



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, February 7, 2024

9:00 AM

Room 3024

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

DRC

9:00AM (IN PERSON) HISTORIC SCHOOL MUSEUM - PD REZONE

[2024-0044](#)

Project Number: 23-20500026

Project Description: Proposed Rezone from R-1 to PD for a historic school and museum on 0.11 Acres located on the southeast corner of James Dr and SR 426

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

Parcel ID: 29-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Judith Smith (407) 234-3374

Consultant: N/A

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

PRE- APPLICATIONS

COMMENTS ONLY (NO MEETING SCHEDULED)

METHOD ROOFING & SOLAR OFFICE - PRE-APPLICATION**[2024-0045](#)****Project Number:** 24-80000002**Project Description:** Proposed Site Plan for commercial office space on 0.14 acres in the C-2 Zoning District located on the west side of Airport Blvd, north of Sanford Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 06-20-31-300-0130-0000**BCC District:** 5-Herr**Applicant:** Dustin Hoger (904) 505-5545**Consultant:** Jenna Shielbler (800) 374-7106**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GENEVA DR (1088) - PRE-APPLICATION****[2024-0047](#)****Project Number:** 24-80000003**Project Description:** Proposed Lot Split and Rezone from A-1 to R-1BB for a single-family home on 0.56 acres located on the southeast corner of Geneva Dr and Reed Ave**Project Manager:** Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)**Parcel ID:** 11-21-31-300-0130-0000**BCC District:** 2-Zembower**Applicant:** Malachi Middlebrook (949) 677-5388**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SKYWAY DRIVE - PRE-APPLICATION****[2024-0049](#)****Project Number:** 24-80000006**Project Description:** Proposed Rezone from A-1 to C-3 for an office and storage/warehouse facility on 5.06 acres located on the east side of Skyway Dr, south of Lake Mary Blvd**Project Manager:** Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)**Parcel ID:** 03-20-31-5AY-0000-0890**BCC District:** 2-Zembower**Applicant:** Fabian Cook (321) 231-2352**Consultant:** Rene Fossey (407) 718-7994**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0044

Title:

9:00AM (IN PERSON) HISTORIC SCHOOL MUSEUM - PD REZONE

Project Number: 23-20500026

Project Description: Proposed Rezone from R-1 to PD for a historic school and museum on 0.11 Acres located on the southeast corner of James Dr and SR 426

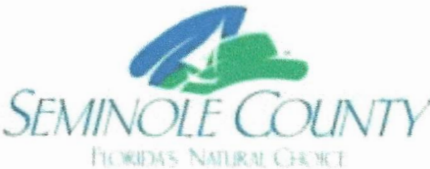
Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 29-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Judith Smith (407) 234-3374

Consultant: N/A



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

PROJ. #: 23-20500026
*HISTORIC OVIEDO
COLORED SCHOOLS
MUSEUM*

Received: 12/21/23 Paid: 12/21/23

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 (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 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 (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 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 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 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<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: HISTORIC OVIEDO COLORED SCHOOLS MUSEUM, INC.	
PARCEL ID #(S): 29-21-31-301-0000-0050	
LOCATION: 2170 JAMES DRIVE OVIEDO, FL 32765	
EXISTING USE(S): CHURCH & SCHOOL	PROPOSED USE(S): CHURCH, COMMUNITY BLDG
TOTAL ACREAGE: .5	BCC DISTRICT: 1-DALLARI
WATER PROVIDER: SEMINOLE COUNTY	SEWER PROVIDER: SEMINOLE
CURRENT ZONING: R-1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: MDR	PROPOSED FUTURE LAND USE: MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: JUDITH D. SMITH	COMPANY: HISTORIC OVIEDO COLORED SCHOOLS MUSEUM, INC.	
ADDRESS: P.O. BOX 621589		
CITY: OVIEDO	STATE: FL	ZIP: 32762
PHONE: 407-234-3374	EMAIL: OBSERVEANDREMEMBER@GMAIL.COM	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ST. JAMES M. CHURCH / c/o CENTRAL ANNUAL CONF		
ADDRESS: 632 BROOKFIELD PL		
CITY: APOPKA	STATE: FL	ZIP: 32712-604
PHONE: 321-544-8780	EMAIL: revbroomfield@YAHOO.COM	

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.

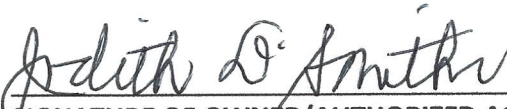
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

12-20-2023
DATE

Judith D. Smith

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 Corporation
- ☐ Partnership
- ☒ Other (describe): Church

AME CHURCH – 11TH EPISCOPAL DISTRICT – CENTRAL CONF. TRUSTEES – ST. JAMES AME CHURCH
2170 James Drive – Oviedo, FL 32765

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
Right Rev. Frank M. Reid III	Bishop/President	101 E. Union St., Jacksonville, FL	*
Rev. Milton Broomfield	Elder/Agent	881 Bartel Lane, Rockledge, FL	*
Rev. Henry Postell	Elder/Treasurer	632 Brookfield Place, Apopka, FL	*

Rev. Lorenzo Laws Elder/Trustee P. O. Office, St. Augustine, FL *
▪ Not for Profit Corporation

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: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(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

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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)

5. 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: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

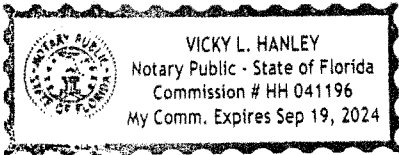
6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are 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:

Milton Broomfield

Date 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 21st day of December, 2023 by Milton Broomfield, who is ☐ personally known to me, or ☒ has produced Florida Drivers License as identification.



Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

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, AMEC - Central Conference Trustees, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-501-0000 - 0050 hereby designates HISTORIC OVIEDO COLORED SCHOOLS MUSEUM INC JUDITH D. SMITH 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 checked="" 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

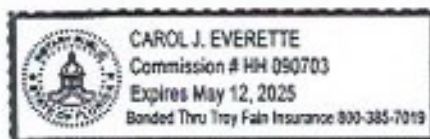
OTHER: 2170 James Drive, Oviedo, FL 32765 - St. James AMEC
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

OCTOBER 26th, 2023
Date

Milton Broomfield
Property Owner's Signature
Authorized Agent
Milton Broomfield
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Milton Broomfield (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 26th day of OCTOBER, 2023



Carol J. Everette
Notary Public



Revised 1/2/20

Building Division

LANDLORD/TENANT AFFIDAVIT

(Commercial Permits Only)

Date: May 16, 2022

I, St James A M E Church do hereby authorize my tenant
(Owner/Authorized Agent)
Historic Oviedo Colored School Museum Inc Judith Smith or their authorized agent to make
(Tenant Name)

improvements and obtain any necessary permits to my property located at

2170 James Drive, Oviedo, FL 32765

Property Address - include unit # if applicable

Milton Broomfield
Signature of Owner/Authorized Agent

Milton Broomfield

Signatory's Printed Name and Title/Office

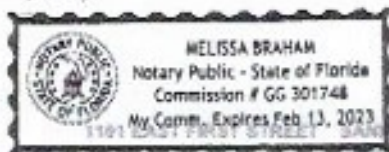
STATE OF FLORIDA

COUNTY OF Brevard

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 17th day of May 2022 by Milton
Broomfield (name of person acknowledging), who is ☐ personally known to
me; or ☒ has produced Driver's License as identification.

MBA
Signature of Notary Public

(Seal)



1101 EAST FIRST STREET SANFORD FL 32771-1488 PHONE (407) 665-7050 FAX (407) 665-7486
www.seminolecountyfl.gov



Revised 1/2/20

Building Division

LANDLORD/TENANT AFFIDAVIT

(Commercial Permits Only)

Date: May 18, 2022

I, St James A M E Church do hereby authorize my tenant
(Owner/Authorized Agent)
Historic Oviedo Colored School Museum Inc Judith Smith
(Tenant Name) or their authorized agent to make

improvements and obtain any necessary permits to my property located at

2178 James Drive, Oviedo, FL 32765

Property Address - include unit # if applicable

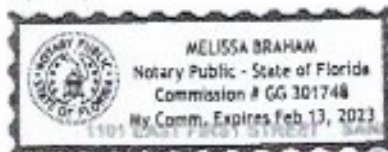
Milton Broomfield
Signature of Owner/Authorized Agent

Milton Broomfield
Signatory's Printed Name and Title/Office

STATE OF FLORIDA)
COUNTY OF Brevard)

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 17th day of May 2022 by: Milton
Broomfield (name of person acknowledging), who is ☐ personally known to
me; or ☒ has produced Driver's License as identification.

MBA
Signature of Notary Public
(Seal)



SEMINOLE COUNTY, FL 32771-1466 PHONE (407) 665-7056 FAX (407) 665-7486
customerservice@seminolecountyfl.gov



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation

THE CENTRAL ANNUAL CONFERENCE OF THE AFRICAN METHODIST EPISCOPAL CHURCH, INC.

Filing Information

Document Number 764241
FEI/EIN Number 53-0204696
Date Filed 07/21/1982
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/09/2018

Principal Address

101 EAST UNION ST.
 SUITE 301
 JACKSONVILLE, FL 32202

Changed: 10/01/1999

Mailing Address

101 EAST UNION ST.
 SUITE 301
 JACKSONVILLE, FL 32202

Changed: 10/01/1999

Registered Agent Name & Address

Reid, Frank M., III
 101 EAST UNION ST.
 SUITE 301
 JACKSONVILLE, FL 32202

Name Changed: 01/31/2022

Address Changed: 10/01/1999

Officer/Director Detail

Name & Address

Title Director

Reid, Frank M., III
101 EAST UNION ST.
SUITE 301
JACKSONVILLE, FL 32202

Title D

Postell, Henry
PO Box 680565
ORLANDO, FL 32868

Title D

MUGALA, NATHAN
P. O. BOX 9033
DAYTONA BEACH, FL 32120

Title D

Green, David
101 EAST UNION ST.
SUITE 301
JACKSONVILLE, FL 32202

Title Director

BROOMFIELD, MILTON
881 BARTEL LANE
ROCKLEDGE, FL 32955

Title Director

Green, Marcus
2525 West Church Street
Orlando, FL 32805

Annual Reports

Report Year	Filed Date
2021	03/31/2021
2022	01/31/2022
2023	01/20/2023

Document Images

01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/28/2019 -- ANNUAL REPORT	View image in PDF format
10/09/2018 -- REINSTATEMENT	View image in PDF format
09/07/2017 -- ANNUAL REPORT	View image in PDF format

09/16/2016 -- ANNUAL REPORT	View image in PDF format
09/24/2015 -- ANNUAL REPORT	View image in PDF format
09/19/2014 -- ANNUAL REPORT	View image in PDF format
09/19/2013 -- ANNUAL REPORT	View image in PDF format
09/28/2012 -- ANNUAL REPORT	View image in PDF format
04/30/2011 -- ANNUAL REPORT	View image in PDF format
09/24/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- ANNUAL REPORT	View image in PDF format
05/02/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
07/10/2006 -- Name Change	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
07/14/2005 -- Amendment	View image in PDF format
04/21/2005 -- ANNUAL REPORT	View image in PDF format
10/04/2004 -- REINSTATEMENT	View image in PDF format
03/26/2003 -- ANNUAL REPORT	View image in PDF format
12/06/2002 -- REINSTATEMENT	View image in PDF format
10/01/1999 -- ANNUAL REPORT	View image in PDF format
07/17/1998 -- ANNUAL REPORT	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
06/21/1996 -- ANNUAL REPORT	View image in PDF format
07/07/1995 -- ANNUAL REPORT	View image in PDF format

Property Record Card



Parcel 29-21-31-501-0000-0050

Property Address 2170 JAMES DR OVIEDO, FL 32765

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-501-0000-0050
Owner(s)	ST JAMES A M E CHURCH
Property Address	2170 JAMES DR OVIEDO, FL 32765
Mailing	C/O CENTRAL ANNUAL CONF OFFC. OF THE TREASURER 632 BROOKFIELD PL APOPKA, FL 32712-6041
Subdivision Name	JAMESTOWN
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	71-CHURCHES
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	\$51,499	\$49,470
Depreciated EXFT Value		
Land Value (Market)	\$15,699	\$15,699
Land Value Ag		
Just/Market Value	\$67,198	\$65,169
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$67,198	\$65,169

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$867.27
2023 Tax Bill Amount	\$867.27

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

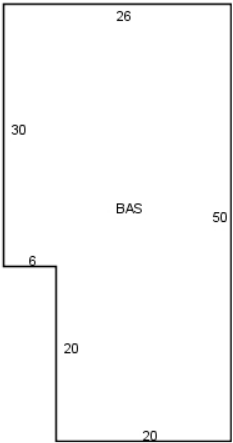
LOT 5 FACING JAMES DRIVE
JAMESTOWN
PB 9 PG 71

ROAD DISTRICT	\$67,198	\$0	\$67,198
FIRE	\$67,198	\$0	\$67,198
Schools	\$67,198	\$0	\$67,198

ACREAGE	0.114	\$137,709.00	\$15,699
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Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	WOOD BEAM/COLUMN	1950	1	1180.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$51,499	\$128,747	Description	Area



Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03259	MISC ELECTRIC WIRING	County	\$0		4/1/2000
02259	PLUMBING; PAD PER PERMIT 2170 JAMES DR	County	\$0		3/1/2000
07791	2170 JAMES DR: REROOF COMMERCIAL-Commercial Building [JAMESTOWN]	County	\$5,000		5/18/2022

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
R-1		Medium Density Residential		MDR		Single Family-8400		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 1 - Bob Dallari		Dist 7 - Cory Mills		Dist 37 - SUSAN PLASENCIA		Dist 10 - Jason Brodeur		75
School Information								
Elementary School District			Middle School District			High School District		
Evans			Tuskawilla			Lake Howell		
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: 12/28/2023 4:09:23 PM
Project: 23-20500026
Credit Card Number: 49*****2559
Authorization Number: 110323
Transaction Number: 281223C2B-3C34A768-8378-4EB7-A30C-BC3D3786A0A2
Total Fees Paid: 4149.60

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	74.60
REZ & MASTER DEVEL PLAN 14	4075.00
Total Amount	4149.60

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:	HISTORIC SCHOOL MUSEUM - PD REZONE	PROJ #: 23-20500026
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	12/28/23	
RELATED NAMES:	Z2023-026	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	29-21-31-501-0000-0050	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO PD FOR A HISTORIC SCHOOL MUSEUM ON .11 ACRES LOCATED ON THE SOUTHEAST CORNER OF JAMES DR, SR 426	
NO OF ACRES	.11	
BCC DISTRICT	1-Bob Dallari	
LOCATION	ON THE SOUTHEAST CORNER OF JAMES DR, SR 426	
FUTURE LAND USE-	MDR	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
JUDITH SMITH PO BOX 621589 OVIEDO FL 32762 (407) 234-3374 OBSERVEANDREMEMBER@GMAIL.COM		

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

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

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

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

AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Proposed buffer widths and opacities must be listed on the master development plan. The widths must be dimensioned on the drawing.	Not Met
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_PT67LASCB_U	Not Met
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
4.	Buffers and CPTED	The northwest portion of the property will be limited to understory trees and shrubs due to overhead utility lines. Add a note to the plan that plant unit type C will be used on this boundary.	Not Met
5.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292. Add a note to the master development plan that this will be complied with.	Not Met
6.	Buffers and CPTED	Based on the ISR, FAR, and proposed building setbacks, the site is classified as a land use intensity of VIII. The standard buffer widths and opacity requirements have been provided in a PDF in the resources folder of eplan. Please revise plans accordingly to show the widths and opacities will be provided.	Not Met
7.	Buffers and CPTED	Per Sec. 30.443. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Not Met
8.	Building Division	All structures that are required to be accessible per the 8th ED (2023) 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.	Not Met
9.	Building Division	In accordance with the 8th ED (2023) 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.	Not Met
10.	Building Division	The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of the 8th ED (2023) FBC, Florida Accessibility Code for Building Construction.	Informational
11.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate	Informational

		from all other required permits.	
12.	Building Division	Vertical construction and interior remodel will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 8th ED. Florida Building Code, Chapters 3, 4, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements and all other code requirements.	Informational
13.	Comprehensive Planning	<p>The subject property has a future land use (FLU) of Medium Density Residential (MDR). Typically, any site that rezones to Planned Development, must also have a Future Land Use (FLU) map amendment to Planned Development in accordance with the Seminole County Comprehensive Plan Page FLU-131. Planned developments (PD) allow flexible site design negotiated with Staff. The PD rezoning does not take effect until 31 days after completion of the transmittal of the adopted future land use amendment from the County to the State and Regional reviews agencies, which is the time period set for all Future Land Use amendments to take effect. Upon approval of the future land use designation, the maximum permitted density and/or intensity requested in the rezoning application shall be noted on the County's Future Land Use Map or map series.</p> <p>Proposed Future Land Use Map Amendment from MDR to PD is compatible with FLU designation in the area. The proposed Zoning Map Amendment from R-1 to PD is consistent with the proposed PD FLU designation. Please fill out 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/Rezoning-LUA-Application-Package.pdf</p>	Informational
14.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is an existing water meter and water service connection to this development. If the existing private well onsite was not already properly abandoned in the past, it will need to be by following the appropriate steps to do so. To apply for a private well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Not Met
15.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. According to our records, it appears as though this development has not connected to Seminole County sewer yet. There is a gravity 6" PVC sanitary sewer service lateral	Not Met

		stubbed off at the property line near the southern corner of the property boundary. Please see our record drawing "Jamestown Sewer & WM (Phase 2) in the Resources folder on eplan for reference.	
16.	Environmental Services	If not already done, the existing onsite sewage treatment and disposal system (OSTDS) aka septic system will need to be properly removed/abandoned. To apply for an OSTDS permit (same permit for abandoning), 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. Please contact the Florida Department of Health for more information.	Not Met
17.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well. If potable water is to be used, the existing single residential potable meter will be replaced with a double residential potable/irrigation meter. See Seminole County standard details (SDs): SD 209 and SD 210 for reference. Two 3/4" potable/irrigation meters would be typical for this development.	Informational
18.	Planning and Development	Approval for a PD (Planned Development) is obtained through a two-step process. The first step is BCC Board approval of the PD Rezone with a Master Development Plan & Development Order. The second step consists of Final Development Plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the Developer's Commitment Agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Informational
19.	Planning and Development	The proposed development will also require a Future Land Use (FLU) Amendment from Medium Density Residential to Planned Development. The Land Use Amendment will be processed concurrently with the PD Rezone. Please amend the application to include the FLU Amendment and submit the associated "Attachment A – Text Section" and "Attachment A - Worksheet".	Not Met
20.	Planning and Development	A Future Land Use Amendment and PD Rezone may take between 4 - 5 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. 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). Please see the Community Meeting	Not Met

		<p>Procedure and Example Public Notice document in the Resources tab located at the top of your ePlan task window.</p> <p>The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.</p>	
21.	Planning and Development	Permitted uses, building setbacks, required buffers, parking requirements, and access must be established with the PD Master Development Plan and outlined in the development order, including all other conditions as applicable. Density and Intensity will also be established at the time of the rezone and approved by the Board.	Informational
22.	Planning and Development	<p>The Seminole County Land Development Code does not permit parking in the right-of-way. Seminole County is currently processing an application for a right-of-way vacate for that portion of public right-of-way shown on the plan as proposed parking. Staff recommends the Applicant contact the property owner of parcel # 29-21-31-501-0000-0020.</p> <p>The Applicant must demonstrate how the required parking will be provided. If Off-Site parking on private property is proposed, pedestrian access from the Off-Site parking to the subject site must be provided. Please demonstrate how required parking will be provided.</p>	Not Met
23.	Planning and Development	<p>On site plan sheet under "Site Statistics" please add or amend the following:</p> <ul style="list-style-type: none"> • Add the parcel number above the total site area information. • Add "Permitted Use: Historical Museum" • Add "Prohibited Uses": Event Center rented or donated to the public for events. • Add "Minimum Open Space Requirement: 25%". 	Not Met
24.	Planning and Development	25% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Informational
25.	Planning and Development	On the site plan sheet please amend the title to "Historic Oviedo Colored School Museum PD (Planned Development) Master Development Plan".	Not Met
26.	Planning and Development	<p>Please amend the cover sheet as follows:</p> <ul style="list-style-type: none"> • Title the cover sheet as "Historic Oviedo Colored School Museum PD (Planned Development) Master Development Plan". • Provide a vicinity map showing the location of the proposed development in relationship to surrounding streets and thoroughfares within 500 feet. • List the property owner, consultant, engineer, utility providers, 	Not Met

		parcel number and legal description.	
27.	Public Safety - Fire Marshal	Any changes to the building including rehabilitation and construction of new deck/stairs will require separate building permit and review.	Informational
28.	Public Works - Engineering	Sidewalk would be required along the property frontage on James Drive unless waived by the Board of County Commission. Please show the sidewalk on James Drive.	Not Met
29.	Public Works - Engineering	Parking in the Public ROW is not allowed unless waived by Board of County Commission. If it is approved, it should be with conditions and address the parcel that currently utilizes this ROW. Please address.	Not Met
30.	Public Works - Engineering	An ADA sidewalk access is required to the SR426 or James Drive if sidewalk is provided on James Drive. Please show the ADA sidewalk connection.	Not Met
31.	Public Works - Engineering	Please coordinate the access to the property to the north of the proposed parking with that owner.	Not Met
32.	Public Works - Engineering	It appears that a portion of the building / steps for the building are in the Public ROW along James Drive. No portion of the building / steps are allowed in the ROW. Please remove the steps or vacate the ROW where the steps are located.	Not Met

AGENCY/DEPARTMENT MARK UP COMMENTS

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

	DEPARTMENT	COMMENT	STATUS
1.	Planning and Development	Changemark Changemark #01 Amend as follows: Existing Future Land Use: Medium Density Residential. Proposed Future Land Use: Planned Development Existing Zoning: R-1 (Single Family Dwelling). Proposed Zoning: PD (Planned Development).	Not Met
2.	Planning and Development	Changemark Changemark #02 Delete "Required Minimum" setbacks	Not Met
3.	Planning and Development	Changemark Changemark #03 Amend to "Existing Building"	Not Met
4.	Planning and Development	Changemark Changemark #04 Add a column titled "New Structures" and add setbacks of 20 feet for west and south and 10 feet for north and east.	Not Met
5.	Planning and Development	Changemark Changemark #05 Next to "Standard Spaces" please add "minimum stall size of 10 feet by 20	Not Met

		feet. Next to ADA parking please add "minimum stall size of 12 feet by 20 feet".	
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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
Public Safety - Fire Marshal	Approved	Matthew Maywald
Comprehensive Planning	Approved	Tyler Reed
Environmental Services	Corrections Required	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	No Review Required	Sarah Harttung
Planning and Development	Corrections Required	Joy Giles jgiles@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Corrections Required	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Corrections Required	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:
1/25/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Joy Giles, Jim Potter, James Van Alstine, Maya Athanas, Tony Coleman
<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: 2024-0045

Title:

METHOD ROOFING & SOLAR OFFICE - PRE-APPLICATION

Project Number: 24-80000002

Project Description: Proposed Site Plan for commercial office space on 0.14 acres in the C-2 Zoning District located on the west side of Airport Blvd, north of Sanford Ave

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

Parcel ID: 06-20-31-300-0130-0000

BCC District: 5-Herr

Applicant: Dustin Hoger (904) 505-5545

Consultant: Jenna Shielbler (800) 374-7106

PM: Annie



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

PROJ. #: 24-80000002

Received: 1/5/24

Paid: 1/5/24

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☒ PRE-APPLICATION \$50.00
PROJECT

PROJECT NAME: Method Roofing & Solar Office
 PARCEL ID #(S): 06-20-31-300-0130-0000
 TOTAL ACREAGE: 6000 sq ft .014 BCC DISTRICT: 5: Herr
 ZONING: C2 FUTURE LAND USE: ~~Office Space~~ COM

APPLICANT

NAME: Dustin Hoyer COMPANY: Method Roofing & Solar, LLC
 ADDRESS: 3208 E. Colonial Drive Ste C#447
 CITY: Orlando STATE: FL ZIP: 32803
 PHONE: 904-505-5545 EMAIL: dustin@methodrs.com

CONSULTANT

NAME: Jenna Shielbler COMPANY: Eversafe Buildings
 ADDRESS: 11175 Cicero Drive Ste 135
 CITY: Alpharetta STATE: GA ZIP: 30022
 PHONE: 800-374-7106 EMAIL: jshielbler@eversafebuildings.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)
☐ SUBDIVISION ☒ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: 30x60x18 Commercial office space

STAFF USE ONLY

COMMENTS DUE: 1/19	COM DOC DUE: 1/25	DRC MEETING: 2/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the west side of Airport Blvd, south of Sanford Ave
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 2/2



Detailed Land Narrative Commercial Office Building

Method Roofing & Solar would like to erect an office building for the use of commercial office space that meets all Florida building codes, and adheres to all setback and easement requirements.

All work will be permitted through the appropriate counties and departments.

Proposed Building:

Exterior: 30x60x18 building with standard double hung entry door, four single hung windows, two vehicle garage and front porch / lean-to/ overhang. Small asphalt area for parking. Front entry drive-way to pull onto property.

Interior: will have a large conference room, private working offices, restrooms, kitchen/break room and closets for office supply/storage.

Proposed Colors:

Light Stone as primary with Hawaiian blue trim

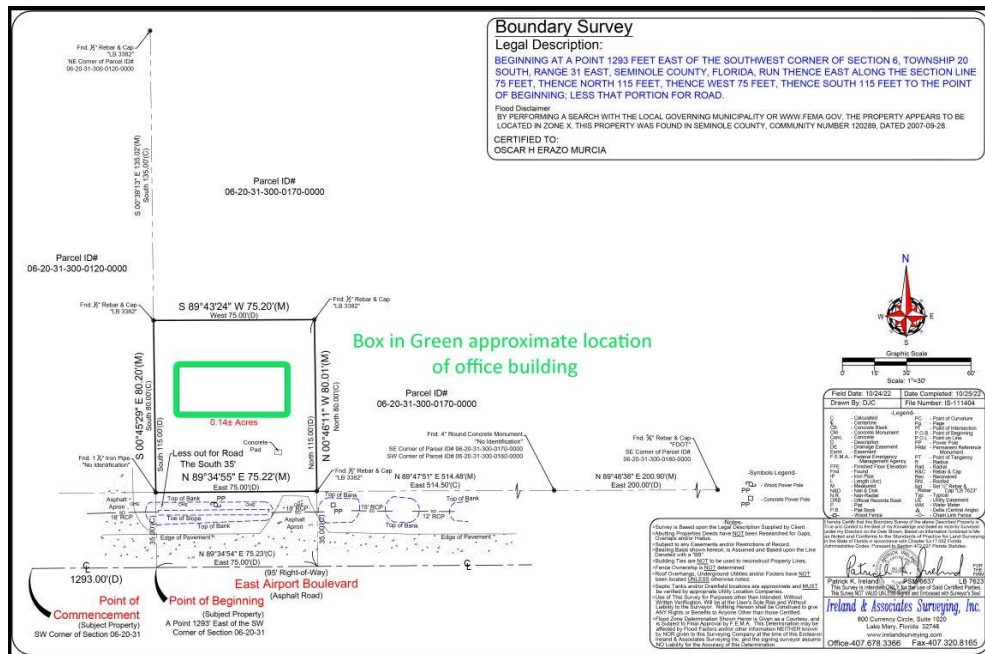
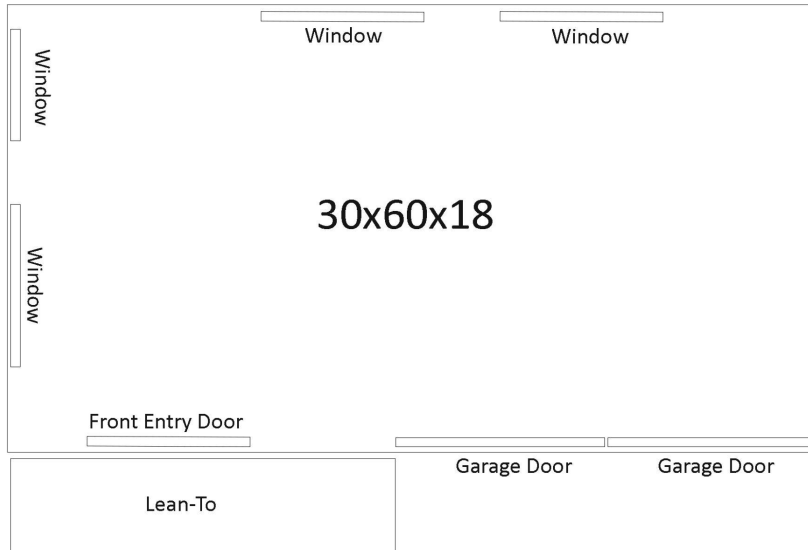


Current Land Photos





Proposed Site Sketch





STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 11175 CICERO DR STE 135 | ALPHARETTA, GA 30022
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM



CUSTOMER:

Dustin Hoger

DATE:

1/4/2024

ADDRESS:

TBD

CITY/STATE:

Sanford, FL

ZIP:

32773

COUNTY:

Seminole

PHONE:

(904) 505-5545

E-MAIL:

dustin@methodrs.com

BUILDING TYPE:

Office / Double Garage

ROOF SIZE:

30' x 61'

BUILDING SIZE:

30' x 60'

WALL HEIGHT:

18'

ROOF PITCH:

3/12

ROOF TYPE:

Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:

Heavy Duty 14 Gauge Galvanized Steel Frame with Double Baserails and Double Legs

FRAME SPACING:

4' On Center

SHEETING TYPE:

Upgraded Heavy Duty 26 Gauge Galvanized Steel

CERTIFICATION:

Risk Cat 2 Commercial

ADDITIONAL NOTES:

*Buyer must have a Reach Lift with a 26' reach and 6,000 lb pound capacity on site for installers during the installation process. Any rental or use fees incurred are Buyer's responsibility. (Est. \$1,200 - \$1,500 rental fee. Rental can be arranged.

QUANTITY	DESCRIPTION
Office Details	
	30' x 60' x 18' Office / Double Garage
2	Full Sides With Horizontal Sheeting
1	Full End With Horizontal Sheeting
1	Full End With Horizontal Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
	Heavy Duty 26 Gauge Roof And Wall Sheeting
LEAN-TO OFFICE DETAILS	
1	10' x 30' x 15.5' Lean-To (3/12 Pitch Roof)
1	Full Side With Horizontal Sheeting
1	Gable Only With Horizontal Sheeting
1	Gable Only With Horizontal Sheeting
	Upgraded Vertical Roof With 6" Overhang
ACCESSORIES	
2	8' x 8' Certified Heavy Duty Garage Doors
2	Roll Up Door Side Frames
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" Certified (Solid) (Installed on side of office building)
4	30" x 30" High Impact Single Hung Windows
2	Window Side Frame
2	Frame out for lean-to (Side - 13' to 16' wide) Frame Outs
	Concrete Anchors
1	Fee to Connect Lean-To To Main Office
	Foam Enclosures - Ridge and Eaves
MISCELLANEOUS	
	Certified Building
	As Built Stamped Drawings (2 Sets)
FREE DELIVERY TO JOBSITE	
FREE INSTALLATION ON YOUR PAD	
FREE COLOR MATCH FASTENERS	
40 YEAR LIMITED WARRANTY ON PANELS	
20 YEAR LIMITED RUST THROUGH WARRANTY ON FRAME AND ROOF	
12 MONTH WORKMANSHIP WARRANTY ON BUILDING	
Note: Discount Good Until:	
Wednesday, January 31st, 2024	
We can arrange to have your building permits pulled (building & concrete only)	
Payment requirements:	
\$5,715.60 due now	
\$15,082.82 Due at scheduling of installation	
\$15,082.82 Due immediately following installation	
*Permit fees are not included	
*Due to steel price increases price quote is subject to change without notice	
Building Price	\$41,192.50
20% Discount	-\$8,238.50
Additional Labor	\$150.00
BUILDING PRICE (AFTER DISCOUNT)	\$33,104.00
Sales Tax (6.00%)	\$2,027.24
Drawings (Commercial)	\$750.00
Total	\$35,881.24
Due Now**	\$5,715.60
BALANCE (See Payment Breakdown)	\$3 32 .64

PREPARED BY:

Jenna Shiebler

Property Record Card



Parcel 06-20-31-300-0130-0000

Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	06-20-31-300-0130-0000
Owner(s)	METHOD ROOFING & SOLAR LLC
Property Address	SANFORD, FL 32773
Mailing	153 CEDAR SPRINGS CIR DEBARY, FL 32713-4807
Subdivision Name	
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)	\$51,750	\$51,750
Land Value Ag		
Just/Market Value	\$51,750	\$51,750
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$51,750	\$51,750

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$688.69
2023 Tax Bill Amount	\$688.69

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 06 TWP 20S RGE 31E
BEG 1293 FT E OF SW COR RUN E 75 FT
N 115 FT W 75 FT S 115 FT TO BEG
(LESS RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$51,750	\$0	\$51,750
SJWM(Saint Johns Water Management)	\$51,750	\$0	\$51,750
FIRE	\$51,750	\$0	\$51,750
COUNTY GENERAL FUND	\$51,750	\$0	\$51,750
Schools	\$51,750	\$0	\$51,750

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/04/2023	10520	1303	\$60,000	Yes	Improved
WARRANTY DEED	09/16/2022	10320	0407	\$55,000	Yes	Vacant
WARRANTY DEED	03/22/2019	09328	1798	\$22,000	Yes	Vacant
PROBATE RECORDS	07/01/2006	06365	1158	\$100	No	Vacant
PROBATE RECORDS	07/01/2005	05829	0078	\$100	No	Vacant
WARRANTY DEED	01/01/1976	01107	0042	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			6000	\$7.50	\$51,750

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
C-2	Commercial	COM	Retail Commercial

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	17

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



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

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

Receipt Details

Date: 1/5/2024 7:48:42 PM
Project: 24-80000002
Credit Card Number: 37*****1005
Authorization Number: 287917
Transaction Number: 050124C1C-9DE9C273-4A0C-4BD3-B849-5F889D222A93
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

PROJECT NAME:	METHOD ROOFING & SOLAR OFFICE - PRE-APPLICATION	PROJ #: 24-80000002
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/08/24	
RELATED NAMES:	EP DUSTIN HOGER	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	06-20-31-300-0130-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR COMMERCIAL OFFICE SPACE ON .14 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE WEST SIDE OF AIRPORT BLVD, NORTH OF SANFORD AVE	
NO OF ACRES	0.14	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE WEST SIDE OF AIRPORT BLVD, NORTH OF SANFORD AVE	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
DUSTIN HOGER METHOD ROOFING & SOLAR, LLC 3208 E COLONIAL DR STE 447 ORLANDO FL 32803 (904) 505-5545 DUSTIN@METHODRS.COM	JENNA SHIELBLER EVERSAFE BUIDLINGS 11175 CICERO DR STE 135 ALPHARETTA GA 30022 (800) 374-7106 JSHIEBLER@EVERSAFEBUILDINGS.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 site is located within the City of Sanford utility service area for water and sewer; staff recommends the Applicant to contact the City of Sanford to discuss a pre-annexation agreement.
- The proposed site is required to meet all of the site requirements for the building setbacks, drainage, landscape buffers, off-street parking, and open space.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/code_s/land_development_code?nodeId=SECOLADECO_CH30_ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Info Only
3.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	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.	Info Only
6.	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.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ED (2023) Florida Building Codes.	Info Only
8.	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 8th ED (2023) 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.	Info Only
9.	Building Division	Occupancy change requires compliance with the 7th ED (2020) FBC, Florida Accessibility Code for Building Construction.	Info Only
10.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
11.	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.	Info Only
12.	Comprehensive Planning	The future land use (FLU) is Commercial which allows for a maximum intensity of .35 floor area ratio. Permissible uses include neighborhood convenience store, community, regional and sub-regional shopping centers, retail sales, restaurants and commercial services, public utilities, and nursing homes. For a full list of permitted uses please see Seminole County Comprehensive Plan (SCCP) Page FLU-	Info Only

		150: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf .	
13.	Environmental Services	This development is not within Seminole Countys utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
14.	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/	Info Only
15.	Planning and Development	The setbacks for the C-2 zoning district are: 25' Front Yard, 10' Rear yard, 0' Side Yard.	Info Only
16.	Planning and Development	An office use is a permitted use in the C-2 zoning district. If the Applicant is proposing a contractors establishment with no outside storage, this use is only permitted as a special exception under the C-2 zoning district.	Info Only
17.	Planning and Development	The maximum allowable building height is thirty-five (35) feet.	Info Only
18.	Planning and Development	The maximum allowable Floor Area Ratio for Commercial is 0.35.	Info Only
19.	Planning and Development	General Business or Personal Service Establishments. One (1) space for each two hundred (200) square feet of gross floor area.	Info Only
20.	Planning and Development	Per Sec. 30. 1344 (a)(4) - The minimum open space requirement in the C-2 zoning district is twenty-five (25) percent as part of the site plan approval process.	Info Only
21.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
22.	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.	Info Only
23.	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	Info Only
24.	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,	Info Only

		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 2 1/2 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"	
25.	Public Works - Engineering	The proposed project is located within the Lake Jessup drainage basin.	Info Only
26.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly draining soils.	Info Only
27.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A/D class soils.	Info Only
28.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event.	Info Only
29.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope south.	Info Only
30.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Jessup.	Info Only
31.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
32.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standard.	Info Only
33.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations. Sidewalks shall be maintained and repaired/replaced to county standard.	Info Only
34.	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not	Info Only

		be permitted within the drainage easements	
35.	Public Works – Impact Analysis	1/25/24 - Per Arturo Perez, there is no traffic study required for the proposed office.	Info Only

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	Arturo Perez 407-665-5716; aperez@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388; mathanas@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936; asillaway@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177; mmaywald@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398; treed@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391; sharttung@seminolecountyfl.gov
Environmental Services	No Review Required	James Van Alstine 407-665-2014; jvanalstine@seminolecountyfl.gov
Building Division	Review Complete	Tony Coleman 407-665-7581; tcoleman@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-7336; jgoff@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: 2024-0047

Title:

GENEVA DR (1088) - PRE-APPLICATION

Project Number: 24-80000003

Project Description: Proposed Lot Split and Rezone from A-1 to R-1BB for a single-family home on 0.56 acres located on the southeast corner of Geneva Dr and Reed Ave

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

Parcel ID: 11-21-31-300-0130-0000

BCC District: 2-Zembower

Applicant: Malachi Middlebrook (949) 677-5388

Consultant: N/A



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

PROJ. #: 24-80000003

Rev'd 1/10/24
Paid: 1/10/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 1088 Geneva Dr - Re-Zone and Lot Split Inquiry

PARCEL ID #(S): 11-21-31-300-0130-0000

TOTAL ACREAGE: 0.54

BCC DISTRICT: 01-COUNTY-TX DIST 1

ZONING: A-1

FUTURE LAND USE: LDR

APPLICANT

NAME: Malachi Middlebrook

COMPANY:

ADDRESS: 1088 Geneva Dr Oviedo, FL 32765

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 949.677.5388

EMAIL: malachi@locinetworks.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Re-Zone and Lot split 1088 Geneva Dr. Re-Zone from single A-1 parcel to separate R-1BB and R1-AAA parcels

STAFF USE ONLY

COMMENTS DUE: 1/19

COM DOC DUE: 1/25

DRC MEETING: 2/7

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION: on the southeast corner of Geneva Dr, Reed Ave

W/S: Oviedo

BCC: J. Zembower

Agenda: 2/2

To: Seminole County Planning & Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

Dear SCPDD,

I (Malachi Middlebrook) would like to inquire about rezoning and performing a lot split regarding my property at 1088 Geneva Dr Oviedo, FL 32765 - Parcel# 11-21-31-300-0130-0000.

The reason for this inquiry is to obtain viability and permission in performing a lot split of the property. Doing so would allow me to build a new home for my family while still providing my elderly father-in-law a reasonable place to live (currently residing at 1088 Geneva Dr) close-by so my family and I can more easily care for him due to his failing health. Based on information previously provided by SCPDD personnel over the phone, the placement of the existing structure (home) and legacy of the existing property building a new home on the property without a lot split would require demolishing the existing structure (home). This is something I am avidly trying to avoid. This would require displacing my elderly family while also demolishing an Oviedo home that has been standing since the 1940s and I feel would reduce the character of the surrounding area greatly.

If provided the opportunity to rezone and split the lot I would be requesting that the current zoning of A-1 would be removed and 2 separate lots be created of R1-BB and R1-AAA as identified in the [Seminole County Table of Zoning District Regulations](#)

ZONING DISTRICT			MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS			
		F				Side St*	S	R	
Agriculture	Current	A-1	1 acre	150 ft.	N/A	50	50	10	30
Rural Zoning Classification/Rural Subdivision Standards		A-3	3 acres	150 ft.	N/A	50	50	10	30
		A-5	5 acres	150 ft.	N/A	50	50	10	30
		A-10	10 acres	150 ft.	N/A	50	50	10	30
Country Homes		RC-1	1 acre	120 ft.	1200 sq. ft.	35	35	20	35
Single-Family Dwelling	New	R-1BB	5,000 sq. ft.	50 ft.	700 sq. ft.	20	20	5	20
		R-1B	6,700 sq. ft.	60 ft.	700 sq. ft.	20	20	7.5	25
		R-1	8,400 sq. ft.	70 ft.	700 sq. ft.	25	25(15**)	7.5	30
		R-1A	9,000 sq. ft.	75 ft.	1100 sq. ft.	25	25(15**)	7.5	30
	New	R-1AA	11,700 sq. ft.	90 ft.	1300 sq. ft.	25	25	10	30
		R-1AAA	13,500 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30
		R-1AAAA	21,780 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30

In addition to this detailed narrative, I have attached the most recent survey, as well as detailed illustrations for existing and proposed property lines (site map). As supplemental information I have also included a recent permit approval screenshot for new construction and rezoning of the south abutting property at 440 Reed Ave Oviedo, FL 32765 (Parcel# 11-21-31-503-0000-0730)

I am in no means experienced in this process so any guidance would be greatly appreciated, and I apologize in advance if I have provided inaccurate or incomplete information.

Thank you in advance for your consideration and time.

Best Regards,

Malachi Middlebrook
Phone: 949.677.5388
Email: malachi@locintworks.com
Mailing Address: 3475 Woodlev Park PI Oviedo, FL 32765

370 Waymont Court • Lake Mary, FL 32746 • VOICE: 407.688.9727 • FAX: 407.688.7691 • frontdesk@perrysurveying.com

Begin 500 feet South and 300 feet East of the NW Corner of the NE ¼ of the SW ¼ of Section 11, Township 21 South, Range 31 East, Seminole County, Florida, run East 100 feet, thence run North 250 feet, thence run West 100 feet, thence run South 250 feet to the point of beginning.

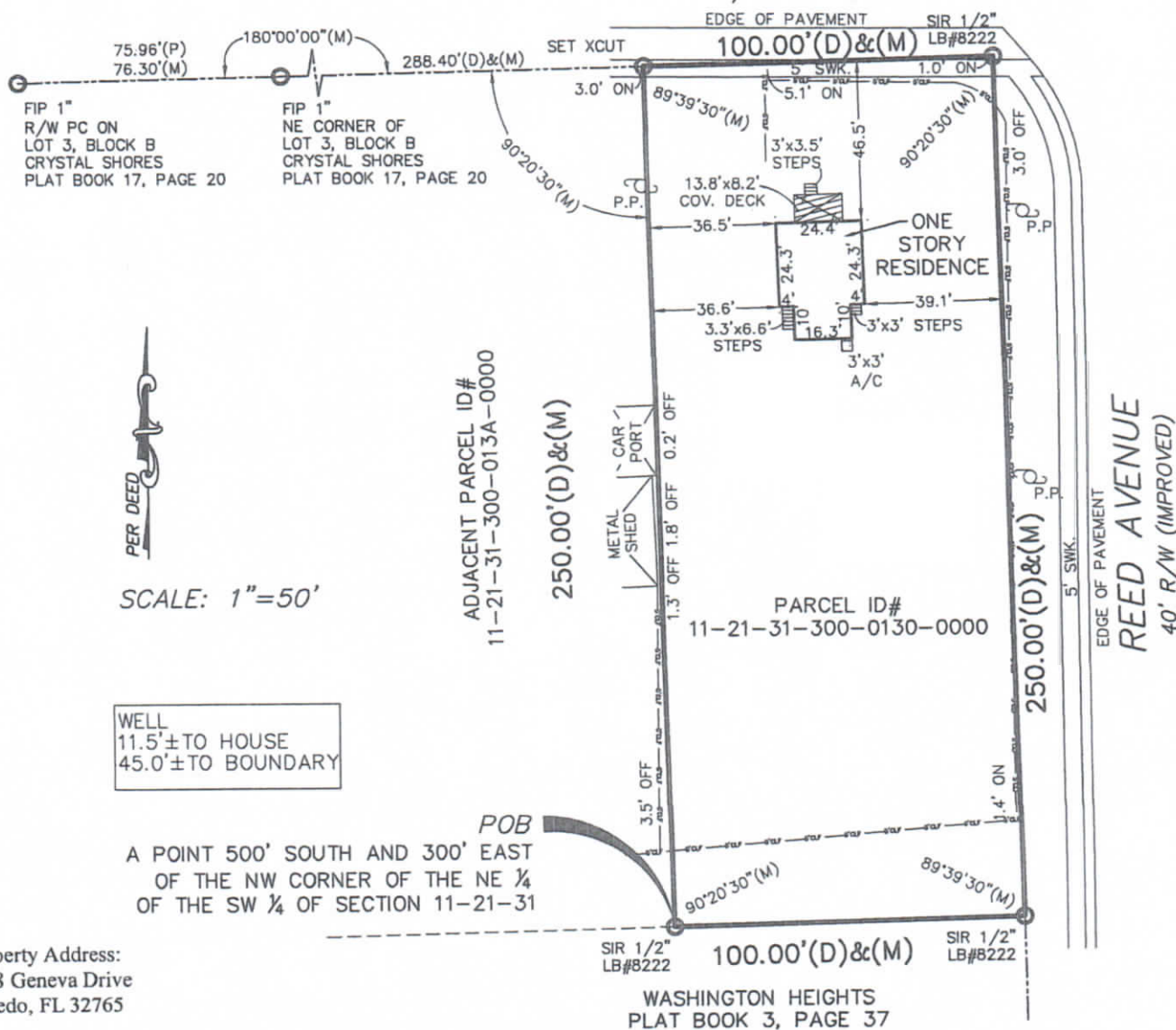
Date of field work: 6/14/2021 **Completion Date:** 6/14/2021

Malachi Middlebrook; Bhavna Middlebrook; Golden Key Title Services, LLC; WFG National Title Insurance Company; United Wholesale Mortgage, LLC, its' successors and/or assigns as their interests may appear.



NOT TO SCALE

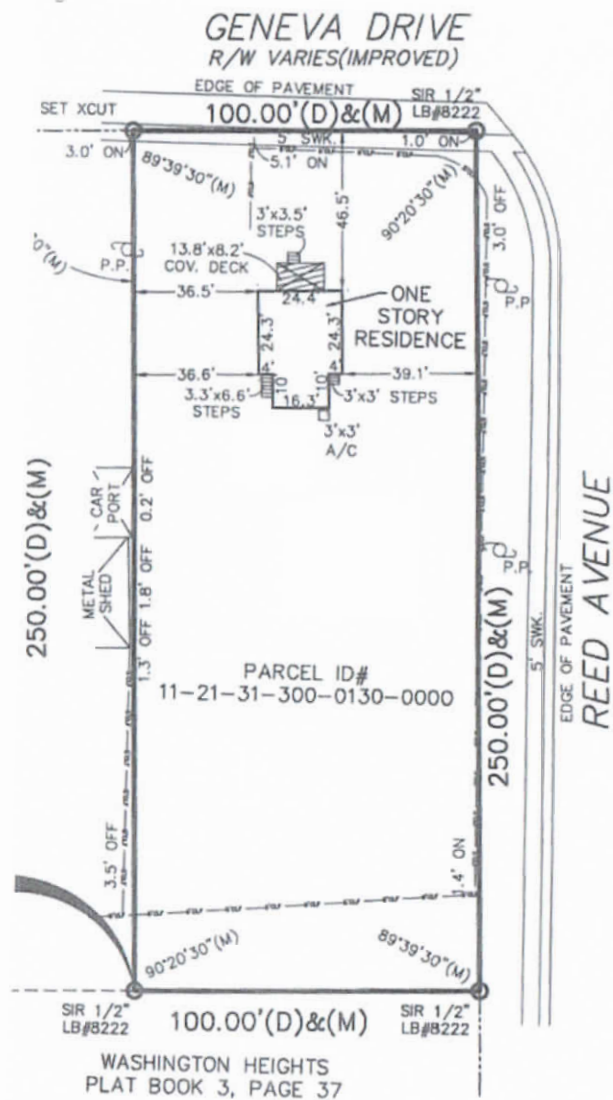
GENEVA DRIVE
R/W VARIES (IMPROVED)



Property Address:
1088 Geneva Drive
Oviedo, FL 32765

Survey number: PS 31127

Current A-1 Property Lines

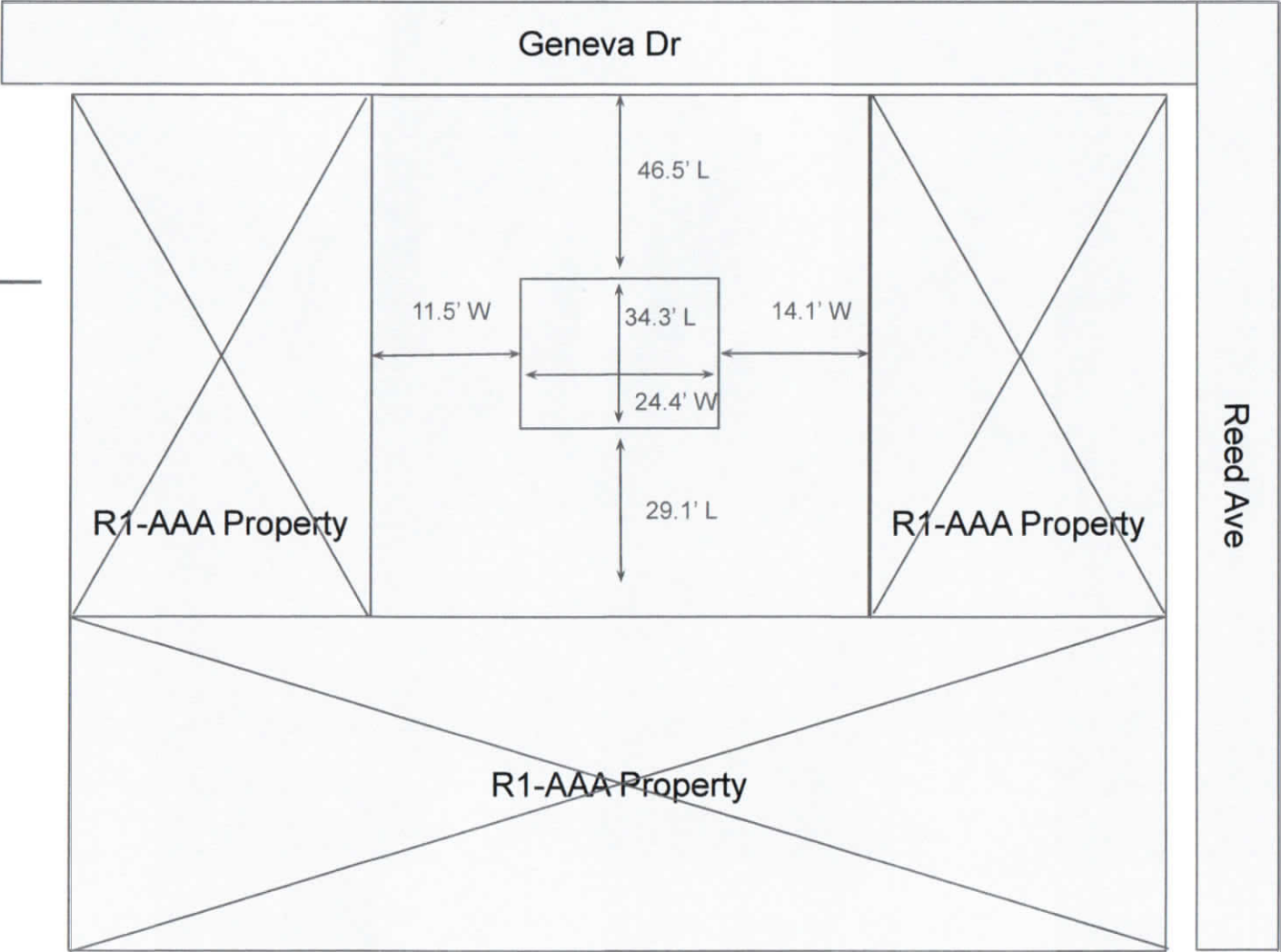


Proposed R1-BB Property Lines
with existing Home structure

ZONING DISTRICT		MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS			
Single-Family Dwelling	R-1BB				F	Side St*	S	R
		5,000 sq. ft.	50 ft.	700 sq. ft.	20	20	5	20

R1-BB Max length 100'

R1-BB Max width 50'



R1-BB Total SqFt = 5000
R1-BB House SqFt = 736

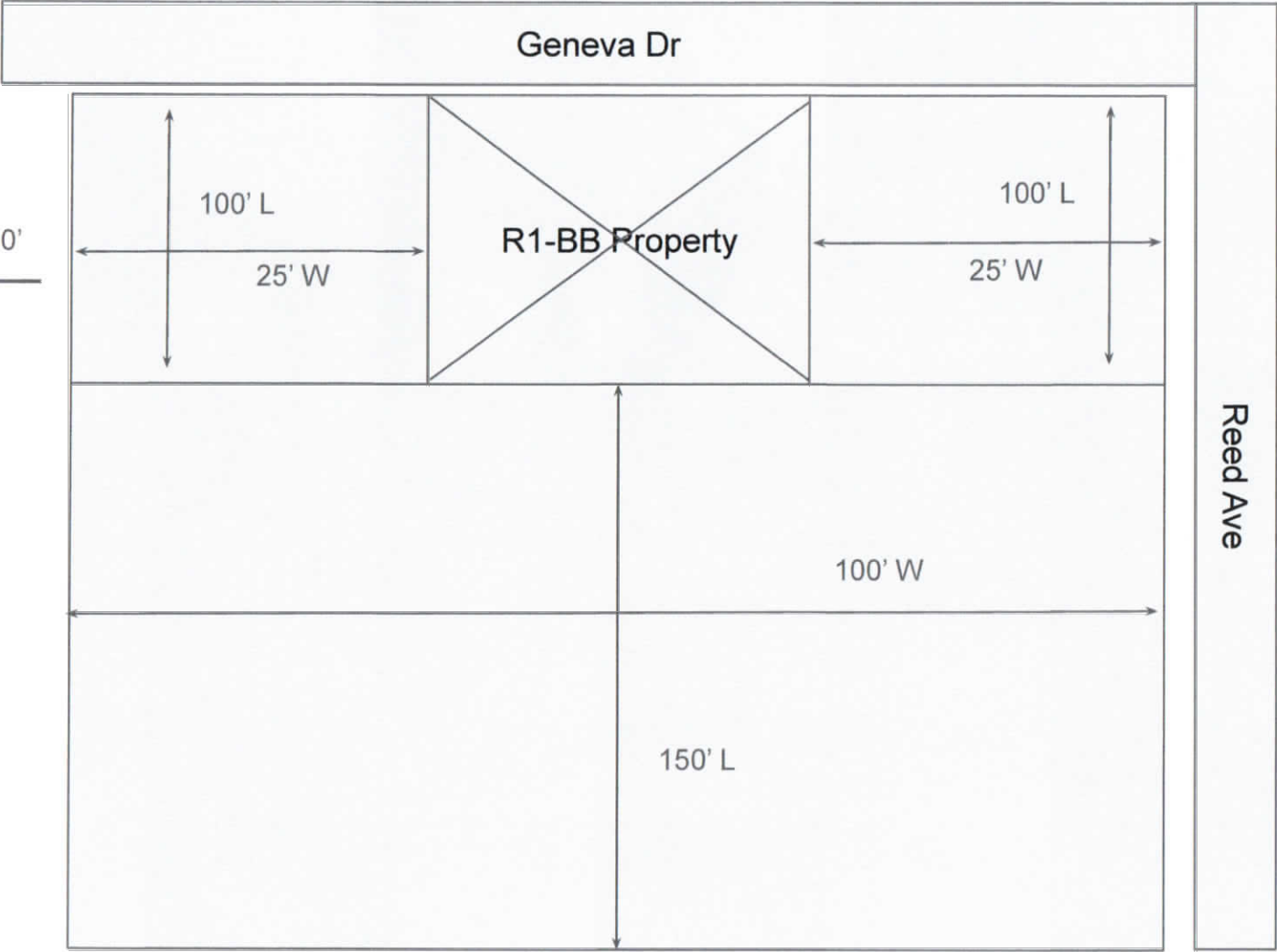
Proposed R1-AAA Property Lines

ZONING DISTRICT		MINIMUM LOT SIZE	WIDTH AT BUILDING LINE	MINIMUM HOUSE SIZE	SETBACKS			
					F	Side St*	S	R
	R-1AAA	13,500 sq. ft.	100 ft.	1600 sq. ft.	25	25	10	30

R1-AAA Max length 250'

R1-AAA Max width 100'

R1-AAA Total SqFt = 20,000





Pay Fees

Home

Select Permit

Detail

Fees

Permit

Plan Tracking

Inspections

Schedule or Cancel Inspection

Request Application Number

Email Us

[Detail](#) / Structure Detail

Structure Detail

Parcel ID: 11-21-31-503-0000-0730

Address: 440 REED AVE

Application Date: 07/22/22

Owner: RIOS, ERNESTINA & RIOS ERNESTO

Application Number: 22 - 12692

Application Type: SINGLE FAMILY DETACHED

Valuation: \$513,625

Square Footage: 000004257

Tenant Name:

Application: PERMIT ISSUED

Tenant Unit Number:

General Contractor: OWNER BUILDER

Zoning Description: NOT AVAILABLE-UPDATE

Structure/Sequence: 000 / 000

Structure Description: New House Construction

Description	Value
CONSTRUCTION TYPE	ANY MATERIAL- TYPE 5B
OCCUPANCY TYPE	1&2 FAM DWELLING-TYPE R3
CONDITION SQ FT	2925.00
NUMBER OF STORY	2.00
TOTAL SQUARE FOOTAGE BLDG	4257.00

Showing 1 to 5 of 5 entries

Property Record Card



Parcel 11-21-31-300-0130-0000

Property Address 1088 GENEVA DR OVIEDO, FL 32765

Parcel Location



Site View



11213130001300000 03/31/2022

Parcel Information

Parcel	11-21-31-300-0130-0000
Owner(s)	MIDDLEBROOK, MALACHI - Tenancy by Entirety MIDDLEBROOK, BHAVNA - Tenancy by Entirety
Property Address	1088 GENEVA DR OVIEDO, FL 32765
Mailing	1088 GENEVA DR OVIEDO, FL 32765
Subdivision Name	
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	\$99,986	\$98,019
Depreciated EXFT Value		
Land Value (Market)	\$65,000	\$65,000
Land Value Ag		
Just/Market Value	\$164,986	\$163,019
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$164,986	\$163,019

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$2,169.46
2023 Tax Bill Amount	\$2,169.46

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

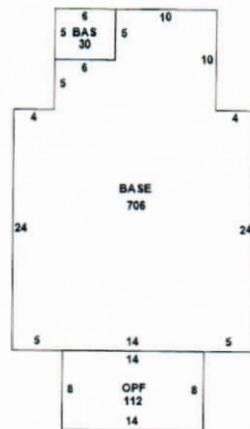
SEC 11 TWP 21S RGE 31E
BEG 500 FT S + 300 FT E OF
NW COR OF NE 1/4 OF SW 1/4
RUN E 100 FT N 250 FT W
100 FT S 250 FT TO BEG

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$164,986	\$0	\$164,986
SJWM(Saint Johns Water Management)	\$164,986	\$0	\$164,986
FIRE	\$164,986	\$0	\$164,986
COUNTY GENERAL FUND	\$164,986	\$0	\$164,986
Schools	\$164,986	\$0	\$164,986

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/06/2021	09983	0619	\$197,000	Yes	Improved
WARRANTY DEED	12/11/2019	09502	1066	\$70,000	Yes	Improved
QUIT CLAIM DEED	12/09/2019	09502	1065	\$100	No	Improved
PROBATE RECORDS	10/07/2019	09452	1589	\$100	No	Improved
QUIT CLAIM DEED	03/01/1999	03615	1146	\$100	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$65,000.00	\$65,000

Building Information																		
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1940/1990	2	2.0	6	706	848	736	SIDING GRADE 3	\$99,986	\$117,286	<table><tr><th>Description</th><th>Area</th></tr><tr><td>BASE</td><td>30.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>112.00</td></tr></table>	Description	Area	BASE	30.00	OPEN PORCH FINISHED	112.00
Description	Area																	
BASE	30.00																	
OPEN PORCH FINISHED	112.00																	



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
19663	1088 GENEVA DR: EZ REROOF RESIDENTIAL-	County	\$5,500		11/30/2020
01386	1088 GENEVA DR: ELECTRICAL - RESIDENTIAL-	County	\$900		2/3/2021

Extra Features				
Description	Year Built	Units	Value	New Cost
SHED - NO VALUE	07/01/1980	96	\$0	

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
44.00	DUKE	AT&T	OVIEDO	NA	TUE/FRI	TUE/FRI	WED	WASTE PRO
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 2 - Jay Zembower		Dist 7 - Cory Mills		Dist 37 - SUSAN PLASENCIA		Dist 10 - Jason Brodeur		71
School Information								
Elementary School District			Middle School District			High School District		
Partin			Jackson Heights			Hagerty		
Copyright 2024 © Seminole County Property Appraiser								

Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 1/10/2024 9:27:32 AM

Project Number: 24-80000003

Address:

Credit Card Number: 51*****7204

Authorization: 27312Z

Transaction ID: 100124018-1593FEC7-D070-494C-BAAC-14106D11C827

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00

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, 1/26/2023, in order to place you on the Wednesday, 02/07/2023 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:	GENEVA DR (1088) - PRE-APPLICATION	PROJ #: 24-80000003
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/10/24	
RELATED NAMES:	MALACHI MIDDLEBROOK	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	11-21-31-300-0130-0000	
PROJECT DESCRIPTION	PROPOSED LOT SPLIT AND REZONE FROM A-1 TO R-1BB FOR A SINGLE-FAMILY HOME ON 0.56 ACRES LOCATED ON THE SOUTHEAST CORNER OF GENEVA DR, REED AVE	
NO OF ACRES	0.56	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	ON THE SOUTHEAST CORNER OF GENEVA DR, REED AVE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	OVIEDO	
APPLICANT:	CONSULTANT:	
MALACHI MIDDLEBROOK 1088 GENEVA DR OVIEDO FL 32765 (949) 677-5388 MALACHI@LOCINETWORKS.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](#).

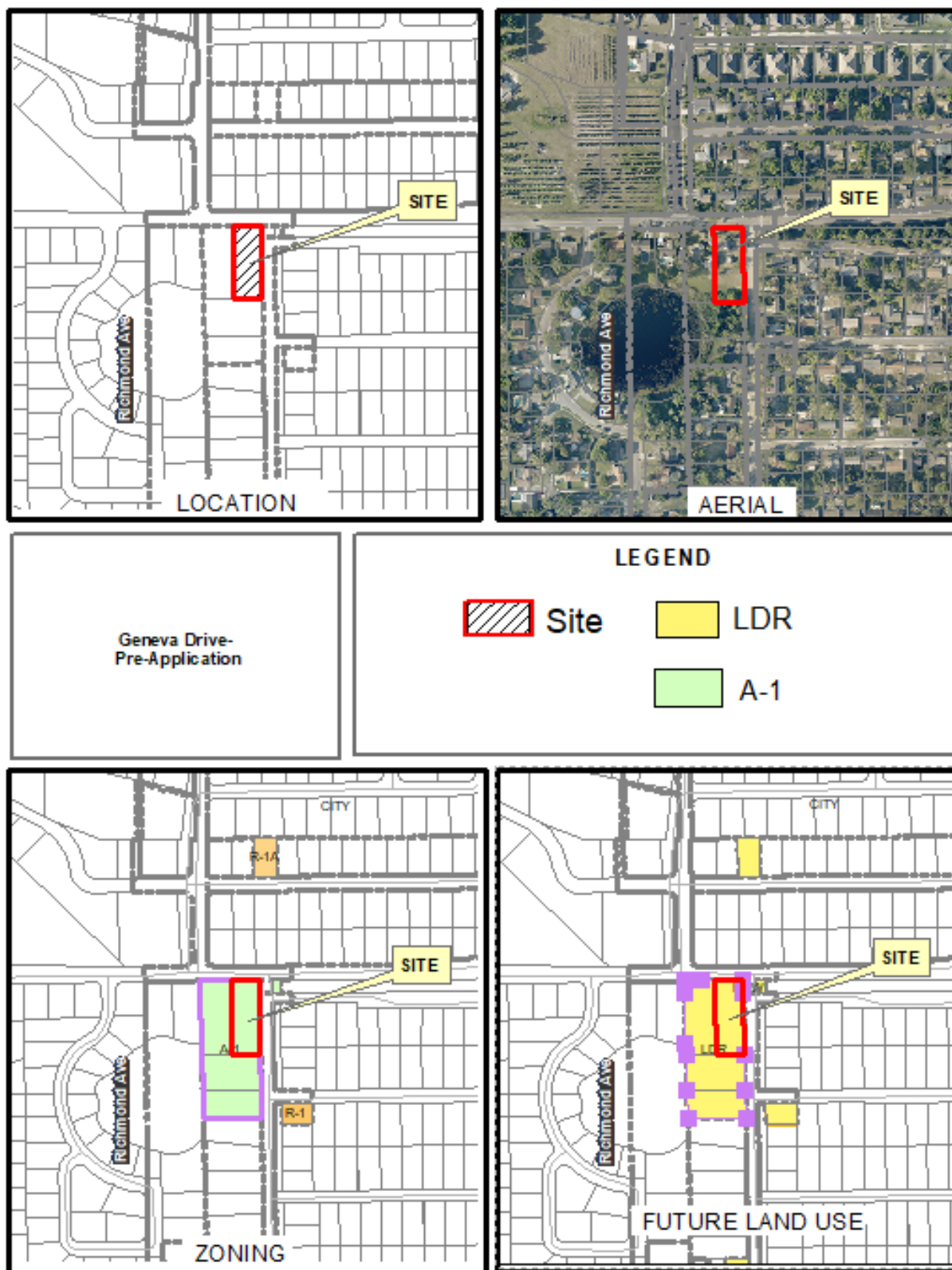
PROJECT MANAGER COMMENTS

The project is contiguous to the City of Oviedo. The applicant should contact the city of Oviedo for a possible pre-annexation agreement.

The subject property is legal nonconforming. The proposed project is not compatible with the current zoning of A-1 and will need to rezone if the applicant wishes to split the lot and build on the lot. The proposed rezone to R-1BB is only compatible to Medium Density Residential (MDR) Future Land Use (FLU). The current future land use is Low Density Residential (LDR) which is compatible with the following zoning districts: R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, A-1, RC-1, PLI, PD. Given the size of the property (0.56 acres) if you were to split the lot, the maximum lot size achievable with a compatible zoning to the current FLU is R-1A, which requires a minimum lot size of 9,000 sq ft. You could also potentially rezone to R-1 (8,400 sq ft minimum lot size). The new lot sizes should be compatible with the surrounding area, i.e. Oviedo R-1 zoning (8,500 Sq ft minimum lot size).

Alternatively, the site can potentially rezone to the Missing Middle (MM) District, which allows for a wider range of housing choices in central locations accessible to services. This includes permitting smaller units and more compact site plans to increase affordability.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT EFORM 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	A full buffer review will be done at time of subdivision plan review if necessary.
3	Buffers and CPTED	The subject property is within the SR 426 Scenic Corridor Overlay District. You may use the following link to view requirements for this overlay. https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT55SCCOOVZODI
4	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ED (2023) Florida Building Code Residential.
5	Comprehensive Planning	The future land use (FLU) is Low Density Residential (LDR) which allows a maximum density of four dwelling units per net buildable acre, with a limited list of public purpose and special exception uses. The proposed rezone to R-1AAA is compatible with Low Density Residential, but R-1BB is not. Allowable uses for LDR include single family detached residences (site-built or modular) and special exception uses such as group homes, houses of worship, day care, and guest cottages. For a full list of allowable uses, see Seminole County Comprehensive Plan (SCCP) page FLU-127: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf
6	Comprehensive Planning	Policy FLU 1.10 (f)- Development within the Econlockhatchee River Basin as a whole shall ensure the protection of floodplain, wetlands and critical native upland habitat; encroachment (fill) proposed to be placed or deposited within the 100 year floodplain as identified by the Federal Emergency Management Administration must comply with all applicable Federal and County regulations.
7	Environmental Services	These proposed lots are not within Seminole County's water service area. Please coordinate with the City of Oviedo for water service connection.

8	Environmental Services	These proposed lots are within Seminole County's sanitary sewer service area, but we do not have any sanitary sewer lines nearby and the lots are entirely "landlocked" by the City of Oviedo's sanitary sewer service area. The City of Oviedo has sanitary sewer lines nearby capable of servicing sewer to these lots and if they were to do so, we could provide a letter stating that we have no objection. Please coordinate with the City of Oviedo to determine how best to service these lots.
9	Environmental Services	<p>If these proposed lots are not to be serviced by City of Oviedo sanitary sewer, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, since these proposed lots would need to be serviced by septic systems and the lot split is occurring after 1/1/1972, the minimum lot size allowed is 0.25 acre per lot (for lots using "a regulated public water system" such as City of Oviedo water in this case). Additionally, per House Bill 1379, the new lot may require an enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. The current existing septic system may be exempt from being required to upgrade to an ENR-OSTDS since it is not new construction. To apply for a new OSTDS permit, follow link:</p> <p>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. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.</p>
10	Environmental Services	These proposed lots are within Seminole County's reclaim water service area, but since there are not any nearby reclaim lines, irrigation would be provided by the City of Oviedo or by an alternative irrigation source such as non-potable irrigation wells. Please coordinate with the City of Oviedo to help determine how best to service irrigation to these lots.
11	Environmental Services	To reiterate, we would have no objection to the proposed lot split if these lots were to connect to City of Oviedo sanitary sewer. If they are not to connect to City of Oviedo sanitary sewer, we would have no objection to the proposed lot split as long as a minimum lot size of 0.25 acre per lot is maintained for both.

12	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 s 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 s are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the s 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/
13	Planning and Development	SETBACKS: The setbacks for the A-1 zoning district are: 50' Front Yard, 30' Rear yard, 10' Side Yard, 50' Side Street. Please note that the property is a corner lot, meaning it will have two fronts (fronting the streets), two sides, and no rear.
14	Planning and Development	The proposed project is not permitted in the current Zoning District designation, nor is the use a special exception or limited use.
15	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
16	Planning and Development	The proposed project is within the Econ Protection Area. See SCLDC Chapter 30 Part 57 and Policy FLU 1.9 and 1.10 and CON Element Exhibit-2 for requirements for development within the Econ Protection Area.
17	Planning and Development	INFORMATIONAL: The Econ River Corridor Protection Zone includes all property within 1,100 feet landward of streams edge of the Econlockhatchee and Little Econlockhatchee, and within 550 feet landward of streams edge of tributaries. SCLDC 30.1083
18	Planning and Development	In the Econ, there is a Riparian Habitat Protection Zone mandated by Florida Department of Environmental Protection (FDEP). Building within this zone may require mitigation and will require permitting through FDEP. Please provide a copy of the FDEP Permit prior to final engineering or site plan approval. SCLDC 30 Part 57
19	Planning and Development	The subject property has all or part of the property within the Environmentally Sensitive Lands Overlay FP-1 (Part 51 Chapter 30; FLU Element Policy 1.1, Exhibit-13, 16, and 23)
20	Planning and Development	The subject property is adjacent to a city. Seminole County will provide an intergovernmental notice to the City of Oviedo. Please reach out to the City of Oviedo for a pre-annexation agreement.

21	Planning and Development	Buffer regulations can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
22	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.)
23	Planning and Development	In the Econ, there is a 50 ft. setback from all wetlands connected to the Big Econ River and its tributaries. There is a 50 ft. average, 25 ft. minimum setback from all isolated wetlands within the Econ River Basin. Both the wetlands and upland buffers must be placed within the conservation easement, but the buffer area can be counted towards net buildable area. SCLDC 30.1085
24	Planning and Development	In the Econ, any development proposed within 2,000 ft. of the streams edge must submit a letter from the Florida Division of Historical Resources or qualified archaeologist describing the potential for any archaeological or historical resources to exist on the project site. SCLDC 30.1087 and Policy FLU 1.11
25	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
26	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
27	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.
28	Public Works - Engineering	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.
29	Public Works - Engineering	The proposed project is located within the Little Econlockhatchee River drainage basin.
30	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally poorly drained soils.
31	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.
32	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100-year flood plain.

33	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally southwest.
34	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to the isolated pond to the southwest.
35	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
36	Public Works - Engineering	A FEMA LOMR (Letter of Map Revision) may be required. For more information, contact FEMA at www.fema.gov
37	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .
38	Public Works - Engineering	The property is adjacent to Reed Avenue which is classified as a local road and is under City of Oviedo jurisdiction. A separate permit from the City of Oviedo.
39	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway. The access to the project would be required off Reed Avenue.
40	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.
41	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.
42	Public Works - Engineering	The site lies within the Econ River Protection Area (ECON) Protection Zone and has more restrictive requirements than other areas of the County. Please review all drainage requirements.
43	Public Works - Engineering	A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.
44	Public Works - Impact Analysis	A concurrency fee will be determined at Final Engineering review.

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
Buffers and CPTED	Maya Athanas 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Tony Coleman 407-665-7581 Email: acoleman@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental Services	James Van Alstine 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works – Engineering and Impact Analysis	Jim Potter 407-665-5764 Email: jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0049

Title:

SKYWAY DRIVE - PRE-APPLICATION

Project Number: 24-80000006

Project Description: Proposed Rezone from A-1 to C-3 for an office and storage/warehouse facility on 5.06 acres located on the east side of Skyway Dr, south of Lake Mary Blvd

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

Parcel ID: 03-20-31-5AY-0000-0890

BCC District: 2-Zembower

Applicant: Fabian Cook (321) 231-2352

Consultant: Rene Fossey (407) 718-7994



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

PROJ. #: 24.80000000

Rec'd 11/19/24 Paid: 11/19/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>SKYWAY DRIVE</u>	
PARCEL ID #(S): <u>03-20-31-5AY-0000-0890</u>	
TOTAL ACREAGE: <u>5.06 AC</u>	BCC DISTRICT:
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>

APPLICANT

NAME: <u>Fabian Cook</u>	COMPANY:	
ADDRESS: <u>1240 Oak Haven Dr.</u>		
CITY: <u>Altamonte Springs</u>	STATE: <u>FL</u>	ZIP: <u>32714</u>
PHONE: <u>(321) 231-2352</u>	EMAIL: <u>FCOOK79@gmail.com</u>	

CONSULTANT

NAME: <u>Rene Fossey</u>	COMPANY: <u>A Positive ROI Property</u>	
ADDRESS: <u>3981 Aldergate Place</u>		
CITY: <u>Winter Springs</u>	STATE: <u>FL</u>	ZIP: <u>32708</u>
PHONE: <u>407-718-7994</u>	EMAIL: <u>APositiveROI@live.com</u>	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Utilize Current Structure for Office Space and Storage</u>				

STAFF USE ONLY

COMMENTS DUE: <u>1/26</u>	COM DOC DUE: <u>2/1</u>	DRC MEETING: <u>2/7</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the east side of Skyway Dr. south of Lake Mary Blvd</u>
W/S: <u>City of Sanford</u>	BCC: <u>2: Zembower</u>	

"Skyway Drive" project

Phase I :

Convert the existing (larger) Building to Office use for Electrical Contractor Business (Approximately 1 Acre) pictures

Phase II :

Develop remaining portion of lot into Storage / Warehouse.

Storage could be described as mini-storage (Approximately 4 of 5 Acres) pictures

Lot Size

5.08 Acres

or
340 ft x 650 ft

current



← airport

28 / 29



23 / 29



22 / 29





21 / 29

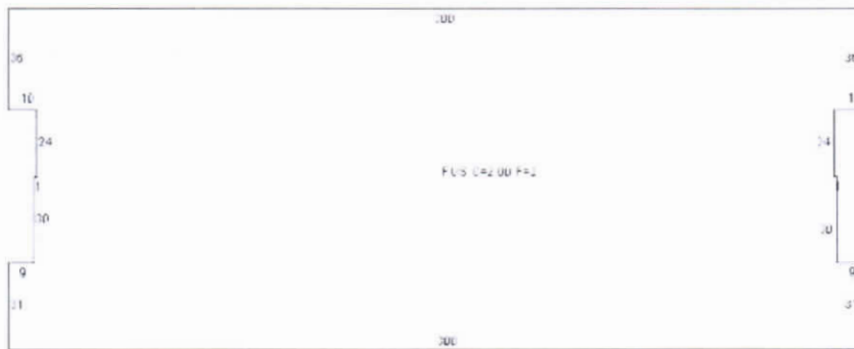
Proposed

1 acre \pm

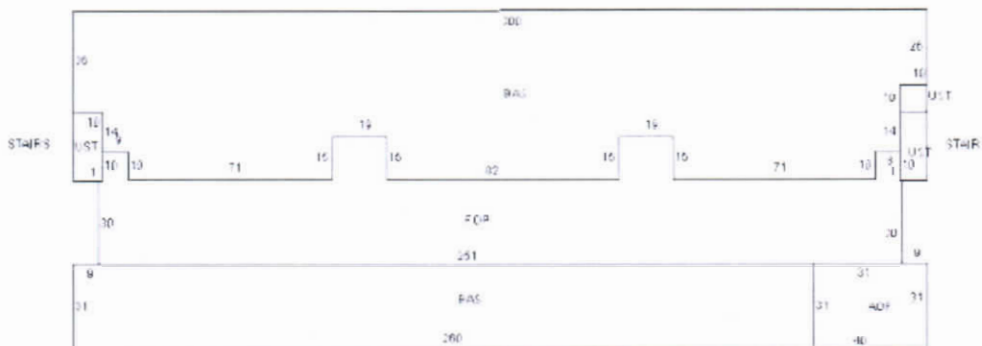
15610 Sweet Grove Ln - Parcel: 20-23-27-2717-02-004

Bldg #	1
Living Area	96374 sqft
Gross Area	106294 sqft
Act Year Built	2021
Beds/Baths	0/0
Floors	3
Sketch	View Sketch

Office



2nd, 3rd Floors



1st Floor

Property Description

HAMLIN SOUTHWEST 90/65 PORTION OF LOT 2
 DESC AS COMM AT SE CORNER OF LOT 2 TH S72-
 33-8W 215 FT TH N17-26-52W 132.84 FT TH S73-
 21-52W 100.01 FT TO POB TH S73-21-52W 447.56
 FT TO POINT ON A NON-TANGENT CURVE
 CONCAVE SWLY HAVING A RADIUS OF 1664 FT A
 CHORD BRG OF N34-12-28W 32.75 FT TH NWLY
 ALONG ARC OF CURVE THROUGH A CENTRAL
 ANGLE OF 1-7-39 A DISTANCE OF 32.75 FT TO A
 POINT ON A NON TANGNET LINE TH S55-13-42W
 328 FT TH N79-43-54W 82.22 FT TO POINT ON A
 CURVE CONCAVE WLY HAVING A RADIUS OF
 3969.72 FT A CHORD BRG OF N8-33-44E A CHORD
 DISTANCE OF 236.39 FT TH NELY ALONG ARC OF
 CURVE THROUGH A CENTRAL ANGLE OF 3-24-45
 FOR A DISTANCE OF 236.43 FT TO A POINT ON A
 NON-TANGENT LINE TH N72-33-8E 739.2 FT TH
 S17-26-52E 190.72 FT TO POB

Total Land Area

154,350 sqft (+/-) | 3.54 acres (+/-)

GIS Calculated

Notice

Land

Land Use Code	4825 - Ind Self Storage li
Zoning	P-D
Land Units	3.54 ACRE(S)
Unit Price	Working Value...
Land Value	Working Value...
Class Unit Price	Working Value...
Class Value	Working Value...

Proposed

4 out of 5 acres ±

Warehouse / Storage



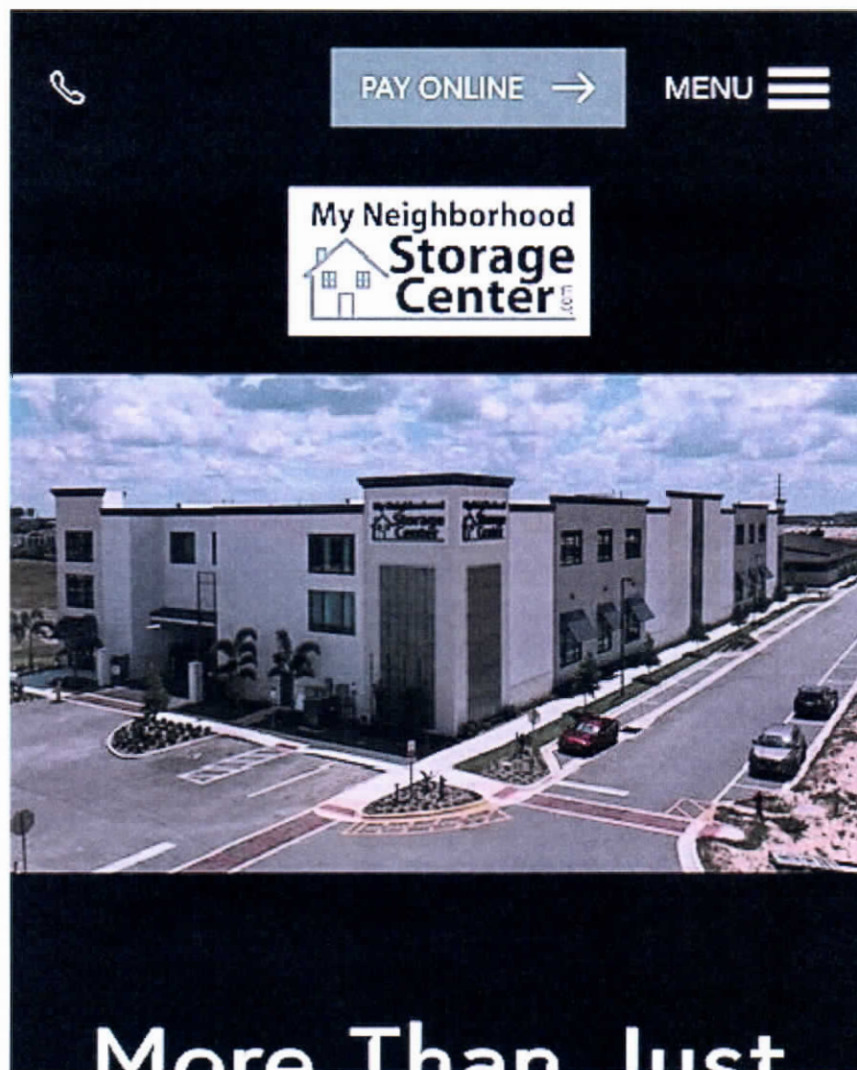
More Than Just Storage

- [Find a Unit](#)

Free Lock with Every New Move-In!

Small Starting At \$40
Special Medium Starting At \$84

From: Rene Fossey
Sent: Friday, January 19, 2024 1:49 PM
To: Rene Fossey
Subject: Storage



By clicking "Accept All Cookies", you agree to the storing of cookies on your device to enhance site navigation, analyze site usage, and assist in our marketing efforts.

[VIEW MORE UNITS](#)



My Neighborhood Storage Center

689-407-5055

By clicking "Accept All Cookies", you agree to the storing of cookies on your device to enhance site navigation, analyze site usage, and assist in our marketing efforts.

Thank you
Rene' Fossey
A +ROI Property 🏠
iPhone



Climate-Controlled Storage in Winter Garden

The weather may change in Florida, but that doesn't mean the condition of your belongings has to. My Neighborhood Storage Center offers climate-controlled storage to provide you an added layer of protection. Climate-controlled storage keeps your unit's temperature and humidity levels within a consistent range. This specialty storage gives you the peace of mind of extra protection against damage due to heat or humidity.

- [Unit Sizes & Prices](#)

Is Climate-Controlled Storage Right for You?

Certain items are sensitive to shifts in temperature and humidity – from electronics and musical instruments to photographs and wooden and leather furniture. And if you're planning to keep your things in storage for an extended period of time, you're doing yourself a favor by adding the extra protection that climate-controlled storage provides.

What are you waiting for? [Reserve your unit](#) online today!



My Neighborhood Storage Center

[115610 Sweet Grove Lane Winter Garden, FL 34787](#)

[407-378-2009](#)

[Email Us](#)

[\(25 reviews\)](#)

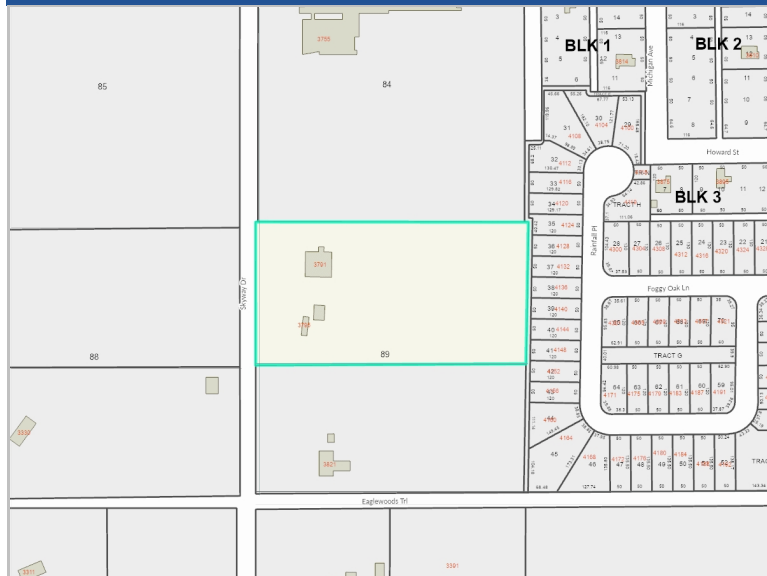
Property Record Card



Parcel 03-20-31-5AY-0000-0890

Property Address 3791 SKYWAY DR SANFORD, FL 32773

Parcel Location



Site View



0320315AY00000890 05/11/2023

Parcel Information

Parcel	03-20-31-5AY-0000-0890
Owner(s)	KING, KEVIN P
Property Address	3791 SKYWAY DR SANFORD, FL 32773
Mailing	3791 SKYWAY DR SANFORD, FL 32773-9579
Subdivision Name	SANFORD CELERY DELTA
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$88,429	\$82,006
Depreciated EXFT Value	\$9,122	\$8,496
Land Value (Market)	\$278,300	\$278,300
Land Value Ag	\$152,318	\$152,318
Just/Market Value	\$375,851	\$368,802
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$65,016	\$74,725
P&G Adj	\$0	\$0
Assessed Value	\$184,853	\$168,095

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$3,847.49

2023 Tax Bill Amount

\$2,155.51

2023 Tax Savings with Non-Hx Cap \$1,691.98

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 89
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$184,853	\$0	\$184,853
COUNTY GENERAL FUND	\$184,853	\$0	\$184,853
Schools	\$249,869	\$0	\$249,869

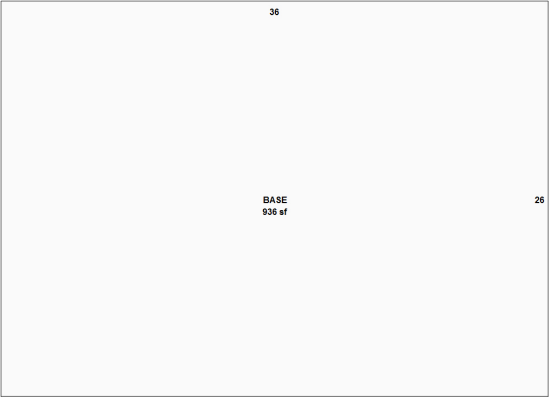
Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/1999	03768	1612	\$150,000	No	Improved
WARRANTY DEED	05/01/1992	02448	0260	\$50,000	No	Improved
WARRANTY DEED	03/01/1987	01830	1252	\$36,000	Yes	Vacant
WARRANTY DEED	06/01/1986	01742	1727	\$27,000	Yes	Vacant
WARRANTY DEED	08/01/1982	01410	0146	\$15,000	Yes	Vacant
WARRANTY DEED	09/01/1979	01245	1357	\$994,500	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
ACREAGE			2.76	\$55,000.00	\$151,800	
ACREAGE			2.3	\$55,000.00	\$518	

Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	BARNS/SHEDS	1992	0	0.0	4	2,552	3,936	2,552	SIDING GRADE 2	\$64,769	\$85,223	<div> <div>Description</div> <div>Area</div> <div>OVERHANG</div> <div>156.00</div> <div>INTERIOR FINISH AVERAGE</div> <div>748.00</div> <div>OVERHANG</div> <div>480.00</div> </div>
<div> <div> <div>Sketch by Ryan Skarich</div> <div> <div> <div> <div>12</div> <div>13</div> <div>OVH</div> <div>196 sf</div> </div> <div> <div>19</div> <div>60</div> <div>BASE</div> <div>2552 sf</div> <div>33</div> <div>55</div> <div>34</div> <div>22</div> <div>748 sf</div> <div>26</div> <div>OVH</div> <div>480 sf</div> <div>60</div> </div> </div> </div> <div>Building 1 - Page 1</div> </div> </div>												

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
2	BARNS/SHEDS	1999	0	0.0	0	936	936	936	SIDING GRADE 2	\$11,420	\$13,759	<div> <div>Description</div> <div>Area</div> </div>

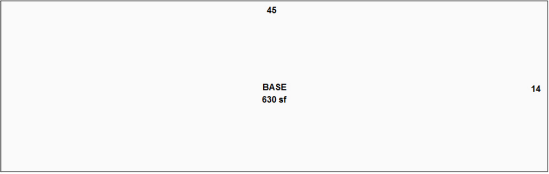


Sketch by Open Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MOBILE HOME	1981	2	1.0	3	630	630	630	MOBILE HOMES AVG	\$12,240	\$30,599	Description	Area



Sketch by Open Sketch

Building 3 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Built	Units	Value	New Cost	
WOOD UTILITY BLDG	04/01/1999	360	\$1,490	\$3,726	
POLE/BARNs/BELOW AVG	04/01/1999	3,000	\$7,632	\$19,080	

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
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	TUE/FRI	TUE	WED	Waste Pro
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 2 - Jay Zembower		Dist 7 - Cory Mills		Dist 36 - RACHEL PLAKON		Dist 10 - Jason Brodeur		18
School Information								
Elementary School District			Middle School District			High School District		
Region 3			Sanford			Seminole		
Copyright 2024 © Seminole County Property Appraiser								

*

1/19/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:51:36
PROJ # 24-80000006 RECEIPT # 0021094
OWNER:
JOB ADDRESS: LOT #:

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

TOTAL FEES DUE.....:	50.00
----------------------	-------

AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRAC04	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001103	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	A POSITIVE ROI PROPERTY	
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 attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 **no later than noon on Friday, 2/1/2024, in order to place you on the Wednesday, 2/7/2024 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.

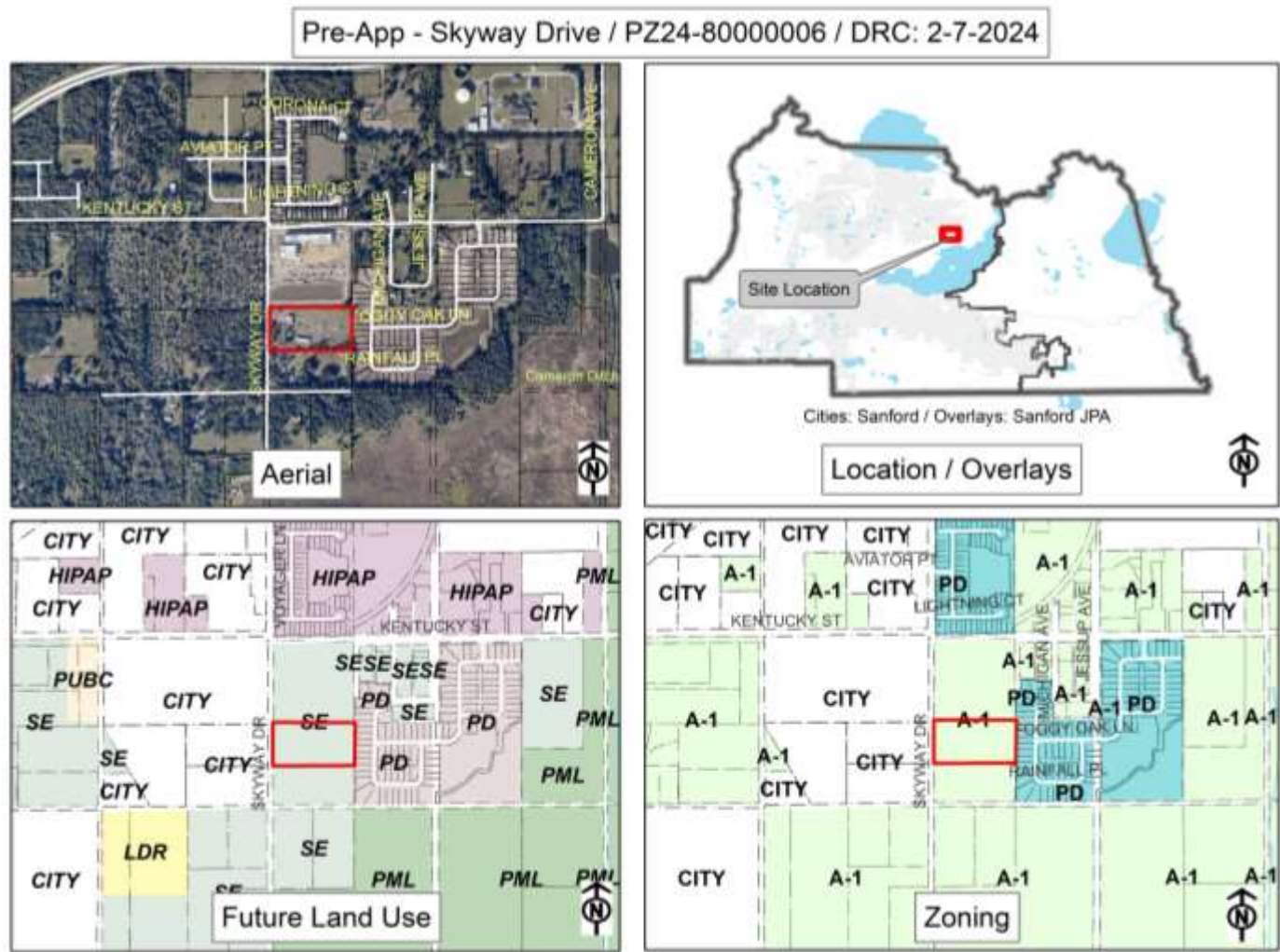
The DRC Agenda can be found [HERE](#).

PROJECT NAME:	SKYWAY DRIVE - PRE-APPLICATION	PROJ #: 24-80000006
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/19/24	
RELATED NAMES:	RENE FASSEY	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	03-20-31-5AY-0000-0890	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO C-3 TO UTILIZE PART OF THE SPACE FOR BUSINESS AND THE OTHER HALF FOR A STORAGE ON 5.06 ACRES LOCATED ON THE EAST SIDE OF SKYWAY DR, SOUTH OF LAKE MARY BLVD	
NO OF ACRES	5.06	
BCC DISTRICT	2-Jay Zembower	
CURRENT ZONING	A-1	
LOCATION	ON THE EAST SIDE OF SKYWAY DR, SOUTH OF LAKE MARY BLVD	
FUTURE LAND USE-	SE	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
FABIAN COOK 1240 OAKHAVEN DR ALTAMONTE SPRINGS FL 32714 (321) 231-2352 FCOOK79@GMAIL.COM	RENE FOSSEY A POSITIVE ROI PROPERTY 3981 ALDERGATE PL WINTER SPRINGS FL 32708 (407) 718-7994 APOSITIVEROI@LIVE.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	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	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.
6.	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.
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.
8.	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 8th ed (2023) 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 8th edition (2023) Florida Building Code - Existing Building.
9.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.
10.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
12.	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.
13.	Comprehensive Planning	<p>The proposed uses of office and storage are not allowed in the Suburban Estates (SE) Future Land Use designation.</p> <p>The SE Future Land Use designation consists primarily of residential development on a minimum of one acre.</p> <p>Staff would not support a Small-Scale Future Land Use Map Amendment (SSFLUMA) to the Industrial Future Land Use designation that is needed to support self-storage uses, an office, and a Contractor's Equipment and Storage Yard.</p>
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development if needed.

15.	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
16.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
17.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
18.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
19.	Planning and Development	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the adjacent city.
20.	Planning and Development	The subject property is adjacent to the City of Sanford and within the Joint Planning Area (Subarea 4). Seminole County will provide an intergovernmental notice to the adjacent city.
21.	Planning and Development	The City of Sanford provides water and sewer services to the subject property. We recommend that the applicant contact Adam Mendenhall with the City of Sanford Planning & Development Department about completing a pre-annexation agreement. Adam Mendenhall can be reached at (407) 688-5156 or by email at adam.mendenhall@Sanfordfl.gov.
22.	Planning and Development	A Small Scale Future Land Use Amendment (SSFLUA) and Rezone may take four (4) to six (6) months, and involves a community meeting and public hearings with the Planning and Zoning (P&Z) Commission and the Board of County Commissioners (BCC).
23.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
24.	Planning and Development	Staff would not support rezoning of this property from A-1 (Agriculture) to C-3 (General Commercial & Wholesale) to allow a self-storage facility with an office and a Contractor's Storage Yard.
25.	Planning and Development	New Public Notification Procedures are required for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link below for the requirements:

26.	Public Safety – Fire Marshall	Type of use and size of building may require fire sprinklers and fire alarms.
27.	Public Safety – Fire Marshall	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
28.	Public Safety – Fire Marshall	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
29.	Public Safety – Fire Marshall	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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 21/2 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"
30.	Public Safety – Fire Marshall	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
31.	Public Safety – Fire Marshall	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)

32. Public Safety – Fire Marshall	<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>
33. Public Safety – Fire Marshall	<p>"All the following items shall be acknowledged and added to the site plan sheets as note:</p> <ol style="list-style-type: none"> 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 21/2 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"
34. Public Works - Engineering	<p>The proposed project is located within the Lake Jesup drainage basin.</p>

35.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained soils.
36.	Public Works - Engineering	Based on a preliminary review, the site does not currently discharge though a viable discharge (piped system, canal or connected waterbody), therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. The site currently drainage across a private property to the east and south. A bleed down system will be allowed to the inlet on the west side of the site.
37.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope generally southeast.
38.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to Lake Jesup via overland flow across one or more private properties.
39.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
40.	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 .
41.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.
42.	Public Works - Engineering	The property is adjacent to Skyway Drive which is classified as local road. Skyway Drive is/not currently programmed to be improved according to the County 5-year Capital Improvement Program
43.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure may not meet County standards. The roadway will have to be widened to 20' minimum and evaluated to see if it meets County Standards. The Road will have to be brought to County Standard for both width and structure.
44.	Public Works - Engineering	Driveway location/separation is required to be in accordance with the County Access Management Standards. The separation is required to be 200-foot on a local roadway will be required.
45.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.
46.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval the sidewalk will have to be shown.

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	Doug Robinson	Review Complete	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Environmental Impact Analysis	Becky Noggle	No Review Required	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Review Complete	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung	No Review Required	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	Jim Potter	Review Complete	Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

Seminole County Public Works Engineering Manual:

<https://www.seminolecountyfl.gov/departments-services/public-works/development-review-engineering/>

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