



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, February 14, 2024

9:00 AM

Room 3024

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

DRC

PRE- APPLICATIONS

9:00AM (IN PERSON) SPARROW LAKE MARY - PRE-APPLICATION

[2024-0048](#)

Project Number: 24-80000004

Project Description: Proposed Site Plan for an adult multi-family development on 8.95 acres in the C-1 Zoning District located on the west side of Orange Blvd, north of Orange Ave

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

Parcel ID: 25-19-29-300-0090-0000

BCC District: 5-Herr

Applicant: Milt Barber (276) 737-2760

Consultant: Jordan Draper (407) 412-7741

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

COMMENTS ONLY (NO MEETING SCHEDULED)

SAVANNAH PARK LOT J - SITE PLAN[2024-0096](#)**Project Number:** 24-06000001**Project Description:** Proposed Site Plan for a restaurant on 0.23 acres in the PD Zoning District located on the west side of International Pkwy, south of Wayside Dr**Project Manager:** Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)**Parcel ID:** 30-19-30-528-0000-0070**BCC District:** 5-Herr**Applicant:** Srikar Nallavolu**Consultant:** Brent Lenzen (407) 427-1610**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DEER LAKES - FINAL ENGINEERING PLAN**[2024-0097](#)**Project Number:** 24-55200001**Project Description:** Proposed Final Engineering Plan for 31 single family residential lots on 38 acres in the PD Zoning District located on the north side of SR 46, west of Yankee Lake Rd**Project Manager:** Doug Robinson (407) 665-7308
(drobinson03@seminolecountyfl.gov)**Parcel ID:** 22-19-29-300-0040-0000+**BCC District:** 5-Herr**Applicant:** Wesley Geys (305) 807-4458**Consultant:** David Evans (407) 872-1515**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DREAMS PROJECT - PRE-APPLICATION**[2024-0098](#)**Project Number:** 24-80000007**Project Description:** Proposed Rezone from R-1 to R-3 to combine the two parcels and build quadplexes on 3.66 acres located on the east side of Marker St, south of S Ronald Reagan Blvd**Project Manager:** Tyler Reed (407) 665-7398 (treed@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-0530-0000**BCC District:** 4-Lockhart**Applicant:** Isiah Robeson (407) 285-9352**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0048

Title:

9:00AM (IN PERSON) SPARROW LAKE MARY - PRE-APPLICATION

Project Number: 24-80000004

Project Description: Proposed Site Plan for an adult multi-family development on 8.95 acres in the C-1 Zoning District located on the west side of Orange Blvd, north of Orange Ave

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

Parcel ID: 25-19-29-300-0090-0000

BCC District: 5-Herr

Applicant: Milt Barber (276) 737-2760

Consultant: Jordan Draper (407) 412-7741



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

PROJ. #: 24-80000004
 PM: Joy
 REC'D: 1/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Sparrow Lake Mary
 PARCEL ID #(S): ~~25-19-29-300-0090-0000~~ 25-19-29-300-0090-0000
 TOTAL ACREAGE: ~~8.54 AC~~ 8.95 BCC DISTRICT: **DISTRICT 1**
 ZONING: **C-1** FUTURE LAND USE: **COM**

APPLICANT

NAME: MILT BARBER COMPANY: SPARROW-PARTNERS
 ADDRESS: 2500 Bee Caves Rd, Suite 380
 CITY: Austin STATE: TX ZIP: 78746
 PHONE: 276-737-2760 EMAIL: milt.barber@sparrow-partners.com

CONSULTANT

NAME: Jordan Draper, P.E. COMPANY: Kimley-Horn & Associates
 ADDRESS: 200 S. Orange Ave, Suite 600
 CITY: Orlando STATE: FL ZIP: 32801
 PHONE: 407-412-7741 EMAIL: Jordan.Draper@Kimley-Horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Construction of a Multi-Family development, parking, driveway and stormwater mangement facility on a 8.54 AC property on the west side of Orange Blvd.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>1/19</u>	COM DOC DUE: <u>1/25</u>	DRC MEETING: <u>2/7</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS: <u>18-80000100</u>		
ZONING: <u>C-1</u>	FLU: <u>COM</u>	LOCATION: <u>on the west side of Orange Blvd, north of Orange Ave</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	

SPARROW LAKE MARY PROJECT NARRATIVE

The applicant, Sparrow-Partners, is proposing construction of an active adult multi-family development on the west side of Orange Blvd and North of S Center Road in Sanford, Florida. The project site will include approximately 8.54 acres of property across one (1) parcel. The existing parcel has a future land use designation of COM (Commercial), and zoning of C-1 (Retail / Commercial Commodities). Based on the existing zoning and future land use designations, the proposed use is allowed on the subject property:

Parcel ID	Existing FLU	Existing Zoning	Area (AC)
25192930000900000	COM	C-1	8.54

The parcel is vacant with no existing structures.

Construction of the project site will include approximately 235,844 +/- square footage of multifamily building with the associated parking, driveway and onsite stormwater management facilities.

Access to the project site is proposed via 1 full access driveway connecting to Orange Boulevard (SR 431).

Reclaimed water service, potable water service and sanitary sewer service will be provided by Seminole County. Based on communication with representatives from the Seminole County Environmental Services Department, we understand that reclaimed watermain(s), potable watermain(s) as well as a sanitary sewer forcemain(s) are located adjacent to the project site along SR 46.

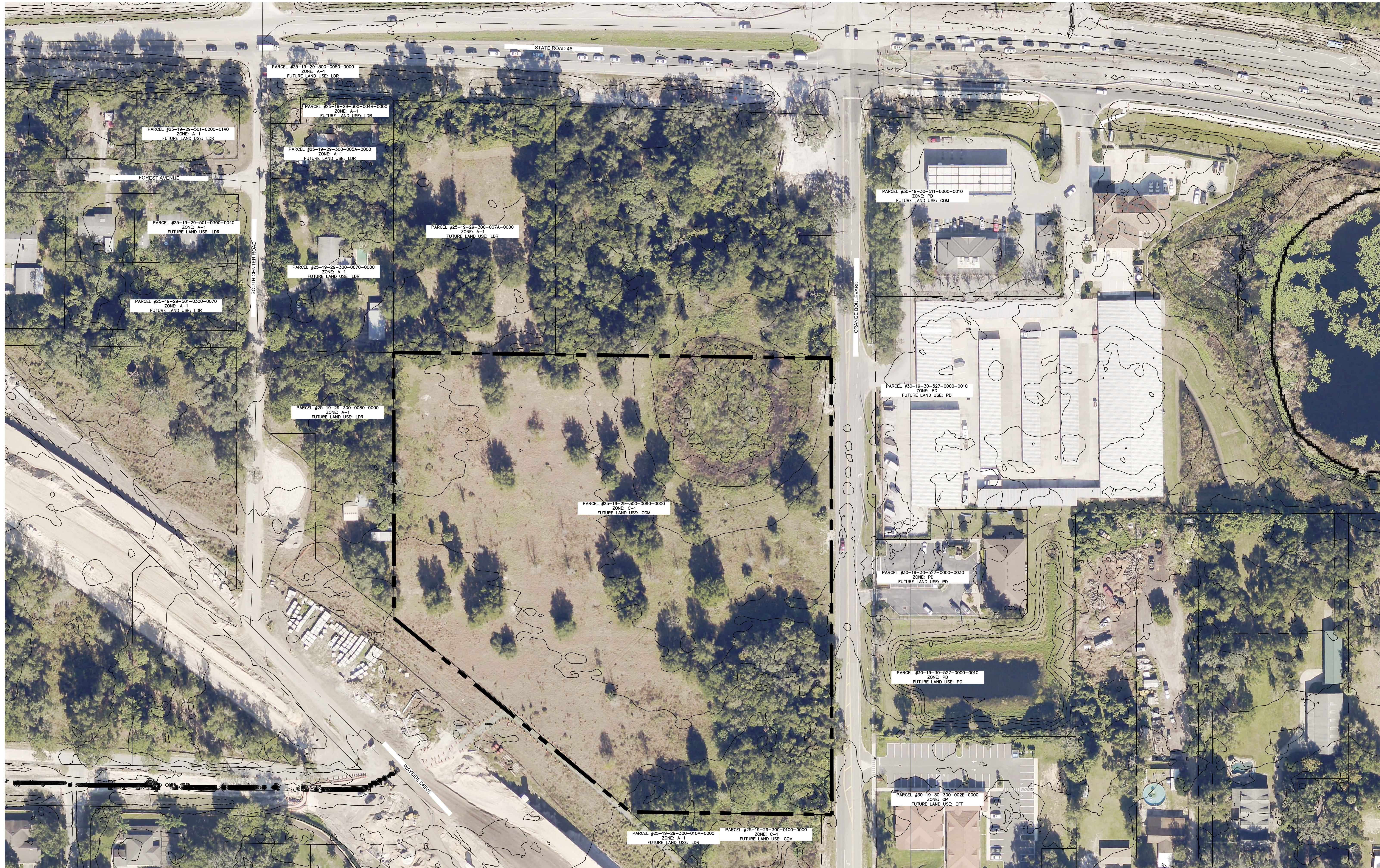
Stormwater management will be provided via an onsite stormwater management pond.

We understand several overlay districts are associated with the property and include:

- Wekiva River Protection Area (WRPA)
- East Lake Sylvan Transitional Area
- Aquifer Recharge Overlay Zoning Classification
- State Road 46 Scenic Corridor Overlay District
- State Road 46 Gateway Corridor Overlay District
- Urban Bear Management

We would like to discuss the site plan approval process as well as any special areas/conditions associated with the property.

K:\ORL_Civil\249218002-Sparrow Lake Mary\CADD\EXHIBITS\Existing Conditions.dwg

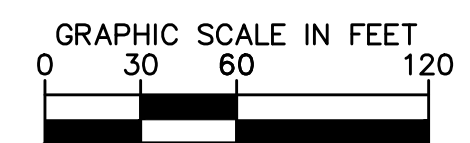


SPARROW LAKE MARY

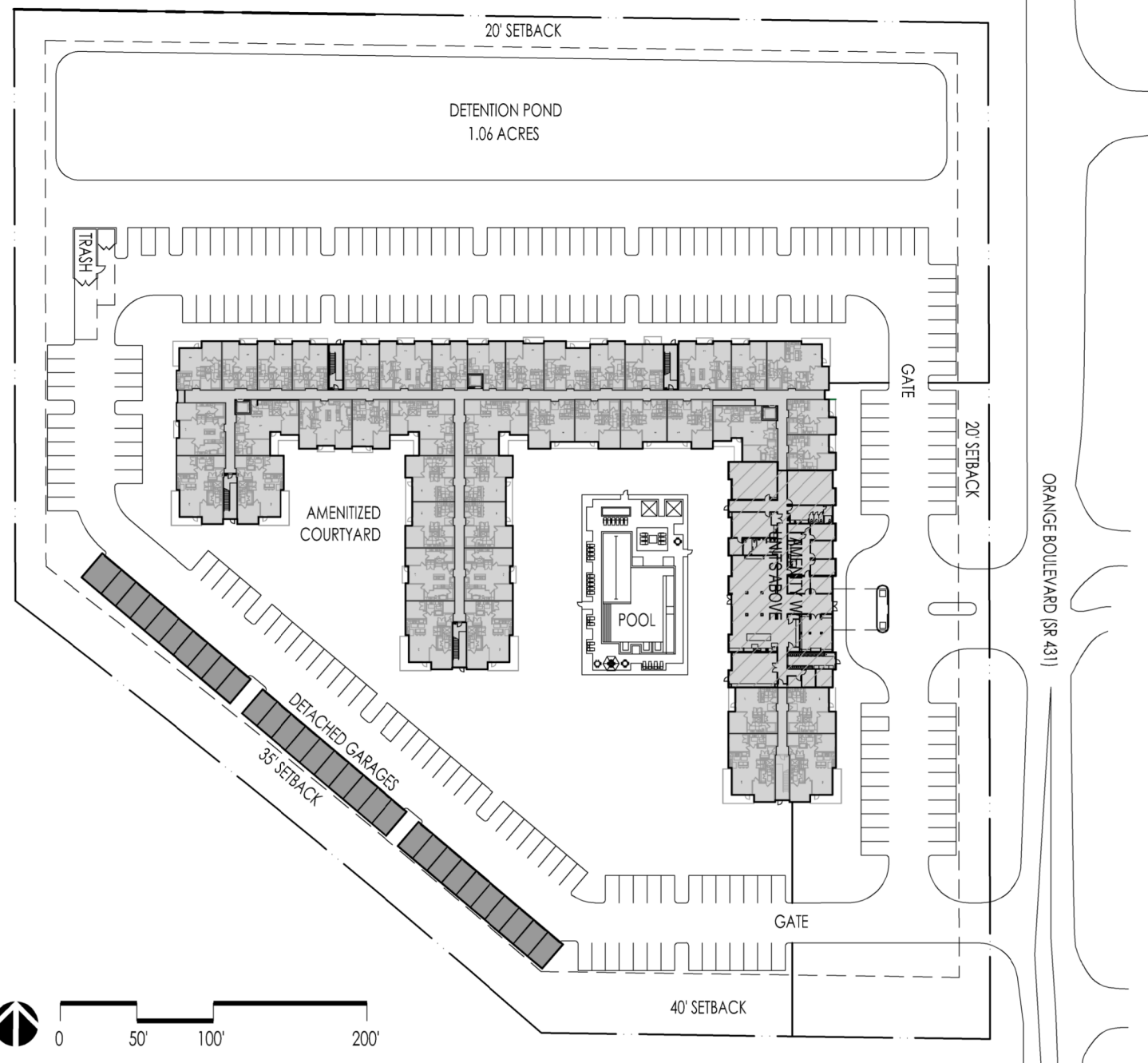
SEMINOLE COUNTY, FLORIDA

EXISTING CONDITIONS

01/10/2024 - CONTACT JORDAN DRAPER, P.E. (407) 412-7741

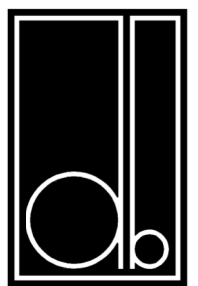


Kimley»Horn



PROJECT DATA		
SITE AREA:	UNIT MIX:	
8.54 ACRES (ESTIMATED)	1 BR UNITS	132 UNITS
	2 BR UNITS	68 UNITS
APARTMENT:	TOTAL UNITS	200 UNITS
(1) FOUR STORY BUILDING	PROVIDED PARKING:	
235,844 GSF	SURFACE SPACES	220 SPACES
183,763 NRSF	GARAGES	30 SPACES
919 SF AVG. UNIT SIZE	TOTAL PARKING	250 SPACES
200 UNITS	@ 1.25 SPACE / UNIT	
LEASING / AMENITY:		
9,758 SF		

SPARROW 55+ LAKE MARY CONCEPTUAL SITE PLAN

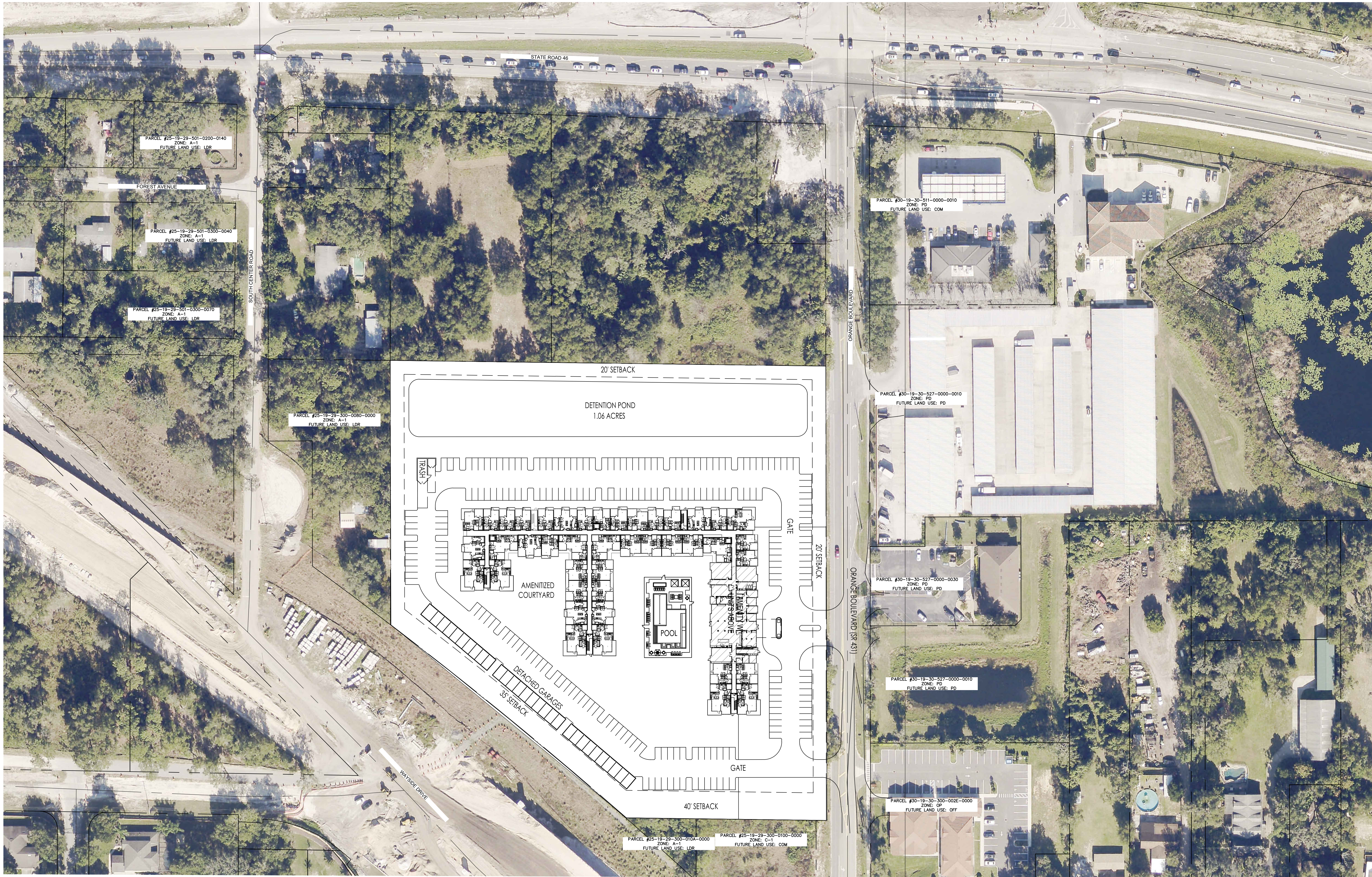


DESIGN BALANCE, INC.
 2701 SUNSET RIDGE, SUITE 607H
 ROCKWALL, TEXAS 75032
 JOHN WOMBLE, AIA
 JOHN@DESIGNBALANCE.COM
 469.887.6892
 WWW.DESIGNBALANCE.COM

LAKE MARY, FLORIDA
 10.12.2023

SPARROW PARTNERS
 5055 KELLER SPRINGS RD, SUITE 550
 ADDISON, TX 75001
 972.349.0439

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PARCEL #25-19-29-501-0200-0140
ZONE: A-1
FUTURE LAND USE: LDR

PARCEL #25-19-29-501-0300-0040
ZONE: A-1
FUTURE LAND USE: LDR

PARCEL #25-19-29-501-0300-0070
ZONE: A-1
FUTURE LAND USE: LDR

PARCEL #25-19-29-500-0080-0000
ZONE: A-1
FUTURE LAND USE: LDR

PARCEL #25-19-29-300-010A-0000
ZONE: A-1
FUTURE LAND USE: LDR

PARCEL #25-19-29-300-0100-0000
ZONE: C-1
FUTURE LAND USE: COM

PARCEL #30-19-30-511-0000-0010
ZONE: PD
FUTURE LAND USE: COM

PARCEL #30-19-30-527-0000-0010
ZONE: PD
FUTURE LAND USE: PD

PARCEL #30-19-30-527-0000-0030
ZONE: PD
FUTURE LAND USE: PD

PARCEL #30-19-30-527-0000-0010
ZONE: PD
FUTURE LAND USE: PD

PARCEL #30-19-30-300-002E-0000
ZONE: OP
FUTURE LAND USE: OFF

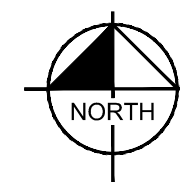
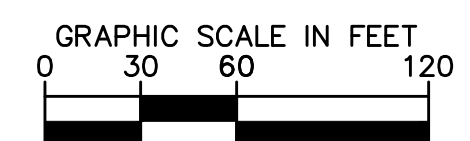
SR 46 & ORANGE

SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SKETCH

05/28/19

SP-05



Property Record Card



Parcel 25-19-29-300-0090-0000

Property Address ORANGE BLVD SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	25-19-29-300-0090-0000		2024 Working Values	2023 Certified Values
Owner(s)	YURKO ALBERT TRUST AGREEMENT - Trust GILL, LESLIE J Y - Successor Trustee YURKO, ALISON M - Successor Trustee YURKO, DREW - Successor Trustee	Valuation Method	Cost/Market	Cost/Market
Property Address	ORANGE BLVD SANFORD, FL 32771	Number of Buildings	0	0
Mailing	12212 KIRBY SMITH RD ORLANDO, FL 32832-6035	Depreciated Bldg Value		
Subdivision Name		Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$1,385,805	\$1,385,805
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$1,385,805	\$1,385,805
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$392,189	\$482,518
		P&G Adj	\$0	\$0
		Assessed Value	\$993,616	\$903,287

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$18,442.29 **2023 Tax Savings with Exemptions** \$3,826.36
2023 Tax Bill Amount \$14,615.93

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
 S 662.4 FT OF N 2149.4 FT
 OF E 10 CH OF LOT 1 E OF
 ST RD 46 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$993,616	\$0	\$993,616
SJWM(Saint Johns Water Management)	\$993,616	\$0	\$993,616
FIRE	\$993,616	\$0	\$993,616
COUNTY GENERAL FUND	\$993,616	\$0	\$993,616
Schools	\$1,385,805	\$0	\$1,385,805

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/1992	02412	0863	\$100	No	Vacant
WARRANTY DEED	12/01/1983	01511	0453	\$60,000	No	Improved
WARRANTY DEED	12/01/1983	01511	0454	\$60,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			319165	\$4.34	\$1,385,176
ACREAGE			1.21	\$520.00	\$629

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information

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

Political Representation

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

School Information

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

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

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

Receipt Details

Date: 1/11/2024 12:59:03 PM
Project: 24-80000004
Credit Card Number: 44*****9593
Authorization Number: 126102
Transaction Number: 110124C2B-2974F281-7D38-462B-88E9-22A4D251030C
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	SPARROW LAKE MARY - PRE-APPLICATION	PROJ #: 24-80000004
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/11/24	
RELATED NAMES:	EP JORDAN DRAPER	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	25-19-29-300-0090-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A AN ADULT MUTIL-FAMILY DEVELOPMENT ON 8.95 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF ORANGE BLVD, NORTH OF ORANGE AVE	
NO OF ACRES	8.95	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-1	
LOCATION	ON THE WEST SIDE OF ORANG E BLVD, NORTH OF ORANGE AVE	
FUTURE LAND USE-	COM	
SEWER UTILITY	SEMINOLE COUNTY	
WATER UTILITY	SEMINOLE COUNTY	
APPLICANT:	CONSULTANT:	
MILT BARBER SPARROW-PARTNERS 2500 BEE CAVES RD STE 380 AUSTIN TX 78746 (276) 737-2760 MILT.BARBER@SPARROW-PARTNERS.COM	JORDAN DRAPER PE KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 412-7741 JORDAN.DRAPER@KIMLEY-HORN.COM	

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

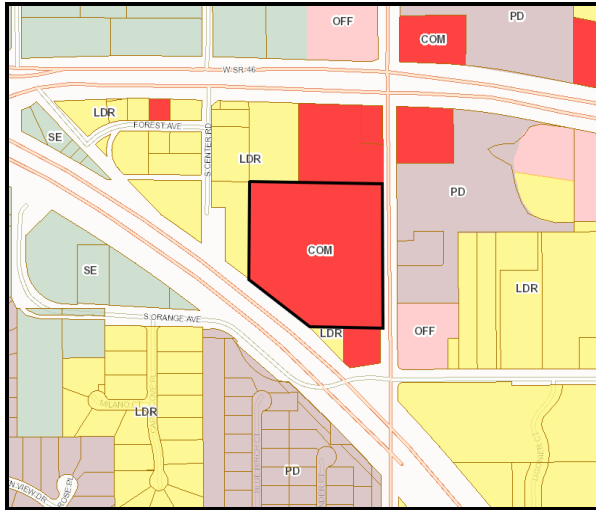
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

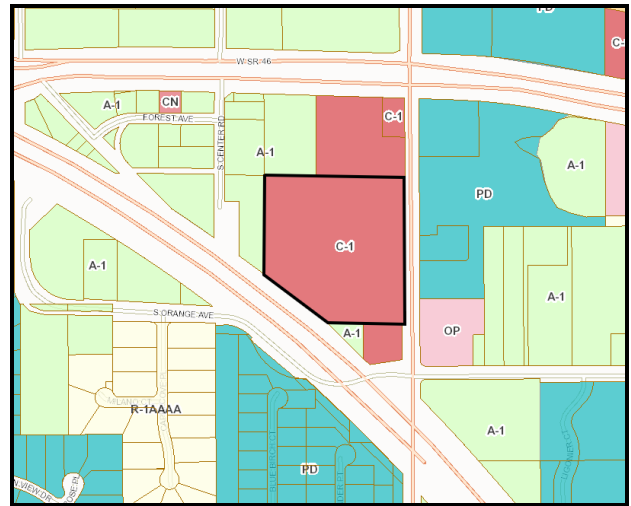
- The subject site has a Commercial Future Land Use and C-1 (Retail Commercial) Zoning.
- The C-1 (Retail Commercial) zoning district limits multi-family residential uses to ten percent of the net buildable acreage of the subject site.
- The subject site is located within the Wekiva River Protection Area (WRPA).

PROJECT AREA ZONING AND AERIAL MAPS

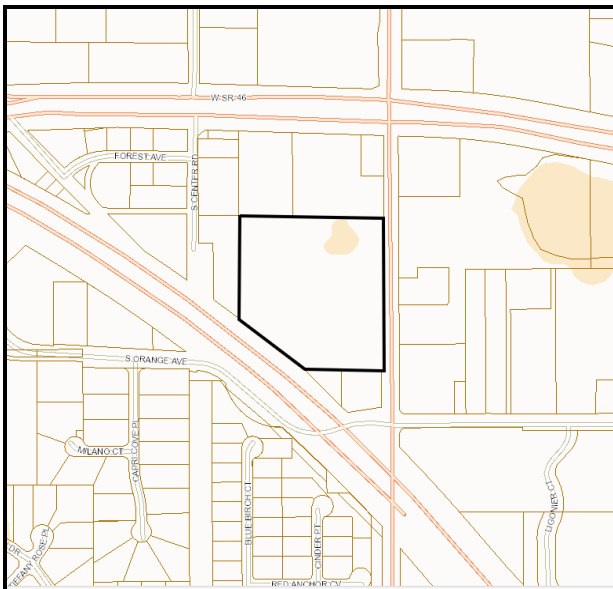
Commercial FLU



C-1 (Retail Commercial) Zoning



Wetlands shown in brown



AGENCY/DEPARTMENT COMMENTS

	REVIEWED	COMMENT	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Informational
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units.	Informational
3.	Buffers and CPTED	Residential zoning to the west may trigger a parking buffer requirement under SCLDC Sec. 30.1287.	Informational
4.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30. 1292.	Informational
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.	Informational
6.	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.	Informational
7.	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.	Informational
8.	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.	Informational
9.	Building Division	Type of use and size of building will require fire sprinklers and fire alarms.	Informational
10.	Building Division	Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.	Informational
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Informational
12.	Comprehensive Planning	The future land use (FLU) is Commercial (COM) which allows for a maximum intensity of .35 floor area ratio (FAR). The proposed use will require an amendment to the Future Land Use Map. Allowable uses for Commercial include neighborhood convenience store, community, regional, and subregional shopping centers, colleges, retail sales, and restaurants. For a	Informational

		full list of allowable uses see Seminole County Comprehensive Plan page FLU-150: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf	
13.	Comprehensive Planning	The subject property is located in the Wekiva River Protection Area and the East Lake Sylvan Transitional Area which is subject to Policy FLU 12.2. The subject property is within this transitional area. Residential development proposals in the East Lake Sylvan Transitional Area exceeding one (1) unit per net buildable acre shall be approved only under the Planned Development (PD) land use designation, and shall include a clustering concept that maintains a minimum of 25 percent open space on the site. No application for a Plan amendment or administrative Plan amendment proposing a residential density in excess of one dwelling unit per net buildable acre will be considered for any parcel located in the East Lake Sylvan Transitional Area unless the applicant demonstrates that such development has less impacts on natural resources than non-clustered residential development at one dwelling unit per net buildable acre. An equivalent analysis shall be required for any proposed nonresidential development, where allowed, in the East Lake Sylvan Transitional Area, demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre.	Informational
14.	Comprehensive Planning	The subject property is in the State Road 46 Roadway Corridor Overlay/ State Road 46 Environmental Considerations. This corridor was established to maintain visual quality, provide a sense of place, protect viability of wildlife corridors and improve/protect the rural character of the Protection Area. See Policy FLU-12.7, page FLU-89 of the Seminole County Comprehensive Plan.	Informational
15.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Informational
16.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 24" PVC potable water main running along the east side of Orange Blvd. Additionally, there is an 8" PVC potable water main running along the north side of S Orange Ave, but this connection would require a FDOT permit to cross State Road 429.	Informational
17.	Environmental Services	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 24" PVC force main running along the west side of Orange Blvd. Additionally, there is an 8" PVC force main running along the north side of S Orange Ave, but this connection would require a FDOT permit to cross State Road 429. Please note that the developer would be required to construct a lift station to pressurize the sanitary sewer flow to connect to our system.	Informational
18.	Environmental	This development is within Seminole County's reclaim water	Informational

	Services	service area and is required to connect. There is a 16" PVC reclaim water main running along the west side of Orange Blvd. Additionally, there is a 16" PVC reclaim water main running along the north side of S Orange Ave, but this connection would require a FDOT permit to cross State Road 429.	
19.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Informational
20.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Informational
21.	Natural Resources	The proposed project is within the Wekiva River Protection Area (WRPA). See SCLDC Chapter 30 Part 58 for requirements for development within the WRPA.	Informational
22.	Natural Resources	For development within the WRPA, a Wekiva Consistency review must be completed. The application form can be found at http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf	Informational
23.	Natural Resources	In the WRPA, there is a 50 ft. average, 25 ft. minimum undisturbed setback from all wetlands, and 100-year flood plains. No development activities, including fill placement, will be allowed in wetlands or the 100 year flood plain. SCLDC 30.1111(b)	Informational
24.	Natural Resources	In the WRPA, a minimum of 50 percent of trees must be preserved. Replacement trees must be a minimum of 4" caliper. SCLDC 30.111(a) (1)	Informational
25.	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. 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	Informational
26.	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)	Informational
27.	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)	Informational
28.	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)	Informational

29.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.1115(a)(1).	Informational
30.	Natural Resources	According to County data, karst features (sinkhole) may be present in the northeast corner of the subject property. Please provide a geotechnical report that includes information about the potential karst.	Informational
31.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.1115(a)(2).	Informational
32.	Natural Resources	Fertilizers, pesticides, and herbicides shall be U.S. Government approved, and shall not be applied within fifty (50) feet of karst features, or natural water bodies. SCLDC 30.1115(a)(3).	Informational
33.	Natural Resources	Discharging of untreated water from a development site directly into karst features or natural water bodies shall be prohibited. Karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Vegetative swales, bio-retention, or other treatment methods, as approved by the Development Review Manager, may be installed to ensure minimal treatment of discharge into karst features and/or natural water bodies. SCLDC 30.1115(a)(4).	Informational
34.	Natural Resources	Where an existing lot/parcel of record is too small to accommodate a fifty (50) foot clearing and building setback and/or natural buffer as required in this part, the allowable use may be established provided that the building and associated paved areas are situated on a development site the greatest distance practicable from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and/or berm shall be designed to direct drainage away from the karst feature, and approved by the Development Review Manager. SCLDC 30.1115(a)(5).	Informational
35.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.1115(e). SCLDC 30.1115(a)(6).	Informational
36.	Natural Resources	An applicant may object to the designation of karst features by providing demonstration through competent expert evaluations of hydrological and/or geotechnical data to the Development Review Manager that the land does not contain karst features as identified in this part. SCLDC 30.1115(7).	Informational
37.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northeast corner of the property. ***Please be	Informational

		advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	
38.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Informational
39.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Informational
40.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Informational
41.	Natural Resources	Urban bear management information: https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH258URBEMA	Informational
42.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Informational
43.	Planning and Development	The subject site has a Commercial Future Land Use and C-1 (Retail Commercial) Zoning. Under the C-1 (Retail Commercial) zoning district, the provision of multifamily uses is limited to ten (10) percent of the total number of developable acres of the subject site. Density and design criteria must conform to the standards of the R-3 (Multiple Family Dwelling) zoning district.	Informational

44.	Planning and Development	<p>Senate Bill 102 - Live Local Act</p> <p>The Act mandates that a local governments authorize the development of multifamily rentals on sites that are zoned as mixed-use residential, commercial or industrial if at least 40 percent of the residential units in a proposed multifamily development will, for a period of at least 30 years, be affordable to individuals making up to 120 percent of the local area median income (AMI).</p> <p>If affordable housing (in compliance with the Live Local Act) is proposed, development of multi-family shall not be restricted to ten (10) percent of the total number of developable acres of the subject site; however, development must comply with Seminole County Comprehensive Plan Policy FLU 12.2.</p>	Informational
45.	Planning and Development	<p>The site is located within the East Lake Sylvan Transitional Area and the Wekiva River Protection Area (WRPA).</p> <p>Development must comply with Policy FLU 12.9 Wekiva River Protection Area Environmental Design Standards.</p> <p>Development shall comply with all policy regulations of the Comprehensive Plan including but not limited to compliance with the Wekiva River Protection Area Consistency Review.</p> <p>An equivalent analysis shall be required for any proposed nonresidential (including multi-family) development demonstrating that such development would not exceed the impacts of one (1) dwelling unit per net buildable acre on natural resources.</p> <p>Natural resources are defined as wetlands, groundwater resources, aquifer recharge areas, and sensitive natural habitat.</p>	Informational
46.	Planning and Development	<p>Per Policy FLU 12.8 Wekiva Character Policy the County shall prohibit further commercial development on properties not assigned the Commercial land use designation on the Exhibit FLU: Future Land Use Map adopted as of December 15, 1999.</p> <p>Furthermore, the County shall not support a more intense commercial zoning than what is already existing.</p>	Informational
47.	Planning and Development	<p>The subject property is within the Aquifer Recharge Overlay District. (Part 54 Chapter 30; FLU Element Exhibit-21, GIS layer). The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses.</p>	Informational
48.	Planning and Development	<p>SETBACKS: The setbacks for the C-1 zoning district are: 25 FT Front Yard, 0 FT Side Yard, 25 FT Side Street. Corner lots have 2 front yard setbacks and 2 side yard setbacks</p>	Informational
49.	Planning and Development	<p>The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).</p> <p>http://www.seminolecountyfl.gov/core/fileparse.php/4073/urlt/Bear-Management-Ordinance-Final-Approved-Document.pdf</p>	Informational

50.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Informational
51.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Informational
52.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Informational
53.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 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"	Informational
54.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Informational
55.	Public Works - Engineering	The proposed project is located within the Lake Monroe drainage basin.	Informational
56.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Moderately well drained soils.	Informational

57.	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.	Informational
58.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the onsite isolated wetland / pond.	Informational
59.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have a viable outfall. Unless a appropriate outfall is shown the site will have to meet 100-year, 24-hour storm event total retention requirements.	Informational
60.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Informational
61.	Public Works - Engineering	The site lies within the Wekiva River Protection Area (WRPA) Protection Zone which has more restrictive requirements than other areas of the County a detailed review of this section of the Code should be done.	Informational
62.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Informational
63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Informational
64.	Public Works - Engineering	The property is adjacent to Orange Boulevard which is classified as a major collector roadway. Orange Boulevard is not currently programmed to be improved in this area according to the County 5-year Capital Improvement Program.	Informational
65.	Public Works - Engineering	A left turn lane is required. A right turn lane may be required due to traffic safety concerns.	Informational
66.	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.	Informational
67.	Public Works - Engineering	Cross access is required for adjacent property to access safely please show cross access connection to the parcel to the north.	Informational
68.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include addition of sidewalk; drainage turn lanes and FDOT	Informational

		"Florida Greenbook" clear zone requirements.	
69	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Informational

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	REVIEWER
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Public Works - Impact Analysis	
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Comprehensive Planning	Tyler Reed treed@seminolecountyfl.gov
Building Division	Tony Coleman

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

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

Agenda Memorandum

File Number: 2024-0096

Title:

SAVANNAH PARK LOT J - SITE PLAN

Project Number: 24-06000001

Project Description: Proposed Site Plan for a restaurant on 0.23 acres in the PD Zoning District located on the west side of International Pkwy, south of Wayside Dr

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

Parcel ID: 30-19-30-528-0000-0070

BCC District: 5-Herr

Applicant: Srikar Nallavolu

Consultant: Brent Lenzen (407) 427-1610



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

PROJ. #: 24-06000001

Received: 1/3/24

Paid: 1/3/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>7,490 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: _____ = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>7,490 SF</u></p> <p>(TOTAL NEW ISA <u>7,490</u> /1,000 = <u>7.49</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$2,687.25</u></p> <p><u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: SAVANNAH PARK LOT J			
PARCEL ID #(S): 30-19-30-528-0000-0070			
DESCRIPTION OF PROJECT: Development of ±7,490 SF of Restaurant/Retail.			
EXISTING USE(S): <u>Vacant</u>		PROPOSED USE(S): Restaurant/Retail Parcel.	
ZONING: PD	FUTURE LAND USE: PD	TOTAL ACREAGE: 0.17	BCC DISTRICT: 5 : <u>Herr</u>
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Srikar Nallavolu	COMPANY: P-SIKS Holding, LLC	
ADDRESS: 8548 Geddes Loop		
CITY: Orlando	STATE: FL	ZIP: 32836
PHONE:	EMAIL: reddysrikar2000@gmail.com	

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Brent A. Lenzen, P.E.	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 200 S. Orange Avenue, Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-427-1610	EMAIL: brent.lenzen@kimley-horn.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Srikar Nallavolu		
ADDRESS: 8548 Geddes Loop		
CITY: Orlando	STATE: FL	ZIP: 32836
PHONE:	EMAIL: reddysrikar2000@gmail.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

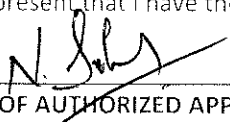
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____

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

Not applicable

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

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



 SIGNATURE OF AUTHORIZED APPLICANT

12/16/2023

 DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Srikar Nallavolu, the owner of record for the following described property [Parcel ID Number(s)] 30-19-30-528-0000-0070 hereby designates Brent A. Lenzen, P.E. 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 type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER:

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

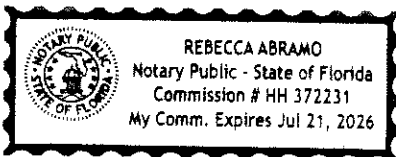
Date 12/16/2023

Srikar Nallavolu
Property Owner's Signature

Srikar Nallavolu
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 Srikar Nallavolu (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 16th day of December, 20 23.



Rebecca Abramo
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

P-SKS HOLDING LLC

Filing Information

Document Number L21000163283
FEI/EIN Number APPLIED FOR
Date Filed 04/08/2021
State FL
Status ACTIVE

Principal Address

8548 GEDDES LOOP
 ORLANDO, FL 32836

Mailing Address

8548 GEDDES LOOP
 ORLANDO, FL 32836

Registered Agent Name & Address

NALLAVOLU, SRIKAR

8548 GEDDES LOOP
 ORLANDO, FL 32836

Name Changed: 05/18/2023

Address Changed: 05/18/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

BALMOORI, PRATHIMA
 8548 GEDDES LOOP
 ORLANDO, FL 32836

Title AMBR

CHADA, KIRAN
 8548 GEDDES LOOP
 ORLANDO, FL 32836

Title AMBR

NALLAVOLLU, SRIKAR
8548 GEDDES LOOP
ORLANDO, FL 32836

Title AMBR

CHADA, KRISHNA
8548 GEDDES LOOP
ORLANDO, FL 32836

Annual Reports

Report Year	Filed Date
2022	04/20/2022
2023	03/15/2023

Document Images

05/18/2023 -- Reg. Agent Change	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- Florida Limited Liability	View image in PDF format

Property Record Card

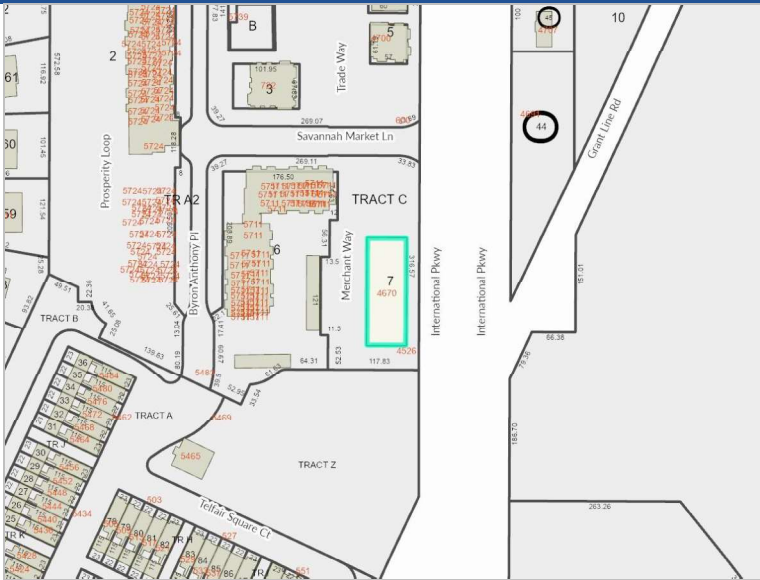


Parcel 30-19-30-528-0000-0070

Property Address 4670 INTERNATIONAL PKWY SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	30-19-30-528-0000-0070
Owner(s)	P-SKS HOLDING LLC
Property Address	4670 INTERNATIONAL PKWY SANFORD, FL 32771
Mailing	8548 GEDDES LOOP ORLANDO, FL 32836-5813
Subdivision Name	EXCHANGE AT SAVANNAH PARK 1A
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,053,750	\$1,053,750
Land Value Ag		
Just/Market Value	\$1,053,750	\$1,053,750
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,053,750	\$1,053,750

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$14,023.31
2023 Tax Bill Amount	\$14,023.31

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7
EXCHANGE AT SAVANNAH PARK 1A
PB 80 PGS 52 TO 57

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,053,750	\$0	\$1,053,750
SJWM(Saint Johns Water Management)	\$1,053,750	\$0	\$1,053,750
FIRE	\$1,053,750	\$0	\$1,053,750
COUNTY GENERAL FUND	\$1,053,750	\$0	\$1,053,750
Schools	\$1,053,750	\$0	\$1,053,750

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	05/14/2021	09935	0555	\$1,175,000	Yes	Vacant
SPECIAL WARRANTY DEED	09/01/2016	08780	0632	\$850,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			8430	\$125.00	\$1,053,750

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
23483	4670 INTERNATIONAL PKWY: SHELL COMMERCIAL-NEED CC [SAVANNAH PARK] DRAWN IN APEX LOCATED IN ERIC'S PENDING FOLDER.	County	\$829,028		9/22/2022

Extra Features					
Description	Year Built	Units	Value	New Cost	

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

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	3

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

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*

1/03/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 15:11:24
 PROJ # 24-06000001 RECEIPT # 0002928
 OWNER: P-SKS HOLDING LLC
 JOB ADDRESS: 4670 INTERNATIONAL PKWY LOT #: 0070

SITE PLAN	2687.25	2687.25	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....: 2687.25

AMOUNT RECEIVED.....: 2687.25

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001027	
CASH/CHECK AMOUNTS...:	2687.25	
COLLECTED FROM:	P-SKS HOLDING LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. 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, 2/9/2024, in order to place you on the Wednesday, 2/14/2024 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 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:	SAVANNAH PARK LOT J - SITE PLAN	PROJ #: 24-06000001
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	1/03/24	
RELATED NAMES:	EP BRENT LENZEN	
PROJECT MANAGER:	DOUGLAS ROBINSON (407) 665-7308	
PARCEL ID NO.:	30-19-30-528-0000-0070	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A RESTAURANT ON 0.23 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF INTERNATIONAL PKWAY, SOUTH OF WAYSIDE DR	
NO OF ACRES	0.23	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF INTERNATIONAL PKWY, SOUTH OF WAYSIDE DR	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SRIKAR NALLAVOLU P-SKS HOLDING, LLC 8548 GEDDES LOOP ORLANDO FL 32836 REDDYSRIKAR2000@GMAIL.COM	BRENT LENZEN KIMLEY-HORN & ASSOCIATES, INC 200 S ORANGE AVE STE 600 ORLANDO FL 32801 (407) 427-1610 BRENT.LENZEN@KIMLEY-HORN.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

REF #	REVIEWED BY	COMMENT	STATUS
1.	Buffers and CPTED	Resulting buffer calculations must be rounded up. For example, the east buffer adjacent to International Pkwy results in 14.22 understory trees and needs to be rounded up to 15. Please correct where necessary on the landscape plan.	Unresolved
2.	Buffers and CPTED	Required canopy trees must be 3 in caliper. Please correct.	Unresolved
3.	Buffers and CPTED	The 0.4 opacity buffer requires a 3' continuous hedge in addition to the shrub requirement. Please revise to show the hedge on the drawing and add to the plant list.	Unresolved
4.	Buffers and CPTED	Dimension and label the east buffer width on the overall site plan.	Unresolved
5.	Buffers and CPTED	Add a note indicating the 0.4 opacity buffer requirement on the overall site plan.	Unresolved
6.	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.	Information
7.	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.	Information
8.	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.	Information
9.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.	Information

10.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Information
11.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 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.	Information
12.	Environmental Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
13.	Environmental Services	On Sheet C1.1: General Notes, please update all City of Sanford references to be Seminole County instead. We are the water and sewer service provider for this property.	Unresolved
14.	Environmental Services	On Sheet C6.0: Utility Plan, please show all currently existing utility easements within the project area. See the last page in the file "Exchange at Savannah Park 1A plat" in the Resources folder on ePlan for reference on the currently existing water/fire line utility easements as well as the currently existing sewer utility easements in the area. Please note that the sewer easements are incorrectly labelled as "light easements" on the last page of the plat but are actually labeled correctly when you look up the associated Book/Page in County Records.	Unresolved
15.	Environmental Services	On Sheet C6.0: Utility Plan, please remove the proposed 10 ft wide sanitary utility easement to be dedicated to Seminole County as it does not appear to be needed since this is within a "common area" and granted a blanket utility easement from the overall commercial plaza owner for private service lines. Please see Article 3, Section 5 of "Exchange at Savannah Park Commercial Agreement" in the Resources folder on ePlan for reference.	Unresolved
16.	Environmental Services	On Sheets C8.0, C8.1, and C8.2: Seminole County Standard Details, please remove all details. Based off of the minimal utility work proposed, please only include standards detail (SD) SD 105, SD 207, SD 208, SD 211, SD 213, SD 214, and SD 301.	Unresolved
17.	Environmental Services	On Sheet C6.0: Utility Plan, please update the fire hydrant callout to "EXISTING PUBLIC FIRE HYDRANT ASSEMBLY".	Unresolved
18.	Environmental	It appears as though there are 2 areas within the overall	Unresolved

	Services	commercial plaza where there is Seminole County owned utility infrastructure onsite without any utility easements over them. The first is what is shown on Sheet C6.0: Utility Plan. Please see "New Easement 1 Markups" in the Resources folder on ePlan for reference for what is required for this area. The second area is just to the south of Lot 5 (parcel 30-19-30-528-0000-0050). Please see "New Easement 2 Markups" in the Resources folder on ePlan for reference. We will require both of these utility easements to be completed in order to bring the entire commercial plaza into compliance. Please provide a signed/sealed sketch and legal description for both areas identified above. Feel free to contact me directly to discuss any questions/concerns or existing documentation can be found showing there is existing utility easements there.	
19.	Planning and Development	Per the Development Order, permitted uses included those allowed in CN (Commercial Neighborhood) Zoning District with the addition of sit-down restaurants, specialty groceries, bakeries, and banks with no outside automatic teller machines. Drive throughs are prohibited.	Information
20.	Planning and Development	Per the approved Development Order and Developer's Commitment Agreement, the building setback from International Parkway is a minimum of twenty-five (25) feet. A PD minor amendment may be needed to reduce the setback to twenty (20) feet as shown on the site plan. Otherwise, please provide information regarding the approval of the setback reduction.	Unresolved
21.	Planning and Development	On a previous site plan Building J was known as Building M. Please label all buildings on an overall site plan that includes the Building Legend with the square footage or number of units for each use. Please use this information to calculate all required parking and provided parking.	Unresolved
22.	Planning and Development	Please provide an updated Building Legend for the entire site that includes all buildings and their uses by floor, including total square feet and number of residential/condo units. Please include the parking calculations for each building and each use.	Unresolved
23.	Planning and Development	A photometric plan is required for any proposed outdoor lighting. If no changes are proposed, please include previously approved photometric plan sheet.	Unresolved
24.	Public Safety - Addressing	On at least plan sheets C0.0 Cover Sheet, C4.0 Site Plan, and C4.1 Fire Truck Routing Plan please correct the project name	Unresolved

		to Exchange at Savannah Park Building J	
25.	Public Safety - Addressing	On plan sheet C4.0 Site Plan please label the street Merchant WAY.	Unresolved
26.	Public Safety - Addressing	Please find email in documents folder. Per previous communicated email 03/31/2016, Addressing is OK with this property being addressed to International PKWY under the following conditions: 1) The building will appear to have (2) fronts as your plans indicate. One front to the internal named access (Trade Way & Merchant Way) and the other front to International PKWY. As you mentioned door access is on both the east and west sides of the building. 2)The main building number that will be assigned when a permit is issued, will be to International PKWY. That building number will be required to be posted facing International PKWY and viewable from both directions of International PKWY (Minimum 6 inches in height). This number is not to be installed facing Trade Way or Merchant Way. 3)As each interior is permitted, 4-digit unit numbers will be assigned. The unit numbers will be required on both sides of the building, with the word unit or suite and the unit #. (example: Suite 1001) The unit numbers are to be 3 inches in height.4) Tenant name/business signage will be required to be on both the east and west sides of the building.	Information
27.	Public Safety - Addressing	The assigned address is 4670 International Pkwy Sanford, FL 32771. This was determined, assigned, and the fee paid with the Commercial Shell BP21-23483	Information
28.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) All building/unit number(s) shall be issued by the Seminole County Office of Emergency Management Addressing Office. SCLDC 90.5	Information
29.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) In the future, if the commercial building becomes multi-tenant, the existing tenant address will be changed, and readdressed to assign (4) digit unit numbers. (Office of Emergency Management Addressing Policy)	Information
30.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) Multi-tenant commercial buildings will be issued a building number from the standard grid map and further assigned (4) digit unit numbers. SCLDC 90.5(1)	Information
31.	Public Safety - Addressing	(SITE/FLOOR PLAN) Developers of commercial sites with multiple occupants, tenants, or similar projects such as commercial office buildings, multi-residential apartments or plazas, approved through the Development Review process, are required to coordinate individual addressing, prior to submitting building permits. This can be accomplished by	Information

		<p>providing Addressing (email: Addressing@seminolecountyfl.gov) a copy of the Development Review approved site plan and approval letter. The site plan is to indicate adjacent road names, entrance locations, parcel number, north arrow and a floor layout plan which indicates all possible tenant divisions for each floor of the building. This is to be submitted at least (10) working days prior to the submission of the building permit application package. The Addressing Office will propose and indicate on the floor plans, unit numbers for each tenant space. The proposed unit numbers are required to be placed on the plans and submitted with the building permit application package.</p>	
32.	Public Safety - Addressing	<p>(SITE/FLOOR PLAN) When submitting future site plans or building permits, please submit an existing and proposed plan indicating and labeling on the plans all of the following: All structures existing or proposed on the parcel, description of the use of the structure(s), parcel number of the property as well as the adjacent properties, posted address, street names, north arrow, drive aisles, front (main entry) and rear elevations of the building(s), where the work will take place within the building.</p>	Information
33.	Public Safety – Fire Marshall	<p>Point of service (POS) for automatic sprinkler system is not shown. POS must be indicated and designated in accordance with 633.102(24) State Statute. Point-of-service means the point at which the underground piping for a fire protection system, as defined in section 633.102(24), using water as the extinguishing agent becomes used exclusively for the fire protection system.</p> <p>If the building is sprinklered, location of Point of Service, Backflow Preventer and/or Post Indicating valves, and Fire Department Connection are required on the Site Plan in order to complete the Review (NFPA 1)</p>	Unresolved
34.	Public Safety – Fire Marshall	<p>Please clarify the existing FDC and fire department connection called out on the plans. Also, the existing DDCVA. Is this for just for this building or multiple. If so, a separate isolating valve shall be provided for this structure.</p>	Unresolved
35.	Public Safety – Fire Marshall	<p>Please clearly indicate the size and type (DR14) pipe of the underground fire line being used for this site plan.</p>	Unresolved
36.	Public Safety – Fire Marshall	<p>Provide the required needed fire flow calculations in accordance with Section 18.4 and table 18.4.5.2.1 of NFPA 1 for the fire hydrants. The resulting fire flow shall not be less than 1000 GPM.</p>	Unresolved

37.	Public Safety – Fire Marshall	Please show additional existing fire hydrants in the area in case the additional water is needed to meet the fire flow calculations.	Unresolved
38.	Public Safety – Fire Marshall	NO PARKING Signage and yellow striping for all fire department appliances such as FDC's, fire hydrants and fire department lanes shall be provided in accordance with NFPA 1, 18.2.3.6.1	Unresolved
39.	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 2 1/2 in. NFPA 1, 18.5.7. 7. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 8. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. 	Unresolved
40.	Public Safety – Fire Marshall	Please provide a fire hydrant flow test of existing hydrants. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. This test shall be dated within one year of the application date of the site plan.	Unresolved
41.	Public Safety – Fire Marshall	Additional comments may be generated based on resubmittal.	Information
42.	Public Works -	Please adjust the roof drain to better graphically show	Unresolved

Engineering positive flow of water where it connects to the existing system.

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	Corrections Required	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Jay Hamm	Review Complete	Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov
Environmental Impact Analysis	Becky Noggle	Corrections 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	Corrections Required	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Addressing	Tiffany Owens	Corrections Required	Phone: 407-665-5045 Email: towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Corrections Required	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works – Impact Analysis	William Wharton	No Review Required	Phone: 407-665-5730 Email: wwarton@seminolecountyfl.gov
Public Works - Engineering	Jim Potter	Corrections Required	Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/7/2024	The application fee allows for the initial submittal plus two resubmittals.	All reviewers listed above that require corrections

The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:

Major Review (3+ reviewers remaining) – 50% of original application fee

Minor Review (1-2 reviewers remaining) – 25% of original application fee

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

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

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

Cities:

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

Other Agencies:

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

Other Resources:

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

Seminole County Public Works Engineering Manual:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0097

Title:

DEER LAKES - FINAL ENGINEERING PLAN

Project Number: 24-55200001

Project Description: Proposed Final Engineering Plan for 31 single family residential lots on 38 acres in the PD Zoning District located on the north side of SR 46, west of Yankee Lake Rd

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

Parcel ID: 22-19-29-300-0040-0000+

BCC District: 5-Herr

Applicant: Wesley Geys (305) 807-4458

Consultant: David Evans (407) 872-1515



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

PROJ. #: 24-55200001

Received: 1/3/24
 Paid: 1/15/24

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

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

PROPERTY

SUBDIVISION NAME: Deer Lakes	
PARCEL ID #(S): 22-19-29-3000-0040-0000, 22-19-29-300-005A-000	
NUMBER OF LOTS: <u>31</u> <input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ZONING: PD	FUTURE LAND USE: SE TOTAL ACREAGE: 38.00 BCC DISTRICT: 5

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Wesley Geys	COMPANY: Alaqua Investment, Inc.
ADDRESS: 3033 Timpana PT	
CITY: Longwood	STATE: FL ZIP: 32779
PHONE: 305-807-4458	EMAIL: WESLEYGEYS@GMAIL.COM

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: David Evans, P.E.

COMPANY: Evans Engineering, Inc.

ADDRESS: 719 Irma Ave

CITY: Orlando

STATE: FL

ZIP: 32803

PHONE: 407-872-1515

EMAIL: permitting@evansenginc.com

OWNER(S)

NAME(S): Alaqua Investments, Inc.

ADDRESS: 3033 Timpana PT

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 305-807-4458

EMAIL: wesleygeys@gmail.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

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

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

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



DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Alaqua Investments, Inc., the owner of record for the following described property (*Tax/Parcel ID Number*) **22-19-29-300-0040-0000, 22-19-29-300-005A-0000** hereby designates **Jonathan P. Huels, Lowndes Law Firm, David Evans and Evans Engineering** to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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

Date 11/9/22

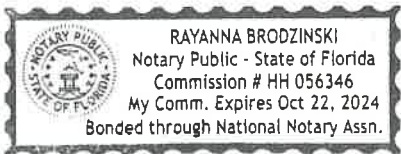


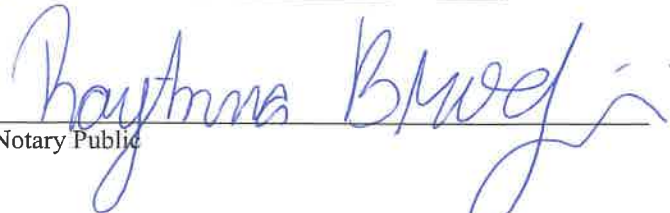
 Property Owner's Signature
WESLEY GEYS

 Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Pinellas

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Wesley Geys (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Driver License as identification, and who executed the foregoing instrument and sworn an oath on this November day of 9th, 2022.





 Notary Public



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

Detail by Entity Name

Florida Profit Corporation

ALAQUA INVESTMENTS, INC.

Filing Information

Document Number	P04000111556
FEI/EIN Number	20-1463419
Date Filed	07/29/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/20/2010

Principal Address

3033 TIMPANA PT
LONGWOOD, FL 32779

Changed: 06/05/2023

Mailing Address

3033 TIMPANA PT
LONGWOOD, FL 32779

Changed: 06/05/2023

Registered Agent Name & Address

GEYS, MARINA
3033 TIMPANA PT
LONGWOOD, FL 32779

Name Changed: 06/05/2023

Address Changed: 06/05/2023

Officer/Director Detail

Name & Address

Title P

GEYS, MARINA
3033 TIMPANA PT
LONGWOOD, FL 32779

Title VP

GEYS, WESLEY

3033 TIMPANA PT
LONGWOOD, FL 32779

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	04/22/2022
2023	06/05/2023

Document Images

06/05/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/01/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/18/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/08/2011 -- ANNUAL REPORT	View image in PDF format
10/20/2010 -- REINSTATEMENT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
08/21/2006 -- Off/Dir Resignation	View image in PDF format
01/10/2006 -- ANNUAL REPORT	View image in PDF format
07/05/2005 -- ANNUAL REPORT	View image in PDF format
07/29/2004 -- Domestic Profit	View image in PDF format

Property Record Card

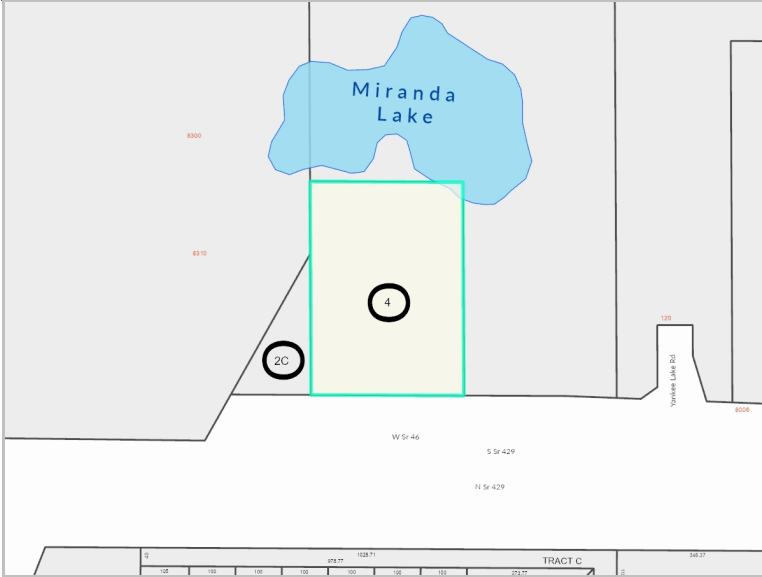


Parcel 22-19-29-300-0040-0000

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-19-29-300-0040-0000
Owner(s)	ALAQUA INV INC
Property Address	SANFORD, FL 32771
Mailing	195 INTERNATIONAL PKWY STE 103 HEATHROW, FL 32746-5073
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0005-PUD UNDER DEVELOPMENT
Exemptions	None
AG Classification	No

	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)	\$349,425	\$349,425
Land Value Ag		
Just/Market Value	\$349,425	\$349,425
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$349,425	\$349,425

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$4,650.15
2023 Tax Bill Amount \$4,650.15

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 19S RGE 29E
 W 5 CH OF E 10 CH OF S 10
 CH OF SW 1/4 (LESS RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$349,425	\$0	\$349,425
SJWM(Saint Johns Water Management)	\$349,425	\$0	\$349,425
FIRE	\$349,425	\$0	\$349,425
COUNTY GENERAL FUND	\$349,425	\$0	\$349,425
Schools	\$349,425	\$0	\$349,425

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2006	06323	1311	\$650,000	No	Vacant
WARRANTY DEED	04/01/2001	04054	0541	\$125,000	Yes	Vacant
WARRANTY DEED	01/01/1977	01147	1054	\$17,100	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			69696	\$5.00	\$348,480
ACREAGE			1.89	\$500.00	\$945

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06431	DEMOLITION	County	\$0		6/1/2003

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Suburban Estates	SE	Planned Development

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

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

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Property Record Card

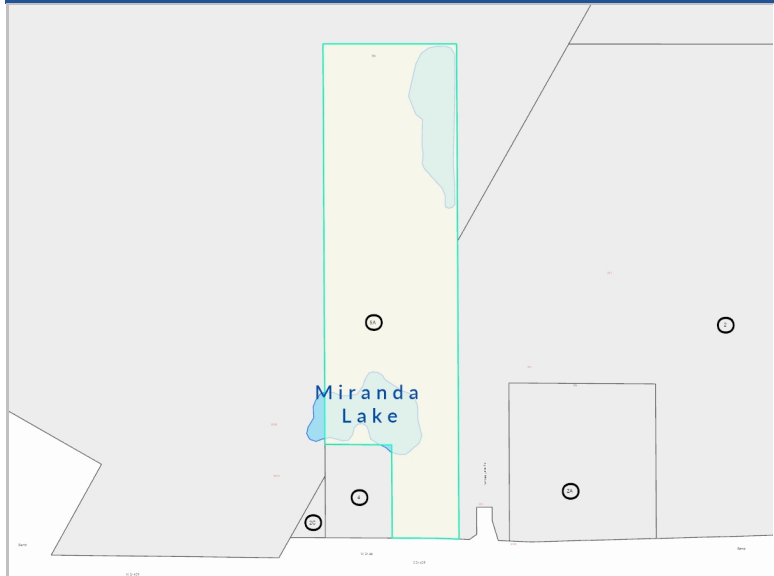


Parcel 22-19-29-300-005A-0000

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	22-19-29-300-005A-0000
Owner(s)	ALAQUA INV INC
Property Address	SANFORD, FL 32771
Mailing	195 INTERNATIONAL PKWY STE 103 HEATHROW, FL 32746-5073
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0005-PUD UNDER DEVELOPMENT
Exemptions	None
AG Classification	No

	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)	\$3,298,020	\$3,298,020
Land Value Ag		
Just/Market Value	\$3,298,020	\$3,298,020
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$340,706	\$609,553
P&G Adj	\$0	\$0
Assessed Value	\$2,957,314	\$2,688,467

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$43,890.05 **2023 Tax Savings with Exemptions** \$4,833.76
2023 Tax Bill Amount \$39,056.29

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 19S RGE 29E
 S 40 CH OF E 10 CH OF W 1/2 (LESS W
 5 CH OF S 10 CH & RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,957,314	\$0	\$2,957,314
SJWM(Saint Johns Water Management)	\$2,957,314	\$0	\$2,957,314
FIRE	\$2,957,314	\$0	\$2,957,314
COUNTY GENERAL FUND	\$2,957,314	\$0	\$2,957,314
Schools	\$3,298,020	\$0	\$3,298,020

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2006	06323	1308	\$2,575,000	No	Vacant
WARRANTY DEED	05/01/2004	05318	1609	\$1,200,000	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			12.4	\$95,000.00	\$1,060,200
SQUARE FEET			82764	\$5.00	\$413,820
ACREAGE			19.2	\$95,000.00	\$1,824,000

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
07570	REROOF	County	\$2,005		11/1/1995	
06431	60 AMP SERVICE FOR WELL PAD PER PERMIT 8110 ST RD 46 W	County	\$0		9/1/1996	
11324	DEMOLISH 2 SFR'S & 3 BARNs - ALL ON SAME PROPERTY	County	\$2,500		10/4/2006	

Extra Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Suburban Estates	SE	Planned Development

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

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

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

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

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

Receipt Details

Date: 1/15/2024 2:24:54 PM
Project: 24-55200001
Credit Card Number: 54*****2540
Authorization Number: 38424P
Transaction Number: 150124O2C-72D378C2-4E03-4293-8A08-206EF5343236
Total Fees Paid: 4869.20

Fees Paid

Description	Amount
FINAL SUBDIVISION	4775.00
CC CONVENIENCE FEE -- PZ	94.20
Total Amount	4869.20

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

Comment Document – Initial Submittal

A Development Review Committee meeting will NOT automatically be scheduled for your item; one must be requested. 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, 2/9/2024, in order to place you on the Wednesday, 2/14/2024 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 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:	DEER LAKES - FINAL ENGINEERING PLAN	PROJ #: 24-55200001
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	1/09/24	
RELATED NAMES:	EP DAVID EVANS	
PROJECT MANAGER:	DOUG ROBINSON (407) 665-7308	
PARCEL ID NO.:	22-19-29-300-0040-0000+	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 31 SINGLE FAMILY RESIDENTIAL LOTS ON 38 ACRES IN THE PD ZONING DISTRICT	
NO OF ACRES	38	
BCC DISTRICT	5-HERR	
CURRENT ZONING	PD	
LOCATION	ON THE NORTH SIDE OF SR 46, WEST OF YANKEE LAKE RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
WESLEY GEYS ALAQUA INVESTMENT, INC 3033 TIMPANA PT LONGWOOD FL 32779 (305) 807-4458 WESLEYGEYS@GMAILCOM	DAVID EVANS, PE EVANS ENGINEERING INC 719 IRMA AVE ORLANDO FL 32803 (407) 872-1515 PERMITTING@EVANSENGINC.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review

system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

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

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

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

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	COMMENT	STATUS
1.	Buffers and CPTED	Seven of the required understory trees in the south buffer have been relocated from where proposed on the PSP. All the required trees for this buffer must be within the 25' buffer width. Please provide the missing 7 understory trees.	Unresolved
2.	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.	Information
3.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Information
4.	Building Division	Vertical construction will require a separate Building permit and will be reviewed for, and shall be designed and built in accordance with the 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.	Information
5.	Environmental Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved

6.	Environmental Services	<p>On Sheet C1.0: Cover Sheet, please update our contact information to the following: WATER, WASTEWATER, & RECLAIM: SEMINOLE COUNTY 500 W. LAKE MARY BLVD. SANFORD, FL 32773 407-665-2024</p>	Information
7.	Environmental Services	<p>On Sheet C4.0: Overall Site Plan, please update Site Data note 11 service demands to the following: 250 GPD/DU for water demand and the 215 GDP/DU for sewer demand. Please revise the lift station report and water report per the corrected demand numbers as needed. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference on our latest GPD/DU demand numbers.</p>	Unresolved
8.	Environmental Services	<p>On Sheet C4.0: Overall Site Plan, please revise the tract table to reflect Tract F to be owned/maintained by Seminole County. Residential subdivision lift stations along with the accompanying parcel/tract are typically owned by the County. The lift station will be built to County Standards and can be incorporated in our public lift station maintenance schedule instead of having to rely on the H.O.A. to maintain the system themselves. Additionally, the sewer mains are proposed to be public lines. Public sewer lines cannot flow into a private lift station.</p>	Unresolved
9.	Environmental Services	<p>On Sheet C4.0: Overall Site Plan, please update note 17 under the site data section to include the proposed utility alignment that passes through the easement as part of your notification to the FL Gas Transmission Company. Note 17 should readFOR INGRESS/EGRESS AND PROPOSED UTILITY ALIGNMENT ACROSS..... Please refer to the stipulations/constraints of the Gas Utility Easement in Seminole County Records Book 4169, Page 1405 section N, parts 1-3. The proposed alignment looks to be in order with the requirements of the Gas Utility Easement, but we would like the FL Gas Transmission Company to confirm.</p>	Unresolved
10.	Environmental Services	<p>On Sheet C6.0: Utility Plan, please revise note 6 to the following: DOUBLE SANITARY SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 1%. SINGLE SANITARY SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%.</p>	Unresolved
11.	Environmental Services	<p>On Sheet C6.0: Utility Plan, please show the proposed utility easement to be dedicated to Seminole County for the portions of the 10" PVC WM and the 4" PVC FM that passes through Tract E. These are currently shown as public utility lines travelling through the private property of Tract E. Please</p>	Unresolved

		note that a new utility easement for these lines does not need to be provided through Tract D since the Gas Utility Easement conditionally allows public utility lines through it.	
12.	Environmental Services	On Sheet C6.0 and C6.1: Utility Plan, please specify if the fire hydrants are to be public or private. Please revise the callouts accordingly such as: "PUBLIC FIRE HYDRANT ASSEMBLY". Note that these fire hydrants are off of Seminole County owned WMs and they will be readily available for public use within the subdivision so we would have no issue with maintaining these as public fire hydrants.	Unresolved
13.	Environmental Services	On Sheet C6.0 and C6.1: Utility Plan, please provide callouts for all bends and tees (such as size and type like 6" 22.5 degree bend or 8"x6" tee, etc.).	Unresolved
14.	Environmental Services	On Sheet C6.0 and C6.1: Utility Plan, providing typical service connection callouts is good to keep the plan sheets from being too cluttered, but please specify the size of the potable/reclaim water meters, the potable/reclaim water service lines, and the potable/reclaim water service saddles that are to be used as part of the typical service connections. This can be done by providing the necessary throughout the plans or by making a typical service connection legend on the Utility Plan. For example, "double potable water service (typ.) shall be constructed per Seminole County standard detail 208 and 210 using 3/4" water meters and 10"x1-1/2" service saddles, etc. Please specify the sizes for each typical service connection that's called out on the plans.	Unresolved
15.	Environmental Services	On Sheet C6.1: Utility Plan, the potable water main and reclaim water main closed loops around the cul-de-sac are not necessary. We would typically have these designed as "dead-end" lines where each line wraps around and terminate at the far end of the cul-de-sac (where the lot 16 and lot 17 property lines meet) with the installation of end-of-line blow offs (with no future extension possible) per Seminole County standard detail 218. If the current potable water main/reclaim water main configuration is to remain, please provide in-line blowoffs near the joint property line of lot 16 and lot 17 (at the far end of the cul-de-sac).	Unresolved
16.	Environmental Services	On Sheet C14.0, C14.1, and C14.2: Utility Details, please ADD the following Seminole County standard details: SD 114, SD 206, SD 217 or SD 218 (depending on WM/RWM cul-de-sac layout), and SD 302. Please REMOVE the following Seminole County standard details: SD 110, SD 221 and SD 308.	Unresolved

17.	Environmental Services	On Sheet C6.0: Utility Plan, please provide a callout for the "common area" reclaim irrigation meter size as well as a callout for the "common area" reclaim point of connection (POC) location.	Unresolved
18.	Environmental Services	On Sheet C6.0: Utility Plan, please provide a 3/4" water meter on the lift station water service line. Note that this water meter will not be billable to the H.O.A., it is purely going to be installed for water usage tracking purposes.	Unresolved
19.	Natural Resources	Please consider using wooden or metal signs to denote the conservation easements and natural buffers. A laminated sign is referenced on sheet 11_L2.3_LANDSCAPE PLAN	Unresolved
20.	Natural Resources	Please correct the tree replacement table to reflect that 92 replacement trees totaling 368 replacement inches are provided.	Unresolved
21.	Natural Resources	Please show location, size, and species of trees with minimum DBH of three (3) inches being removed and saved. Clearly indicate which trees will be removed and saved. SCLDC 60.22	Unresolved
22.	Natural Resources	Show tree preservation procedures for construction and development. SCLDC 60.22(c)	Unresolved
23.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey conducted within the previous 18 months will be required prior to final engineering or site plan approval. The current study is expired. SCLDC 45.1(a)	Unresolved
24.	Planning and Development	Water use zone data is obstructed by Pavilion Pole Barn label. Please adjust label position.	Unresolved
25.	Planning and Development	Sheet C4.0: Tract E indicates area will include open space amenities but does not include any amenities. Please include amenities in Tract E, such as a shaded and lighted accessible walkway or trail(s). Please see Seminole County Land Development Code Section 30.1344 for a list of permitted open space features	Unresolved
26.	Planning and Development	Site Plans: Please show an ADA accessible path connecting the pavilion/Pole Barn to nearest sidewalk.	Unresolved
27.	Public Safety - Addressing	(STREET SIGN/NAME) This project will require 1 street name. Please submit proposed street names to E911 Administration Addressing Office for approval. Email: addressing@seminolecountyfl.gov . The approved street	Unresolved

		name designations are as follows: Court (CT), Cove (CV), or Point (PT).	
28.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: (1)-Court (CT), Cove (CV), or Point (PT).	Unresolved
29.	Public Safety - Addressing	Please provide an aerial image showing an overlay of where the streets and buildings will be located. This will help us to determine the correct location to add the address points and draw in the street centerline on the 911 map.	Unresolved
30.	Public Safety - Addressing	On sheets C4.0 Overall Site Plan, C5.0 Site Plan, and C5.1 Site Plan please change W SR 46 to SR 46 and remove the punctuation from Yankee Lake RD. The purpose of removing the directional from W SR 46 is to ensure consistency with the Final Plat where the directional cannot be labeled.	Unresolved
31.	Public Safety - Addressing	The subdivision name Deer Lakes has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat (if applicable). Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Information
32.	Public Safety - Addressing	(STREET SIGN/NAME) ****All Street Signs for the Development need to be installed and have passed Addressing Inspection prior to Building Permit approval**** We have uploaded the street sign specs into the documents folder. As noted and commented to the Developer during the Development Review Process, it is the developer/owners responsibility to install all street signs for the development, prior to building permit approval. Street signs must be installed and inspected for all new developments, as the address for any type of building permit will be assigned to the internal street(s).	Information
33.	Public Safety - Addressing	(STREET SIGN/NAME) Prior to street name submittals, please review the uploaded attachment in documents folder: Street Sign and Street Naming Info combined which explains how to select a street name and the street sign specs are also included in this document. SCLDC 90.6 (A-L)	

34.	Public Safety - Addressing	(STREET SIGN/NAME) Approved street names will be placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Site Plans, Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Office of Emergency Management Addressing Policy)	
35.	Public Safety - Addressing	(STREET SIGN/NAME) All street signs require cross blades with the names of the intersecting streets. As determined by E911 Addressing, the sign blades must have the approved street name/spelling, proper street designation and be placed in a location facing/fronting the correct street. No use of punctuation (hyphen, period, apostrophe) on street signs. If the street(s) are not built and permits are being submitted, signage can be placed at the main entry to the development and as roads are built, the street signs can be moved to their correct location. Contact E911 Administration, Addressing, email: addressing@seminolecountyfl.gov , after street signs are installed, as they require an inspection. Incorrect signs will be required to be corrected. For street sign requirements or questions, please contact Seminole County Traffic Engineering Division at 407-665-5677. Chapter 40.231 updated 4-27-2021 & SCLDC 90.6(A-L)	Information
36.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for (31) lots, (1) entry, (1) pavilion/barn, and (1) lift station is \$540.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. We are now accepting credit card payments online. The fee can be paid via credit card through our website https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	Information
37.	Public Safety – Fire Marshall	Electrically operated gates are required to provide siren activated operated sensing device (SOS system) and key switch knox-box. (NFPA 1, 18.2.2) Please acknowledge with a note on the plans.	Unresolved

38.	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 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). 3. 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). 4. Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 5. 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. 6. Hydrant shall be marked with a blue reflector that is placed 6" in the roadway in accordance with NFPA 1, chapter 18.5.10. 7. Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2. 	Unresolved
39.	Public Safety – Fire Marshall	<p>Please revise turning radius analysis to the following truck specifications : * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters:</p> <ul style="list-style-type: none"> Pierce Arrow XT Chassis Aerial Platform 100' Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in. 	Unresolved

40.	Public Safety – Fire Marshall	Please acknowledge with a note on the plans : Revised Plan – Needed fire flow for single family dwellings shall be as follows: Homes 5,000 square feet or less shall provide 1,000 gpm; homes exceeding 5,000 square feet shall provide fire flow in accordance with 18.4.5.2.1 of NFPA 1. Reduction of fire flow may be permitted if dwelling is equipped with an automatic sprinkler system or separated from other structures by 30 feet but in no case shall the flow be less than 500 gpm per 18.4.5 NFPA 1 (2018)	Unresolved
41.	Public Safety – Fire Marshall	Additional comments may be generated based on resubmittal.	Information
42.	Public Works - Engineering	COMMENTS TO BE SENT UNDER SEPARATE COVER	Pending

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	Corrections Required	Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Jay Hamm	Review Complete	Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov
Environmental Impact Analysis	Becky Noggle	Corrections Required	Phone: 407-665-2143 Email: bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine	Corrections Required	Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung	Corrections Required	Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Doug Robinson	Corrections Required	Phone: 407-665-7308 Email: drobinson03@seminolecountyfl.gov
Public Safety - Addressing	Tiffany Owens	Corrections Required	Phone: 407-665-5045 Email: towens04@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald	Corrections Required	Phone: 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter	Review Pending	Phone: 407-665-5764 Email: jpotter@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/7/2024	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	All reviewers requiring corrections
<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: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</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 Public Works Engineering Manual:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0098

Title:

DREAMS PROJECT - PRE-APPLICATION

Project Number: 24-80000007

Project Description: Proposed Rezone from R-1 to R-3 to combine the two parcels and build quadplexes on 3.66 acres located on the east side of Marker St, south of S Ronald Reagan Blvd

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

Parcel ID: 07-21-30-300-0530-0000

BCC District: 4-Lockhart

Applicant: Isiah Robeson (407) 285-9352

Consultant: N/A



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

PROJ. #: 24-80000007
Received: 1/26/24
Paid: 1/26/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>DREAMS project</u>	
PARCEL ID #(S): <u>① 07-21-30-300-0530-0000 / ② 07-21-30-300-053A-0000</u>	
TOTAL ACREAGE: <u>① 2.09 - ② 1.57</u>	BCC DISTRICT: <u>4: Lockhart</u>
ZONING: <u>K-1</u>	FUTURE LAND USE: <u>MDK</u>

APPLICANT

NAME: <u>ISIAH ROSSON</u>	COMPANY: <u>TOOLS ON WHEELS INC.</u>
ADDRESS: <u>4630 S. KIRKMAN RD #249</u>	
CITY: <u>ORLANDO</u>	STATE: <u>FLA</u> ZIP: <u>32811</u>
PHONE: <u>407 285-9352</u>	EMAIL: <u>toolsn@gmail.com</u>

CONSULTANT

NAME: <u>SAM C ABOVE</u>	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input 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>Trying to combine and build QUAD PLEX</u>				

STAFF USE ONLY

COMMENTS DUE: <u>2/2</u>	COM DOC DUE: <u>2/8</u>	DRC MEETING: <u>2/14</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>MDK</u>	LOCATION: <u>on the east side of Marker St, south of S Ronald Reagan Blvd</u>
W/S: <u>Altamonte Springs</u>	BCC: <u>4: Lockhart</u>	

Agenda: 2/9

Trying to combine the two properties to ONE
PARTIAL AND PLACE 10-12 UNIT QUAD PLEX

3 = 2 Bed RM

1 = 3 Bed RM

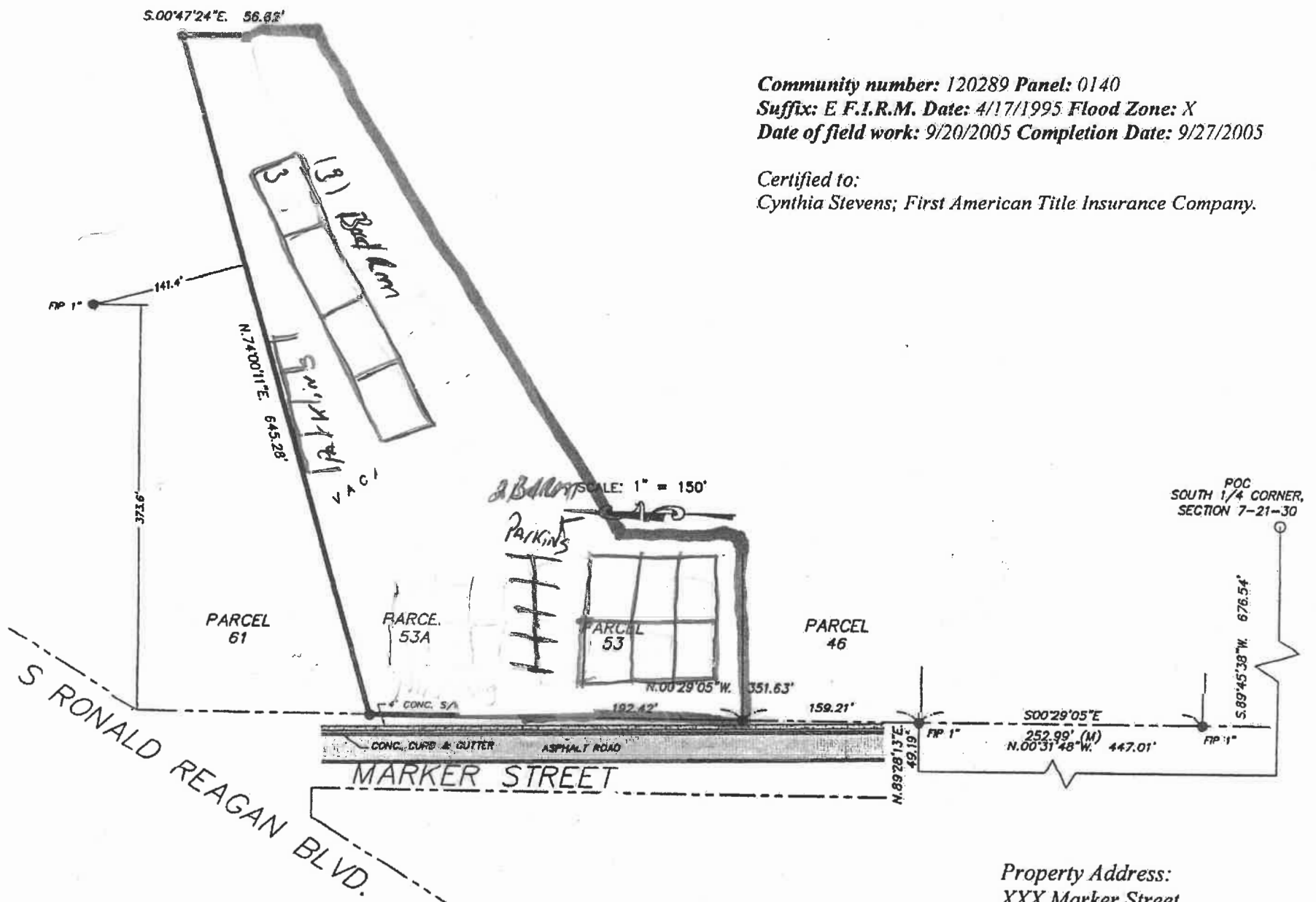
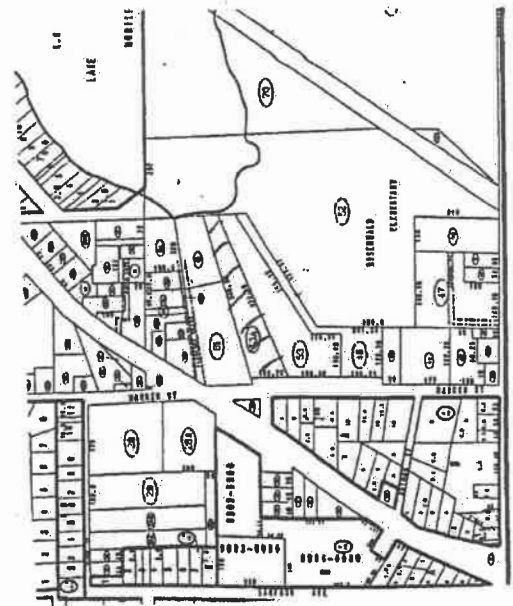
SWERRILOFF & BERRY

SURVEYING, INC.

370 Waymont Court · Lake Mary, FL 32746 · Voice 407.688.7631 · Fax 407.688.7691

Legal Description

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 21 South, Range 30 East, Seminole County, Florida, described as follows: Commence at the South 1/4 corner of said Section 7; run South 89°45'38" West 676.54 feet along the South line of said Section 7 to the Southwest corner of the aforementioned East 1/2; thence run North 00°31'48" West 447.01 feet along the West line of said East 1/2 to a point South 00°31'48" East 881.66 feet of the Northwest corner of said East 1/2; thence run North 89°28'13" East 49.19 feet to the East right-of-way line of (Marker aka Market) Street as established 20.00 feet East of the centerline of the pavement as in place January 30, 1988; thence run North 00°29'05" West 351.63 feet along said right-of-way line to the Point of Beginning; thence continue North 00°29'05" West 143.78 feet along said right-of-way line; thence run North 73°59'71" East 645.28 feet; thence run South 00°47'24" East 56.62 feet; thence run South 66°50'19" West 674.15 feet to the Point of Beginning.



Community number: 120289 **Panel:** 0140
Suffix: E.F.I.R.M. **Date:** 4/17/1995 **Flood Zone:** X
Date of field work: 9/20/2005 **Completion Date:** 9/27/2005

Certified to:
 Cynthia Stevens; First American Title Insurance Company.

Property Address:
 XXX Marker Street
 Altamonte Springs, FL 32701

Survey number: SL 60450

LEGEND

—□— Wood Fence	W.M. Water Meter	N.T.S. Not to Scale
—○— Wire Fence	TEL. Telephone Facilities	O.R. Official Records
F.N. Found Nail	▨ Covered Area	O.R.B. Official Records Book
• Property Corner	B.R. Bearing Reference	P.C.P. Permanent Control Point
R. Record	CH Chord	P.R.M. Permanent Reference Monument
M Field Measured	RAD Radial	PG. Page
CL Clear	N.R. Non Radial	PVMT. Pavement
ENCR Encroachment	A/C Air Conditioner	P.B. Plat Book
⌒ Centerline	B.M. Bench Mark	P.O.B. Point of Beginning
▭ Concrete	C. Calculated	P.O.C. Point of Commencement
▭ Property Line	ZZZZ Block Wall	P.O.L. Point on Line
C.M. Concrete Monument	△ Central Angle/Delta	P.C. Point of Curvature
F.I.R. Found Iron Rod	D.B. Deed Book	P.R.C. Point of Reverse Curvature
F.I.P. Found Iron Pipe	D. Description or Deed	P.T. Point of Tangency
RAW Right of Way	D.H. Drill Hole	R. Radius (Radial)
N&D Nail & Disk	D/W Driveway	R.O.E. Roof Overhang Easement
D.E. Drainage Easement	ESMT Easement	S.I.R. Set Iron Rod & Cap
U.E. Utility Easement	EL Elevation	S/W Sidewalk
FD. Found	F.F. Finished Floor	T.O.B. Top of Bank
P. Plat	F.C.M. Found Concrete Monument	TYP. Typical
O.H.U. Overhead Utilities	F.P.K. Found Parker-Kalon Nail	W.C. Witness Corner
P.P. Power Pole	L. Length	10.05 Existing Elevation
TX Transformer	L.A.E. Limited Access Easement	E.O.W. Edge of Water
CATV Cable Pipe	M.H. Manhole	

GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corners unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.
8. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
9. Adjoining lots are within the same block unless otherwise noted.
10. This is an **AS-BUILT SURVEY** unless otherwise noted.
11. Not valid unless sealed with the signing surveyor's embossed seal.
12. Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
13. L.B. 7132
14. Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.



I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Property Record Card

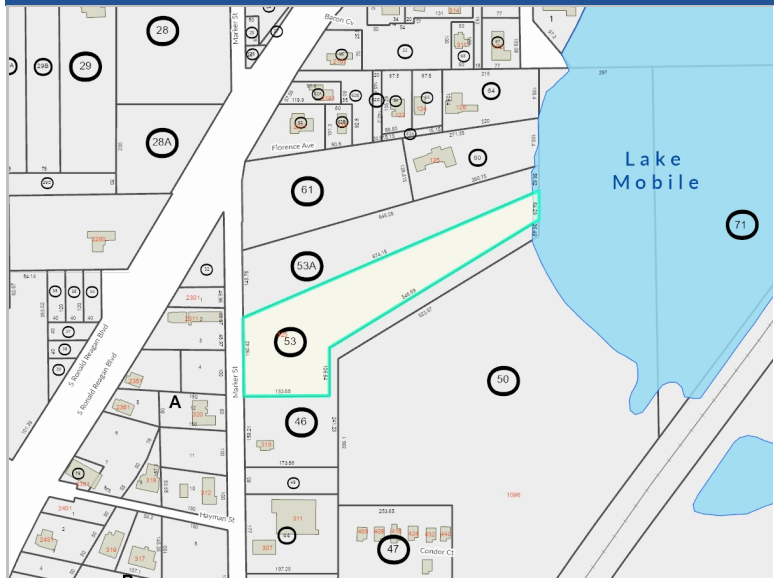


Parcel 07-21-30-300-0530-0000

Property Address 325 MARKER ST ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	07-21-30-300-0530-0000
Owner(s)	STEVENS, CYNTHIA
Property Address	325 MARKER ST ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 807 HARBOR CITY, CA 90710-0807
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	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)	\$59,790	\$59,790
Land Value Ag		
Just/Market Value	\$59,790	\$59,790
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,532	\$6,828
P&G Adj	\$0	\$0
Assessed Value	\$58,258	\$52,962

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$795.69** 2023 Tax Savings with Non-Hx Cap **\$54.15**
 2023 Tax Bill Amount **\$741.54**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 30E
 BEG 627.35 FT W & 606.22 FT N
 OF S 1/4 COR RUN N 192.42 FT
 N 66 DEG 50 MIN 19 SEC E 674.15
 FT S 64.29 FT S 58 DEG 33 MIN
 4 SEC W 546.69 FT S 106.64 FT
 W 153.68 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$58,258	\$0	\$58,258
SJWM(Saint Johns Water Management)	\$58,258	\$0	\$58,258
FIRE	\$58,258	\$0	\$58,258
COUNTY GENERAL FUND	\$58,258	\$0	\$58,258
Schools	\$59,790	\$0	\$59,790

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/01/2006	06089	1269	\$35,000	Yes	Vacant
PROBATE RECORDS	03/01/1989	02063	0847	\$100	No	Improved
WARRANTY DEED	01/01/1989	02063	0854	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	100.00	154.00		\$250.00	\$25,750
FRONT FOOT & DEPTH	92.00	610.00		\$250.00	\$34,040

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00745	DEMOLISH	County	\$0		2/1/1997
08348	DEMOLITION	County	\$0		9/8/2000

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
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation

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

School Information

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

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Property Record Card

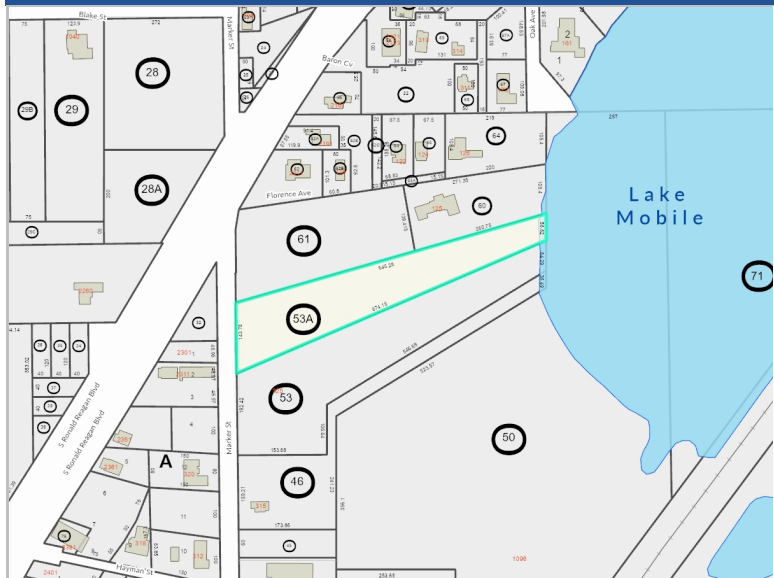


Parcel 07-21-30-300-053A-0000

Property Address ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	07-21-30-300-053A-0000
Owner(s)	STEVENS, CYNTHIA
Property Address	ALTAMONTE SPRINGS, FL 32701
Mailing	PO BOX 807 HARBOR CITY, CA 90710-0807
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	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)	\$44,770	\$44,770
Land Value Ag		
Just/Market Value	\$44,770	\$44,770
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,146	\$5,112
P&G Adj	\$0	\$0
Assessed Value	\$43,624	\$39,658

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$595.80	2023 Tax Savings with Non-Hx Cap	\$40.54
2023 Tax Bill Amount	\$555.26		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 07 TWP 21S RGE 30E
 BEG 627.35 FT W & 798.64 FT N
 OF S 1/4 COR RUN N 143.78 FT
 N 73 DEG 59 MIN 17 SEC E 645.28
 FT S 56.62 FT S 66 DEG 50 MIN
 19 SEC W 674.15 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$43,624	\$0	\$43,624
SJWM(Saint Johns Water Management)	\$43,624	\$0	\$43,624
FIRE	\$43,624	\$0	\$43,624
COUNTY GENERAL FUND	\$43,624	\$0	\$43,624
Schools	\$44,770	\$0	\$44,770

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/01/2006	06089	1267	\$35,000	Yes	Vacant
WARRANTY DEED	01/01/1989	02063	0851	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	121.00	659.00		\$250.00	\$44,770

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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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
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation

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

School Information

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

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 1/26/2024 2:36:39 PM

Project Number: 24-80000007

Address:

Credit Card Number: 51*****0294

Authorization: 09125Z

Transaction ID: 260124C19-6E1513C5-7C8A-4A91-A9A7-9043700D91CC

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, **02/09/2024**, in order to place you on the Wednesday, **02/14/2023** 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:	DREAMS PROJECT - PRE-APPLICATION	PROJ #: 24-80000007
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	1/26/24	
RELATED NAMES:	EP ISIAH ROBESON	
PROJECT MANAGER:	TYLER REED (407) 665-7398	
PARCEL ID NO.:	07-21-30-300-0530-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM R-1 TO R-3 TO COMBINE THE TWO PROPERTIES AND BUILD QUADPLEXES ON 3.66 ACRES LOCATED ON THE EAST SIDE OF MARKER ST, SOUTH OF S RONALD REAGAN BLVD	
NO OF ACRES	3.66	
BCC DISTRICT	4-AMY LOCKHART	
CURRENT ZONING	R-1	
LOCATION	ON THE EAST SIDE OF MARKER ST, SOUTH OF S RONALD REAGAN BLVD	
FUTURE LAND USE-	MDR	
APPLICANT:	CONSULTANT:	
ISIAH ROBESON TOOLS ON WHEELS INC 4630 S KIRKMAN RD #249 ORLANDO FL 32811 (407) 285-9352 TOOLS@GMAIL.COM	N/A	

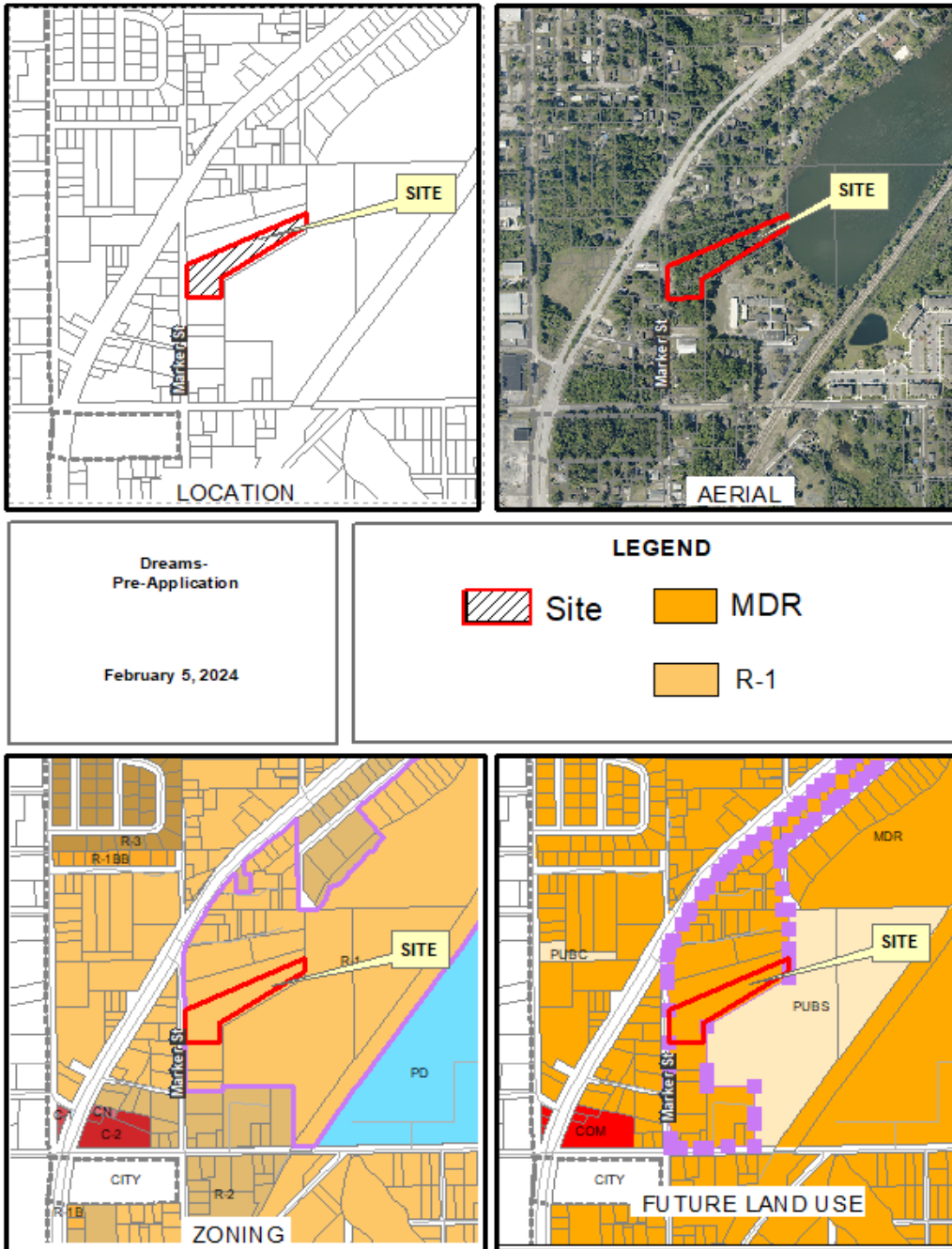
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

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

PROJECT MANAGER COMMENTS

The proposed project will need to rezone from R-1 to R-3A zoning to allow up to 10 dwelling units per net buildable acre with Board of County Commissioners approval. There is no R-3A zoning district contiguous to the subject property, but there are some R-3 parcels to the northwest of the subject property which will contribute to compatibility and justification to rezone.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

REF #	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/buffering-booklet.pdf Buffer regulations (SCLDC Part 67) can be found with the Municode link in the Resources Tab of your eplan task or the link provided below: 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. Please provide the net buildable area and gross residential density so staff can complete the buffer analysis.
5	Buffers and CPTED	Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with the minimum possible interference with the buffering function, as determined by the Development Services Director.
6	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.
	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
7	Comprehensive Planning	The Future Land Use (FLU) is Medium Density Residential (MDR) and allows for a maximum density of 10 dwelling units per net buildable acres. Residential dwelling units may be permitted up to a density of 12 dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses
8	Comprehensive Planning	Allowable uses in Medium Density Residential (MDR) include duplexes, and multi-family units. For a full list of allowable uses please see Seminole County Page FLU-128: https://www.seminolecountyfl.gov/core/fileparse.php/3289/urlt/FLU-Element-Updated-thru-1.11.2022.pdf

9	Comprehensive Planning	The subject property is part of the East Altamonte Community Development Block Grant (CDBG) target area. In addition to flexibility for infill development projects, the County shall consider flexible land development code provisions in general for on-site parking lot landscaping and parking standards and building setbacks that: encourages preservation of existing large canopy trees; emphasizes pedestrian safety and use of Crime Prevention Through Environmental Design (CPTED) principles; allows reduced minimum parking standards where site plans include on-site transit shelters, or cases in which conditions of approval include such features as van or car pools, and/or staggered peak work hours for multiple uses to facilitate shared employee parking. The County will also consider code changes to allow infill development, redevelopment and renovation of existing structures on existing lots of record within Community Development Block Grant eligible Target Areas on a case-by-case basis at the discretion of the Planning and Development Division Manager, without variances. This provision can be applied when the lot or lots in question were legal lots at time of platting, but do not meet current lot size and setback standards. See Policy FLU 4.3.
10	Environmental Services	We would have no objection to a proposed rezone/lot combination.
11	Environmental Services	These lots are not within Seminole County's potable water service area. Please coordinate with the City of Altamonte Springs to service potable water to them.
12	Environmental Services	These lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.
13	Environmental Services	These lots are not within any reclaim water service areas so irrigation would be provided by their potable water system or by an alternative irrigation source such as a non-potable irrigation well.
14	Natural Resources	Please indicate the jurisdictional wetland line on the site plans. Wetland areas must be delineated on a survey certified by a registered professional land surveyor. If applicable, include the jurisdiction that approved the wetland line, the date, and reviewers name on the plan.

15	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line. Landscaping may not be done within this buffer. SCCP Con. 7.4
16	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)
17	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
18	Natural Resources	Show tree preservation procedures for construction and development with site plan submission. SCLDC 60.22(c)
19	Natural Resources	Show tree replacement table with site plan submission. SCLDC 60.22(f)
20	Natural Resources	Show the required mix of tree species for tree replacement with site plan submission. SCLDC 60.4(h)
21	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/
22	Planning and Development	SETBACKS: The setbacks for the R-1 zoning district are: 25' Front Yard, 30' Rear yard, 7.5' Side Yard,
23	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Rezoning to R-3A

24	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml
25	Planning and Development	Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for a duplex use are: Two (2) spaces per dwelling unit. For Rooming Apartments. One and one-quarter (1.25) spaces for each bedroom.
26	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
27	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.)
28	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. (Part 64 Chapter 30, sec. 30.1234.)
29	Planning and Development	A 15-foot minimum, 25-foot average undisturbed upland buffer shall be provided from all approved jurisdictional wetland boundaries.
30	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf
31	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 in the Resources tab located at the top of your ePlan task window or below for the requirements: https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf
32	Planning and Development	Per Sec. 30.1344 (c)(4)- No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.
33	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.

34	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.
35	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
36	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
37	Public Works - Engineering	The proposed project is located within the Little Wekiva/ Cranes Roost drainage basin.
38	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well-draining soils.
39	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has A class soils.
40	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.
41	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope north east.
42	Public Works - Engineering	Based on a preliminary review, the site appears to have an unknown outfall.
43	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.
44	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 .
45	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)
46	Public Works - Engineering	The roadway geometry meets County standards. The roadway structure meets County standards.

47	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.
48	Public Works - Engineering	The developer shall provide a pedestrian sidewalk along Marker St frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.

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
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 Email: mathanas@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 Email: jhamm@seminolecountyfl.gov
Comprehensive Planning	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2024 Email: jvanalstine@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 Email: sharttung@seminolecountyfl.gov
Planning and Development	Review Complete	Tyler Reed 407-665-7398 Email: treed@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 Email: mmaywald@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Jennifer Goff 407-665-5177 Email: mmaywald@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