



# **SEMINOLE COUNTY, FLORIDA**

## **Development Review Committee**

### **Meeting Agenda**

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**Wednesday, May 31, 2023**

**9:00 AM**

**Room 3024 or hybrid zoom option**

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This meeting will be held In-Person and remotely on Zoom. The public may email [eplandesk@seminolecountyfl.gov](mailto: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**

**2023-585**

**OVIDA CONSTRUCTION GROUP - PRE-APPLICATION**

**Project Number:** 23-80000060

**Project Description:** Proposed Site Plan for an office with warehouse spaces on 2.86 acres in the RP Zoning District located south of W Chapman Rd and east of W SR 426

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

**Parcel ID:** 20-21-31-5CB-0000-0080+

**BCC District:** 1-Dallari

**Applicant:** Karina Ruiz (321) 229-0147

**Consultant:** Chad Moorhead (407) 629-8330

#### **COMMENTS ONLY (NO MEETING SCHEDULED)**

**HISTORIC GOLDSBORO - PRE-APPLICATION**

**2023-584**

**Project Number:** 23-80000059

**Project Description:** Proposed Site Plan for a single-family home on 0.28 acres in the R-2 Zoning District located northwest of Persimmon Ave and Historic Goldsboro Blvd

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

**Parcel ID:** 35-19-30-514-0000-0270

**BCC District:** 5-Herr

**Applicant:** Penny Seater (407) 696-5855

**Consultant:** N/A

**FOREST LAKE ACADEMY - PRE-APPLICATION****2023-586****Project Number:** 23-80000061**Project Description:** Proposed Site Plan for additional buildings and renovations to an existing private school on 2.58 acres in the PD Zoning District located southeast of S Hunt Club Blvd and E SR 436**Project Manager:** Doug Robinson (407) 665-7308  
(drobinson3@seminolecountyfl.gov)**Parcel ID:** 08-21-29-300-0110-0000**BCC District:** 3-Constantine**Applicant:** FLA Conference Assn Of Seventh Day Adventists**Consultant:** Dominick Tressler (904) 419-1001



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-585**

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### **Title:**

**9:00 AM - IN PERSON**

**OVIDA CONSTRUCTION GROUP - PRE-APPLICATION**

**Project Number:** 23-80000060

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**Parcel ID:** 20-21-31-5CB-0000-0080+

**BCC District:** 1-Dallari

**Applicant:** Karina Ruiz (321) 229-0147

**Consultant:** Chad Moorhead (407) 629-8330



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

PROJ. #: 23-80000060  
PM: Joy  
REC'D: 5/9/23

## 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: Ovida Construction Group - Office and Warehouse  
PARCEL ID #(S): 20-21-31-5CB-0000-0080; 20-21-31-5CB-0000-00E0  
TOTAL ACREAGE: 2.821 BCC DISTRICT:  
ZONING: 10-VAC GENERAL-COMMERCIAL FUTURE LAND USE:

#### APPLICANT

NAME: Zach Barber / Karina Ruiz COMPANY: Ovida Construction Group, Inc.  
ADDRESS: 2785 Wrights Road Suite 1117  
CITY: Oviedo STATE: FL ZIP: 32765  
PHONE: 646-966-9173 / 321-229-0147 EMAIL: karina@ovidaconstruction.com

#### CONSULTANT

NAME: Chad Moorhead COMPANY: Madden, Moorhead & Stokes ,LLC  
ADDRESS: 431 E Horatio Avenue Suite 260  
CITY: Maitland STATE: FL ZIP: 32751  
PHONE: 407-629-8330 EMAIL: chad@madden-eng.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Build company headquarter office with warehouse spaces, see options sketched on survey included in this package

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

#### STAFF USE ONLY

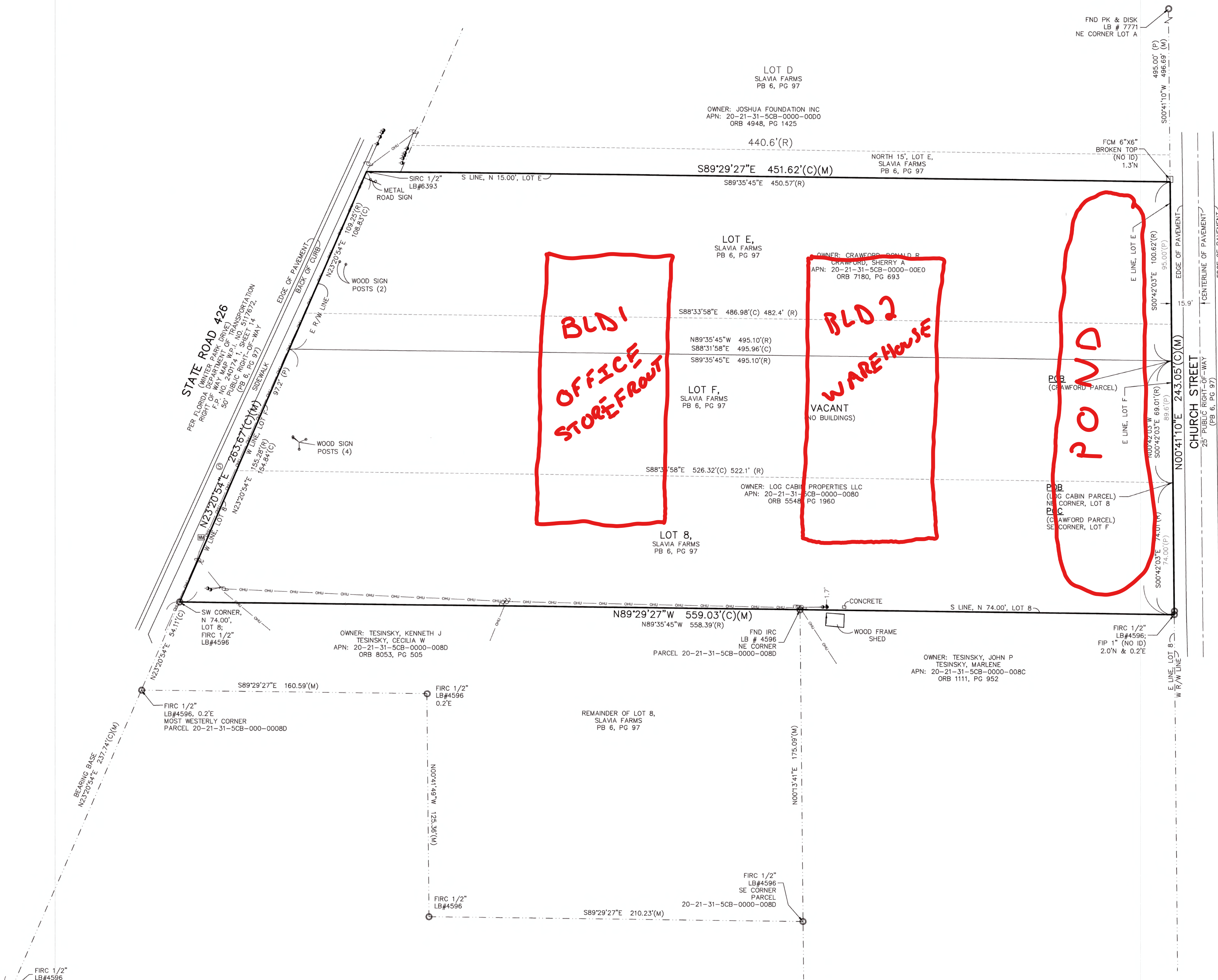
COMMENTS DUE: 5/19 COM DOC DUE: 5/24 DRC MEETING: 5/31

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: RP FLU: MDR LOCATION: South of West Chapman Rd and East of West SR 426  
W/S: Seminole County Utilities BCC: 1: Dallari



Option 1



LEGAL DESCRIPTION

LOG CABIN PARCEL  
(ORB 5548, PAGE 1960)

BEGINNING AT THE NORTHEAST CORNER OF LOT B, OF SLAVIA FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 97, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH 00°42'03" EAST ALONG THE EAST LINE OF SAID LOT AND THE WEST RIGHT-OF-WAY LINE ON CHURCH STREET A DISTANCE OF 74.01 FEET TO THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 8; THENCE RUN NORTH 89°35'45" WEST ALONG SAID SOUTH LINE A DISTANCE OF 558.39 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 426 AND THE SOUTHWEST CORNER OF THE NORTH 74.00 FEET OF SAID LOT 8; THENCE RUN NORTH 23°20'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF LOTS F AND 8 A DISTANCE OF 155.28 FEET; THENCE RUN SOUTH 89°35'45" EAST A DISTANCE OF 495.10 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF CHURCH STREET AND THE EAST LINE OF LOT F OF SAID SLAVIA FARMS PLAT; THENCE RUN SOUTH 00°42'03" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 69.01 FEET TO THE POINT OF BEGINNING.

CRAWFORD PARCEL  
(ORB 7180, PG 693)

COMMENCING AT THE SOUTHEAST CORNER OF LOT F OF SLAVIA FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 97, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 42'03" WEST ALONG THE EAST LINE OF SAID LOT F AND THE WEST RIGHT-OF-WAY LINE OF CHURCH STREET A DISTANCE OF 69.01 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 35'45" WEST A DISTANCE OF 495.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 426; THENCE RUN NORTH 23 DEGREES 20'54" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 109.25 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF LOT E OF THE AFOREMENTIONED SLAVIA FARMS PLAT; THENCE RUN SOUTH 89 DEGREES 35'45" EAST ALONG SAID SOUTH LINE A DISTANCE OF 450.57 FEET TO THE EAST LINE OF SAID LOT E AND THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CHURCH STREET; THENCE RUN SOUTH 00 DEGREES 42'03" EAST ALONG SAID EAST LINE A DISTANCE 100.62 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE WEST AND EAST SIDES THEREOF.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 426, WHICH BEARS N23°20'54"E, PER ORB 5548, PAGE 1960.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- SUBJECT PROPERTY CONTAINS 122,892 SQUARE FEET OR 2.821 ACRES MORE OR LESS.

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES ARE NOT SHOWN. NO SUB-SURFACE EXCAVATION OR EXPLORATION WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SURVEY, ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES IS SHOWN.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 0190 F (MAP NO. 12117C0190F), WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	(R)	RECORD DATA
OVERHEAD UTILITY LINE	(C)	CALCULATED DATA
SET IRON ROD AND CAP	(M)	FIELD MEASURED DATA
1/2" LB#4596	CP	UTILITY POLE
CONCRETE MONUMENT	POB	POINT OF BEGINNING
AS NOTED	POC	POINT OF COMMENCEMENT
RECOVERED MONUMENT	FCM	FOUND CONCRETE MONUMENT
AS NOTED	FIRC	FOUND CONCRETE MONUMENT
WATER METER	SIRC	SET IRON ROD AND CAP
SANITARY MANHOLE	PG	PAGE
	PB	PLAT BOOK
	ORB	OFFICIAL RECORDS BOOK
	CHU	OVERHEAD UTILITIES

SHEET 1  
OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.02(2), FLORIDA STATUTES.

JAMES D. FLYNN, P.S.M. #6088  
DATE: 5/14/18

TECH	REVISIONS
DATE	

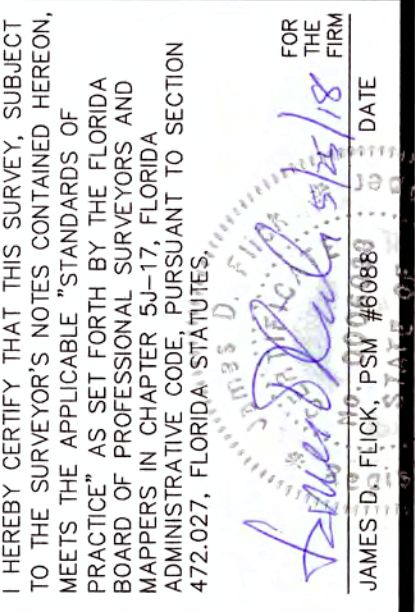
BOUNDARY SURVEY OF  
LOG CABIN & CRAWFORD PARCELS  
CHURCH STREET  
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY  
OVIEDO, FLORIDA

ASAM  
AMERICAN  
SURVEYING  
& MAPPING, INC.  
CERTIFICATION OF AUTHORIZATION NUMBER LP#4303  
3181 W. PALM BLVD., SUITE 200  
DADE COUNTY, FLORIDA 33127  
WWW.ASM-SURVEYING.COM

JOB NO.: 180517  
SCALE: 1" = 30'  
FIELD DATE: 5/14/18  
FIELD BY: AD  
DRAWN BY: PAB  
APPROVED BY: JDF  
DRAWING FILE #  
180517 - LOG CABIN.DWG



SHEET 1  
OF 1



DATE	REVISIONS	TECH
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SET IRON ROD AND CAP	(M)	FIELD MEASURED DATA
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AS NOTED	POB	POINT OF BEGINNING
RECOVERED MONUMENT	POB	POINT OF COMMENCEMENT
AS NOTED	POB	FOUND CONCRETE MONUMENT
WATER METER	FIRC	FOUND CONCRETE MONUMENT
SANITARY MANHOLE	SIRC	SET IRON ROD AND CAP
	PB	PAGE
	PB	PLAT BOOK
	ORB	OFFICIAL RECORDS BOOK
	ORB	OVERHEAD UTILITIES

BOUNDARY SURVEY OF  
LOG CABIN & CRAWFORD PARCELS  
CHURCH STREET  
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
OVIDO, FLORIDA

**ASAM**  
AMERICAN  
SURVEYING  
& MAPPING INC.  
A PARTICIPATION OF AUTHORIZATION NUMBER 19A-393  
3191 MAGNOLIA BOULEVARD, SUITE 200  
CHICAGO, ILLINOIS 60631  
(312) 407-4287 FAX: 312-787-7979  
[WWW.AMERICANSURVEYINGANDMAPPING.COM](http://WWW.AMERICANSURVEYINGANDMAPPING.COM)

JOB NO.: 180517  
 SCALE: 1"= 30'  
 FIELD DATE: 5/14/18  
 FIELD BY: AD  
 DRAWN BY: PAB  
 APPROVED BY: JDF  
 DRAWING FILE #  
 180517 - LOG CABIN.DWG



## Karina Ruiz

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**From:** Zach Barber  
**Sent:** Tuesday, May 9, 2023 10:21 AM  
**To:** Chad Moorhead; Karina Ruiz; Bob Atkins  
**Subject:** Seminole County piece for Ovida  
**Attachments:** option 1.pdf; option 2.pdf

Chad, can you look at these? Not exactly sure what to show Seminole county. I am trying to get 2 large buildings with offices and warehouse space. Almost Flex Space so not sure what Zoning we would be requesting to change to.

Space would be for Commercial GC (Ovida) and Pool Contractor (Florida Aquatics) and I would rent other space to people who need office and warehouse space.

Karina said Seminole county does Pre Apps online but we can request in person meeting. Let us know what makes more sense once you wrap your head around it.

Thank you,



**Zach Barber**  
***Founder/President***

✉ [zach@ovidaconstruction.com](mailto:zach@ovidaconstruction.com)

☎ 321.229.0147

🌐 [ovidaconstruction.com](http://ovidaconstruction.com)

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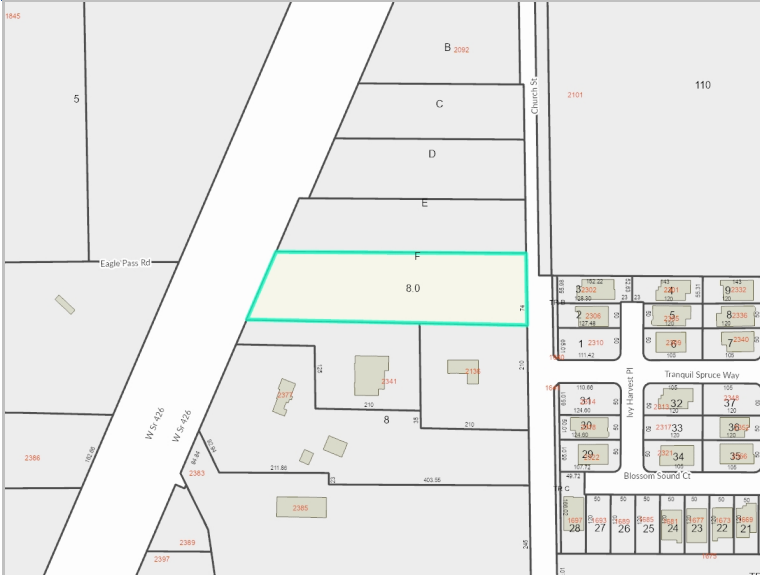
# Property Record Card



**Parcel** 20-21-31-5CB-0000-0080

**Property Address** OVIEDO, FL 32765

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	20-21-31-5CB-0000-0080
<b>Owner(s)</b>	LOG CABIN PROPERTIES LLC
<b>Property Address</b>	OVIEDO, FL 32765
<b>Mailing</b>	702 GLADWIN AVE FERN PARK, FL 32730-2004
<b>Subdivision Name</b>	SLAVIA FARMS
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$756,548	\$727,450
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$756,548	\$727,450
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$153,191	\$178,944
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$603,357	\$548,506

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$9,753.72 **2022 Tax Savings with Exemptions** \$1,422.26  
**2022 Tax Bill Amount** \$8,331.46

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOT 8 & LOT F DESC AS BEG NE COR LOT 8 RUN S 74 FT W 558.39 FT N 23 DEG 20 MIN 54 SEC E 155.28 FT E 495.1 FT S 69.01 FT TO BEG  
 SLAVIA FARMS  
 PB 6 PG 97

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$603,357	\$0	\$603,357
SJWM(Saint Johns Water Management)	\$603,357	\$0	\$603,357
FIRE	\$603,357	\$0	\$603,357
COUNTY GENERAL FUND	\$603,357	\$0	\$603,357
Schools	\$756,548	\$0	\$756,548

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/01/2004	05548	1960	\$332,900	No	Vacant
SPECIAL WARRANTY DEED	08/01/2001	04152	1166	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			72745	\$10.40	\$756,548

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
07629	SFR DEMOLITION	County	\$0		9/1/1999

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Medium Density Residential	MDR	Residential Professional

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

# Property Record Card



**Parcel** 20-21-31-5CB-0000-00E0

**Property Address** CHURCH ST OVIEDO, FL 32765

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2023 Working Values	2022 Certified Values
		Cost/Market	Cost/Market
<b>Parcel</b>	20-21-31-5CB-0000-00E0		
<b>Owner(s)</b>	LOG CABIN PROPERTIES LLC		
<b>Property Address</b>	CHURCH ST OVIEDO, FL 32765		
<b>Mailing</b>	702 GLADWIN AVE FERN PARK, FL 32730-2004		
<b>Subdivision Name</b>	SLAVIA FARMS		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>			
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$489,268	\$470,450
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$489,268	\$470,450
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Amendment 1 Adj</b>		\$90,796	\$108,203
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$398,472	\$362,247

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$6,307.84 2022 Tax Savings with Exemptions \$860.01  
2022 Tax Bill Amount \$5,447.83

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOTS E & F DESC AS BEG 69.01 FT N OF SE COR LOT F RUN W 495.1 FT N 23 DEG 20 MIN 54 SEC E 109.25 FT E 450.57 FT S 100.62 FT TO BEG  
SLAVIA FARMS  
PB 6 PG 97

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$398,472	\$0	\$398,472
SJWM(Saint Johns Water Management)	\$398,472	\$0	\$398,472
FIRE	\$398,472	\$0	\$398,472
COUNTY GENERAL FUND	\$398,472	\$0	\$398,472
Schools	\$489,268	\$0	\$489,268

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/2018	09152	1237	\$385,000	Yes	Vacant
WARRANTY DEED	04/01/2009	07180	0693	\$84,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/2004	05548	1982	\$169,500	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			47045	\$10.40	\$489,268

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
RP	Medium Density Residential	MDR	Residential Professional

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



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

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

**Receipt Details**

**Date:** 5/9/2023 3:44:39 PM  
**Project:** 23-80000060  
**Credit Card Number:** 54\*\*\*\*\*6300  
**Authorization Number:** 05824J  
**Transaction Number:** 090523C1C-C2C0ED10-BCB1-4C9F-9899-0932969A20CF  
**Total Fees Paid:** 52.50

**Fees Paid**

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



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

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

<b>PROJECT NAME:</b>	<b>OVIDA CONSTRUCTION GROUP - PRE-APPLICATION</b>	<b>PROJ #: 23-80000060</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/09/23	
RELATED NAMES:	EP KARINA RUIZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	20-21-31-5CB-0000-0080+	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A HEADQUARTER OFFICE WITH WAREHOUSE SPACES ON 2.86 ACRES IN THE RP ZONING DISTRICTED LOCATED SOUTH OF WEST CHAPMAN RD AND EAST OF WEST SR 426	
NO OF ACRES	2.86	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	RP	
LOCATION	SOUTH OF WEST CHAPMAN RD AND EAST OF WEST SR 426	
FUTURE LAND USE-	MDR	
<b>APPLICANT:</b>		<b>CONSULTANT:</b>
KARINA RUIZ OVIDA CONSTRUCTION GROUP, INC 2785 WRIGHTS ROAD STE 1117 OVIDO FL 32765 (321) 229-0147 KARINA@OVIDACONSTRUCTION.COM		CHAD MOORHEAD MADDEN, MOORHEAD & STOKES LLC 431 E HORATIO AVE STE 260 MAITLAND FL 32751 (407) 629-8330 CHAD@MADDEN-ENG.COM

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

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

## PROJECT MANAGER COMMENTS

- The subject site has a Medium Density Residential Future Land Use designation with RP (Residential Professional) zoning.
- The proposed development of commercial, office, and warehouse is not permitted under the current Future Land Use and Zoning.

## PROJECT AREA ZONING AND AERIAL MAPS



## AGENCY/DEPARTMENT COMMENTS

	Group	Reviewer Comment	Status
1.	Buffers and CPTED	Buffers will be determined at time of site plan review. For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Informational
2.	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. Further, since residential is present to the south, a nuisance buffer may be required, per Sec. 30.1288.	Informational
3.	Buffers and CPTED	Please review SCLDC Ch 30 Part 64- Off-Street Parking, Loading, and Landscape Regulations for approved plant species list, water efficient landscaping criteria, required mix of tree species, and landscaped parking area requirements	Informational
4.	Buffers and CPTED	Staff highly recommends using existing trees towards landscape buffer requirements if site grading allows.	Informational
5.	Buffers and CPTED	Please be prepared to submit a landscape plan with the site plan application.	Informational
6.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.	Informational
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
10.	Comprehensive Planning	The Future Land Use is Medium Density Residential (MDR) which does not allow for warehouse/office. A Rezone and Future Land Use amendment would be required.	Informational
11.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
12.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the County's 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
13.	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over	Informational

		seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22	
14.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Informational
15.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Informational
16.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
17.	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
18.	Planning & Development	The subject site has a Medium Density Residential Future Land Use (FLU) and RP (Residential Professional) zoning.	Informational
19.	Planning & Development	Staff has determined that "Industrial Warehouse" uses would not be a compatible use for the site due to the proximity of residential as well as the limited access.  Staff recommends a FLU amendment to Office and a Rezone to OP (Office) for office uses.  Staff may support very light commercial/office uses with a FLU Amendment to Planned Development and Rezone to PD (Planned Development) to limit light commercial uses.	Informational
20.	Planning & Development	A FLU Amendment and Rezone may take between 4-5 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Informational
21.	Planning & Development	If Office Future Land Use with OP (Office) zoning is proposed, the following standards will apply: <ul style="list-style-type: none"> <li>• A minimum of 25% open space is required.</li> <li>• The maximum Floor Area Ratio (F.A.R.) is 0.35.</li> <li>• OP (Office) building setbacks are as follows: Front Yard – 25 ft; Side Yard – 0 feet along north perimeter, south perimeter will be equal to the required buffer width; Rear Yard – 10 ft.</li> </ul>	Informational

22.	Planning & Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: <a href="http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml">http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.stml</a>	Informational
23.	Planning & Development	Setbacks and buffers must be established with the PD Master Development Plan and outlined in the development order, including all other conditions as applicable. Density and Intensity will also be established at the time of the rezone and approved by the Board. The project is required to meet the buffer requirements per LDC Chapter 30, Part 67, for landscaping, screening, and buffering.	Informational
24.	Planning & Development	A minimum of 25% open space will be required on the subject site.  Open space: Any portion of a parcel, or area of land or water, which is open and unobstructed from the ground to the sky, including areas maintained in a natural and undisturbed character and areas which are permeable in nature; portions of the Seminole County Trail System whether pervious or impervious; and, in the case of infill development, mixed use development or redevelopment, common areas intended as active or passive amenities.	Informational
25.	Planning & Development	Community Meeting Procedures Section 30.49. Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Informational
26.	Planning & Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)	Informational
27.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Informational
28.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
29.	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

30.	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
31.	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
32.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters:Pierce Arrow XT Chassis Aerial Platform 100Inside Cramp Angle: 40 DegreesAxle Track: 82.92 inchesWheel Offset: 5.30 inchesTread Width: 17.5 inchesChassis Overhang: 68.99 inchesAdditional Bumper Depth: 22 inchesFront Overhang: 90.99 inchesWheelbase: 270 inchesOverall length: 581.75 inchesCalculated Turning Radius:Inside Turn: 25 ft. 7 in.Curb to Curb: 41 ft. 8 in.Wall to Wall: 48 ft. 5 in.Overall length: 48 ft 6in.	Informational
33.	Public Works - Engineering	The proposed project is located within the Howell Creek drainage basin.	Informational
34.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately draining soils.	Informational
35.	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. Or, if no viable discharge (piped system, canal, or connected waterbody) or known drainage issues exist, the site will be required to retain the entire 25yr/24hr volume.	Informational
36.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north.	Informational



37.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )	Informational
39.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	Informational
40.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>	Informational
41.	Public Works - Engineering	A southbound left turn lane on W 426 may be required.	Informational
42.	Public Works - Engineering	The property is adjacent to Church st which is classified as a local road. Church st is not currently programmed to be improved according to the County 5-year Capital Improvement Program. While access is not proposed it may not be supported. However, sidewalks are still required.	Informational
43.	Public Works - Engineering	Driveway location/separation is not in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. 330' on a Collector or Arterial roadway.	Informational
44.	Public Works - Engineering	Dedication of additional right-of-way may be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Informational
45.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

### AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Reviewer Comments
Planning and Development	Joy Giles	<a href="mailto:jgiles@seminolecountyfl.gov">jgiles@seminolecountyfl.gov</a>	
Comprehensive Planning	Tyler Reed	<a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>	
Environmental Services	Paul Zimmerman	<a href="mailto:pzimmerman@seminolecountyfl.gov">pzimmerman@seminolecountyfl.gov</a>	Paul Zimmerman, PE (407) 665-2040
Impact Analysis	William	<a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>	

Coordination	Wharton		
Public Works - Engineering	Jennifer Goff	jgoff@seminolecountyfl.gov	Jennifer Goff 407-665-7336
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	(407) 665-7388
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	



## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

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

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-584**

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### **Title:**

#### **HISTORIC GOLDSBORO - PRE-APPLICATION**

**Project Number:** 23-80000059

**Project Description:** Proposed Site Plan for a single-family home on 0.28 acres in the R-2 Zoning District located northwest of Persimmon Ave and Historic Goldsboro Blvd

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

**Parcel ID:** 35-19-30-514-0000-0270

**BCC District:** 5-Herr

**Applicant:** Penny Seater (407) 696-5855

**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. #: 23-80000059  
PM: Maya  
REC'D: 5/8/23

## 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:	Historic Goldsboro Blvd		
PARCEL ID #(S):	35-19-30-514-0000-0270		
TOTAL ACREAGE:	188' x 60'	BCC DISTRICT:	
ZONING:	R-2	FUTURE LAND USE:	

### APPLICANT

NAME:	Penny Seater		COMPANY:	Habitat for Humanity SA	
ADDRESS:	PO Box 181010				
CITY:	Casselberry	STATE:	Florida	ZIP:	32718
PHONE:	(407) 696-5855		EMAIL:	Construction@habitat-sa.org	

### CONSULTANT

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

### PROPOSED DEVELOPMENT

Brief description of proposed development: Single Family Residential Home

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

### STAFF USE ONLY

COMMENTS DUE: <u>5/19</u>	COM DOC DUE: <u>5/24</u>	DRC MEETING: <u>5/31</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-2</u>	FLU: <u>MDR</u>	LOCATION: <u>Northwest of Persimmon Ave and Historic Goldsboro Blvd</u>
W/S: <u>City of Sanford</u>	BCC: <u>5: Herr</u>	



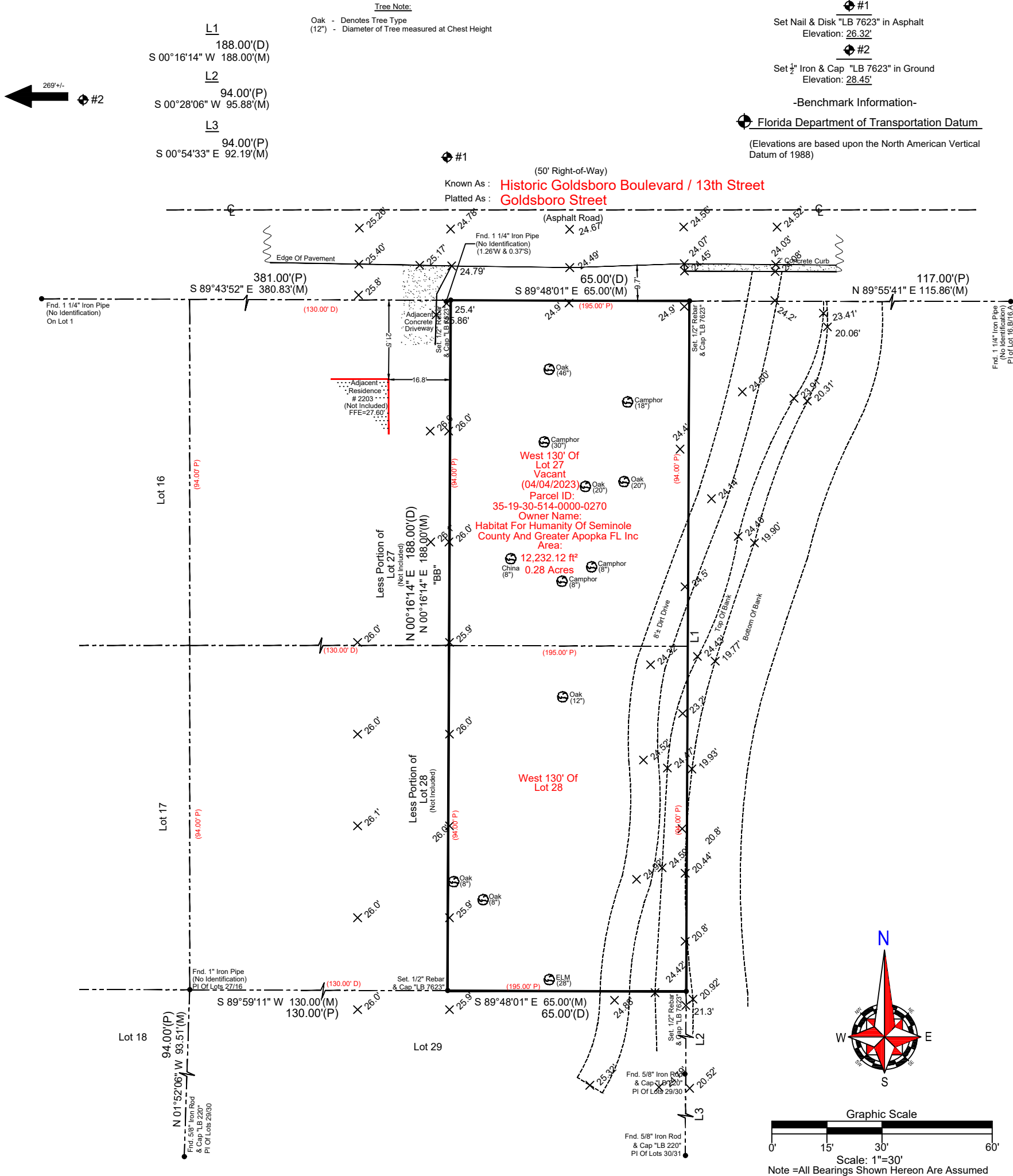
Boundary Survey

Legal Description:

LOT LOTS 27 + 28 (LESS W 130 FT), DIXIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 103, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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 SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09-28-2007.

CERTIFIED TO:  
HABITAT FOR HUMANITY GREATER ORLANDO & OSCEOLA COUNTY.



Field Date: 04/04/23	Date Completed: 04/06/23	-Notes-	
Drawn By: SMT	File Number: IS-116224	>Survey is Based upon the Legal Description Supplied by Client.	
-Legend-		>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	
		>Subject to any Easements and/or Restrictions of Record.	
C - Calculated	PC - Point of Curvature	>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".	
CB - Concrete Block	Pg. - Page	>Building Ties are NOT to be used to reconstruct Property Lines.	
CM - Concrete Monument	PI - Point of Intersection	>Fence Ownership is NOT determined.	
Conc. - Concrete	P.O.B. - Point of Beginning	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
D - Description	P.O.L. - Point on Line	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
DE - Drainage Easement	PP - Power Pole	>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.	
Esmt. - Easement	PRM - Permanent Reference Monument	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency	<div>Patrick K. Ireland, P.S.M. 6637, 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.</div> <div>Patrick K. Ireland, P.S.M. 6637, LB 7623 1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</div>	
FFE - Finished Floor Elevation	R - Radius		
Fnd. - Found	Rad. - Radial		
IP - Iron Pipe	R&C - Rebar & Cap		
L - Length (Arc)	Rec. - Recovered		
M - Measured	Rfd. - Roofed		
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"		
N.R. - Non-Radial	Rebar - Rebar		
ORB - Official Records Book	Typ. - Typical		
P - Plat	UE - Utility Easement		
P.B. - Plat Book	WM - Water Meter		
□ - Wood Fence	Δ - Delta (Central Angle)		
	-O- - Chain Link Fence		

60' x 188'

## MODEL

40' x 50'

F.F.E. 18" ABOVE  
CL OF ROAD  
CROWN

RT. HAND  
GARAGE

GULLY. BLUP.

FRONT

60'

25 SETBACK

133'

188'

45'

30'  
SETBACK

7.5<sup>1</sup>

7.5'

SETBACK

SET BACK

May 8, 2023

Seminole County Building Department  
1101 E 1<sup>st</sup> Street  
Sanford, FL 32771

Address: Historic Goldsboro Blvd  
Parcel ID# 35-19-30-514-0000-0270

To Whom it May Concern,

Habitat for Humanity Seminole Apopka would like to construct a residential single family home on Historic Goldboro Blvd in Sanford, FL, Parcel ID# 35-19-30-514-0000-0270. The lot is 188'x60' and zoned R-2. A boundary survey and sketch of the home layout on the lot have been submitted along with this narrative.

Respectfully,

Penny Seater  
CEO

# Property Record Card



**Parcel** 35-19-30-514-0000-0270

**Property Address** HISTORIC GOLDSBORO BLVD SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2023 Working Values	2022 Certified Values
<b>Parcel</b>	35-19-30-514-0000-0270		
<b>Owner(s)</b>	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FL INC		
<b>Property Address</b>	HISTORIC GOLDSBORO BLVD SANFORD, FL 32771		
<b>Mailing</b>	PO BOX 181010 CASSELBERRY, FL 32718-5502		
<b>Subdivision Name</b>	DIXIE		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL		
<b>Exemptions</b>	34-CHARITABLE/CIVIC(2023)		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$74,542	\$59,060
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$74,542	\$59,060
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Amendment 1 Adj</b>		\$0	\$29,920
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$74,542	\$29,140

## 2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$791.88 2022 Tax Savings with Exemptions \$237.80  
2022 Tax Bill Amount \$554.08

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 27 + 28 (LESS W 130 FT)  
DIXIE  
PB 2 PG 103

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$74,542	\$74,542	\$0
SJWM(Saint Johns Water Management)	\$74,542	\$74,542	\$0
FIRE	\$74,542	\$74,542	\$0
COUNTY GENERAL FUND	\$74,542	\$74,542	\$0
Schools	\$74,542	\$74,542	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/07/2022	10149	0788	\$13,000	No	Vacant
WARRANTY DEED	10/01/1991	02386	1582	\$100	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
FRONT FOOT & DEPTH	188.00	60.00	0	\$650.00	\$74,542	

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

Extra Features					
Description	Year Built		Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-2	Medium Density Residential	MDR	One and Two-Family-9000

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 29 - Rachel Plakon	Dist 9 - Jason Brodeur	7

School Information		
Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole





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

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

**Receipt Details**

**Date:** 5/8/2023 4:55:25 PM  
**Project:** 23-80000059  
**Credit Card Number:** 55\*\*\*\*\*3613  
**Authorization Number:** 05755Q  
**Transaction Number:** 080523O2D-48F84684-0D13-41C1-A2C1-62D941BC399C  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

**Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 no later than noon on Friday, 05/26/2023, in order to place you on the Wednesday, 5/31/2023 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](#).

<b>PROJECT NAME:</b>	<b>HISTORIC GOLDSBORO - PRE-APPLICATION</b>	<b>PROJ #: 23-80000059</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/08/23	
RELATED NAMES:	EP PENNY SEATER	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NUMBER:	35-19-30-514-0000-0270	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A SINGLE-FAMILY HOME ON 0.28 ACRES IN THE R-2 ZONING DISTRICT LOCATED NORTHWEST OF PERSIMMON AVE AND HISTORIC GOLDSBORO BLVD	
NO OF ACRES	0.28	
BCC DISTRICT	5: ANDRIA HERR	
CURRENT ZONING	MDR	
LOCATION	NORTHWEST OF PERSIMMON AVE AND HISTORIC GOLDSBORO BLVD	
FUTURE LAND USE-	R-2	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
PENNY SEATER HABITAT FOR HUMANITY PO BOX 181010 CASSELBERRY FL 32718 (407) 696-5855 CONSTRUCTION@HABITAT-SA.ORG	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 AREA ZONING AND AERIAL MAPS

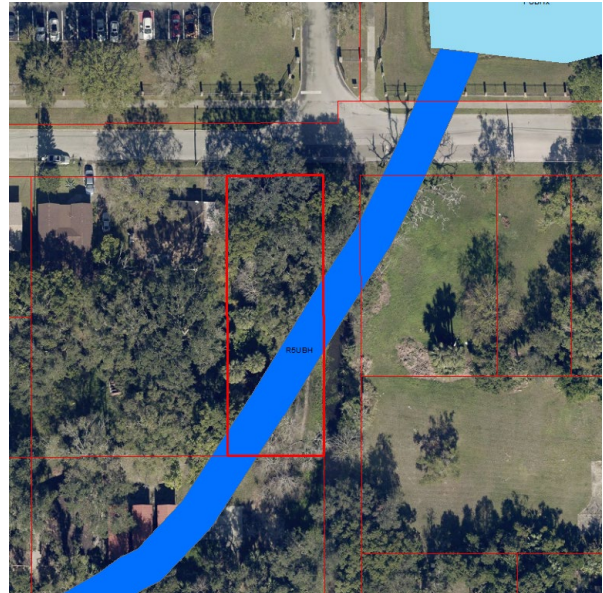
Zoning



Future Land Use



Aerial



Riverine

## PROJECT MANAGER COMMENTS

- The subject parcel is contiguous to City of Sanford and has City of Sanford utilities. Please reach out to the city for potential annexation.
- The subject parcel is a parcel of record and is eligible for building permits.
- The parcel has a zoning designation of R-2 and a future land use classification of Medium Density Residential.

## DEPARTMENT COMMENTS

No#	Group Name	Reviewer Comment	Status
1	Comprehensive Planning	The future land use is Medium Density Residential (MDR) which permits single family detached residences at a maximum density of 10 dwelling units per net buildable acre or 12 dwelling units per net buildable acre in compliance with provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses.	Informational
2	Natural Resources	Link to the arbor permit form: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3248/urlt/ApplicationforTreeRemoval7-25-19.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3248/urlt/ApplicationforTreeRemoval7-25-19.pdf</a>	Informational
3	Natural Resources	Instructions for the arbor permit1.Download the form from the link above and fill it out.2.With a copy of your site plan, mark the location, diameter, and species of the trees in and around the building envelope. This may be done by hand. a.The building envelope includes the areas on which the home, driveway, and utilities (including septic) will be placed.3.Indicate (by color or with an X) which trees will be removed. Before a certificate of occupancy is issued, only trees within the building envelope may be removed without requiring replacement of removed trees.4.Submit both files to ePlan under the Application Documents folder or include both files as printouts in your paper application packet.	Informational
4	Natural Resources	To remove trees for this project, please complete the residential arbor permit and submit it with the building permit for the home.	Informational
5	Planning and Development	The subject parcel is a parcel of record per the 1971 tax roll and is eligible for building permits.	Informational
6	Planning and Development	SETBACKS: The setbacks for the R-2 zoning district are: 25' Front Yard, 30' Rear yard, 10 Side Yard, 25 Side Street.	Informational
7	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	Informational
8	Planning and Development	Since the parcel is contiguous to City of Sanford and has City of Sanford utilities, please reach out to the city for potential annexation.	Informational
9	Planning and Development	The water and sewer utility providers appear to be the City of Sanford.	Informational

10	Planning and Development	The subject property is adjacent to City of Sanford jurisdiction properties on the north, east, and west.	Informational
11	Planning and Development	The proposed use of a single-family home is permitted in the R-2 zoning district. The minimum house size for R-2 is 700 sq ft for a single-family home and 1400 sq ft for a duplex.	Informational
12	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
13	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
14	Public Works - Engineering	The proposed project is located within the Unmodeled Sanford drainage basin.	Informational
15	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately draining soils.	Informational
16	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to drainage canal.	Informational
17	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope slight west.	Informational
18	Public Works - Engineering	A 15' drainage easement will be required. Driveway and drainage easement can be in the same area.	Informational
19	Public Works - Engineering	A detailed drainage analysis will be required at building permitting.	Informational
20	Public Works - Engineering	Appears historic access to the lot to the south that goes through this property.	Informational

### AGENCY/DEPARTMENT COMMENTS

Department	Reviewer	Email	Status	Reviewer Comments
<b>Environmental Services</b>	Paul Zimmerman	pzimmerman@seminolecountyfl.gov	No Review Required	Paul Zimmerman, PE (407) 665-2040
<b>Impact Analysis Coordination</b>	William Wharton	wwharton@seminolecountyfl.gov	No Review Required	(407) 665-5730
<b>Public Works - Engineering</b>	Jennifer Goff	jgoff@seminolecountyfl.gov	Review Complete	Jennifer Goff 407-665-7336
<b>Natural Resources</b>	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
<b>Public Safety - Fire Marshal</b>	Matthew Maywald	mmaywald@seminolecountyfl.gov	Review Complete	(407) 665-5177
<b>Comprehensive Planning</b>	Tyler Reed	treed@seminolecountyfl.gov	Review Complete	(407) 665-7398
<b>Buffers and CPTED</b>	Maya Athanas	mathanas@seminolecountyfl.gov	No Review Required	(407) 665-7388
<b>Building Division</b>	Tony Coleman	acoleman@seminolecountyfl.gov	No Review Required	(407) 665-7581
<b>Planning and Development</b>	Maya Athanas	mathanas@seminolecountyfl.gov	Review Complete	(407) 665-7388



## RESOURCE INFORMATION

### Seminole County Land Development Code:

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

### Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

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

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

## Agenda Memorandum

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

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**File Number: 2023-586**

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### **Title:**

#### **FOREST LAKE ACADEMY - PRE-APPLICATION**

**Project Number:** 23-80000061

**Project Description:** Proposed Site Plan for additional buildings and renovations to an existing private school on 2.58 acres in the PD Zoning District located southeast of S Hunt Club Blvd and E SR 436

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

**Parcel ID:** 08-21-29-300-0110-0000

**BCC District:** 3-Constantine

**Applicant:** FLA Conference Assn Of Seventh Day Adventists

**Consultant:** Dominick Tressler (904) 419-1001



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

PROJ. #: 23-80000061  
PM: Doug  
REC'D: 5/11/23

## 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: Forest Lake Academy - Classroom Building Addition

PARCEL ID #(S): 08-21-29-300-0110-0000

TOTAL ACREAGE: 196.43

BCC DISTRICT: District 3

ZONING: PD

FUTURE LAND USE: PD

#### APPLICANT

NAME:

COMPANY: FLA Conference Assn of Seventh-Day Adventists

ADDRESS: 351 S State Road 434

CITY: Altamonte Springs

STATE: FL

ZIP: 32714

PHONE:

EMAIL:

#### CONSULTANT

NAME: Dominick Tressler

COMPANY: H & T Consultants

ADDRESS: 9310 Old Kings Road S, Suite 1001

CITY: Jacksonville

STATE: FL

ZIP: 32257

PHONE: 904-419-1001

EMAIL: dominick.tressler@att.net

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Addition and renovation of classroom buildings and demolition of existing dormitory



**SUBDIVISION**



**LAND USE AMENDMENT**



**REZONE**



**SITE PLAN**



**SPECIAL EXCEPTION**

#### STAFF USE ONLY

COMMENTS DUE: 5/19

COM DOC DUE: 5/24

DRC MEETING: 5/31

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION: Southeast of South Hunt Club Blvd  
and East SR 436

W/S: Sunshine Water

BCC: 3: Constantine



**H & T CONSULTANTS, INC.**  
**Civil Engineering – Land Development**

9310 Old Kings Road S, Suite 1001  
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

**Forest Lake Academy – Classroom Building Addition**

**500 Education Loop, Apopka FL 32703**

**Project Narrative**

This project is for the addition of a classroom building, an administrative building, and the renovation of an existing Student/Teacher resource building as well as the removal of a dormitory and associated site improvements for Forest Lake Academy located at the address 500 Education Loop, Apopka FL 32703.

The subject site is Parcel ID 08-21-29-300-0110-0000. The subject site is currently zoned as PD (Planned Development) and has been permitted under file number Z2005-011. The entire development is composed of five tracts totaling 258.5 Acres, and the proposed improvements are located on Tract 3, a 68.6 Acre Tract which has an institutional designation with 250,000 SF of School and associated uses and 140,000 SF of Church and associated uses permitted between tracts 3 and 4.

The existing site is developed with a school on the Southern portion of Tract 3, where the proposed classroom buildings are located. Existing buildings include a gymnasium, cafeteria, auditorium, classroom buildings, faculty buildings, and a dormitory. Sports fields and track fields are also present on the site, along with vehicular use and parking areas.

Per File Z2005-11, setbacks for institutional development in tracts 3 and 4 are listed as such:

Front Setback: 20'

Side Setback: 0'

Side Street Setback: 20'

Rear Setback: 10'

Rear Adjacent to Residential: 25' (1 Story), 50' (2 Story)

The maximum building height for academy buildings shall be limited to 3 stories with roof peak elevations at a maximum of 50'. All other structures shall be a maximum of 35'.

An upland buffer of 25' average and 15' minimum shall be provided between any wetland areas.

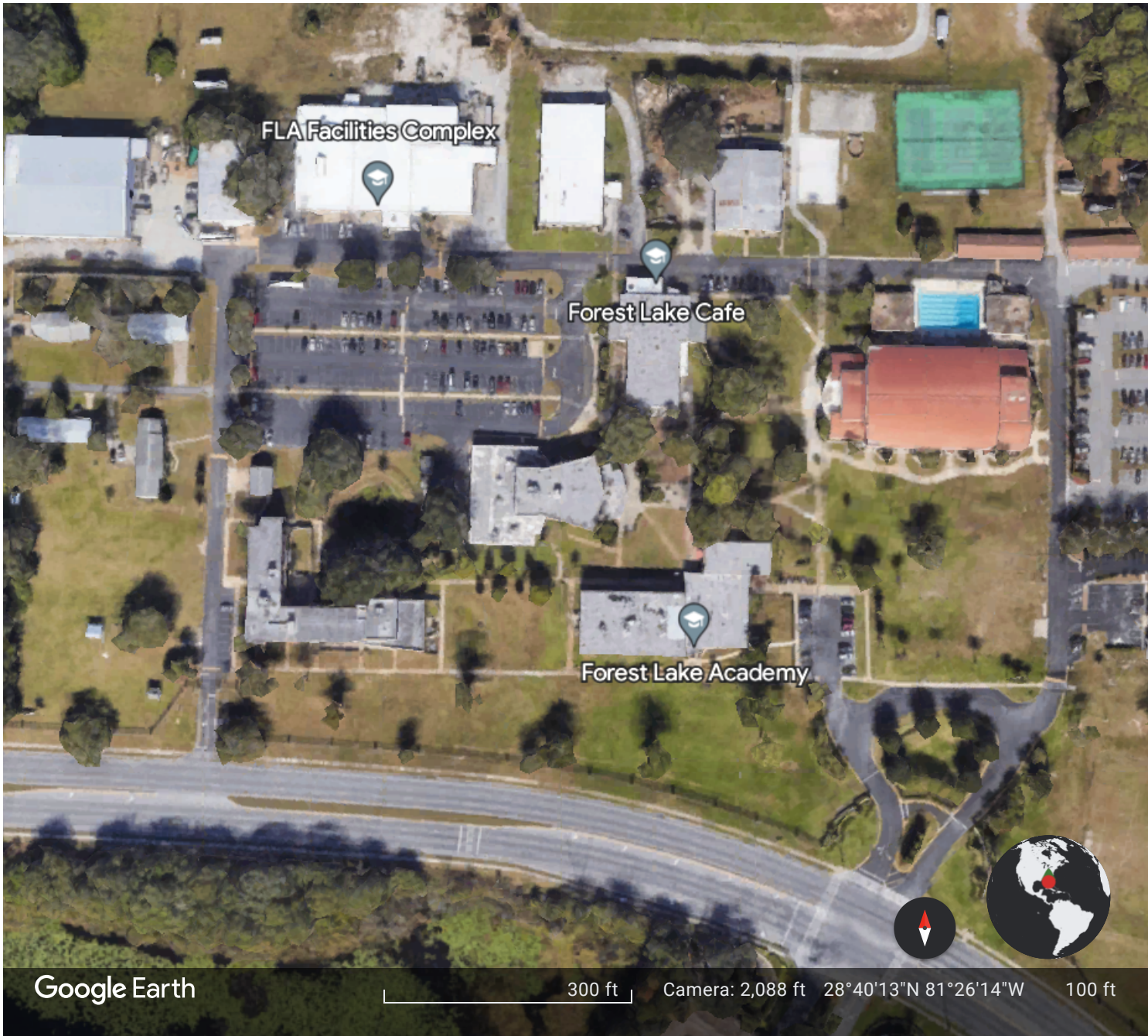
A minimum 20' landscape buffer shall be provided adjacent to SR 436.

The proposed buildings meet all setback and buffer requirements.

Sunshine Water Services is the utility provider for the subject site.

Parking for the development shall be provided as necessary. Per Seminole County codes, parking required for schools is 1 space per 4 seats in the main auditorium/assembly. No modifications are being made to the main auditorium, and no additional students will be accepted as a result of the addition, therefore no additional parking shall be required.

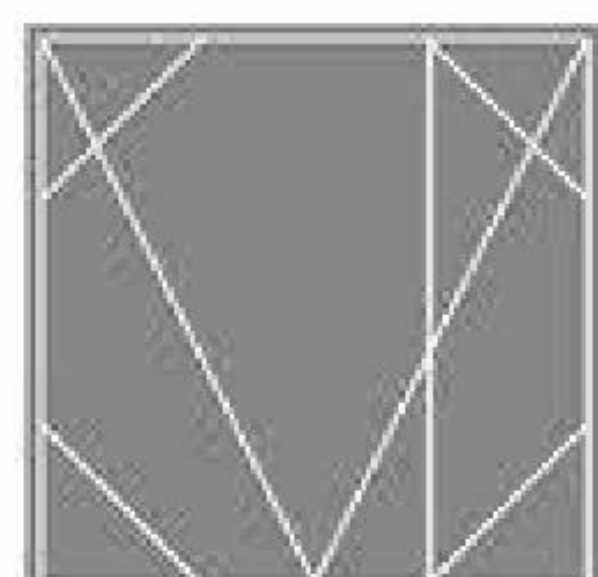
Per FEMA Flood maps, the subject site is located within Zone X.





- N1. NEW ARRIVAL/ADMIN
- N2. NEW CLASSROOM/LAB BUILDING
- N3. RENOVATED STUDENT/TEACHER RESOURCE
- N4. EXPANDED STUDENT PARKING
- N5. NEW SECURE PERIMETER FENCE
- N6. NEW SECURITY STATION
- N7. NEW COVERED WALKWAYS

- E1. EXISTING GYM
- E2. EXIST NUTRITION
- E3. EXIST AUDITORIUM
- E4. EXIST STUDENT PARKING
- E5. EXIST CLASSROOM BUILDING

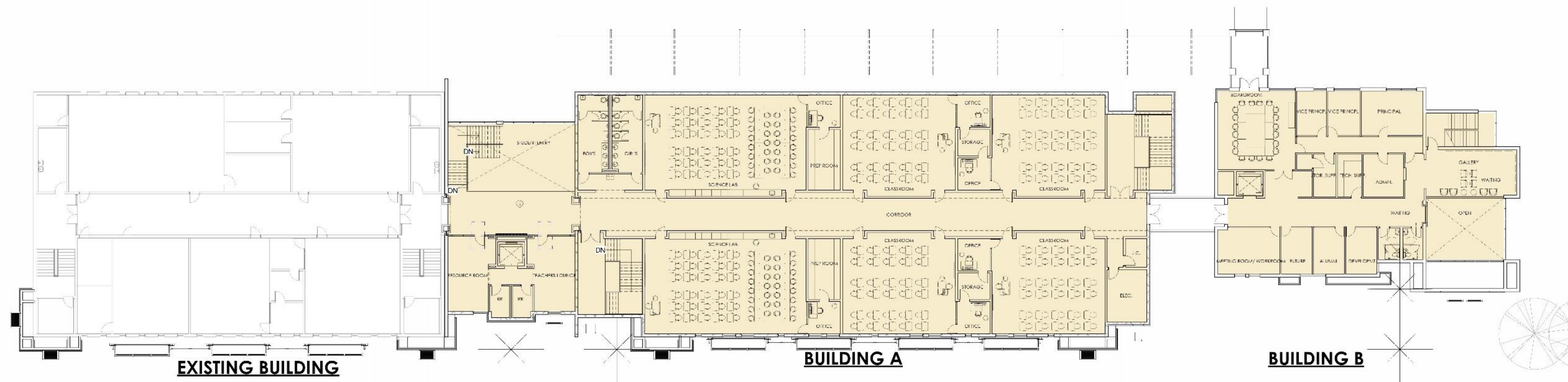


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

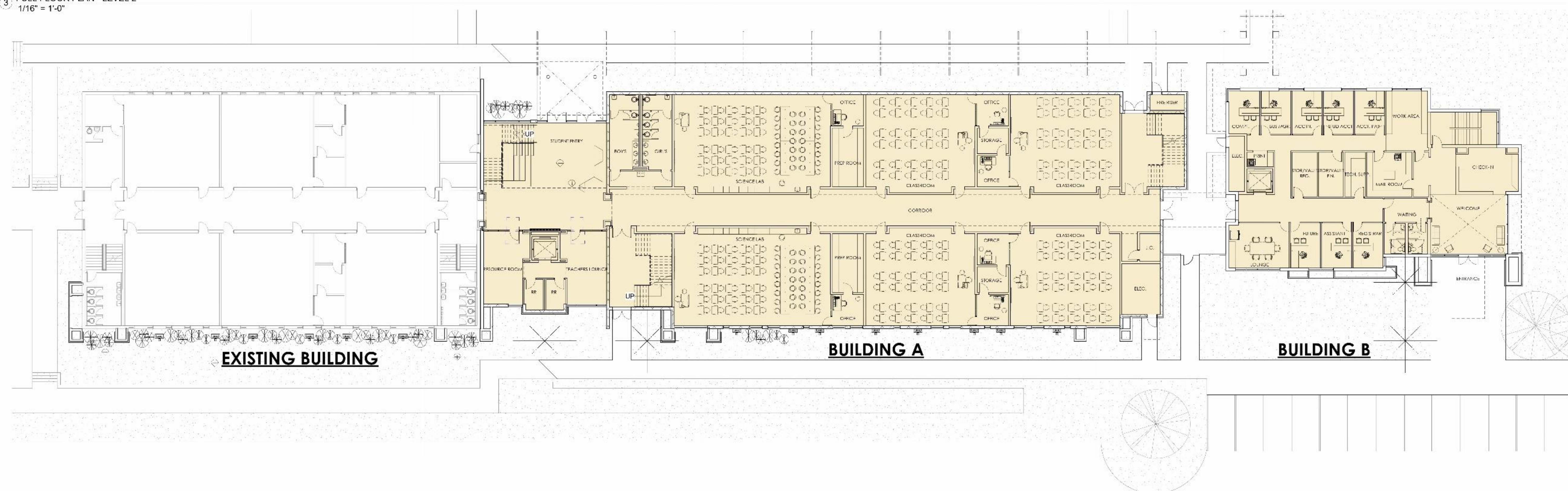
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023





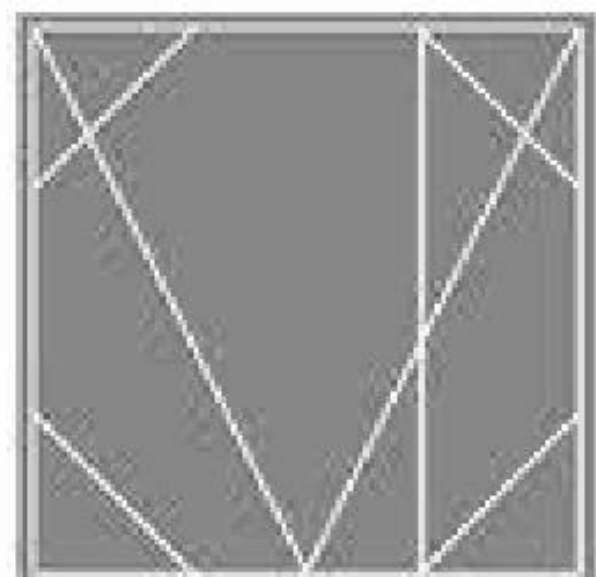
③ FULL FLOOR PLAN - LEVEL 2  
1/16" = 1'-0"



② FULL FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"



① FULL ELEVATION  
1/16" = 1'-0"

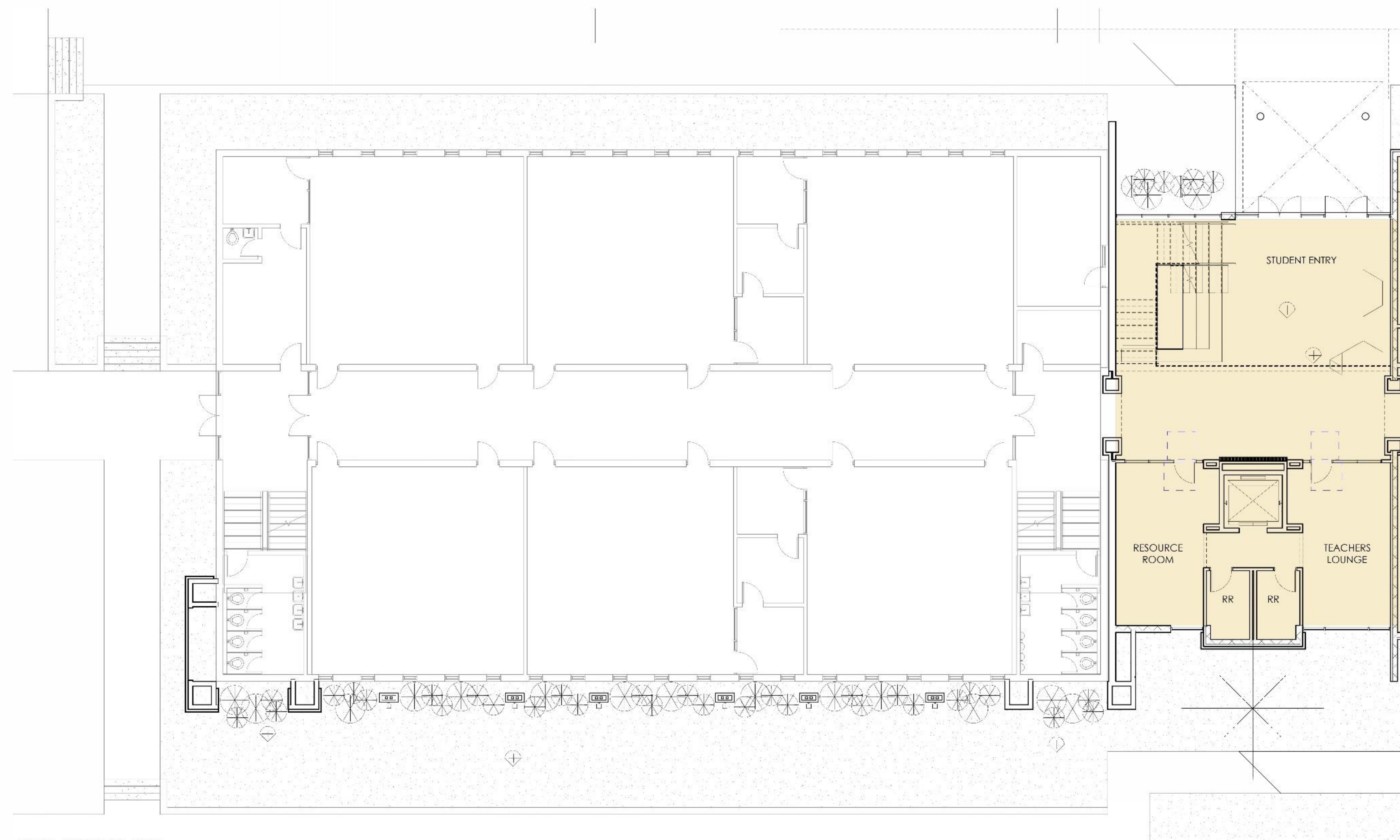


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

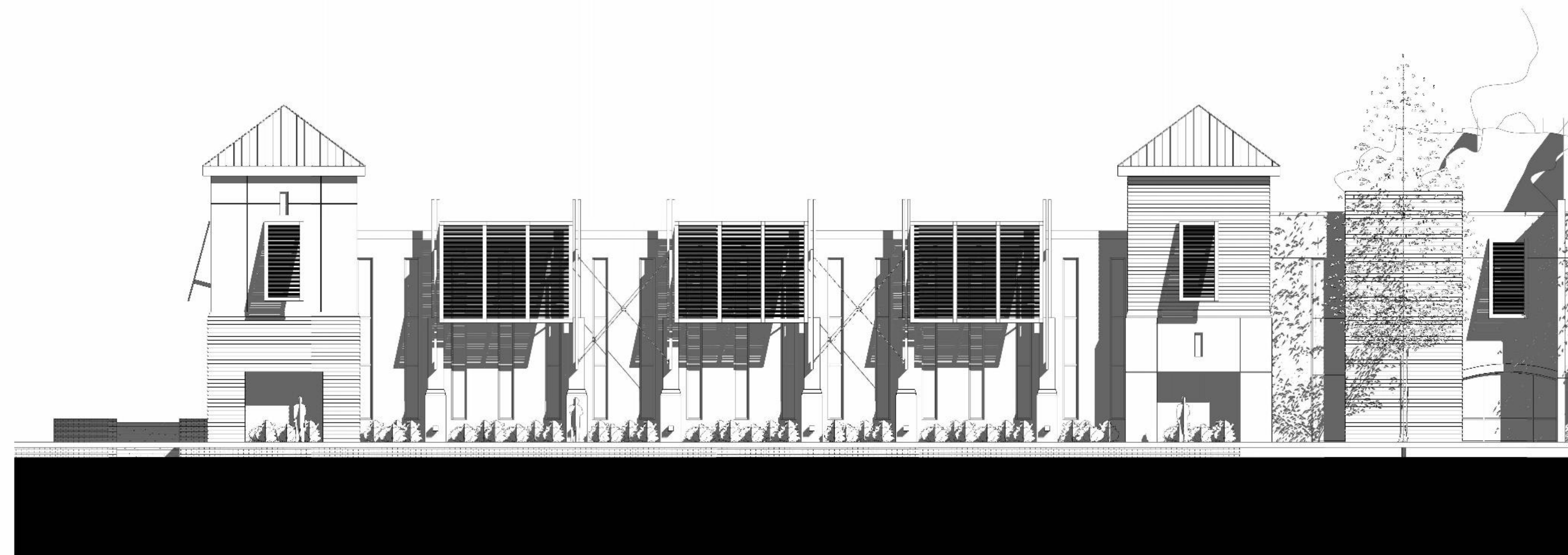
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023

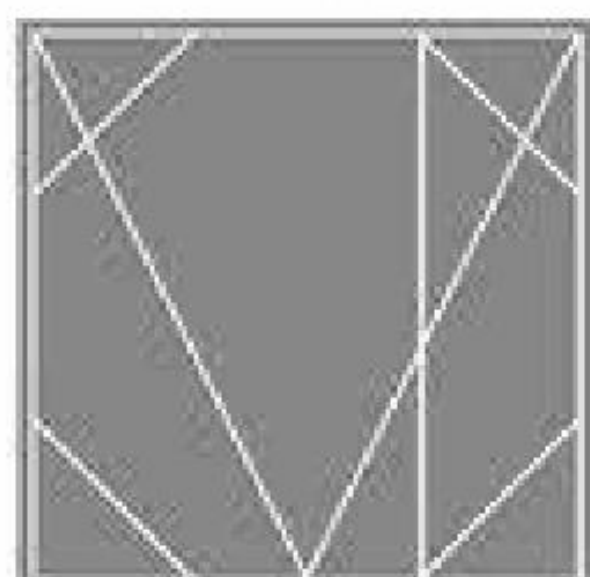




2 PARTIAL FLOOR PLAN - EXIST  
CLASSROOM BLDG  
1/8" = 1'-0"



1 PARTIAL ELEVATION - EXIST  
CLASSROOM BLDG  
1/8" = 1'-0"

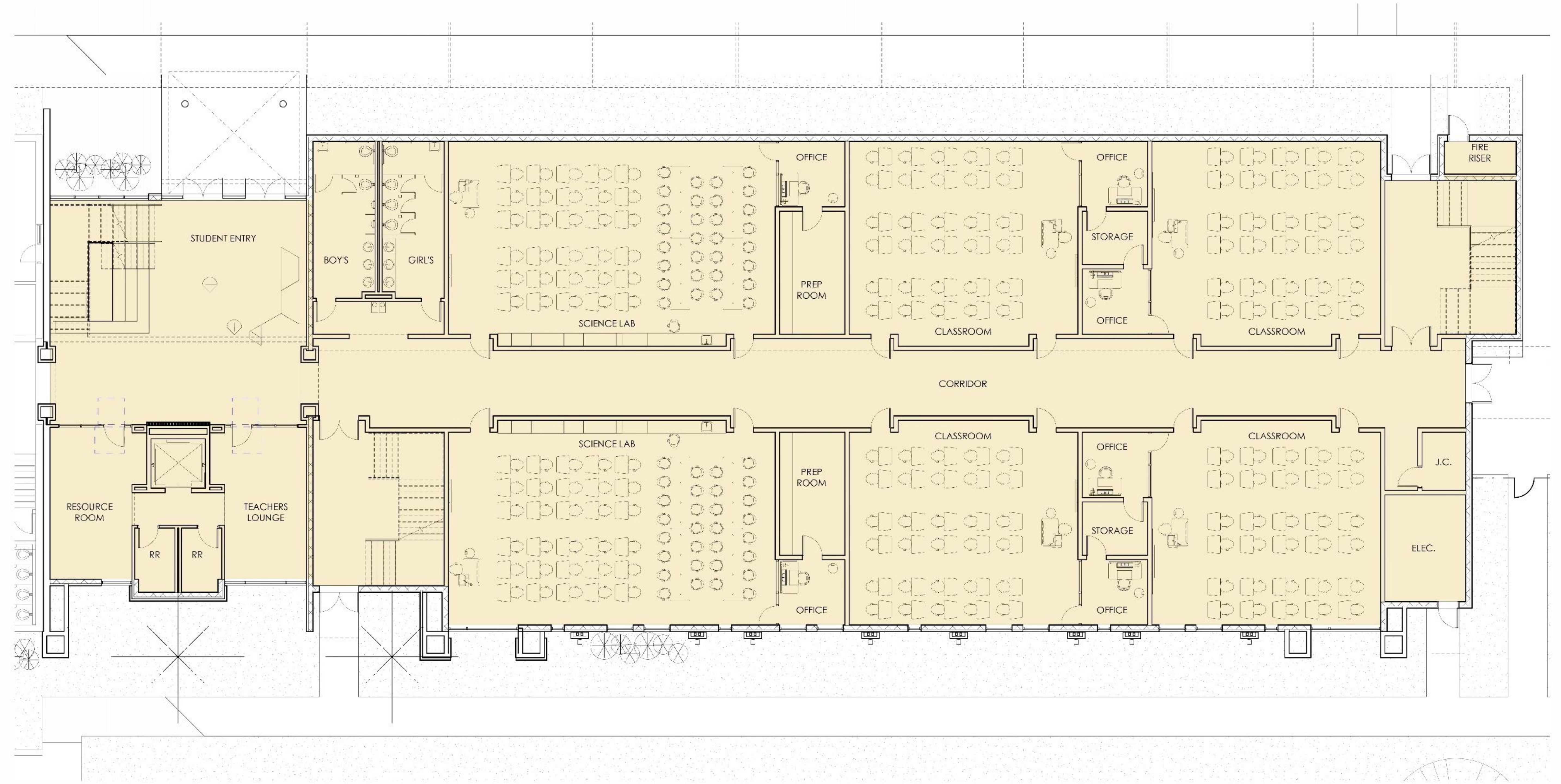


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

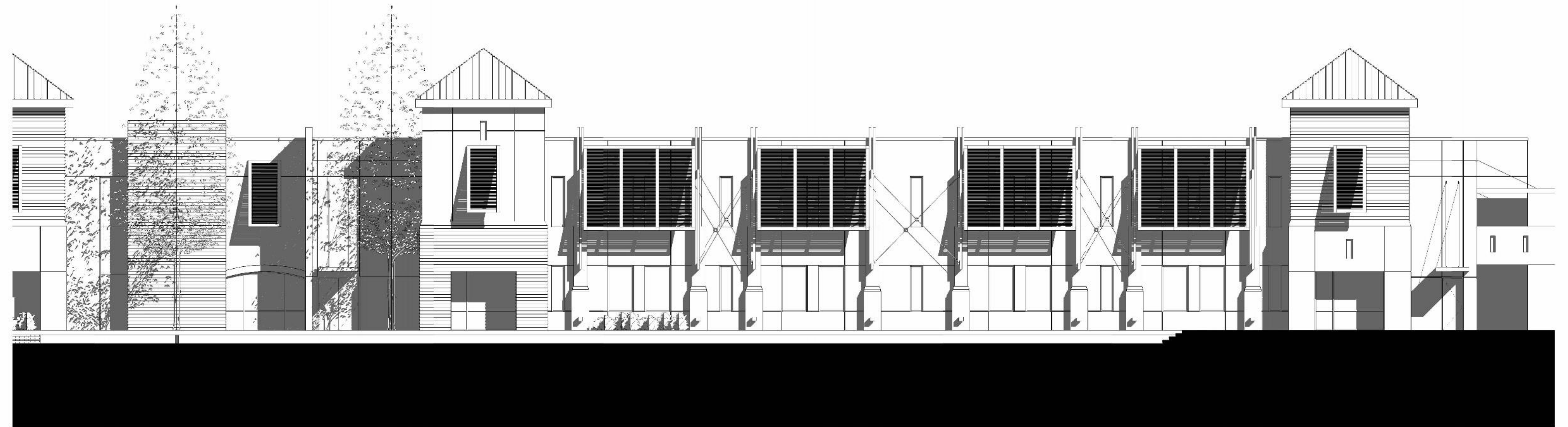
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023

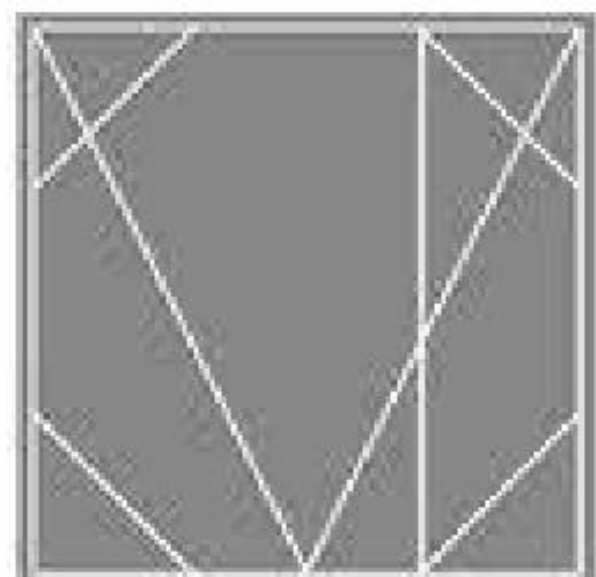




② PARTIAL FLOOR PLAN - BLDG A  
1/8" = 1'-0"



① PARTIAL ELEVATION - BLDG A  
1/8" = 1'-0"



CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

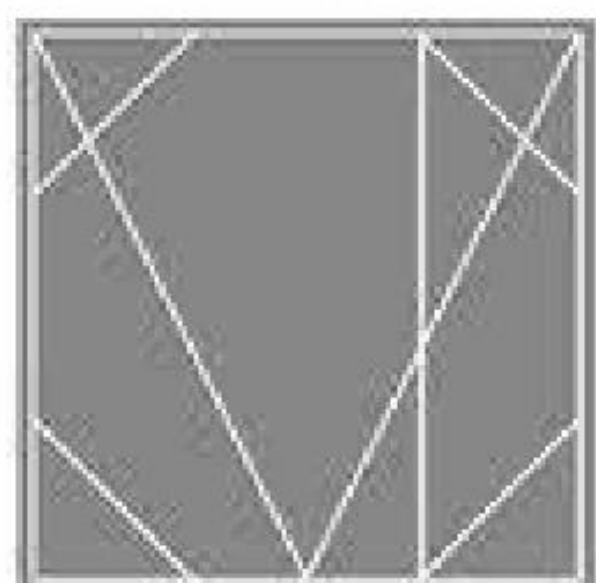
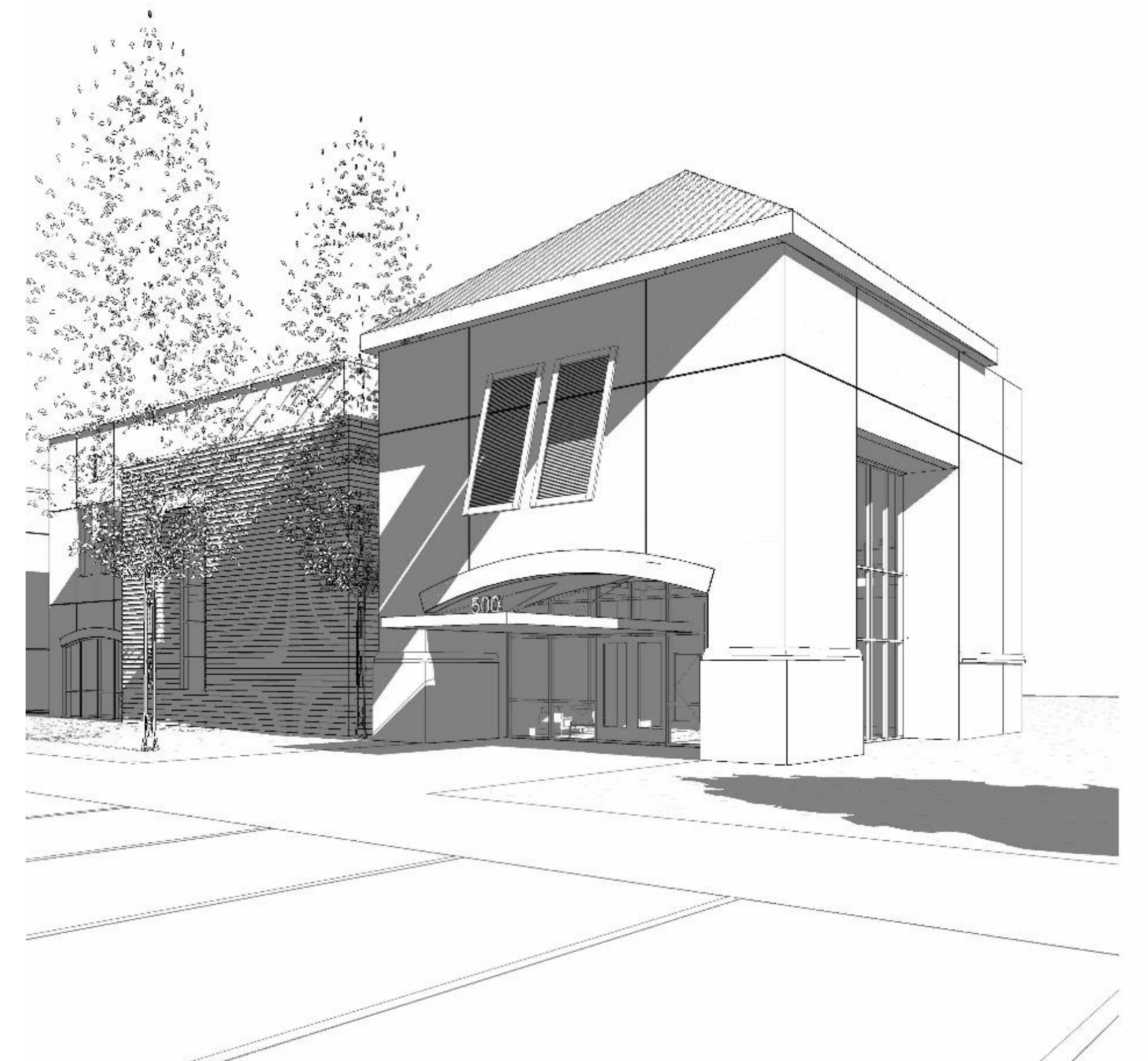
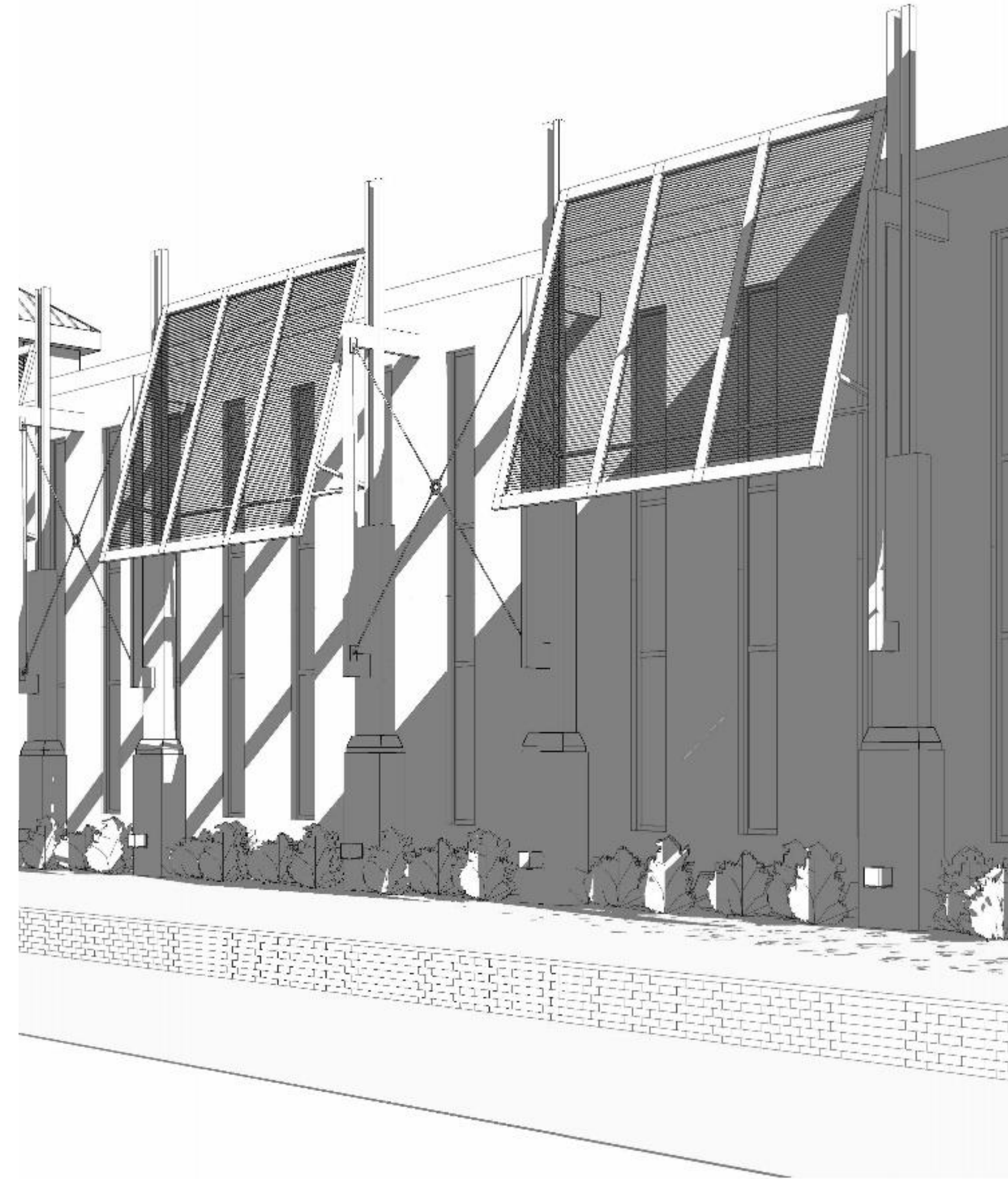
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023







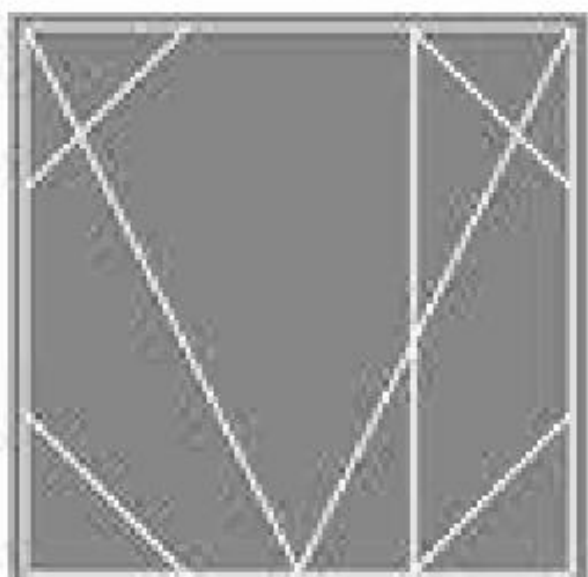


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023



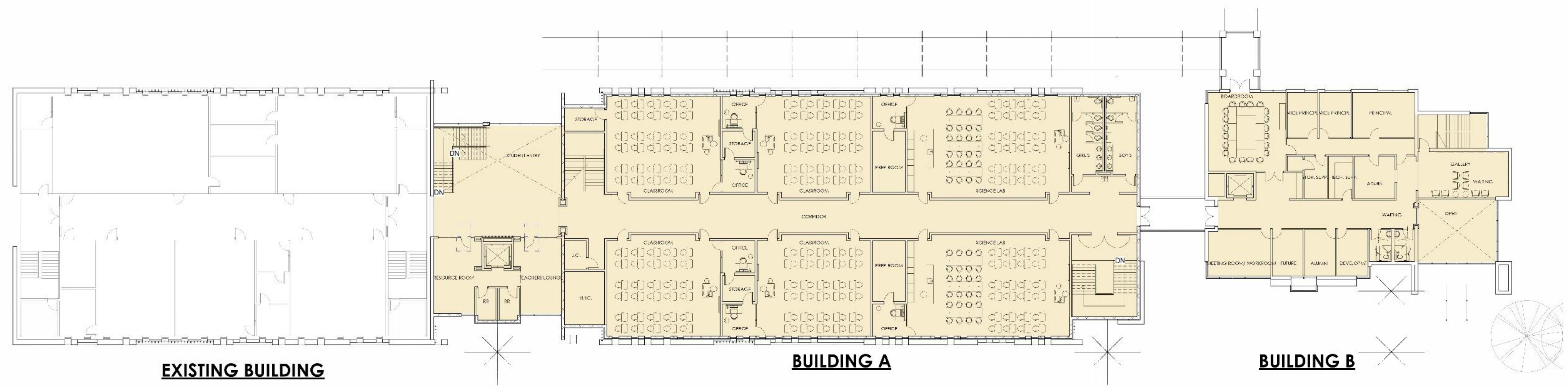


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

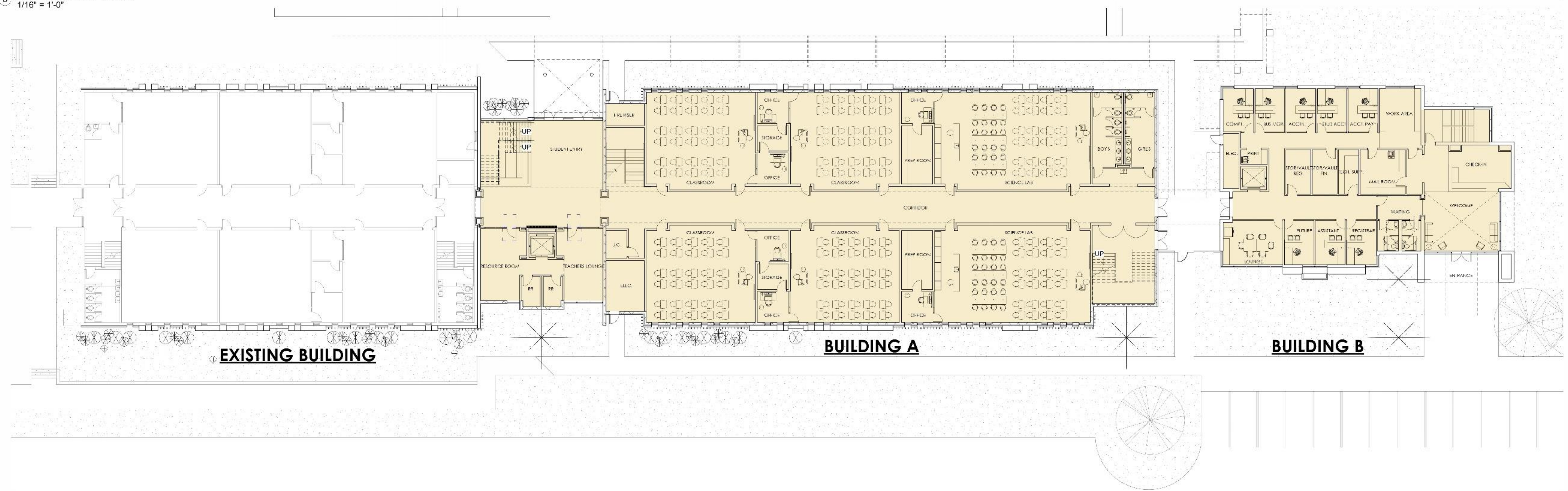
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023





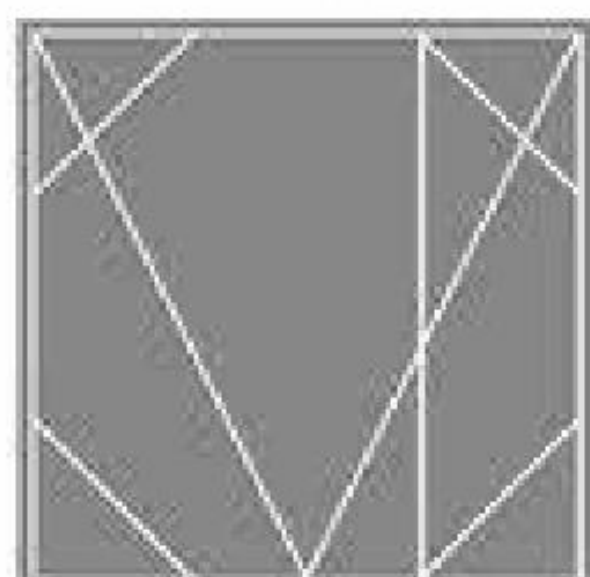
3 FULL FLOOR PLAN - LEVEL 2  
1/16" = 1'-0"



2 FULL FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"



1 FULL ELEVATION  
1/16" = 1'-0"



CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

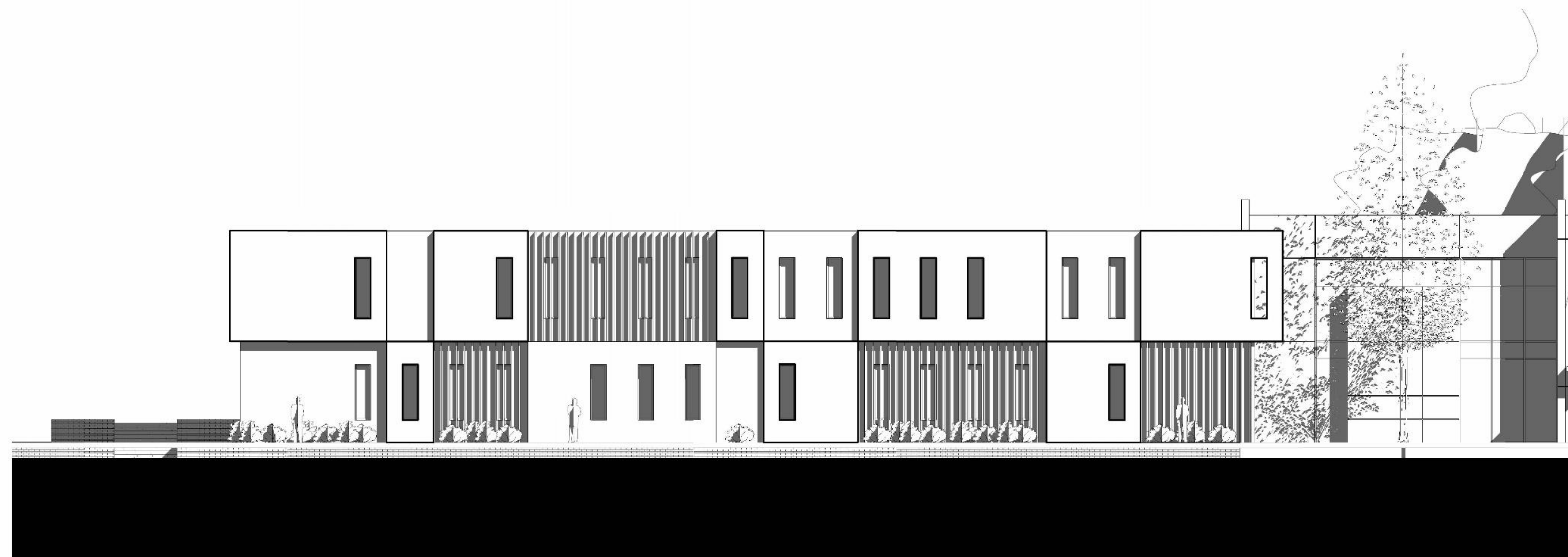
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023

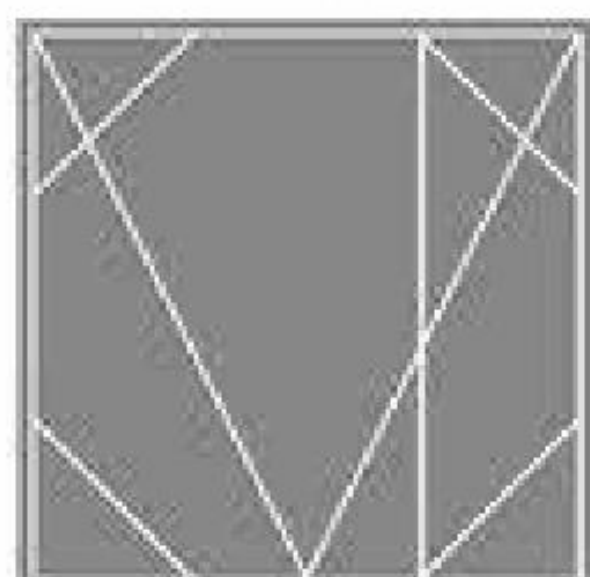




② PARTIAL FLOOR PLAN - EXIST  
CLASSROOM BLDG  
1/8" = 1'-0"



① PARTIAL ELEVATION - EXIST  
CLASSROOM BLDG  
1/8" = 1'-0"

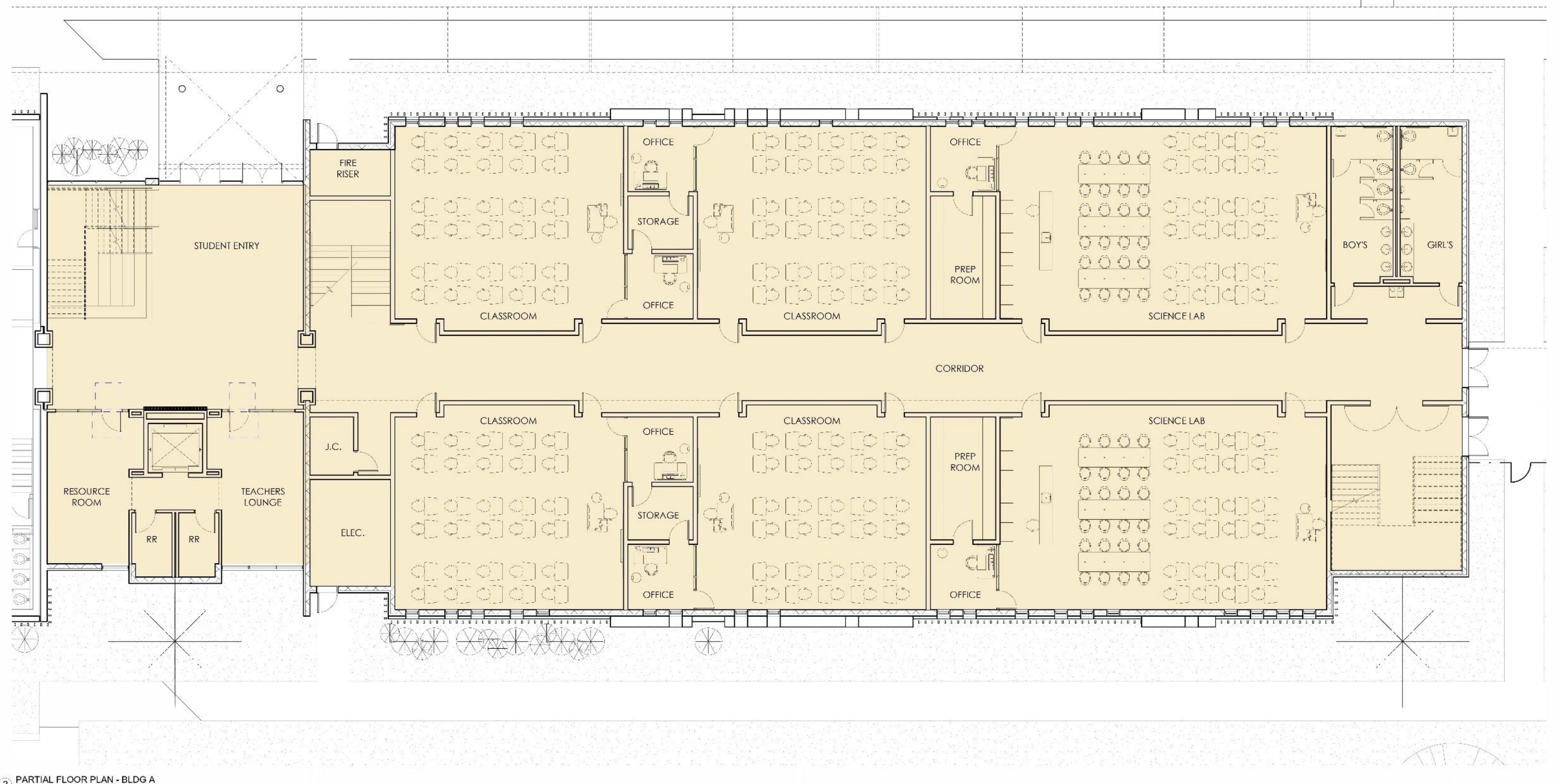


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023

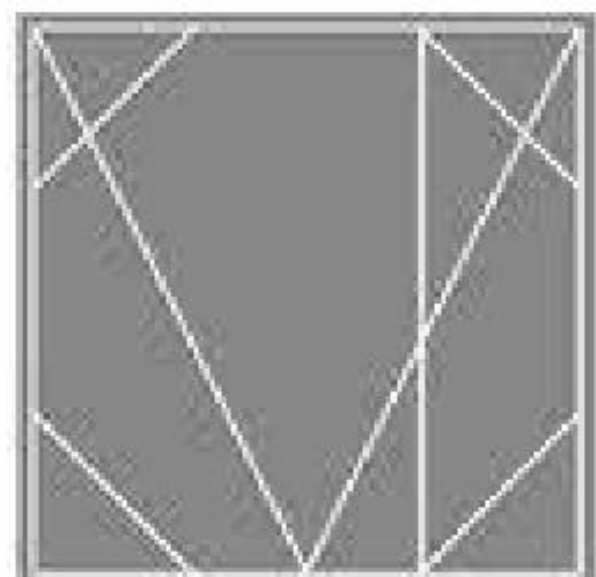




② PARTIAL FLOOR PLAN - BLDG A  
1/8" = 1'-0"



① PARTIAL ELEVATION - BLDG A  
1/8" = 1'-0"

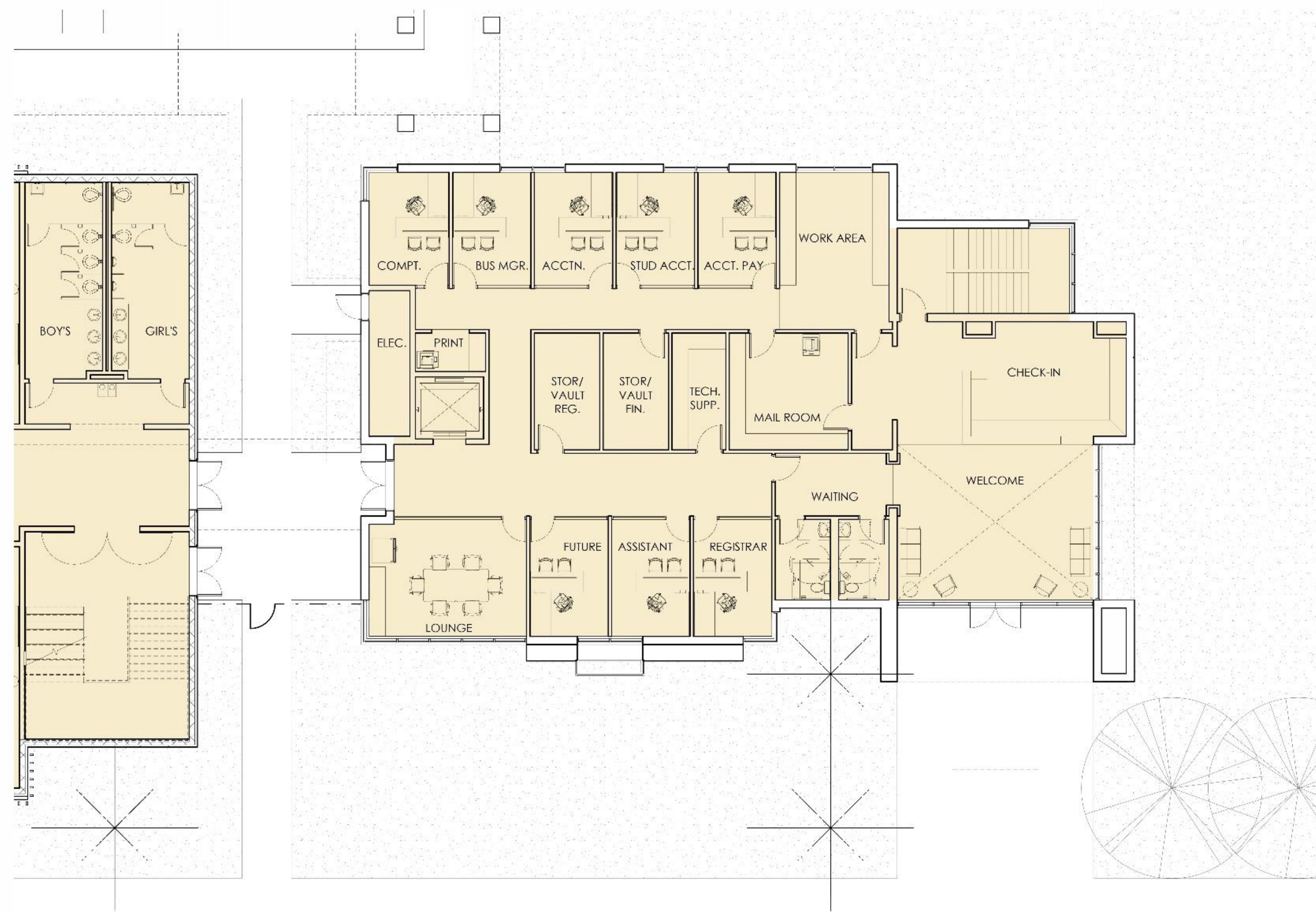


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

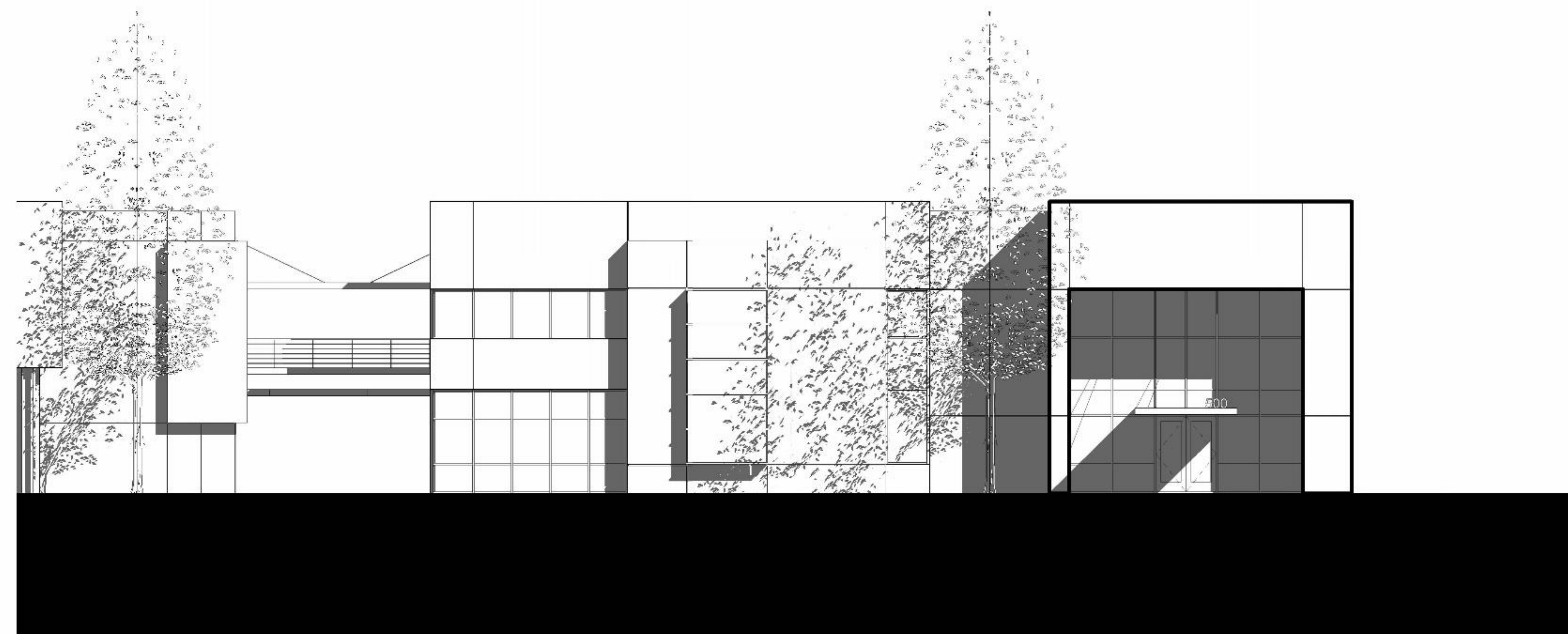
# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023

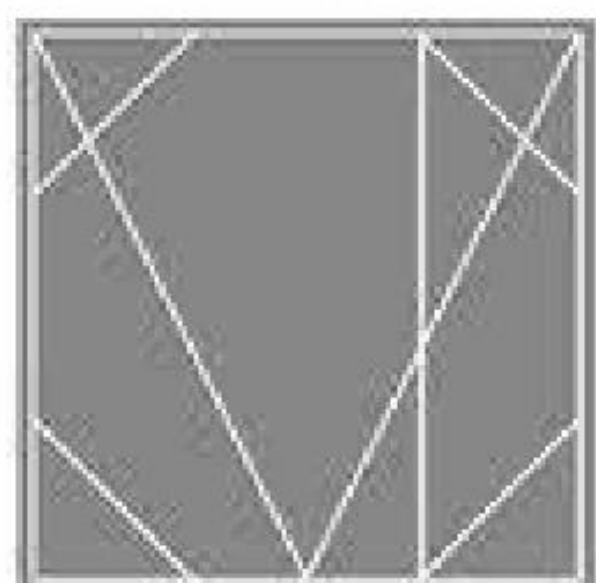




② PARTIAL FLOOR PLAN - BLDG B  
1/8" = 1'-0"



① PARTIAL ELEVATION - BLDG B  
1/8" = 1'-0"

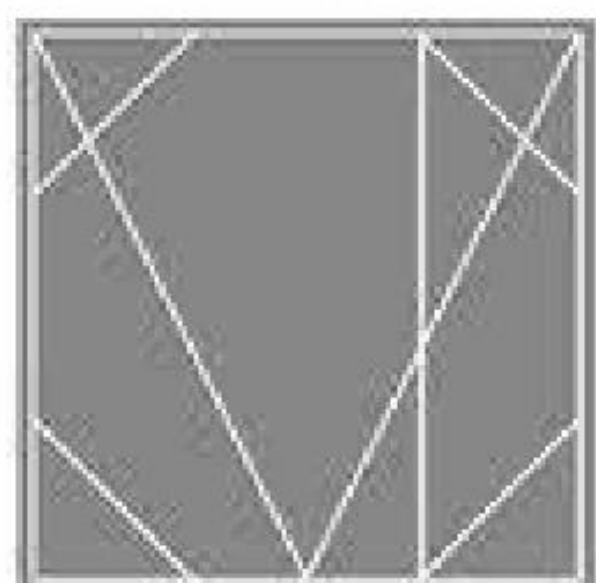
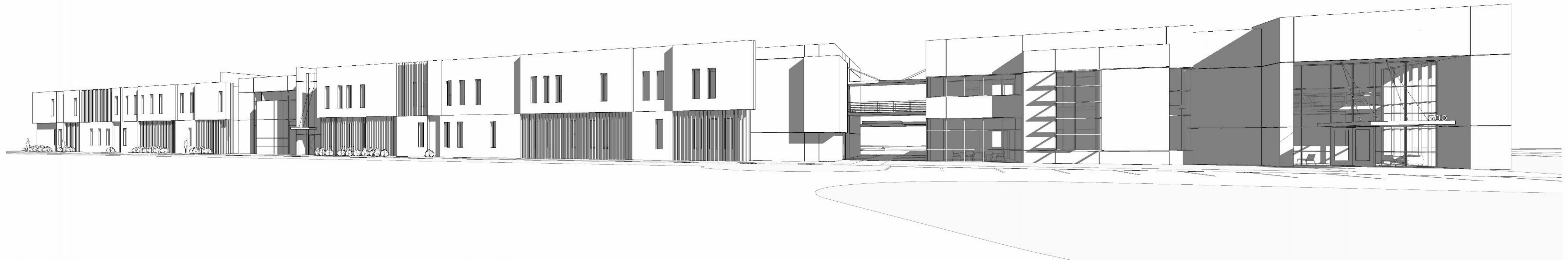


CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023





CAMPBELL + VAN DUSEN  
DESIGN STUDIO  
ARCHITECTURE + INTERIOR DESIGN

# FOREST LAKE ACADEMY EXPANSION

CONCEPT DESIGN  
03.30.2023



# Property Record Card

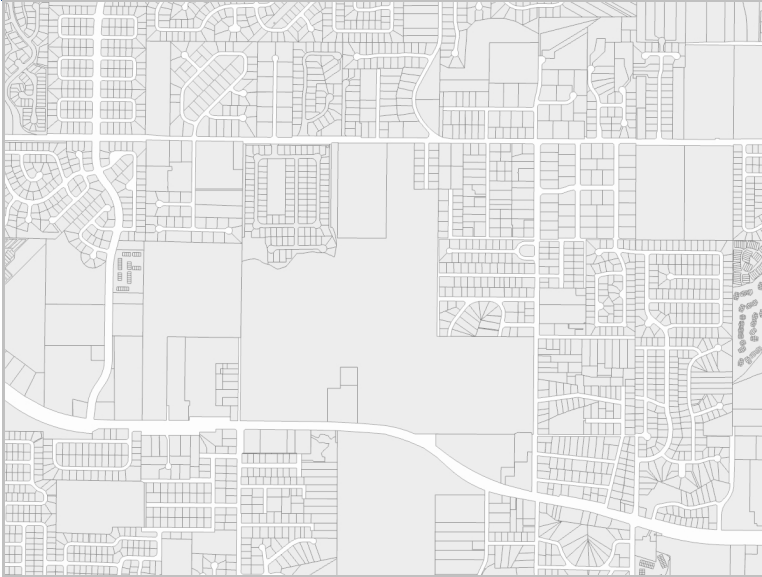


**Parcel** 08-21-29-300-0110-0000

**Property Address** 500 EDUCATION LOOP APOPKA, FL 32703

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

Parcel	08-21-29-300-0110-0000	2023 Working Values	2022 Certified Values
Owner(s)	FLA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS		
Property Address	500 EDUCATION LOOP APOPKA, FL 32703		
Mailing	351 S STATE ROAD 434 ALTAMONTE SPG, FL 32714-3824		
Subdivision Name			
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	71-CHURCHES		
Exemptions	36-CHURCH/RELIGIOUS(2007)		
AG Classification	No		
		Valuation Method	Cost/Market
		Number of Buildings	23
		Depreciated Bldg Value	\$12,632,408
		Depreciated EXFT Value	\$329,489
		Land Value (Market)	\$20,654,904
		Land Value Ag	
		Just/Market Value	\$33,616,801
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$33,616,801

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$428,878.45 **2022 Tax Savings with Exemptions** \$428,878.45

**2022 Tax Bill Amount**

\* Does NOT INCLUDE Non Ad Valorem Assessments

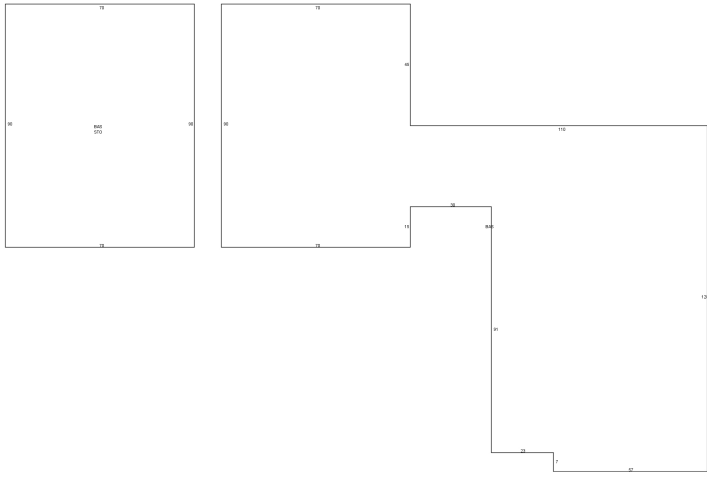
## Legal Description

SEC 08 TWP 21S RGE 29E  
S 1/2 OF NW 1/4 (LESS E 1/8 OF N  
1/2 & W 660 FT OF E 1390 FT & RD ON  
N) & SW 1/4 N OF SR 436 & SW 1/4 OF  
SE 1/4 (LESS E 20 FT FOR RD & BEG W 1/4 COR RUN N 1374.36 FT E 1193.75 FT S 1153.92 FT E 22.77 FT SLY ON CURVE 406.12 FT N 67 DEG 03 MIN  
32 SEC W 140.70 FT W 99.05 FT N 79 DEG 55 MIN 50 SEC W 65.55 FT S 80 DEG 33 MIN 30 SEC W 138.10 FT S 87 DEG 46 MIN 19 SEC W 73.95 FT S 39  
DEG 05 MIN 59 SEC W 227.39 FT S 69 DEG 49 MIN 38 SEC W 86.67 FT S 77 DEG 36 MIN 35 SEC W 29.82 FT N 80 DEG 40 MIN 35 SEC W 22.96 FT N 59  
DEG 15 MIN 30 SEC W 90.61 FT N 72 DEG 42 MIN 36 SEC W 111.22 FT N 52 DEG 58 MIN 49 SEC W 57.36 FT N 74 DEG 53 MIN 53 SEC W 69.28 FT S 81  
DEG 18 MIN 34 SEC W 80.89 FT S 74 DEG 17 MIN 53 SEC W 93.24 FT N 241.41 FT TO BEG ) & E  
1/2 OF NW 1/4 OF 17-21-29 N OF SR  
436 (LESS TENANT DUPLEXES & 4.55  
ACRES OF LAND & TENANT WAREHOUSE &

ROAD DISTRICT	\$33,616,801	\$33,616,801	\$0
FIRE	\$33,616,801	\$33,616,801	\$0
Schools	\$33,616,801	\$33,616,801	\$0

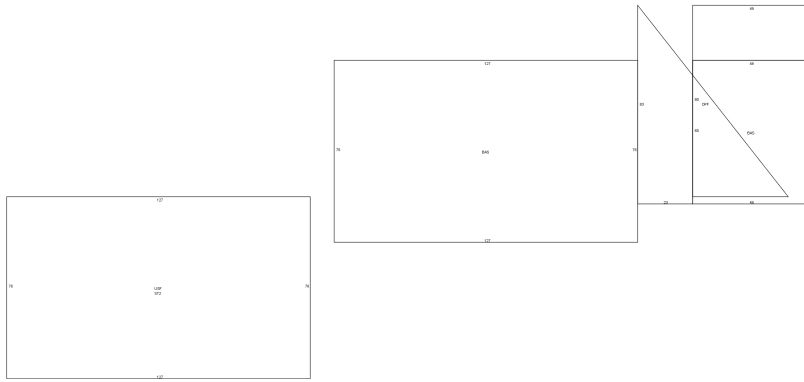
Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			94.9	\$62,969.50	\$5,975,806
ACREAGE			71.4	\$572.45	\$40,873

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1985	2	13641.00	BRICK COMMON - MASONRY	\$1,038,346	\$1,782,569	Description	Area
									
Building 1 - Page 1									

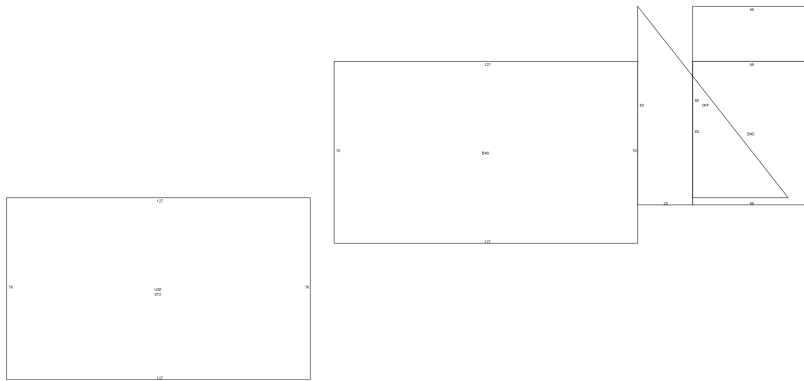
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	1965	2	25444.00	BRICK COMMON - MASONRY	\$1,040,629	\$2,601,573	Description	Area





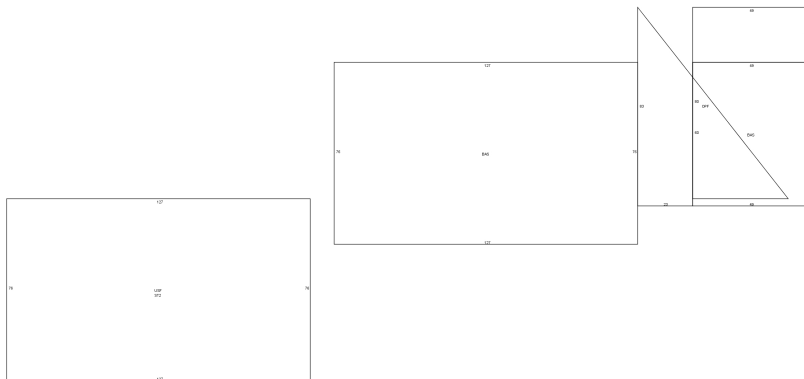
Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MASONRY PILASTER .	1965	3	26718.00	BRICK COMMON - MASONRY	\$1,091,293	\$2,728,233	<b>Description</b>	<b>Area</b>
								UTILITY UNFINISHED	1320.00
								OPEN PORCH FINISHED	429.00



Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	MASONRY PILASTER .	1965	1	16378.00	BRICK COMMON - MASONRY	\$681,324	\$1,703,311	<b>Description</b>	<b>Area</b>
								OPEN PORCH FINISHED	938.00

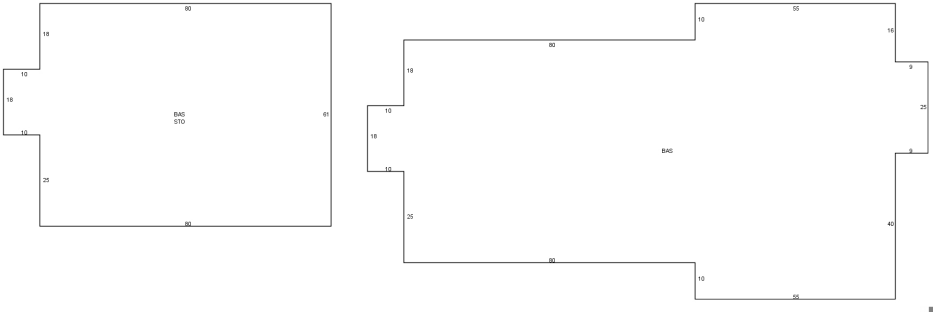


Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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5	COMM/RES	1963	2	19860.00	CONCRETE BLOCK - MASONRY	\$1,081,098	\$1,840,167
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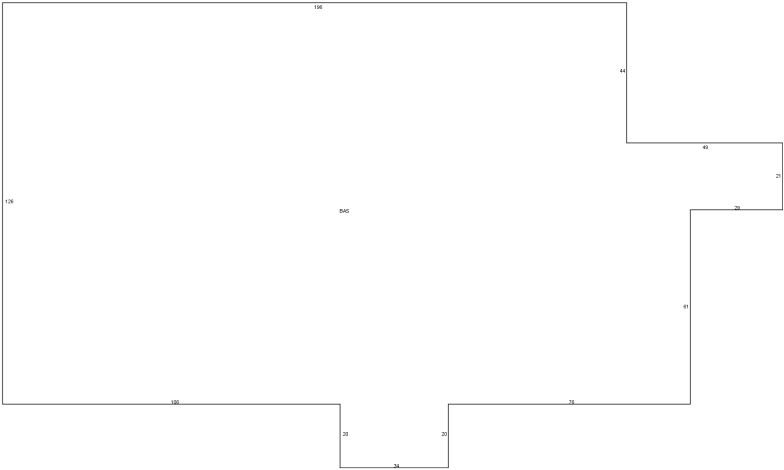
Description	Area



Building 5 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
6	MASONRY PILASTER .	1963/1970	1	27625.00	CONCRETE BLOCK - MASONRY	\$1,082,167	\$2,705,418

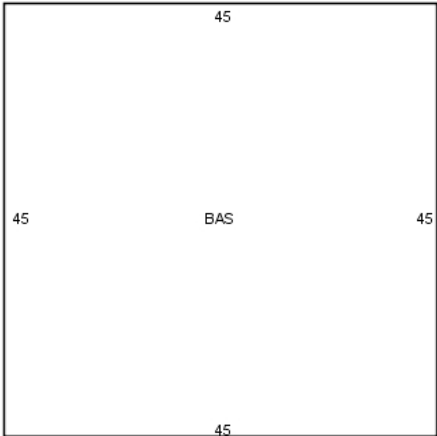
Description	Area



Building 6 - Page 1

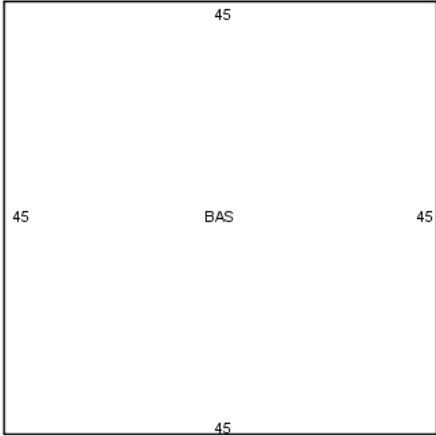
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
7	COMM/RES	1965	1	2025.00	CONCRETE BLOCK - MASONRY	\$163,449	\$266,855

Description	Area

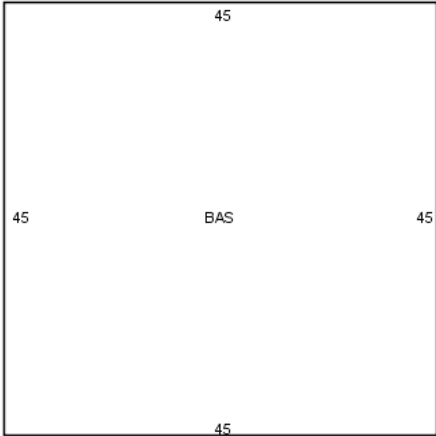


Building 7 - Page 1



#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
8	COMM/RES	1965	1	2025.00	CONCRETE BLOCK - MASONRY	\$163,449	\$266,855	Description	Area
									

Building 8 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
9	COMM/RES	1963	3	43631.00	BRICK COMMON - MASONRY	\$2,120,448	\$3,609,273	Description	Area
									
								UTILITY UNFINISHED	1200.00
								CARPORT UNFINISHED	576.00
								OPEN PORCH FINISHED	1640.00

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
10	MASONRY PILASTER .	1963	1	5640.00	CONCRETE BLOCK - MASONRY	\$348,865	\$872,163	Description	Area
								UTILITY FINISHED	3068.00
								OPEN PORCH UNFINISHED	234.00
								UTILITY FINISHED	3640.00
								CARPORT UNFINISHED	480.00
								UTILITY FINISHED	2880.00
								OPEN PORCH FINISHED	576.00



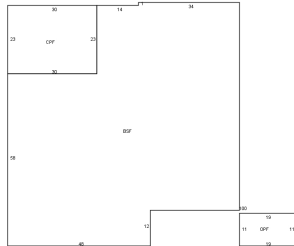
Building 10 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
11	COMM/RES	1955	1	2353.00	CONCRETE BLOCK - MASONRY	\$337,394	\$692,090	Description	Area



Building 0 - Page

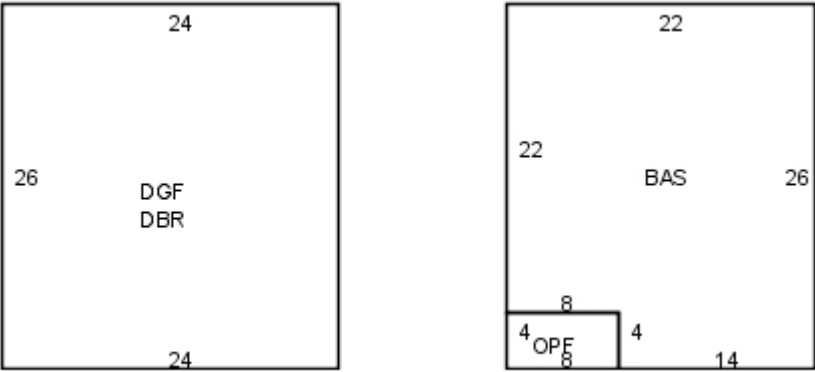
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
12	COMM/RES	1974	1	3324.00	CONCRETE BLOCK-STUCCO - MASONRY	\$470,174	\$653,020	Description	Area



Building 12 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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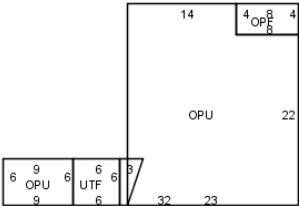
13	COMM/RES	1965/1975	1	540.00	CONCRETE BLOCK - MASONRY	\$85,486	\$117,104
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Description	Area
OPEN PORCH FINISHED	32.00
GARAGE DETACHED C.B.S.	624.00

Building 13 - Page 1

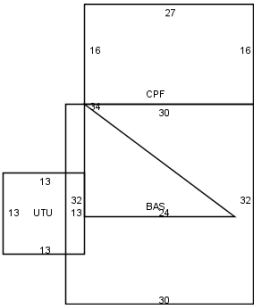
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
14	COMM/RES	1965/1975	1	540.00	CONCRETE BLOCK - MASONRY	\$68,389	\$93,683



Description	Area
OPEN PORCH UNFINISHED	18.00
UTILITY FINISHED	36.00
OPEN PORCH UNFINISHED	54.00
OPEN PORCH FINISHED	32.00

Building 14 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
15	COMM/RES	1965	1	1776.00	CONCRETE BLOCK - MASONRY	\$113,421	\$185,177

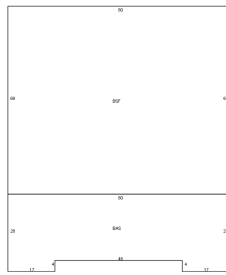


Description	Area
CARPORT FINISHED	432.00
UTILITY UNFINISHED	169.00

Building 15 - Page 1

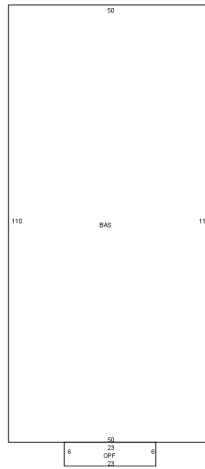






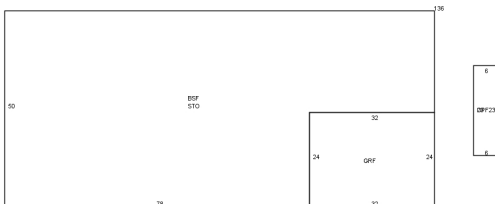
Building 18 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
19	MASONRY PILASTER	1977	1	5500.00	CONCRETE BLOCK-STUCCO - MASONRY	\$271,545	\$577,756	<b>Description</b>	<b>Area</b>
								OPEN PORCH FINISHED	138.00



Building 19 - Page 1

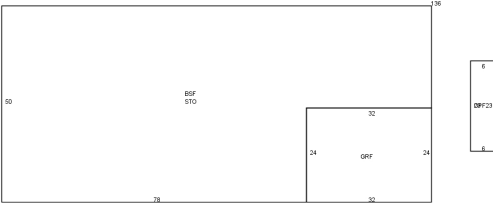
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
20	MASONRY PILASTER .	1979	2	5500.00	CONCRETE BLOCK-STUCCO - MASONRY	\$412,286	\$824,572	<b>Description</b>	<b>Area</b>
								OPEN PORCH FINISHED	138.00
								BASE SEMI FINISHED	4732.00
								GARAGE FINISHED C.B.S.	768.00



Building 20 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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21	MULTIFAMILY	1965/1975	1	1785.00	CONCRETE BLOCK-STUCCO - MASONRY	\$184,218	\$252,353
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Description	Area
UTILITY UNFINISHED	364.00

Building 0 - Page

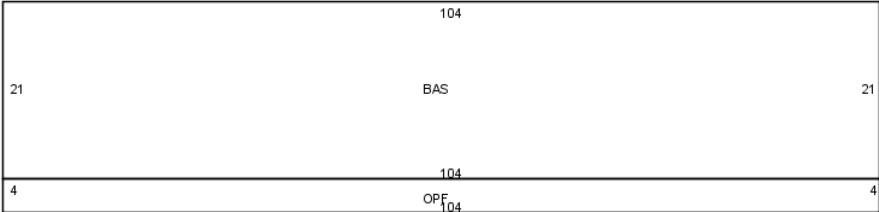
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
22	MULTIFAMILY	1965/1975	1	2184.00	CONCRETE BLOCK-STUCCO - MASONRY	\$212,960	\$291,726



Description	Area
OPEN PORCH FINISHED	416.00

Building 22 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
23	MASONRY PILASTER .	1986	1	7341.00	BRICK COMMON - MASONRY	\$481,745	\$809,655



Description	Area
OPEN PORCH FINISHED	360.00

Building 0 - Page



## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05563	CARPORT	County	\$2,475		8/1/1994
04710	FENCE 2801 SAND LAKE RD	County	\$7,000		7/1/1994
00809	GYM	County	\$24,000		2/1/1996
01743	GYM-SPRINKLERS	County	\$24,295		3/1/1996
05601	SECURITY SYSTEM	County	\$445		8/1/1995
05376		County	\$2,000		8/1/1995
07643	FOREST LAKE THRIFT STORE	County	\$1,952		11/1/1995
03327	SERVICE, LIGHTS, POLES	County	\$45,000		5/1/1998
09233	ELECT ROOM (SHED); PAD PER PERMIT 490 GOLF CT	County	\$1,200		11/1/1998
07395	128 SQ FT SHED; PAD PER PERMIT 611 CAMPUS LOOP	County	\$4,000	6/4/1999	9/1/1998
05312	REROOF 25 SQ; PAD PER PERMIT 2909 SR 436 E	County	\$3,100		7/1/1998
04042	YOUTH SERVICES BLDG; PAD PER PERMIT 535 HARLEY LESTER LN	County	\$103,000		5/1/1999
08054	MODULAR CLUB HOUSE; THE PRACTICE TEE/ORLANDO; PAD PER PERMIT 500 GOLF CT	County	\$2,499		10/1/1998
06208	STORAGE BLDG - 192 SQ FT 3944 DIRECTIONS LN	County	\$3,800		9/1/1990
05280	SHED TO STORE ATHELETIC EQUIP	County	\$4,368		5/1/1993
01658	WHEELCHAIR REAMPS & CART STORAGE PER PERMIT: 3909 ST RD 436	County	\$40,000	6/22/1993	2/1/1993
08933	FOREST LAKE CHURCH SANCTUARY 3801 SEMORAN BLVD E	County	\$250,000		9/1/1993
04937	INDUSTRIAL EDUCATION BLDG	County	\$3,600,000	1/23/1996	7/1/1995
03662	EAST GATE MAIN SWING GATE	County	\$24,000		6/1/1995
03663	WEST GATE PROJECT SECONDARY	County	\$24,000		6/1/1995
01473	GYMNASIUM	County	\$740,000	9/27/1996	3/1/1996
00116	PAD PER PERMIT; 629 SELF ESTEEM WAY INSTALL FIRE ALARM	County	\$400		1/1/2001
08223	FIRE ALARM; PAD PER PERMIT 525 HARLEY LESTER LN	County	\$9,000		11/1/1999
04675	INSTALL FIRE SPRINKLER SYSTEM; 3801 SEMORAN BLVD E	County	\$28,660		6/1/1999
08899	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 570 CAMPUS LOOP	County	\$750		8/8/2007
08381	REROOF; PAD PER PERMIT 3903 FACULTY LN	County	\$2,400		8/1/2002
07588	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 578 CAMPUS LOOP	County	\$35,700		7/11/2007
08545	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	County	\$34,000		8/1/2007
06583	RENOVATION; PAD PER PERMIT 3916 E SR 436	County	\$145,475		6/18/2007
07986	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	County	\$7,200		7/20/2007
10431	ELECTRIC WIRING; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$0		12/16/1999
08660	FOREST LAKE ACADEMY - AWNING; PAD PER PERMIT 591 SERVICE LN	County	\$1,200		9/20/2000
12039	ELECTRICAL; PAD PER PERMIT 570 CAMPUS LOOP	County	\$2,350		11/8/2007
12488	ADD SUN SHADES TO THE EXTERIOR OF THE DORMITORY BUILDING; PAD PER PERMIT 578 CAMPUS LOOP	County	\$19,500		11/26/2007
00343	GROUND SIGN; PAD PER PERMIT 3851 E SR 436	County	\$57,000		1/11/2006
05746	CELL TOWER; PAD PER PERMIT 639 SELF ESTEEM WAY	County	\$18,000		5/29/2007
12101	INSTALL FIRE ALARM SYSTEM	County	\$1,358		10/28/2003
02098	ADDING ANTENNAES TO EXISTING TOWER; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$10,000		2/26/2004
03418	REROOF CHURCH	County	\$39,650		3/28/2006
03589	INSTALL FIRE ALARM SYSTEM	County	\$1,358		4/1/2003
01784	MOVE MODULAR CLUBHOUSE TO ANOTHER LOCATION ON PROPERTY; PAD PER PERMIT 3898 FACULTY LN	County	\$35,000	6/3/2004	2/20/2003
01546	REROOF	County	\$58,795		2/14/2007

08368	MECHANICAL; PAD PER PERMIT 612 CAMPUS LOOP	County	\$32,000		10/21/2009
09092	REROOF; PAD PER PERMIT 632 CAMPUS LOOP	County	\$350,000		11/22/2010
03311	WALL SIGN - PERMIT PAD 2735 SAND LAKE RD	County	\$4,200		4/30/2009
14180	REROOF DUE TO HURRICANE DAMAGE; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$6,900		11/9/2004
11547	REROOF; PAD PER PERMIT 3916 E SR 436	County	\$92,000		10/11/2006
11550	REROOF; PAD PER PERMIT 3912 E SR 436	County	\$160,000		10/11/2006
11731	DROP CEILING OVER BRICK WALL; PAD PER PERMIT 570 CAMPUS LOOP	County	\$16,309		12/2/2008
05848	REROOF; PAD PER PERMIT 530 HARLEY LESTER LN	County	\$16,400		7/17/2009
05191	2 WALL SIGNS - CAMPUS LOOP	County	\$4,459		6/29/2009
07129	REPLACE GENERATOR ON CELL TOWER; PAD PER PERMIT 639 SELF ESTEEM WAY	County	\$10,000		9/2/2009
04732	IRRIGATION WELL; PAD PER PERMIT 500 GOLF CT	County	\$0		7/1/1997
07888	ELECTRICAL; PAD PER PERMIT 570 CAMPUS LOOP	County	\$4,890		10/2/2009
04923	REROOF-PERMIT PAD 632 CAMPUS LOOP	County	\$130,000		6/18/2009
02307	FOREST LAKE ACADEMY - DOUBLE WIDE MOD CLASS; PAD PER PERMIT 591 SERVICE LN	County	\$20,000		3/1/2000
05558	STORAGE SHED; PAD PER PERMIT 629 SELF ESTEEM WAY	County	\$3,600		7/1/1999
05974	PLAYGROUND SLAB PAD PER PERMIT 3909 SEMORAN BLVD E	County	\$8,000		9/1/1996
02779	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 578 CAMPUS LOOP	County	\$67,342		3/19/2007
05024	REROOF; PAD PER PERMIT 635 SELF ESTEEM WAY	County	\$18,920		5/13/2008
04277	INSTALLING GENERATOR; PAD PER PERMIT 639 SELF ESTEEM WAY	County	\$11,000		4/23/2008
12338	RENOVATION & EXPANSION OF DORMITORY; PAD PER PERMIT 578 CAMPUS LOOP	County	\$4,900,000	11/20/2007	11/1/2006
00951	187' X 5' ALUMINUM FENCE W/DOUBLE GATE & 258' X 6' VINYL CHAIN-LINK FENCE W/GATE; PAD PER PERMIT 1407 VIVALDI PL	County	\$8,500		1/29/2008
14210	REROOF DUE TO HURRICANE DAMAGE; PAD PER PERMIT 583 CAMPUS LOOP	County	\$6,900		11/9/2004
01017	INSTALL 8 CEILING SPEAKERS & CABLE TO CONNECT TO PHONE; PAD PER PERMIT 578 CAMPUS LOOP	County	\$1,386		1/31/2008
05442	REROOF; PAD PER PERMIT 578 CAMPUS LOOP	County	\$86,850		5/21/2007
08269	ELECTRICAL; PAD PER PERMIT 515 HARLEY LESTER LN	County	\$80,000		10/19/2010
09259	CELL TOWER; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$20,000		11/23/2009
06022	CELL TOWER EQUIPMENT - 631 SELF ESTEEM WAY	County	\$30,000		8/8/2012
11243	12' X 26' METAL ACCESSORY STRUCTURE - 539 HARLEY LESTER LN	County	\$4,680		11/17/2014
11984	REROOF - 601 CAMPUS LOOP	County	\$227,581		12/9/2014
00286	REROOF - 2735 SAND LAKE RD	County	\$65,000		1/13/2012
09190	SITE LIGHTING	County	\$22,000		12/12/2012
08406	FIRE SPRINKLER SYSTEM INSTALLATION	County	\$60,000		11/8/2012
08690	FOUNDATION ONLY	County	\$515,000		11/21/2012
08219	BUILD A NEW STATE OF THE ART LAUNDRY PROCESSING PLANT	County	\$6,585,000	8/1/2013	10/31/2012
01195	CONCRETE RETAINING WALL & HANDRAIL - FL HOSPITAL LAUNDRY	County	\$23,000		2/20/2013
04997	INSTALL NEW FIRE ALARM SYSTEM IN TENANT SPACE - 601 CAMPUS LOOP	County	\$38,200		6/14/2013
02082	ADD ANTENNAS TO EXISTING CELL TOWER/SPRINT	County	\$25,000		3/10/2014
05807	INSTALLATION OF FIRE ALARM FOR 3 NEW HVAC SYSTEMS	County	\$9,500		6/12/2014
04777	ADDING WIRELESS RADIO TO FACP FOR FIRE ALARM	County	\$972		6/11/2013
05438	CELL TOWER UPGRADES - INSTALL CBINETS & COAX - 631 SELF ESTEEM WAY	County	\$10,000		5/11/2016
05486	CHANGE OF USE; PAD PER PERMIT 635 SELF ESTEEM WAY	County	\$20,422		7/12/2010
09824	ALUMINUM FENCE; PAD PER PERMIT 1379 W SR 436	County	\$90,000		9/24/2008
07007	REPAIR DETERIORATING PLUMBING LINES & ASSOCIATED FIXTURES	County	\$60,000		6/30/2008

08820	DEMOLISH OLD BOY'S DORM; PAD PER PERMIT 640 CAMPUS LOOP	County	\$69,500	8/26/2008
03265	ALUMINUM ROOF AWNING; PAD PER PERMIT 530 HARLEY LESTER LN	County	\$1,600	4/28/2011
05518	INSTALLING FIRE ALARM SYSTEM; PAD PER PERMIT 500 EDUCATION LOOP	County	\$1,086	7/8/2011
06815	ELECTRICAL; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$1,000	8/23/2011
02973	MOVE EXISTING 100 AMP METER W/NEW POLE; PAD PER PERMIT 627 SELF ESTEEM WAY	County	\$1,000	4/21/2011
05516	INSTALLING FIRE ALARM SYSTEM; PAD PER PERMIT 632 CAMPUS LOOP	County	\$1,086	7/8/2011
04522	INSTALL 12' X 21' METAL STRUCTURE - 539 HARLEY LESTER LN	County	\$3,780	5/14/2014
02916	MECHANICAL	County	\$700,000	4/3/2014
04355	AT&T - REPLACING ANTENNAS & ADDING RADIOS TO EXISTING TOWER SITE - 631 SELF ESTEEM WAY	County	\$50,000	5/9/2014
01768	MOVE 4 LIGHT POLES - 500 EDUCATION LOOP	County	\$5,000	3/12/2013
05430	RE-BUILD ENTRANCE AREA	County	\$26,000	7/19/2012
01357	INSTALLING LOW VOLTAGE PAGING SYSTEM - FL HOSPITAL LAUNDRY FACILITY	County	\$9,905	2/26/2013
02150	ELECTRICAL - 537 HARLEY LESTER LN	County	\$31,000	3/26/2013
01322	REROOF - 625 CAMPUS LOOP	County	\$6,560	2/28/2012
09334	DUMPSTER ENCLOSURE; PAD PER PERMIT 515 HARLEY LESTER LN	County	\$4,900	12/3/2010
02054	INSTALL 13' X 30' ALUMINUM AWNING; PAD PER PERMIT 530 HARLEY LESTER LN	County	\$5,850	3/23/2011
02154	ADD WIRELESS RADIO FOR FIRE ALARM MONITORING - 601 CAMPUS LOOP	County	\$868	3/23/2012
05017	ANTENNA REPLACEMENT - 631 SELF ESTEEM WAY	County	\$12,500	6/17/2013
04963	ELECTRICAL - 500 EDUCATION LOOP	County	\$1,800	6/14/2013
01324	CELL TOWER ANTENNAS FOR T-MOBILE - 631 SELF ESTEEM WAY	County	\$25,000	2/25/2013
05921	ANTENNAS REPLACED ON CELL TOWER - 631 SELF ESTEEM WAY	County	\$30,000	8/6/2012
06379	LOW VOLTAGE FOR CABLING - 500 EDUCATION LOOP	County	\$1,000	7/29/2013
07352	DEMOLISH 1 WAREHOUSE, 3 SMALL BLDGS, & LARGE BLDG - 3940 DIRECTIONS LN	County	\$20,000	9/27/2012
02540	INTERIOR ALTERATION - 500 EDUCATION LOOP	County	\$5,000	4/8/2013
03465	07/30/2013 02:53:39 PM Created by: Kim Permit Key 12013050203465 was added!	County	\$7,843	5/2/2013
06298	INSTALL LOW VOLTAGE WIRING FOR ACCESS CONTROL SYSTEM	County	\$39,690	7/25/2013
00656	REPLACE 3 EXISTING ANTENNAS W/3 NEW ANTENNAS - T-MOBILE - 631 SELF ESTEEM WAY	County	\$9,100	1/31/2012
01323	REROOF - 3932 DIRECTIONS LN	County	\$7,995	2/28/2011
05214	INSTALLING FIRE ALARM SYSTEM IN EXISTING BUILDING - 2735 SAND LAKE RD	County	\$10,925	6/27/2011
05357	ANTENNAS ON EXISTING TOWER - 631 SELF ESTEEM WAY	County	\$91,300	7/1/2011
07522	FIRE ALARM; PAD PER PERMIT 599 CAMPUS LOOP	County	\$4,455	9/1/1998
05478	CHANGE-OUT METER BASE & WIRE; PAD PER PERMIT 2909 SR 436 W	County	\$800	7/1/1998
05864	DEMOLISH 2 STRUCTURES; PERMIT ADDRESS: 3909 E SEMORAN BLVD	County	\$0	10/1/1991
01231	SDA DORM 3-STORY REROOF; PAD PER PERMIT 3909 SEMORAN BLVD E	County	\$25,000	2/1/1999
06713	GYMNASIUM MISC ELECTRICAL; PAD PER PERMIT 3909 SEMORAN BLVD E	County	\$2,499	10/1/1996
06239	GYMNASIUM-AUDIO SYSTEM PAD PER PERMIT 632 CAMPUS LOOP FOREST LAKE ACADEMY	County	\$5,920	9/1/1996
03871	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 591 SERVICE LN	County	\$3,300	4/1/2000
02107	REROOF - 537 HARLEY LESTER LN	County	\$23,900	2/20/2017
03361	TENANT IMPROVEMENT - INSTALL NEW FIRE ALARM SYSTEM - 635 SELF ESTEEM WAY	County	\$10,426	6/14/2017
00718	CELL TOWER UPGRADES - MASTEC NETWORK SOLUTIONS LLC - 631 SELF ESTEEM WAY	County	\$20,000	1/22/2016
06291	CELL TOWER ANTENNA	County	\$21,000	7/22/2015



14160	TENANT IMPROVEMENTS - HOPE CLINIC - CHANGE OF OCCUPANCY - 635 SELF ESTEEM EAY	County	\$448,700	9/7/2017	12/8/2016
09133	ELECTRIC WIRING; PAD PER PERMIT 3702 E SR 436	County	\$0		10/5/2000
09506	FIRE PROTECTION; NEXTEL NORTHEAST EQUIPMENT SHELTER; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$36,900		10/19/2000
09525	FIRE PROTECTION; PAD PER PERMIT 631 SELF ESTEEM WAY	County	\$15,000		10/19/2000
09854	HOOD SYSTEM - 612 CAMPUS LOOP	County	\$2,400		8/22/2016
02626	SITE LIGHTING- 515 HARLEY LESTER LN	County	\$160,000		7/30/2018
15891	CELL TOWER- 631 SELF ESTEEM WAY	County	\$2,500		11/14/2017
08814	ELECTRIC - 635 SELF ESTEEM WAY	County	\$1,995		6/27/2017
13851	CHURCH & CLASS ROOM ADDITION- 515 HARLEY LESTER LN	County	\$6,500,000	8/19/2019	6/14/2018
08223	PLUMBING - 635 SELF ESTEEM WAY	County	\$2,205		6/15/2017
05089	COMMUNICATION TOWER - 631 SELF ESTEEM WAY	County	\$21,500		4/19/2017
01917	CELL TOWER- 631 SELF ESTEEM WAY	County	\$30,000	3/11/2019	4/9/2018
06109	SDA LAUNDRY A/C CHANGEOUT PAD PER PERMIT 3909 SEMORAN BLVD E FOREST LAKE ACADEMY LAUNDRY	County	\$4,500		9/1/1996
07735	INSTALL PYRO CHEM FIRE SYSTEM; PAD PER PERMIT 525 HARLEY LESTER LN	County	\$1,300		9/1/1999
07436	LAUNDRY RM W/CHAIR & RAMP & DOCK	County	\$5,000	1/9/1997	11/1/1995
17989	REROOF - 500 EDUCATION LOOP	County	\$120,000		12/19/2017
03923	REROOF- 632 CAMPUS LOOP	County	\$40,460		3/2/2018
06608	REROOF INDUSTRIAL ARTS BUILDING - 609 CAMPUS LOOP	County	\$66,634		6/14/2017
06846	531 HARLEY LESTER LN: STRUCTURES OTHER THAN BUILDINGS- TEMP OFFICE TRAILER	County	\$2,500		6/22/2018
16897	515 HARLEY LESTER LN: PLUMBING - COMMERCIAL	County	\$3,500		10/25/2018
00060	631 SELF ESTEEM WAY: CELL TOWER-ADD ANNTENAS	County	\$70,036	4/1/2020	1/24/2019
02796	500 EDUCATION LOOP: PLUMBING - COMMERCIAL	County	\$1,498		3/6/2019
20189	631 SELF ESTEEM WAY: GENERATOR-GENERATOR ON NEW SLAB	County	\$25,000	7/17/2019	3/27/2019
10577	612 CAMPUS LOOP: REROOF COMMERCIAL-CAFETERIA	County	\$44,500		1/1/2000
10575	624 CAMPUS LOOP: REROOF COMMERCIAL-	County	\$44,500		8/1/2019
10578	594 CAMPUS LOOP: REROOF COMMERCIAL-AUDITORIUM	County	\$153,700		8/2/2019
10579	510 EDUCATION LOOP: REROOF COMMERCIAL-	County	\$30,300		8/7/2019
10580	500 EDUCATION LOOP: REROOF COMMERCIAL-	County	\$54,600		8/9/2019
17230	2735 SAND LAKE RD: OTHER BUILDING COMMERCIAL-8x12 Modular storage shed	County	\$2,450		1/16/2020
15145	631 SELF ESTEEM WAY: CELL TOWER-ADD ANTENNAS	County	\$30,000	6/11/2020	4/15/2020
01290	594 CAMPUS LOOP: ALTERATION COMMERCIAL-STAGE/PLATFORM AND SEATING LEVEL 1 ALT	County	\$10,000	10/6/2020	7/7/2020
19908	609 CAMPUS LOOP: ELECTRICAL - COMMERCIAL-	County	\$1,800		12/22/2020
12932	609 CAMPUS LOOP: MECHANICAL - COMMERCIAL-Install New AC in Industrial Art Bldg	County	\$125,000	5/3/2021	12/28/2020
21104	609 CAMPUS LOOP: ELECTRICAL - COMMERCIAL-	County	\$2,000		12/28/2020
02578	631 SELF ESTEEM WAY: ELECTRICAL - COMMERCIAL-A2E0627A Power Upgrade Electric Plans	County	\$7,000		3/10/2021
01639	631 SELF ESTEEM WAY: ELECTRIC - GENERATOR-generator	County	\$10,000		3/22/2021
01266	631 SELF ESTEEM WAY: OTHER BUILDING COMMERCIAL-REMODEL EQUIPMENT SHELTER CC	County	\$65,000		4/8/2021
07429	515 HARLEY LESTER LN: ADDITION TO COMMERCIAL STRUCTURE- Portico	County	\$214,768	12/22/2021	7/7/2021
03030	631 SELF ESTEEM WAY: CELL TOWER-Existing communications Tower	County	\$20,000		8/2/2021
16623	617 CAMPUS LOOP: PLUMBING - COMMERCIAL-metal building	County	\$1,050		8/31/2021
16390	617 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES	County	\$41,100	10/6/2021	9/14/2021
18299	515 HARLEY LESTER LN: REROOF COMMERCIAL-CONCRETE BLOCK	County	\$41,600		9/29/2021

18400	2735 SAND LAKE RD: SIGN (POLE,WALL,FACIA)-ground sign 32 SF	County	\$47,988		10/25/2021
17104	500 EDUCATION LOOP: ALTERATION COMMERCIAL-	County	\$403,953	8/12/2022	12/1/2021
22406	625 CAMPUS LOOP: PLUMBING - COMMERCIAL-	County	\$1,350		12/7/2021
22410	3932 DIRECTIONS LN: PLUMBING - COMMERCIAL-	County	\$1,350		12/8/2021
22704	624 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES-Pool/ Pump House	County	\$27,000	1/18/2022	12/17/2021
22708	625 CAMPUS LOOP: DEMO COMMERCIAL BLDGS/STRUCTURES-Hotel DEMO	County	\$9,000	1/18/2022	12/17/2021
22706	3932 DIRECTIONS LN: DEMO COMMERCIAL BLDGS/STRUCTURES-Hotel	County	\$7,000	1/18/2022	12/17/2021
17401	631 SELF ESTEEM WAY: CELL TOWER-Preexisting Dish Cellular Tower	County	\$25,000		1/25/2022
02683	631 SELF ESTEEM WAY: CELL TOWER-Cell Tower	County	\$20,000		3/4/2022
03277	631 SELF ESTEEM WAY: CELL TOWER-cell tower equipment upgrade	County	\$30,000		7/1/2022
00879	2735 SAND LAKE RD: WINDOW / DOOR REPLACEMENT-	County	\$19,991		8/1/2022
12592	2735 SAND LAKE RD: FENCE/WALL COMMERCIAL-Fence	County	\$31,866		9/2/2022

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	07/01/1982	152,000	\$124,032	\$310,080
POLE LIGHT 1 ARM	07/01/1982	3	\$5,400	\$5,400
POOL COMMERCIAL	07/01/1965	3,465	\$101,039	\$168,399
10' CHAIN LINK FENCE	07/01/1965	130	\$880	\$2,201
BLOCK WALL	07/01/1965	1,000	\$3,200	\$8,000
ALUM UTILITY BLDG W/CONC FL	07/01/1960	1,344	\$5,914	\$14,784
WOOD UTILITY BLDG	07/01/1960	3,168	\$11,405	\$28,512
FIREPLACE 2	07/01/1979	1	\$2,400	\$6,000
COMMERCIAL CONCRETE DR 4 IN	07/01/1986	25,300	\$41,290	\$103,224
ALUM PORCH W/CONC FL	07/01/1982	299	\$951	\$2,377
10' CHAIN LINK FENCE	07/01/1965	340	\$2,302	\$5,756
COMM: TENNIS COURT	07/01/1965	10,920	\$17,472	\$43,680
6' CHAIN LINK FENCE	07/01/1965	300	\$1,219	\$3,048
ALUM UTILITY BLDG W/CONC FL	07/01/1960	1,500	\$6,600	\$16,500
COOL DECK PATIO	07/01/1965	2,995	\$5,128	\$12,819
4' CHAIN LINK FENCE	07/01/1965	95	\$257	\$643

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 29 - Rachel Plakon	Dist 9 - Jason Brodeur	37

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

**Receipt Details**

**Date:** 5/11/2023 10:59:47 AM  
**Project:** 23-80000061  
**Credit Card Number:** 47\*\*\*\*\*7406  
**Authorization Number:** 084159  
**Transaction Number:** 110523C2B-7A4114FA-F645-40EF-8534-FFD8BB901B9E  
**Total Fees Paid:** 52.50

**Fees Paid**

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

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

Please review the comments; if you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) or call (407) 665-7372 **no later than noon on Friday, 5/26/2023**, in order to place you on the Wednesday, 5/31/2023 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](#).

<b>PROJECT NAME:</b>	<b>FOREST LAKE ACADEMY - PRE-APPLICATION</b>	<b>PROJ #: 23-80000061</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/11/23	
RELATED NAMES:	EP DOMINICK TRESSLER	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	08-21-29-300-0110-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO DEMOLISH EXISTING DORMATORY AND RENOVATE CLASSROOM ON 196.43 ACRES IN THE PD ZONING DISTRICT LOCATED SOUTHEAST OF SOUTH HUNT CLUB BLVD AND EAST SR 436	
NO OF ACRES	196.43	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	SOUTHEAST OF SOUTH HUNT CLUB BLVD AND EAST SR 436	
FUTURE LAND USE-	PD	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
FLA CONFERENCE ASSN 351 S STATE ROAD 434 ALTAMONTE SPRINGS FL 32714	DOMINICK TRESSLER H & T CONSULTANTS 9310 OLD KINGS ROAD S, STE 100 JACKSONVILLE FL 32257 (904) 419-1001 DOMINICK.TRESSLER@ATT.NET	

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.





## AGENCY/DEPARTMENT COMMENTS

Ref. #	Group Name	Reviewer Comment
1.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
2.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary.
3.	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.
4.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 7th ED (2020) Florida Building Codes.
5.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
6.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
7.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.
8.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
9.	Comprehensive Planning	The Future Land Use (FLU) is Forest Lake Academy Planned Development which maintains a total of 30% open space.
10.	Comprehensive Planning	The application affects land within the Wekiva Study Area, applicant must demonstrate that development will conform to the provisions of the Wekiva River Protection Act and Wekiva Parkway and Protection Act (Part II and Part III, Chapter 369, Florida Statutes).
11.	Comprehensive Planning	Please be advised that the property contain wetlands and must demonstrate compliance with Policy FLU 1.3 Wetlands Protection and Policy CON 7.4 Wetlands Regulation.
12.	Impact Analysis Coordination	A Traffic Impact Study (TIS) may be required if the net new trip generation between the existing use and the proposed use is more than 50 new peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to Staff for review and approval prior to submittal of the TIS itself.
13.	Natural Resources	Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22
14.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
15.	Planning and Development	A Planned Development Major Amendment will be required if the proposed plan exceeds the previously permitted square footage of 250,000 for Institutional uses.
16.	Planning and Development	The proposed project requires site plan review and approval. At time of submittal, please include a table, or an as-built drawing, with the square footage of all buildings in Tract 3.
17.	Planning and Development	Sidewalk connections between Tract 3 and SR 436 may be necessary to comply with the approved DCA.
18.	Planning and Development	The landscape buffer along SR 436 must be maintained per the approved DCA. Canopy tree plantings should comply with the approved landscape plan.
19.	Planning and Development	A PD Rezone requires a community meeting, a public hearing before the Planning and Zoning Commission, and approval from the Board of County Commissioners.

20.	Planning and Development	The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). <a href="https://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-DocumentADA.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-DocumentADA.pdf</a>
21.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf</a>
22.	Planning and Development	Public Notification Procedures are required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>
23.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and it will have specific fire and life safety requirements as defined in FAC 69A. at the time of vertical construction permitting.
24.	Public Safety - Fire Marshal	Type and use of building may require fire sprinklers and fire alarm.
25.	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).
26.	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).
27.	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.
28.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be off of the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.

29.	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.
30.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately draining soils.
32.	Public Works - Engineering	This site has known drainage deficiencies and downstream flood issues. Retention for the entire 25 year 24 hour storm event maybe required.
33.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south/southeast.
34.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the Little Wekiva.
35.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
36.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at <a href="http://www.fema.gov">www.fema.gov</a>
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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
38.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )



## 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	Review Complete	Paul Zimmerman, PE (407) 665-2040
Impact Analysis Coordination	William Wharton	wwharton@seminolecountyfl.gov	Review Complete	
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	Review Complete	Phone: 407-665-7391
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](http://www.fema.gov)

### Cities:

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

### Other Agencies:

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

### Other Resources:

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