



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 1, 2023

9:00 AM

Zoom

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

PRE- APPLICATIONS

9:00AM (ZOOM) LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION

[2023-1132](#)

Project Number: 23-80000140

Project Description: Proposed Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the west side of Myrtle Lake Hills Rd, north of E.E. Williamson Rd

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

Parcel ID: 25-20-29-300-0170-0000

BCC District: 4-Lockhart

Applicant: Ryan Hoffman (423) 963-8220

Consultant: Ryan Hoffman (423) 963-8220

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

9:20AM (ZOOM) FDOT TRUCK PARKING FACILITY - PRE-APPLICATION

[2023-1169](#)

Project Number: 23-80000143

Project Description: Proposed Rezone for a truck parking facility on 17.39 acres in the PD Zoning District located on the west side of Monroe Rd, south of Orange Blvd

Project Manager: Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)

Parcel ID: 21-19-30-511-0A00-0000+++

BCC District: 5-Herr

Applicant: Megan Owens (386) 943-5140

Consultant: Molly Devivero (407) 331-6116

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

9:40AM (ZOOM) RESET PICKLEBALL AND HEALTH - PRE-APPLICATION**[2023-1168](#)****Project Number:** 23-80000139**Project Description:** Proposed Rezone for a pickleball court and gym on 2.18 acres in the M-1 Zoning District located on the east side of Miller Dr, south of North St**Project Manager:** Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-005B-0000**BCC District:** 4-Lockhart**Applicant:** Michael Bombard (407) 404-2433**Consultant:** Nathan Palmer (614) 586-3303**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DRC****10:00AM (ZOOM) ATLANTIC DRIVE SELF STORAGE - PD FINAL
DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN****[2023-1165](#)****Project Number:** 23-20500018**Project Description:** Proposed PD Final Development Plan for a self-storage facility on 1.43 acres located on the south side of Atlantic Dr, west of S US Hwy 17-92**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 19-21-30-514-0B00-0080**BCC District:** 4-Lockhart**Applicant:** Gary Cardamone (407) 276-6183**Consultant:** Sam Sebaali (407) 895-0324**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****LAKE IRISH ESTATES - FINAL ENGINEERING PLAN****[2023-1166](#)****Project Number:** 23-55200004**Project Description:** Proposed Final Engineering Plan for 10 single family residential lots on 23.37 acres in the A-1 Zoning District located on the north side of Markham Rd, west of Markham Woods Rd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 35-19-29-300-027C-0000**BCC District:** 5-Herr**Applicant:** Dau Bansal (407) 779-8450**Consultant:** Larry Poliner (407) 452-0633**Attachments:** [APPLICATION](#)
[COMMENTS](#)

SANFORD AVENUE - SMALL SCALE FUTURE LAND USE AMENDMENT**[2023-1167](#)****Project Number:** 23-10000002**Project Description:** Proposed Small Scale Future Land Use Amendment from Public/Quasi/Public-County owned to Medium Density Residential for a single-family residential lot on 0.37 acres located on the north side of Sanford Ave, west of S Ronald Reagan Blvd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 07-21-30-507-0000-0070**BCC District:** 4-Lockhart**Applicant:** Penny Seater (407) 696-5855**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ROOFING USA - PRE-APPLICATION****[2023-1170](#)****Project Number:** 23-80000144**Project Description:** Proposed Site Plan for an office building on 0.63 acres in the PD Zoning District located on the west side of S US Hwy 17-92, south of E Altamonte Dr**Project Manager:** Maya Athanas (407) 665-7388
(mathanas@seminolecountyfl.gov)**Parcel ID:** 19-21-30-529-0000-0010**BCC District:** 4-Lockhart**Applicant:** Rodney James (407) 925-5910**Consultant:** Vincent Peluso (407) 732-1263**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1132

Title:

9:00AM (ZOOM) LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION

Project Number: 23-80000140

Project Description: Proposed Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the west side of Myrtle Lake Hills Rd, north of E.E. Williamson Rd

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

Parcel ID: 25-20-29-300-0170-0000

BCC District: 4-Lockhart

Applicant: Ryan Hoffman (423) 963-8220

Consultant: Ryan Hoffman (423) 963-8220



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

PROJ. #: 23-80000140
Received & Paid:
10/5/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
--	---------

PROJECT

PROJECT NAME: LifePoint Christian Church	
PARCEL ID #(S): 25-20-29-300-0170-0000	
TOTAL ACREAGE: 2.5	BCC DISTRICT: 4: Lockhart
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Ryan Hoffman	COMPANY: Hoffman & Adams Construction LLC	
ADDRESS: 13509 Greentree Dr		
CITY: Tampa	STATE: FL	ZIP: 33613
PHONE: 423-963-8220	EMAIL: Ryan@haconstructions.com	

CONSULTANT

NAME: Ryan Hoffman	COMPANY: Hoffman & Adams Construction LLC	
ADDRESS: 13509 Greentree Dr		
CITY: Tampa	STATE: FL	ZIP: 33613
PHONE: 423-963-8220	EMAIL: Ryan@haconstructions.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Addition/ Remodel</u>				

STAFF USE ONLY

COMMENTS DUE: <u>10/13</u>	COM DOC DUE: <u>10/19</u>	DRC MEETING: <u>10/25</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDR</u>	LOCATION: <u>on the west side of Myrtle Lake Hills Rd, north of E.E. Williamson Rd</u>
W/S: <u>Sunshine Water</u>	BCC: <u>4: Lockhart</u>	

Agenda: 10/20

Hoffman & Adams Construction
Ryan Hoffman
13509 Greentree Drive
Tampa, FL 33613
Ryan@haconstructions.com
423-963-8220
10/03/2023

Seminole County Planning & Development Division
1101 East 1st Street
Sanford, FL 32771

Dear Sir/Madam,

RE: Request for Pre-Application Meeting - LifePoint Christian Church Renovation and Expansion Project

I hope this letter finds you well. I am writing on behalf of LifePoint Christian Church in Longwood, Florida, regarding an upcoming renovation and expansion project within our facility. We are reaching out to request a pre-application meeting with your esteemed division to discuss our plans and ensure compliance with all necessary regulations and requirements.

LifePoint Christian Church has been an integral part of the Seminole County community for many years, providing spiritual and community support to our members and neighbors. As we continue to grow and adapt to the needs of our congregation, we have identified the need to renovate and expand our church facilities to better serve our community.

The proposed project involves renovating the interior of our existing church building to create more functional spaces for worship, community gatherings, and various activities. Additionally, we plan to add additional square footage to accommodate our growing congregation and provide improved amenities.

Before proceeding further with our plans, we understand the importance of complying with all local regulations, zoning ordinances, and building codes. We wish to ensure that our project aligns with all the requirements set forth by the Seminole County Planning & Development Division. Therefore, we kindly request a pre-application meeting to discuss our project in detail, seek guidance on the permitting process, and ascertain if there are any additional requirements or considerations that we may not be aware of.

We believe that a pre-application meeting will facilitate a smoother and more efficient development process, allowing us to address any concerns or issues upfront. We are committed to working collaboratively with your division to ensure that our renovation and expansion project not only meets all regulatory standards but also enhances our church's ability to serve our community effectively.

Please let us know your availability for a pre-application meeting at your earliest convenience. We are flexible and can accommodate your schedule to ensure that the meeting is as convenient as possible for your team. You can contact me at 423-963-8220 or via email at Ryan@haconstructions.com to coordinate the details of the meeting.

We appreciate your prompt attention to this matter and look forward to discussing our project with you. Thank you for your assistance in helping us make LifePoint Christian Church an even better resource for our community.

****Side note****

You will see a set of plans that is the existing building and another set of what we're planning.

Sincerely,

Ryan Hoffman

Hoffman & Adams Construction

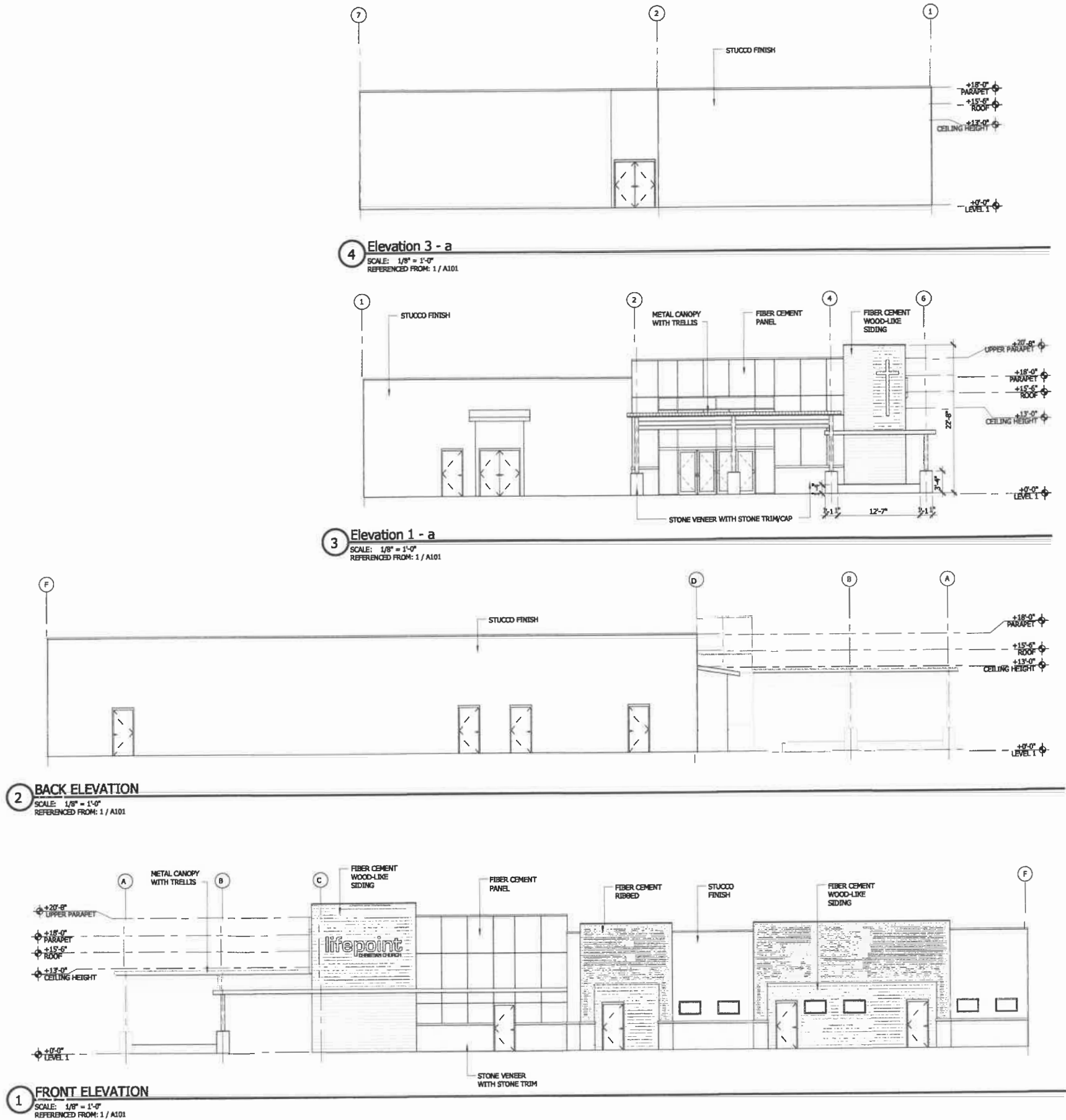
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Scott + Cormia Architecture and Interiors, LLC must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Bring to the architect's attention any deviation from designed conditions and field conditions prior to ordering materials and installing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contractual agreement between the architect and client. Scott + Cormia Architecture and Interiors, LLC expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without the written consent of Scott + Cormia Architecture and Interiors, LLC. The use of these documents for the construction of a project is the sole responsibility of the third party. The third party shall indemnify and hold Scott + Cormia Architecture and Interiors, LLC harmless from and against all claims, damages, costs, collection fees and other costs. 8/29/2023 9:55:15 AM

IF THIS SHEET DOES NOT MEASURE TO 24 x 36, IT HAS BEEN ENLARGED OR REDUCED. ADJUST SCALE ACCORDINGLY.

THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED.

ALWAYS REFER TO THE LATEST DRAWING SET.

EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.



ELEVATION NOTES

- | # | NOTE | REV |
|----|--|-----|
| 1 | EXTERIOR PAINT TO INCLUDE M1 ADDITIVE TO PREVENT MILDEW AND FUNGUS GROWTH. | |
| 2 | PAINT SHALL BE SHERWIN WILLIAMS 25 YR SUPER PAINT OR APPROVED EQ. | |
| 3 | ALL METAL PAINT TO BE ENAMEL BASE. | |
| 4 | GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL EXTERIOR LIGHT FIXTURES FOR APPROVAL BY ARCHITECT AND OWNER, PRIOR TO PURCHASE AND INSTALLATION COMPLYING W/ APPLICABLE ADA GUIDELINES. | |
| 5 | CONTRACTOR TO PAINT ALL EXPOSED PIPES, CONDUITS, DISCONNECTS & JUNCTION BOXES TO MATCH ADJACENT SURFACES. | |
| 6 | CONTRACTOR TO PROVIDE FOR COMPONENTS AND CLADDING A FLORIDA PRODUCT APPROVAL OR NOTICE OF ACCEPTANCE FROM STATE OF FLORIDA AND SHOP DRAWINGS FOR APPROVAL BY ARCHITECT, ENGINEER, AND COUNTY PRIOR TO ORDERING AND CONSTRUCTION. | |
| 7 | ELEVATION HEIGHTS ARE FOR REFERENCE ONLY TO THE ARCHITECTURAL DRAWINGS. SEE CIVIL FOR ACTUAL FLOOR HEIGHT ABOVE SEA LEVEL. CONTACT ARCHITECT OF RECORD IF HEIGHTS DIFFER. | |
| 8 | NO SIGNAGE IS INCLUDED IN THIS PACKAGE. SIGNAGE SHOWN FOR REFERENCE ONLY. ALL SIGNS MUST BE PERMITTED SEPARATELY. | |
| 9 | COLOR SAMPLES TO BE APPROVED BY OWNER BEFORE APPLICATION. IF PRINTED IN COLOR, THESE ELEVATIONS ONLY OFFER A GENERAL REPRESENTATION OF THE SELECTED COLORS. COLORS VIEWED ON A COMPUTER SCREEN AND THEN PRINTED WILL VARY AND WILL NEVER BE AN EXACT REPRESENTATION OF THE ACTUAL PROJECT. REFER TO MANUFACTURER PROVIDED COLOR SAMPLES ONLY FOR FINAL APPROVAL. | |
| 10 | WHERE COLOR IS SHOWN AS BEING SPECIFIC TO ONE MANUFACTURER, AN EQUIVALENT COLOR BY ANOTHER MANUFACTURER MAY BE SUBMITTED FOR APPROVAL. MANUFACTURERS AND MATERIALS SPECIFIED ARE NOT INTENDED TO LIMIT THE SELECTION OF EQUAL COLORS AND PERFORMANCE FROM OTHERS. | |
| 11 | DO NOT TRANSITION PAINT COLORS ON AN EXTERIOR CORNER. ALL COLOR CHANGES SHOULD BE AT INTERIOR CORNERS. UNO. CONTACT ARCHITECT IF A CONFLICT OCCURS. | |
| 12 | PAINT ALL EXPOSED EDGES OF TRIM, INCLUDING EDGES. | |
| 13 | LOUVERS AND PANEL FRONTS SHALL BE SPRAY PAINTED TO MATCH ADJACENT SURFACES, INCLUDING FACTORY FINISHED ITEMS. UNO. BRUSH PAINTING OF THESE ITEMS WILL NOT BE PERMITTED. | |
| 14 | ALL EXTERIOR GLAZING TO HAVE A MAXIMUM U-FACTOR OF 0.40 AND SHGC OF 0.25. | |
| 15 | REFER TO STUCCO NOTES FOR ADDITIONAL INFORMATION. | |

STUCCO NOTES

- | # | NOTE | REV |
|----|---|-----|
| 1 | REFER TO ELEVATIONS FOR CONTROL JOINT LAYOUT. IF NO JOINTS ARE SHOWN, OR IF THE LAYOUT APPEARS TO BE INCOMPLETE, THE REMAINING NOTES AND CRITERIA IN THIS LIST SHALL GOVERN. | |
| 2 | CONTRACTOR SHALL PROVIDE A STUCCO CONTROL JOINT LAYOUT SUBMITTAL FOR REVIEW/APPROVAL BY ARCHITECT. | |
| 3 | INSTALLATION OF SYSTEM SHALL ADHERE TO STANDARDS SET BY ASTM C1063 "STANDARD SPECIFICATION FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER." | |
| 4 | IF CONDITIONS EXIST THAT ARE NOT COVERED BY PROVIDED DETAILS, CONTRACTOR SHALL FOLLOW ACCEPTED INDUSTRY STANDARDS REFERENCED HEREIN, OR SHALL REQUEST NECESSARY INFORMATION FROM DESIGN TEAM. | |
| 5 | CONTROL JOINTS SHALL BE LOCATED TO DELINEATE PLASTERWORK INTO AREAS (PANELS) OF 144 SQFT MAXIMUM FOR VERTICAL SURFACES, AND 100 SQFT MAXIMUM FOR HORIZONTAL AND OTHER NON-VERTICAL SURFACES. | |
| 6 | DISTANCES BETWEEN CONTROL JOINTS SHALL NOT EXCEED 18 FEET O.C. | |
| 7 | CONTROL JOINTS SHALL BE LOCATED AS REQUIRED TO DELINEATE PLASTERWORK INTO AREAS (PANELS) WITH LENGTH-TO-WIDTH RATIOS OF NOT GREATER THAN 2:1. | |
| 8 | CONTROL JOINTS SHALL BE LOCATED WHERE CONTROL JOINTS OCCUR IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER. | |
| 9 | CONTROL JOINTS SHALL BE LOCATED WHERE PLASTERWORK AREAS CHANGE DIMENSIONS, TO DELINEATE RECTANGULAR-SHAPED AREAS (PANELS) AND TO RELIEVE THE STRESS THAT OCCURS AT THE CORNER FORMED BY THE DIMENSION CHANGE. | |
| 10 | EXPANSION JOINTS SHALL NOT BE CONCEALED WITHOUT THE INSTALLATION OF A CONTROL JOINT. | |
| 11 | LATH SHALL NOT BE INSTALLED CONTINUOUS THROUGH CONTROL JOINTS BUT SHALL BE STOPPED AND TIED AT EACH SIDE. | |

SCOTT + CORMIA

ARCHITECTURE + INTERIORS

Scott + Cormia Architecture and Interiors, LLC

429 S. Keller Road, Suite 200
Orlando, Florida 32810

T: 407-660-2766

F: 407-575-3276

AA26002980

www.scottcormia.com

project

LIFEPOINT CHRISTIAN CHURCH

1470 MYRTLE LAKE HILLS RD
LONGWOOD, FL 32750

seal

NOT FOR
BIDDING OR
CONSTRUCTION

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the local authority.

submissions

#	DATE	DESCRIPTION

drawing info

PROJECT # : 22010

DRAWN BY : XXX, XXX, XXX

CHECKED BY : XXX

sheet number

EXTERIOR ELEVATIONS

A301

IF THIS SHEET DOES NOT MEASURE TO 24 x 36, IT HAS BEEN ENLARGED OR REDUCED. ADJUST SCALE ACCORDINGLY.

THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED.

ALWAYS REFER TO THE LATEST DRAWING SET.

EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.

FLOOR PLAN NOTES

NOTE

1 FURNITURE PROVIDED BY TENANT & SHOWN FOR REFERENCE ONLY. UNO. IT IS THE RESPONSIBILITY OF THE FURNITURE VENDOR TO FIELD VERIFY AND ASSURE THAT A MINIMUM OF 44" CLEAR AISLE ACCESS IS PROVIDED THROUGHOUT.

2 REFER TO SHEET A (A22) FOR DIMENSIONED FRAMING PLAN FOR WALL TYPES AND TOP PLATE CONNECTION TYPES.

3 COMMERCIAL KITCHEN EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SHEET SERIES ____ FOR DETAILS.

4 BREAKROOM EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO SHEET SERIES ____ FOR DETAILS.

5 DASHED LINES REPRESENT ITEMS ABOVE. REFER TO REFLECTED CEILING PLAN ON SHEET A (A111).

6 REFER TO LIFE SAFETY SHEETS FOR RATED WALL LOCATION & TYPE.

WALL PHASING

Respective to the views phase, walls are depicted as shown:

EXISTING WALL TO REMAIN

WALL TO BE DEMOLISHED

NEW WALL

SCOTT + CORMIA

ARCHITECTURE + INTERIORS

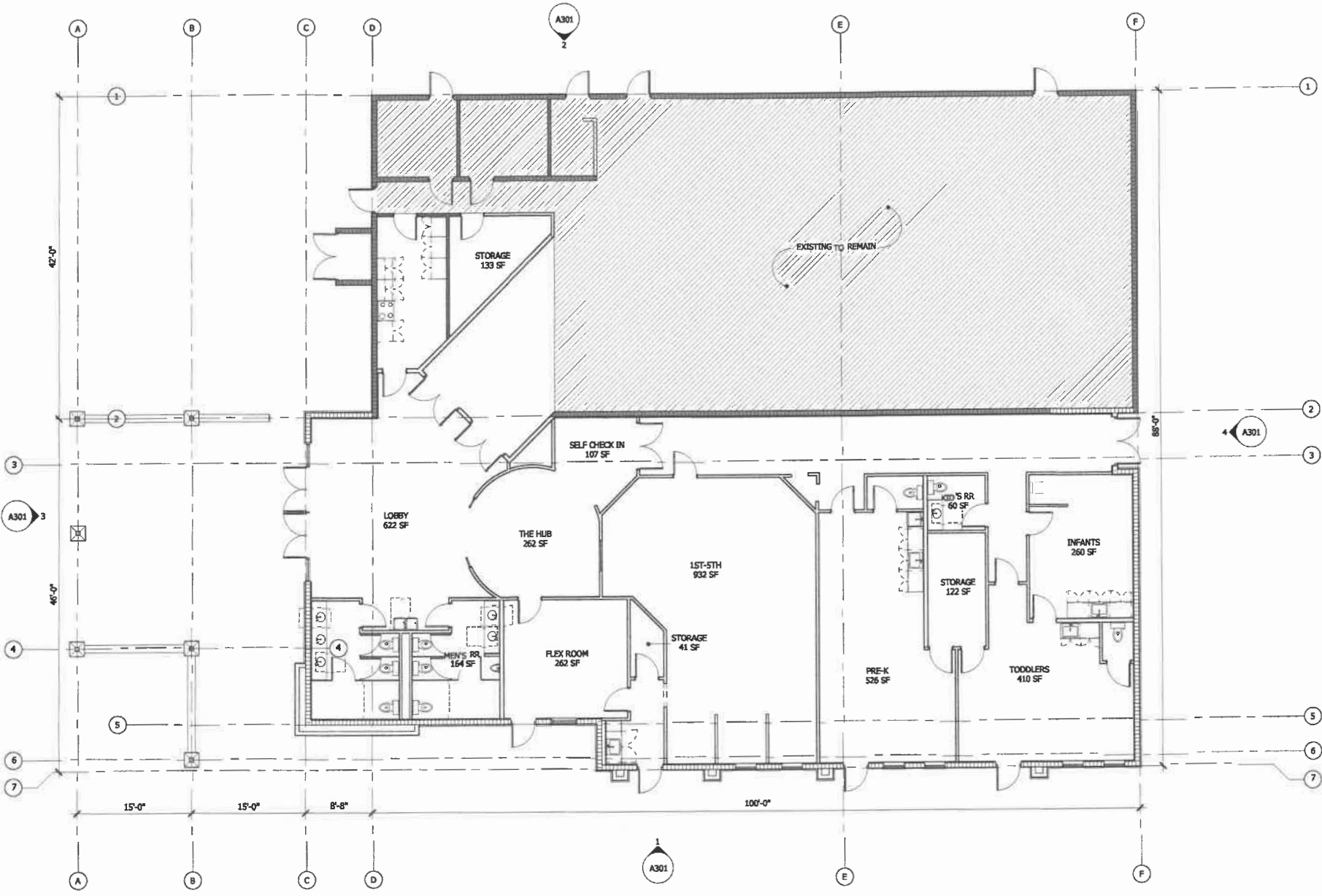
Scott + Cormia Architecture and Interiors, LLC

479 S. Keller Road, Suite 200
Orlando, Florida 32819

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F. 407-675-3276
www.scottcormia.com

AA26002990

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. Scott + Cormia Architecture and Interiors, LLC must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Bring to the architect's attention any deviation from designed conditions and field conditions prior to ordering materials and installing work, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site, unless otherwise provided for under the specific contractual agreement between the architect and client. Scott + Cormia Architecture and Interiors, LLC expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without the written permission and written consent of Scott + Cormia Architecture and Interiors, LLC. In the event of unauthorized use of these documents by a third party, the third party shall be liable to Scott + Cormia Architecture and Interiors, LLC for all damages, including but not limited to, reasonable attorney's fees, court costs, and other costs. 8/16/2023 3:57:31 PM



1 NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"
REFERENCED FROM: 1 / A301

project

LIFEPOINT CHRISTIAN CHURCH
1470 MYRTLE LAKE HILLS RD
LONGWOOD, FL 32750

seal

NOT FOR
BIDDING OR
CONSTRUCTION

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire safety standards as determined by the local authority.

submissions		
#	DATE	DESCRIPTION

drawing info
PROJECT # : 22010
DRAWN BY : XXX, XXX, XXX
CHECKED BY : XXX
sheet number
NEW FLOOR PLAN

TRUE NORTH
A101

DEMOLITION NOTES

NOTE

- 1 DEMOLITION WORK IS TO BE DONE IN ADHERENCE TO THE OWNERS REQUIREMENTS FOR TIME AND DURATION OF HEAVY NOISE. CONTRACTOR TO COORDINATE WITH FACILITY ABOUT HOURS OF WORK, AND USE OF OCCUPIED SPACE.
- 2 SOME MINOR DEMOLITION IS NECESSARY FOR NEW CONSTRUCTION THAT IS NOT NOTED IN THIS PLAN.
- 3 REMOVAL PROCEDURES OF THE EXISTING FISHGIRL CAN VARY DEPENDING ON THE CONDITION OF THE EXISTING SUBSTRATA. NOTIFY ARCHITECT & OWNER IF THERE IS ANY DETRIMENTAL CONDITION SEEN BEYOND THE SCOPE OF WORK.
- 4 CONTRACTOR TO PROTECT IN PLACE EXISTING UTILITIES OR REPAIR AS NEEDED FOR NEW CONSTRUCTION.
- 5 CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING TENANT FIRE RATED WALLS OR PREFABRICATED AS NECESSARY.
- 6 ITEMS IDENTIFIED FOR RE-USE ARE TO BE CAREFULLY REMOVED AND STORED AS DIRECTED BY THE LANDLORD. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER WITH AN INVENTORY OF THESE ITEMS.
- 7 CONFIRM WIDTH & HEIGHT OF DOORS AND HARDWARE. ALERT ARCHITECT OF ANY DISCREPANCIES.
- 8 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING BUILDING AREAS AND FINISHES FROM DAMAGE & SHALL, AT CONTRACTORS EXPENSE, RESTORE TO ORIGINAL CONDITION ANY AREAS OR FINISHES DAMAGED BY THE WORK.
- 9 ELIMINATE ALL OUTLET SWITCHES THAT OULD BE PULLED BACK TO BE REMOVED SHALL HAVE THE WIRING PULLED BACK TO THE J-BOX OR PANEL.
- 11 PATCH & REPAIR WALLS WHICH ARE TO REMAIN WHEN ADJACENT PERPENDICULAR WALLS ARE REMOVED.
- 12 PATCH & REPAIR EXISTING WALLS TO REMAIN WHEN MILLWORK IS REMOVED.
- 13 WHERE NEW FLOORING IS SCHEDULED, REMOVE EXISTING FLOOR FINISH AND PREPARE SURFACE FOR INSTALLATION OF NEW FLOORING, UNO.
- 14 COORDINATE WITH THE ARCHITECT AND LANDLORD TO CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. DIMENSIONS SHOWN ON DEMOLITION DRAWINGS ARE APPROXIMATE.
- 15 REVIEW MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- 16 AT ALL TIMES, THE CONTRACTOR SHALL KEEP ALL REQUIRED EGRESS EXIT PATHS UNOBSTRUCTED, ILLUMINATED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.
- 17 PROVIDE TEMPORARY DUST SECURITY WALLS TYPE AS SHOWN. REMOVE AT END OF PROJECT.
- 18 PROVIDE TEMPORARY PLASTIC DUST BARRIER HUNG FROM CEILING AS SHOWN. TAPE ALL SEAMS AND EDGES. REMOVE AT END OF PROJECT.
- 19 ALL EXISTING, STRAYING OR LOOSE OBJECTS CONNECTED TO ITEMS BEING REMOVED SHALL BE REMOVED AS WELL.
- 20 ERECT TEMPORARY BARRIERS, CLOSURES, PARTITIONS AND CAPS ON DUCTWORK AND SEAL TIGHT TO PREVENT THE SPREAD OF DUST AND DEBRIS FROM THE AREA TO ADJACENT OR NEARBY AREAS THAT REMAIN OCCUPIED AND OPERATIONAL. TEMPORARY WALLS SHALL BE CONSTRUCTED AS NOTED ON SHEET.
- 21 SMOULDER HEADS, SMOKE AND FIRE DETECTION EQUIPMENT MUST BE SHIELDED TO AVOID FALSE ALARMS. COORDINATE WITH FIRE PROTECTION CONTRACTOR.
- 22 CONTRACTOR SHALL REMOVE ALL WIRING, CABLE AND CONDUIT NOT IN USE IN AREAS OF WORK FROM WALLS AND CEILING. COORDINATE WITH BUILDING MANAGER.
- 23 ON REMAINING WALLS ADJACENT TO THOSE BEING DEMOLISHED, EXISTING BASE SHALL BE REMOVED BACK TO NEAREST INSIDE CORNER AND WALLS SHALL BE REPAIRED SO AS TO CREATE A SMOOTH SURFACE READY TO RECEIVE NEW FINISH.
- 24 CONTRACTOR TO CONSTRUCT OR PROVIDE PROTECTION BARRIERS AS NEEDED FOR SAFETY AND TO CONTAIN DUST DUE TO DEMOLITION.
- 25 CONTRACTOR SHALL TAKE CAREFUL MEASURES OUT OF THE WORK AREA THROUGH OPENINGS, DUCTWORK ETC.
- 26 REMOVE EXISTING LOUVER UNITS AND INFILL. BRACING WITH 2x4 OR 2x6 (UN-GRAD) REMOVE EXISTING BLOCK SIDE WALLS SUCH THAT NEW INFILL WALL CREATES CORRECT STAGGERED VERTICAL JOINTS TO CONSTRUCT ACCEPTED FIRE RATED WALL PER UL.
- 27 SEAL ALL GRILLES AND DIFFUSERS AGAINST DUST PRIOR TO BEGINNING CONSTRUCTION. REMOVE ALL SEALS AFTER WORK IS COMPLETE. VERIFY DUSTS ARE FREE OF MOULD AND DEBRIS PRIOR TO OCCUPANCY.
- 28 GENERAL CONTRACTOR SHALL PERFORM NECESSARY CORRECTIVE MEASURES TO ABATE ANY

429 S. Keller Road, Suite 200
Orlando, Florida 32810

t. 407-660-2766
f. 407-875-3276

AA26002980
www.scottdornia.com

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LIFEPOINT CHRISTIAN CHURCH

**1470 MYRTLE LAKE HILLS RD
LONGWOOD, FL 32750**

**NOT FOR
BIDDING OR
CONSTRUCTION**

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority.

submissions

[illegible]

drawing info

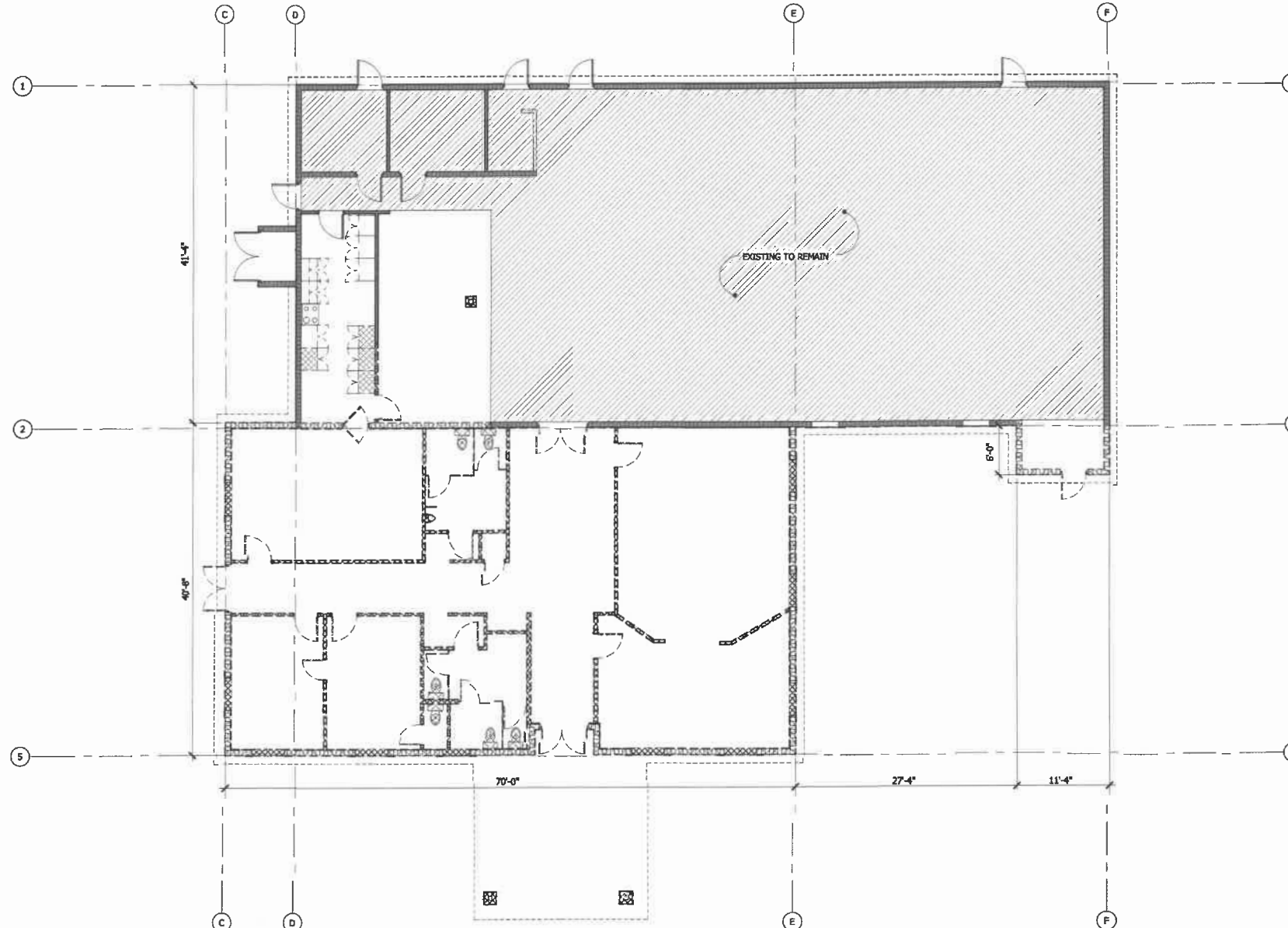
PROJECT # : 22010
DRAWN BY : XXX, XXX, XXX
CHECKED BY : XXX

sheet number

EXISTING FLOOR PLAN

TRUE
NORTH

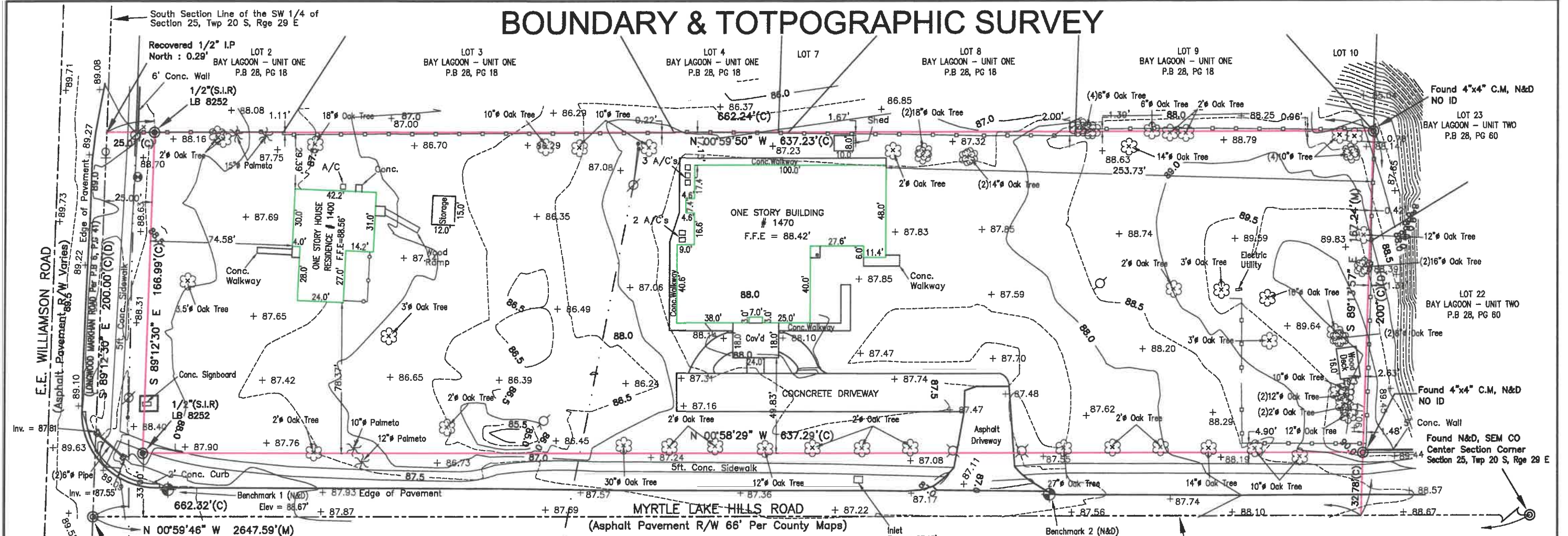
A100



1 DEMOLITION PLAN

SCALE: $1/8" = 1'-0"$
REFERENCED FROM: 1 / A301

BOUNDARY & TOPOGRAPHIC SURVEY

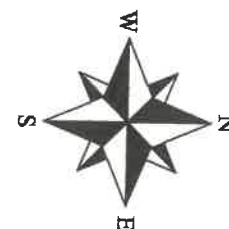


LEGEND

- Set Corner
- Monument found
- Benchmark
- Aluminum Lamp Pole
- Wood Power Pole
- Wood Light Pole
- Water Meter
- Wood Pole Traffic Light
- Calculated Distance
- Deed Distance
- Measured Distance
- (F.I.R.) Found Iron Rod
- (F.I.P.) Found Iron Pipe
- (S.I.R.) Set Iron Rod
- (S.I.P.) Set Iron Pipe
- I.P. Iron Pipe
- Twp Township
- Rge Range
- N&D Nail and Disk
- C.M. Concrete Monument
- P.B. Plat Book
- PG Pages
- Conc. Concrete
- Cov'd Covered
- A/C Air Conditioner
- Guy Wire
- Center Lines
- Property Line
- Wood Rail Fence
- 6ft Wood Fence
- Section Lines
- Overhead Power Lines
- Index Contour elev.
- Interval Contour Elev.
- Spot Elev.

LEGAL DESCRIPTION;

The East 200 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 20 South, Range 29 East, (Less Road Right-of-Way), Seminole County, Florida.



0 50' 100'

SCALE : 1" = 50'

SURVEY DATE: AUGUST 4, 2023

STADIA
SURVEYORS & MAPPERS LLC
535 Stonewall Ave.
Haines City, FL 33844
Tel. 863-303-7296
LB 8252

Certified to;
OWNER: LIFEPOINT CHRISTIAN CHURCH INC

PROPERTY INFORMATION ;
ADDRESS:
1400 EE WILLIAMSON RD
LONGWOOD, FL 32750
OWNER: LIFEPOINT CHRISTIAN CHURCH INC
PARCEL ID : 25-20-29-300-0170-0000
AREA = 2.44 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map #: 12117C0155F
Effective Date: 9/28/2007

PROJECT NO. : 23 - 238
PAGE 1 OF 1

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NGS BENCHMARK PID: DM3962, WITH ELEVATION 78.35'(NAVD88).

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.



SIGNED
RAFAEL ESCOBAR
PSM # 7167
AUGUST 8, 2023

SURVEY NOTES :

- Assumed North based on a Bearing on the EAST Section line of the SW 1/4 of Section 25, Twp 20 S, Rge 29 E, being N 00°59' 46" W, assumed.
- This Survey has been prepared without benefit of Title Abstract and is subject of any Deductions, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other matters of record.
- Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
- No underground utilities or underground encroachments were measured or located as part of this survey.
- Legal description provided by others.
- Only visible and above ground encroachments located.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- Underground portions of footings, foundations or other Improvements were not located.
- The ownership of the fences was not determined.
- The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
- This survey has been prepared for the exclusive use of the person or entities named hereon.
- This map is intended to be displayed at a scale of 1" = 50' or smaller.
- Wall ties are to the face of the wall.

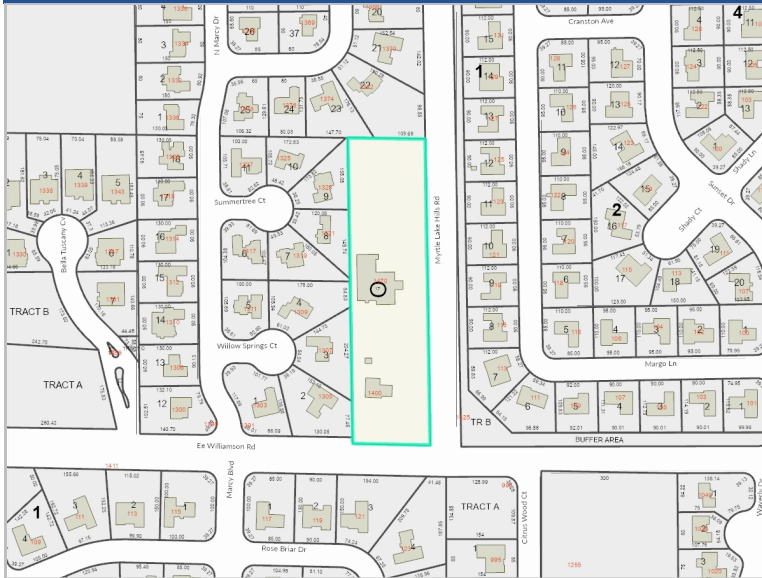
Property Record Card



Parcel 25-20-29-300-0170-0000

Property Address 1400 EE WILLIAMSON RD LONGWOOD, FL 32750

Parcel Location



Site View



25202930001700000 12/05/2021

Parcel Information

Parcel	25-20-29-300-0170-0000
Owner(s)	LIFEPOINT CHRISTIAN CHURCH INC
Property Address	1400 EE WILLIAMSON RD LONGWOOD, FL 32750
Mailing	1400 EE WILLIAMSON RD LONGWOOD, FL 32750-7132
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	71-CHURCHES
Exemptions	36-CHURCH/RELIGIOUS(2014)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$624,435	\$611,596
Depreciated EXFT Value	\$7,337	\$7,069
Land Value (Market)	\$178,744	\$167,050
Land Value Ag		
Just/Market Value	\$810,516	\$785,715
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$17,753
P&G Adj	\$0	\$0
Assessed Value	\$810,516	\$767,962

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$10,456.30 **2022 Tax Savings with Exemptions** \$10,456.30

2022 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 20S RGE 29E
E 200 FT OF SE 1/4 OF SE
1/4 OF SW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$810,516	\$810,516	\$0
SJWM(Saint Johns Water Management)	\$810,516	\$810,516	\$0
FIRE	\$810,516	\$810,516	\$0
COUNTY GENERAL FUND	\$810,516	\$810,516	\$0
Schools	\$810,516	\$810,516	\$0

Sales

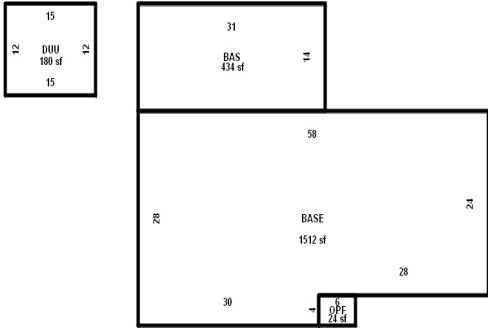
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	02/01/2013	07981	1645	\$100	No	Improved
WARRANTY DEED	02/01/2013	07979	0641	\$810,000	No	Improved
WARRANTY DEED	03/01/2009	07153	1705	\$202,600	No	Improved
WARRANTY DEED	01/01/1975	01045	0866	\$37,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.57	\$69,550.00	\$178,744

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1964	3	1.5	5	1,512	2,150	1,946	CONC BLOCK	\$81,720	\$136,200	Description	Area
												BASE	434.00
												OPEN PORCH FINISHED	24.00
												DETACHED UTILITY UNFINISHED	180.00

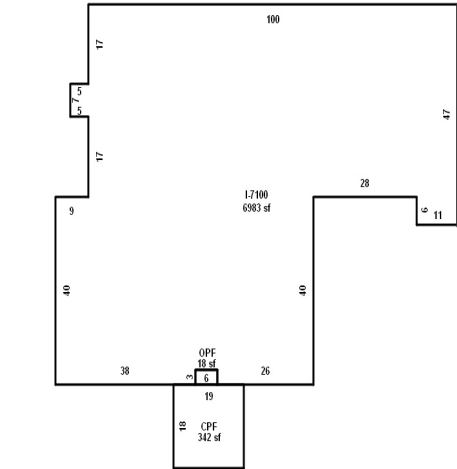


Sketch by Apex Medina™

Building 1 - Page 1

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

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	1977/1994	1	6983.00	CONCRETE BLOCK-STUCCO - MASONRY	\$542,715	\$792,285	Description	Area
								OPEN PORCH FINISHED	18.00
								CARPORT FINISHED	342.00



Building 2 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00127	GREATROOM/UTILITY/STUDY/BATH	County	\$25,404	9/10/1997	1/1/1997
08108	PRIVACY FENCE 6' & 8' HIGH	County	\$1,200		9/1/1999
09820	MISC ELECTRIC WIRING	County	\$600		11/1/1999
20892	GROUND SIGN; PAD PER PERMIT 1440 MYRTLE LAKE HILLS RD	County	\$500		12/15/2005
10083	REROOF	County	\$6,500		9/10/2007
04609	MECHANICAL	County	\$4,200		6/10/2010
09277	ELECTRICAL	County	\$1,000		9/17/2014
06145	ADD CLASSROOM, OFFICE TO CHURCH	County	\$198,464	7/7/1995	9/1/1994
08125	REROOF	County	\$21,000		6/14/2017
19567	1400 EE WILLIAMSON RD: MECHANICAL - COMMERCIAL-	County	\$23,600		11/30/2022

Extra Features				
Description	Year Built	Units	Value	New Cost
CONC UTILITY BLDG	06/01/1964	180	\$1,008	\$2,520
COMMERCIAL CONCRETE DR 4 IN	04/01/1994	3,878	\$6,329	\$15,822

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
15.00	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 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	24

School Information		
Elementary School District	Middle School District	High School District
Woodlands	Rock Lake	Lake Mary

*

10/03/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:42:54
PROJ # 23-80000140 RECEIPT # 0290368

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	<u>50.00</u>
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AMOUNT RECEIVED.....:	<u>50.00</u>
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000198	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	RYAN HOFFMAN	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, **10/20/2023**, in order to place you on the Wednesday, **10/25/2023** meeting agenda.

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

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

PROJECT NAME:	LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION	PROJ #: 23-80000140
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/03/23	
RELATED NAMES:	EP RYAN HOFFMAN	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	25-20-29-300-0170-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO RENOVATE AND EXPAND AN EXISTING CHURCH ON 2.53 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E.E. WILLIAMSON RD	
NO OF ACRES	2.53	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF MYRTLE LAKE HILLS RD, NORTH OF E.E. WILLIAMSON RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	SUNSHINE WATER SERVICES	
WATER UTILITY	SUNSHINE WATER SERVICES	
APPLICANT:	CONSULTANT:	
RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION 13509 GREENTREE DR TAMPA FL 33613 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM	RYAN HOFFMAN HOFFMAN & ADAMS CONSTRUCTION 13509 GREENTREE DR TAMPA FL 33613 (423) 963-8220 RYAN@HACONSTRUCTIONS.COM	

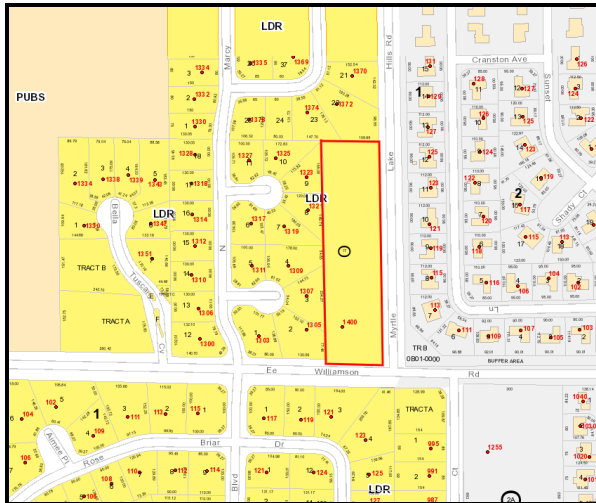
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. A church is a permitted use under the A-1 (Agriculture) zoning classification.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

No.	TYPE	COMMENT
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	Residential zoning to the east will trigger a parking buffer requirement under SCLDC Sec. 30.1287. This is additional to the standard buffer requirements.
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
5.	Buffers and CPTED	A full buffer review will be done at time of site plan review. For a complete buffer review please provide the following information with the site plan application: 1. Net buildable Area. 2. Floor Area Ratio. 3. Impervious Surface Ratio. 4. Building Height in feet. This is used to calculate the land use intensity of the site.
6.	Buffers and CPTED	A landscape plan must be submitted with the site plan. For each buffer, provide a calculation that indicates: (a) length of buffer; (b) required number of plant units per 100'; (c) plant unit selected; (d) number of each type of plant to be provided (i.e., canopy, understory, shrubs).
7.	Buffers and CPTED	Existing trees may be used for buffer purposes.
8.	Buffers and CPTED	Where overhead utilities are present, plant unit type C must be used.
9.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
10.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 7th Edition (2020) Florida Building Code - Existing Building.
11.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.

12.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.
13.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.
14.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
15.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.
16.	Comprehensive Planning	The subject property is in the Wekiva Study Area and the proposal should comply with the Objective FLU 13. Under these provisions, the maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses.
17.	Comprehensive Planning	The future land use (FLU) is Low Density Residential (LDR) which allows for houses of worship per FLU-127 of the Seminole County Comprehensive Plan.
18.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service this development.
19.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
20.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)
21.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
22.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
23.	Planning and Development	The proposed use is permitted in current Zoning District designation.

24.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
25.	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the adjacent city.
26.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
27.	Planning and Development	A minimum of 25% open space is required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources
28.	Planning and Development	Parking requirements for churches, temples, and places of worship are 1 space per 5 seats in the main auditorium. The minimum parking stall size is 10 feet X 20 feet.
29.	Planning and Development	The applicant will be required to submit a Site Plan that meets all the requirements of the Seminole County Land Development Code, including but not limited to; minimum parking requirements; building setbacks, landscape buffers, and open space.
30.	Planning and Development	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. (Sec. 40.83)
31.	Planning and Development	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.
32.	Planning and Development	The building setback for the south and east perimeter is 50 feet, and 10 feet for the north and west perimeter. The maximum building height is 35 feet.
33.	Planning and Development	The proposed additions are permitted under the A-1 zoning classification as long as the expansion is directly related to the Church use.
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.

35.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.022 and will have specific fire and life safety requirements as defined in FAC 69A.
36.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (fire hydrants) shall be provided per section 18.3 of NFPA 1. If no municipal water supply is available, onsite water storage will be required for fire protection.
37.	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
38.	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"
39.	Public Works - Engineering	The proposed project is located within the Soldiers Creek drainage basin.
40.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
41.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope east towards Myrtle Lake Hills Rd.
42.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Any new proposed impervious area will need to be addressed. All impervious area will need to be properly managed for water quality and attenuation in a stormwater management system.
43.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .

44.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER	CONTACT
Comprehensive Planning	Review Complete	Tyler Reed	treed@seminolecountyfl.gov (407) 665-7398
Impact Analysis Coordination	No Review Required	William Wharton	wwharton@seminolecountyfl.gov (407) 665-5730
Public Works - Engineering	Review Complete	Jose Gomez	jgomez@seminolecountyfl.gov (407) 665-7383
Buffers and CPTED	Review Complete	Maya Athanas	mathanas@seminolecountyfl.gov (407) 665-7388
Planning and Development	Review Complete	Maya Athanas	mathanas@seminolecountyfl.gov (407) 665-7388
Environmental Services	No Review Required	James Van Alstine	jvanalstine@seminolecountyfl.gov (407) 665-2014
Natural Resources	Review Complete	Sarah Harttung	sharttung@seminolecountyfl.gov (407) 665-7391
Public Safety - Fire Marshal	Review Complete	Matthew Maywald	mmaywald@seminolecountyfl.gov (407) 665-5177
Building Division	Review Complete	Tony Coleman	acoleman@seminolecountyfl.gov (407) 665-7581

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1169

Title:

9:20AM (ZOOM) FDOT TRUCK PARKING FACILITY - PRE-APPLICATION

Project Number: 23-80000143

Project Description: Proposed Rezone for a truck parking facility on 17.39 acres in the PD Zoning District located on the west side of Monroe Rd, south of Orange Blvd

Project Manager: Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)

Parcel ID: 21-19-30-511-0A00-0000+++

BCC District: 5-Herr

Applicant: Megan Owens (386) 943-5140

Consultant: Molly Devivero (407) 331-6116



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

PROJ. #: 23-80000143

Received: 10/10/23 Paid: 10/10/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: FDOT District 5 Central Corridor Truck Parking Facility - Seminole County Site
 PARCEL ID #(S): 21-19-30-511-0A00-0000; 21-19-30-511-0000-0020; 21-19-30-511-0000-0010; 21-19-30-502-0400-0000;
 21-19-30-511-0000-0030; 16-19-30-5AC-0000-026B; 16-19-30-5AC-0000-026E
 TOTAL ACREAGE: 17.32 AC BCC DISTRICT: District 5
 ZONING: PD & A-1 FUTURE LAND USE: HIPTI; High Intensity Planned Development
 -Target Industry

APPLICANT

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PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Construction of a State owned and maintained truck parking facility.

STAFF USE ONLY

COMMENTS DUE: 10/20	COM DOC DUE: 10/26	DRC MEETING: 11/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: HIPTI	LOCATION: on the west side of Monroe Rd, south of Orange Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 10/27

The intent of this project is to construct a Florida Department of Transportation owned and maintained truck parking facility to maximize the parking count on the selected site. The site is located in Seminole County between I-4 to the west and U.S. 17 (Monroe Road) to the east. The site is also bordered by Orange Boulevard to the north and School Street to the south.



D5 Truck Parking Facility Central Corridor

Seminole County, Florida

FPID 446445-1-32-01

Design Narrative and Documentation

Interim Print October 2023

Prepared By:

Bentley Group Inc.

651 West Warren Ave. Suite 200

Longwood, Florida 32750

Molly A. deVivero, P.E., State of Florida, Professional Engineer, License No. 64860

This item has been digitally signed and sealed by

on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Design Documentation

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SECTION 1 Project Description and Summary of Project Requirements

A. Introduction

The intent of this project is to construct a Florida Department of Transportation owned and maintained truck parking facility to maximize the parking count on the selected site. The site is located in Seminole County between I-4 to the west and U.S. 17 (Monroe Road) to the east. The site is also bordered by Orange Boulevard to the north and School Street to the south.

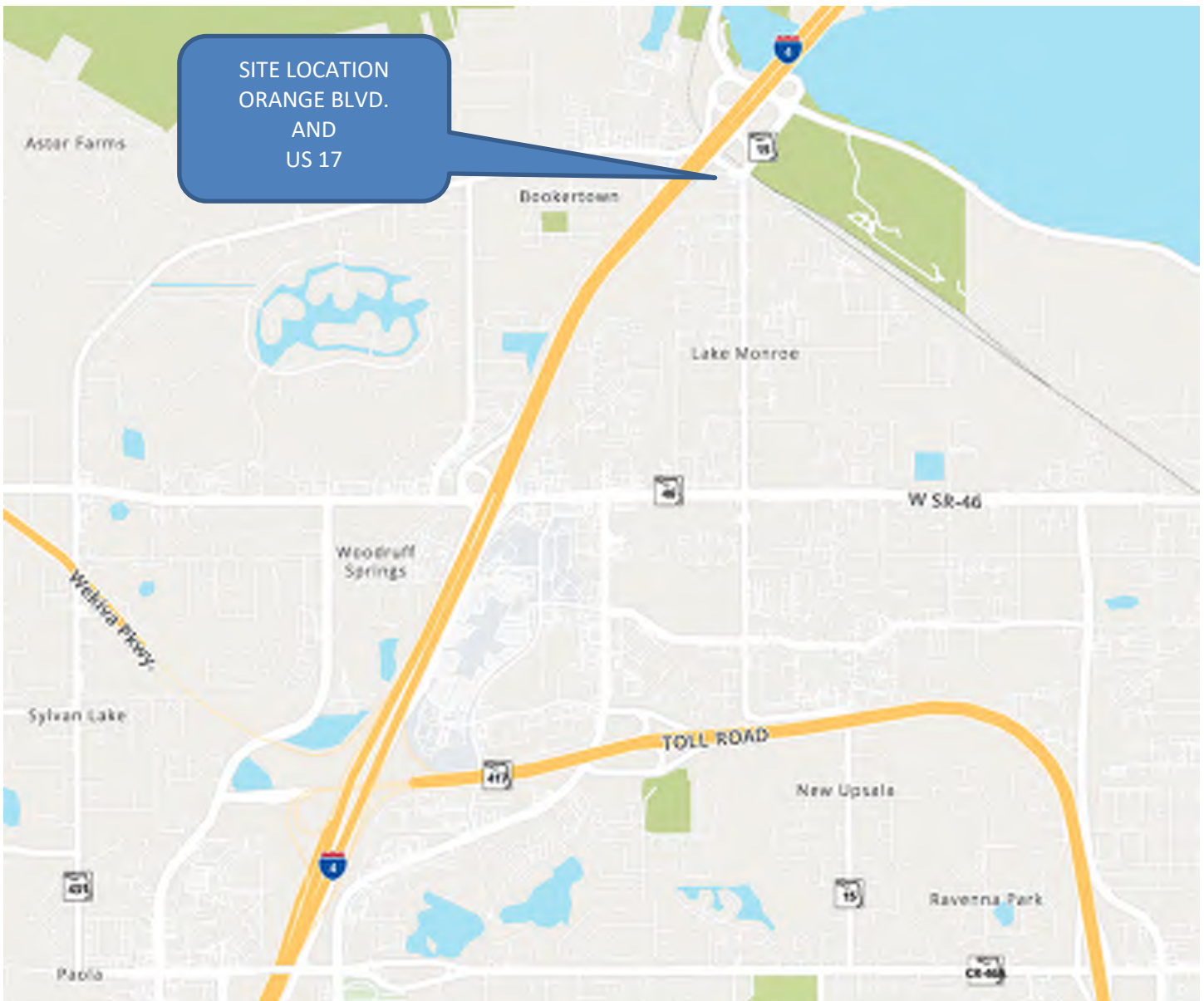


Figure 1: Project Location Map

Design Documentation

The selected site was evaluated in a Project Development and Environmental (PD&E) study for Truck and Freight Alternative Site Analysis (TFASA) for the I-4 corridor within Osceola, Orange, Seminole and Volusia counties. The PD&E study was completed under FPID 447724-1-22-01. The following documentation generated as part of the PD&E study was made available by the Department and used for the development of this design documentation.

- TFASA PD&E Study “Next Steps for Project Development” Memo dated 8/31/22: Refer to Section 1.C for project requirements and refer to Appendix E for a copy of this memorandum.
- TFASA PD&E Study Natural Resources Technical Memorandum (NRTM) dated September 2022: Refer to Section 1.D for project impacts and Appendix E for a copy of this memorandum.
- TFASA PD&E Study Final Project Traffic Analysis Report (PTAR) dated September 2022: Refer to Section 1.E for project impacts and Appendix E for a copy of this memorandum.
- TFASA PD&E Study Contamination Screening Evaluation Report (CSER) dated August 2022: Refer to Section 1.F for project impacts and Appendix E for a copy of this memorandum.
- TFASA PD&E Study Conceptual Drainage Report FINAL dated August 2022: Refer to Section 1.G for project impacts and Appendix E for a copy of this memorandum.
- TFASA PD&E Study Comment & Coordination Report dated August 2022: Refer to Appendix E for a copy of this memorandum.
- TFASA PD&E Study Draft Preliminary Engineering Report dated July 2022: Refer to Appendix E for a copy of this memorandum.

The following subsection summarizes the recommendations of the PD&E documents received as of January 1, 2023, outline scoped facility requirements, document design criteria and provide an overview of facility programming. In the following subsections *items in red italic are outstanding elements, tasks specifically omitted from the scope of this project or design that will be developed for future submittals.*

B. Proposed Project Facilities

Scope Defined Facility Requirements

- Include accommodations for tandem trucks
- Include area for mobile truck repair vehicle
- Advanced signage
- Electrical charging (EV) station infrastructure
- Truck Parking Availability System TPAS implementation and CCTV monitoring
- Enclosed pet area with pet waste bag dispenser and waste receptacle
- Windshield wash area

Facility Design Manual Defined Facility Requirements

- Maintenance, vending and visitor parking
- Truck parking (design vehicle and accommodations for tandem trucks)
- Security staff parking
- Facility fencing
- Maintenance building
- Dumpster enclosure
- Site lighting
- Pavilions
- Waste Receptacles

Design Documentation

PD&E Defined Facility Requirements

- Designated and signed as truck parking facility
- No limit on truck parking durations
- Landscape and pond buffers

Scope excluded items and justification

- Air compressor (most truck drivers carry portable tire compressors; this function can also be provided by a mobile truck repair vehicle)

C. Specific PD&E Commitments for the Seminole County Site

The following items are commitments made and implementation measures identified in the “Next Steps for Project Development” PD&E memorandum dated 8/31/2022.

- Provide a landscape buffer (size not specified) along Orange Boulevard to provide visual buffer. No specific buffer requirement minimum widths were noted within the PD&E documentation. Therefore, Bentley will proceed using a buffer width of 25 feet will be allotted. This width is consistent with the minimum buffer width required along SR 46, reference Seminole County Land Development Code (SCLDC) Sec. 30.1205. The 25’ buffer will contain a berm along Orange Boulevard.
- A commitment was made to Seminole County to provide a large buffer along US 17/92 with extensive plantings and a pond.
- Provide a tight radius return and raised island on School Street to prevent trucks from exiting and traveling west
- Provide signage for trucks exiting the site to travel east on School Street
- Provide signage for trucks to turn right at the eastbound approach to US 17/92 at School Street for SR 46 access to I-4
- A signalized entrance at School Street is proposed for the I-4 Beyond the Ultimate Segment 3 (BtU3) project as recommended in the PD&E Final PTAR
- Coordination with the I-4 BtU3 team for the realignment of Orange Boulevard and the pond storage capacity defined herein

D. PD&E Environmental Recommendations

The PD&E natural resources technical memorandum was prepared to assess the project site and identify potential impacts to natural resources within the site including impacts to habitat for protected species, wetlands and surface waters. The conclusion of the memorandum is that the proposed project will not jeopardize the continued existence of protected species and/or will not result in the destruction or adverse modification of critical habitat. The memorandum noted that the project will directly impact approximately 1.4 acres of wetlands. The following table from the noted memorandum identifies the species that were evaluated and project effect determinations.

Common Name	Scientific Name	Status	Effect Determination
Florida scrub jay	<i>Aphelocoma coerulescens</i>	FT	NO EFFECT
Burrowing owl	<i>Athene cunicularia floridana</i>	ST	NAEA
Little blue heron	<i>Egretta caerulea</i>	ST	NAEA
Tricolored heron	<i>Egretta tricolor</i>	ST	NAEA
Southeastern American kestrel	<i>Falco sparverius Paulus</i>	ST	NEA
Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST	NAEA
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEMA/ MBTA	--
Eastern black rail	<i>Laterallus jamaicensis jamaicensis</i>	FT	NO EFFECT
Wood stork	<i>Mycteria americana</i>	FE	MANLAA
Roseate spoonbill	<i>Platalea ajaja</i>	ST	NAEA
Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	FT	NO EFFECT
Everglade snail kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	NO EFFECT
Southern fox squirrel	<i>Sciurus niger niger</i>	M	--
West Indian manatee	<i>Trichechus manatus</i>	FT	NO EFFECT
Florida black bear	<i>Ursus americanus floridanus</i>	M	--
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT	MANLAA
Gopher tortoise	<i>Gopherus polyphemus</i>	C/ST	MANLAA
Florida pine snake	<i>Pituophis melanoleucus mugitis</i>	ST	NEA
Many-flowered grass-pink	<i>Calopogon multiflorus</i>	ST	NEA
Chapman's sedge	<i>Carex chapmannii</i>	ST	NAEA
Sand butterfly pea	<i>Centrosema arenicola</i>	SE	NO EFFECT
Pygmy Fringe-tree	<i>Chionanthus pygmaeus</i>	FE	NO EFFECT
Okeechobee gourd	<i>Cucurbita okeechobeensis</i>	FE	NO EFFECT
Rugel's pawpaw	<i>Deeringothamnus rugelii</i>	FE	NO EFFECT
Hartwrightia	<i>Hartwrightia floridana</i>	ST	NAEA
Star anise	<i>Illicium parviflorum</i>	SE	NAEA
Nodding pinweed	<i>Lechea cernua</i>	ST	NEA
Florida spiny-pod	<i>Matelea floridana</i>	SE	NEA
Celestial lily	<i>Nemastylis floridana</i>	SE	NAEA
Florida beargrass	<i>Nolina atopocarpa</i>	ST	NEA
Florida willow	<i>Salix floridana</i>	SE	NAEA
Clasping warea	<i>Werea amplexifolia</i>	FE	NO EFFECT

MANLAA = May Affect, Not Likely to Adversely Affect

NEA = No Effect Anticipated

NAEA = No Adverse Effect Anticipated

FE = Federally Endangered

FT = Federally Threatened

SE = State Endangered

SF = State Threatened

M = Managed

C = Candidate

Natural Resources Evaluation
September 2022

26

Truck and Freight Alternative Analysis PD&E Study
FPID 447724-1

Figure 2: Table 7: Proposed Effect Determinations for Protected Species (From the PD&E NRTM for Seminole County Site 1B)

The project design includes determination of final wetland impact total area. As coordinated with the St. Johns River Water Management District, historical onsite wetland were mitigated in a previous Environmental Resource Permit.

PD&E Traffic Recommendations

The following recommendations were made within the PD&E PTAR.

- Trucks leaving the site will be signed for a left turn only onto School Street toward US 17
- Trucks traveling eastbound on School Street will be signed for a right turn onto US 17 to return to I-4 via SR 46
- Signalization of the intersection of School Street and US 17 was not a recommendation of the PTAR but will be incorporated into the BtU3 project for the realignment of Orange Boulevard
- The design takes into consideration the future I-4 BtU3 project consisting of a full signalized intersection at School Street. A preliminary concept included in the PTAR is provided below. The plans include the line work provided by the Department for the Orange Boulevard realignment at School Street.



Figure 3: Conceptual Interchange Configuration (From the PD&E PTAR)

E. PD&E CSER Findings and Recommendations

The following finds of the CSER will affect the design or right of way clearing.

- Hydrologic Features
 - Not located within an OFW
 - Located within St. Johns River Water Management District (SJRWMD) WBID 2893C – St Johns River Above Wekiva River, not impaired for nutrients but is within BMAP and TMDL of the Middle St. Johns River
 - Hydraulic Soil Group A/D
- Environment Risk
 - Phase I will be completed by the PD&E team.

F. PD&E Recommended Stormwater Management Plan

The volumetric recommendations and analysis within the PD&E Conceptual Drainage Report Final (CDRF) are preliminary and the conceptual design pond configuration is based on preliminary seasonal high-water table (SHWT) and wetland hydraulic information. The PD&E report required treatment and attenuation volume (RT+AV) was estimated to be 6.16 ac-ft; the PD&E reports estimated conceptual design RT+AV was 6.32 ac-ft; the PD&E reports' estimated pond area was 4.01 acres.

The PD&E CDRF documents a needed attenuation volume of 1.43 ac-ft and a treatment volume of 0.56 ac-ft be included in the pond design in addition to that needed for the project area to be utilized by the future *I-4 Beyond the Ultimate* project.

G. PD&E Noted Services Deferred to the -32 Design Phase

The following tasks were identified to be completed in the -32 (design phase) scope of services in the "Next Steps for Project Development" PD&E memorandum dated 8/31/2022; or included in the scope of services as standard Environmental Clearances and Reevaluation effort.

- Completion of a Cultural Resources Assessment Survey (reference June 7, 2022, email from Catherin Owen to Megan Owens excluding CRAS design services) Note: the executed contract did keep the design team member SEARCH on the contract)
- Design year noise impacts will be completed by the PD&E team.
- Level I CSER will be completed by the PD&E team.
- Addition environmental analysis and verification of need including COA, SCE and noise will be completed by the PD&E team. Re-eval needed instead of COA.
- Species specific surveys and permitting
- PD&E team is reviewing the utilities to conduct the UAP.
- Level II CSER will be completed by the FDOT CAR contractor as applicable subsequent to the Level I CSER. This will be coordinated by FDOT PLEMO and the PD&E Study Team in coordination with the Design Team.

H. Design Criteria

- FDOT 2020 Facilities Design Manual
- FDOT Design Manual
- FDOT Drainage Manual
- FDOT Design Standards
- FDOT Florida Green Book
- FDOT Flexible Pavement Design Manual

Design Documentation

- FDOT Rigid Pavement Design Manual
- Florida Building Codes

I. Facility Design & Programming (Site/parking; building)

As a starting point for designing the Truck Parking restroom facilities, Bentley reviewed the 2020 Building Facilities Design Manual (BFDM). Since the BFDM does not currently contain standardized guidance for a Truck Parking Facility, Bentley considered the design requirements for rest areas and weigh stations. The following sections note similarities and key differences.

1. Similar to a typical rest area, the truck parking facility design is intended to serve a transitory user group.
2. The rest area facility is open for use 24/7/365; weigh station facilities may close intermittently.
3. Security is a predominant factor in the layout of both facilities.
4. Rest area, restroom fixture unit count and parking capacity are typically sized based on 20-year ADT projections. (Standardization of rest area facilities provided for small and large restroom building sizes based on ADT projections of 35,000 and 70,000 vehicles respectively). By contrast, weigh station parking capacity may be influenced by ADT projections; however, weigh stations are not subject to a specific BFDM requirement.

Although there are similarities to standard rest area and weigh station design, there are also key differences between the proposed truck parking facility and these standard facilities that must also be considered:

1. The intended user group for this facility will be limited to the professional trucking industry.
2. The truck parking facility use is transitory similar to a typical rest area, but the requirements are different. The expected duration of a user's stay at a rest area may be anywhere from 10 minutes to an hour; in general, long duration and extended overnight stays are discouraged. By contrast, federal law requires truck drivers to rest 10 hours for every 14-hour driving window; a truck parking facility must therefore accommodate extended stops. The need for extended stops is also apparent by current driver behavior at existing rest areas. FDOT will not limit the parking duration for truck parking facilities unlike rest area facilities.
3. The truck parking facility use is transitory similar to a typical weigh station. However, weigh stations/inspection stations are designed to accommodate a much lower parking capacity. The greater parking capacity of the proposed truck parking facility means the restroom facilities must be scaled larger to accommodate the use.
4. Security considerations will also need to scale upward based on the larger parking capacity.
5. This facility is focused on a specific user group as opposed to typical rest areas. Therefore, calculations utilizing ADT data is based on the specific trucking industry user group.
6. Based on truck only ADT calculations, the fixture count requirements for the facility will not coincide with standardized rest area fixture requirements contained in the BFDM.
7. Since the targeted users are expected to remain on site for extended periods, consideration must be given to providing amenities suitable to this user group.

To address the differences between a dedicated truck parking facility and a rest area with respect to fixture counts, Bentley prepared a technical memorandum to establish minimum fixture count requirements based on the 2020 Florida Plumbing Code. A subsequent team's meeting was conducted with Central Office, CO, to discuss the memorandum. CO team members determined that the approach defined in the memorandum was reasonable, consistent with truck weight station facilities, sound and defensible. Refer to Appendix A for a copy of meeting

Design Documentation

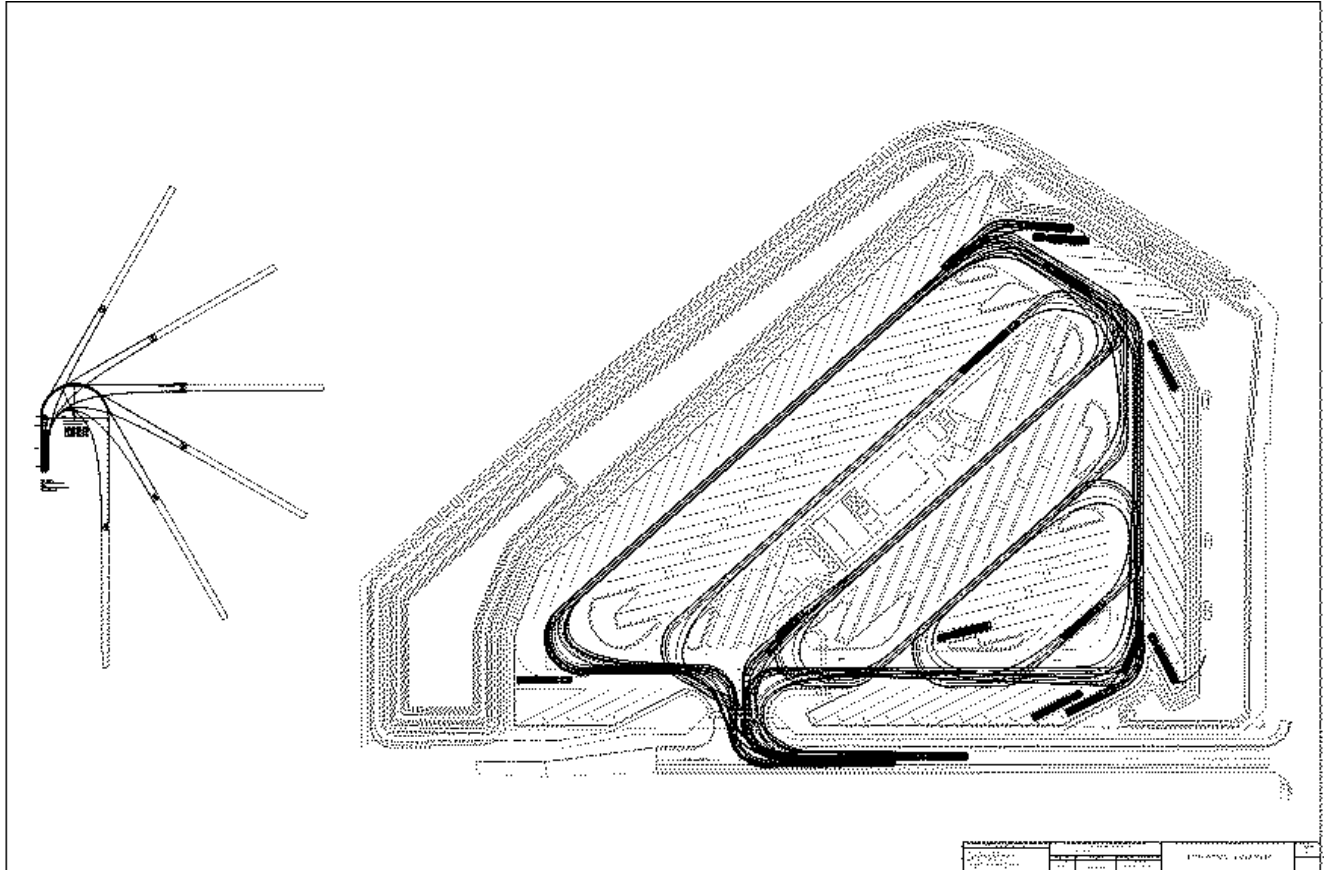
minutes, the technical memorandum and email coordination with CO. The minimum fixture count recommendations included in the memorandum are as follows based on total parking spaces provided or fraction thereof:

- Parking count less than 50 spaces:
 - 1 water closet, 1 lavatory, 1 water fountain and 1 service sink
- Parking count equal to 50 spaces and less than 150 spaces:
 - 1 water closet and 1 lavatory for every 25 spaces and 1 water fountain
 - 1 service sink for every 100 spaces
- Parking count equal to or greater than 150 spaces:
 - 1 water closet and 1 lavatory for every 25 spaces and 1 water fountain
 - 1 service sink for every 100 spaces
 - 1 unisex restroom for every 150 spaces

SECTION 2 Design Documentation and Project Criteria

A. AutoTurn Analysis

The autoturn analysis included in Appendix B utilizes the FDOT design vehicle Florida Interstate Semitrailer (WB-62FL). For oversized vehicle used in the autoturn analysis to demonstrate accommodating larger trucks is the WB-109D. The use of the WB—109D is not intended to imply that it is the design vehicle for this site.



B. Parking

The parking facility is designed to maximize the number of parking spaces by utilizing both pull through and back in parking. While back in parking is not the preference for truck parking facilities, due to the restricted right of way it is a viable solution. The parking angle is 27 degrees to better facilitate parking maneuvers. To aid in turning and parking maneuvers, one way drive aisle are 25 feet in width and two way drive aisles are 50 feet.

C. Building

1. Life Safety – Restroom Building

- The building adheres to the requirements of the 2020 editions of the Florida Building Code, the Florida Building Code, Accessibility, the Florida Building Code, Mechanical, and the Florida Building Code, Plumbing. Other codes also adhered to are the Florida Fire Prevention Code, 7th edition, and the 2017 edition of NFPA 70, National Electrical Code.
- The building is designed to be a Type IIB, unprotected, un-sprinklered building.

- The building is to be primarily a business occupancy, with an occupant load of 31. The remaining area of the building is storage occupancy, with an occupant load of 2. The total occupant load of 33 was utilized to determine the required exit widths.
- As mentioned previously, the plumbing fixture counts required were based on the number of parking spaces (1 fixture for every 25 parking spaces). This calculation accommodates the needs of the occupants at the facility, and far exceeds the requirements based under the Florida Building Code.

2. Life Safety – Restroom Building

- The building adheres to the requirements of the 2020 editions of the Florida Building Code, the Florida Building Code, Accessibility, the Florida Building Code, Mechanical, and the Florida Building Code, Plumbing. Other codes also adhered to are the Florida Fire Prevention Code, 7th edition, and the 2017 edition of NFPA 70, National Electrical Code.
 - The building is designed to be a Type IIB, unprotected, un-sprinklered building.
 - The building is to be primarily a storage occupancy, with an occupant load of 2. The total occupant load of 2 was utilized to determine the required exit widths.
3. Roof stormwater drainage calculations for all structures within the facility are based on 10.1" of rainfall per hour. Both the gutter and downspout sizes are derived from both the roof size and the hourly rainfall used.
 4. LEED Certification: The truck parking facility is to be commissioned per LEED v.4.1 SD+C: NC guidelines and requirements. The project goal is to achieve LEED Certified under the LEED Green Building Rating System. The structures that will not be a part of the LEED certification are the picnic pavilions and the maintenance building. The detailed information is illustrated under the Basis of Design (BOD) and the Owner's Project Requirements (OPR) documents that are under a separate cover.
 5. Refer to Appendix J for the detailed documentation of the building envelope requirements. The buildings are based off section C402 within the Florida Building Code, Energy Conservation, 7th Edition.

D. Drainage

1. Drainage calculations are on-going and will be provided under separate cover with the Phase II Submittal. The items highlighted in this section are the general key design requirements and do not intend to take the place of the drainage design narrative and report.
2. I-4 BTU Volume Commitment: Treatment volume = 0.56 ac-ft.; Attenuation volume = 1.43 ac-ft This requirement has been discussed with the BtU design team and coordination is ongoing with the BtU calculations to ensure the required project treatment and attenuation volumes are provided without including the same project area twice.
3. SJRWMD Criteria:

Water Quality: Due to the relatively high ground water table the stormwater attenuation and treatment will be accomplished utilizing wet detention ponds. The SJRWMD water quality standards for wet detention pond design are:

- One inch (1") of runoff over the drainage area or two and a half inches (2.5") of runoff from the impervious areas. The drainage area included in the design is the total site / property area plus any new roadway area or modified roadway area for access to the facility. Recovery of the water quality treatment volume is to be accomplished through an orifice with the invert set at the average wet seasonal water table elevation and sized to drawdown one-half of the treatment volume between 24 and 30 hours after the design storm event. No more than one-half of the treatment volume can be discharged within the first 24 hours.
- A pre versus post nutrient loading analysis is required as the project is within the Middle St. Johns River basin with a defined Best Management Action Plan and total maximum daily load requirements for nitrogen and phosphorus as noted above.

The wet pond, Pond 100, volumes will be augmented by a retention pond, Pond 200, in order to provide the total required treatment and attenuation volumes while providing pretreatment to meet nutrient loading requirements.

Water Quantity: As previously noted, the project is an open basin; therefore, the post-developed peak discharge, volume and rate, is to be equal to or less than the pre-developed peak discharge for the 25-year/24-hour and mean annual storm events using SJRWMD rainfall depths and the Natural resources Conservation Service (NRCS) Type II Florida Modified 24- hour rainfall distribution with an antecedent moisture condition II.

Wet Detention Pond Configuration Requirements:

- Length to width ratio of 2:1
- Permanent pool volume (PPV) size d to provide a 14-day residence time
- At least 30% of the wet pond surface area is to consist of a littoral zone with 1:6, vertical to horizontal, slope or flatter
Or
An additional 50% of the required PPV
Or
Dry pre-treatment equal to the treatment volume required for retention, underdrain, exfiltration or swale systems
- Maximum pond depth of 12 feet and a mean pond depth between 2 and 8 feet
- Side slopes are not to exceed 1:3, vertical to horizontal, measured from the control water (orifice) elevation to two feet below the control water elevation

The project as designed:

- Meets the SJRWMD wet detention pond volume criteria
- A littoral zone between elevations 7.50' and 5.50' will be provided for Pond 100

4. FDOT Criteria

Water Quality: As required by the SJRWMD

Water Quantity: For open basins subjected to historical flooding the post-development discharge shall not exceed the pre-development discharge for the critical duration storm (1-hour through 3-day) up to the 100-year storm. Otherwise as required by the SJRWMD.

Maintenance Berm: 20-foot minimum berm between the control elevation and the right of way line with at least 15 feet closest to the pond having a slope of 1:8 or flatter. Inside edge of maintenance berm shall have a minimum radius of 30 feet at the freeboard elevation.

Freeboard: One foot (1') elevation difference between the maximum design stage and the inside edge of maintenance berm.

Side Slopes: 1:4, vertical to horizontal slope or flatter above the control water elevation (or retention pond bottom) and 2' below the control water elevation.

Fencing: Install fences around ponds only when a documented maintenance need for restricted access has been demonstrated. The installation of fencing around stormwater ponds requires a Design Variation. Where approved, make sure fences are context sensitive and do not detract from the appearance of the ponds or adjoining property.

When requesting the approval of a Design Variation to install fence around stormwater management facilities, the conditions below, when properly documented, typically are acceptable justifications for ponds designed to be permanently wet (permanent design water depth of two feet or greater):

- Above-water pond slopes steeper than 1:4 are unavoidable. Note: Stormwater permits typically require wet ponds to be fenced when the above-water slopes of the pond are steeper than 1:4. Ponds that enjoy the benefit of fence at the right-of-way line need no additional fencing around them.
- A hidden hazard occurs within five feet of the water's edge.
- The site is likely to experience significant exposure to children or the elderly.

5. School Street Drainage

The proposed design includes travel lane widening, shoulders, and a sidewalk for truck maneuverability and public safety from the entrance of the truck parking facility east to the connection of US 17. Due to the existing elevations at the roadway connection points, southern boundary elevations of the right of way, existing discharge locations for the properties to the south, and existing Seminole County utilities; the entirety of the improvements can not be captured in a manner that directs stormwater runoff to the proposed on-site ponds. The proposed design will capture the northern portions of the improvements to the extent possible by the roadway grading, however the southern portion of the road will continue to flow as in the existing condition to the elliptical pipe directed under US 17 and ultimately to Lake Monroe. The treatment volume provided in the ponds (which ultimately discharge to Lake Monroe) will include the required treatment volume for the school street improvements.

6. Secondary System design

The secondary system will meet the design criteria set forth in the FDOT Drainage Manual, Chapter 3.

The proposed development will utilize a curb and gutter closed system (piped inlets to the proposed stormwater ponds) as much as practical.

Closed flumes are being utilized on-site in some areas to eliminate sumped conditions within Pond 200 and along the south side to School Street to minimize impacts to existing utilities and reduce the directly connected impervious areas. The use of the closed flumes permits the use of a shallow swale between the back of curb and southern right of way line to ensure existing flow patterns are maintained.

E. School Street

The reconstruction limits of School Street will shift the alignment slightly north to avoid impacts to other properties and existing utilities. School Street has a posted speed limit of 25 MPH. School Street is a local road with a C3C context classification. Refer to Appendix H for the School Street Context Classification Review. The commitment to Seminole County for School Street between US 17 and just west of the parking facility entrance is for a 38' roadway section consisting of 2 – 12' lanes, 2 – 5' shoulders and Type F curb and gutter. Near the west edge of the parking lot entrance a traffic separator is required to discourage right turn movements from the truck parking. An 8' sidewalk is required along the northerly back of curb connecting to the US 17 sidewalk and terminating in the parking lot. Where not in conflict with the commitments made to Seminole County, the Florida Green Book, FGB, (Manual of Uniform Minimum Standards for Design Construction and Maintenance for Streets and Highways) design criteria for a local roadway with C3 context classification is used.

Design Speed: A 25-mph design speed is utilized for School Street is consistent with the subject property, truck parking, the fact that no other properties have direct access to School Street in the reconstruction limits of this project and commitment to install the Seminole County requested traffic separator just west of the truck parking entrance. The use of a 25-mph design speed is consistent with the FBG.

Table 3 – 1 Minimum and Maximum Design Speed (mph)

Facility ¹		AADT (vpd)	Terrain	Design Speed (mph)
Freeways	Rural	All	Level and Rolling	70
	Urban	All	Level and Rolling	50 – 70 ²
Arterials	Rural	All	Level	60 – 70
			Rolling	50 – 70
	Urban	All	All	30 – 60 ³
Collectors	Rural	≥ 400	Level	60 – 65 (50 mph min for AADT 400 to 2000)
			Rolling	50 – 65 (40 mph min for AADT 400 to 2000)
		< 400	Level	40 – 60
			Rolling	30 – 60
	Urban	All	All	30 – 50 ³
Local	Rural	≥ 400	Level	50 – 60
			Rolling	40 – 60
		< 400	Level	30 – 50
			Rolling	20 – 40
	Urban	All	All	20 – 30 ⁴

Footnotes:

1. Urban design speeds are applicable to streets and highways located within designated urban boundaries as well as those streets and highways outside designated urban boundaries yet within small communities or urban like developed areas. Rural design speeds are applicable to all other rural areas.
2. A design speed of 70 mph should be used for urban freeways when practical. Lower design speeds should only be used in highly developed areas with closely spaced interchanges. For these areas a minimum design speed of 60 mph is recommended unless it can be shown lower speeds will be consistent with driver expectancy.
3. Lower speeds apply to central business districts and in more developed areas while higher speeds are more applicable to outlying and developing areas.
4. Since the function of urban local streets is to provide access to adjacent property, all design elements should be consistent with the character of activity on and adjacent to the street, and should encourage speeds generally not exceeding 30 mph.

Stopping Site Distance: The minimum stopping sight distance for School Street is 155 feet.

Table 3 – 4 Minimum Stopping Sight Distance

Design Speed (mph)	Stopping Sight Distance (feet)						
	Level (≤ 2%)						
		Downgrades			Upgrades		
		3%	6%	9%	3%	6%	9%
20	115	116	120	126	109	107	104
25	155	158	165	173	147	143	140
30	200	205	215	227	200	184	179
35	250	257	271	287	237	229	222
40	305	315	333	354	289	278	269
45	360	378	400	427	344	331	320
50	425	446	474	507	405	388	375
55	495	520	553	593	469	450	433
60	570	598	638	686	538	515	495
65	645	682	728	785	612	584	561
70	730	771	825	891	690	658	631

Source: 2011 AASHTO Greenbook, Table 3-1 Stopping Sight Distance on Level Roadways and Table 3-2 Stopping Sight Distance on Grades.

Horizontal Alignment: The alignment of School Street within the limits of this project is a tangent section. The reconstruction limits of School Street will be a normal crown section with a cross slope of 0.015 until the transition point to tie to existing. The cross slope will transition to a continuous cross slope of 0.011+/- . The slope transition rate does not exceed 1:100. The horizontal alignment is shifted northward from the existing alignment to allow construction of the Seminole County required typical section and associated drainage structures within the existing right of way of School Street. The existing School Street right of way narrows considerably west of the intersection with US 17. The final configuration of the realignment of Orange Boulevard within the limits of the I-4 BtU3 project will need to be coordinated with the final alignment of School Street west of US 17.

Table 3 – 13 Superelevation Transition Slope Rates

Number of Lanes in One Direction	High Speed Roadways				Low Speed Roadways		
	Design Speed (mph)				Design Speed (mph)		
	25-40	45-50	55-60	65-70	25-35	40	45
1-Lane & 2-Lane	1:175	1:200	1:225	1:250	1:100	1:125	1:150
3-Lane	---	1:160	1:180	1:200			
4-Lane or more	---	1:150	1:170	1:190			

High Speed Roadways:

1. The length of superelevation transition is to be determined by the relative slope rate between the travel way edge of pavement and the profile grade, except that the minimum length of transition is 100 feet.
2. For additional information on transitions, see the [Standard Plans, Index 000-510](#).

Low Speed Roadways:

1. The length of superelevation transition is to be determined by the relative slope rate between the travel way edge of pavement and the profile grade, except that the minimum length of transition is 50 feet for design speeds 25-35 mph and 75 ft. for design speeds 40-45.
2. A slope rate of 1:125 may be used for 45 mph under restricted conditions.
3. For additional information on transitions, see [Standard Plans, Index 000-511](#).

The southside of School Street transitions to the existing alignment with

C.4.b Maximum Deflections in Alignment without Curves

The point where tangents intersect is known as the point of intersection (PI). Although the use of a PI with no horizontal curve is discouraged, there may be conditions where it is necessary. The maximum deflection criteria without a horizontal curve are as follows:

- Flush shoulder and curbed roadways with design speed 40 mph and less is 2° 00' 00".

**Table 3 – 12 Minimum Radii (feet) for Design Superelevation Rates
Low Speed Local Roads ($e_{max} = 0.05$)**

e - ft/ft	Design Speed (mph)							
	10	15	20	25	30	35	40	45
0.05	16	41	83	149	240	355	508	675
0.045	16	41	85	152	245	363	520	692
0.04	16	42	86	154	250	371	533	711
0.035	16	42	87	157	255	380	547	730
0.03	16	43	89	160	261	389	561	750
0.025	16	43	90	163	267	398	577	771
0.02	17	44	92	167	273	408	593	794
0.015	17	45	94	170	279	419	610	818
0.01	17	45	95	174	286	430	627	844
0.005	17	46	97	177	293	441	646	871
0	18	47	99	181	300	454	667	900
-0.01	18	48	103	189	316	480	711	964
-0.02	19	50	107	198	333	510	762	1038
-0.03 ¹	19	52	111	208	353	544	821	1125
-0.04 ¹	20	54	116	219	375	583	889	1227
-0.05 ¹	20	56	121	231	400	628	970	1350

1. Negative superelevation values beyond -0.02 feet per foot should be used only for unpaved surfaces such as gravel, crushed stone, and earth.

Vertical Alignment: The vertical alignment of School Street within this section is controlled by existing the vertical alignment of US 17 and the alignment of School Street west of the project limits. The criteria for the vertical alignment of School Street is the Florida Green Book for Local Road, C3 and design speed of 25-mph. The only land using having direct access to School Street within the limits of this project is the truck parking facility.

Table 3 – 16 Maximum Grades (in Percent)

Type of Roadway	Level Terrain												Rolling Terrain											
	Design Speed (mph)												Design Speed (mph)											
	20	25	30	35	40	45	50	55	60	65	70	20	25	30	35	40	45	50	55	60	65	70		
Freeway ¹	---	---	---	---	---	---	4	4	3	3	3	---	---	---	---	---	---	5	5	4	4	4		
Arterial	Rural	---	---	---	---	5	5	4	4	3	3	---	---	---	---	---	6	6	5	5	4	4		
	Urban	---	---	8	7	7	6	6	5	5	---	---	---	9	8	8	7	7	6	6	---	---		
Collector ²	Rural	7	7	7	7	7	7	6	6	5	---	---	10	10	9	9	8	8	7	7	6	---		
	Urban	9	9	9	9	9	8	7	7	6	---	---	12	12	11	10	10	9	8	8	7	---		
Local ³	Rural	8	7	7	7	7	7	6	6	5	---	---	11	11	10	10	10	9	8	7	6	---		

Source: 2011 AASHTO Greenbook, Tables 5-2, 6-2, 6-8, 7-2, 7-4, 8-1.

Notes: 1. Grades 1% steeper than the value shown may be provided in urban areas with right of way constraints.

2. Short lengths of grade (< 500 feet in length), one-way downgrades, and grades on low volume collectors may be up to 2% steeper than the grades shown above.

3. Residential street grade should be as level as practical, consistent with surrounding terrain, and less than 15%. Streets in commercial or industrial areas should have grades less than 8%, and flatter grades should be encouraged.

Table 3 – 17 Maximum Change in Grade Without Using Vertical Curve

Design Speed (mph)	20	25	30	35	40	45	50	55	60	65	70
Maximum Change in Grade in Percent	1.20	1.10	1.00	0.90	0.80	0.70	0.60	0.50	0.40	0.30	0.20

Topic # 625-000-015
Manual of Uniform Minimum Standards
for Design, Construction and Maintenance
for Streets and Highways

2018

Table 3 – 18 Rounded K Values for Minimum Lengths Vertical Curves (Stopping Sight Distance)

(Based upon an eye height of 3.50 feet and an object height of 2 feet above the road surface)											
L = KA L = Length of Vertical Curve, A = Algebraic Difference of Grades in Percent											
Design Speed (mph)	20	25	30	35	40	45	50	55	60	65	70
K Values for Crest Vertical Curves	7	12	19	29	44	61	84	114	151	193	247
K Values for Sag Vertical Curves	17	26	37	49	64	79	96	115	136	157	181
<ul style="list-style-type: none"> The length of vertical curve must never be less than three times the design speed of the highway. Curve lengths computed from the formula $L = KA$ should be rounded upward when feasible. The minimum lengths of vertical curves to be used on collectors, arterials and freeways are shown in the table below: 											
Minimum Lengths for Vertical Curves on Collectors, Arterials, and Freeways (feet)											
Design Speed (mph)	50			60			70				
Crest Vertical Curves (feet)	300			400			500				
Sag Vertical Curves (feet)	200			300			400				

Design Documentation

As noted above, the project area for pond volume calculations includes that portion of School Street that is being reconstructed with Type F curb and gutter to facilitate site ingress and egress. However, due to the hydraulic gradients and connectivity requirements of off-site facilities, not all of the School Street modifications can be routed to this project's stormwater management system. For that part of the improved School Street that cannot be routed to the system, compensating storage will be provided by the continued inclusion of the area in the calculations. In addition, the School Street discharge under US 17 will be maintained and the post volume of

F. Utility Coordination

1. OneCall: A OneCall design ticket was submitted July 22, 2022.
2. AUN: Advanced Utility Notifications were submitted to the UAOs on July 21, 2022. 8

Refer to Appendix C for a copy of the 811 design ticket, the AUN and Utility Status Sheet

G. Utility Design

The utility provider for potable water, fire protection and sanitary sewer is Seminole County Environmental Services (SCES). Seminole County owns and maintains a 12" PVC water main along the southerly edge of pavement of Orange Boulevard, a 12" (material not known) water main along the westerly edge of pavement of US 17 and a 12" DIP water main along the southerly edge of pavement of School Street. SCES also has an out of service 12 AC (asbestos cement) water line in a 25' wide utility easement along the project's westerly right-of-way line, easterly right-of-way line of SR 400/I-4. SCES has requested that this easement remain active and the utility lines within the easement remain in place. Within the same 25' utility easement is a retired 10" AC force main. SCES has an 8" and a 10" force main along the southerly right of way of Orange Boulevard and south of the 12" pvc water main, an 8" (material not known) force main along the westerly right of way of US 17 and an 8" pvc force main along the northerly edge of pavement of School Street.

The current utility design proposes a force main connection to the existing force main in Orange Boulevard. The potable water line connection is proposed to tap the water main in School Street. The existing fire hydrants within School Street will be relocated behind the School Street sidewalk. Utility design and coordination is ongoing. Following the Phase I submittal VVH locations will be provided to the design team SUE firm ECHO for horizontal and vertical locates to determine and finalize the final utility routes. Utility demand calculations and utility sizes will be included in the Phase II submittal for early coordination with Seminole County Public Utilities immediately following the Phase II ERC resolution.

Power yards have been provided for future EV and Shore Power stations.

SECTION 3 Optional Pipe Material (*Pending Effort*)

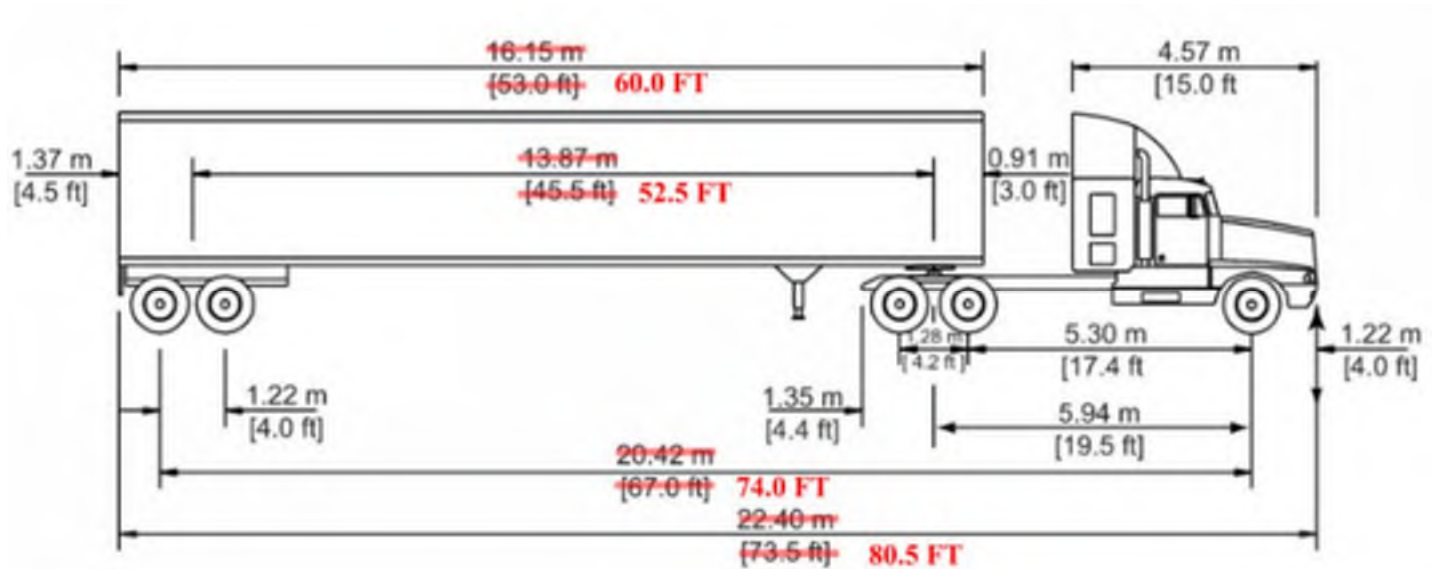
SECTION 4 BASE CLEARANCE ANALYSIS (PRELIMINARY PENDING PROJECT GEOTECHNICAL EXPLORATION)

Pending receipt of authorization to access the site and obtain the design borings, historical geotechnical reports for other projects over the subject site have been used to estimate a seasonal high ground water table (SHWT) elevation. The SHWT elevation is estimated to be elevation 7.5' NAVD 88. Refer to Appendix G for the tabulation of boring information and sketches.

SECTION 5 VE Coordination and Recommendations

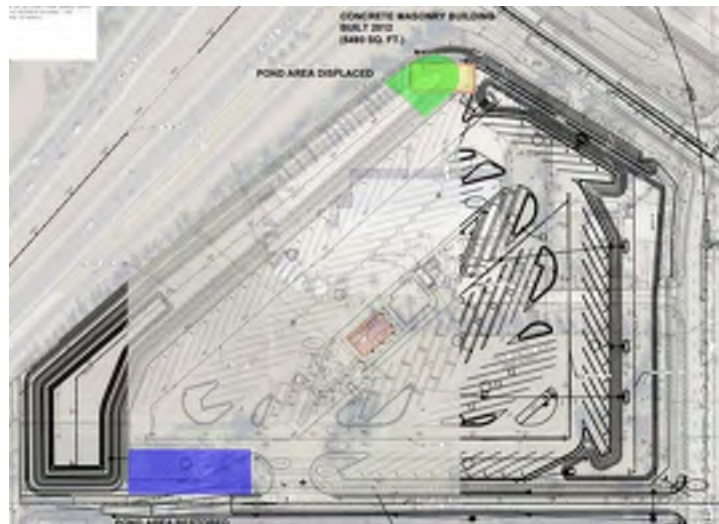
A Value Engineering analysis was performed for the PD&E project. As part of the VE effort the following recommendations were made with respect to the Seminole County site only, including “all site” comments, with the following discussions and/or responses.

Recommendation #18: Utilize a WB-67 Modified truck, as redlined below, as the control vehicle in lieu of the WB-109 to reduce pavement area:



Response: The WB-109 is not considered the controlling vehicle for this project. The design vehicles are the WB-62 FL and the WB-67D. The WB-109 was used in an AutoTurn evaluation to verify that should the Turnpike be closed with traffic routed to I-4, the WB-109 could access the site and navigate through it. Therefore, there was no design objection to using the WB-67 Mod as a control vehicle. The WB-67 Mod is accommodated within the site layout which is intended to accommodate the “average driver skill” for the above design vehicles. Therefore, this recommendation was **accepted by Bentley with no site changes made to “reduce” pavement footprint thereby restricting turning maneuvers.** The AutoTurn analysis for the WB-67 Mod is included here in.

Recommendation #19: Repurpose existing building.

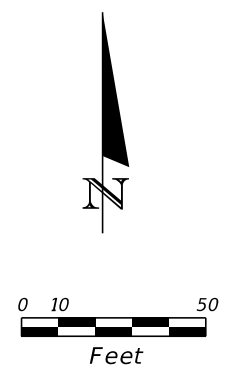
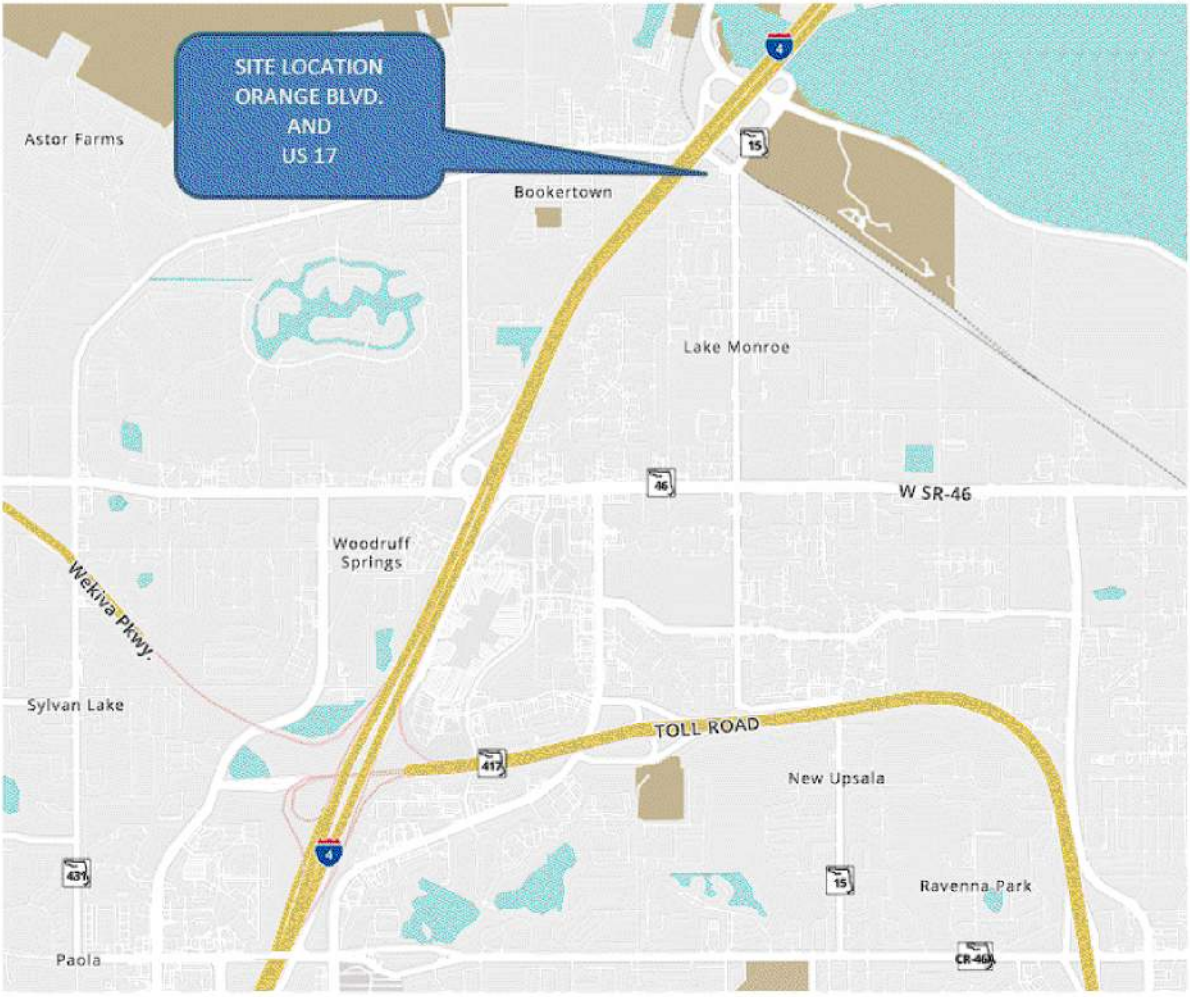


Bentley recommends rejection of this recommendation based on the following disadvantages:

- Building was originally constructed in 2012 under obsolete building code and wind load criteria
- SCPA Data: Stone Veneer with wood or metal studs
- Building modification costs cannot be determined without an evaluation of the existing building and building systems
- Building system modifications anticipate
 - Openings
 - Roof
 - Plumbing
 - Slab
 - Electrical
 - HVAC
 - Exterior Finishes
- To determine the extent of building modifications needed, the original plans would need to be obtained along with any modifications from the owner. An existing field assessment of the building condition would also be required.
- The existing building would not be centrally located as requested by the trucking industry input.
- The existing building's finished floor elevation is approximately 12.4' NAVD 88, or approximately 1' below the top of proposed pond maintenance berm and at the current design site low point elevation resulting in the need for a pond covering a larger site area to provide the same treatment and attenuation volumes
- Redesign of the site would be required with a decrease in truck parking.

The final VE Resolution Memorandum is pending as of 7/19/2023.

AREAS:
SITE AREA 754,425.89 SF, 17.32 AC
OFF SITE PROJECT AREA* 78,885.25 SF, 1.81 AC
TOTAL PROJECT AREA 833,311.14 SF, 19.13 AC



PROFESSIONAL/OWNER	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
MOLLY A. BENTLEY, P.E. LICENSE NUMBER: 64660 BENTLEY GROUP INC. 651 WEST WARREN AVENUE, SUITE 200 LONGWOOD, FLORIDA 32750	ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	SR 400	SEMINOLE	446445-1-52-01

SHEET NO.
1

THE MATERIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-2.004, F.A.C.

1. ONE NON-ACCESSIBLE EV & SP SPACE IS OVER SIZED.
2. ALL ACCESSIBLE TRUCK PARKING SPACES ARE OVER SIZED.
3. ALL OVER SIZED TRUCK PARKING SPACES ARE 15' WIDE WITH AN INTERLOCK DIMENSION GREATER THAN 80' FEET
4. ALL STANDARD TRUCK PARKING SPACES ARE 15' WIDE WITH AN INTERLOCK DIMENSION OF 80'.
5. AREA SHOWN HERE ON AS DELIVERIES IS FOR VENDING DELIVERIES AND OVERSIZE MAINTENANCE VEHICLES. THE AREA WILL BE SIGNED FOR DELIVERIES ONLY.
6. SIGNING AND MARKING SHOWN HERE ON IS PRELIMINARY.
7. PET WASTE BAG AND RECEPTACLE STATIONS WILL BE PROVIDED IN THE PET ENCLOSURE AND AT VARIOUS LOCATIONS THROUGHOUT THE SITE. LOCATIONS ARE TO BE DETERMINED.
8. THE INTENT OF THE LAYOUT SHOWN IS FOR TRUCK TO BACK IN PARK BASED ON THE DIRECTIONAL ARROWS SHOWN WITH THE EXCEPTION OF THE CENTRAL ISLAND SPACES EITHER SIDE OF THE RESTROOM BUILDING. THE ACCESSIBLE AND EV/SP SPACES IN THIS LOCATION ARE INTENDED TO BE PULL IN SPACES.

PARKING:	
ACCESSIBLE TRUCK PARKING	4 SPACES (3 EV/SP SPACES)
ACCESSIBLE TRUCK PARKING REQUIRED	4 SPACES
EV & SP TRUCK PARKING	20 EV/SP SPACES (15%)
STANDARD WB-62FL PARKING	108 SPACES
OVER SIZED TRUCK PARKING	4 SPACES
TOTAL TRUCK PARKING SPACES	133 SPACES
STAFF & VISITOR STD. PARKING	5 SPACES
STAFF & VISITOR ACCESSIBLE PARKING	1 SPACE
REQUIRED ACCESSIBLE PARKING	1 SPACES
TOTAL STAFF & VISITOR PARKING	6 SPACES

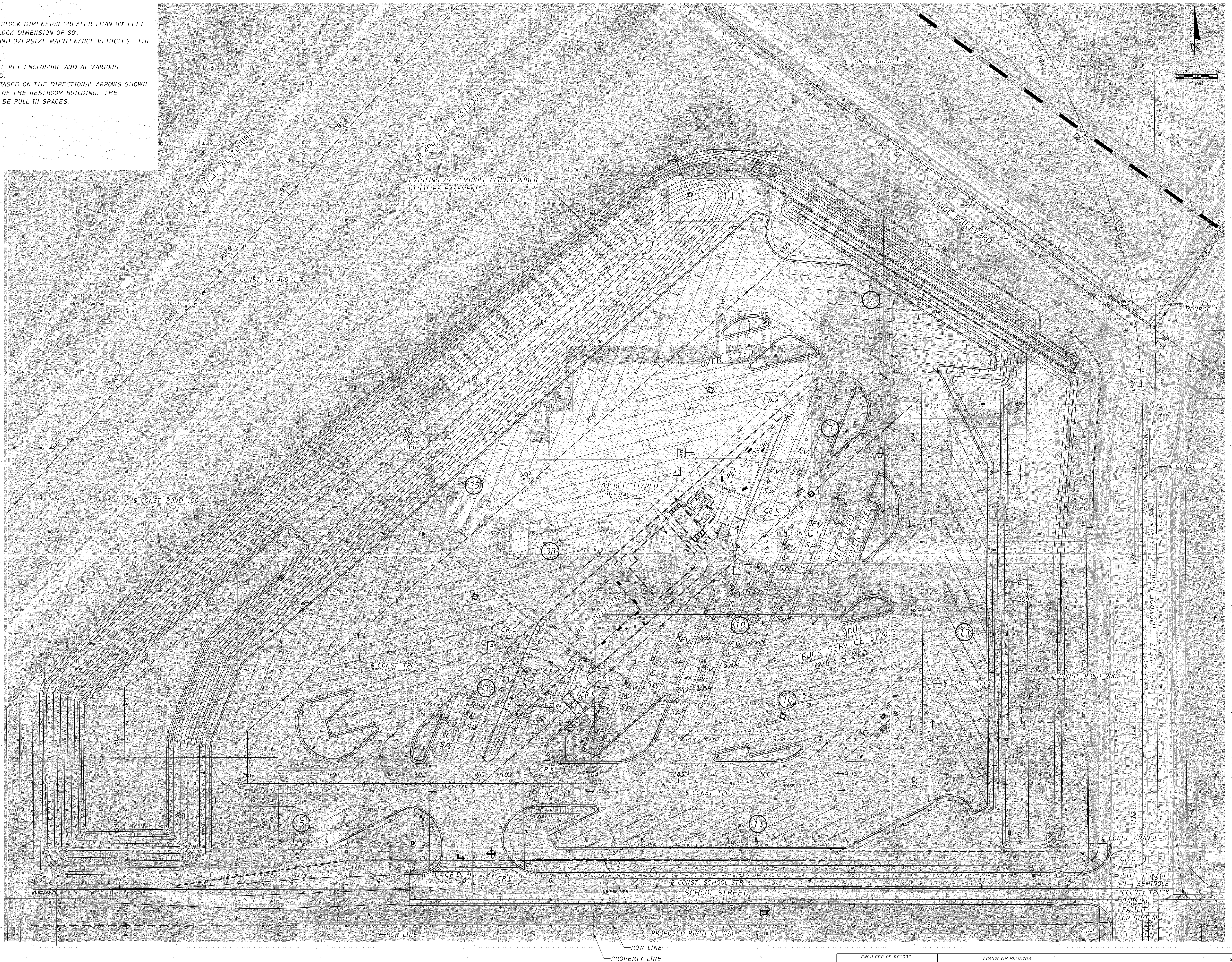
SITE AREA	754,425.89 SF, 17.32 AC
OFF SITE PROJECT AREA*	78,885.25 SF, 1.81 AC
TOTAL PROJECT AREA	833,311.14 SF, 19.13 AC
SITE IMPERVIOUS AREA	517,423.83 SF, 11.88 AC
OFF SITE IMPERVIOUS AREA*	48,870.92 SF, 1.12 AC
TOTAL IMPERVIOUS AREA	566,294.75 SF, 13.00 AC
SITE PERVIOUS AREA	237,002.06 SF, 5.44 AC
OFF SITE PERVIOUS AREA*	30,014.33 SF, 0.69 AC
TOTAL PERVIOUS AREA	267,016.39 SF, 6.13 AC

MOBILE REPAIR:
MOBILE UNIT 1 SPACE
REPAIR VEHICLE SPACE 1 SPACE

EV	ELECTRIC VEHICLE
MRU	MOBILE REPAIR UNIT
SP	SHORE POWER
WS	WINDSHIELD WASH

KEY NOTES REPRESENTED WITH A  IN PLAN VIEW

A 14' X 26' PAVILION
B 3,500 SF FOR FUTURE EV & SP POWER YARD WITH BLOCK WALL
C SCREEN ENCLOSURE
D RAISED (6") EQUIPMENT DRIVE
E TRANSFORMER PADS (1-225 KVA FOR RR BLDG AND 1- TBD FOR
F POWER YARD)
G LIFT STATION
H RESTROOM AND MAINTENANCE BUILDING BACKUP GENERATOR
I MAINTENANCE BUILDING AND DUMPSTER ENCLOSURE
J WASTE AND RECYCLE RECEPTACLES CONCRETE SLAB (4.5' X 2.5')
K TYPICAL OF 22 AS SHOWN
L 6' LONG BENCHES UNDER RESTROOM BUILDING CANOPY, TYPICAL
M OF 5 AS SHOWN
N 25' FLAG POLE (US FLAG)
O 20' FLAG POLE (POW FLAG)
P 20' FLAG POLE (STATE FLAG)



ENGINEER OF RECORD MOLLY A. DEVIVERO LICENSE NUMBER: 64860 BENTLEY GROUP INC. 651 WEST WARREN AVENUE, SUITE 200 LONGWOOD, FLORIDA 32750	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
	ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	SR 400	SEMINOLE	446445-1-52-01

SHEET
NO.

Property Record Card

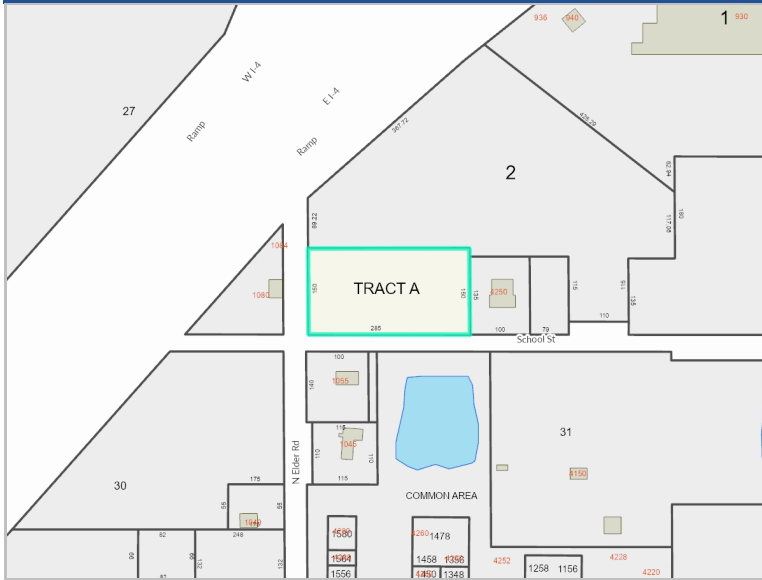


Parcel 21-19-30-511-0A00-0000

Property Address ,

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
Parcel	21-19-30-511-0A00-0000		
Owner(s)	LAKE MONROE I-4 CENTER PROPERTY OWNERS ASSN INC		
Property Address	,		
Mailing	C/O SPT PO BOX 84000 SAN DIEGO, CA 92138-4000		
Subdivision Name	LAKE MONROE I-4 CENTER		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	1020-VAC COMM RETENTION/CONSERVATION/ROADS/COMMON AREA		
Exemptions	None		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)			
Land Value Ag			
Just/Market Value		\$0	\$0
Portability Adj			
Save Our Homes Adj		\$0	\$0
Amendment 1 Adj		\$0	\$0
P&G Adj		\$0	\$0
Assessed Value		\$0	\$0

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$0.00
2023 Tax Bill Amount	\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT A LAKE MONROE I-4 CENTER PLAT BOOK {82} PAGES {47-50}

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

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp

Land					
Method	Frontage	Depth	Units	Units Price	Land Value

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

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

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

Property Record Card



Parcel 21-19-30-511-0000-0020

Property Address ,

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	21-19-30-511-0000-0020
Owner(s)	DAN REALTY GROUP LLC
Property Address	,
Mailing	450 S RONALD REAGAN BLVD LONGWOOD, FL 32750-5405
Subdivision Name	LAKE MONROE I-4 CENTER
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1013-VAC COMM W/ SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value	\$15,821	\$14,525
Land Value (Market)	\$1,061,397	\$1,061,397
Land Value Ag		
Just/Market Value	\$1,077,218	\$1,075,922
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,077,218	\$1,075,922

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$14,318.37
2023 Tax Bill Amount	\$14,318.37

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 LAKE MONROE I-4 CENTER PLAT BOOK {82} PAGES {47-50}

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,077,218	\$0	\$1,077,218
SJWM(Saint Johns Water Management)	\$1,077,218	\$0	\$1,077,218
FIRE	\$1,077,218	\$0	\$1,077,218
COUNTY GENERAL FUND	\$1,077,218	\$0	\$1,077,218
Schools	\$1,077,218	\$0	\$1,077,218

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	05/16/2019	09357	1586	\$2,399,000	Yes	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
ACREAGE			0.5	\$535.00	\$268	
SQUARE FEET			168701	\$6.29	\$1,061,129	

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

Extra Features					
Description	Year Built	Units	Value	New Cost	
6' CHAIN LINK FENCE	01/01/2012	2,256	\$15,821	\$26,350	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

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

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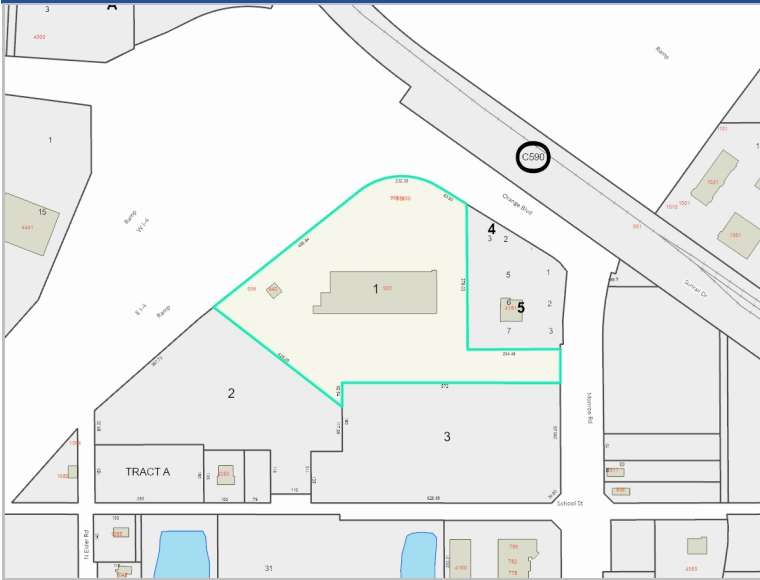
Property Record Card



Parcel 21-19-30-511-0000-0010

Property Address 950 MONROE RD SANFORD, FL 32771

Parcel Location



Site View



21193051100000010 05/03/2023

Parcel Information

Parcel	21-19-30-511-0000-0010
Owner(s)	DONNIE MYERS HOLDINGS LLC
Property Address	950 MONROE RD SANFORD, FL 32771
Mailing	930 MONROE RD SANFORD, FL 32771-8823
Subdivision Name	LAKE MONROE I-4 CENTER
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	2704-MISC MOTOR SALES
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$1,928,010	\$1,844,973
Depreciated EXFT Value	\$458,070	\$414,887
Land Value (Market)	\$1,482,800	\$1,482,800
Land Value Ag		
Just/Market Value	\$3,868,880	\$3,742,660
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$3,868,880	\$3,742,660

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$49,807.32
2023 Tax Bill Amount \$49,807.32

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 LAKE MONROE I-4 CENTER PLAT BOOK {82} PAGES {47-50}

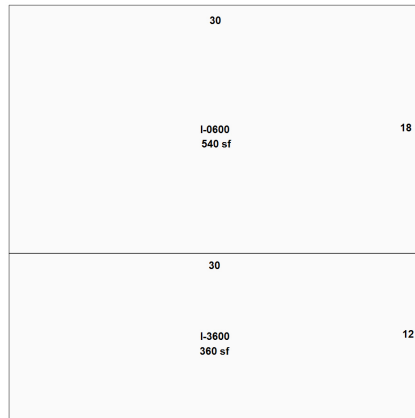
ROAD DISTRICT	\$3,868,880	\$0	\$3,868,880
FIRE	\$3,868,880	\$0	\$3,868,880
Schools	\$3,868,880	\$0	\$3,868,880

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			235660	\$6.29	\$1,482,301
ACREAGE			0.998	\$500.00	\$499

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	2012	1	5490.00	STONE VENEER WITH WOOD OR METAL STUDS	\$592,800	\$687,304	Description	Area
								OPEN PORCH FINISHED	210.00
								OPEN PORCH FINISHED	44.00
								OPEN PORCH FINISHED	44.00

Building 1 - Page 1

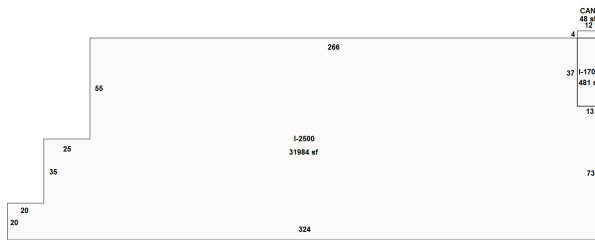
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	2012	1	900.00	CONCRETE BLOCK-STUCCO - MASONRY	\$75,153	\$87,134	Description	Area



Drawn by: Ryan Stueck

Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	STEEL/PRE ENGINEERED.	2012	1	32465.00	METAL PREFINISHED - INSULATED	\$1,260,057	\$1,500,068	Description	Area
								CANOPY	48.00



Drawn by: Ryan Stueck

Building 3 - Page 1

Permits

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

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	01/01/2013	135,584	\$458,070	\$631,821

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
PD		Higher Intensity Planned Development – Target Industry		HIPTI		Planned Development		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 5 - Andria Herr		Dist 7 - Cory Mills		Dist 36 - RACHEL PLAKON		Dist 10 - Jason Brodeur		6
School Information								
Elementary School District			Middle School District			High School District		
Region 1			Markham Woods			Seminole		
Copyright 2023 © Seminole County Property Appraiser								

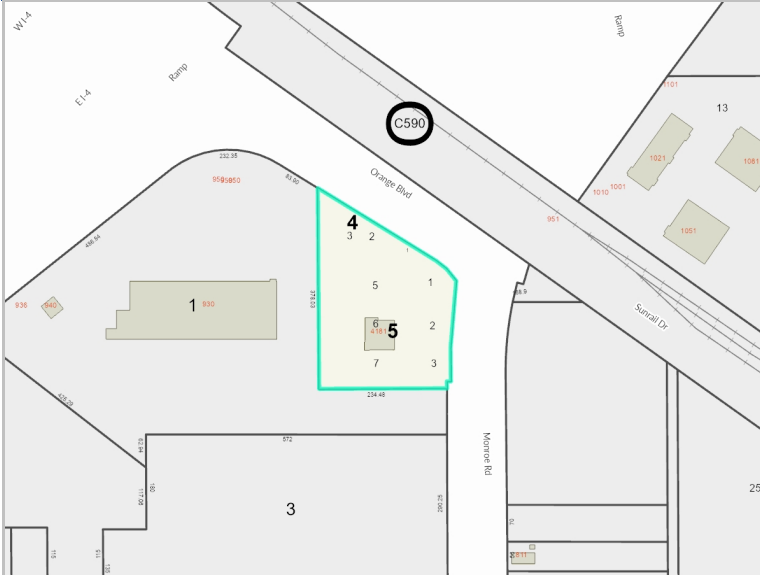
Property Record Card



Parcel 21-19-30-502-0400-0000

Property Address 4181 ORANGE BLVD SANFORD, FL 32771

Parcel Location



Site View



21193050204000000 05/03/2023

Parcel Information

Parcel	21-19-30-502-0400-0000
Owner(s)	CIRCLE K STORES INC
Property Address	4181 ORANGE BLVD SANFORD, FL 32771
Mailing	Attn: REAL ESTATE DEPT PO BOX 52085 DC-17 PHOENIX, AZ 85072-2085
Subdivision Name	MONROE TOWN OF
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1104-CONVENIENCE STORE WITH GAS
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$136,400	\$137,507
Depreciated EXFT Value	\$80,283	\$71,966
Land Value (Market)	\$733,165	\$733,165
Land Value Ag		
Just/Market Value	\$949,848	\$942,638
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$949,848	\$942,638

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$12,544.63
2023 Tax Bill Amount	\$12,544.63

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF BLKS 4 & 5 & VACD STS DESC AS BEG 18 FT W + 164.58 FT N OF INT OF W R/W MONROE RD + C/L OF VACD ST BET BLKS 5 + 8 RUN S 87.87 FT W 286.87 FT N TO SLY R/W ORANGE BLVD SELY ON R/W TO A PT N OF BEG S TO BEG (LESS RD)
TOWN OF MONROE
PB 1 PG 97

ROAD DISTRICT	\$949,848	\$0	\$949,848
FIRE	\$949,848	\$0	\$949,848
Schools	\$949,848	\$0	\$949,848

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WARRANTY DEED	08/01/1988	01982	0569	\$100	No	Improved
WARRANTY DEED	04/01/1983	01455	0727	\$150,000	No	Improved

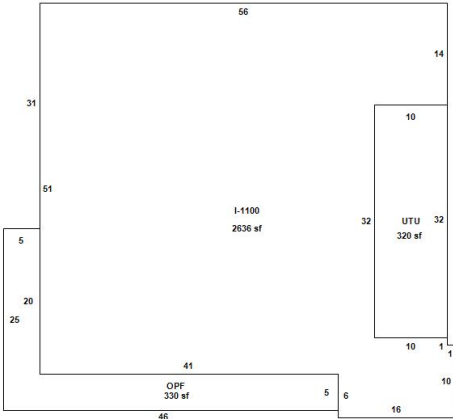
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SQUARE FEET	62291	\$11.77	\$733,165

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1990	1	2636.00	FACE BLOCK - MASONRY	\$136,400	\$215,652	

Description	Area
UTILITY UNFINISHED	320.00
OPEN PORCH FINISHED	330.00



Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04171	INSTALL UNDERGROUND GAS TANKS	County	\$2,000		4/1/2002
06068	INTERIOR - KANGAROO	County	\$70,000	8/2/2005	3/23/2005
00232	SIGN	County	\$0		1/8/2004
09807	SIGN BOX	County	\$9,000		12/22/2010
06871	UNDERGROUND GAS TANKS	County	\$152,000		6/27/2008
07045	ELECTRICAL	County	\$1,990		9/7/2010
00537	REROOF	County	\$16,500		1/23/2009
05341	GENERAL REPAIR; HANDY WAY	County	\$11,000		7/1/1998
13437	SIGN	County	\$8,500		11/15/2018
05248	HANDYWAY FOOD STORE EXAUST HD	County	\$2,100		8/1/1996
21519	4181 ORANGE BLVD: SIGN (POLE,WALL,FACIA)-signage [MONROE TOWN OF]	County	\$1,200		12/6/2021

Extra Features				
Description	Year Built	Units	Value	New Cost
POLE LIGHT 2 ARM	06/01/1990	2	\$7,210	\$7,210
CANOPY GOOD COMM	10/01/1990	1,800	\$10,879	\$27,198
WALKS CONC COMM	10/01/1990	1,500	\$2,796	\$6,990
COMMERCIAL CONCRETE DR 4 IN	10/01/1990	8,515	\$15,872	\$39,680
BLOCK WALL	10/01/1990	312	\$1,148	\$2,870
COMMERCIAL ASPHALT DR 2 IN	10/01/1990	30,000	\$29,400	\$73,500
POLE LIGHT 1 ARM	06/01/1990	7	\$12,978	\$12,978

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

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

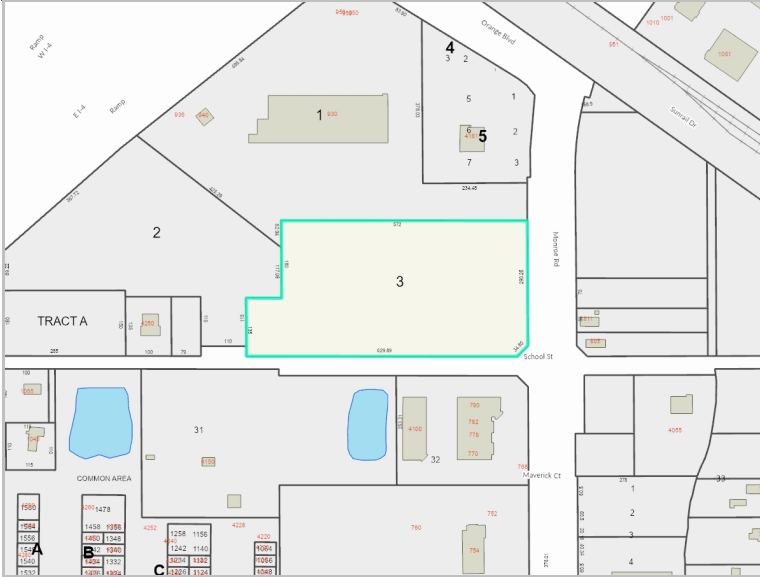
Property Record Card



Parcel 21-19-30-511-0000-0030

Property Address ,

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	21-19-30-511-0000-0030
Owner(s)	DAN REALTY GROUP LLC
Property Address	,
Mailing	450 S RONALD REAGAN BLVD LONGWOOD, FL 32750-5405
Subdivision Name	LAKE MONROE I-4 CENTER
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,195,974	\$1,195,974
Land Value Ag		
Just/Market Value	\$1,195,974	\$1,195,974
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,195,974	\$1,195,974

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$15,916.02
2023 Tax Bill Amount	\$15,916.02

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 LAKE MONROE I-4 CENTER PLAT BOOK {82} PAGES {47-50}

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,195,974	\$0	\$1,195,974
SJWM(Saint Johns Water Management)	\$1,195,974	\$0	\$1,195,974
FIRE	\$1,195,974	\$0	\$1,195,974
COUNTY GENERAL FUND	\$1,195,974	\$0	\$1,195,974
Schools	\$1,195,974	\$0	\$1,195,974

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	05/16/2019	09357	1586	\$2,399,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			190139	\$6.29	\$1,195,974

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

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development – Target Industry	HIPTI	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

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

Property Record Card



Parcel 16-19-30-5AC-0000-026B

Property Address SANFORD, FL 32771

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	16-19-30-5AC-0000-026B
Owner(s)	NORTH RIVER FISHERIES INC
Property Address	SANFORD, FL 32771
Mailing	PO BOX 470002 LAKE MONROE, FL 32747-0002
Subdivision Name	ST JOSEPHS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$24,346	\$24,346
Land Value Ag		
Just/Market Value	\$24,346	\$24,346
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$24,346	\$24,346

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$324.00
2023 Tax Bill Amount	\$324.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 135 FT OF W 79 FT OF E
249 FT OF LOT 26
ST JOSEPHS
PB 1 PG 114

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$24,346	\$0	\$24,346
SJWM(Saint Johns Water Management)	\$24,346	\$0	\$24,346
FIRE	\$24,346	\$0	\$24,346
COUNTY GENERAL FUND	\$24,346	\$0	\$24,346
Schools	\$24,346	\$0	\$24,346

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	06/01/2011	07594	1288	\$100	No	Vacant
QUIT CLAIM DEED	06/01/2011	07594	1290	\$100	No	Vacant
QUIT CLAIM DEED	06/01/2011	07594	1287	\$100	No	Vacant
WARRANTY DEED	06/01/2011	07594	1291	\$24,400	No	Vacant
QUIT CLAIM DEED	06/01/2011	07594	1289	\$100	No	Vacant
WARRANTY DEED	12/01/1979	01256	1723	\$5,500	Yes	Vacant
ARTICLES OF AGREEMENT	01/01/1974	01008	1545	\$5,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.243	\$100,188.00	\$24,346

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
11285	DEMOLISH	County	\$3,140		12/1/2000

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Higher Intensity Planned Development – Target Industry	HIPTI	Agricultural-1Ac

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	6

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

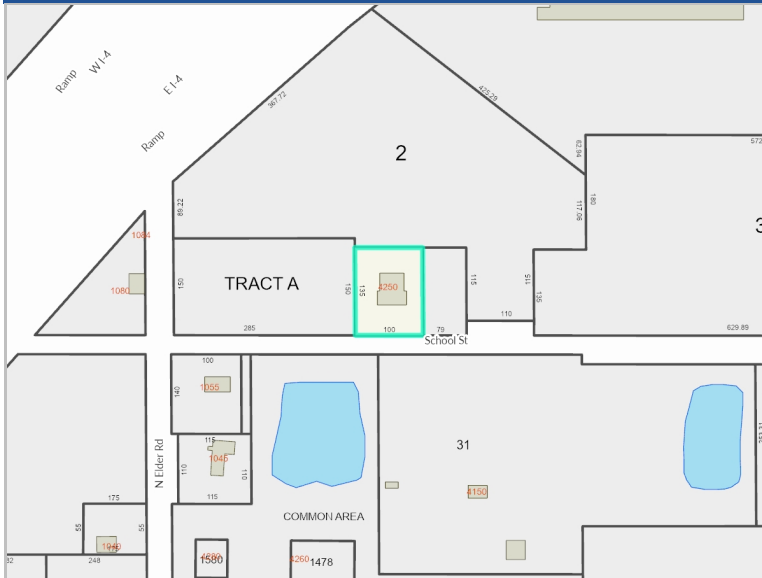
Property Record Card



Parcel 16-19-30-5AC-0000-026E

Property Address 4250 SCHOOL ST SANFORD, FL 32771

Parcel Location



Site View



Parcel Information

Parcel	16-19-30-5AC-0000-026E
Owner(s)	NORTH RIVER FISHERIES INC
Property Address	4250 SCHOOL ST SANFORD, FL 32771
Mailing	PO BOX 470002 LAKE MONROE, FL 32747-0002
Subdivision Name	ST JOSEPHS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$42,577	\$41,710
Depreciated EXFT Value		
Land Value (Market)	\$24,846	\$24,846
Land Value Ag		
Just/Market Value	\$67,423	\$66,556
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$2,866
P&G Adj	\$0	\$0
Assessed Value	\$67,423	\$63,690

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$885.73	2023 Tax Savings with Exemptions	\$22.73
2023 Tax Bill Amount	\$863.00		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 100 FT OF E 349 FT OF S
135 FT OF LOT 26
ST JOSEPHS
PB 1 PG 114

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$67,423	\$0	\$67,423
SJWM(Saint Johns Water Management)	\$67,423	\$0	\$67,423
FIRE	\$67,423	\$0	\$67,423
COUNTY GENERAL FUND	\$67,423	\$0	\$67,423
Schools	\$67,423	\$0	\$67,423

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/1985	01648	1400	\$22,500	Yes	Improved
QUIT CLAIM DEED	12/01/1982	01425	1573	\$100	No	Improved
WARRANTY DEED	06/01/1980	01286	0300	\$13,500	Yes	Improved
WARRANTY DEED	03/01/1980	01269	1713	\$7,000	Yes	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.31	\$100,188.00	\$24,846

Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1930	3	1.0	3	1,638	2,076	1,638	SIDING GRADE	\$42,577	\$106,442	<div> <div>Description</div> <div>Area</div> <div>OPEN PORCH UNFINISHED</div> <div>70.00</div> <div>OPEN PORCH FINISHED</div> <div>368.00</div> </div>
<div> </div>												

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Higher Intensity Planned Development – Target Industry		HIPTI		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 5 - Andria Herr		Dist 7 - Cory Mills		Dist 36 - RACHEL PLAKON		Dist 10 - Jason Brodeur		6
School Information								
Elementary School District			Middle School District			High School District		
Region 1			Markham Woods			Seminole		
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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

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

Receipt Details

Date: 10/10/2023 10:24:32 AM
Project: 23-80000143
Credit Card Number: 42*****3112
Authorization Number: 02962G
Transaction Number: 101023O13-992C7938-EA73-4F0A-9837-E620F3E6F082
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/1/2023 meeting agenda.

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

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

PROJECT NAME:	FDOT TRUCK PARKING FACILITY - PRE-APPLICATION	PROJ#: 23-80000143
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/10/23	
RELATED NAMES:	EP MOLLY DEVIVERO	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	21-19-30-511-0A00-0000+++	
PROJECT DESCRIPTION	PROPOSED REZONE FOR A TRUCK PARKING FACILITY ON 17.39 ACRES LOCATED ON THE WEST SIDE OF MONROE RD, SOUTH OF ORANGE BLVD	
NO OF ACRES	17.39	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD, A-1	
LOCATION	ON THE WEST SIDE OF MONROE RD, SOUTH OF ORANGE BLVD	
FUTURE LAND USE-	HIPTI	
APPLICANT:		CONSULTANT:
MEGAN OWENS FDOT 719 S WOODLAND BLVD MS 542 DELAND FL 32720 (386) 943-5140 MEGAN.OWENS@DOT.STATE.FL.US		MOLLY DEVIVERO, P.E BENTLEY GROUP INC 651 W WARREN AVE STE 200 LONGWOOD FL 32750 (407) 331-6116 MOLLY@BENTLEYGROUPINC.COM

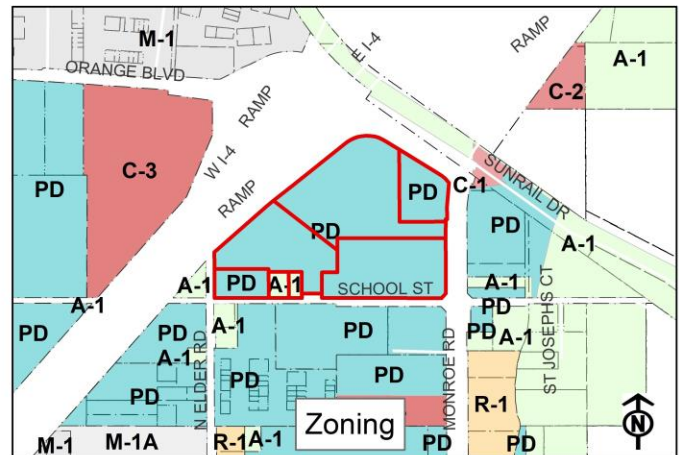
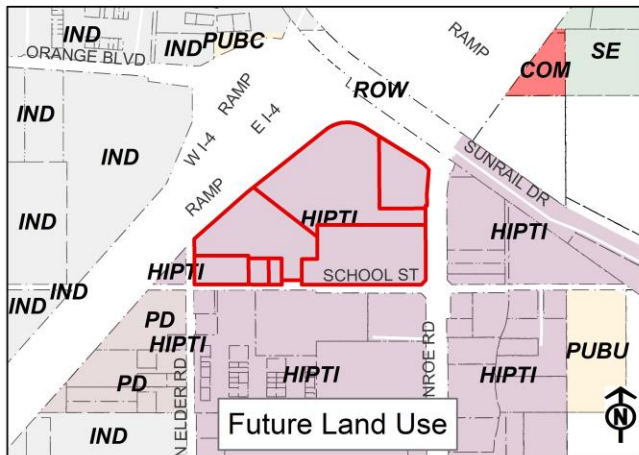
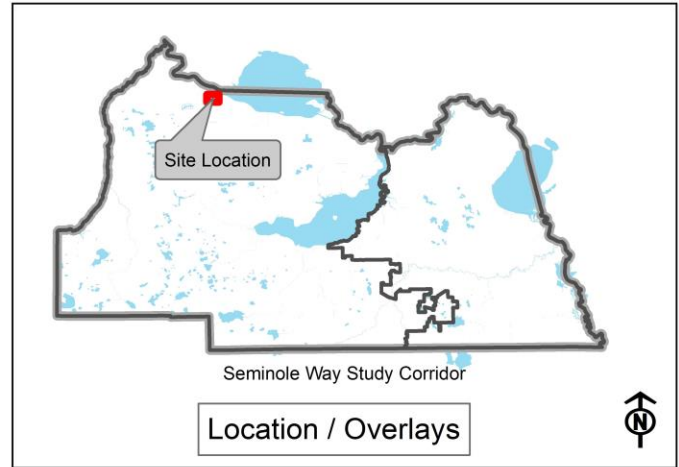
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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

This proposed project will need a Planned Development (PD) Major Amendment. This proposal will not need a Future Land Use (FLU) Map Amendment.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.

4	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. 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.
5	Buffers and CPTED	Per Sec. 30.1294. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.
6	Buffers and CPTED	Per Sec. 30.1288. - Nuisance bufferyards. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six (6) foot wall shall be required as part of the applicable district boundary or street buffer. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a berm or evergreen hedge of sufficient height to insure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.
7	Buffers and CPTED	Please be prepared to show the buffer opacities, widths, plant unit calculations, plant size, quantity, and species on the landscape plan.
8	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with the minimum possible interference with the buffering function, as determined by the Development Services Director.
9	Buffers and CPTED	If landscaping is proposed that deviates from the standard requirements in the Seminole County Land Development Code, it must be determined at time of PD rezone and shown on the master development plan.
10	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
11	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the current edition FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
12	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
13	Comprehensive Planning	The Future Land Use (FLU) is High Intensity Planned Development- Target Industry (HIP-TI). This use has a maximum intensity of 1.5 Floor Area Ratio.
14	Comprehensive Planning	HIP-TI allows for uses like terminals, warehousing and similar uses. For a full list of uses please see Seminole County Comprehensive Plan FLU-element 136.
15	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a pressurized 12" DI potable water line running along the south side of School St, a pressurized 10" PVC potable water line running along the west side of Monroe Rd, and a pressurized 12" PVC potable water line running along the south side of Orange Blvd. Also, there is a pressurized 8" PVC potable water line extending into the northeast corner of parcel 21-19-30-511-0000-0010 from

		Orange Blvd.
16	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC sanitary sewer line running along the north side of School St, a pressurized 8" PVC sanitary sewer line running along the west side of Monroe Rd, and a pressurized 8"/10" PVC sanitary sewer line running along the south side of Orange Blvd.
17	Environmental Services	This development is within Seminole County's reclaim water service area but there are no reclaim water lines nearby. Irrigation would be provided by this development's potable water system.
18	Environmental Services	Any existing private utility infrastructure present on site that is currently in use and is not planned to be reused as a part of this development is required to be removed or properly abandoned.
19	Environmental Services	I've attached any relevant record drawings that we have within your project area. See the Donnie Myers RV 2011 file in the Resources folder for reference.
20	Environmental Services	It's our understanding that this development previously inquired about vacating the existing 25' utility easement (specifically the easement shown on Seminole County Records Book 82, Page 47) that runs along the northwest side of parcels 21-19-30-511-0000-0010 and 21-19-30-511-0000-0020. Any currently abandoned utility infrastructure present in the easement would need to be removed prior to the vacation of the easement.
21	Environmental Services	An option for sanitary sewer service is an onsite sewage treatment and disposal system (OSTDS) aka septic system. Per House Bill 1379, this development would need an enhanced nutrient-reducing (ENR) capable OSTDS since it would be new construction, includes lots that were one acre or less (lots cannot be combined in a way that circumvents a more restrictive design standard) and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.
22	Impact Analysis Coordination	Consider extending the School St road improvements west to Elder Road.
23	Impact Analysis Coordination	Please make sure the asphalt pavement proposed can handle the truck traffic. Consider the use of concrete pavement.
24	Impact Analysis Coordination	Request that FDOT take over maintenance of School Street due to the heavy use by the tractor-trailers and heavy trucks.
25	Impact Analysis Coordination	A closed drainage system is requested for the length of School Street.
26	Impact Analysis Coordination	Please make sure the School Street drainage system connects and can convey all off-site drainage entering the road.
27	Impact Analysis Coordination	Please make sure the asphalt pavement proposed can handle the truck traffic. Consider the use of concrete pavement.

28	Impact Analysis Coordination	Consider larger radii at the intersection of School Street and Monroe Road, suggest a 75' minimum.
29	Impact Analysis Coordination	Consider SB right turn lane on Monroe Road onto School Street.
30	Impact Analysis Coordination	Consider a signal warrant analysis for the intersection of School Street and Monroe Road/US 17-92.
31	Impact Analysis Coordination	Consider a queuing analysis to determine queue lengths on Monroe and on School Street to see if any mitigation is needed.
32	Natural Resources	The development of the site shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible. No site plan shall be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit shall be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved with site plan submission. SCLDC 60.22
33	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)
34	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
35	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional post-development wetland boundaries.
36	Natural Resources	Conservation easements dedicated to Seminole County will be required over the post-development wetlands and required buffers.
37	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
38	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan. Semi-truck parking is an allowable use, excluding Semi-truck parking for Lot 1 according to the Sanford I-4 Center PD Development Order.

39	Planning and Development	SETBACKS are based on the Sanford I-4 Center Planned Development: Lot 1: Front (Orange Ave.): Twenty-Five (25) feet; Side: Ten (10) feet; Side (Monroe Rd): No setback; Rear: Fifteen (15) feet Lot 2: Front (School St.): Twenty-Five (25) feet; Side (I-4): Twenty-Five (25) feet Side (Lot 3): Ten (10) feet; Rear (Lot 1): Fifteen (15) feet; Lot 3: Front (School St.): Twenty-Five (25) feet; Front (Monroe Rd.): Twenty-Five (25) feet.
40	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html
41	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use shall be in accordance to the SCLDC Code Sec. 30.1221.
42	Planning and Development	Tree removal and replacement standards are addressed with the Site Plan serving as the arbor permit. An Arbor Permit shall be required for removal of any trees 3 in. diameter or above. The Ordinance encourages a minimum 25% of the existing trees and any specimen tree 20 inches and over to be retained. (Chapter 60.)
43	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
44	Planning and Development	Based on preliminary aerial photo and County wetland map analysis, the subject property may contain wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.
45	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.
46	Planning and Development	Conservation easements, dedicated to Seminole County, will be required over the wetlands and required buffers.
47	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
48	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.
49	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
50	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

		<p>installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3).</p> <p>5. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing.</p> <p>6. A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p>
51	Public Safety - Fire Marshal	<p>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 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.</p>
52	Public Works - Engineering	<p>The proposed project is located within the Lake Monroe (LS-Canal) drainage basin.</p>
53	Public Works - Engineering	<p>Based on SCS Soil Survey GIS overlays, the site generally has C/D low infiltration class soils.</p>
54	Public Works - Engineering	<p>Based on 1 ft. contours, the topography of the site appears to be generally flat with slight to slope to the west, north and east.</p>
55	Public Works - Engineering	<p>Based on a preliminary review, the site appears to outfall to ditch at the north end of the property heading east to the Monroe Rd stormpipe system, then south, and then east to the Narcissus outfall to Lake Monroe.</p>
56	Public Works - Engineering	<p>A detailed drainage analysis will be required at final engineering. The site will be required to provide water quality treatment and attenuation in accordance with County requirements.</p>
57	Public Works - Engineering	<p>A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com.</p>
58	Public Works - Engineering	<p>A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)</p>
59	Public Works - Engineering	<p>Sidewalks shall be required in accordance with the code along the frontage of the property on School Street connecting to the sidewalk system on Monroe Rd.</p>
60	Public Works - Engineering	<p>School Street is not built to County standards in pavement structure, width, or drainage. The street will have to be constructed to County standards with heavy duty pavement and minimum 24' width in order to accommodate the truck traffic and volume proposed. Recommend that FDOT assume maintenance of any required improvements.</p>

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	Review Complete	William Wharton 407-665-5730 Email: wwharton@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7308 Email: sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jose Gomez 407-665-7383 Email: jgomez@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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1168

Title:

9:40AM (ZOOM) RESET PICKLEBALL AND HEALTH - PRE-APPLICATION

Project Number: 23-80000139

Project Description: Proposed Rezone for a pickleball court and gym on 2.18 acres in the M-1 Zoning District located on the east side of Miller Dr, south of North St

Project Manager: Doug Robinson (407) 665-7308 (drobinson03@seminolecountyfl.gov)

Parcel ID: 07-21-30-300-005B-0000

BCC District: 4-Lockhart

Applicant: Michael Bombard (407) 404-2433

Consultant: Nathan Palmer (614) 586-3303



SEMINOLE COUNTY

PROJ. #: 23-80000139

PLANNING & DEVELOPMENT DIVISION

Received: 10/3/23

1101 EAST FIRST STREET, ROOM 2028

& Paid

SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: RESET PICKLEBALL & HEALTH

PARCEL ID #(S): ~~000-07-TWP-210-R0E-00E-0-175-F~~ 07-21-30-300-005B-0000TOTAL ACREAGE: ~~2.170~~ 2.18 BCC DISTRICT: ~~SEMINOLE COUNTY~~ 4: LockhartZONING: ~~RECREATIONAL/COMMERCIAL~~ M-1 FUTURE LAND USE: ~~PICKLEBALL & HEALTH CLUB~~ IND

APPLICANT

NAME: Michael Bombard

COMPANY: RESET PICKLEBALL & HEALTH

ADDRESS: 209 Morton Ln

CITY: Winter Springs

STATE: Florida

ZIP: 32708

PHONE: 407-404-2433

EMAIL: pballerBumby@gmail.com

CONSULTANT

NAME: Nathan Palmer

COMPANY: LEADERS REAL ESTATE

ADDRESS: 200 E Palm Valley Dr

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 614.586.3303

EMAIL: npalmer@leadersre.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Transforming the empty warehouse into an Indoor Pickleball & Health Facility.
The facility would be used for recreation and wellness.

STAFF USE ONLY

COMMENTS DUE: 10/20

COM DOC DUE: 10/26

DRC MEETING: 11/1

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION: on the east side of Miller Dr,
south of North St

W/S: Altamonte Springs

BCC: 4: Lockhart

Agenda: 10/27



RESET Pickleball & Health (RPH moving forward) aims to establish a vibrant and innovative Pickleball and Health Club that provides a unique experience for individuals seeking a healthy, social, and active lifestyle. The club will feature a welcoming facility for Pickleball, Fitness and Wellness activities, creating a desirable community hub for players of all ages and skill levels. Through a combination of professional coaching, diverse programs and a customer-centric approach, we aim to become the preferred destination for Pickleball enthusiasts and health-conscious individuals alike.

RPH will house 12 regulation sized courts (10 indoor and 2 covered outdoor). All the courts will be visually and aesthetically pleasing courts, while keeping comfort top of mind. The courts will be equipped with high-quality surfaces, quality nets, optimal lighting, and spacious seating areas to ensure a safe, enjoyable playing experience. Designated courts will be equipped with audio and video capabilities from PLAYSIGHT Interactive Technologies and AI Streaming capabilities. This technology will assist in the advancement/enjoyment of players, coaches and Pickleball enthusiasts.

The Locker Rooms will be designed for a full RESET. There will be lockers available for both members and guests. They can enjoy our relaxing Sauna or challenge their bodies to a Cold Plunge. Picklers will then have the opportunity to take a shower to get ready for what the rest of the day has in store.

A Fitness area will be available, complete with cardio and strength training equipment. Included will be a dedicated area for functional training, stretching (in one of our 2 stretching cages), nutritional and personal training services to cater to individual fitness goals.

RPH will offer wellness services such as IV Vitamin Therapy, Cold Plunge Bathes, Infrared Sauna Therapy Treatment and PEMF Electro-Magnetic Healing beds to promote overall well-being and to enhance recovery.

At the Picklers Pro Shop all will find a wide range of Pickleball equipment, apparel, and accessories. Members and non-members will have the opportunity to be a part of our Dink'n Demo Club, where members of the club can play with different paddles each week, allowing them to find the perfect fit for their game before purchasing.

Waiting for a game, scheduling your next game, or just hanging out, our guests will have an area where they can relax, socialize and connect with other players. Additionally, refreshments and healthy food choices will be available.

SFIA (Sports and Fitness Industry Association) recently reported that Pickleball grew in participation by 85% in 2022 compared to the year prior. Over three years, participation is up 158%. "There is massive sustainable growth in pickleball. May 5, 2023.

The popularity of Pickleball has been steadily increasing and the significant rise in participation is across ALL age groups. RPH will draw and cater to Pickleball players of all ages and skill levels who are passionate about the sport, practice sportsmanship and seek a dedicated facility. With organized events like "Super Seniors Day-Play" "Pickles for Singles Night" "Rock and PickleRoll Night" "Pickleball 101" "Gospel Brunch", etc...we will be an inclusive community destination. Additionally, we can cater to health-conscious individuals, fitness enthusiasts and those seeking wellness services as it continues to grow, increased by the awareness of the importance of physical activity and well-being.

There are only two indoor Pickleball Facilities in the Orlando area. Clear One Pickleball and Badminton and Orlando Racket Sports. These two clubs are very successful. They are nice facilities located on John Young Parkway and S. Orange Blossom Trail respectively. However, there are no indoor facilities East of Downtown Orlando which will leave RESET as the sole indoor option in NE Orlando and in Volusia counties. In Seminole County alone there are over 350,000 adults. It was reported in March of 2023 that 43 million people have played pickleball in the past 12 months, a whopping 19% of the adult population of the United States. Using that percentage, Seminole County can boast 66,500 Pickleballers with no local indoor facility to regular. Regardless of the number of other facilities, we know that our focus on providing a comprehensive Pickleball experience, along with top-notch facilities, and personalized services, will differentiate us from our competitors.

RPH will utilize a mix of traditional marketing channels, digital advertising, social media platforms and local partnerships to raise awareness about the club's offerings, emphasizing the club's quality, community, and customer-centric approach. We will attract new members by organizing open-house events, putting on tournaments and workshops to engage with the local community.

We will offer membership options tailored to individual preferences, such as monthly, annual, and family plans, providing attractive incentives and benefits to encourage long-term membership commitments. Understanding that getting members is only part of the work, we will implement a comprehensive customer retention strategy, including personalized member communications, loyalty programs, referral rewards and special events to foster a sense of community and increase member satisfaction.

RPH will work with COURT RESERVE Pickleball Managing System to assure a hassle-free, organized and Pickleballer friendly reservation and paying system. This technology is a robust club management system that will streamline operations, handle memberships, bookings, staff scheduling, and track member preferences and progress.

The Devos family, the owners of the Orlando Magic, have also committed their financial and personal resources to bring Pickleball to Orlando and have purchased the Orlando Squeeze Professional Pickleball Team. The Squeeze has just completed the 2023 PPA (Professional Pickleball Association) Draft for their Pro Pickleball team. Having a professional team in the Orlando area is going to make Pickleball explode. RESET and the other Pickleball clubs in Orlando and the surrounding areas are going to benefit/thrive expeditiously from the exposure and interest generated from their marketing and celebrity presence.

RESET Pickleball & Health aims to create a thriving community center that caters to the growing demand for Pickleball and promoting a healthy lifestyle. By providing exceptional facilities, top-quality coaching, comprehensive wellness services, and a customer focused experience, we will position ourselves as the go-to destination for Pickleball enthusiasts and health-conscious individuals. Through effective marketing strategies and sound financial management, we are confident in achieving long-term success in this dynamic industry.

WHAT THE COUNTRY IS SAYING ABOUT PICKLEBALL....

"Pickleball Fever Sweeps the Nation" - The New York Times "From retired seniors seeking a fun way to stay active to young professionals looking for a new recreational pursuit, pickleball is captivating people from all walks of life. The sport's simplicity, combined with its fast-paced action and friendly competition, has struck a chord with players across the country. As more people discover the joy of pickleball, communities are embracing the sport, adding dedicated courts and hosting tournaments. Pickleball has become a cultural phenomenon, fostering social connections and promoting a healthy lifestyle."

"Pickleball: The Hottest Trend in Fitness" - Healthline "Fitness enthusiasts are ditching traditional workouts for pickleball, a sport that delivers a full-body workout while providing endless fun. With its dynamic nature and quick bursts of movement, pickleball improves cardiovascular

health, agility, and hand-eye coordination. It's a low-impact activity that appeals to people recovering from injuries or seeking a gentler exercise option. As more fitness centers and health clubs integrate pickleball into their offerings, individuals are reaping the benefits of this addictive sport and achieving their fitness goals in an enjoyable way."

"Pickleball: A Social Phenomenon" - CNN "Pickleball is not just a sport; it's a social phenomenon. The welcoming and inclusive nature of pickleball has fostered a tight-knit community of players who gather for friendly matches, social events, and travel adventures. It's a sport that brings people together, breaking down barriers of age, skill level, and background. As pickleball gains momentum across the country, players are experiencing the joy of connecting with others, forging new friendships, and finding a sense of belonging in this vibrant and growing community."

"Pickleball: The Fastest Growing Sport You've Never Heard Of" - Forbes "Pickleball, the paddle sport that combines elements of tennis, badminton, and ping-pong, is taking the nation by storm. With its easy-to-learn rules, low-impact nature, and social appeal, pickleball has become the fastest growing sport in America, attracting players of all ages. Communities are investing in dedicated pickleball facilities, and tournaments are drawing crowds and creating a sense of camaraderie among players. It's a sport that is capturing the hearts of millions and showing no signs of slowing down."

CELEBRITIES GETTING IN ON THE PICKLEBALL CRAZE!

Recent news reports have revealed that a group of notable sports figures, including LeBron James, Mav Carter, Draymond Green, Kevin Love and Tom Brady, are leading a consortium of investors set to purchase one of the four expansion teams in the upcoming season of the professional pickleball league. Their involvement signifies the growing interest and support from high-profile individuals in the sport.

LeBron James, renowned NBA player and sports entrepreneur, has been vocal about his admiration for pickleball in the past, expressing his enthusiasm for the game's accessibility and inclusivity. Mav Carter, James'

business partner and co-founder of Uninterrupted, shares his passion for promoting new and engaging sports ventures.

Draymond Green, another NBA star known for his versatility and competitive spirit, has also expressed his interest in pickleball. His involvement in this venture highlights his dedication to expanding his involvement beyond basketball and exploring new opportunities in the sports industry.

Kevin Love, an NBA All-Star and advocate for mental health awareness, has also joined this group of investors. Love's commitment to well-being aligns with pickleball's emphasis on fostering a healthy and active lifestyle. This high-profile ownership group brings substantial resources, industry knowledge, and a passion for pickleball to the table. Their involvement is expected to further elevate the visibility and popularity of the sport, attracting new fans and players alike.

The purchase of an expansion team by this group showcases their confidence in the future potential of pickleball and their commitment to supporting its growth. Their influence and involvement are likely to bring additional attention and investment to the sport, paving the way for exciting developments in the professional pickleball league.

Done

III CONSULTANT

WALL TYPE UL DESIGN NO. U419

A-1 N.T.S.



III. SHEET DATA

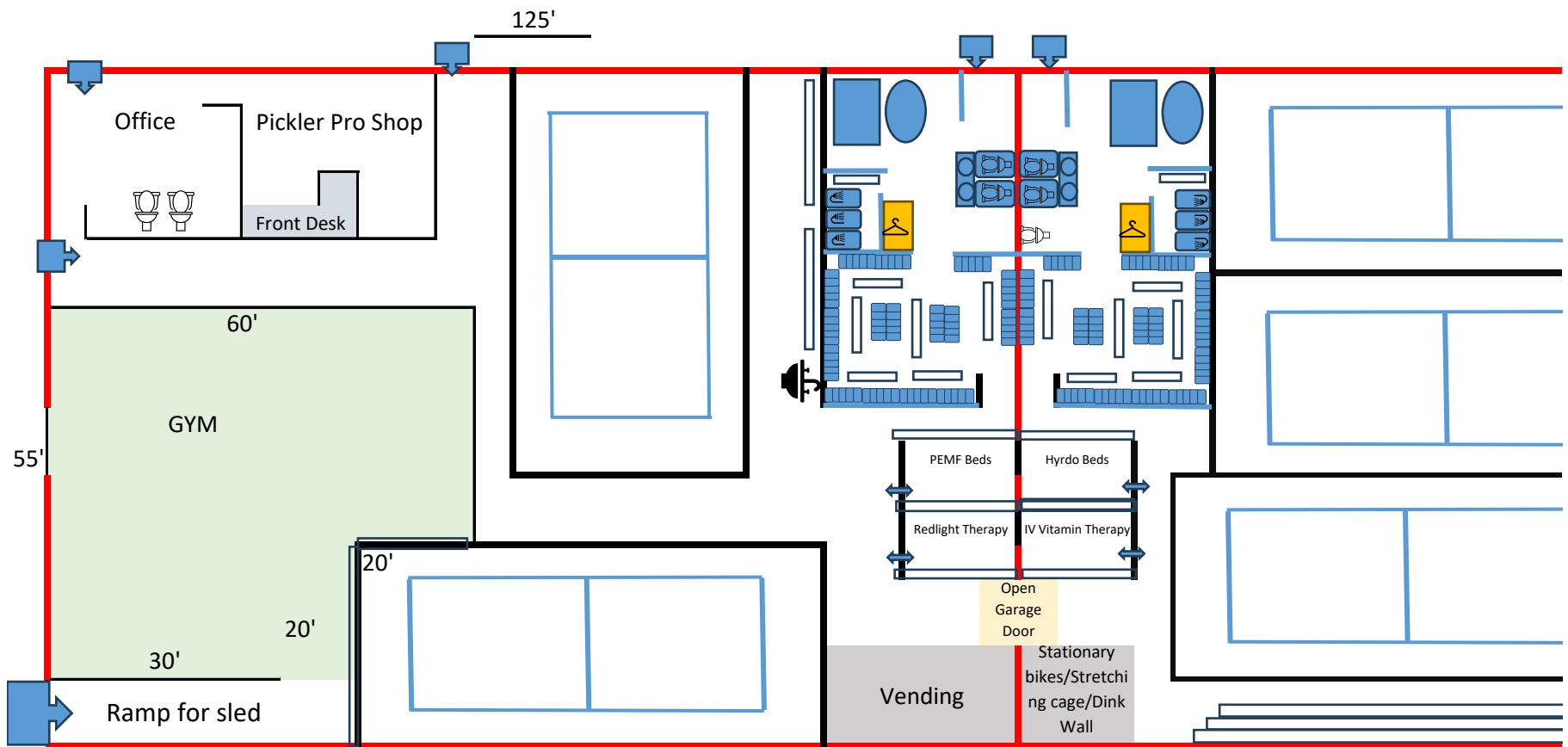
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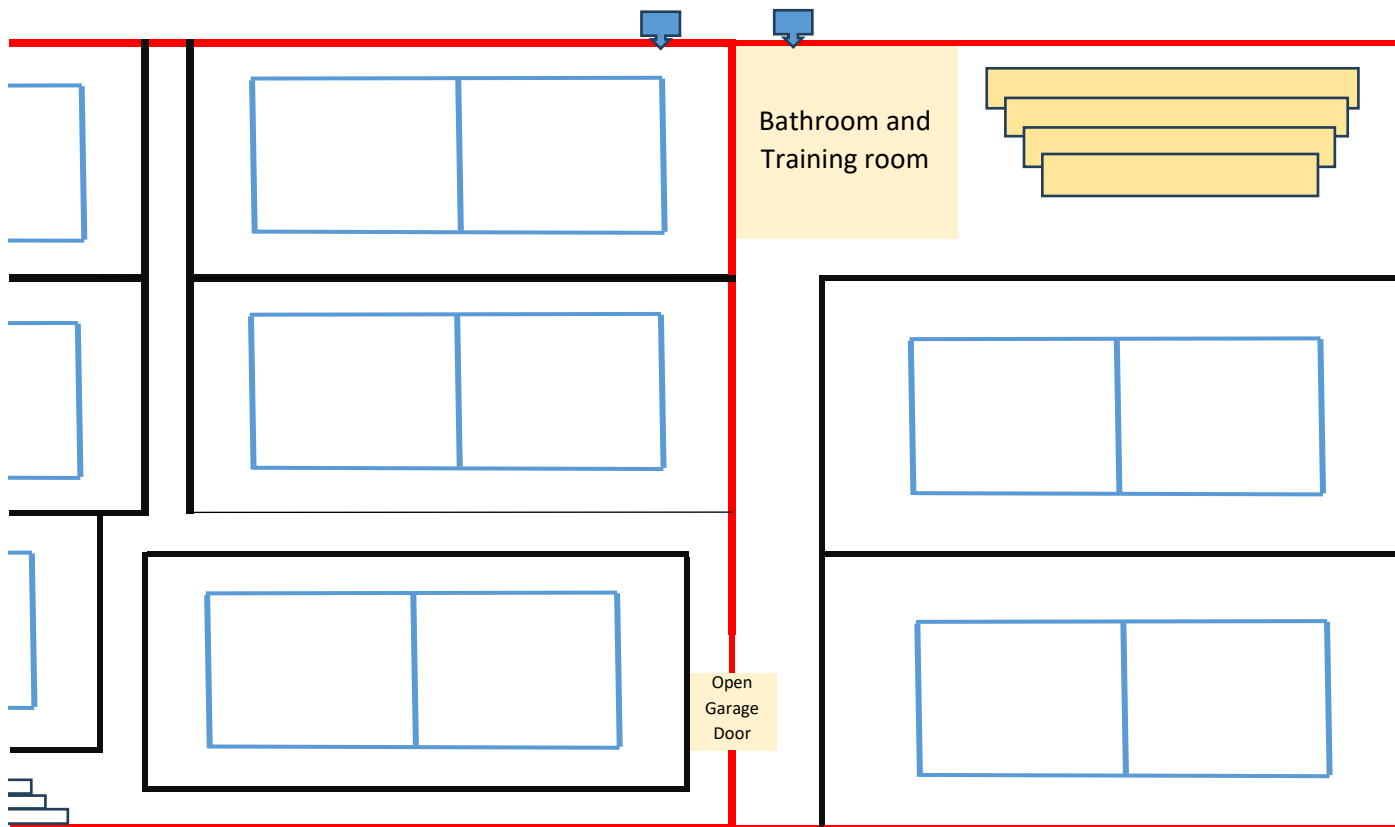
 _____ ☐ SCALE AS NOTED
 SHEET INDEX, LOCATION
 MAP, PROJECT SUMMARY, _____
 GENERAL PROJECT _____
 REQUIREMENTS, BUILDING _____
 CODE DATA, FLOOR PLAN _____
 12 SHEET NUMBER _____

A-1

COMPOSITE WAREHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"





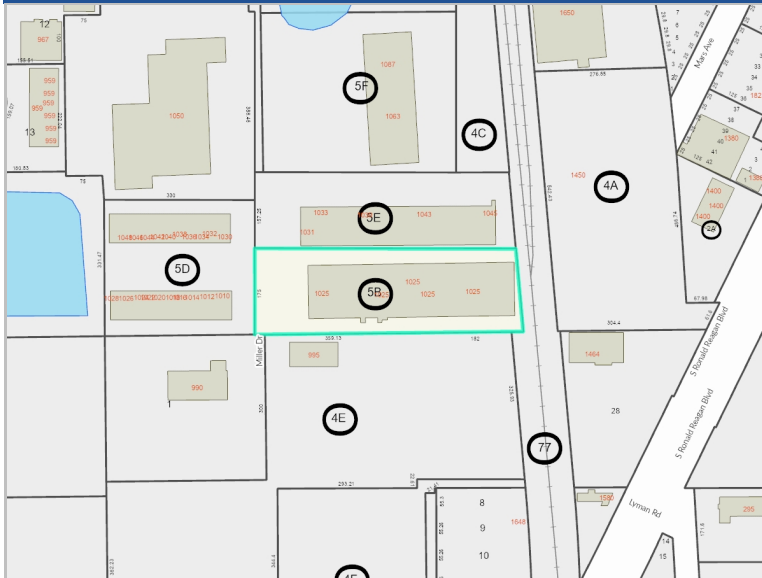
Property Record Card



Parcel 07-21-30-300-005B-0000

Property Address 1025 MILLER DR ALTAMONTE SPRINGS, FL 32701

Parcel Location



Site View



072130300005B0000 02/04/2022

Parcel Information

Parcel	07-21-30-300-005B-0000
Owner(s)	TAWNEY INV INC
Property Address	1025 MILLER DR ALTAMONTE SPRINGS, FL 32701
Mailing	797 N STATE ROAD 434 ALTAMONTE SPG, FL 32714-7233
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	41-LIGHT MANUFACTURING
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$1,341,331	\$1,120,541
Depreciated EXFT Value	\$24,295	\$23,716
Land Value (Market)	\$396,483	\$381,172
Land Value Ag		
Just/Market Value	\$1,762,109	\$1,525,429
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$443,892	\$327,050
P&G Adj	\$0	\$0
Assessed Value	\$1,318,217	\$1,198,379

2022 Certified Tax Summary

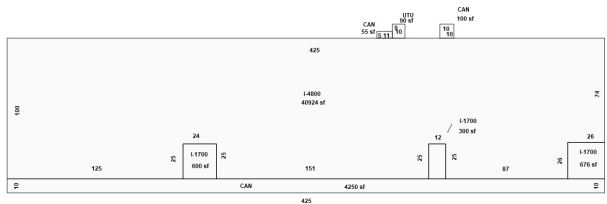
2022 Tax Amount without Exemptions \$20,300.41 **2022 Tax Savings with Exemptions** \$2,593.51
2022 Tax Bill Amount \$17,706.90

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 30E
S 175 FT OF E 1/4 OF NW 1/4
OF NE 1/4 & S 175 FT OF NE
1/4 OF NE 1/4 W OF ACL RY

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1973	1	42500.00	METAL PREFINISHED	\$1,341,331	\$3,353,328	Description	Area
								CANOPY	4250.00
								CANOPY	100.00
								UTILITY UNFINISHED	90.00
								CANOPY	55.00



Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05564	HANDICAP ACCESS RAMP	County	\$4,000		8/1/1994
04854	PAINT SPRAY BOOTH S & S SEATIN	County	\$10,000		7/1/1994
06027	ELECTRICAL UPGRADE	County	\$2,400		9/1/1995
02433	ELECTRICAL; S & S SEATING STE #139	County	\$0		4/1/1997
03091	ELECTRICAL; S & S SEATING #139	County	\$0		5/1/1997
06216	ELECTRICAL; MOTORS & OUTLETS	County	\$0		9/1/1997
04419	PARTICLE DUCT SYSTEM FOR S&S	County	\$2,000		6/1/1994
04308	S & S SEATING-DUST COLLECTION	County	\$17,000		6/1/1997
01160	BUILDING RESTORATION	County	\$100,000		2/1/1997
06951	A/C CHANGE OUT; PAD PER PERMIT 1045 MILLER RD	County	\$0		10/1/1998
01969	SUITE 105 - ALTERATION OF FRONT STEPS & DECK	County	\$1,500		2/1/2003
09566	REPLACE 600 AMP FUSED DISCONNECT - #139	County	\$4,523		12/7/2009
05676	S & S SEATING-UNIT 139	County	\$12,000		8/1/1995
04426	UNITED DRAPERY & BEDSPREAD 1025 MILLER DR NO DESCRIPTION	County	\$0		4/1/1993
04903	1025 MILLER DR: ELECTRICAL - COMMERCIAL	County	\$17,899		5/1/2019
09272	1025 MILLER DR: ELECTRICAL - COMMERCIAL-Metal Building	County	\$1,500		7/9/2019
13752	1025 MILLER DR: ELECTRICAL - COMMERCIAL-	County	\$5,000		7/16/2021
06918	1025 MILLER DR: ALTERATION COMMERCIAL- REPLACING 825 LF OF METAL WALL PANELS (20' HIGH)	County	\$16,500		5/31/2022
06074	1025 MILLER DR: ELECTRICAL - COMMERCIAL-Metal building	County	\$2,000		4/18/2023
07920	1025 MILLER DR: ALTERATION COMMERCIAL-SLAB REPAIRS	County	\$1,000		6/6/2023
08387	1025 MILLER DR: ALTERATION COMMERCIAL-demo int walls #105	County	\$2,300		6/26/2023
08779	1025 MILLER DR: ALTERATION COMMERCIAL-DEMO STAIRS & WALLS UNIT 139	County	\$1,800		6/26/2023
08778	1025 MILLER DR: ALTERATION COMMERCIAL-Partial Demo	County	\$800		6/26/2023
10925	1025 MILLER DR: ALTERATION COMMERCIAL-tenant seperation wall	County	\$18,000		9/5/2023

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1979	29,175	\$23,807	\$59,517
6' CHAIN LINK FENCE	01/01/1979	120	\$488	\$1,219

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	44

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman





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

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

Receipt Details

Date: 10/3/2023 3:49:18 PM
Project: 23-80000139
Credit Card Number: 44*****8568
Authorization Number: 04678D
Transaction Number: 031023C1D-906F0EBB-D731-40F9-9409-8C20BE2D95C8
Total Fees Paid: 52.50

Fees Paid

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/1/2023 meeting agenda.

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

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

PROJECT NAME:	RESET PICKLEBALL AND HEALTH - PRE-APPLICATION	PROJ #: 23-80000139
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/03/23	
RELATED NAMES:	EP MICHAEL BOMBARD	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	07-21-30-300-005B-0000	
PROJECT DESCRIPTION	PROPOSED REZONE TO ACCOMMODATE A PICKLEBALL AND GYM ON 2.18 ACRES LOCATED ON THE EAST SIDE OF MILLER DR, SOUTH OF NORTH ST	
NO OF ACRES	2.18	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	M-1 (Industrial)	
LOCATION	ON THE EAST SIDE OF MILLER DR, SOUTH OF NORTH ST	
FUTURE LAND USE-	IND (Industrial)	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
MICHAEL BOMBARD RESET PICKLEBALL AND HEALTH 209 MORTON LN WINTER SPRINGS FL 32708 (407) 404-2433 PBALLERBUMBY@GMAIL.COM	NATHAN PALMER LEADERS REAL ESTATE 200 E PALM VALLEY DR OVIEDO FL 32765 (614) 586-3303 NPALMER@LEADERSRE.COM	

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

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

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
3.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary. In order for staff to complete the review, please provide the floor area ratio, the impervious surface ratio, the building height, hours of operation, and setbacks.
4.	Buffers and CPTED	If it is determined at time of site plan review that the site does not meet the landscaping requirements, supplemental plantings may be required wherever possible to bring the site closer to compliance.
5.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.

6.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the current edition of the FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
8.	Building Division	Occupancy change requires compliance with the current edition of the FBC.
9.	Comprehensive Planning	The Future Land Use (FLU) is industrial which has a maximum intensity of .65 floor area ratio. The purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses.
10.	Environmental Services	This development is not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service this development due to possible increased potable water demand needs.
11.	Environmental Services	This development is not within any sanitary sewer service areas and there are no sanitary sewer lines nearby so onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service this development. To apply for a new OSTDS permit or to make modifications to an existing permit due to possible increased demand needs, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.
12.	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.
13.	Impact Analysis Coordination	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.
14.	Planning and Development	The proposed use is currently permitted in the M-1 zoning district; however, changes to the Land Development Code are in progress that would prohibit this use in the M-1 zoning district. The Land Development Code changes will likely take effect in late January 2024 or soon after.

15. Planning and Development	Your site plan submittal needs to show how you would meet Seminole County Land Development Code (SCLDC) parking requirements, per Sec. 30.1221 - Off-Street parking requirements. Per the SCLDC, Commercial recreation uses require one (1) parking space for each employee plus one (1) space for each three (3) persons that the facility is designed to accommodate.
16. Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/
17. Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
18. 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
19. Public Safety - Fire Marshal	The proposed use will cause of change of use for the building and proper building permits shall be applied for.
20. Public Safety - Fire Marshal	During building permitting - Occupant load calculations based on the use of each space in accordance with Table 7.3.1.2 (NFPA 101) shall be provided along with a full life safety plan to include emergency lighting, exit signs, fire extinguishers, furniture lay out, travel distance and common path of travel.
21. Public Works - Engineering	Any modifications to the exterior (parking lot re-surfacing/re-striping, outdoor courts, landscaping islands, etc.) or addition of any impervious areas will require a site plan to be submitted for review.
22. Public Works - Engineering	Any addition or modification to the impervious areas may require stormwater water quality and attenuation to be addressed.

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	STATUS	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Review Complete	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman	Review Complete	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Review Complete	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental Services	James Van Alstine	Review Complete	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	Review Complete	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Review Complete	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Doug Robinson	Review Complete	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Review Complete	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez	Review Complete	Phone: 407-665-7383 Email: jgomez@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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1165

Title:

10:00AM (ZOOM) ATLANTIC DRIVE SELF STORAGE - PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN

Project Number: 23-20500018

Project Description: Proposed PD Final Development Plan for a self-storage facility on 1.43 acres located on the south side of Atlantic Dr, west of S US Hwy 17-92

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

Parcel ID: 19-21-30-514-0B00-0080

BCC District: 4-Lockhart

Applicant: Gary Cardamone (407) 276-6183

Consultant: Sam Sebaali (407) 895-0324



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

PROJ. #: 23-20500018

Received: 9/20/23 Paid: 9/21/23

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤10 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤10 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA <u>5,742 S.F.</u> /1,000 = <u>5.74</u>)^ x \$25 + \$2,500 = FEE DUE: <u>\$2,643.50</u>	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Atlantic Drive Self Storage	
PARCEL ID #(S): 19-21-30-514-0B00-0080	
LOCATION: 150 Atlantic Drive, Maitland, Florida 32751	
EXISTING USE(S): Amusement Park	PROPOSED USE(S): Mini Warehouse / Self-Storage
TOTAL ACREAGE: 1.42 Acres	BCC DISTRICT: District 4 - Amy Lockhart
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐

NAME: Gary Cardamone	COMPANY: Nuvo Development Partners, LLC
ADDRESS: PO Box 356	
CITY: Winter Park	STATE: FL ZIP: 32789
PHONE: 407-276-6183	EMAIL: rich@nuvocompany.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Sam Sebaali	COMPANY: Florida Engineering Group, Inc.
ADDRESS: 5127 S. Orange Ave Suite 200	
CITY: Orlando	STATE: FL ZIP: 32809
PHONE: 407-895-0324	EMAIL: SSebaali@feg-inc.us

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Kline Ronald E Trust	
ADDRESS: 3909 Mooring Ln	
CITY: Orlando	STATE: FL ZIP: 32810-7032
PHONE: 407-255-3865	EMAIL: kline.konnies@gmail.com

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Gary Cardamone	COMPANY:	Nuvo Development Partners, LLC
ADDRESS:	PO Box 356		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	407-276-6183	EMAIL:	rich@nuvocompany.com

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Sam Sebaali	COMPANY:	Florida Engineering Group, Inc.
ADDRESS:	5127 S. Orange Ave Suite 200		
CITY:	Orlando	STATE:	FL ZIP: 32809
PHONE:	407-895-0324	EMAIL:	SSebaali@feg-inc.us

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S):	Ronald E. Kline Trust		
ADDRESS:	3909 Mooring Ln		
CITY:	Orlando	STATE:	FL ZIP: 32810-7032
PHONE:	407-255-3865	EMAIL:	kline.konnie@gmail.com

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

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

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE

05/2023

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Ronald E. Kline Trust, the owner of record for the following described property [Parcel ID Number(s)] 19-21-30-514-0B00-0080 hereby designates Nuvo Development Partners, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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

9/15/2023
Date

Konnie Kline
Property Owner's Signature

KONNIE KLINE, TRUSTEE
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Konnie Kline (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 15 day of September, 2023.



JASON DOMINGUEZ
Notary Public
State of Florida
Comm# HH415366
Expires 6/27/2027

[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: Ronald E. Kline Trust, Konnie Kline Trustee

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
Ronald E. Kline Trust	Konnie Kline	3909 Mooring Lane, Orlando FL 32810-7032	100%

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: Nuvo Development Partners, LLC

NAME	ADDRESS	% OF INTEREST
Nuvo Development Partners, LLC	1675 Spruce Ave., Winter Park, FL 32789	100%

(Use additional sheets for more space)

Date of Contract: September 4, 2020

Specify any contingency clause related to the outcome for consideration of the application: N/A

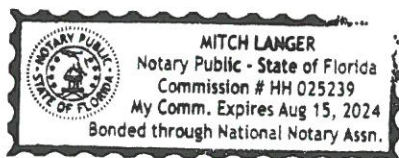
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are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

9.14.23
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2023, by Loay Cardenas, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Mitch Langer
Print, Type or Stamp Name of Notary Public

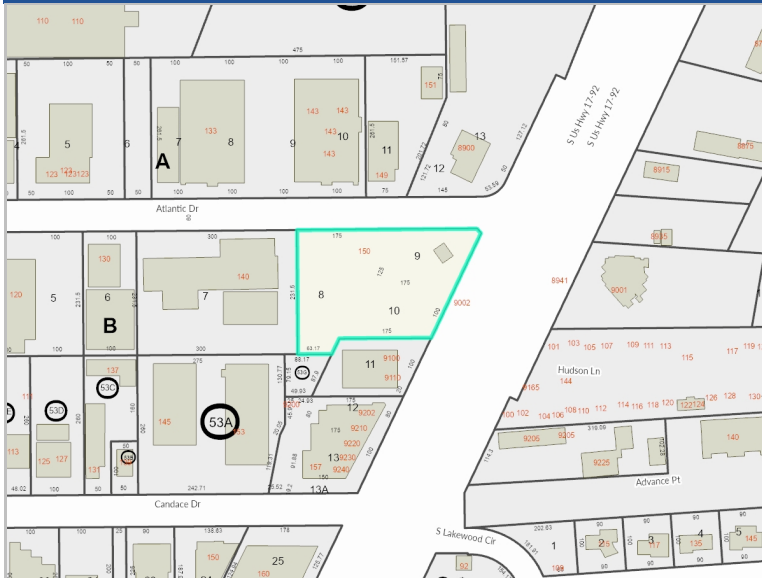
Property Record Card



Parcel 19-21-30-514-0B00-0080

Property Address 150 ATLANTIC DR MAITLAND, FL 32751

Parcel Location



Site View



1921305140B000080 03/22/2022

Parcel Information

Parcel	19-21-30-514-0B00-0080
Owner(s)	KLINE RONALD E TRUST - Trust
Property Address	150 ATLANTIC DR MAITLAND, FL 32751
Mailing	3909 MOORINGS LN ORLANDO, FL 32810-7032
Subdivision Name	SEMINOLE INDUSTRIAL PARK 1ST ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	37-RACE TRACK-HORSE DOG AUTO
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$22,066	\$19,653
Depreciated EXFT Value	\$14,094	\$13,458
Land Value (Market)	\$561,652	\$540,230
Land Value Ag		
Just/Market Value	\$597,812	\$573,341
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$12,966
P&G Adj	\$0	\$0
Assessed Value	\$597,812	\$560,375

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$7,687.41	2022 Tax Savings with Exemptions	\$103.05
2022 Tax Bill Amount	\$7,584.36		

* Does NOT INCLUDE Non Ad Valorem Assessments

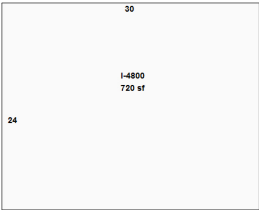
Legal Description

LOTS 8 9 + 10 BLK B
SEMINOLE INDUSTRIAL PARK
1ST ADD
PB 14 PG 30

ROAD DISTRICT	\$597,812	\$0	\$597,812
FIRE	\$597,812	\$0	\$597,812
Schools	\$597,812	\$0	\$597,812

SQUARE FEET	66943	\$8.39	\$561,652

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1968	1	720.00	METAL PREFINISHED	\$22,066	\$55,165	Description	Area



Sketch by Ryan Skatch

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	06/01/1979	5,076	\$8,284	\$20,710
6' CHAIN LINK FENCE	06/01/1979	780	\$3,170	\$7,925
ALUM UTILITY BLDG W/CONC FL	01/01/1979	600	\$2,640	\$6,600

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
22.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 4 - Amy Lockhart		Dist 7 - Cory Mills		Dist 38 - DAVID SMITH		Dist 10 - Jason Brodeur		56
School Information								
Elementary School District			Middle School District			High School District		
English Estates			South Seminole			Lyman		
Copyright 2023 © Seminole County Property Appraiser								



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

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

Receipt Details

Date: 9/21/2023 5:05:36 PM
Project: 23-20500018
Credit Card Number: 37*****1009
Authorization Number: 209980
Transaction Number: 210923O2D-D35C2931-320B-4A4B-A3ED-BDAA84622A75
Total Fees Paid: 2678.02

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	2643.50
CC CONVENIENCE FEE -- PZ	34.52
Total Amount	2678.02

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	ATLANTIC DRIVE SELF STORAGE - PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	PROJ #: 23-20500018
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	9/20/23	
RELATED NAMES:	Z2023-018	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	19-21-30-514-0B00-0080	
PROJECT DESCRIPTION	PROPOSED PD FINAL DEVELOPMENT PLAN FOR A SELF STORAGE ON 1.43 ACRES LOCATED ON THE SOUTH SIDE OF ATLANTIC DR, WEST OF S US HWY 17-92	
NO OF ACRES	1.43	
BCC DISTRICT	4-Amy Lockhart	
LOCATION	ON THE SOUTH SIDE OF ATLANTIC DR, WEST OF S US HWY 17-92	
FUTURE LAND USE-	PD	
SEWER UTILITY	NA	
WATER UTILITY	ALTAMONTE SPRINGS	
APPLICANT:	CONSULTANT:	
GARY CARDAMONE NUVO DEVELOPMENT PARTNERS, LLC PO BOX 356 WINTER PARK FL 32789 (407) 276-6183 RICH@NUVOCOMPANY.COM	SAM SEBAALI FLORIDA ENGINEERING GROUP, INC 5127 S ORANGE AVE STE 200 ORLANDO FL 32809 (407) 895-0324 SSEBAALI@FEG-INC.US	

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

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

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

AGENCY/DEPARTMENT COMMENTS

	Reviewer	Comment	Status
1.	Buffers and CPTED	The buffer calculations are incorrect. For the north buffer, it would be as follows: 2.54 LF x 3.65 plant units = 9.27. Then, multiply the 9.27 by the number of plants within the chosen unit. For example, if unit B is chosen: (1 canopy x 9.27 = 10 required canopy) (2 understory x 9.27 = 19 required understory) (17 shrubs x 9.27 = 158 shrubs). Please fix both the north and east buffer calculations. Another example is provided in the resources folder.	Unresolved
2.	Buffers and CPTED	Indicate which plant unit is used in the north buffer calculation. See Sec. 30.1282 for plant unit options.	Unresolved
3.	Buffers and CPTED	Due to overhead utility lines, plant unit type C must be used on the east. Revise the calculation accordingly. It must be 1.90 LF x 2.9 plant units = 5.51 required plant units. 5.51 x 5 required understory and 16 shrubs = 28 understory trees and 89 shrubs required.	Unresolved
4.	Buffers and CPTED	Please see Sec. 30.1228. - General provisions for all landscaped areas. and show compliance. It appears more than 41 trees are required to be planted onsite so at least 5 tree species are required.	Unresolved
5.	Buffers and CPTED	Please dimension the buffer widths and lengths on the landscape plan.	Unresolved
6.	Buffers and CPTED	Additional comments may be generated based on plan revisions.	Info Only
7.	Building Division	All structures that are required to be accessible per the current edition of the FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
8.	Building Division	In accordance with the current edition of the FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
9.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the current edition of the FBC, Florida Accessibility Code for Building Construction.	Info Only
10.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
11.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 7th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Info Only
12.	Environmental - Impact Analysis	Not in Seminole County's Water & Sewer service area. Please contact City of Altamonte Springs	Info Only
13.	Environmental Services	On Sheet C1: Cover Sheet, please change the water utility provider to Seminole County and update the phone number for both	Info Only

		Water/Sewer to (407) 665-2024. Also, please ensure throughout the plans that any references to water utility provider be to Seminole County instead of the City of Altamonte Springs, if any.	
14.	Environmental Services	This development is within the City of Altamonte Springs' potable water service area. If we are to provide potable water service to this development, we would need a letter from the City of Altamonte Springs stating that they have no objection to us doing so. Please provide a copy of their no objection letter.	Unresolved
15.	Environmental Services	On Sheet C-4A: Site Demolition and Stormwater Pollution Prevention Plan, keynote D6 (remove buried water lines) requires coordination with the City of Altamonte Springs. This buried water line is not owned by Seminole County, so we don't have the authority to allow this without permission from the City of Altamonte Springs. We don't know if this buried water line is abandoned or is still currently in use and although it does not service your development, it may be running to the south to service parcels 19-21-30-300-053G-0000 and 19-21-30-514-00B0-0110. Please provide documentation from the City of Altamonte Springs that this buried water line may be removed.	Unresolved
16.	Environmental Services	On Sheet C-7A: Site Utility Plan, please remove "reclaimed" from keynote W10 since this will be a potable water irrigation meter. Also, this meter will be installed by Seminole County, not the City of Winter Springs.	Info Only
17.	Environmental Services	On Sheet C-7A: Site Utility Plan, please relocate or remove keynote W9. The callout can be relocated upstream of the double detector check valve assembly (DDCVA) or it can be removed from the plans since the post indicator valve will be part of the DDCVA assembly which is already called for. See Standard Detail 203 for reference.	Unresolved
18.	Environmental Services	On Sheet C-7A: Site Utility Plan, please relocate the DDCVA assembly, potable water meter, and potable water irrigation meter into the right of way or provide a utility easement for them and ensure that they are "readily accessible" from the right of way such as rerouting the fence line to exclude them. The RPZ backflow preventers can remain within the fence line of the property. See Standard Detail 207 for typical cross connection control layouts.	Unresolved
19.	Environmental Services	On Sheet C-7A: Site Utility Plan, note 6 needs to be rephrased. Something along the lines of "All Seminole County owned utility infrastructure will be painted per Seminole County standards. All privately owned utility infrastructure will be painted per developer's color choice".	Info Only
20.	Environmental Services	On Sheets C-10A, C-10B, and C-10C: Seminole County Details, please ADD the following Standard Details (SDs): SD 113 and SD 115. Please REMOVE the following SDs: SD 110, SD 114, SD 205, SD 213, and SD 301.	Unresolved
21.	Natural Resources	African iris (Diets iridioides) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
22.	Natural Resources	Lorpetalum (Loropetalum Chinese) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
23.	Natural Resources	Podocarpus (Podocarpus macrophyllus) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved

24.	Natural Resources	Viburnum (Viburnum odoratissimum) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
25.	Natural Resources	Indian hawthorn (Raphaelitism indica alba) is listed as a native species. It is not native. Please change the status on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
26.	Natural Resources	Comment Taxodium ascenders is pond cypress, not bald cypress (Taxodium distichum). Please clarify which species will be planted on sheet 021_L-1_SITE-LANDSCAPE-PLAN.pdf.	Unresolved
27.	Planning and Development	Please provide a photometric plan if site lighting is proposed.	Unresolved
28.	Planning and Development	Is a dumpster proposed? If so, please show location of dumpster and provide a detail of the dumpster enclosure.	Unresolved
29.	Planning and Development	Please provide renderings of the building in accordance with the Development Order.	Unresolved
30.	Planning and Development	On Site Plan sheet please show how vehicles will access internal portion of building.	Unresolved
31.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Info Only
32.	Public Safety - Addressing	(POSTING) Commercial address numbers are to be a minimum of 6" inches in height and half inch width. SCLDC SEC 90.5(1)	Info Only
33.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 19-21-30-514-0B00-0080 is 150 Atlantic DR Maitland, FL 32751. The address will remain for the new development since the driveway access remains on Atlantic DR.	Info Only
34.	Public Safety - Addressing	Please add the directional on the Site plan S US HWY 17-92. The directional is required to be labeled with the street name on the site plan.	Unresolved
35.	Public Safety - Fire Marshal	Provide a fire test report and hydraulic graph for the proposed fire hydrants/water mains to ensure they will meet the requirements for the needed fire flow calculations for the structure.	Unresolved
36.	Public Safety - Fire Marshal	On sheet 7a, please revise the NFPA 1 code edition to 2018 not 2021.	Unresolved
37.	Public Safety - Fire Marshal	Per NFPA 1, chapter 18, fire hydrant distance to a building is measured along the fire department access roads. The existing hydrant, while it does meet the 2nd hydrant requirements, is approximately 450-500 feet away, not 250.	Unresolved

38.	Public Safety - Fire Marshal	NO PARKING Signage and yellow striping for all fire department appliances such as FDCs, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
39.	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.	Unresolved
40.	Public Safety - Fire Marshal	Turning radius shall be updated to reflect the following fire truck dimensions: * 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 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Unresolved
41.	Public Safety - Fire Marshal	Per NFPA 24, 2016, All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated: (1) A post indicator valve installed not less than 40 ft from the building. (a) For buildings less than 40 ft in height, a post indicator valve shall be permitted to be installed closer than 40 ft but at least as far from the building as the height of the wall facing the post indicator valve. - Current plans show PIV too close to the building.	Unresolved
42.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Info Only
43.	Public Works - Engineering	Provide cross-section for Pond 1 at the west and south property boundary that shows the tie into existing grade and shows an adequate maintenance berm. Pond berms should have maximum 10:1 cross slope and tie-in grading should have maximum 4:1 slope.	Unresolved
44.	Public Works	In section D-D at property boundary show the tie in back slope to	Unresolved

	- Engineering	match existing grade, and provide adequate maintenance berm, or provide stability analysis.	
45.	Public Works - Engineering	Provide a minimum of 1' freeboard for the design storm. (Show on cross sections in the plans, but also show within the drainage report). Engineering Standards Manual 2.4.3 (H). Since the parking lot area functions as a pond with the exfiltration system, the 1' freeboard will also have to be demonstrated for the parking lot.	Unresolved
46.	Public Works - Engineering	Provide/demonstrate pond accessibility for maintenance for Pond 1.	Unresolved
47.	Public Works - Engineering	The post-development discharge rate is higher than the pre-development discharge rate in the "no infiltration" scenario. Please revise the design as necessary to ensure that the post-development discharge rate is lower than the pre-development in the "no infiltration" scenario.	Unresolved
48.	Public Works - Engineering	Show that the 100 year storm event peak stage in the "no infiltration" scenario remains within the pond banks and the site	Unresolved
49.	Public Works - Engineering	Provide sumps with clean out at inlets to the exfiltration system to help ensure that they do not become clogged.	Unresolved
50.	Public Works - Engineering	Provide maintenance schedule as recommended from the manufacturer for the exfiltration system and the Pave drain system and provide the maintenance schedule and responsibilities on the plans.	Unresolved

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	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Safety - Addressing	Corrections Required	Amy Curtis acurtis@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jose Gomez jgomez@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle bnoggle@seminolecountyfl.gov
Building Division	Approved	Tony Coleman acoleman@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/26/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, James Van Slstine, Amy Curtis, Sarah Harttung, Matthew Maywald, Joes Gomez, Maya Athanas,
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1166

Title:

LAKE IRISH ESTATES - FINAL ENGINEERING PLAN

Project Number: 23-55200004

Project Description: Proposed Final Engineering Plan for 10 single family residential lots on 23.37 acres in the A-1 Zoning District located on the north side of Markham Rd, west of Markham Woods Rd

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

Parcel ID: 35-19-29-300-027C-0000

BCC District: 5-Herr

Applicant: Dau Bansal (407) 779-8450

Consultant: Larry Poliner (407) 452-0633

PROJ. #: 23-55200004

Received: 9/15/23

Paid:9/19/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

PROPERTY

SUBDIVISION NAME:	LAKE IRISH ESTATES REPLAT.		
PARCEL ID #(S):	35-19-29-300-027C-0000 35-19-29- 306 -0000-0010 35-19-29-506-0000-0020 -0030		
NUMBER OF LOTS:	<u>10</u>	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	SEPTIC Seminole County
ZONING:	A-1	FUTURE LAND USE:	SE
TOTAL ACREAGE:	26 23.37	BCC DISTRICT:	5: Herr

APPLICANT

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: DAU D. BANSAL		COMPANY:	
ADDRESS: 450 Via Tuscany Loop			
CITY: LAKE MARY		STATE: FL	ZIP: 32746
PHONE: 407-779-8450		EMAIL: dau.bansal1@gmail.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: LARRY PILLNER COMPANY: RCE Consultants LLC
ADDRESS: 617 ARVERN DRIVE
CITY: ALTAMONTE SPRINGS STATE: FL ZIP: 32701
PHONE: 407-452-0633. EMAIL: larry@rceconsultants.net

OWNER(S)

NAME(S): DAU BANSAL
ADDRESS: 458 Via Tuscany Loop
CITY: LAKE MARY STATE: FL ZIP: 32746
PHONE: 407-779-8450 EMAIL: daubansal1@gmail.com

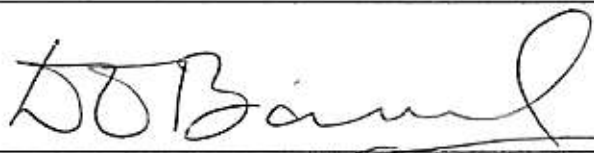
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

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

- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



SIGNATURE OF OWNER/~~AUTHORIZED AGENT~~
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

9-14-2023

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, DAU D. BANSAZ, the owner of record for the following described property [Parcel ID Number(s)] 35-19-29-300-027C-0000 + hereby designates LARRY POLNER to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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

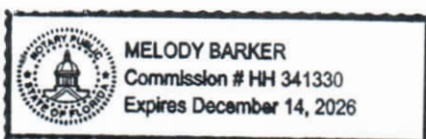
9-15-2023
Date

[Signature]
Property Owner's Signature

DAU D. BANSAZ
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared DAU D. BANSAZ (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL Drivers license B524-164-46-005-0 as identification, and who executed the foregoing instrument and sworn an oath on this 15th day of September, 2023.



[Signature]
Notary Public

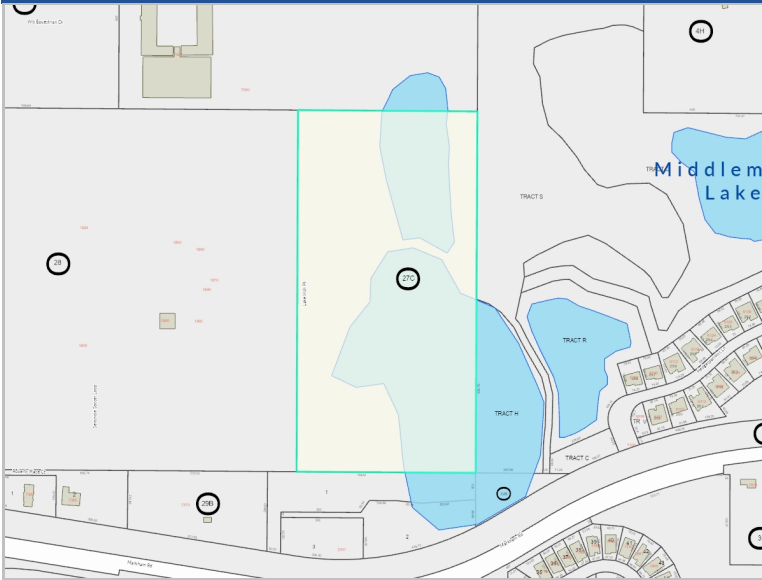
Property Record Card



Parcel 35-19-29-300-027C-0000

Property Address SANFORD, FL 32771

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	35-19-29-300-027C-0000
Owner(s)	BANSAL, DAU D
Property Address	SANFORD, FL 32771
Mailing	458 VIA TUSCANY LOOP LAKE MARY, FL 32746-1546
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0030-VACANT WATERFRONT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$702,495	\$670,410
Land Value Ag		
Just/Market Value	\$702,495	\$670,410
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$702,495	\$670,410

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$8,988.92
2022 Tax Bill Amount	\$8,988.92

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 29E
E 1/2 OF SE 1/4 OF NW 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value

ROAD DISTRICT	\$702,495	\$0	\$702,495
SJWM(Saint Johns Water Management)	\$702,495	\$0	\$702,495
FIRE	\$702,495	\$0	\$702,495
COUNTY GENERAL FUND	\$702,495	\$0	\$702,495
Schools	\$702,495	\$0	\$702,495

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp

QUIT CLAIM DEED	01/01/2018	09061	0444	\$100	No	Vacant
WARRANTY DEED	07/01/2012	07815	0313	\$280,786	Yes	Vacant
CERTIFICATE OF TITLE	09/01/2007	06826	1985	\$100	No	Vacant
WARRANTY DEED	09/01/2006	06442	0595	\$100	No	Vacant
QUIT CLAIM DEED	07/01/2005	05848	0719	\$332,000	No	Vacant
WARRANTY DEED	05/01/2004	05329	0855	\$415,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			6.417	\$80,000.00	\$513,360
LOT			7	\$27,000.00	\$189,000
ACREAGE			13.506	\$10.00	\$135

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

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

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct

Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	2
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School Information		
Elementary School District	Middle School District	High School District

Region 1	Markham Woods	Seminole
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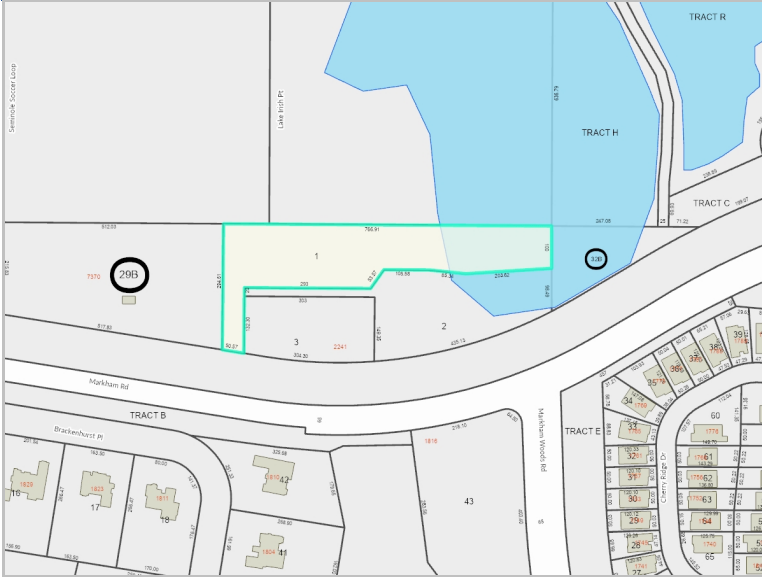
Property Record Card



Parcel 35-19-29-506-0000-0010

Property Address LAKE IRISH PT SANFORD, FL 32771

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	35-19-29-506-0000-0010
Owner(s)	BANSAL, DAU D
Property Address	LAKE IRISH PT SANFORD, FL 32771
Mailing	458 VIA TUSCANY LOOP LAKE MARY, FL 32746-1546
Subdivision Name	LAKE IRISH ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0030-VACANT WATERFRONT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$143,003	\$135,753
Land Value Ag		
Just/Market Value	\$143,003	\$135,753
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$143,003	\$135,753

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$1,820.19
2022 Tax Bill Amount	\$1,820.19

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1
LAKE IRISH ESTATES
PB 60 PG 67

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$143,003	\$0	\$143,003
SJWM(Saint Johns Water Management)	\$143,003	\$0	\$143,003
FIRE	\$143,003	\$0	\$143,003
COUNTY GENERAL FUND	\$143,003	\$0	\$143,003
Schools	\$143,003	\$0	\$143,003

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/2018	09061	0444	\$100	No	Vacant
WARRANTY DEED	07/01/2012	07815	0313	\$280,786	Yes	Vacant
CERTIFICATE OF TITLE	09/01/2007	06826	1985	\$100	No	Vacant
WARRANTY DEED	09/01/2006	06442	0593	\$4,600,000	No	Vacant
QUIT CLAIM DEED	08/01/2005	06257	1199	\$525,000	No	Vacant
WARRANTY DEED	03/01/2004	05241	1468	\$525,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.344	\$10.00	\$3
LOT			1	\$27,000.00	\$27,000
ACREAGE			1.45	\$80,000.00	\$116,000

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

Extra Features				
Description	Year Built	Units	Value	New Cost

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

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	2

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

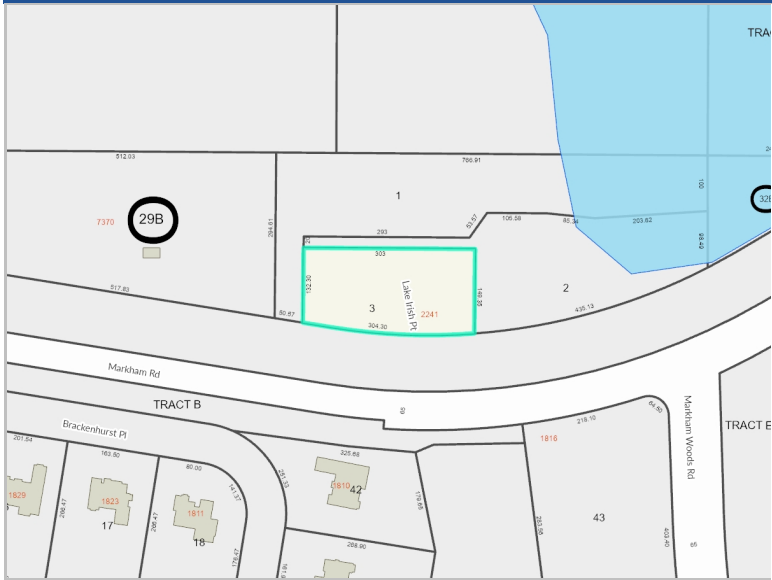
Property Record Card



Parcel 35-19-29-506-0000-0030

Property Address LAKE IRISH PT SANFORD, FL 32771

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	35-19-29-506-0000-0030
Owner(s)	BANSAL, DAU D
Property Address	LAKE IRISH PT SANFORD, FL 32771
Mailing	458 VIA TUSCANY LOOP LAKE MARY, FL 32746-1546
Subdivision Name	LAKE IRISH ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$109,000	\$103,875
Land Value Ag		
Just/Market Value	\$109,000	\$103,875
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$109,000	\$103,875

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$1,392.77
2022 Tax Bill Amount	\$1,392.77

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3
LAKE IRISH ESTATES
PB 60 PG 67

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$109,000	\$0	\$109,000
SJWM(Saint Johns Water Management)	\$109,000	\$0	\$109,000
FIRE	\$109,000	\$0	\$109,000
COUNTY GENERAL FUND	\$109,000	\$0	\$109,000
Schools	\$109,000	\$0	\$109,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/2018	09061	0444	\$100	No	Vacant
WARRANTY DEED	07/01/2012	07815	0313	\$280,786	Yes	Vacant
CERTIFICATE OF TITLE	09/01/2007	06826	1985	\$100	No	Vacant
WARRANTY DEED	09/01/2006	06442	0593	\$4,600,000	No	Vacant
QUIT CLAIM DEED	08/01/2005	06257	1199	\$525,000	No	Vacant
WARRANTY DEED	03/01/2004	05241	1468	\$525,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.025	\$80,000.00	\$82,000
LOT			1	\$27,000.00	\$27,000

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

Extra Features				
Description	Year Built	Units	Value	New Cost

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

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	2

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



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

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

Receipt Details

Date: 9/19/2023 10:06:15 AM
Project: 23-55200004
Credit Card Number: 41*****9269
Authorization Number: 08452G
Transaction Number: 190923C19-FCD030AA-7389-4D5D-85E2-54D5713D845F
Total Fees Paid: 4329.50

Fees Paid

Description	Amount
FINAL SUBDIVISION	4250.00
CC CONVENIENCE FEE -- PZ	79.50
Total Amount	4329.50

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	LAKE IRISH ESTATES - FINAL ENGINEERING PLAN	PROJ #: 23-55200004
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	9/19/23	
RELATED NAMES:	EP DAU BANSAL	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	35-19-29-300-027C-0000	
PROJECT DESCRIPTION	FINAL ENGINEERING PLAN FOR 10 SINGLE FAMILY RESIDENTIAL LOTS ON 23.37 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF MARKHAM RD, WEST OF MARKHAM WOODS RD	
NO OF ACRES	23.37	
BCC DISTRICT	5-HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF MARKHAM RD, WEST OF MARKHAM WOODS RD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DAU BANSAL 450 VIA TUSCANY LOOP LAKE MARY FL 32746 (407) 779-8450 DAUBANSAL1@GMAIL.COM	LARRY POLINER RCE CONSULTANTS LLC 617 ARVERN DRIVE ALTAMONTE SPRINGS FL 32701 (407) 452-0633 LARRY@RCECONSULTANTS.NET	

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

STAFF	COMMENTS	STATUS
1. Environmental - Impact Analysis	Potable and Reclaimed water infrastructure was installed back in 2015. FDEP Water Clearance was issued on 7/22/2015. However, a Final inspection, 2 Year Maintenance Bond and Bill of Sale were not completed. Inspection of the Water infrastructure must occur. All other documents will be required prior to final acceptance. Please contact Becky Noggle 407-665-2143 for information concerning documentation and Dave McBroom 407-416-1575 to schedule inspections.	Informational
2. Environmental Services	On Sheet 1: Cover Sheet, please add Reclaim to the utility provider section. For both Water and Reclaim, please update the contact information to the following: Seminole County, 500 W Lake Mary Blvd Sanford, FL 32773, Phone: (407) 665-2024	Informational
3. Environmental Services	On Sheet 5: Plan & Profile, the existing pressurized 16" PVC potable water line and the pressurized 24" DI reclaim water line are mislabeled with each other. The line in the right of way that's labelled EX. 16" W is NOT a potable water line, that is a pressurized 24" DI reclaim water line. The line in the right of way that's labelled EX. 24" RW is NOT a reclaim water line, that is a pressurized 16" PVC potable water line. It's our understanding that the potable water and reclaim water mains were installed for this development in 2015. Please confirm the existing potable water and reclaim water main connections based off record drawings/as-builts. Correct the line types/labels of the main lines in the right of way and move the water/reclaim tapping locations and callouts to their new, appropriate locations as needed.	Not Met
4. Environmental Services	On Sheet 5: Plan & Profile, once the 4" x 24" reclaim water wet-tap is moved to its new location, please provide a pipe crossing callout or detail for the crossing of the 4" reclaim water line with the 16" PVC potable water line in the right of way.	Not Met
5. Environmental Services	On Sheet 5 and Sheet 6: Plan & Profile, please relocate all potable water meters, reclaim water meters, and public fire hydrants into Tract B (Utility Easement/Right of Way) or provide a separate utility easement for them. See Standard Detail (SD) 206 and SD 215 for reference on typical potable water/reclaim water meters and fire hydrant assembly layouts.	Not Met
6. Environmental Services	Are the fire hydrants located within this development private or public? Please label them accordingly on Sheet 5 and 6: Plan & Profile. Any private hydrants will include a security device as part of the fire hydrant assembly since they are not protected by upstream back flow prevention. See SD 216 for reference.	Not Met
7. Environmental Services	Sheets 10 and 11: Utility Details have outdated details. Please update them by following the instructions on the Seminole County Utilities Engineering website to access our latest details/standards: https://www.seminolecountyfl.gov/departments-	Not Met

		services/environmental-services/utilities-engineering/utilities-details-standards.shtml Please provide the following Standard Details (SDs): SD 101, SD 104, SD 105, SD 108, SD 109, SD 110, SD 111, SD 112, SD 115, SD 204, SD 206, SD 208, SD 209, SD 210, SD 215/216 (depending on if fire hydrants are public or private), SD 218, SD 504, SD 505, and SD 506.	
8.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Not Met
9.	Natural Resources	Show tree replacement table. SCLDC 60.22(f)	Not Met
10.	Natural Resources	Show the required mix of tree species for tree replacement. SCLDC 60.4(h)	Not Met
11.	Natural Resources	The preservation of any tree on the preferred tree replacement species list with a trunk diameter of twenty-four (24) inches and greater measured four and one-half (4.5) feet above the ground [Diameter at Breast Height (DBH)] may be considered as the basis for the Planning and Development Director, or his or her designee, granting a variance from the required replacement ratios or the literal application of the provisions of this chapter. Conditions of a variance so granted shall be made a part of the arbor permit. If you propose to remove a specimen tree, provide an evaluation from a Certified Arborist as to the condition.	Info Only
12.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A recent threatened and endangered study, completed within the last 5 years, along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Not Met
13.	Natural Resources	Conservation easements dedicated to Seminole County and/or St. Johns River Water Management District will be required over the wetlands and required buffers, and all property within the 100 year flood plain. As most of the lots will contain wetlands and/or floodplain, please propose signage to communicate to the property owner that the area is in conservation and shall not be disturbed.	Not Met
14.	Natural Resources Sarah Harttung	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA.	Informational
15.	Natural Resources Sarah Harttung	On the site plan, an average wetland and floodplain buffer width is denoted as 25 feet. However, in the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain.	Not Met

		Please correct. SCLDC 30.1111(b)	
16.	Planning and Development	On Site Plan sheet under Site Data table please list the parcel numbers with acreage of each parcel and total acreage.	Not Met
17.	Planning and Development	Under Site Data table please add Existing Zoning - A-1 (Agriculture).	Not Met
18.	Planning and Development	Under Site Data table please provide the Net Buildable Density Calculation Breakdown by providing the total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas.	Not Met
19.	Planning and Development	Under Site Data table next to Minimum Lot Size, please add "Minimum Lot Width at Building Line = 150 feet.	Not Met
20.	Planning and Development	Under Site Data Table please provide a Tract/Lot Table. Table should list each Tract and Lot with square footage, use, and ownership.	Not Met
21.	Planning and Development	Please clearly define the boundary of Tract A.	Not Met
22.	Planning and Development	Please provide a current School Impact Analysis.	Not Met
23.	Planning and Development	Under Site Data please provide a school impact table.	Not Met
24.	Planning and Development	Please add the correct date under the title on the Cover Sheet.	Not Met
25.	Planning and Development	<p>Please add the following notes under the Site Data Table:</p> <ul style="list-style-type: none"> The site is located within the Wekiva River Protection Area (WRPA) and must comply with SCLDC Chapter 30 Part 58 for requirements for development within the WRPA. A 25 foot minimum, 50 foot overall average undisturbed buffer is required from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100-year flood plain. This site is located within the Aquifer Recharge Protection Overlay and must comply with SCLDC Chapter 30, Park 54 - Aquifer Recharge Protection Overlay. The subject property is within the Markham Road, Longwood- Markham Road, and Lake Markham Road Scenic Road Corridor Overlay and must comply with 	Not Met

		SCLDC Chapter 30 Part 59 and FLU Policy 12.6 and 12.7.	
26.	Public Safety - Addressing	(POSTING) Address numbers shall be made of durable weather resistant material, shall be permanently affixed to the structure and posted fronting the street the structure is addressed to. The colors of the numbers shall contrast the surrounding background of the structure, so it stands out and is clearly visible from both directions of the addressed street. SCLDC SEC 90.5(a). Addresses are entered into the 911 map and used directly by the 911 communications call center. *Address numbers are to be permanently installed facing the street the structure is addressed to.	Informational
27.	Public Safety - Addressing	(POSTING) Residential address numbers are to be a minimum of 4" inches height and half inch width. SCLDC SEC 90.5(7)	Informational
28.	Public Safety - Addressing	The plat name LAKE IRISH ESTATES REPLAT is approved for use as it matches LAKE IRISH ESTATES PB 60, PG 67. The street name LAKE IRISH PT is approved and will be utilized with this subdivision. The address fees for 10 lots was paid during a previous review. The street sign LAKE IRISH PT is installed. These comments will be provided with the Final Plat Review.	Informational
29.	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 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Not Met
30.	Public Safety - Fire Marshal	Please show how the fire trucks will access lot 9 and lot 10.	Not Met
31.	Public Safety - Fire Marshal	Additional comments may be generated based on resubmittal.	Not Met
32.	Public Works - Water Quality	Please be advised that this project is located within the Wekiva River Basin Management Action Plan area and a portion of the project is adjacent to Lake Irish and its wetlands. The County would encourage the incorporation of additional nutrient reduction best management practices, such as, additional native buffers, berms and swales and/or other nutrient reducing design elements.	Informational
33.	Public Works Engineering	A detailed maintenance schedule is required for the swales behind the lots. The aesthetic maintenance will have to be the homeowner. The functional maintenance is required to be by the HOA. We also need notes to say no impacts to the swale is	Not Met

		required. Please show the notes on the grading plan.	
--	--	--	--

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	STATUS	REVIEWER
Public Safety - Addressing	Approved	Amy Curtis acurtis@seminolecountyfl.gov
Environmental - Impact Analysis	Approved	Becky Noggle bnoggle@seminolecountyfl.gov
Buffers and CPTED	Approved	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Water Quality	Review Complete Recommend Approval	Shannon Wetzel swetzel@seminolecountyfl.gov
Natural Resources	Corrections Required	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Public Safety - Fire Marshal	Corrections Required	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/26/23	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Matthew Maywald, James Van Alstine, Sarah Harttung, Jim Potter
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee		

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1167

Title:

SANFORD AVENUE - SMALL SCALE FUTURE LAND USE AMENDMENT

Project Number: 23-10000002

Project Description: Proposed Small Scale Future Land Use Amendment from Public/Quasi/Public-County owned to Medium Density Residential for a single-family residential lot on 0.37 acres located on the north side of Sanford Ave, west of S Ronald Reagan Blvd

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

Parcel ID: 07-21-30-507-0000-0070

BCC District: 4-Lockhart

Applicant: Penny Seater (407) 696-5855

Consultant: N/A



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

PROJ. #: 23-10000002

Received: 9/8/23

Paid: 9/13/23

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input checked="" type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤10 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤10 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Sanford Avenue	
PARCEL ID #(S): 07-21-30-507-0000-0070	
LOCATION: Altamonte Springs, FL	
EXISTING USE(S): Vacant	PROPOSED USE(S): Single Family Residential
TOTAL ACREAGE: 109'x146'	BCC DISTRICT: 4: Lockhart
WATER PROVIDER: City of Altamonte Springs	SEWER PROVIDER: Septic N/A
CURRENT ZONING: R-1	PROPOSED ZONING: MDR
CURRENT FUTURE LAND USE: PUBC - Single Family	PROPOSED FUTURE LAND USE: Single Family Residential

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Penny Seater	COMPANY: Habitat for Humanity Seminole Apopka
ADDRESS: PO Box 181010	
CITY: Casselberry	STATE: FL ZIP: 32718
PHONE: (407) 696-5855	EMAIL: construction@habitat-sa.org

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Habitat for Humanity Seminole Apopka	
ADDRESS: PO Box 181010	
CITY: Casselberry	STATE: Florida ZIP: 32718
PHONE: (407) 696-5855	EMAIL: Construction@habitat-sa.org

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

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

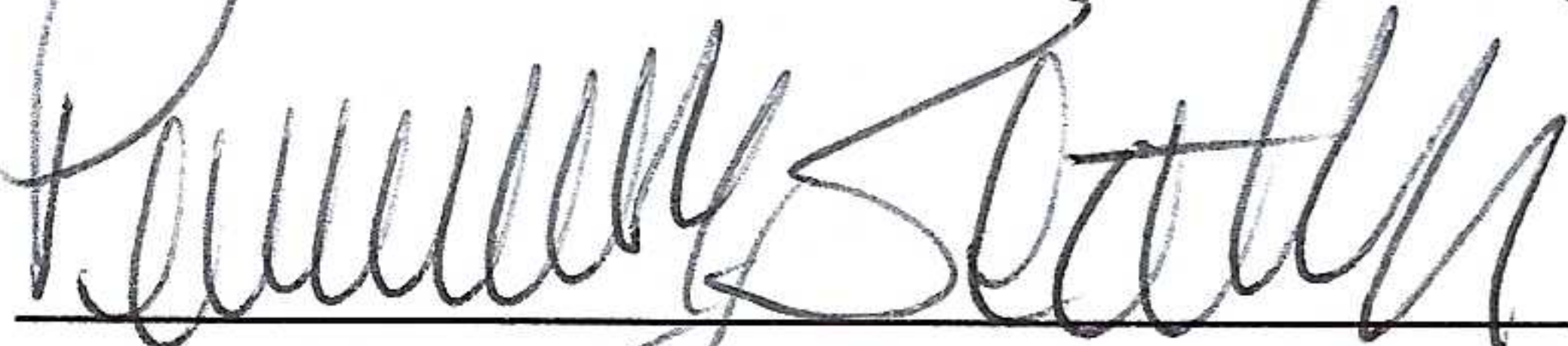
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

9/5/23
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Penny Seater - Habitat for Humanity Seminole Apopka, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-507-0000-0070 hereby designates Alisa Adams to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

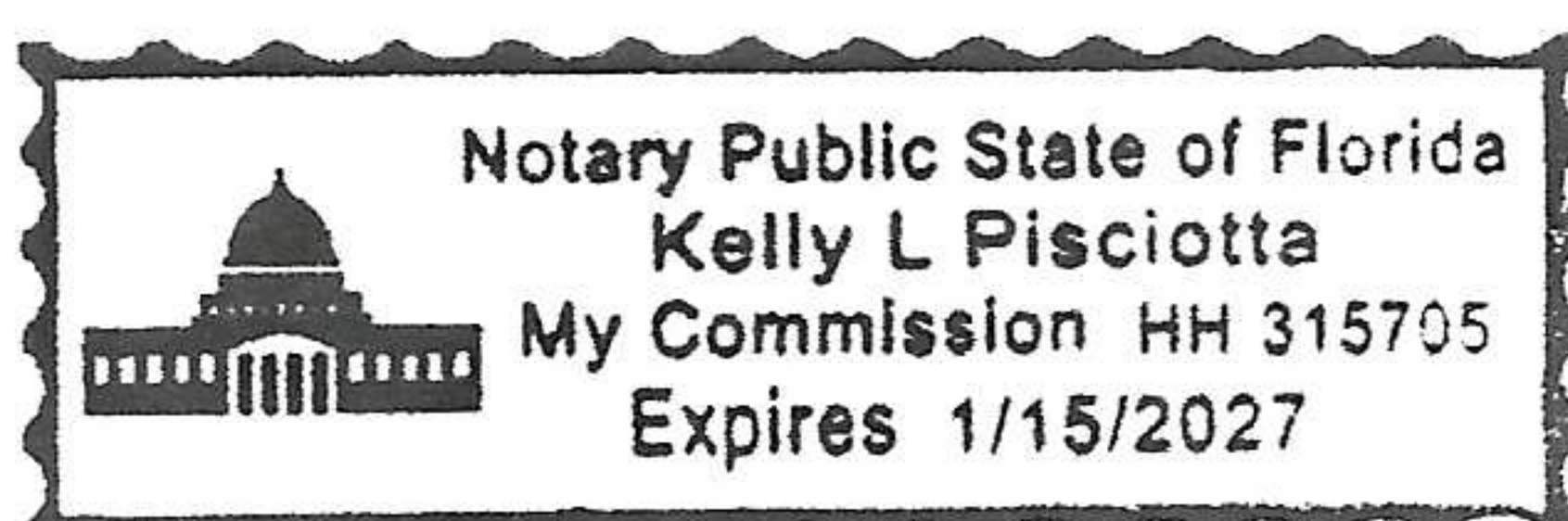
OTHER: _____
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and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

9.5.23
Date

Penny Seater
Property Owner's Signature
Penny Seater
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Penny Seater (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of September, 2023.



Kelly L. Pisciotta
Notary Public



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

Detail by Entity Name

Florida Not For Profit Corporation

HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA, FLORIDA, INC.

Filing Information

Document Number N40696
FEI/EIN Number 59-3034059
Date Filed 11/05/1990
Effective Date 11/02/1990
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 11/20/2015
Event Effective Date NONE

Principal Address

251 MAITLAND AVE.
 SUITE 312
 ALTAMONTE SPRINGS, FL 32701

Changed: 11/20/2015

Mailing Address

PO BOX 181010
 CASSELBERRY, FL 32718

Changed: 01/09/2014

Registered Agent Name & Address

SEATER, PENNY J

251 MAITLAND AVE.
 SUITE 312
 ALTAMONTE SPRINGS, FL 32701

Name Changed: 10/28/2009

Address Changed: 03/06/2017

Officer/Director Detail

Name & Address

Title Chairman

Johnson, David
1101 E. 1st Street
Sanford, FL 32771

Title CEO

SEATER, PENNY J
251 MAITLAND AVE.
SUITE 312
ALTAMONTE SPRINGS, FL 32701

Title S

Spray, Barrett
59 Alafaya Woods Blvd.
Oviedo, FL 32765

Title VC

Schreiber, Jeanette
6850 Lake Nona Blvd.
Orlando, FL 32827

Title Treasurer

Rawson, Ron
111 N. Orange Avenue
Orlando, FL 32801

Title COO

Pisciotta, Kelly
251 Maitland Avenue
312
Altamonte Springs, FL 32701

Title Director of Construction

Taylor, Chuck
251 Maitland Avenue
312
Altamonte Springs, FL 32701

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	01/30/2023
2023	08/09/2023

Document Images

08/09/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
06/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2021 -- ANNUAL REPORT	View image in PDF format
01/07/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
03/06/2017 -- ANNUAL REPORT	View image in PDF format
03/31/2016 -- ANNUAL REPORT	View image in PDF format
11/20/2015 -- Amendment	View image in PDF format
02/24/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
11/07/2011 -- Amendment	View image in PDF format
08/19/2011 -- Merger	View image in PDF format
03/31/2011 -- ANNUAL REPORT	View image in PDF format
02/24/2010 -- ANNUAL REPORT	View image in PDF format
10/28/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
07/02/2008 -- ANNUAL REPORT	View image in PDF format
02/06/2007 -- ANNUAL REPORT	View image in PDF format
12/04/2006 -- REINSTATEMENT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
02/27/2003 -- ANNUAL REPORT	View image in PDF format
02/11/2002 -- ANNUAL REPORT	View image in PDF format
01/16/2001 -- ANNUAL REPORT	View image in PDF format
05/22/2000 -- ANNUAL REPORT	View image in PDF format
02/21/1999 -- ANNUAL REPORT	View image in PDF format
01/29/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
02/05/1996 -- ANNUAL REPORT	View image in PDF format
04/26/1995 -- ANNUAL REPORT	View image in PDF format

Boundary, Topographic, & Tree Location Survey

Legal Description:
LOT 7, HOMEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

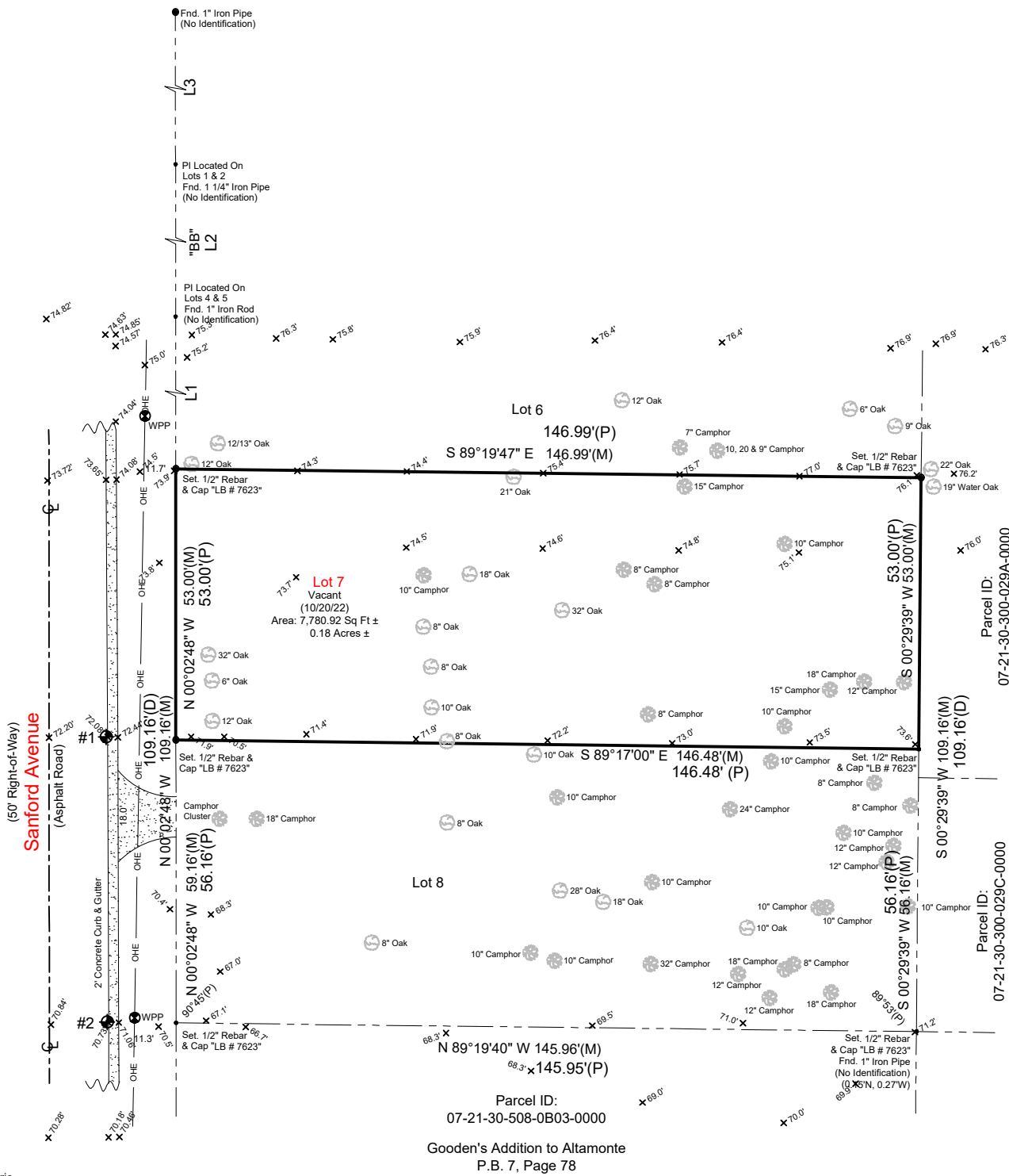
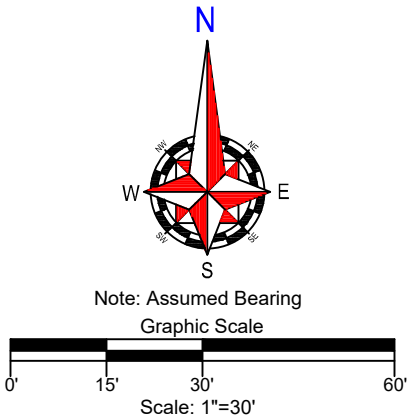
FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.


-Benchmark Information-
Florida Department of Transportation
Florida Department of Transportation
Florida Permanent Reference Network (FPRN) District 5
G.P.S. - Geodetic NTRIP Network Base I.D. - Sanford
Continuously Operating Reference Station (CORS Station: SNFD)
(Elevations are based upon NAVD 88)

-Site Benchmark Information-
#1
Fnd. Nail & Disk "LB # 7623" In Conc. Curb
Elevation: 72.10'
#2
Fnd. Nail & Disk "LB # 7623" In Conc. Curb
Elevation: 70.75'

L1
106.00'(P)
N 00°02'48" W 105.62'(M)
L2
159.00'(P)
N 00°00'00" W 158.81'(M)
L3
105.00'(P)
N 00°07'00" W 105.58'(M)



OHE = Overhead Electric
WPP = Wood Power Pole
TBD = To Be Determined

Field Date: 02/22/23	Date Completed: 02/23/23	-Notes-		Revisions	<p>I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.</p> <div><p>FOR THE FIRM</p></div> <p>Patrick K. Ireland PSM 6637 LB 7623</p> <p>This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.</p> <p><i>Ireland & Associates Surveying, Inc.</i></p> <p>800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</p>
Drawn By: G.H	File Number: IS-111072	-Legend-			
C - Calculated	PC - Point of Curvature	>Survey is Based upon the Legal Description Supplied by Client.			
CB - Centerline	Pg. - Page	>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.			
CM - Concrete Block	PI - Point of Intersection	>Subject to any Easements and/or Restrictions of Record.			
Conc. - Concrete Monument	P.O.B. - Point of Beginning	>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".			
D - Concrete	P.O.L. - Point on Line	>Building Ties are NOT to be used to reconstruct Property Lines.			
Description	PP - Power Pole	>Fence Ownership is NOT determined.			
Drainage Easement	PRM - Permanent Reference Monument	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.			
Easement	PT - Point of Tangency	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.			
F.E.M.A. - Federal Emergency Management Agency	R - Radius	>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.			
FFE - Finished Floor Elevation	Rd. - Radial	>Flood Zone Determination Shown Heron 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.			
Fnd. - Found	R&C - Rebar & Cap				
IP - Iron Pipe	Rec. - Recovered				
L - Length (Arc)	Rfd. - Roofed				
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"				
N&D - Nail & Disk	Rebar - Typical				
N.R. - Non-Radial	UE - Utility Easement				
ORB - Official Records Book	WM - Water Meter				
P - Plat	Δ - Delta (Central Angle)				
P.B. - Plat Book	-O- - Chain Link Fence				
- - Wood Fence					
				Parent Tract Survey - 07/28/23 - TCD	

Boundary, Topographic, & Tree Location Survey

Legal Description:
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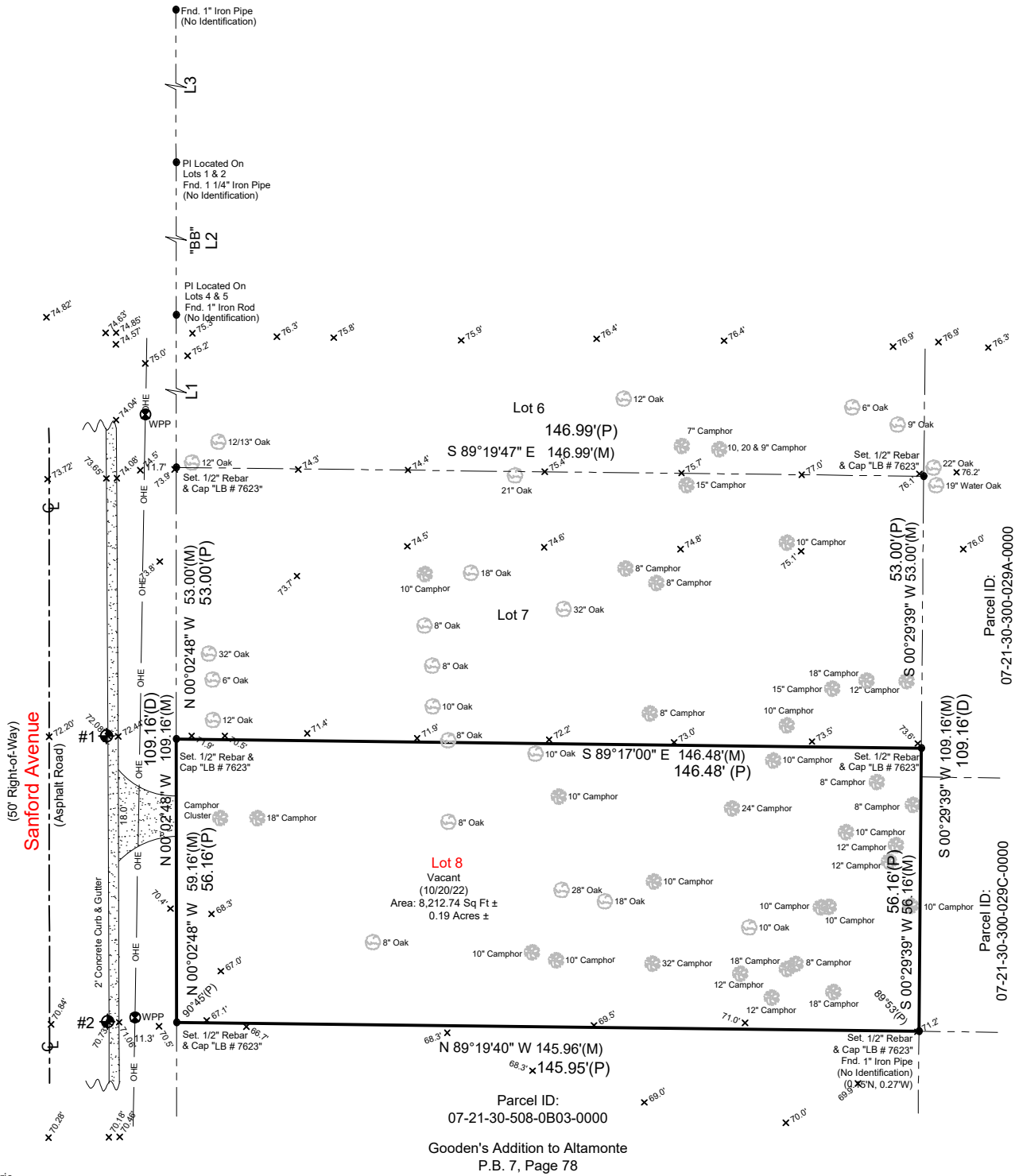
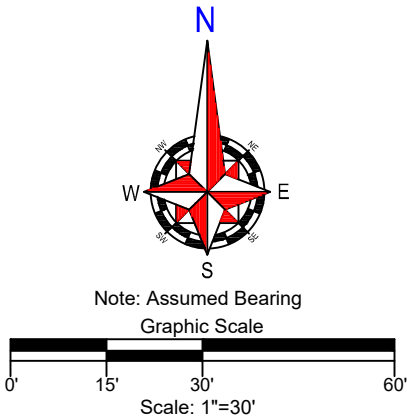
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CERTIFIED TO:
HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.

L1
106.00'(P)
N 00°02'48" W 105.62'(M)
L2
159.00'(P)
N 00°00'00" W 158.81'(M)
L3
105.00'(P)
N 00°07'00" W 105.58'(M)

-Benchmark Information-
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Florida Department of Transportation
Florida Permanent Reference Network (FPRN) District 5
G.P.S. - Geodetic NTRIP Network Base I.D. - Sanford
Continuously Operating Reference Station (CORS Station: SNFD)
(Elevations are based upon NAVD 88)

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Elevation: 70.75'



OHE = Overhead Electric
WPP = Wood Power Pole
TBD = To Be Determined

Field Date: 02/22/23	Date Completed: 02/23/23	-Notes-		Revisions	<p>I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.</p> <div><p>Patrick K. Ireland PSM 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.</p><p>Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165</p></div>
Drawn By: G.H	File Number: IS-111072	-Legend-			
C - Calculated	PC - Point of Curvature	<p>>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >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. >Flood Zone Determination Shown Heron 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.</p>			
CB - Centerline	Pg. - Page				
CM - Concrete Block	PI - Point of Intersection				
Conc. - Concrete	P.O.B. - Point of Beginning				
D - Description	P.O.L. - Point on Line				
DE - Drainage Easement	PP - Power Pole				
Easmt. - Easement	PRM - Permanent Reference Monument				
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency				
FFE - Finished Floor Elevation	R - Radius				
Fnd. - Found	R&C - Rebar & Cap				
IP - Iron Pipe	Rec. - Recovered				
L - Length (Arc)	Rfd. - Roofed				
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"				
N&D - Nail & Disk	Typ. - Typical				
N.R. - Non-Radial	UE - Utility Easement				
ORB - Official Records Book	WM - Water Meter				
P - Plat	Δ - Delta (Central Angle)				
P.B. - Plat Book	—O— - Chain Link Fence				
□ - Wood Fence					
		Parent Tract Survey - 07/28/23 - TCD			

Parent Tract Survey

Parent Tract Legal Description:

LOTS 7 AND 8, HOMEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Proposed Parcel "A" Legal Description:

LOT 7, HOMEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Proposed Parcel "B" Legal Description:

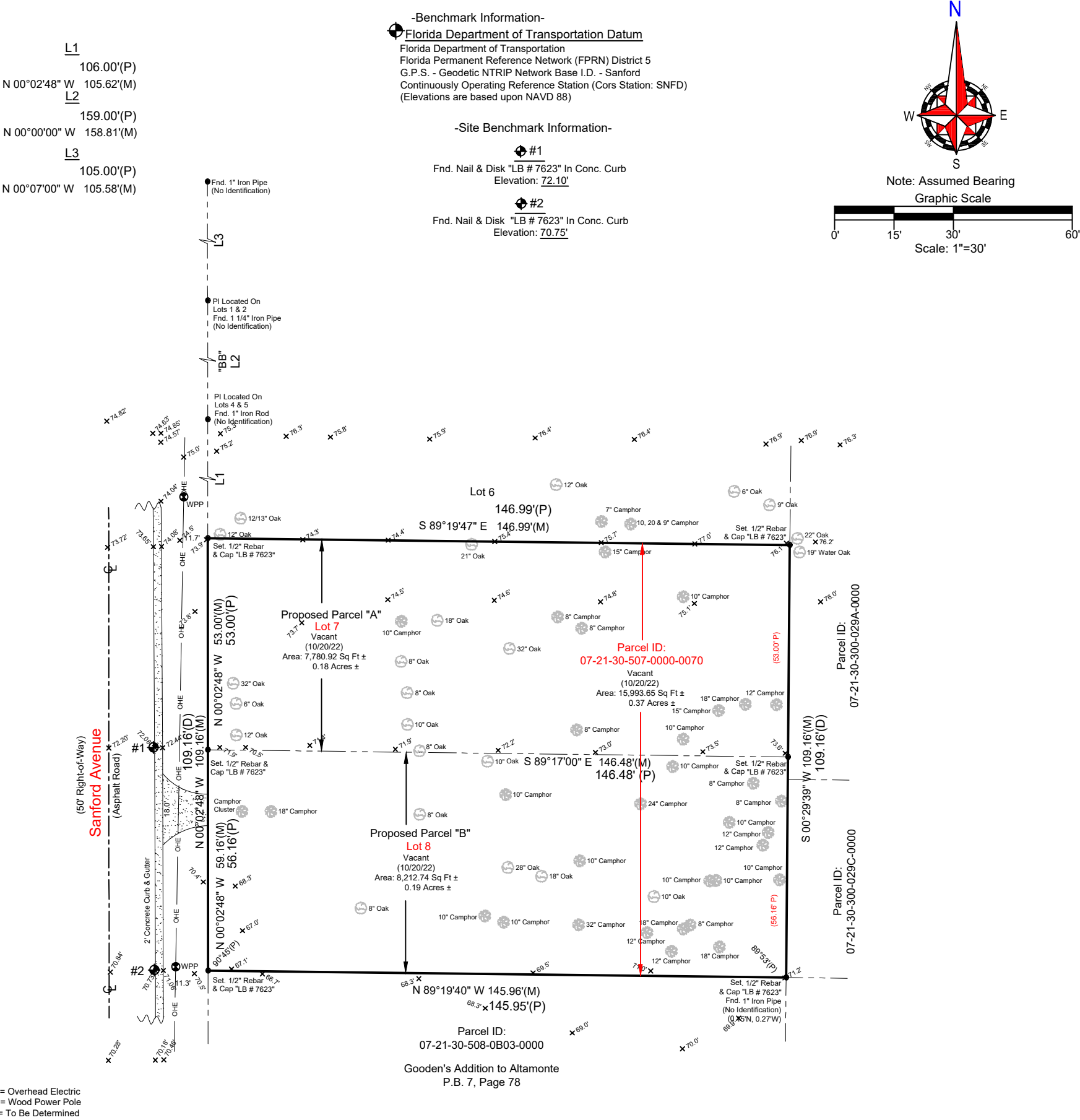
LOT 8, HOMEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD DISCLAIMER:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:

HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.



Field Date: 02/22/23	Date Completed: 02/23/23	-Notes-	
Drawn By: G.H	File Number: IS-111072	>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		>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".	
CB - Centerline	PC - Point of Curvature	>Building Ties are NOT to be used to reconstruct Property Lines.	
CM - Concrete Block	Pg. - Page	>Fence Ownership is NOT determined.	
Conc. - Concrete Monument	PI - Point of Intersection	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
D - Description	P.O.B. - Point of Beginning	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
DE - Drainage Easement	P.O.L. - Point on Line	>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	PP - Power Pole	>Flood Zone Determination Shown Heron 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.	
F.E.M.A. - Federal Emergency Management Agency	PRM - Permanent Reference Monument	Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
FFE - Finished Floor Elevation	PT - Point of Tangency		
Fnd. - Found	R - Radius		
IP - Iron Pipe	Rad. - Radial		
L - Length (Arc)	R&C - Rebar & Cap		
M - Measured	Rec. - Recovered		
N&D - Nail & Disk	Rfd. - Roofed		
N.R. - Non-Radial	Sgt. - Set 1/2" Rebar & Cap "LB 7623"		
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		
		Revisions	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.
			Patrick K. Ireland, PSM 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.
			Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165
		Parent Tract Survey - 07/28/23 - TCD	

Property Record Card

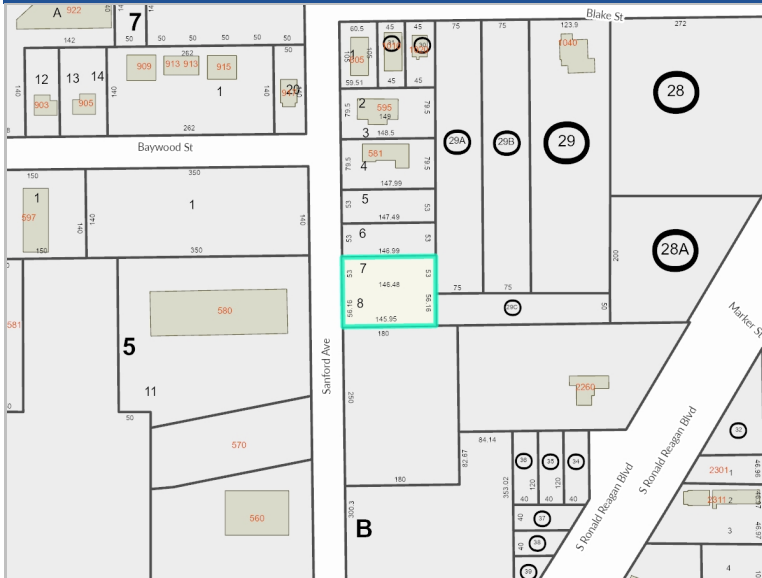


Parcel 07-21-30-507-0000-0070

Property Address SANFORD AVE ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	07-21-30-507-0000-0070		
Owner(s)	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC		
Property Address	SANFORD AVE ALTAMONTE SPRINGS, FL 32701		
Mailing	PO BOX 181010 CASSELBERRY, FL 32718-1010		
Subdivision Name	HOMEVILLE		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	80-VACANT GOVERNMENT		
Exemptions	34-CHARITABLE/CIVIC(2023)		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$13,898	\$13,898
Land Value Ag			
Just/Market Value		\$13,898	\$13,898
Portability Adj			
Save Our Homes Adj		\$0	\$0
Amendment 1 Adj		\$0	\$0
P&G Adj		\$0	\$0
Assessed Value		\$13,898	\$13,898

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$186.35	2022 Tax Savings with Exemptions	\$186.35
2022 Tax Bill Amount	\$0.00		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 7 + 8
HOMEVILLE
PB 9 PG 32

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,898	\$13,898	\$0
SJWM(Saint Johns Water Management)	\$13,898	\$13,898	\$0
FIRE	\$13,898	\$13,898	\$0
COUNTY GENERAL FUND	\$13,898	\$13,898	\$0
Schools	\$13,898	\$13,898	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/12/2022	10371	0112	\$100	No	Improved
WARRANTY DEED	07/01/1985	01660	1517	\$12,500	Yes	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
FRONT FOOT & DEPTH	109.00	146.00	0	\$125.00	\$13,898	

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

Extra Features					
Description	Year Built		Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Public, Quasi-Public	PUBC	Single Family-8400

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	44

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman

*

9/13/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:48:46
PROJ # 23-10000002 RECEIPT # 0270853
OWNER:
JOB ADDRESS: LOT #:

LUA - SMALL SCALE 14	3500.00	3500.00	.00
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TOTAL FEES DUE.....: 3500.00

AMOUNT RECEIVED.....: 3500.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000010142	
CASH/CHECK AMOUNTS...:	3500.00	
COLLECTED FROM:	HABITAT FOR HUMANITY SEMI	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

PROJECT NAME:	SANFORD AVENUE - SMALL SCALE FUTURE LAND	PROJ #: 23-10000002
APPLICATION FOR:	PZ - LAND USE AMENDMENT (W/O REZONE)	
APPLICATION DATE:	9/08/23	
RELATED NAMES:	Z2023-02 09.23SS.02	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	07-21-30-507-0000-0070	
PROJECT DESCRIPTION	PROPOSED SMALL SCALE FUTURE LAND USE AMENDMENT FROM R-1 TO MDR FOR A SINGLE FAMILY LOT ON 0.37 ACRES LOCATED ON THE NORTH SIDE OF SANFORD AVE, WEST OF S RONALD REAGAN BLVD	
NO OF ACRES	0.37	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE NORTH SIDE OF SANFORD AVE, WEST OF S RONALD REAGAN BLVD	
FUTURE LAND USE-	PUBC	
APPLICANT:	CONSULTANT:	
PENNY SEATER HABITAT FOR HUMANITY SEMINOLE PO BOX 181010 CASSELBERRY FL 32718 (407) 696-5855 CONSTRUCTION@HABITAT-SA.ORG		N/A

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

	Reviewer	TYPE	STATUS
1.	Comprehensive Planning	The future land use (FLU) is public-county owned (PUBC). The surrounding future land use is Medium Density Residential (MDR) which allows a maximum density of 10 dwelling units per net buildable acre.	INFORMATIONAL
2.	Comprehensive Planning	COMPREHENSIVE PLAN AMENDMENT: Proposed Future Land Use Map Amendment from PUBC to MDR is compatible with FLU designation in the area. Please complete the Facility Capacity Impact Assessment worksheet https://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/Future-Lane-Use-Attachment-A-Worksheets.pdf that will need to be provided with the Rezone/ Future Land Use Amendment application found here https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Rezone-LUA-Application-Package.pdf .	NOT MET
3.	Comprehensive Planning	The subject property is part of the East Altamont Target Area. See Policy FLU 4.3 of the Seminole County Comprehensive Plan for more information.	INFORMATIONAL
4.	Environmental Services	Comment These lots are not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service these lots in the future.	INFORMATIONAL
5.	Environmental Services	Comment These lots are not within any sanitary sewer service areas. However, these lots are just outside of the City of Altamonte Springs sanitary sewer service area (the border runs north/south along Sanford Ave) and may be able to be serviced by the City of Altamonte Springs' sanitary sewer lines in the area. If they were to service sanitary sewer to these lots, we could provide a letter stating that we have no objection to them doing so. Please coordinate with the City of Altamonte Springs to determine how best to service these lots.	INFORMATIONAL
6.	Environmental Services	Comment These lots are not within any sanitary sewer service areas and if the City of Altamonte Springs is not able to service them with any nearby sanitary sewer lines then onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service these lots. Per House Bill 1379, these lots would need enhanced nutrient-reducing (ENR) capable OSTDS since they would be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for a OSTDS permit, follow link:	INFORMATIONAL

		https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location.	
7.	Environmental Services	Comment This lots are not within any reclaim water service areas. Irrigation would be provided by these lots' potable water systems.	INFORMATIONAL
8.	Planning and Development	Sec. 30.44: Public Notice Procedure for Amendments to the Future Land Use Map, Zoning Map, Non-Residential Variances and Special Exceptions: Community Meeting Procedures Section 30.49. <u>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).</u> 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.	NOT MET
9.	Planning and Development	The Future Land Use Amendment Attachment A Text and Attachment A Worksheet must be completed by the Applicant and submitted as part of the application requirements. If you have any questions about how to complete the forms please contact Tyler Reed at treed@seminolecountyfl.gov or 407-665-7398.	NOT MET
10.	Public Safety - Fire Marshal	Library Comment 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
11.	Public Safety - Fire Marshal	Library Comment 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
12.	Public Safety - Fire Marshal	Library Comment "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	INFORMATIONAL

		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"	
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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	STATUS	REVIEWER
Natural Resources	No Review Required	Sarah Harttung sharttung@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	No Review Required	William Wharton wwharton@seminolecountyfl.gov
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Comprehensive Planning	Approved	Tyler Reed treed@seminolecountyfl.gov
Buffers and CPTED	No Review Required	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Approved	Jose Gomez jgomez@seminolecountyfl.gov

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

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
10/26/2023	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Tyler Reed
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2023-1170

Title:

ROOFING USA - PRE-APPLICATION

Project Number: 23-80000144

Project Description: Proposed Site Plan for an office building on 0.63 acres in the PD Zoning District located on the west side of S US Hwy 17-92, south of E Altamonte Dr

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

Parcel ID: 19-21-30-529-0000-0010

BCC District: 4-Lockhart

Applicant: Rodney James (407) 925-5910

Consultant: Vincent Peluso (407) 732-1263



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

PROJ. #: 23-80000144

Received: 10/10/23
aid: 10/10/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME:	Roofing USA		
PARCEL ID #(S):	19-21-30-529-0000-0010		
TOTAL ACREAGE:	625 0.63	BCC DISTRICT:	District 4
ZONING:	PD	FUTURE LAND USE:	PD COM

APPLICANT

NAME:	R.W. Jones Const. Inc.	COMPANY:	Rodney Jones - CEO
ADDRESS:	250 Owl Haven Cove		
CITY:	Geneva	STATE:	FL
PHONE:	407-925-5910	ZIP:	32732
EMAIL:	rodney@rwjonesconstruction.com		

CONSULTANT

NAME:	Vincent Peluso	COMPANY:	American Eng. & Surv. Inc.
ADDRESS:	4250 Alafaya Trail #212-138		
CITY:	Oviedo	STATE:	FL
PHONE:	407-732-1263	ZIP:	32765
EMAIL:	vincent@AmericanEngineer.com		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Office Building Site Development ~ 4000 ft ² with parking + entrance.				

STAFF USE ONLY

COMMENTS DUE: 10/20	COM DOC DUE: 10/26	DRC MEETING: 11/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: COM	LOCATION: on the west side of S US Hwy 17-92, south of E Altamonte Dr
W/S: Seminole County	BCC: 4: Lockhart	

Agenda: 10/27

Detailed Narrative:

We are proposing to construct a one-story office building, approximately 4,000 square feet, with associated utilities, access, and parking on Parcel ID# 19-21-30-529-0000-0010, which is approximately 27,443 sq. feet or 0.63 acres. This is also known as Lot 1, and we intend to comply with all requirements of the Seminole County Development Order #11-20500007. We are not requesting any variances or exceptions at this time.

This lot is part of the existing Garden Park Apartments PD, and Seminole County water and wastewater have been adequately sized and stubbed to the property. The lot is part of a master stormwater system, so the proposed development will comply with the limits of the impervious area allowed.

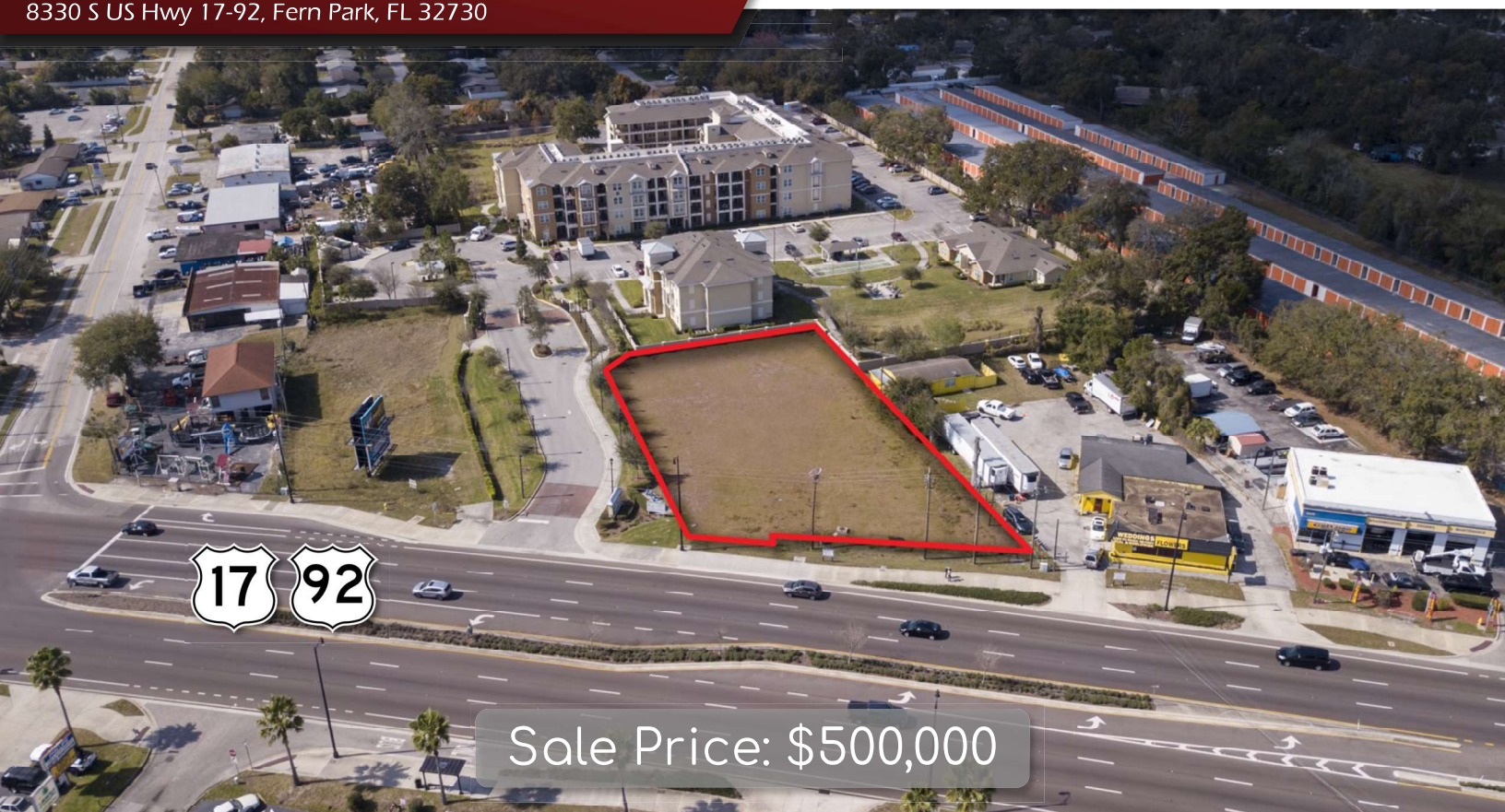
Under the original SJRWMD Permit 131706 – 1, many documents, such as geotechnical, environmental, stormwater drainage calcs, are available. Please click on this link to see all the existing files: [ePermit \(sjrwmd.com\)](https://sjrwmd.com)

The new owner intends to use this property solely as an office building for his roofing company office staff.

17-92 Frontage Development Site

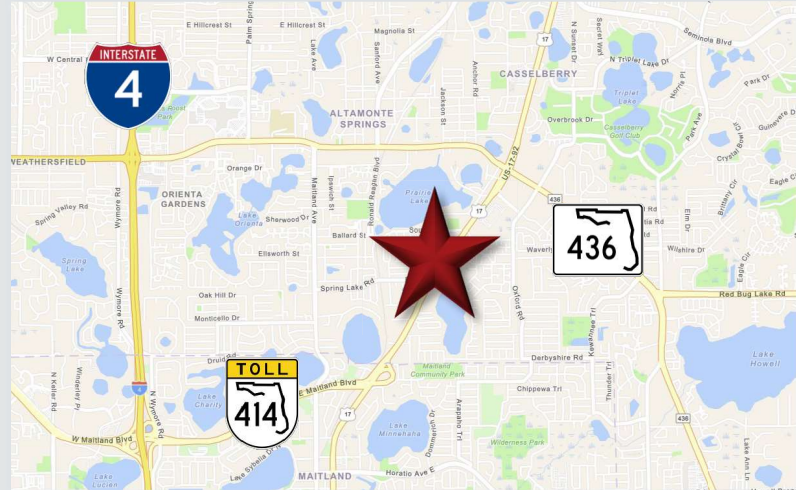
8330 S US Hwy 17-92, Fern Park, FL 32730

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



LOCATION DETAILS

Located on US 17-92 with a traffic count of 59,725 CPD between SR 436 and Horatio Ave. Adjacent to Garden Park Senior Living, an active adult apartment complex with 108 nicely appointed units. Surrounded by residential and senior housing, including Strive at Fern Park, a 125-bed assisted living and memory care community. SR 414 and Interstate 4 less than 3 miles away.



PROPERTY DETAILS

- **±0.63 Acres**
- **±140' Frontage** on S US Hwy 17-92
- Zoned PD with Commercial FLU
- **Cleared and Leveled**
- **Existing utilities** stubbed to site

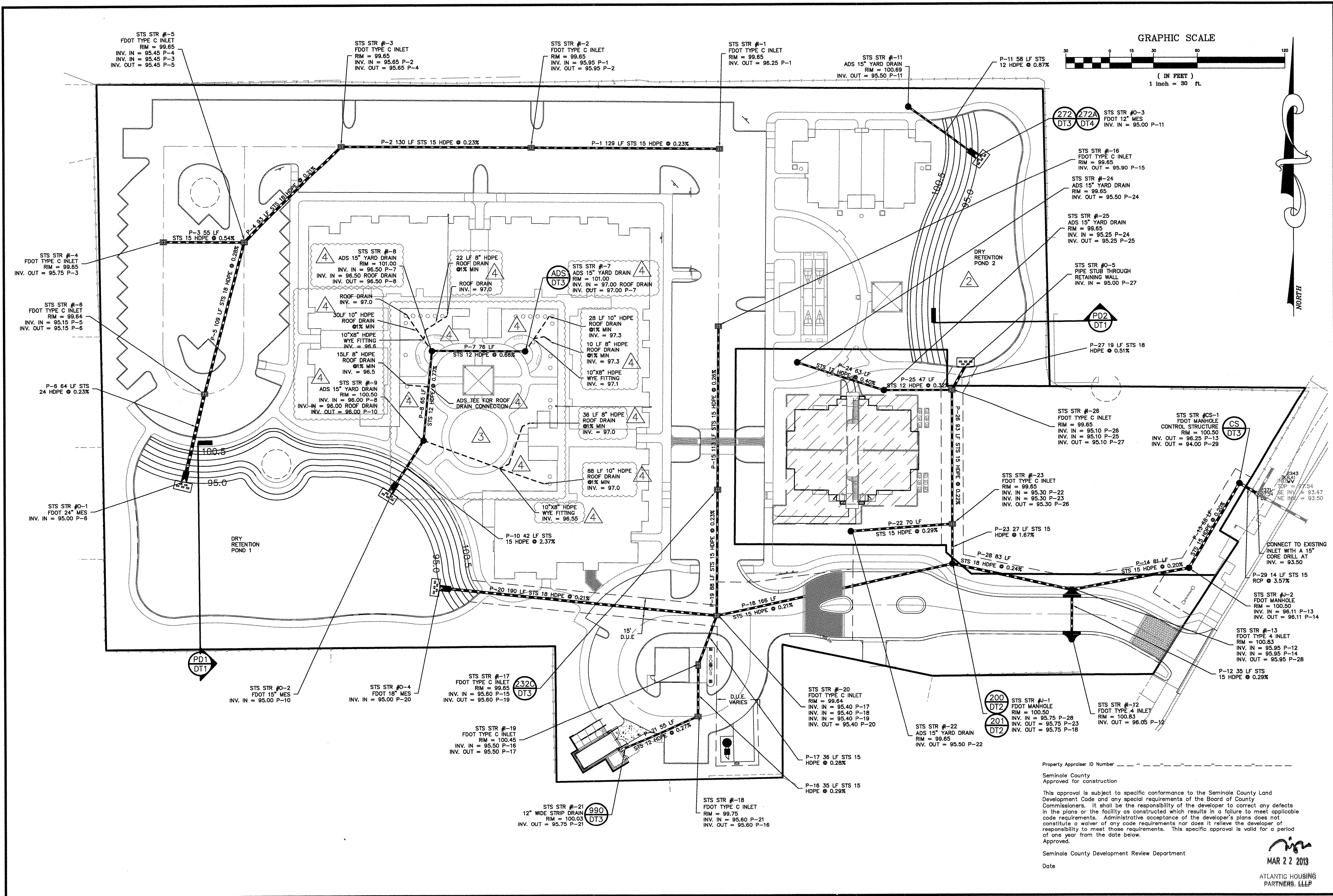
2021 DEMOGRAPHICS

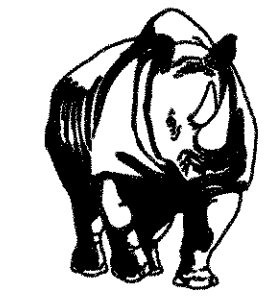
	1-MILE	3-MILE	5-MILE
Population	11,935	93,814	265,465
Average HH Income	\$88,882	\$90,466	\$88,663
Median HH Income	\$62,213	\$61,310	\$61,928

CONTACT FOR MORE INFORMATION

Shellie Sevor
(321) 377-1928
Shellie@palkiper.com

Marie Shorey, CCIM
(407) 383-8142
Marie@palkiper.com





MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
GARDEN PARK APARTMENTS

SEMINOLE COUNTY
FLORIDA

CLIENT
GARDEN GROVE APARTMENTS, LTD.
700 W. MORSE BLVD., SUITE 220
WINTER PARK, FL 32789
(407) 741-8666

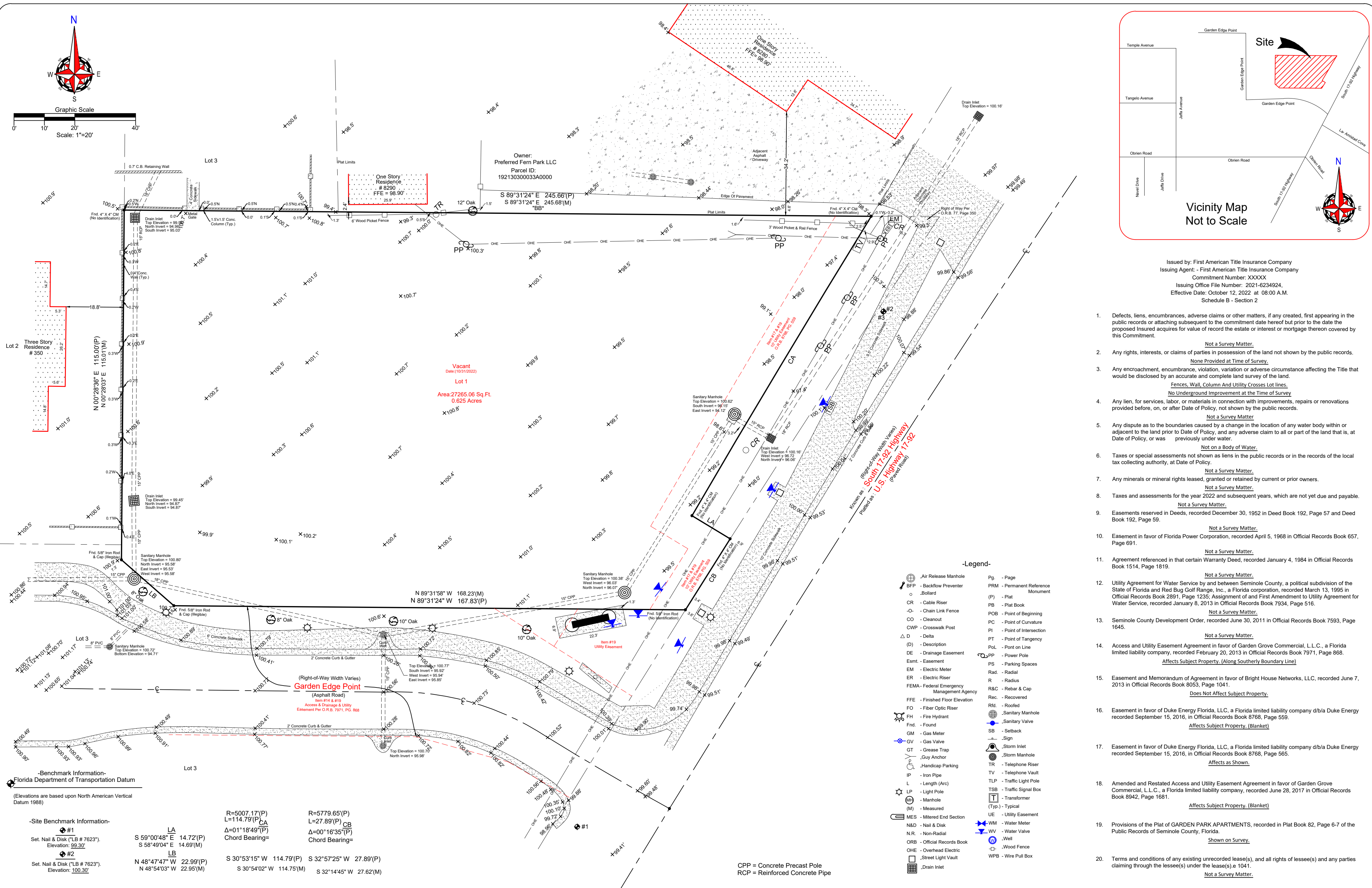
ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-000723

DATE	REVISIONS
1/12/12	REVISED AMENDMENTS PER CLIENT
2/1/12	REVISED PER REMOVED TREE PER CLIENT
2/27/13	REVISED PER REMOVED TREE PER CLIENT
3/25/13	REVISED PER NEW ROOF DRAINS
4/1/13	
5/1/13	
6/1/13	
7/1/13	
8/1/13	
9/1/13	
10/1/13	
11/1/13	

JOB # **11003**
DATE: **8/15/12**
SCALE: **1" = 30'**
DESIGNED BY: **DAS**
DRAWN BY: **DAS**
APPROVED BY: **DAS**

DR-1

H:\Data\11003\eng\FINAL\11003 DR-1.dwg Mar 15, 2013 - 3:22:57 pm



ALTA/NSPS Land Title Survey
Boundary Survey
Legal Description:
Lot 1 of GARDEN PARK APARTMENTS, according to the Plat thereof as recorded in Plat Book 82, Page(s) 6 and 7, of the Public Records of Seminole County, Florida.

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

#1
Set. Nail & Disk ("LB # 7623").
Elevation: 99.30'

#2
Set. Nail & Disk ("LB # 7623").
Elevation: 100.30'

LA
S 59°00'48" E 14.72'(P)
S 58°49'04" E 14.69'(M)

LB
N 48°47'47" W 22.09'(P)
N 48°54'03" W 22.95'(M)

R=5007.17'(P)
L=114.79'(P)
Δ=01°18'49"(P)
Chord Bearing=

R=5779.65'(P)
L=27.89'(P)
Δ=00°16'35"(P)
Chord Bearing=

S 30°53'15" W 114.79'(P)
S 30°54'02" W 114.75'(M)
S 32°57'25" W 27.89'(P)
S 32°14'45" W 27.62'(M)

Gross Land Area: 27265.06 Square Feet or 0.625 Acres more or less

Setback Requirements: Front: 25'
Side: 25'
Rear: 10'

Zoning: PD/COM (Planned Development Commercial)

Square footage of Buildings: 0.00 Square Feet more or less

Parking Space Size: (Standard) 00 Parking Stripes found at time of Survey
(Handicap) 00 Parking Stripes found at time of Survey

In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.

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

In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.

In the process of conducting the fieldwork, no evidence of any water features were observed.

In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.

Vehicle Access to Subject Property is provided by: **South 17-92 Highway, Garden Edge Point**

Revisions	Field Date: 10/31/22	Date Completed: 11/14/22
Drawn By: TCK	File Number: 111649	
-Legend-		
C - Calculated	PC - Point of Curvature	
CB - Centerline	PI - Page	
CB - Concrete Block	PI - Point of Intersection	
CM - Concrete Monument	P.O.B. - Point of Beginning	
Conc. - Concrete	P.O.C. - Point of Curvature	
DE - Description	PP - Power Pole	
EM - Easement	PRM - Permanent Reference Monument	
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency	
FFE - Finished Floor Elevation	R - Radius	
FO - Fiber Optic Riser	R&C - Rebar & Cap	
FH - Fire Hydrant	Rec - Recovered	
Find - Found	Rfd - Roofed	
GM - Gas Meter	Set - Set 1/2" Rebar	
GV - Gas Valve	Set - Set 1/2" Rebar 623"	
GT - Grease Trap	TSB - Traffic Signal Box	
HA - Handicap Parking	TR - Telephone Riser	
IP - Iron Pipe	TV - Telephone Vault	
L - Length (Arc)	TLP - Traffic Light Pole	
LP - Light Pole	TSB - Traffic Signal Box	
M - Manhole	TR - Transformer	
(M) - Measured	(Typ.) - Typical	
MES - Mitered End Section	UE - Utility Easement	
N&D - Nail & Disk	WM - Water Meter	
N.R. - Non-Radial	WV - Water Valve	
ORB - Official Records Book	W - Well	
OHE - Overhead Electric	W - Wood Fence	
SV - Street Light Vault	WPB - Wire Pull Box	
DI - Drain Inlet		

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.

>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Restrictions of Record.

>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "B".

>Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.

>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

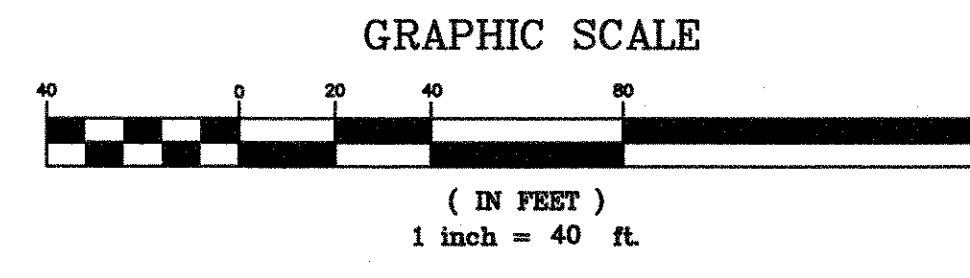
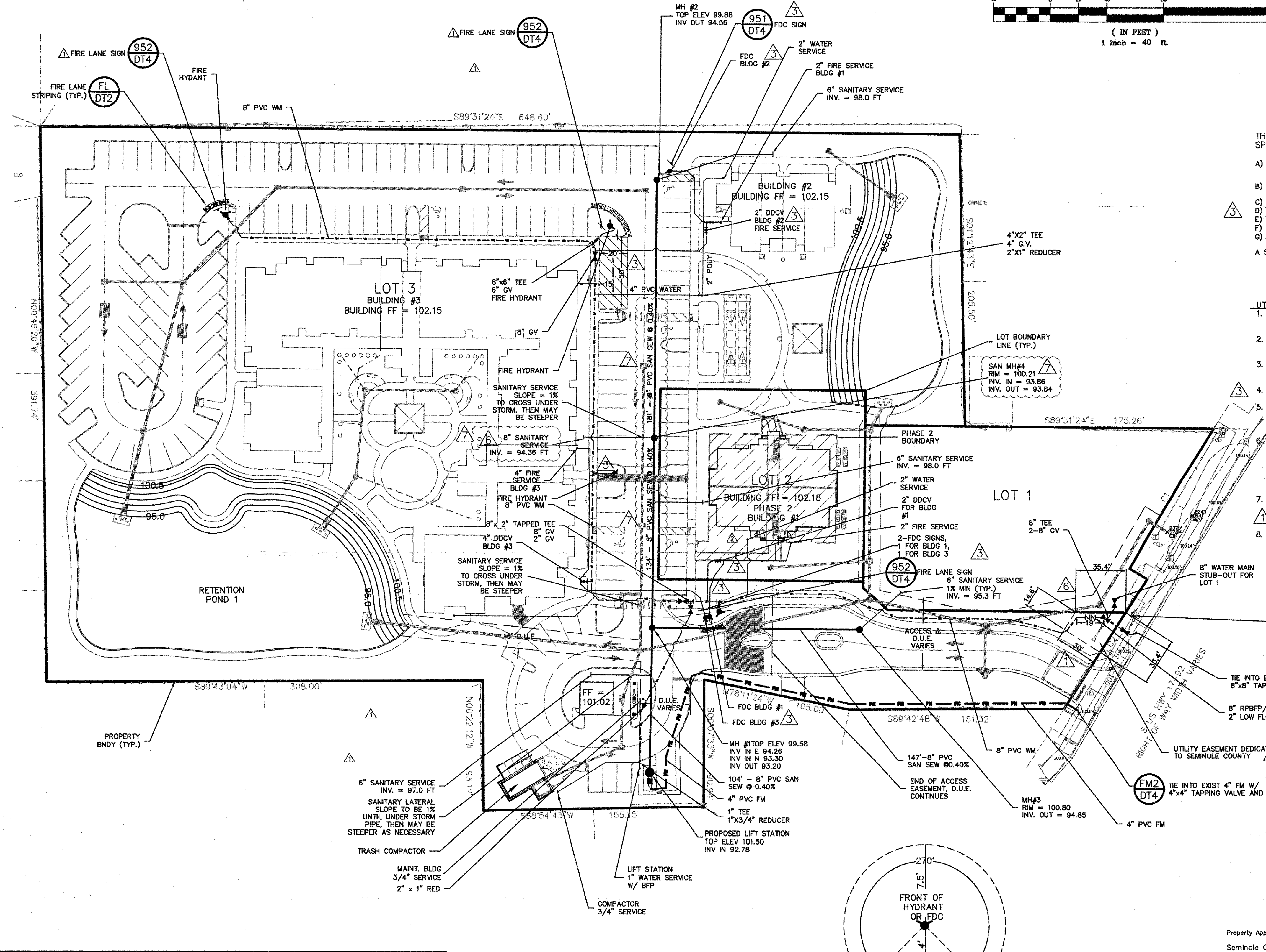
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

>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.

I hereby certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052, Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM
Patrick K. Ireland, P.S.M. 6637, L.B. 7623
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.iirelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

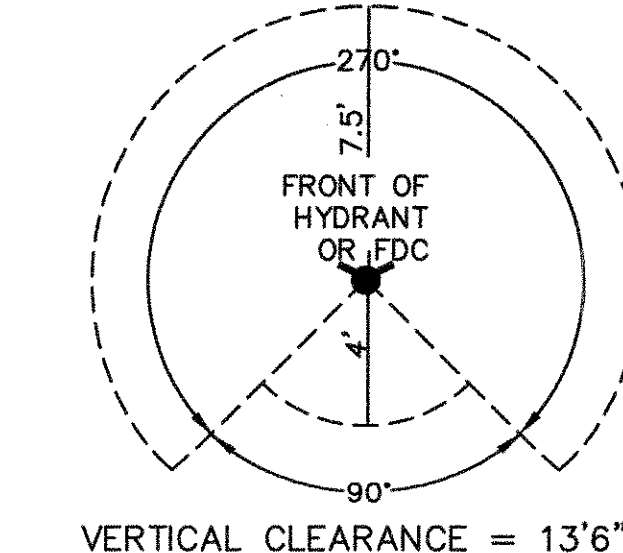


LEGEND	
	HDPE STORM PIPE
	WATER MAIN
	SEWER FORCE MAIN
	SANITARY
	SANITARY LATERAL

- THE REQUIREMENTS BELOW SHALL BE ON ALL SITE PLANS FOR SPRINKLERED BUILDINGS
- A) AT A 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 SPRINKLERED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
 - C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
 - D) THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FEET OF THE HYDRANT.
 - 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.
 - A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.

- UTILITY NOTES:
- 1. ALL EXISTING OVERHEAD UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE PROVIDER AND RELOCATED AS NECESSARY.
 - 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
 - 3. NO COMBUSTIBLES ON SITE UNTIL ADEQUATE FIRE PROTECTION IS IN SERVICE.
 - 4. ALL FIRE HYDRANTS SHALL BE PRIVATE.
 - 5. FIRE FLOW TESTS ARE REQUIRED FROM AN EXISTING HYDRANT AND A NEW HYDRANT ONCE COMPLETED. THE FIRE FLOW TEST SHALL BE WITNESSED BY A SEMINOLE COUNTY UTILITIES INSPECTOR.
 - 6. THE UTILITY PLAN HAS BEEN REVIEWED FOR PIPE CONFLICTS WITH GRAVITY SEWER AND STORM SEWER PIPE AND NO CONFLICTS WERE FOUND. WHERE THE WATER MAIN, FIRE LINE, OR FORCE MAIN CROSS A GRAVITY PIPE OR ANOTHER PRESSURE PIPE, THEY SHALL BE DEFLECTED IN ACCORDANCE WITH THE FDEP PIPE SEPARATION REQUIREMENTS LOCATED ON THIS PAGE.
 - 7. THE ENTIRE SANITARY COLLECTION SYSTEM AND PUMP STATION ARE PRIVATE WITH SEMINOLE COUNTY RESPONSIBLE FOR THE 4" FORCE MAIN AT THE CONNECTION AND WITHIN THE ROW OF 17-92.
 - 8. ALL DOUBLE DETECTOR CHECK VALVES WILL REQUIRE TO BE TAMPERED.

TEMPORARY ACCESS SIGNAGE SHALL READ "FIRE DEPARTMENT ACCESS" AND SHALL INCLUDE RANGE OF SITE ADDRESSES. SIGN SHALL BE 4'x4' TWO SIDED WITH A RED BACKGROUND AND WHITE LEGEND. ALL LETTERS SHALL BE 4". ADDRESS SHALL BE 2.5". BOTTOM OF SIGN TO BE 6" ABOVE GROUND ON POST.



NOTE: NO TREES, PLANTS OR SHRUBS SHALL BE PLANTED IN THE REQUIRED CLEAR ZONE OF HYDRANTS AND FIRE PROTECTION DEVICES.

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

Property Appraiser ID Number _____

Seminole County
Approved for construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved: _____

Seminole County Development Review Department
Date _____

MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
GARDEN PARK APARTMENTS
SEMINOLE COUNTY, FLORIDA

CLIENT
GARDEN GROVE APARTMENTS, LTD.
700 W. MOORE BLVD., SUITE 220
WINTER PARK, FL 32789
(407) 741-8868

ENGINEER IN CHARGE:

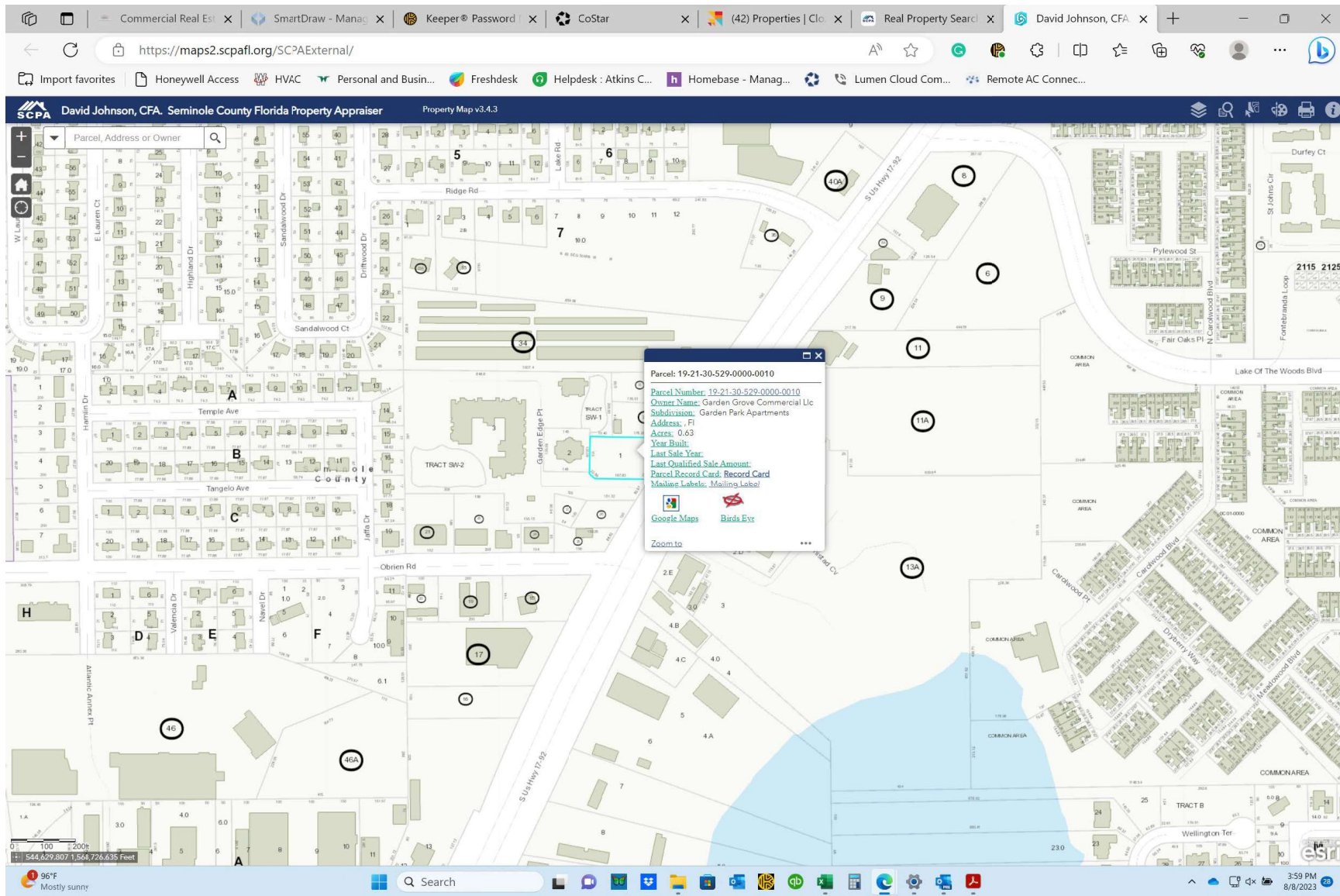
APR - 4 2013
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-007723

DATE	REVISIONS
1 8/25/12	REVISED PER COMMENTS
2 10/12/12	REVISED BLDG# UTILITY FOOTPRINT
3 11/7/12	REVISED PER COUNTY COMMENTS
4 1/28/13	REVISED PER CLIENT
5 1/28/13	REVISED MASTER METER AND SWE SERVICE
6 2/26/13	REVISED MASTER METER AND SWE SERVICE
7 3/26/13	REVISED MASTER METER AND SWE SERVICE
8 4/1/13	REVISED MASTER METER AND SWE SERVICE
9 4/1/13	REVISED MASTER METER AND SWE SERVICE
10 4/1/13	REVISED MASTER METER AND SWE SERVICE
11 4/1/13	REVISED MASTER METER AND SWE SERVICE

JOB # 11003
DATE: 8/15/12
SCALE: 1" = 40'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

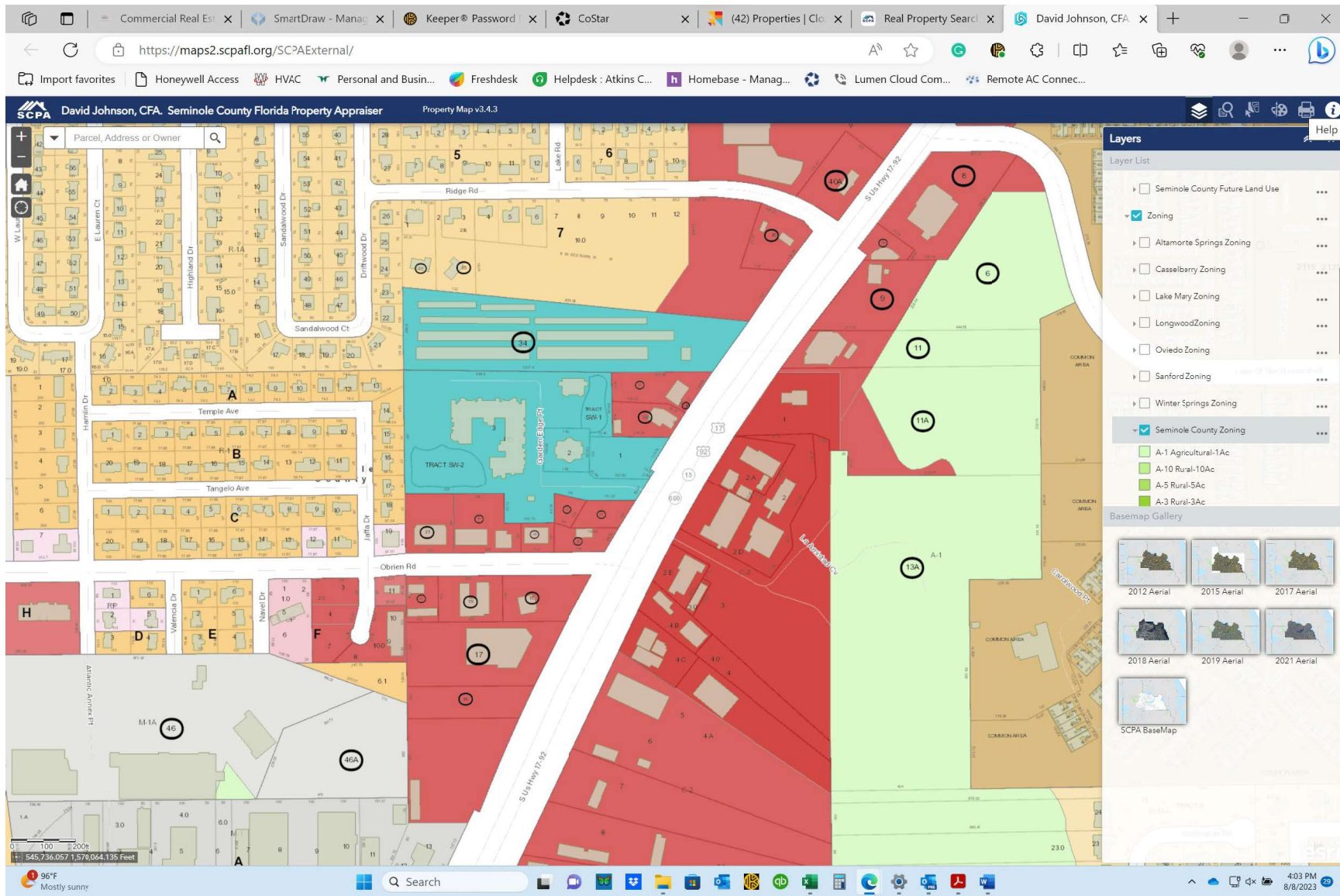
UT-1

SUBMITTED TO:
Seminole County
DATE: 4/14/13
DATE
DATE
DATE

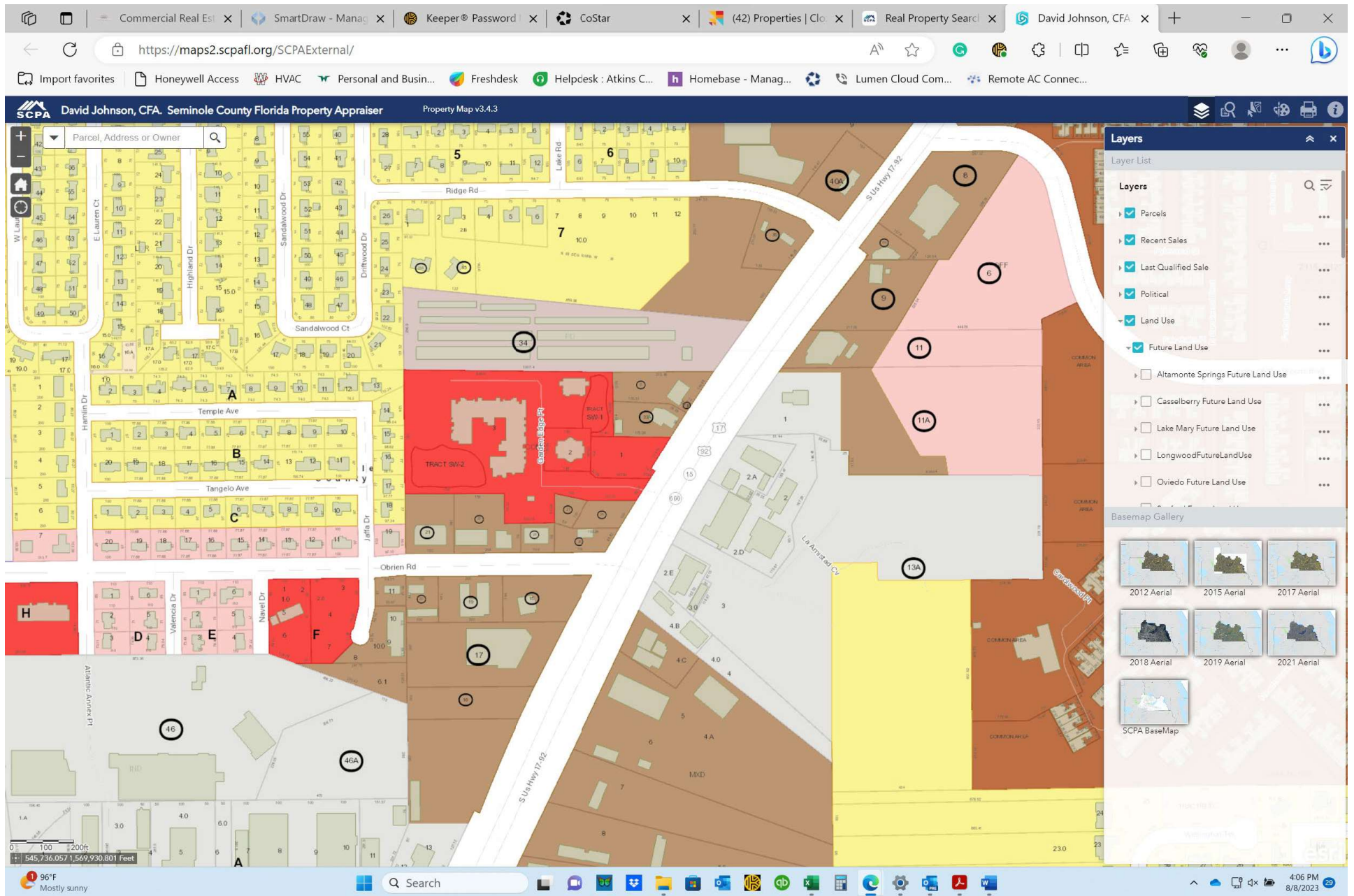


Parcel ID

This site has ~27,443 sf of land. At a FAR of .25 you could build ~6800 sf of structure.



Current Zoning



Future Land Use

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On May 24, 2011, Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Crystal River Investments Inc.

Project Name: Garden Grove Apartments Rezone

Requested Development Approval: Rezone from C-2 (Retail Commercial) to PUD (Planned Unit Development) on 6.73 acres, located on the west side of HWY 17-92, approximately 1 mile south of S.R. 436.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent, and in compliance, with applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Joy Williams
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07593 Pgs 1645 - 1651; (7pgs)
FILE NUM 2011069189
RECORDED 06/30/2011 04:05:43 PM
RECORDING FEE \$ 61.00
RECORDED BY J Eckenroth(a11)

BOOK 7593 PAGE 1645

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

A. All development shall comply with the Preliminary Master Plan attached as Exhibit B.

B. Permitted Uses shall consist of the following:

- a) Lot 1 shall comply with the C-1 (Retail Commercial) zoning district, with a maximum .35 FAR.
- b) Lot 2 shall consist of a multifamily development with a maximum of 120 units, not to exceed 19.7 units per net buildable acre.
- c) In the event that Lot 2 is not developed as multi-family in accordance with the Preliminary Master Plan, the entire site shall be subject to compliance with the C-2 (Retail Commercial) zoning district, with a maximum of .35 FAR.

C. Lot 1 Maximum Building Height and Building Setbacks shall be as follows:

Maximum Building Height: 35'

Building Setbacks:

Build-To Line: Parallel line that regulates the distance between the front property line and the primary building façade, being the maximum setback for all structures.

North property line: $\frac{1}{2}$ of building height; or, equal to width of required buffer, whichever distance is greater

Adjacent to Lot 2: No minimum setback required

East property line: All structures shall be adjacent to a build-to line located 0-20 feet from US 17-92 right-of-way subject to appropriate safety considerations, including but not limited to sight visibility at intersections, vehicular access, and speed of vehicular traffic. Upper floors above the second story shall be set back 10 feet from the build-to line.

4

D. Lot 2 Maximum Building Height and Building Setbacks shall be as follows:**Maximum Building Height: 50'****Building Setbacks:**

North and south property lines: $\frac{1}{2}$ of building height; or, equal to width of of required buffer, whichever is greater; with the flexibility to decrease setback as approved by the Planning and Development Manager.

Adjacent to Lot 2: No minimum setback required

Building Separation: 20'

West property line and adjacent to any single family residential development:

Building Height	Building Setback
35'	35'
36-45'	50'
46-50'	80'

- E. All Buffers shall meet the requirements of the Seminole County Land Development Code; however, subject to approval by the Development Review Committee and the Board of County Commissioners at the time of Final Master Plan; performance buffering techniques may be substituted where such techniques provide equal or greater compatibility with adjoining land uses. Such standards may permit variations in required buffer widths, landscaping, and/or fencing to create maximum flexibility in site design while adequately mitigating development impacts on neighboring properties.
- F. A pedestrian, bicycle, and linkage plan shall be provided at time of Final Master Plan.
- G. The residential and commercial areas shall be physically integrated through pedestrian circulation, shared storm water facilities and parking areas, common or compatible architectural styles and signage, etc.
- H. The commercial area shall be oriented toward pedestrian use, including pedestrian amenities such as shaded outdoor seating areas and walkways. Structure(s) shall be subject to a maximum setback (build-to line) of 20 feet along the US 17-92 frontage. The following features may extend forward of the build-to line provided they do not encroach into public right-of-way and/or utility easements:
- outdoor cafes with seating directly in front of the primary building facade
 - awnings and canopies
 - balconies, arches, or other projections that do not obstruct pedestrian movement at street level

- I. Parking and driveways for the commercial parcel shall be at the rear of the building(s).
- J. Required open space may include architectural or engineered amenities that retain storm water or support vegetation. Such features include, but are not limited to, green roofs, green walls, rain gardens, planter boxes, bioswales, and water features using storm water as at least 50% of annual flow.
- K. Required open space may also include indoor facilities serving as recreational or cultural amenities, including fitness centers, swimming pools, art galleries, etc.
- L. All vegetation planted on the site shall be Florida-Friendly landscaping.
- M. In the case of conflict between the written conditions A through L in the Development Order and the Preliminary Master Plan attached as Exhibit B, the terms of the written conditions A through L shall apply.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

(6) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By:

Brenda Carey
Brenda Carey, Chairman

Order**OWNER'S CONSENT AND COVENANT**

COMES NOW, Crystal River Investments, Inc. the owner of the
aforescribed property in this Development Order, on behalf of itself and its heirs,
successors, assigns or transferees of any nature whatsoever and consents to, agrees with
and covenants to perform and fully abide by the provisions, terms, conditions and
commitments set forth in this Development Order.

Jill Bowles
Witness
Print Name Jill Bowles

Witness
Print Name _____

Witness
Print Name _____

Harrison R. Bowles
Crystal River Investments, Inc.
by: ~~Robert Sterling, President~~
HARRISON R. BOWLES

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State
and County aforesaid to take acknowledgments, personally appeared Robert Sterling as
VICE - President of Crystal River Investments, Inc., and who is personally known to me or who
has produced FLDL as identification and who executed the foregoing
instrument, and represented that he is authorized to sign on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this
13th day of March, 2011.

Kapil Sharma
Notary Public, in and for the County and State
Aforementioned

My Commission Expires: April 5, 2011

5

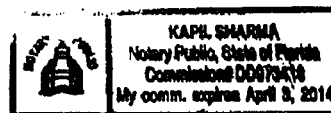


EXHIBIT A

- (A) Beginning 271 feet south of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 19, Township 21 South, Range 30 East. Run thence East 484 feet, thence North 10 feet, thence West 484 feet, thence South 10 feet to Point of Beginning.
- AND:
- (B) Begin 371 feet South and 484 feet East of the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 19, Township 21 South, Range 30 East. Run thence South $76^{\circ}40'$ East 107.02 feet, thence East 140 feet more or less to the West right-of-way line of U.S. Highway 17-92. Return to the point of beginning of this description and run North 10 feet, thence south $76^{\circ}40'$ East 107.02 feet, thence East 150 feet more or less to a point on the West right of way line of U.S. Highway 17-92, thence Southwesterly along said right of way line to the termination point on said right of way line described on the first call of this description.
- AND:
- (C) Begin at a point 391 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 19, Township 21 South, Range 30 East. Run thence East 484 feet, thence South $78^{\circ}40'$ East 105 feet, thence East 130 feet more or less to a point on the West right of way line of U.S. Highway 17-92. Return to the beginning point of this description, thence from said point run North 20 feet, thence East 484 feet, thence South $78^{\circ}40'$ East 107.02 feet, thence East 150 feet more or less to a point on the West right of way line of US Highway 17-92, thence Southwesterly along said right of way line to the termination point on said right of way line described on the first call of this description.
- AND:
- (D) Begin 484 feet East and 261 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East. Run South 110 feet, West 104 feet, North 110 feet, thence East 104 feet to point of beginning.
- AND:
- (E) Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East. Run thence South 261.0 feet, thence East 434 feet, thence South 100 feet, thence South $78^{\circ}40'$ East 107.02 feet, thence East 150 feet to the West right of way line of U.S. Highway 17-92, thence Northeasterly along said right of way 216.3 feet to an iron pipe, thence West 200 feet, thence North $1^{\circ}50'$ West 104.5 feet, thence West 648.6 feet to beginning.
- AND:
- (F) Begin 271 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East. Run South 100 feet, thence South $89^{\circ}55'$ East 380 feet, thence North $89^{\circ}55'$ West 380 feet to point of beginning.
- AND:
- (G) Begin 261 feet South of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East. Run South $89^{\circ}55'$ East 474 feet, thence South 110 feet, thence North $78^{\circ}59'$ West 12 feet, thence North 100 feet, thence West 484 feet, to a point South of the point of beginning, thence North to the point of beginning.
- AND:
- (H) The east 52 feet of the West 484 feet of the South 93 feet of the North 484 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East, Seminole County, Florida.
- AND:
- (I) The West 104 feet of the East 156 feet of the West 484 feet of the South 93 feet of the North 484 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 30 East, Seminole County, Florida.

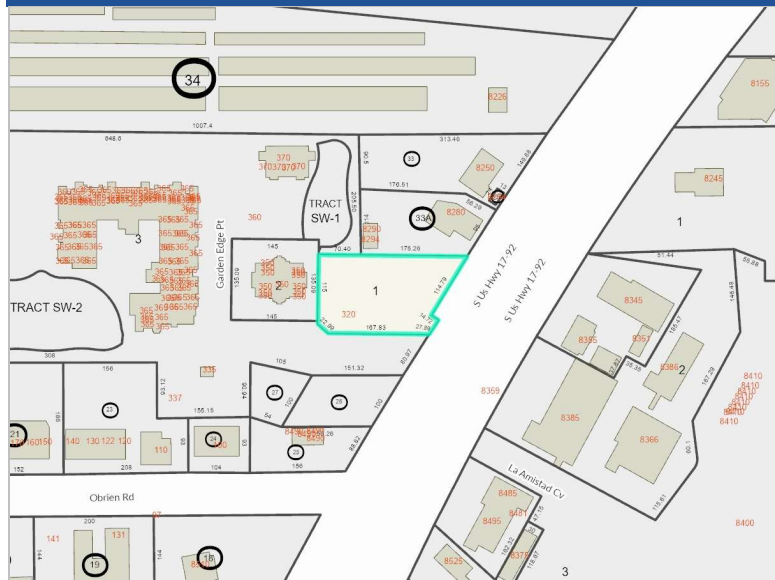
Property Record Card



Parcel 19-21-30-529-0000-0010

Property Address ,

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	19-21-30-529-0000-0010
Owner(s)	GARDEN GROVE COMMERCIAL LLC
Property Address	,
Mailing	200 E CANTON AVE # 102 WINTER PARK, FL 32789-0279
Subdivision Name	GARDEN PARK APARTMENTS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$285,407	\$285,407
Land Value Ag		
Just/Market Value	\$285,407	\$285,407
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$15,109
P&G Adj	\$0	\$0
Assessed Value	\$285,407	\$270,298

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$3,798.20	2023 Tax Savings with Exemptions	\$119.82
2023 Tax Bill Amount	\$3,678.38		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 GARDEN PARK APARTMENTS PLAT BOOK 82 PAGE 6

Taxes				
Taxing Authority		Assessment Value		Taxable Value
ROAD DISTRICT		\$285,407		\$285,407
SJWM(Saint Johns Water Management)		\$285,407		\$285,407
FIRE		\$285,407		\$285,407
COUNTY GENERAL FUND		\$285,407		\$285,407
Schools		\$285,407		\$285,407

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			27443	\$10.40	\$285,407

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

Extra Features				
Description	Year Built	Units	Value	New Cost

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

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	56

School Information		
Elementary School District	Middle School District	High School District
English Estates	South Seminole	Lyman



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

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

Receipt Details

Date: 10/10/2023 1:41:43 PM
Project: 23-80000144
Credit Card Number: 44*****5715
Authorization Number: 010070
Transaction Number: 101023017-8EA78187-E8D6-430D-90EA-8AADF7E2F30D
Total Fees Paid: 52.50

Fees Paid

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

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 10/27/2023, in order to place you on the Wednesday, 11/01/2023 meeting agenda.

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

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

PROJECT NAME:	ROOFING USA - PRE-APPLICATION	PROJ #: 23-80000144
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	10/10/23	
RELATED NAMES:	EP VINCENT PELUSO	
PROJECT MANAGER:	MAYA ATHANAS (407) 665-7388	
PARCEL ID NO.:	19-21-30-529-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR AN OFFICE BUILDING ON 0.63 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF S US HWY 17-92, SOUTH OF E ALTAMONTE DR	
NO OF ACRES	0.63	
BCC DISTRICT	4-Amy Lockhart	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF S US HWY 17-92, SOUTH OF E ALTAMONTE DR	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
RODNEY JAMES R.W. JONES CONSTRUCTION INC 250 OWL HAVEN CV GENEVA FL 32732 (407) 925-5910 RODNEY@RWJONESCONSTRUCTION.COM	VINCENT PELUSO AMERICAN ENG. & SURVEY INC 4250 ALAFAYA TRL STE 212-138 OVIEDO FL 32765 (407) 732-1263 VINCENT@AMERICAN-ENGINEER.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

- Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement (DCA) and Master Plan. Certain conditions in the DCA include pedestrian accessibility, orienting the parking in the rear of the building, and certain setbacks as listed in the enclosed comments.
- The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml>

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

NO #	TYPE	COMMENT
1.	Buffers and CPTED	A 5' minimum, 10' average landscape buffer is required on the west, north, and south boundaries. A 5' minimum, 10' average landscaped buffer is required on the east, IF the build-to-line is 10' or greater from US 17-92
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.
5.	Buffers and CPTED	A full buffer review will be done 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.
6.	Buffers and CPTED	SCREENING: 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.
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current edition of the Florida Building Codes.
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 is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio (FAR).
10.	Comprehensive Planning	URBAN CENTERS AND CORRIDORS OVERLAY: Proposed development is eligible for density/intensity bonuses provided that (a) Subject property is located within the Urban Centers and Corridors Overlay as referenced in Policy FLU 5.17; and (b) Meets development criteria as described in Policy FLU 5.17, including but not limited to employment in mixed development, infill/redevelopment, walkability, and affordable housing.

11.	Environmental - Impact Analysis	Seminole County will be your Water & Sewer Provider. Capacity reservation will be required.
12.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a pressurized 8" PVC potable water line stub out in the southeast corner of this development's property that is already connected to Seminole County's potable water system.
13.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a gravity 6" PVC sanitary sewer line stub out in the southwest corner of this development's property that is already connected to Seminole County's sanitary sewer system via Garden Park Apartment's sanitary sewer system and private lift station.
14.	Environmental Services	Since this development will be sharing private sanitary sewer infrastructure with Garden Park Apartments, please reference Seminole County Records Book 8942, Page 1681 for what appears to be an agreement between all owners/successive owners of the lots within the master development to provide shared private sanitary sewer system access rights and easements with each other. If this or any other potentially existing private agreements are determined to be inadequate for you, we suggest that both parties submit a formal easement/agreement to the Seminole County Clerk's office. See Book 09235, Page 1624 of Seminole County Records for reference.
15.	Environmental Services	This development is not within any reclaim water service areas. Irrigation would be provided by this development's potable water system.
16.	Environmental Services	This lot was part of a master development plan with prepared utility connection points. Please see the Garden Park Apartments file in the Resources folder for reference.
17.	Natural Resources	Please ensure that any proposed landscaping meets Florida-Friendly guidelines in accordance with condition L of the development order.
18.	Planning and Development	The subject parcel is lot 1 in the Garden Park Planned Development, which allows C-1 uses as permitted in the Seminole County Land Development Code. The proposed use of an office is permitted.
19.	Planning and Development	The maximum floor area ration (FAR) allowed is 0.35.
20.	Planning and Development	The maximum allowed building height is 35 feet.

21.	Planning and Development	Per the Garden Park Developer's Commitment Agreement, the setback requirements are as follows: (North- 1/2 of building height or equal to the width of required buffer, whichever distance is greater) (Adjacent to Lot 2- No minimum setback required) (East has a MAXIMUM setback- All structures shall be adjacent to a build to line located 0-20 feet from US 17-92 right-of-way subject to appropriate safety considerations, including but not limited to sight visibility at intersections, vehicular access, and speed of vehicular traffic. Upper floors above the second story shall be setback 10 feet from the build-to-line.)
22.	Planning and Development	Per the Garden Grove Developer's Commitment Agreement, the residential and commercial areas shall be physically integrated through pedestrian circulation, shared stormwater facilities, and parking areas, common or compatible architectural styles and signage.
23.	Planning and Development	Lot 1 must include pedestrian access to lot 2.
24.	Planning and Development	Commercial development on lot 1 must be oriented towards pedestrian use, including pedestrian amenities such as shaded outdoor seating areas and walkways.
25.	Planning and Development	All buildings and signage on all lots within the PD must be consistent or similar in appearance.
26.	Planning and Development	A 5 foot minimum, 10 foot average landscape buffer is required on the west, north, and south boundaries. A 5 foot minimum, 10 foot average landscaped buffer is required on the east, If the build-to-line is 10 feet or greater from US 17-92.
27.	Planning and Development	Driveways and parking must be at the rear of the building. The building must front US 17-92.
28.	Planning and Development	The proposed site layout is not consistent with the approved Development Order (DO). The DO states that marking and driveways for the commercial parcel shall be at the rear of the building(s).
29.	Planning and Development	According to the DO, there are several features that may extend forward of the build-to line, including outdoor cafe seating, awnings, canopies, balconies, arches, and other projections as long as they do not obstruct pedestrian movement at the street level. Please refer to DO for exact language.
30.	Planning and Development	No outdoor storage of equipment or supplies are allowed on the subject site.

31.	Planning and Development	<p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/</p>
32.	Planning and Development	Property is within a PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Plan/Site Plan.
33.	Planning and Development	<p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</p>
34.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.
35.	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.
36.	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

37.	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"
38.	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 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.
39.	Public Works - Engineering	Access will be through Garden Edge Point through the access easement granted in ORB 7971, Pg. 868. The driveway on Garden Edge Point will need to be set back from US17-92 sufficient distance to ensure safe entry and turning movements into the site.
40.	Public Works - Engineering	The impervious area will need to be verified to ensure it is within the thresholds allowed for the master stormwater system. If additional impervious is proposed, onsite stormwater management may be required. Conveyance to the master system will also need to be verified.
41.	Public Works - Engineering	Accessible route from the proposed building to the right-of-way will be required.

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

DEPARTMENT	REVIEWER	CONTACT INFORMATION
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman	Phone: 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Impact Analysis Coordination	William Wharton	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: sharttung03@seminolecountyfl.gov
Planning and Development	Maya Athanas	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jose Gomez	Phone: 407-665-7383 Email: jgomez@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

Cities:

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

Other Agencies:

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

Other Resources:

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