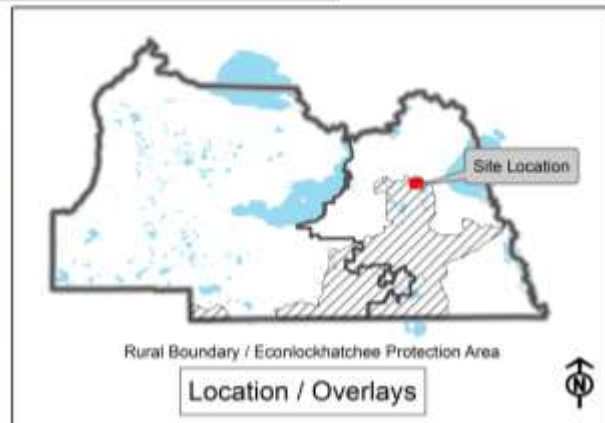
The parcels are not abutting and therefore cannot be combined as indicated in the application. The lot line reconfiguration would need to involve parcel #22-20-32-300-0320-0000 and must create legal parcels that have a minimum of one (1) acre of net buildable area, EXCLUDING areaS devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.

All three parcels that would be part of a potential lot line reconfiguration are not currently parcels of record, due to changes in the legal description and/or by not existing in the 1971 Tax Roll, when zoning was established.

| Parcel ID | Acres (est.) | 1971 Legal Description | 2000 Legal Description | Current Legal Description |
|------------------------|--------------|--|--|--|
| 22-20-32-300-031B-0000 | 0.23 | N/A | LEG SEC 22 TWP 20S RGE 32E N 94.57 FT OF W 105.26 FT OF S 531.3 FT OF E 262.11 FT OF NW 1/4 OF NW 1/4 | SEC 22 TWP 20S RGE 32E N 94.57 FT OF W 105.26 FT OF S 531.3 FT OF E 262.11 FT OF NW 1/4 OF NW 1/4 |
| 22-20-32-300-026A-0000 | 4.19 | N/A | SEC 22 TWP 20S RGE 32E E 208.56 FT OF W 1056.66 FT OF NW 1/4 OF NW 1/4 (LESS E 15 FT & W 203.56 FT OF S 426.73 FT & RDS) INFO: A/26J CUTOUT FOR 95 | SEC 22 TWP 20S RGE 32E E 208.56 FT OF W 1056.66 FT OF NW 1/4 OF NW 1/4 (LESS E 15 FT & W 203.56 FT OF S 426.73 FT & RDS) |
| 22-20-32-300-0320-0000 | 1.71 | N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4 | LEG SEC 22 TWP 20S RGE 32E N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4 & W 15 FT OF E 277.02 FT OF OF NW 1/4 OF NW 1/4 | SEC 22 TWP 20S RGE 32E N 727.8 FT OF W 75 FT OF E 262.02 FT OF NW 1/4 OF NW 1/4 & W 15 FT OF E 277.02 FT OF OF NW 1/4 OF NW 1/4 |
| 22-20-32-300-031A-0000 | 0.37 | N/A | LEG SEC 22 TWP 20S RGE 32E BEG 521.3 FT N + 156.76 FT W OF SE COR OF NW 1/4 OF NW 1/4 RUN W 105.26 FT N 73.12 FT E 75 FT N TO LAKE ELY ON LAKE SHORE TO PT N OF BEG S TO BEG | SEC 22 TWP 20S RGE 32E BEG 521.3 FT N + 156.76 FT W OF SE COR OF NW 1/4 OF NW 1/4 RUN W 105.26 FT N 73.12 FT E 75 FT N TO LAKE ELY ON LAKE SHORE TO PT N OF BEG S TO BEG |

PROJECT AREA ZONING AND AERIAL MAPS

Jennica Court / Pre-App / PZ23-80000055 / 4.27.2023



AGENCY/DEPARTMENT COMMENTS

| Ref # | Group Name | Reviewer Comment |
|-------|--------------------------|---|
| 1. | Buffers and CPTED | The proposed project to maintain the A-1 zoning and replat or reconfigure parcels does not appear to trigger any buffer requirements. This is subject to change as more information becomes available. A full buffer analysis will be done at time of subdivision review if necessary. |
| 2. | 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. No action required at this time. |
| 3. | Comprehensive Planning | The future land use (FLU) is Suburban Estates (SE) which allows for one single family resident on at least one acre. |
| 4. | 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. |
| 5. | Comprehensive Planning | Please be advised that the property may contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation. |
| 6. | Natural Resources | For parcels created or altered after 2015, all new principal structures must maintain a 50-foot setback from the normal high-water line when abutting natural water bodies. |
| 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. |
| 8. | Natural Resources | There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. SCLDC 30.1085 |
| 9. | Natural Resources | According to the county wetland maps, wetlands are possibly located along Lake Geneva and concentrated on the westernmost parcel. ***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. ** |
| 10. | Planning and Development | The two parcels are not abutting and therefore cannot be combined as indicated in the application. The lot line reconfiguration would need to involve parcel #22-20-32-300-0320-0000, which separates parcels 22-20-32-300-031B-0000 and 22-20-32-300-026A-0000. |
| 11. | Planning and Development | BUILDING SETBACKS: The setbacks for the A-1 zoning district are: 50-ft Front Yard, 30-ft Rear yard, 10-ft Side Yard, 50-ft Side Street. |

| | | |
|-----|------------------------------|--|
| 12. | Planning and Development | <p>Net Buildable Area Definition: 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>The A-1 (Agriculture) zoning district requires a legal parcel to have a minimum of one (1) acre of net buildable area. Each newly created or modified parcel must meet the minimum net buildable area requirement.</p> |
| 13. | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. |
| 14. | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 |
| 15. | Public Safety - Fire Marshal | Fire department access roads shall extend to within 50 FT of a single door providing access to the interior of the building per Section 18.2.3.2.1 NFPA 1 2018 Edition. |
| 16. | Public Works - Engineering | Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. |
| 17. | Public Works - Engineering | The proposed project is located within the Big Econ drainage basin. |
| 18. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to The St Johns. |
| 19. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope to the north. |
| 20. | Public Works - Engineering | A portion of the lot lies within the floodplain. No impacts to the floor plain are allowed. A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov |
| 21. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| Department | Reviewer | Email | Status | Reviewer Comments |
|------------------------|----------------|--|--------------------|--------------------------------------|
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | Review Complete | (407) 665-7388 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | Review Complete | |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov | Review Complete | |
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | No Review Required | Paul Zimmerman, PE (407) 665-2040 |

| | | | | |
|------------------------------|-----------------|----------------------------------|--------------------|-------------------------------|
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov | No Review Required | |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Review Complete | Phone: 407-6656-7391 |
| Planning and Development | Doug Robinson | drobinson03@seminolecountyfl.gov | Review Complete | (407) 665-7308 |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | Review Complete | |
| Public Works - Engineering | Jennifer Goff | jgoff@seminolecountyfl.gov | Review Complete | Jennifer Goff 407-665-7336 |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-462

Title:

VAN ARSDALE ST (465) - PRE-APPLICATION

Project Number: 23-80000053

Project Description: Proposed Site Plan to build a single family home on 8.93 acres in the A-1 Zoning District located northeast of Lockwood Blvd and Van Arsdale St

Project Manager: Maya Athanas (407) 665-7388 (mathanas@seminolecountyfl.gov)

Parcel ID: 12-21-31-301-007F-0000

BCC District: 2-Zembower

Applicant: Dan Hoffman (321) 617-3297

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. #: 23-80000053
PM: Maya
REC'D: 4/10/23
Paid: 4/12/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

| | | | |
|-----------------|------------------------|------------------|--------------------------------------|
| PROJECT NAME: | 465 Van Arsdale St | | |
| PARCEL ID #(S): | 12-21-31-301-007F-0000 | | |
| TOTAL ACREAGE: | 8.9 acres | BCC DISTRICT: | |
| ZONING: | A-1 | Agricultural-1Ac | FUTURE LAND USE: SE Suburban Estates |

APPLICANT

| | | | |
|-------------------------------|--|------------------------------|------------|
| NAME: Dan Hoffmann | | COMPANY: | |
| ADDRESS: 474 Osprey Lakes Cir | | | |
| CITY: Chuluota | | STATE: FL | ZIP: 32766 |
| PHONE: 321.617.3297 | | EMAIL: daniel.v622@gmail.com | |

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Clear 6 of the 8.9 acres in the center, fence it, build a concrete single family residence, large garage or carport for dump trailers, sport court, pool, garden and chickens for personal use.

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

STAFF USE ONLY

| | | |
|---|--------------------------|---|
| COMMENTS DUE: <u>4/21</u> | COM DOC DUE: <u>4/27</u> | DRC MEETING: <u>5/3</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>A-1</u> | FLU: <u>SE</u> | LOCATION: <u>Northeast of Lockwood boulevard and Van Arsdale Street</u> |
| W/S: <u>N/A</u> | BCC: <u>2: Zembower</u> | |

Legend



Boundary

FLUCCS_nam, Acres



Ditch, 0.01



Road, 0.63



Uplands, 0.17

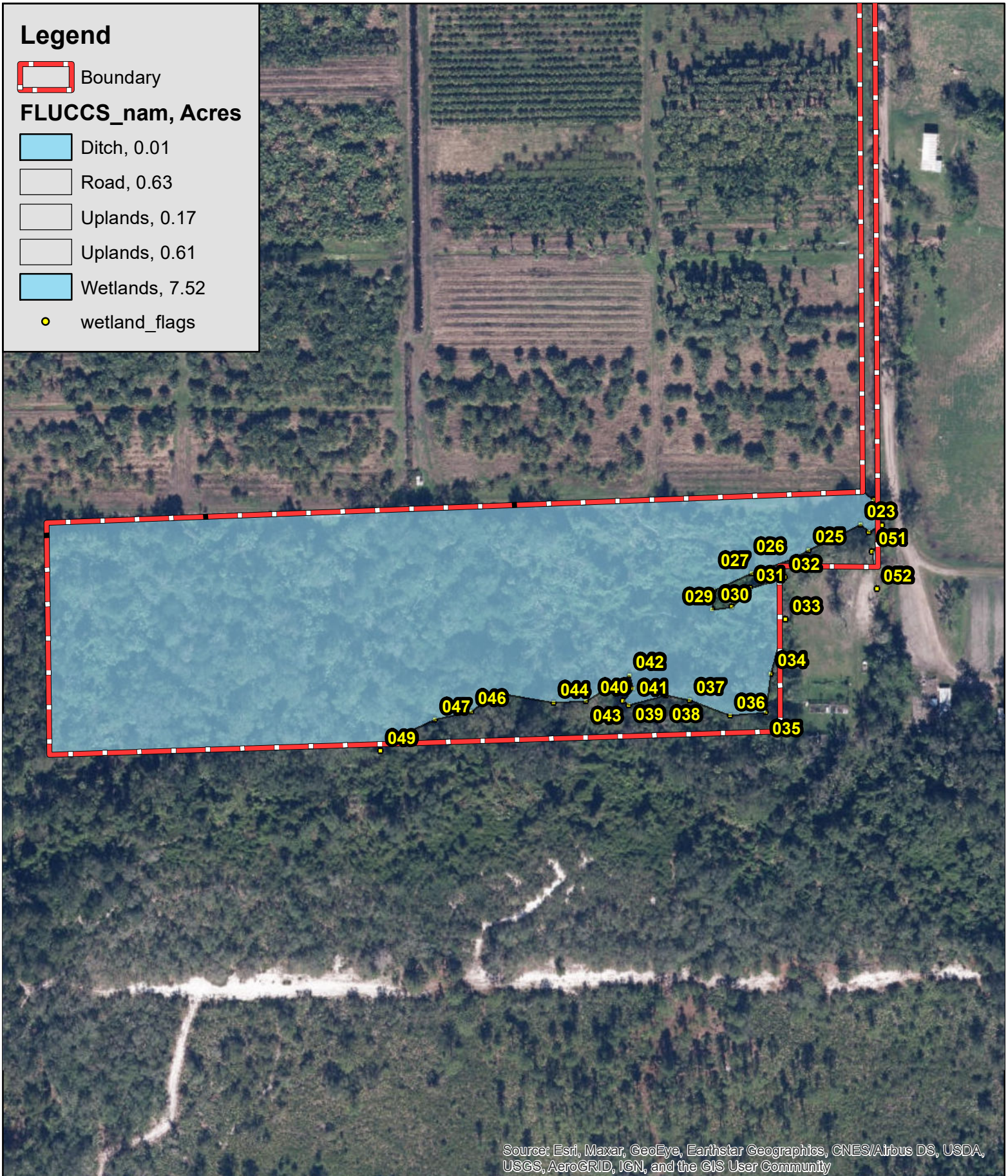


Uplands, 0.61



Wetlands, 7.52

• wetland_flags



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

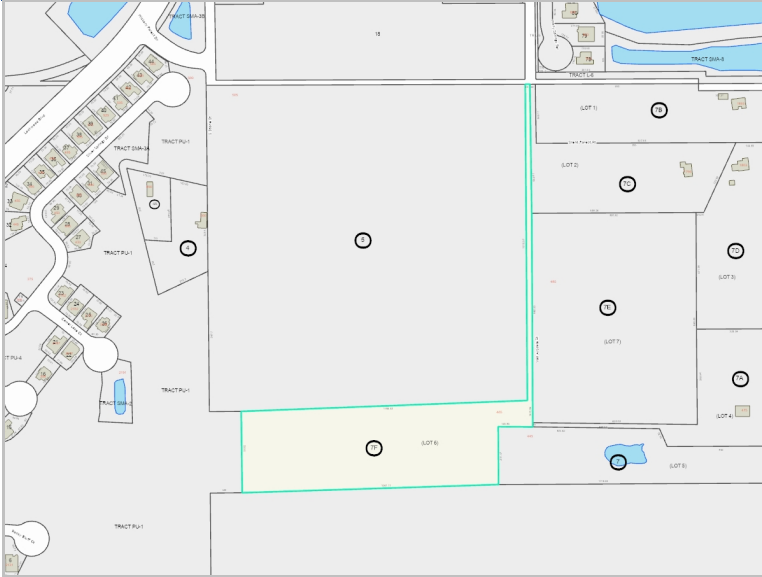
Property Record Card



Parcel 12-21-31-301-007F-0000

Property Address VAN ARSDALE ST OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

| | |
|--------------------------|---|
| Parcel | 12-21-31-301-007F-0000 |
| Owner(s) | DUONG, LUAN - Joint Tenants with right of Survivorship DUONG, VAN - Joint Tenants with right of Survivorship |
| Property Address | VAN ARSDALE ST OVIEDO, FL 32765 |
| Mailing | 465 VAN ARSDALE ST OVIEDO, FL 32765-6809 |
| Subdivision Name | EAGLES EAST 5 ACRE DEVELOPMENT |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 00-VACANT RESIDENTIAL |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$111,250 | \$111,250 |
| Land Value Ag | | |
| Just/Market Value | \$111,250 | \$111,250 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$111,250 | \$111,250 |

2022 Certified Tax Summary

| | |
|---|-------------------|
| 2022 Tax Amount without Exemptions | \$1,491.65 |
| 2022 Tax Bill Amount | \$1,491.65 |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 21S RGE 31E
BEG 1316.49 FT W OF E 1/4 COR
RUN S 1 DEG 7 MIN 4 SEC E
1315.37 FT W 1186.53 FT S
1 DEG 1 MIN 40 SEC E 330.51
FT N 88 DEG 56 MIN 5 SEC E
1061.11 FT N 1 DEG 7 MIN 4
SEC W 231.47 FT E 145.95 FT
N 1 DEG 7 MIN 4 SEC W 1413.64
FT W 20 FT TO BEG (8.96 AC)

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$111,250 | \$0 | \$111,250 |
| SJWM(Saint Johns Water Management) | \$111,250 | \$0 | \$111,250 |
| FIRE | \$111,250 | \$0 | \$111,250 |
| COUNTY GENERAL FUND | \$111,250 | \$0 | \$111,250 |
| Schools | \$111,250 | \$0 | \$111,250 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------|------------|-------|------|-----------|-----------|---------|
| WARRANTY DEED | 01/20/2021 | 09826 | 0051 | \$110,000 | Yes | Vacant |
| CORRECTIVE DEED | 01/15/2021 | 09826 | 0050 | \$100 | No | Vacant |
| QUIT CLAIM DEED | 08/01/2005 | 06413 | 1545 | \$100 | No | Vacant |
| CORRECTIVE DEED | 07/01/2002 | 04475 | 1879 | \$100 | No | Vacant |
| WARRANTY DEED | 06/01/1999 | 03688 | 1649 | \$47,500 | Yes | Vacant |
| WARRANTY DEED | 08/01/1994 | 02972 | 0338 | \$30,000 | Yes | Vacant |
| CORRECTIVE DEED | 08/01/1994 | 03022 | 1383 | \$100 | No | Vacant |
| WARRANTY DEED | 02/01/1992 | 02394 | 2026 | \$50,000 | No | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|-------|-------|-------------|------------|
| ACREAGE | | | 8.9 | \$50,000.00 | \$111,250 |

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 |
|--------|--------------------|-----------------|-----------------------------|
| A-1 | Suburban Estates | SE | Agricultural-1Ac |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|----------------|----------------|---------|------------|--------|
| 44.00 | DUKE | AT&T | NA | NA | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 73 |

School Information

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

wetland_flags

| ident | Latitude | Longitude |
|-------|-----------|------------|
| 019 | 28.674222 | -81.167344 |
| 020 | 28.674188 | -81.167334 |
| 021 | 28.674122 | -81.167308 |
| 022 | 28.674095 | -81.167367 |
| 023 | 28.674124 | -81.167405 |
| 024 | 28.674063 | -81.167543 |
| 025 | 28.674025 | -81.167633 |
| 026 | 28.673987 | -81.167709 |
| 027 | 28.673932 | -81.167885 |
| 028 | 28.673866 | -81.168056 |
| 029 | 28.67379 | -81.168063 |
| 030 | 28.6738 | -81.167973 |
| 031 | 28.673876 | -81.167895 |
| 032 | 28.673917 | -81.167739 |
| 033 | 28.673753 | -81.167735 |
| 034 | 28.673541 | -81.167801 |
| 035 | 28.673388 | -81.167824 |
| 036 | 28.673376 | -81.167981 |
| 037 | 28.673437 | -81.16816 |
| 038 | 28.673456 | -81.168268 |
| 039 | 28.673417 | -81.168431 |
| 040 | 28.673434 | -81.168457 |
| 041 | 28.673481 | -81.168414 |
| 042 | 28.673534 | -81.168429 |
| 043 | 28.673432 | -81.16862 |
| 044 | 28.673425 | -81.168764 |
| 045 | 28.673465 | -81.169025 |
| 046 | 28.673391 | -81.16913 |
| 047 | 28.673357 | -81.16929 |
| 048 | 28.673287 | -81.169467 |
| 049 | 28.673234 | -81.169531 |
| 050 | 28.674061 | -81.167304 |
| 051 | 28.674019 | -81.167354 |
| 052 | 28.673873 | -81.167331 |

Vacant Land Disclosure Statement

NAME: Van Duong Luan Duong

DATE SELLER PURCHASED PROPERTY: _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 465 Van Arsdale St Oviedo FL 32765

LEGAL DESCRIPTION: SEC 12 TWP 21S RGE 31E BEG 1316.49 FT W OF E 1/4 COR RUN S 1 DEG 7 MIN 4 SEC E 1315.37 FT W 1186.53

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO ☒ YES ☐ If yes, explain: _____

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO ☒ YES ☐ If yes, explain: _____

c. Are you aware of any eminent domain proceedings involving the property? NO ☒ YES ☐ If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO ☒ YES ☐

b. of any resale restrictions? NO ☒ YES ☐

c. of any restrictions on leasing the property? NO ☒ YES ☐

d. of any right of first refusal to purchase the property? NO ☒ YES ☐

e. If any answer to questions 2a-2d is yes, please explain: _____

3. SURVEY

a. Has the land been surveyed? NO ☐ YES ☒ If yes, which person or company performed the survey: _____

b. Has this land been platted? NO ☒ YES ☐ If yes, has a certificate of survey been completed? NO ☒ YES ☐

c. Are you aware of any encroachments or boundary line disputes? NO ☒ YES ☐

d. Are you aware of any easements other than utility/drainage easements? NO ☒ YES ☐

e. Are you aware if the property is in an earthquake zone? NO ☒ YES ☐

f. Are you aware if the property contains wetlands area? NO ☒ YES ☐

Seller (VD) (LD) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☒ YES ☐ If yes, explain: _____

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO ☒ YES ☐ If yes, explain: _____

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO ☒ YES ☐ If yes, explain: _____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO ☒ YES ☐

e. of any electromagnetic fields located on the property? NO ☒ YES ☐

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☒ YES ☐

If any answer to questions 4a-4f is yes, please explain: _____

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO ☒ YES ☐

b. if the property has been flooded? NO ☒ YES ☐

c. if there has been drainage problems affecting the property or adjacent properties? NO ☒ YES ☐

If any answer to questions 5a-5c is yes, please explain: _____

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO ☒ YES ☐

b. Are you aware of any fill or uncompacted soils? NO ☒ YES ☐

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES ☐

d. Are you aware of any dead or diseased trees on the property? NO ☒ YES ☐

If any answer to questions 6a-6d is yes, please explain: _____

Seller  () and Buyer () () acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? _____
- b. Have percolation tests been performed? NO ☒ YES ☐ yes, when and by which person or company: _____
- c. Does the property have connection to the following: public water? NO ☒ YES ☐ public sewer? NO ☒ YES ☐
private water system off the property? NO ☒ YES ☐ water well? NO ☒ YES ☐ septic tank? NO ☒ YES ☐
electric utility? NO ☒ YES ☐ natural gas service? NO ☒ YES ☐
- d. Does the boundary of the property have connection to the following: public water system access? NO ☒ YES ☐
private water system access? NO ☒ YES ☐ electric service access? NO ☒ YES ☐ natural gas access? NO ☒ YES ☐
telephone system access? NO ☒ YES ☐
- e. Have any utility charges been paid? NO ☒ YES ☐ If yes, which charges were paid?: _____

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO ☒ YES ☐

If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: *Van Duong* / Van Duong Date: 06/09/2022
(signature) (print)

Seller: *Luan Duong* / Luan Duong Date: 06/09/2022
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

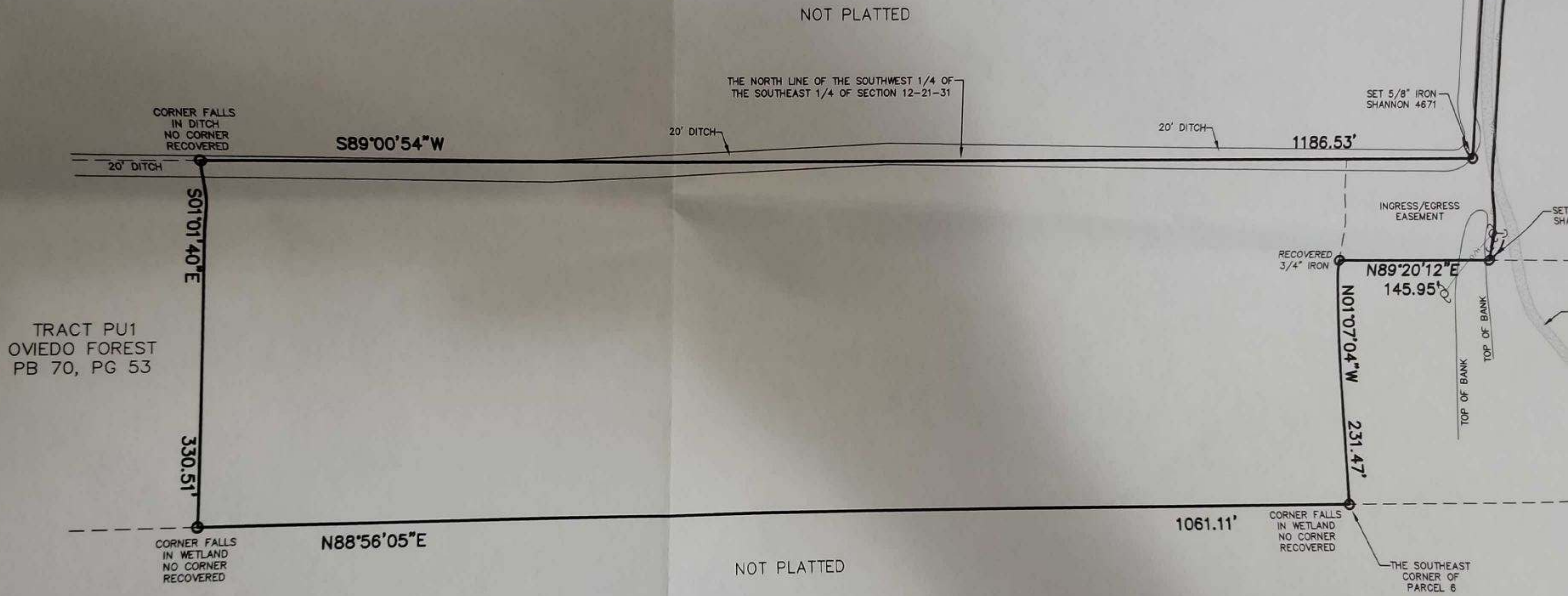
Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

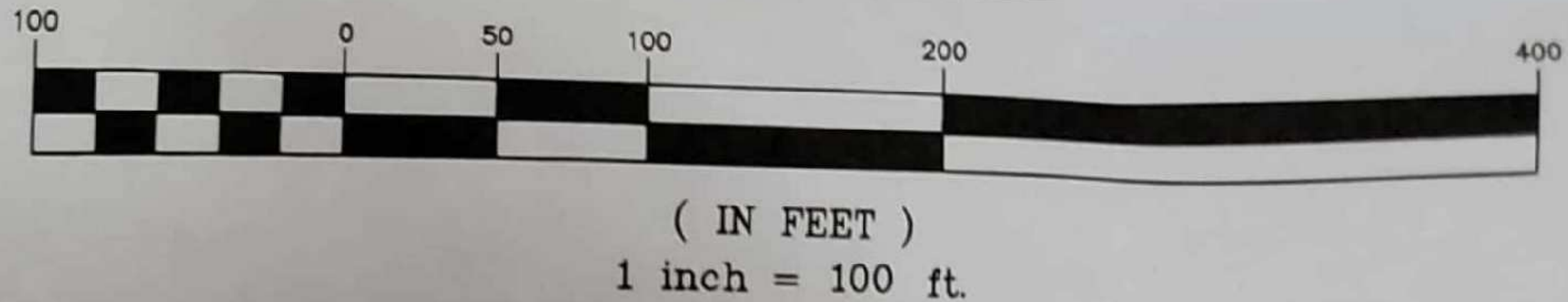
Buyer: _____ / _____ Date: _____
(signature) (print)

Seller *VD* (*LD*) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.



N

GRAPHIC SCALE



BOUNDARY SURVEY

DESCRIPTION:

That part of the Southeast 1/4 of Section 12, Township 21 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; run S89°20'12"W along the North line of the Southeast 1/4 of said Section 12 a distance of 1316.49 feet to the Point of Beginning, run thence S01°07'04"E along the West line of the East 1/2 of the Southeast 1/4 of said Section 12 a distance of 1315.37 feet, thence S89°00'54"W 1186.53 feet, thence S01°01'40"E 330.51 feet, thence N88°56'05"E 1061.11 feet, thence N01°07'04"W 231.47 feet, thence N89°20'12"E 145.95 feet, thence N01°07'04"W 1413.64 feet, thence S89°20'12"W 20.00 feet to the Point of Beginning.

Containing 8.96 acres, more or less.

NOTES:

- BEARINGS BASED ON THE THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-21-31 AS BEING S89°20'12"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- SITE ADDRESS: VAN ARSDALE STREET, OVIEDO, FL 32765

LEGEND

- └ GUY ANCHOR
- △ TELEPHONE BOX
- ⊕ WOOD UTILITY POLE
- O/H-OVERHEAD UTILITY LINE
- (D) DESCRIPTION
- (M) MEASURED

WOOD UTILITY POLE
-O/H-OVERHEAD UTILITY LINE
(D) DESCRIPTION
(M) MEASURED

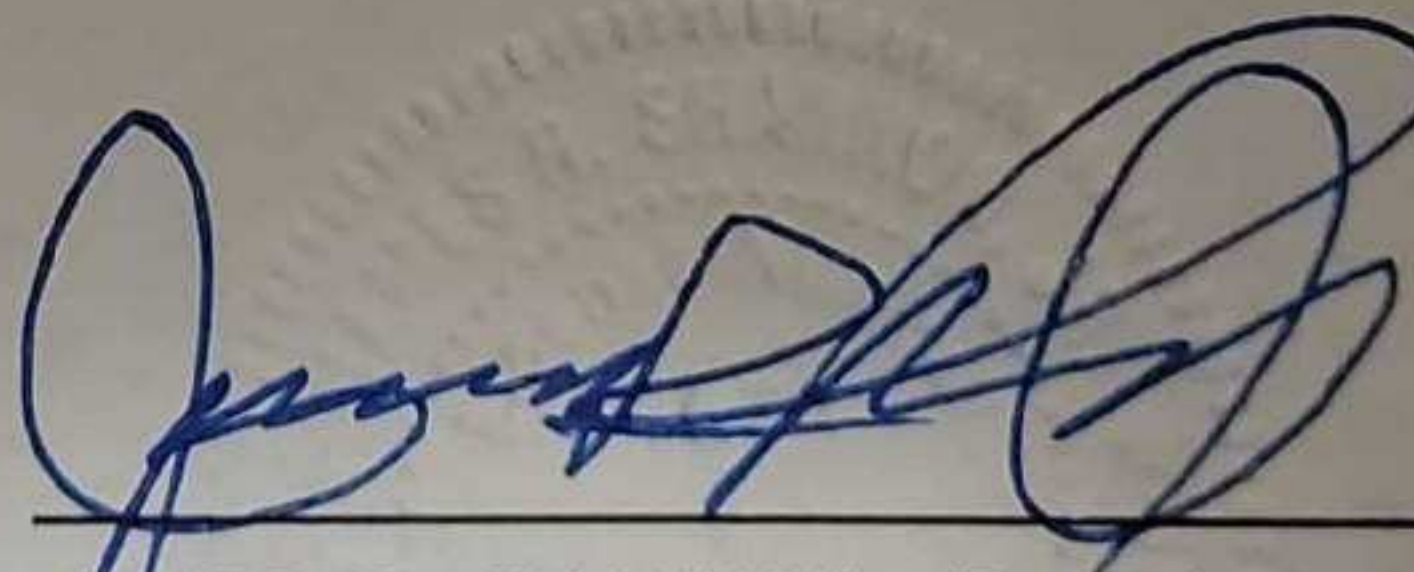
Certified to:

Luan Thanh Duong & Van Duong

Iberiabank, ISAOA/ATIMA

Brokers Title of Central Florida, LLC

Commonwealth Land Title Insurance Company



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

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

DATE OF SURVEY: 01/12/2021

FIELD BY: NB SCALE: 1" = 100'

FILE NUMBER: 12-21-31 PAR6

VAN ARSDALE STREET
(45' RIGHT OF WAY)

CABBAGE AVENUE
(20' RIGHT OF WAY)

POINT OF BEGINNING

RECOVERED
1/2" IRON
N 1.7'
W 0.3'

RECOVERED
3/4" IRON
PLS 3764

S89°20'12"W

THE NORTH LINE

S89°20'12"W
20.00'

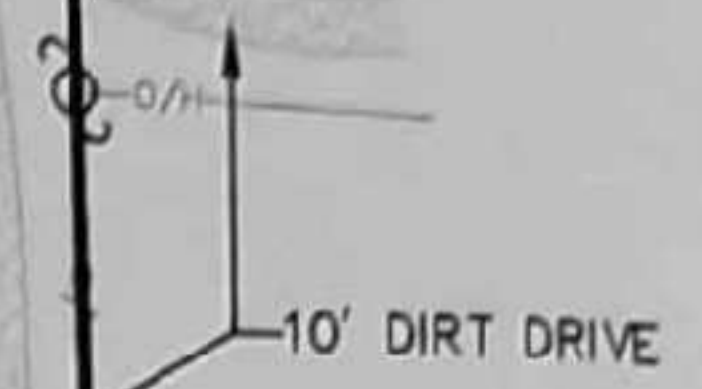
10' DIRT DRIVE

15' DITCH

10' DIRT DRIVE

N01°
N01°

15' DITCH



N01°07'04"W(D)
N01°08'18"W(M)

S01°08'18"E(M)
S01°07'04"E(D)

20' INGRESS/EGRESS EASEMENT

NOT PLATTED

THE WEST LINE OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 12-21-31

1315.37'

1413.6

NOT PLATTED

E NORTH LINE OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 12-21-31

20' DITCH

1186.53'

SET 5/8" IRON
SHANNON 4671

INGRESS/EGRESS
EASEMENT

RECOVERED
3/4" IRON

N89°20'12"E
145.95'

N01°07'04"W 231.47'

TOP OF BANK

TOP OF BANK

1413.64'

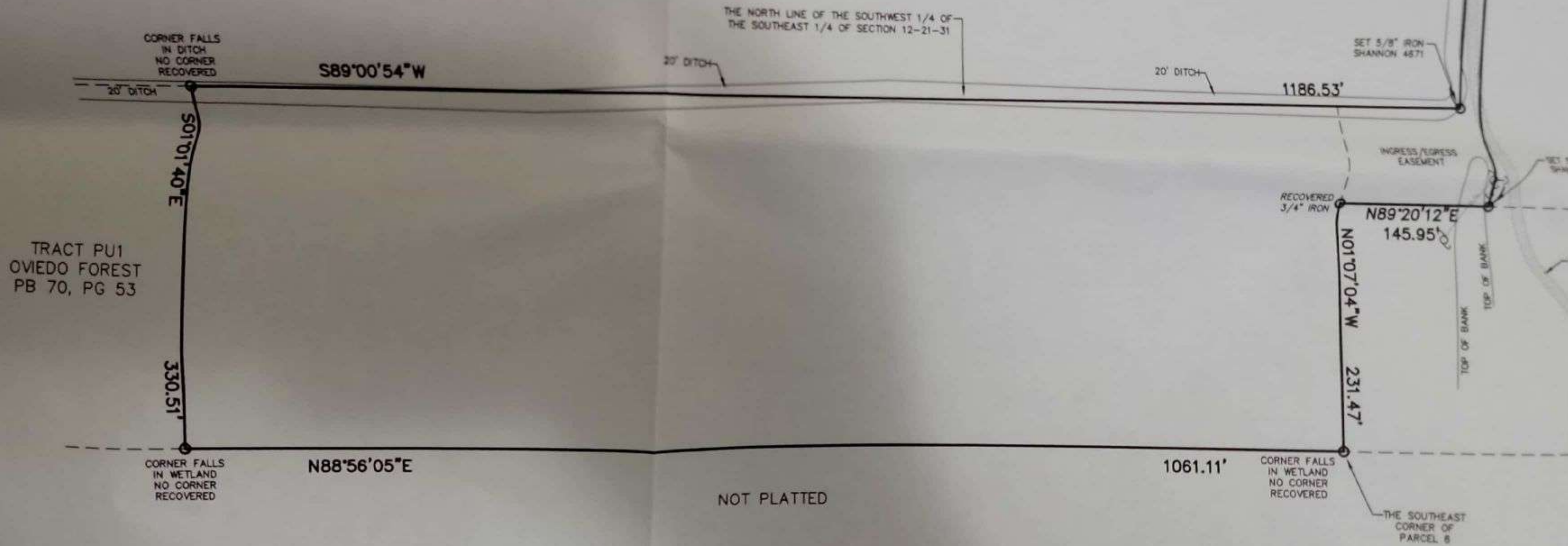
15' DITCH

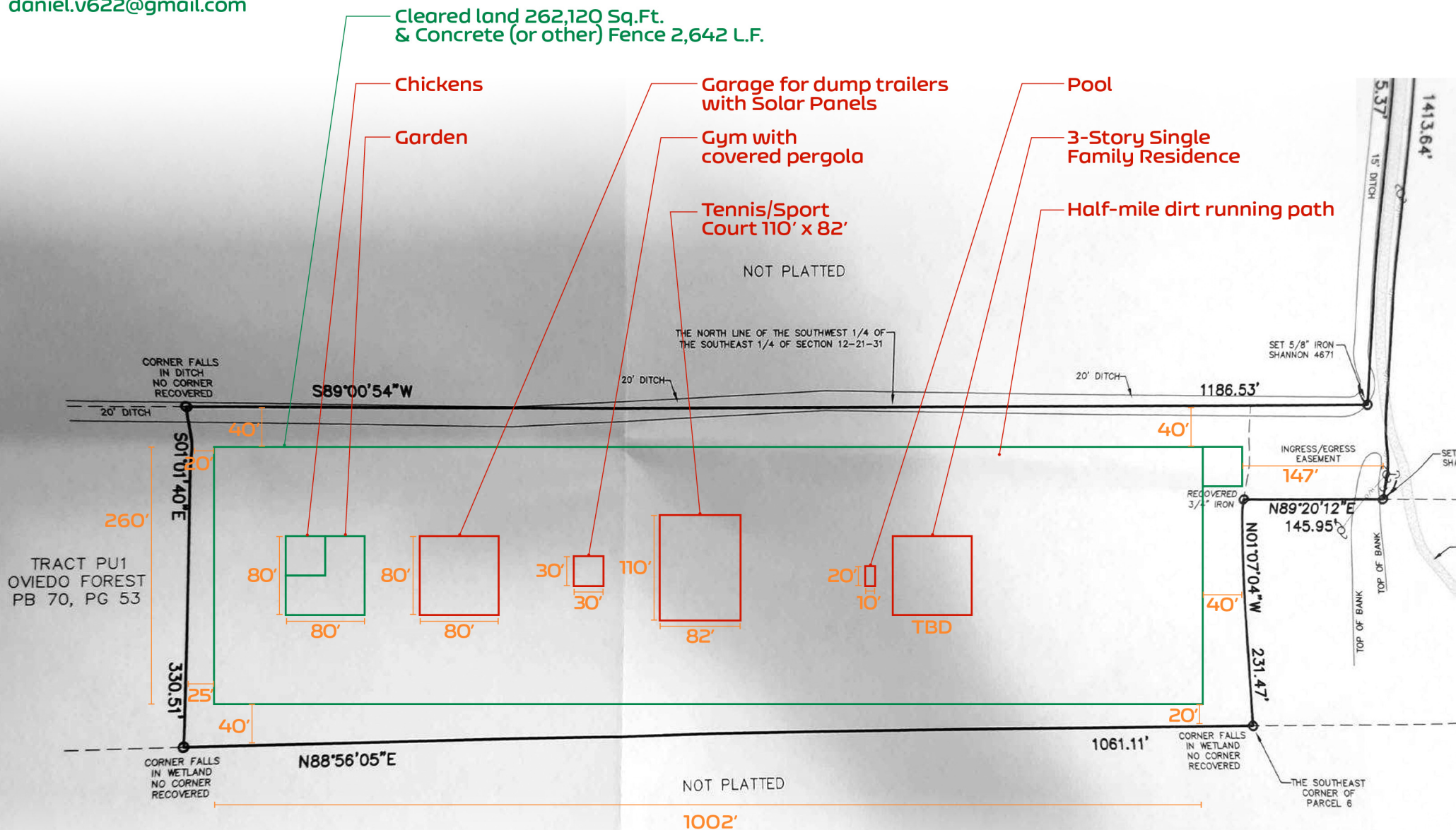
1315.37'

SET 5/8" IRON
SHANNON 4671

10' DIRT DRIVE

PARCEL 5
EAGLES EAST
UNRECORDED PLAT





For 465 Van Arsdale St, Oviedo, FL 32765 we would like to clear 6 acres (262,120 sq.ft.) of the 8.9 acres (387,684 sq.ft.), leaving approximately 40 ft of natural vegetation on the front and sides and 25 ft on the back. Inside the natural vegetation we would like to build a concrete (or other) Fence of 2,642 linear feet. We would like a space for chickens and a garden for personal use.

We would like a large garage or carport for dump trailer storage with solar panels on top, which would hopefully power the property without public utilities. Water, gas and septic would be maintained privately.

We would like a covered pergola over an outdoor gym and a tennis/sport court. A small swimming pool next to a three story single family residence (size TBD) constructed of poured concrete is also desired.



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

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

Receipt Details

Date: 4/12/2023 6:53:57 AM
Project: 23-80000053
Credit Card Number: 37*****3019
Authorization Number: 286213
Transaction Number: 120423C18-2C17DA33-08F9-4EA6-B1ED-1AD0C0F0D9BA
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 04/28/2023, in order to place you on the Wednesday, 05/03/2023 meeting agenda.

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

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

| | | |
|--|---|---------------------|
| PROJECT NAME: | VAN ARSDALE ST (465) - PRE-APPLICATION | PROJ #: 23-80000053 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 4/10/23 | |
| RELATED NAMES: | EP DAN HOFFMANN | |
| PROJECT MANAGER: | MAYA ATHANAS (407) 665-7388 | |
| PARCEL ID NO.: | 12-21-31-301-007F-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN TO BUILD A SINGLE-FAMILY HOME ON 8.93 ACRES IN THE A-1 ZONING DISTRICT LOCATED NORTHEAST OF LOCKWOOD BOULEVARD AND VAN ARSDALE STREET. | |
| NO OF ACRES | 8.93 | |
| BCC DISTRICT | 2-JAY ZEMBOWER | |
| CURRENT ZONING | A-1 | |
| LOCATION | NORTHEAST OF LOCKWOOD BOULEVARD AND VAN ARSDALE STREET | |
| FUTURE LAND USE- | SE | |
| SEWER UTILITY | NA | |
| WATER UTILITY | NA | |
| APPLICANT: | CONSULTANT: | |
| DAN HOFFMAN 474 OSPREY LAKES CIRCLE CHULUOTA FL 32766 (321) 617-3297 DANIEL.V622@GMAIL.COM | N/A | |

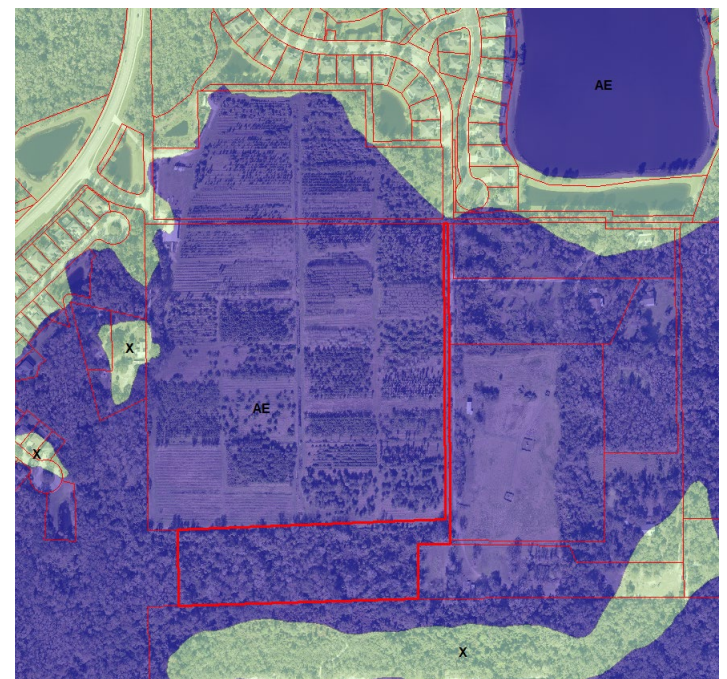
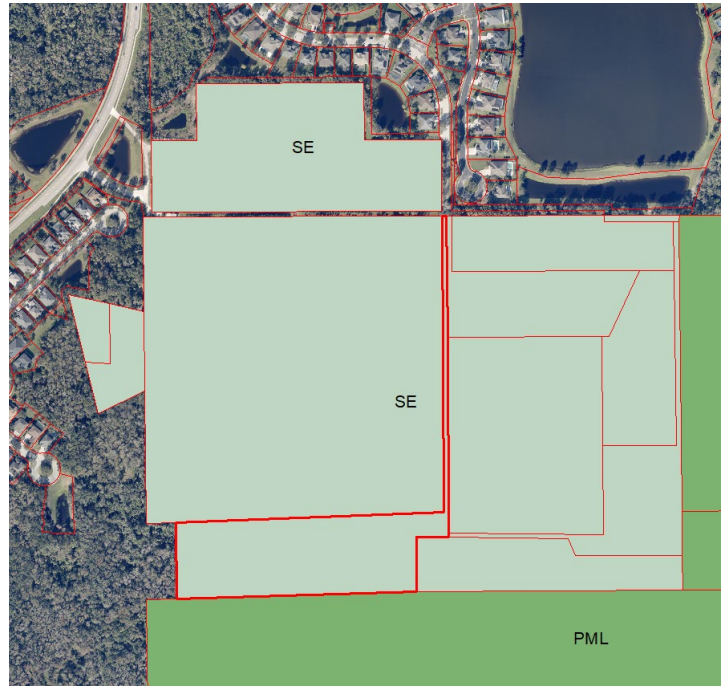
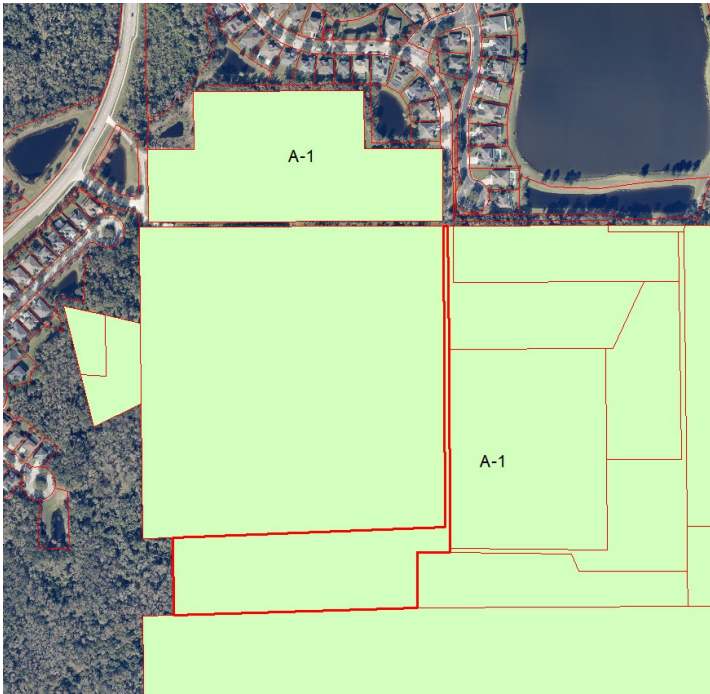
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

- The subject property is a legal parcel of record on the Eagles East 5-Acre Subdivision and is eligible for building permits. However, the presence of wetlands and the flood zone may hinder site development. Please refer to the comments below for more information.
- The A-1 zoning and SE future land use allows a single-family residence and structures accessory to the residential use. A site plan is not required for single family homes.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

| Ref # | Group Name | Reviewer Comment | Status |
|-------|--------------------------|---|---------------|
| 1 | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes. Each structure will require separate permit. | Informational |
| 2 | Comprehensive Planning | The future land use (FLU) is Suburban Estates (SE) which allows for single family residences on a minimum of one acre. | Informational |
| 3 | Comprehensive Planning | Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation. | Informational |
| 4 | Comprehensive Planning | Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation. | Informational |
| 5 | 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 |
| 6 | Natural Resources | In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. SCLDC 30.1085 | Informational |
| 7 | Natural Resources | Wetland mitigation is an expensive process. Please contact the Florida Department of Environmental Protection for further information. | Informational |
| 8 | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Informational |
| 9 | Planning and Development | SETBACKS: The setbacks for the A-1 zoning district are: 50' Front Yard, 30' Rear yard, and 10' Side Yard for the main residence. | Informational |

| | | | |
|----|------------------------------|---|---------------|
| 10 | Planning and Development | The Zoning Designation of this property is A-1 (Agriculture), which permits one single family home per parcel. The residential uses are allowed, such as the home, pool, sport court, as well as the agricultural uses. However, the parking and/or storage of dump trailers is not permitted in the A-1 zoning. | Informational |
| 11 | Planning and Development | The subject parcel appears to be a parcel of record and is part of the Eagles East 5-acre subdivision. Legal parcels of record are eligible for building permits. However, the wetland setbacks and building setbacks must be met. The presence of wetlands onsite may hinder meeting this requirement. | Informational |
| 12 | Planning and Development | The subject property is located in the East Rural Area (FLU Objective 11 and Element Exhibit-28). | Informational |
| 13 | Planning and Development | Per Sec. 30.126. - Building height: No building or structure shall exceed two and one-half (2) stories or thirty-five (35) feet in height except that silos, granaries, windmills, barns, and other structures concurrent to the operation of an agriculture enterprise may exceed the above height limit. | Informational |
| 14 | Planning and Development | Please see Sec. 30.128. - Yard regulations (front, rear, and side). Accessory buildings or structures which are not intended to be used for the housing or shelter of livestock or poultry and which are accessory to the residential use, shall maintain the same front and side yards as the main structure and shall maintain rear yards of a minimum of ten (10) feet. Accessory buildings or structures shall not project beyond the established building line unless set back a minimum of one hundred (100) feet from the front property line. | Informational |
| 15 | Planning and Development | Please see Sec. 30.1349. - Fence requirements. (b) No closed fence or wall in excess of six (6) feet six (6) inches shall be erected on any property assigned a residential zoning classification without approval of the Board of Adjustment after public hearing. Nor shall such fence or wall be erected closer than five (5) feet to any existing adjacent neighborhood dwelling structure. | Informational |
| 16 | Public Safety - Fire Marshal | This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1 (2018 edition). | Informational |
| 17 | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1 (2018). | Informational |

| | | | |
|----|------------------------------|---|---------------|
| 18 | Public Safety - Fire Marshal | All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2. A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. | Informational |
| 19 | Public Safety - Fire Marshal | Fire Department access road shall extend to within 50ft of at least one exterior door that can be opened from the outside and that provide access to the interior of building. NFPA 1, SECTION 18.2.3.2.1 (2018 Edition) | Informational |
| 20 | Public Safety - Fire Marshal | Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1, Chapter 18.2.3.4.2 (2018). Verify that stabilized road can hold 39 tons. | Informational |
| 21 | Public Works - Engineering | Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation. | Informational |
| 22 | Public Works - Engineering | The proposed project is located within the Big Econ drainage basin. | Informational |
| 23 | Public Works - Engineering | Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre-development rate of discharge for the 25-year,24-hour storm event. | Informational |
| 24 | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope east. | Informational |

| | | | |
|----|----------------------------|---|---------------|
| 25 | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to The Big Econ River. | Informational |
| 26 | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Informational |
| 27 | Public Works - Engineering | A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov | Informational |
| 28 | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . | Informational |
| 29 | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) | Informational |
| 30 | Public Works - Engineering | It is not clear that there is an access easement down the dirt path labeled as Van Arsdale. Site may be required to build a road on their property. | Informational |
| 31 | 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 |
| 32 | Public Works - Engineering | The site lies within the Econ River Protection Area (ECON) Protection Zone which is a more restrictive subset of the | Informational |
| 33 | Public Works - Engineering | This sure is 6 +/- feet below the flood elevation. | 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 | Paul Zimmerman | pzimmerman@seminolecountyfl.gov | No Review Required | 407-665-2040 |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov | Review Complete | 407-665-5177 |
| Planning and Development | Maya Athanas | mathanas@seminolecountyfl.gov | Review Complete | 407-665-7388 |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov | No Review Required | 407-665-7388 |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov | Review Complete | 407-665-7398 |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov | No Review Required | 407-665-5730 |
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov | Review Complete | 407-665-7391 |
| Public Works - Engineering | Jennifer Goff | jgoff@seminolecountyfl.gov | Review Complete | 407-665-7336 |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov | Review Complete | 407-665-7646 |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-465

Title:

CREATIVE WORLD SCHOOL AT BALMY BEACH - PRE- APPLICATION

Project Number: 23-80000056

Project Description: Proposed Daycare Center on 1.57 acres in the PD Zoning District located south of E Sr 436 and west of Balmy Beach Rd

Project Manager: Kathy Hammel (407) 665-7389 (khammel@seminolecountyfl.gov)

Parcel ID: 07-21-29-524-0000-0050

BCC District: 3-Constantine

Applicant: Greg Michael (561) 755-3635

Consultant: Jay Gill (850) 444-9493



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

PROJ. #: 23-80000056
PM: Kathy
REC'D: 4/14/23

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: Creative World School at Balmy Beach
PARCEL ID #(S): 07-21-29-524-0000-0050
TOTAL ACREAGE: 1.57 BCC DISTRICT: _____
ZONING: Balmy Beach Marketplace PD FUTURE LAND USE: COM

APPLICANT

NAME: Greg Michael, VP COMPANY: Creative World Schools Franchising Co, Inc.
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE: 561-755-3635 EMAIL: gregm@creativeworldschool.com

CONSULTANT

NAME: Jay M. Gill, P.E. COMPANY: Planeng, Inc.
ADDRESS: 501 Fitzgerald Street
CITY: Pensacola STATE: FL ZIP: 32505
PHONE: 850-444-9493 EMAIL: jay@planeng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed 10,000 sq.ft. GFA daycare facility
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

| | | |
|---|-----------------------------|---|
| COMMENTS DUE: <u>4/21/23</u> | COM DOC DUE: <u>4/28/23</u> | DRC MEETING: <u>5/3/23</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>PD</u> | FLU: <u>COM</u> | LOCATION: <u>South of E SR 436 and West of Balmy Beach Dr</u> |
| W/S: <u>Seminole County</u> | BCC: <u>3- Constantine</u> | |

April 14, 2023

Plan Desk

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

RE: Creative World School at Balmy Beach
SW Corner of CR532 and Heritage Pass Rd.

Dear Plan Desk Staff,

The developer is proposing a new Creative World School daycare facility at an outparcel (Lot 5) of the existing Neighborhood Walmart located at the SWC of E. Semoran Blvd. and Balmy Beach Drive. Details follow:

- Lot size = 1.58 acres
- Existing use = vacant
- Proposed use = Daycare
- Proposed Building size = 10,028 sq.ft. GFA
- Existing zoning = Balmy Beach Marketplace PD
- Future Land Use = COM
- Required parking = 22 spaces
- Proposed parking = 38 spaces

We respectfully request a pre-application meeting to be scheduled at your earliest convenience for this project.

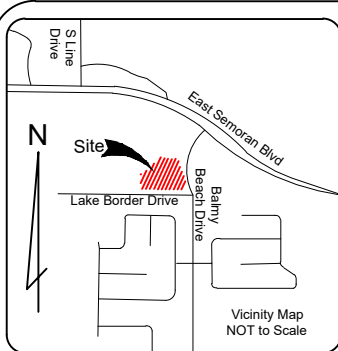
Sincerely,

Planeng, Inc.



Jay M. Gill, P.E.
Senior Engineer

[2023-0218SEMcom Narrative for presub 2023-0414.doc](#)



C9
R= 535.00'(P)
L= 118.41'(P)
 $\Delta = 12^{\circ}40'51''$ (P)
Chord Bearing=
S 16°42'52" E 118.17'(P)
S 16°54'42" E 118.26'(M)

C10
R= 565.00'(P)
L= 93.77'(P)
 $\Delta = 09^{\circ}30'32''$ (P)
Chord Bearing=
S 18°18'02" E 93.66'(P)
S 18°18'22" E 93.92'(M)

C17
R= 60.10'(P)
L= 30.52'(P)
 $\Delta = 29^{\circ}05'39''$ (P)
Chord Bearing=
S 83°21'46" E 30.19'(P)
S 83°37'36" E 30.07'(M)

C18
R= 168.50'(P)
L= 89.89'(P)
 $\Delta = 30^{\circ}33'58''$ (P)
Chord Bearing=
S 82°37'37" E 88.83'(P)
S 82°45'52" E 88.84'(M)

C19
R= 28.50'(P)
L= 33.46'(P)
 $\Delta = 67^{\circ}16'18''$ (P)
Chord Bearing=
N 79°01'13" E 31.57'(P)
N 79°20'31" E 31.32'(M)

C21
R= 46.50'(P)
L= 36.52'(P)
 $\Delta = 44^{\circ}59'39''$ (P)
Chord Bearing=
N 67°52'54" E 35.59'(P)
N 67°39'22" E 35.49'(M)


C23
R= 45.00'(P)
L= 58.65'(P)
 $\Delta = 74^{\circ}40'53''$ (P)
Chord Bearing=
S $53^{\circ}10'59''$ W 54.59'(P)

Schedule B-II (Exceptions)


Issued by: First American Title Insurance Company
File No.: 17-13068
Issuing Agent: GRS Title Services, LLC
Effective Date: April 24, 2017 @ 8:00 AM


1. Defaults, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequently to the effective date hereof but prior to the date the proposed insured acquires for value the record estate or interest or mortgage thereon created by this form. None Provided At Time Of Survey.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable. Not A Survey Matter.
3. Standard Exceptions:
 - A. Rights or claims of parties in possession not shown by the public records. None Provided At Time Of Survey.
 - B. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. Not A Survey Matter.
 - C. Taxes or assessments which are not shown as existing liens in the public records. None Provided At Time Of Survey.
 4. Utility easements and other matters as contained on the Plat of BALMY BEACH MARKETPLACE, according to the Plat thereof, as recorded in Plat Book 85, Pages 1, 2 and 3, of the Public Records of Seminole County, Florida. Affects Property As Shown.
 5. Easement Agreement by and between Embark Florida, Inc., d/b/a CenturLink, a Florida corporation, and Sanlando Utilities Corp., a Florida corporation, recorded August 15, 2013 in Official Records Book 8103, Page 715, of the Public Records of Seminole County, Florida, and shown on survey. Affects Property As Shown.
 6. Conditional Utility Agreement for Water, Wastewater or Reclaimed Water Services by and between Seminole County, a political subdivision of the State of Florida, and Taurus CD 168 Balmy Beach FL LP, a Delaware limited partnership, recorded October 28, 2016 in Official Records Book 9378, Page 694, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Putable.
 7. Covenants, conditions and easements, which include provisions for a private charge or assessments, as set forth in Easements with Covenants and Conditions Affecting the Property of and between Wal-Mart Stores East, LP, a Delaware limited partnership, and Taurus CD 168 Balmy Beach FL LP, a Delaware limited partnership, recorded October 01, 2017 in Official Records Book 9004, Page 391, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Putable.
 8. Seminole County Development Order 19-205-00002 recorded June 20, 2019 in Official Records Book 9378, Page 695, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Putable.
 9. Balmy Beach Marketplace PD Developer's Commitment Agreement Commitments, Classifications and District Description recorded December 26, 2019 in Official Records Book 9506, Page 1016, of the Public Records of Seminole County, Florida. Affects Property, Blanket In Nature, Not Putable.
 10. The following matters as disclosed by survey prepared by for Michael W. Soltau for Republic National Surveyors, under Job No. 210436, field dated May 5, 2021 and dated June 2, 2021:
 - a. Drainage retention basins for Border Drive are on and over the Southern part of Lot 5 Show Hereon.
 - b. Water line, overhead utility line, electric lines and sanitary drainage lines lie throughout the property with the benefit of easements Show Hereon.


-Benchmark Information-


 Seminole County Datum
Benchmark Designation: GPS 0318
Benchmark Elevation: 96.176'
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-




Elevation:  **#1**
Set Nail & Disk "LB 7623" on Curb
115.87'

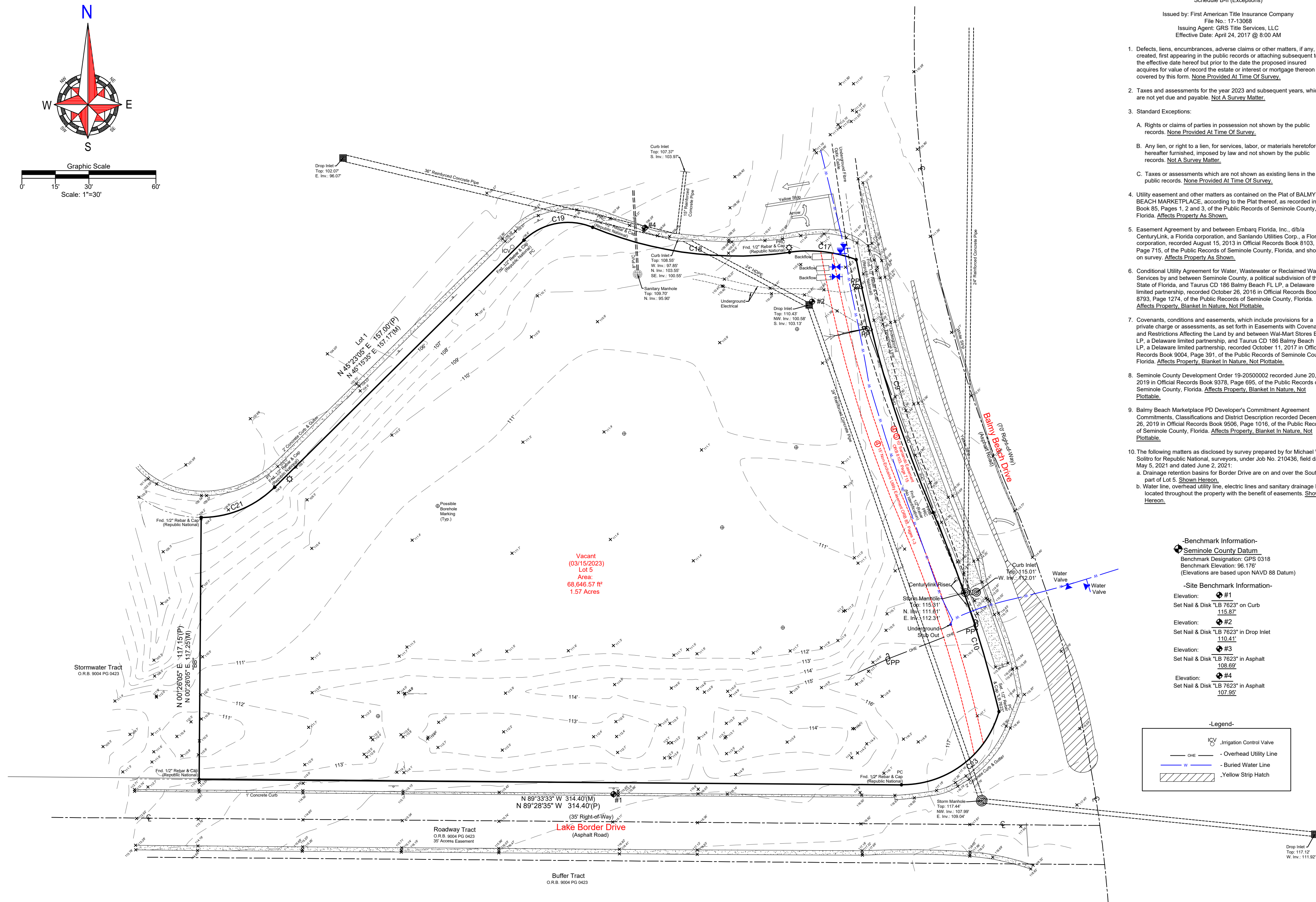
Elevation:  **#2**
Set Nail & Disk "LB 7623" in Drop Inlet
110.41'

Elevation:  **#3**
Set Nail & Disk "LB 7623" in Asphalt
108.69'

Elevation:  **#4**
Set Nail & Disk "LB 7623" in Asphalt
107.95'

-Legend-

 ICV - Irrigation Control Valve
 OHE - Overhead Utility Line
 W - Buried Water Line
 Yellow Strip Hatch



ALTA/NSPS Land Title Survey
Boundary Survey

Legal Description:
LOT 5, BALMY BEACH MARKETPLACE, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 85, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS
OF SEMINOLE COUNTY, FLORIDA.

Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR
WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY
WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2009-09-25.

Gross Land Area: 68,646 Square Feet ± or 1.57 Acres ±.

Setback Requirements:

Zoning:

Square footage of Buildings: N/A (Vacant)
Parking Space Size: (Standard) 00 Parking Stalls found at time of Survey

(Handicap) 00 Parking Stalls found at time of Survey

In the process of conducting the fieldwork, no of earth moving work, building construction or building additions within recent

In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were

In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.

Vehicular Access to Subject Property is provided by: **Pemberton Drive**

Revisions

| |
|----------------------|
| Field Date: 03/15/23 |
| Drawn By: SP |

| |
|--------------------------|
| Date Completed: 03/24/23 |
| File Number: IS-115395 |

-Notes-

-Survey is Based upon the Literal Description Supplied by Client.
-Deadends have NOT been Researched for Gaps, Overlaps and/or Hiatus.
-Survey is based upon Easements and/or Restrictions of Record.
-I do not know heretofore Assumed and Based upon the Lines Denoted with a "BB".
-Building Ties are NOT to be used to reconstruct Property Lines.
-The Surveyor does NOT assume responsibility for:
-Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
-Septic Tanks and/or Drainfield locations are approximate and MUST be confirmed by a Licensed Professional Engineer.
-Use of This Survey for Purposes other than Intended, Without Written Consent of the Surveying Company, May Result in Civil Liability to the Surveyor. Nothing Hereon shall be Constructed to Give Any Rights or Benefit to Anyone Other than those Enumerated herein.
-This Agreement is Not Binding unless Signed by the Client. If it is Subject to Final Approval by F.E.M.A., This Determination may be Subject to Further Federal Review.
-This Survey was prepared by and for the use of the Client and is NOT given to this Surveying Company at the time of this Endorsement and Associates Surveying Inc. and the signing surveyor assumes no liability.

ALTA/NSPS CERTIFICATION
 Certified to:
 BRYAN KARSKY; MTAL MANAGEMENT SOLUTIONS LLC; RICHARD G. COKER, JR., P.A.
 COMMONWEALTH LAND TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2024 Minnesota General Land Office Rules.

Land Title Surveys, jointly established and adopted by ALTA and BCITC, and include Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 17 of the ALTA/BCITC

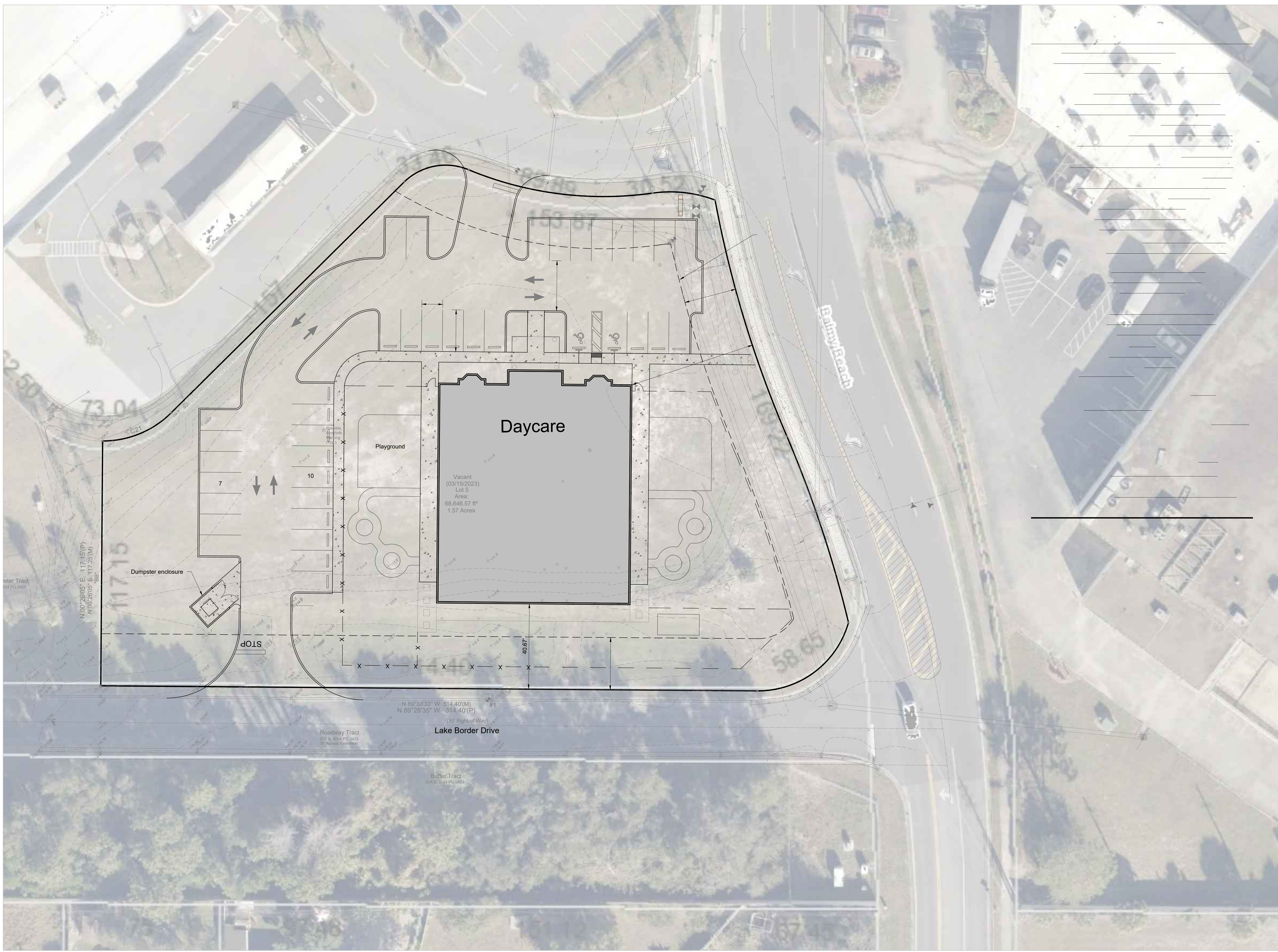
The fieldwork was completed on 03/15/2023.
Date of Plat or Map: 03/24/2023

Patrick K. Juehnd
FOR THE FIRM
FLORIDA
PROFESSIONAL LAND SURVEYOR & M.
LB# 7623

**This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal**

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 102
Lake Mary, Florida 32746
www.irelandsurveying.com
Office: 407.678.3366
Fax: 407.320.8165



Property Record Card

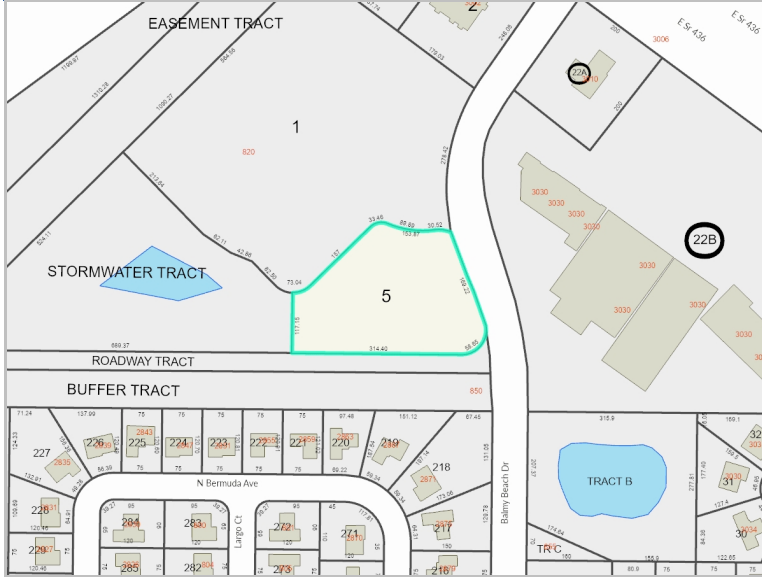


Parcel 07-21-29-524-0000-0050

Property Address

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| | | 2023 Working Values | 2022 Certified Values |
|------------------------|---|---------------------|-----------------------|
| Parcel | 07-21-29-524-0000-0050 | | |
| Owner(s) | TAURUS CD 186 BALMY BEACH FL LP | | |
| Property Address | | | |
| Mailing | 610 N WYMORE RD #200 MAITLAND, FL 32751 | | |
| Subdivision Name | BALMY BEACH MARKETPLACE | | |
| Tax District | 01-COUNTY-TX DIST 1 | | |
| DOR Use Code | 10-VAC GENERAL-COMMERCIAL | | |
| Exemptions | None | | |
| AG Classification | No | | |
| Valuation Method | | Cost/Market | Cost/Market |
| Number of Buildings | | 0 | 0 |
| Depreciated Bldg Value | | | |
| Depreciated EXFT Value | | | |
| Land Value (Market) | | \$623,267 | \$599,478 |
| Land Value Ag | | | |
| Just/Market Value | | \$623,267 | \$599,478 |
| Portability Adj | | | |
| Save Our Homes Adj | | \$0 | \$0 |
| Amendment 1 Adj | | \$0 | \$1,360 |
| P&G Adj | | \$0 | \$0 |
| Assessed Value | | \$623,267 | \$598,118 |

2022 Certified Tax Summary

| | | | |
|------------------------------------|------------|----------------------------------|---------|
| 2022 Tax Amount without Exemptions | \$8,037.86 | 2022 Tax Savings with Exemptions | \$10.81 |
| 2022 Tax Bill Amount | \$8,027.05 | | |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 BALMY BEACH MARKETPLACE PB {85} PGS {1-3}

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$623,267 | \$0 | \$623,267 |
| SJWM(Saint Johns Water Management) | \$623,267 | \$0 | \$623,267 |
| FIRE | \$623,267 | \$0 | \$623,267 |
| COUNTY GENERAL FUND | \$623,267 | \$0 | \$623,267 |
| Schools | \$623,267 | \$0 | \$623,267 |

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

| Land | | | | | |
|-------------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| SQUARE FEET | | | 67968 | \$9.17 | \$623,267 |

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

| Extra Features | | | | |
|----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |

| Zoning | | | |
|--------|--------------------|-----------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| PD | Commercial | COM | Planned Development |

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 13.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------|---------------------------|------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 30 - Susan Plasencia | Dist 9 - Jason Brodeur | 38 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Bear Lake | Teague | Lake Brantley |



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

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

Receipt Details

Date: 4/14/2023 10:12:43 AM
Project: 23-80000056
Credit Card Number: 41*****4249
Authorization Number: 07307G
Transaction Number: 140423C18-25F78365-BAB3-4EFA-B16E-2B2B0D777A1B
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 04/28/2022, in order to place you on the Wednesday, 05/03/23 meeting agenda.

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

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

| | | |
|--------------------------------|--|----------------------------|
| PROJECT NAME: | CREATIVE WORLD SCHOOL AT BALMY BEACH – PRE- APPLICATION | PROJ #: 23-80000056 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 4/14/23 | |
| RELATED NAMES: | EP JAY GILL | |
| PROJECT MANAGER: | KATHY HAMMEL (407) 665-7389 | |
| PARCEL ID NO.: | 07-21-29-524-0000-0050 | |
| PROJECT DESCRIPTION: | PROPOSED 10 SQ FT DAYCARE CENTER ON 1.57 ACRES IN THE PD ZONING DISTRICT | |
| NO OF ACRES: | 1.56 | |
| BCC DISTRICT: | 3-LEE CONSTANTINE | |
| CURRENT ZONING: | PD | |
| LOCATION: | SOUTH OF E SR 436 AND WEST OF BALMY BEACH ROAD | |
| FUTURE LAND USE: | COM | |
| SEWER UTILITY: | SEMINOLE COUNTY | |
| WATER UTILITY: | SEMINOLE COUNTY | |
| APPLICANT: | CONSULTANT: | |
| GREG MICHAEL (561) 755-3635 | JAY GILL 501 FITZGERALD ST PENSACOLA FL 32505 (850) 444-9493 | |

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.

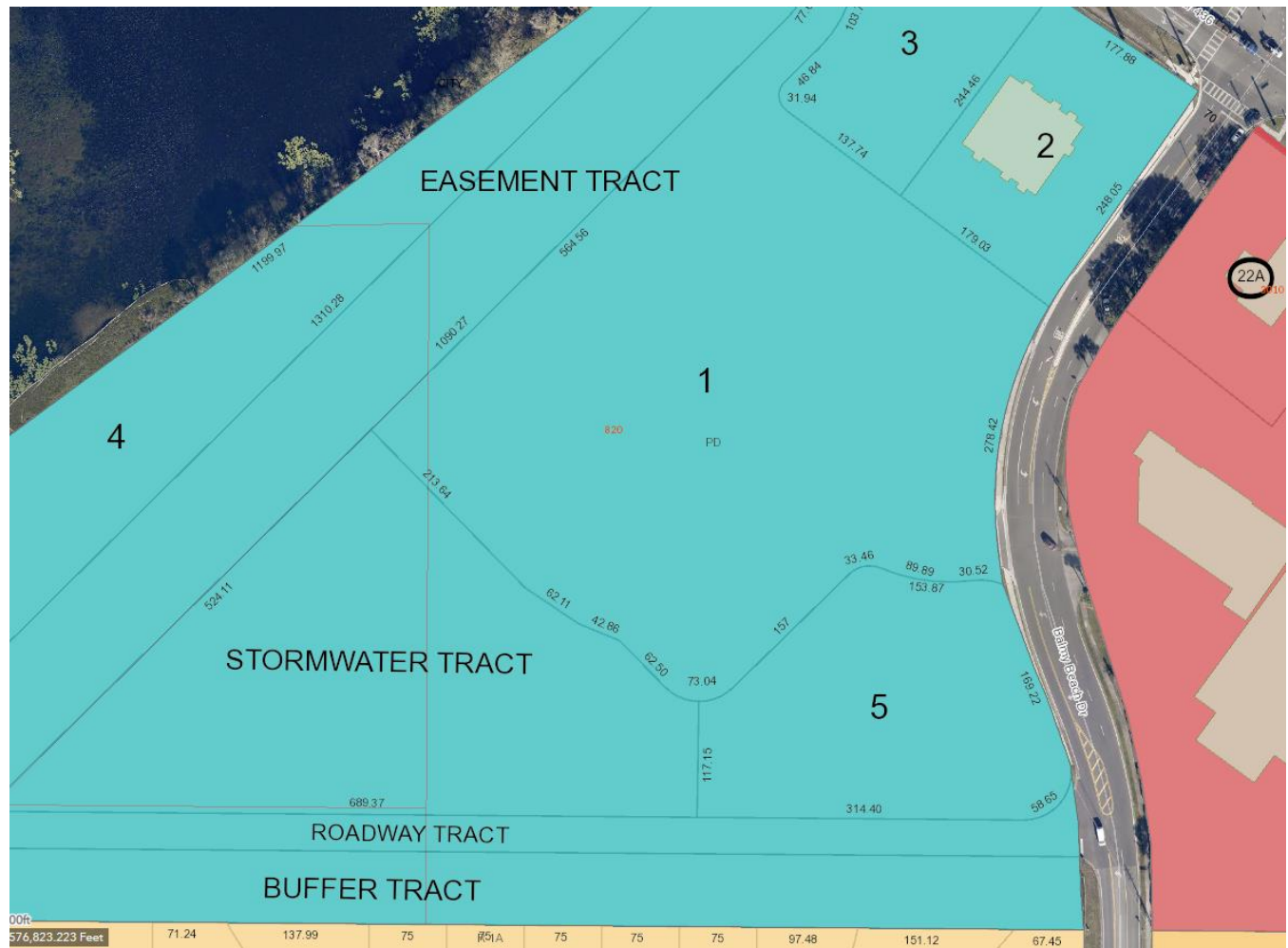
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

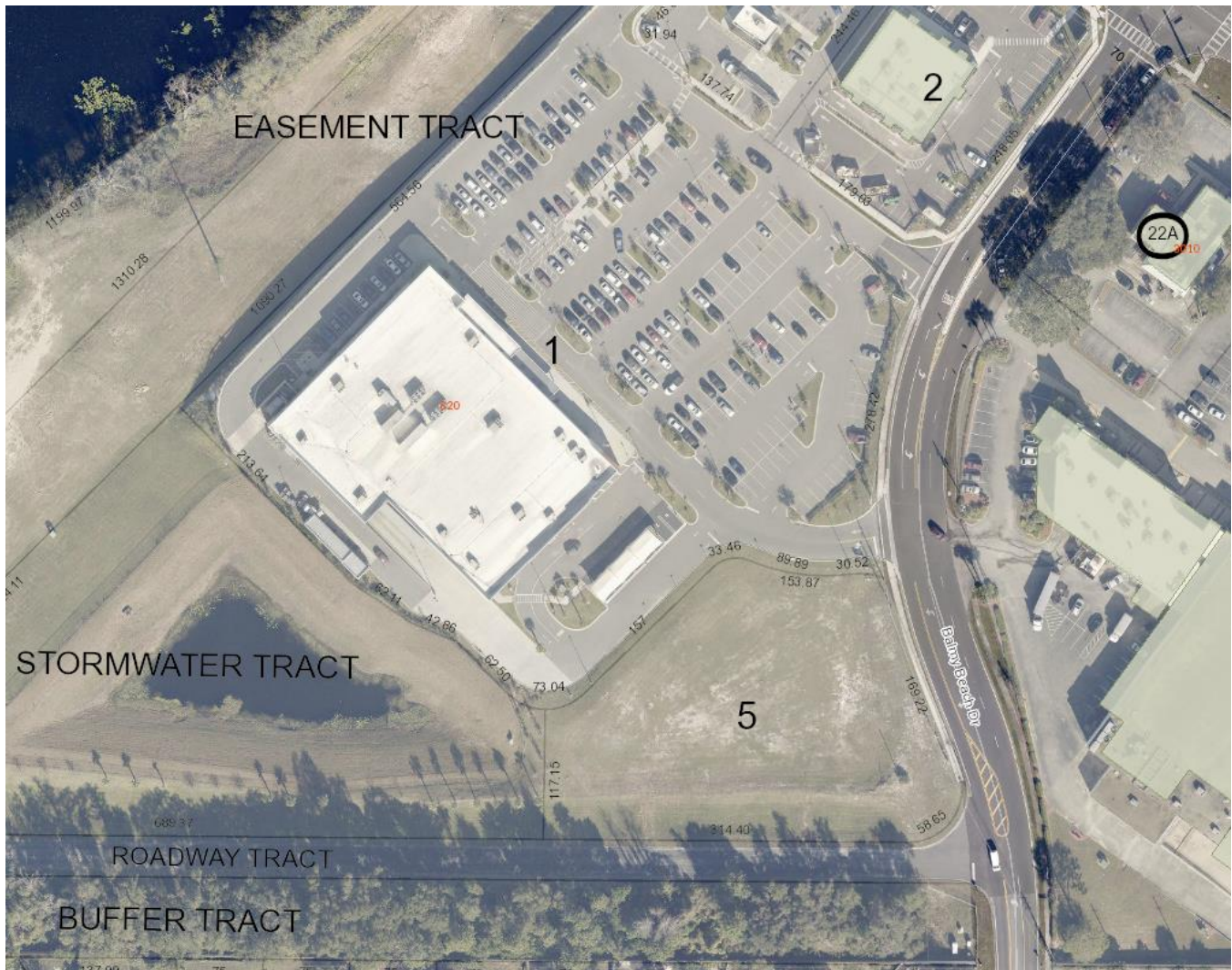
PROJECT MANAGER COMMENTS

Daycares are an allowable use in the Balmy Beach Planned Development.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning





AGENCY/DEPARTMENT COMMENTS

| Ref # | Group Name | Reviewer Comment |
|-------|------------------------------|---|
| 1 | Public Safety - Fire Marshal | This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A. |
| 2 | Public Safety - Fire Marshal | Type of use and size of building may require fire sprinklers and fire alarms. |
| 3 | Public Safety - Fire Marshal | Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. |
| 4 | Public Safety - Fire Marshal | Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 |
| 5 | Public Safety - Fire Marshal | "All the following items shall be acknowledged and added to the site plan sheets as note:1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4).2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads.3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA |

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| | | 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 in the roadway in accordance with NFPA 1, chapter 18.5.10.8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2" |
| 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. No action required at this time. |
| 7 | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. No action required at this time. |
| 8 | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. No action required at this time. |
| 9 | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. No action required at this time. |
| 10 | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. |
| 11 | Buffers and CPTED | Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292. |
| 12 | Buffers and CPTED | The Balmy Beach PD requires a 0.4 opacity (10' width) buffer on the east and must use plant unit type C. This must be shown on either the site plan or on a landscape plan. |
| 13 | 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. |
| 14 | 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. |
| 15 | Environmental - Impact Analysis | Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required. |
| 16 | Impact Analysis Coordination | A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. |
| 17 | Comprehensive Planning | The future land use (FLU) is Commercial (COM) which allows a maximum intensity of .35 floor area ratio. The land use allows for child care facilities, including evening and night facilities. |
| 18 | Public Works - Engineering | The proposed project is located within the Little Wekiva drainage basin. |
| 19 | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has excellent draining soils. |
| 20 | Public Works - Engineering | Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event. |
| 21 | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope northwest. |

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| 22 | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to Border Lake |
| 23 | Public Works - Engineering | A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com . |
| 24 | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45) |
| 25 | Public Works - Engineering | The roadway geometry meets County standards. The roadway structure meets County standards. |
| 26 | Public Works - Engineering | Current sidewalks shall be maintained 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. |
| 27 | Public Works - Engineering | Staff would like to see the driveway to the west of the property to prevent stacking out into Balmy Beach Dr, |
| 28 | Environmental Services | There is a sanitary sewer manhole and waterlines already located on the property. These were installed for this property by previous projects. |
| 29 | Planning and Development | CHOOSE ONE: Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Property is within a Zoning District that was zoned to a site plan. Any substantial change to the approved site plan requires approval by the BCC at a Public Hearing. |
| 30 | Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ |

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 |
|------------------------------|-----------------|--|
| Planning and Development | Kathy Hammel | khammel@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald | mmaywald@seminolecountyfl.gov |
| Comprehensive Planning | Tyler Reed | treed@seminolecountyfl.gov |
| Public Works - Engineering | Jennifer Goff | jgoff@seminolecountyfl.gov |

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|--------------------------------------|-----------------|---------------------------------|
| Natural Resources | Sarah Harttung | sharttung@seminolecountyfl.gov |
| Environmental - Impact Analysis | Becky Noggle | bnoggle@seminolecountyfl.gov |
| Building Division Review Coordinator | Jay Hamm | jhamm@seminolecountyfl.gov |
| Impact Analysis Coordination | William Wharton | wwharton@seminolecountyfl.gov |
| Environmental Services | Paul Zimmerman | pzimmerman@seminolecountyfl.gov |
| Buffers and CPTED | Maya Athanas | mathanas@seminolecountyfl.gov |
| Building Division | Jay Hamm | jhamm@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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