



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, March 20, 2024

9:00 AM

Room 3024 and hybrid TEAMS
option

This meeting will be held In-Person and remotely on Teams. 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) TANGERINE ST (LOT 39) - PRE-APPLICATION

[2024-0271](#)

Project Number: 24-80000030

Project Description: Proposed Rezone from R-1AA to R-1A to meet the setback requirements to uncombine this parcel to build a single family residential lot on 0.37 acres located on the southwest corner of Tangerine St & Pressview Ave

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

Parcel ID: 11-21-29-517-0D00-0400

BCC District: 3-Constantine

Applicant: Margueritte Tahoulakian (407) 985-8866

Consultant: N/A

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

9:20AM (IN PERSON) PINE CREST PARCEL SPLIT - PRE-APPLICATION**[2024-0269](#)****Project Number:** 24-80000020**Project Description:** Proposed Rezone from A-1 to R-1AA and Subdivision to create 8 single family residential lots on 2.68 acres located on the west side of S Sanford Ave, south of Lake Mary Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 13-20-30-501-0000-3580++**BCC District:** 2-Zembower**Applicant:** Gregory Noone (407) 970-6545**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) FIRST WATCH - PRE-APPLICATION****[2024-0270](#)****Project Number:** 24-80000019**Project Description:** Proposed Site Plan for an open-air patio and accessible parking at an existing restaurant on 10.1 acres in the C-1 Zoning District located on the west side of Tuskawilla Rd, south of Red Bug Lake Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 24-21-30-300-020G-0000**BCC District:** 1-Dallari**Applicant:** Sarah Okerstrom (469) 897-5897**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0271

Title:

9:00AM (IN PERSON) TANGERINE ST (LOT 39) - PRE-APPLICATION

Project Number: 24-80000030

Project Description: Proposed Rezone from R-1AA to R-1A to meet the setback requirements to uncombine this parcel to build a single family residential lot on 0.37 acres located on the southwest corner of Tangerine St & Pressview Ave

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

Parcel ID: 11-21-29-517-0D00-0400

BCC District: 3-Constantine

Applicant: Margueritte Tahoulakian (407) 985-8866

Consultant: N/A



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

PROJ. #: 24-80000050
PM: Maya
REC'D: 2/26/24

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: Tangerine st, Lot 39- Altamonte Springs
PARCEL ID #(S): 11-21-29-517-0200-0400
TOTAL ACREAGE: 0.37 BCC DISTRICT: 3: Constantine
ZONING: R-1AA FUTURE LAND USE: Build a house LDR

APPLICANT

NAME: Margueritte Tahoulakian COMPANY:
ADDRESS: 745 W. Pinewood Ct.
CITY: Lake Mary STATE: FL ZIP: 32746
PHONE: (407) 985-8866 EMAIL: Martaho123@Outlook.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

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

STAFF USE ONLY

COMMENTS DUE: 3/8 COM DOC DUE: 3/14 DRC MEETING: 3/20
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: R-1AA FLU: LDR LOCATION: on the south west corner
W/S: Seminole / City of Altamonte BCC: 3: Constantine of Tangerine St & Pinewood Ave
Revised Oct 2020 Agenda: 3/15

February 5, 2024

Parcel ID: 11-21-29-517-0D00-0400

Owner: Margueritte Tahoulakian

I am requesting this rezoning for future land use. My request is for the parcel mentioned above consisting of Lots 39 and 40 to be uncombined in order to build a house on Lot 39 which is a clear vacant lot. There is an existing house on Lot 40.

Thank you for your attention to this matter.

Margueritte Tahoulakian



Title Survey Services

Professional Land Surveyors

Legal Description:

Lots 39 & 40, Block D, West Altamonte Heights Section 1, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 69, of the Public Records of Seminole County, Florida.

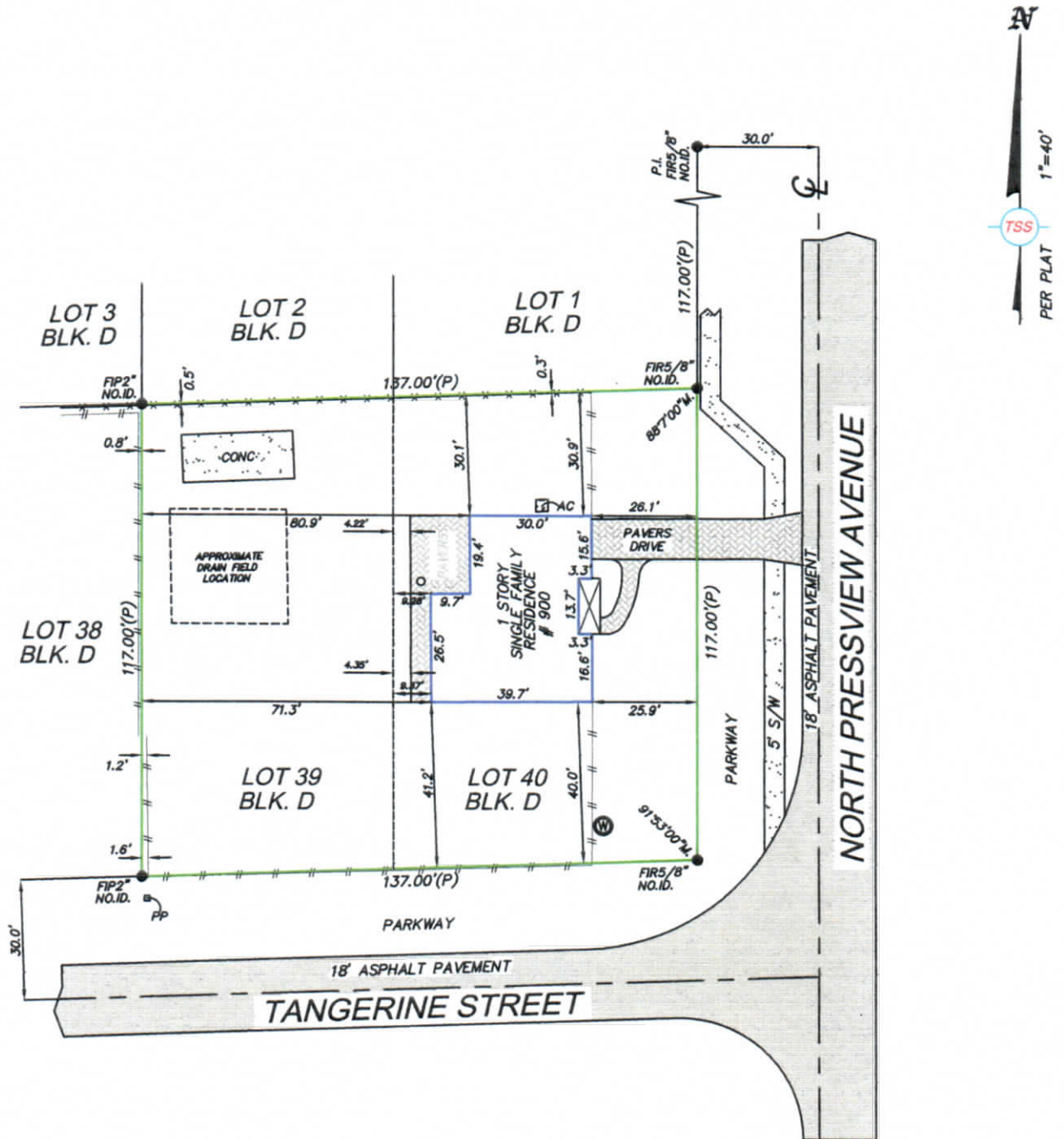
Map Number 12117C Panel: 0145

Suffix: F F.I.R.M. Date: 09/28/2007 Flood Zone: X

Date of Survey: 12/28/2023 Completed: 12/29/2023



Boundary Survey



Certified To:
Margueritte D. Tahoulakian

Address:
900 Pressview Avenue
Altamonte Springs, FL 32701

Property Record Card



Parcel 11-21-29-517-0D00-0400

Property Address 900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701

Parcel Location



Site View



1121295170D000400 03/18/2022

Parcel Information

| | |
|--------------------------|---|
| Parcel | 11-21-29-517-0D00-0400 |
| Owner(s) | TAHOULAKIAN, MARGUERITE D |
| Property Address | 900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701 |
| Mailing | 745 W PINWOOD CT LAKE MARY, FL 32746-5926 |
| Subdivision Name | WEST ALTAMONTE HEIGHTS SEC 1 |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$142,799 | \$139,781 |
| Depreciated EXFT Value | \$440 | \$400 |
| Land Value (Market) | \$112,500 | \$112,500 |
| Land Value Ag | | |
| Just/Market Value | \$255,739 | \$252,681 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$37,508 | \$54,289 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$218,231 | \$198,392 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$3,362.68

2023 Tax Savings with Non-Hx Cap

\$430.51

2023 Tax Bill Amount

\$2,932.17

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 39 + 40 BLK D
WEST ALTAMONTE HEIGHTS
SEC 1
PB 10 PG 69

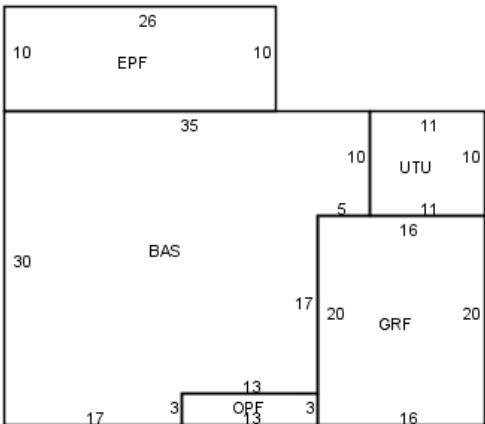
| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$218,231 | \$0 | \$218,231 |
| SJWM(Saint Johns Water Management) | \$218,231 | \$0 | \$218,231 |
| FIRE | \$218,231 | \$0 | \$218,231 |
| COUNTY GENERAL FUND | \$218,231 | \$0 | \$218,231 |
| Schools | \$255,739 | \$0 | \$255,739 |

| Sales | | | | | | |
|-----------------------|------------|-------|------|-----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| QUIT CLAIM DEED | 05/01/2014 | 08280 | 1398 | \$100 | No | Improved |
| WARRANTY DEED | 04/01/2013 | 08023 | 0374 | \$75,000 | No | Improved |
| WARRANTY DEED | 01/01/2013 | 07955 | 1507 | \$75,000 | No | Improved |
| WARRANTY DEED | 01/01/2006 | 06088 | 0699 | \$229,000 | Yes | Improved |
| WARRANTY DEED | 08/01/2000 | 03926 | 0003 | \$87,000 | Yes | Improved |
| SPECIAL WARRANTY DEED | 03/01/1999 | 03611 | 0985 | \$71,000 | No | Improved |
| CERTIFICATE OF TITLE | 04/01/1998 | 03414 | 0303 | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 04/01/1998 | 03539 | 0043 | \$100 | No | Improved |
| WARRANTY DEED | 01/01/1994 | 02724 | 0990 | \$71,800 | Yes | Improved |
| WARRANTY DEED | 06/01/1989 | 02077 | 0138 | \$72,000 | Yes | Improved |
| WARRANTY DEED | 04/01/1987 | 01839 | 0192 | \$64,000 | Yes | Improved |

| Land | | | | | |
|--------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| LOT | | | 1.25 | \$90,000.00 | \$112,500 |

| Building Information | | | | | | | | | | | | |
|----------------------|-------------|--------------|-----|------|----------|-----------|----------|-----------|----------|-----------|------------|------------|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |

| | | | | | | | | | | | | |
|---|---------------|-----------|---|-----|---|-----|-------|-------|------------|-----------|-----------|---|
| 1 | SINGLE FAMILY | 1967/1985 | 2 | 1.0 | 3 | 911 | 1,640 | 1,171 | CONC BLOCK | \$142,799 | \$175,214 | <div> <div>Description</div> <div>Area</div> </div> |
|---|---------------|-----------|---|-----|---|-----|-------|-------|------------|-----------|-----------|---|



| | |
|-------------------------|--------|
| ENCLOSED PORCH FINISHED | 260.00 |
| OPEN PORCH FINISHED | 39.00 |
| GARAGE FINISHED | 320.00 |
| UTILITY UNFINISHED | 110.00 |

Building 1 - Page 1

** Year Built (Actual / Effective)

| Permits | | | | | |
|----------|--|--------|---------|---------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 02331 | REPLACE EXISTING SCREENS W/WINDOWS ON PORCH | County | \$500 | | 3/4/2004 |
| 16969 | REROOF | County | \$6,500 | | 10/5/2018 |
| 01025 | 900 PRESSVIEW AVE: ELECTRICAL - RESIDENTIAL- [WEST ALTAMONTE HEIGHTS SE] | County | \$785 | | 1/20/2023 |

| Extra Features | | | | |
|----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |
| PATIO 1 | 06/01/1979 | 1 | \$440 | \$1,100 |

| Zoning | | | |
|--------|-------------------------|-----------------|-----------------------------|
| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
| R-1AA | Low Density Residential | LDR | Single Family-11700 |

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|------------------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 11.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | CITY OF ALTAMONTE SPRINGS | TUE/FRI | FRI | WED | Waste Management |

| Political Representation | | | | |
|--------------------------|---------------------|-----------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 38 - DAVID SMITH | Dist 10 - Jason Brodeur | 43 |

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

*

2/26/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:27:01
PROJ # 24-80000030 RECEIPT # 0056697
OWNER:
JOB ADDRESS: LOT #:

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

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *

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

| | | |
|------------------------|-----------------------------|-------------|
| COLLECTED BY: DRHR01 | BALANCE DUE.....: | .00 |
| CHECK NUMBER.....: | 000000002364 | |
| CASH/CHECK AMOUNTS...: | 50.00 | |
| COLLECTED FROM: | MARGUERITTE TAHOULAKIAN | |
| DISTRIBUTION.....: | 1 - COUNTY 2 - CUSTOMER 3 - | 4 - FINANCE |

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

Please review the comments below. If you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee, please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7372 no later than noon on Friday, 03/15/2023, in order to place you on the Wednesday, 03/20/2023 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: | TANGERINE ST (LOT 39) - PRE-APPLICATION | PROJ #: 24-80000030 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 2/26/24 | |
| RELATED NAMES: | EP MARGUERITTE TAHOULAKIA | |
| PROJECT MANAGER: | MAYA ATHANAS (407) 665-7388 | |
| PARCEL ID NO.: | 11-21-29-517-0D00-0400 | |
| PROJECT DESCRIPTION | PROPOSED REZONE FROM R-1AA TO R-1A TO MEET THE SETBACK REQUIRMENTS TO UNCOMBINE THIS PARCEL TO BUILD A SINGLE-FAMILY RESIDENTIAL LOT ON 0.37 ACRES LOCATED ON THE SOUTHWEST CORNER OF TANGERINE ST & PRESSVIEW AVE | |
| NO OF ACRES | 0.37 | |
| BCC DISTRICT | 3-LEE CONSTANTINE | |
| CURRENT ZONING | LDR | |
| LOCATION | ON THE SOUTHWEST CORNER OF TANGERINE ST & PRESSVIEW AVE | |
| FUTURE LAND USE- | R-1AA | |
| APPLICANT: | CONSULTANT: | |
| MARGUERITTE TAHOULAKIAN 745 W PINWOOD CT LAKE MARY FL 32746 (407) 985-8866 MARTAH0123@OUTLOOK.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.

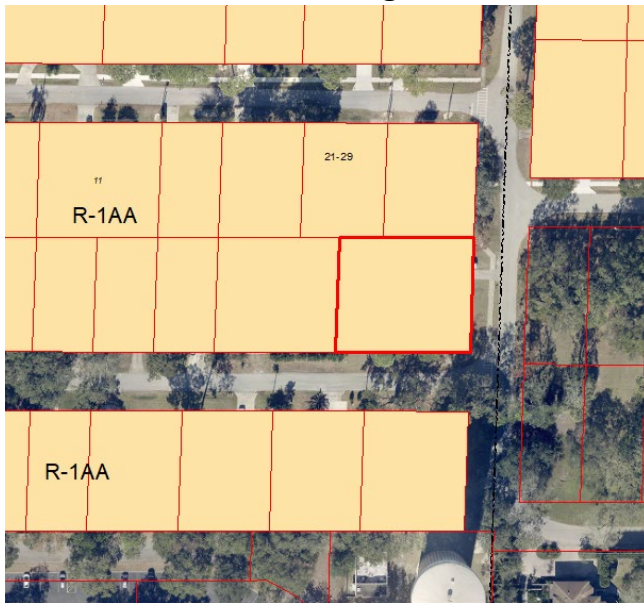
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

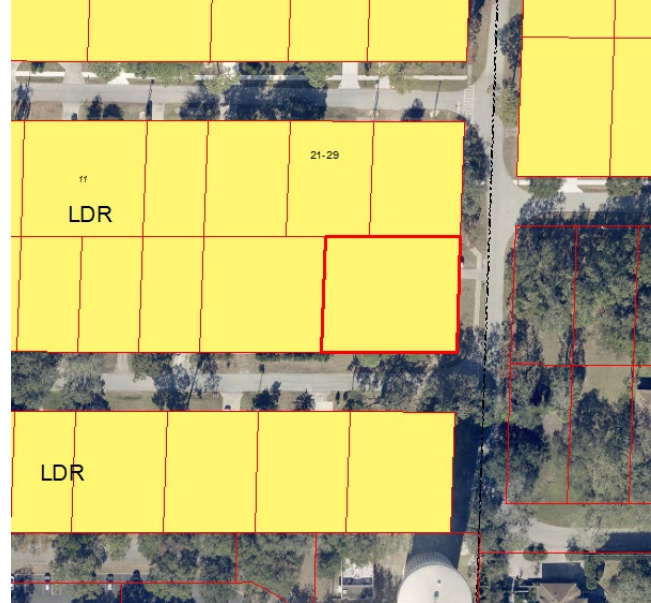
- Based on the character of the surrounding area and the surrounding R-1AA zoning, staff does not support a rezone to a higher density zoning district.
- If the property can be serviced with water and sewer and the existing house is renovated to meet the 10' side yard setback, staff may support uncombining the platted lots into the exact configuration as they were originally platted.
- Staff does not support adding an additional well and septic system in this area.

PROJECT AREA ZONING AND AERIAL MAPS

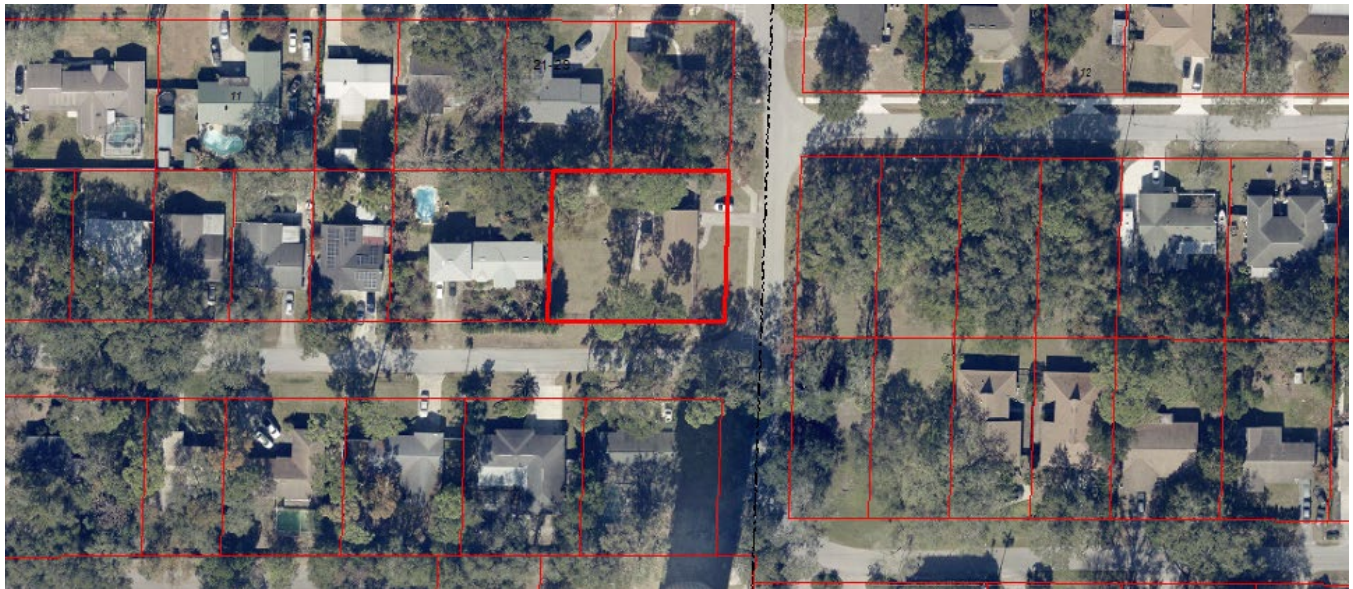
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| REVIEWED BY | TYPE | STATUS |
|------------------------|--|-----------|
| Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| Comprehensive Planning | The future land use (FLU) is Low Density Residential (LDR) which allows for single-family detached residences (site-built or modular) up to four dwelling units per net buildable acre. Single-family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses. An amendment to the future land use map will not be supported because the surrounding area is only LDR. | Info Only |
| Environmental Services | The proposed lot is within Seminole County's potable water service area and is required to connect. There is an 8" PVC potable water main running along the north side of Tangerine Street | Info Only |
| Environmental Services | The proposed lot is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it. Per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), since this proposed lot would need to be serviced by a septic system and the lot split is occurring after 01/01/1972, the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, it may need an enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. 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. | Info Only |
| Environmental Services | We would OBJECT to the proposed lot split. This is due to the proposed lots not meeting the minimum lot size requirement of being 0.25 acre each per the previous comment. Please provide a letter/email from your local Florida Department of Health stating that they would allow minimum lot size variances for the proposed lots. | Info Only |

| | | |
|------------------------------|--|-----------|
| Environmental Services | The existing septic system and drain field for lot 40 will need to be relocated out of proposed lot 39. | Info Only |
| Environmental Services | The proposed lot is not within any reclaim water service areas so irrigation would be provided by this development's potable water system. | Info Only |
| 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 | Info Only |
| Planning and Development | INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | Info Only |
| Planning and Development | Since the surrounding area is all R-1AA, staff does not support a rezone to a higher density single-family zoning district. | Info Only |
| Public Safety - Fire Marshal | Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 | Info Only |
| Public Safety - Fire Marshal | Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. | Info Only |
| Public Safety - Fire Marshal | Future building shall require : 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 | Info Only |

| | | |
|----------------------------|---|-----------|
| Public Works - Engineering | Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. | Info Only |
| Public Works - Engineering | The proposed project is located within the Little Wekiva Drainage Basin. | Info Only |
| Public Works - Engineering | Based on the USDA Web Soil Survey, the site has predominantly Urban Land, 0% to 2% Slope (100%), Map Unit Symbol 34. Urban Lands are not classified by the USDA. The USDA Web Soil Survey does not estimate the Depth to Water Table and does not designate the Hydrologic Soil Group. | Info Only |
| Public Works - Engineering | Based on the available one (1) foot contours, the topography of the site appears to be relatively flat, slightly sloping to the southwest. | Info Only |
| Public Works - Engineering | Based on the preliminary review, the site appears to outfall to a swale located along the north side of Tangerine Street. | Info Only |
| Public Works - Engineering | A minimum three (3) foot side yard drainage easement is required. Air conditioning units, pool equipment, water softeners, and similar facilities shall not be permitted within the drainage easements. | Info Only |
| Public Works - Engineering | A detailed Grading Plan will be required at permitting. It is important to demonstrate that any changes in grade will not adversely affect the surrounding properties and that the site can drain without obstructions towards Tangerine Street. | Info Only |
| Public Works - Engineering | From the provided Boundary Survey, it appears that a Drainfield serving the septic sewer system for the house on Lot 40 is currently located on Lot 39. Please note that this Drainfield and any appurtenances will have to be relocated to Lot 40 and a new septic sewer system installed on Lot 39, if required by Seminole County Utilities or other utility provider. | Info Only |
| Public Works - Engineering | A new driveway will be required to access Lot 39 from Tangerine Street. The new driveway shall not be in conflict with any above ground utilities within the public "right-of-way" (an adequate horizontal separation shall be maintained), and shall not adversely affect the swale functionality. | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

| DEPARTMENT | REVIEWER | CONTACT |
|--------------------------------|---------------------|--|
| Planning and Development | Maya Athanas | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Public Works - Engineering | Vladimir Simonovski | Phone: 407-665-5762 Email: vsimonovski@seminolecountyfl.gov |
| Environmental Services | James Van Alstine | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Public Works - Impact Analysis | William Wharton | Phone: 407-665-5730 Email: wwharton@seminolecountyfl.gov |
| Comprehensive Planning | Tyler Reed | Phone: 407-665-7398 Email: treed@seminolecountyfl.gov |
| Public Safety - Fire Marshal | Matthew Maywald | Phone: 407-665-2024 Email: jvanalstine@seminolecountyfl.gov |
| Natural Resources | Sarah Harttung | Phone: 407-665-7391 Email: sharttung@seminolecountyfl.gov |
| Buffers and CPTED | Maya Athanas | Phone: 407-665-7388 Email: mathanas@seminolecountyfl.gov |
| Building Division | Jay Hamm | Phone: 407-665-7468 Email: jhamm@seminolecountyfl.gov |

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0269

Title:

9:20AM (IN PERSON) PINE CREST PARCEL SPLIT - PRE-APPLICATION

Project Number: 24-80000020

Project Description: Proposed Rezone from A-1 to R-1AA and Subdivision to create 8 single family residential lots on 2.68 acres located on the west side of S Sanford Ave, south of Lake Mary Blvd

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

Parcel ID: 13-20-30-501-0000-3580++

BCC District: 2-Zembower

Applicant: Gregory Noone (407) 970-6545

Consultant: N/A



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

PROJ. #: 24-80000020

Received: 2/23/24

Paid: 2/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

| | | | |
|-----------------|--------------------------------------|------------------|-----|
| PROJECT NAME: | PINE CREST PARCEL SPLIT | | |
| PARCEL ID #(S): | 13-20-30-501-0000-3580 / 3570 / 2460 | | |
| TOTAL ACREAGE: | 3+ | BCC DISTRICT: | |
| ZONING: | A1 REZONE | FUTURE LAND USE: | LDR |

APPLICANT

| | | | |
|----------|-------------------------|----------|-------------------------|
| NAME: | GREGORY NOONE | COMPANY: | |
| ADDRESS: | 2774 WILLOW BAY Terrace | | |
| CITY: | Casselberry | STATE: | FL ZIP: 32707 |
| PHONE: | 407-970-6545 | EMAIL: | gregnoone2774@gmail.com |

CONSULTANT

| | | | |
|----------|-----|----------|------|
| NAME: | N/A | 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 checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL EXCEPTION |
| Description of proposed development: <u>Rezone 3+ acres to 8 lots keeping country-like atmosphere</u> | | | | |

STAFF USE ONLY

| | | |
|---|-------------------|--|
| COMMENTS DUE: 3/8 | COM DOC DUE: 3/14 | DRC MEETING: 3/20 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: A-1 | FLU: LDR | LOCATION: on the west side of S Sanford Ave, south of Lake Mary Blvd |
| W/S: Sanford | BCC: 2: Zembower | |

Agenda: 3/15



Parcels: 13-20-30-501-0000-3580 to be split into LOTS 1, 2, 3, 4 and re-zoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-3570 to be split into LOTS 5 & 6 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-2460 to be split into LOTS 7 & 8 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

....LOT SPLIT DOC

ATTACHMENT A

PROPOSED PARCEL SPLITS



Surrounding properties on S Sanford Ave. on 100X127 lots (0.29 acres):

- A. 4004 S Sanford Ave Sanford FI 32773
- B. 4020 S Sanford Ave Sanford FI 32773
- C. 4040 S Sanford Ave Sanford FI 32773
- D. 340 Tunncliffe Dr Sanford FI 32773

Seminole County Planning & Development Division
1101 East First St.
Sanford, FL 32771

February 22, 2024

Dear Sir/Madam,

I am seeking information on what I may be able to do with approximately 3 acres of land in Seminole County that is identified by the following parcel IDs:

13-20-30-501-0000-3580

13-20-30-501-0000-3570

13-20-30-501-0000-2460

These parcels were platted in 1926 or thereabouts and are located off of S Sanford Ave. and Tunnicliffe Drive. To the immediate north are 4 parcels that comprise 0.29 acres each. I am asking for similar zoning as detailed in the accompanying drawings.

I am also seeking to keep the existing country-like appeal for the property and would like to keep the gravel road access as-is. The vision is to keep as much nature surrounding the larger inside parcels. I have included pictures of the area for quick reference. One picture shows a home built in 2023 and its beautiful, natural surroundings.

Kindly advise me on whether the proposed parcel splits on Attachment A will be acceptable to the county. I would also like to seek your advice on what, if any, other rezoning may meet the highest and best use of the property.

Thank you for your time and consideration.

Regards,

Greg Noone

Cell 407-970-6545

Tunncliffe entrance from S Sanford:



Foliage at Tunnickliffe Drive:



340 Tunncliffe Dr. surroundings:



Property Record Card



Parcel 13-20-30-501-0000-3580

Property Address S SANFORD AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| | | 2024 Working Values | 2023 Certified Values |
|-------------------------------|--|---------------------|-----------------------|
| Parcel | 13-20-30-501-0000-3580 | | |
| Owner(s) | HOME BRIDGE REAL ESTATE LLC | | |
| Property Address | S SANFORD AVE SANFORD, FL 32773 | | |
| Mailing | 115 JORNADA LOOP SANTA FE, NM 87508-8263 | | |
| Subdivision Name | PINE CREST | | |
| Tax District | 01-COUNTY-TX DIST 1 | | |
| DOR Use Code | 00-VACANT RESIDENTIAL | | |
| Exemptions | None | | |
| AG Classification | No | | |
| Valuation Method | | Cost/Market | Cost/Market |
| Number of Buildings | | 0 | 0 |
| Depreciated Bldg Value | | | |
| Depreciated EXFT Value | | | |
| Land Value (Market) | | \$99,560 | \$99,560 |
| Land Value Ag | | | |
| Just/Market Value | | \$99,560 | \$99,560 |
| Portability Adj | | | |
| Save Our Homes Adj | | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | | \$0 | \$63,118 |
| P&G Adj | | \$0 | \$0 |
| Assessed Value | | \$99,560 | \$36,442 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$1,324.94 **2023 Tax Savings with Non-Hx Cap** \$500.52
2023 Tax Bill Amount \$824.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 358 360 362 364 366 368
370 372 & 374
PINE CREST
PB 5 PG 78

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$99,560 | \$0 | \$99,560 |
| SJWM(Saint Johns Water Management) | \$99,560 | \$0 | \$99,560 |
| FIRE | \$99,560 | \$0 | \$99,560 |
| COUNTY GENERAL FUND | \$99,560 | \$0 | \$99,560 |
| Schools | \$99,560 | \$0 | \$99,560 |

| Sales | | | | | | |
|-----------------|------------|-------|------|----------|-----------|---------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 11/30/2023 | 10545 | 1706 | \$84,400 | Yes | Vacant |
| CORRECTIVE DEED | 03/20/2023 | 10414 | 1562 | \$100 | No | Vacant |
| WARRANTY DEED | 03/20/2023 | 10410 | 1724 | \$100 | No | Vacant |
| PROBATE RECORDS | 09/01/2004 | 05456 | 1552 | \$100 | No | Vacant |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 1.31 | \$76,000.00 | \$99,560 |

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

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

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

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

| Political Representation | | | | |
|--------------------------|---------------------|-------------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 18 |

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

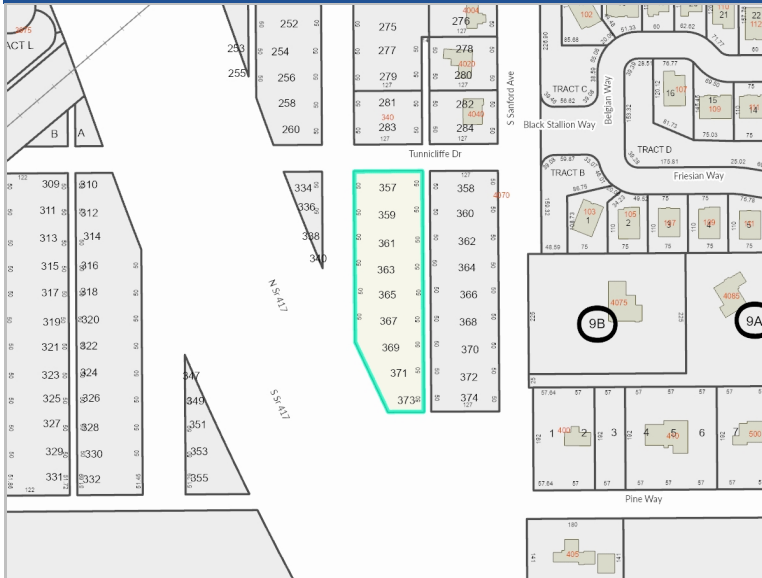
Property Record Card



Parcel 13-20-30-501-0000-3570

Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

| | |
|--------------------------|--|
| Parcel | 13-20-30-501-0000-3570 |
| Owner(s) | HOME BRIDGE REAL ESTATE LLC |
| Property Address | SANFORD, FL 32773 |
| Mailing | 115 JORNADA LOOP SANTA FE, NM 87508-8263 |
| Subdivision Name | PINE CREST |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 00-VACANT RESIDENTIAL |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$26,448 | \$26,448 |
| Land Value Ag | | |
| Just/Market Value | \$26,448 | \$26,448 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$26,448 | \$26,448 |

2023 Certified Tax Summary

| | |
|---|-----------------|
| 2023 Tax Amount w/o Exemptions/Cap | \$351.97 |
| 2023 Tax Bill Amount | \$351.97 |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 357 359 361 363 365 367
369 371 & 373 (LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$26,448 | \$0 | \$26,448 |
| SJWM(Saint Johns Water Management) | \$26,448 | \$0 | \$26,448 |
| FIRE | \$26,448 | \$0 | \$26,448 |
| COUNTY GENERAL FUND | \$26,448 | \$0 | \$26,448 |
| Schools | \$26,448 | \$0 | \$26,448 |

| Sales | | | | | | |
|-----------------|------------|-------|------|----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 11/30/2023 | 10545 | 1706 | \$84,400 | Yes | Vacant |
| CORRECTIVE DEED | 03/20/2023 | 10414 | 1562 | \$100 | No | Vacant |
| WARRANTY DEED | 03/20/2023 | 10410 | 1724 | \$100 | No | Improved |
| PROBATE RECORDS | 09/01/2004 | 05456 | 1552 | \$100 | No | Vacant |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 1.16 | \$76,000.00 | \$26,448 |

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

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

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

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

| Political Representation | | | | |
|--------------------------|---------------------|-------------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 18 |

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

Property Record Card



Parcel 13-20-30-501-0000-3340

Property Address SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| | | 2024 Working Values | 2023 Certified Values |
|-------------------------------|--|---------------------|-----------------------|
| Parcel | 13-20-30-501-0000-3340 | | |
| Owner(s) | HOME BRIDGE REAL ESTATE LLC | | |
| Property Address | SANFORD, FL 32773 | | |
| Mailing | 115 JORNADA LOOP SANTA FE, NM 87508-8263 | | |
| Subdivision Name | PINE CREST | | |
| Tax District | 01-COUNTY-TX DIST 1 | | |
| DOR Use Code | 00-VACANT RESIDENTIAL | | |
| Exemptions | None | | |
| AG Classification | No | | |
| Valuation Method | | Cost/Market | Cost/Market |
| Number of Buildings | | 0 | 0 |
| Depreciated Bldg Value | | | |
| Depreciated EXFT Value | | | |
| Land Value (Market) | | \$100 | \$100 |
| Land Value Ag | | | |
| Just/Market Value | | \$100 | \$100 |
| Portability Adj | | | |
| Save Our Homes Adj | | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | | \$0 | \$0 |
| P&G Adj | | \$0 | \$0 |
| Assessed Value | | \$100 | \$100 |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1.33

2023 Tax Bill Amount \$1.33

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 334 336 338 & 340
(LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$100 | \$0 | \$100 |
| SJWM(Saint Johns Water Management) | \$100 | \$0 | \$100 |
| FIRE | \$100 | \$0 | \$100 |
| COUNTY GENERAL FUND | \$100 | \$0 | \$100 |
| Schools | \$100 | \$0 | \$100 |

| Sales | | | | | | |
|-----------------|------------|-------|------|----------|-----------|---------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 11/30/2023 | 10545 | 1706 | \$84,400 | Yes | Vacant |
| CORRECTIVE DEED | 03/20/2023 | 10414 | 1562 | \$100 | No | Vacant |
| WARRANTY DEED | 03/20/2023 | 10410 | 1724 | \$100 | No | Vacant |
| PROBATE RECORDS | 09/01/2004 | 05456 | 1552 | \$100 | No | Vacant |

| Land | | | | | | |
|--------|----------|-------|-------|-------------|------------|--|
| Method | Frontage | Depth | Units | Units Price | Land Value | |
| LOT | | | 1 | \$100.00 | \$100 | |

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

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

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

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

| Political Representation | | | | |
|--------------------------|---------------------|-------------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 18 |

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



**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: 2/23/2024 11:31:19 AM
Project: 24-80000020
Credit Card Number: 42*****0703
Authorization Number: 03596G
Transaction Number: 23022403B-7EA8E59B-53AC-437E-AE46-B20E04782210
Total Fees Paid: 52.50

Fees Paid

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

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

| | | |
|---|---|----------------------------|
| PROJECT NAME: | PINE CREST PARCEL SPLIT - PRE-APPLICATION | PROJ #: 24-80000020 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 2/26/24 | |
| RELATED NAMES: | EP GREGORY NOONE | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 13-20-30-501-0000-3580++ | |
| PROJECT DESCRIPTION | PROPOSED REZONE FROM A-1 TO R-1AA TO CREATE 8 SINGLE FAMILY RESIDENTIAL LOTS ON 2.68 ACRES LOCATED ON THE WEST SIDE OF S SANFORD AVE, SOUTH OF LAKE MARY BLVD | |
| NO OF ACRES | 2.68 | |
| BCC DISTRICT | 2-JAY ZEMBOWER | |
| CURRENT ZONING | A-1 | |
| LOCATION | ON THE WEST SIDE OF S SANFORD AVE, SOUTH OF LAKE MARY BLVD | |
| FUTURE LAND USE- | LDR | |
| APPLICANT: | CONSULTANT: | |
| GREGORY NOONE 2774 WILLOW BAY TER CASSELBERRY FL 32707 (407) 970-6545 GREGNOONE2774@GMAIL.COM | N/A | |

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

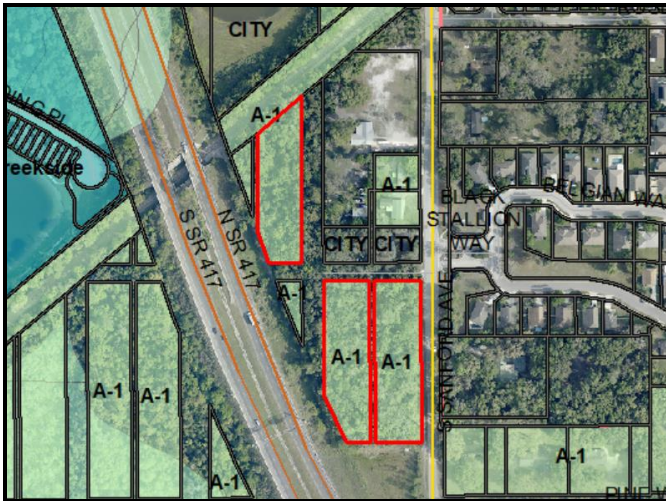
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

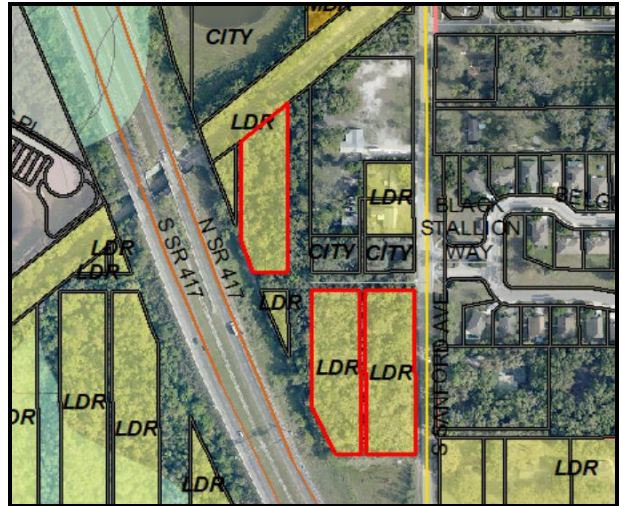
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- The Low Density Residential Future Land Use allows a maximum density of four (4) dwelling units per net buildable acres.

PROJECT AREA ZONING AND AERIAL MAPS

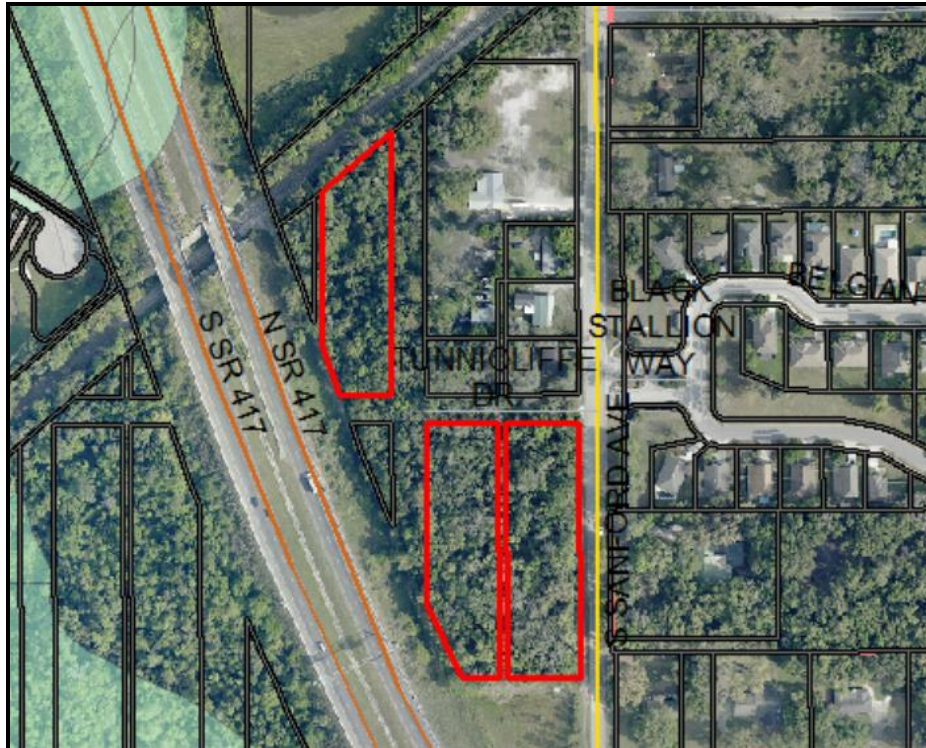
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| No. | REVIEWED BY | TYPE | STATUS |
|-----|------------------------|--|-----------|
| 1. | Buffers and CPTED | Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU | Info Only |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. | Info Only |
| 3. | Buffers and CPTED | A full buffer review will be done at time of subdivision plan review. | Info Only |
| 4. | Comprehensive Planning | The subject parcel has a future land use (FLU) of Low Density Residential (LDR) which allow for single family residences (site built or modular) up to four dwelling units per net buildable acre. Other uses allowed are group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas; and public elementary schools, public middle schools and public high schools | Info Only |
| 5. | Comprehensive Planning | Single family detached residences (site-built or modular) may be permitted up to seven dwelling units per net buildable acre in compliance with the provisions of Policy FLU 10.1 Affordable and Workforce Housing Density and Intensity Bonuses. See Comprehensive Plan Page FLU-127. | Info Only |
| 6. | Environmental Services | These proposed lots are not within Seminole County utility service area. Please coordinate with the City of Sanford to service these proposed lots. | Info Only |
| 7. | Environmental Services | These proposed lots are within the City of Sanford's sanitary sewer service area, but we're not sure if the City of Sanford has any sewer lines nearby capable of serving these lots. If onsite sewage treatment and disposal systems (OSTDS) aka septic systems are needed to service them, then per Florida Statutes Title XXIX, Chapter 381, Section 381.0065, subsection (4), parts (a) and (b), the minimum lot sizes allowed is 0.50 acre per lot (for lots using private wells) and 0.25 acre per lot (for lots using "a regulated public water system" such as City or County water). Additionally, per House Bill 1379, these may need an enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. 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 | Info Only |

| | | | |
|-----|--------------------------|--|-----------|
| | | 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. | |
| 8. | Environmental Services | If the proposed lots are able to connect to City of Sanford sewer, we would have no objection to the proposed lot splits whatsoever. If the proposed lots are able to connect to City of Sanford water, but not to City of Sanford sewer, we would have no objection to the proposed lot splits since they would the minimum 0.25-acre lot size requirement per the previous comment. If the proposed lots are not able to connect to City of Sanford water or sewer, then we would OBJECT the proposed lot splits since they cannot meet the minimum 0.50-acre lot size requirement per the previous comment. | Info Only |
| 9. | Planning and Development | The proposed lot size of 100 ft by 127 fit (12,700 sq ft) is comparable to the R-1AA (Single Family Dwelling zoning classification. Staff has determined that the R-1AA zoning district is compatible based on the surrounding zoning in the area. | Info Only |
| 10. | Planning and Development | The R-1AA (Single Family Dwelling) zoning district requires a minimum lot size of 11,700 square feet and a minimum ninety (90) foot width at building line. | Info Only |
| 11. | Planning and Development | The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning. The Low Density Residential Future Land Use allows a maximum density of four (4) dwelling units per net buildable acres. | Info Only |
| 12. | Planning and Development | The maximum building height in the R-1AA (Single Family Dwelling) zoning district is thirty-five (35) feet. | Infor |
| 13. | Planning and Development | A boundary survey will be required at the time of the Rezone. | Info Only |
| 14. | Planning and Development | Rezone approval may take between 4-5 months and involves a pubic hearing with the Planning and Zoning Commission followed by a public hearing with the Board of County Commissioners. The Application for Rezone can be found through this link: https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/REZONE-LAND-USE-AMENDMENT.ADA.pdf | Info Only |
| 15. | 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/urllt/Community-Meeting-Procedure.pdf . Community Meeting information (prior to scheduling for public | Info Only |

| | | | |
|-----|--------------------------|---|-----------|
| | | hearing, after meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses) | |
| 16. | 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/urllt/Public-Notice-Amendment-Procedures.pdf | Info Only |
| 17. | Planning and Development | In compliance with Seminole County Land Development Code (SCLDC) Chapter 35-Subdivision Regulations; the proposed development of a single family residential subdivision comprised of eight (8) lots will require submittal and approval of a Preliminary Subdivision Plan (PSP); Final Engineering; and Final Plat. | Info Only |
| 18. | Planning and Development | <u>Net Buildable Required:</u> Each newly created lot must maintain a minimum net buildable lot area of 11,700 sq. ft. in accordance with the R-1AA (Single Family Dwelling) zoning district. <u>The definition of net buildable is:</u> Net Buildable Acreage is now defined as: The total number of acres within the boundary of a development, excluding areas devoted to road rights of way, transmission power line easements, natural lakes and wetlands or flood prone areas requirements that is above the 100 year flood plain and outside of the wetland areas. | Info Only |
| 19. | Planning and Development | The building setbacks for the R-1AA (Single Family Dwelling) zoning district are: Front Setback: Twenty-five (25) feet, Side Setback: Ten (10) feet, Side Street Setback: Twenty-five (25) feet, Rear Setback: Thirty (30). | Info Only |
| 20. | Planning and Development | 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 | Info Only |

| | | | |
|-----|------------------------------|---|-----------|
| | | Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/ | |
| 21. | Planning and Development | The subject site is adjacent to the City of Sanford and located within their utility service area. Please contact the City of Sanford to discuss a possible pre-annexation agreement requirement prior to submitting a Rezone application. | Info Only |
| 22. | Planning and Development | Parking and landscaping requirement can be found in SCLDC Part 64 Chapter 30. Parking requirements for the subject use of Single Family Dwelling is: Two (2) parking space for each dwelling unit. | Info Only |
| 23. | Planning and Development | There is an existing platted alley way between parcels 13-20-30-501-0000-3580 and 13-20-30-501-0000-3570. The Applicant may apply for a vacate of the alley way. Approval of the vacation of the alley way is not a guarantee of approval. | Info Only |
| 24. | Public Safety - Fire Marshal | Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1 | Info Only |
| 25. | Public Safety - Fire Marshal | Future building may require: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1. | Info Only |
| 26. | Public Safety - Fire Marshal | Future building shall require : 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 | Info Only |
| 27. | Public Works - Engineering | The proposed project is located within the Lake Jessup drainage basin. | Info Only |
| 28. | Public Works - Engineering | Based on SCS Soil Survey GIS overlays, the site generally has moderately poorly drainage soils. | Info Only |
| 29. | Public Works - Engineering | Based on a preliminary review, the site either does not have a viable discharge (piped system, canal or connected waterbody) or a known drainage issues exists; therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge. There may be discharge to the 417 expressway and permission from them would be required to discharge to that location. | Info Only |
| 30. | Public Works - Engineering | Based on 1 ft. contours, the topography of the site appears to slope southwest. | Info Only |
| 31. | Public Works - Engineering | Based on a preliminary review, the site appears to outfall to 417. | Info Only |
| 32. | Public Works - Engineering | A detailed drainage analysis will be required at final engineering. | Info Only |

| | | | |
|-----|----------------------------|---|-----------|
| | | | |
| 33. | 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 . | Info Only |
| 34. | Public Works - Engineering | A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. | Info Only |
| 35. | Public Works - Engineering | The property is adjacent to Sanford Avenue which is classified as an Urban Minor Collector Road. Sanford Avenue is not currently programmed to be improved according to the County 5-year Capital Improvement Program. | Info Only |
| 36. | Public Works - Engineering | A left turn lane or Bi-directional Lane is required as it is an Urban Minor Collector. | Info Only |
| 37. | Public Works - Engineering | The roadway geometry for the internal roadways do not meet County standards. The roadway structure for the internal roadways do not meet County standards. The internal roadways will be required to be built to full County Standards. | Info Only |
| 38. | Public Works - Engineering | Driveway location/separation is not in accordance with the County Access Management Standards of 330' on a Collector roadway. Multiple driveways on Sanford Avenue would not be supported. Shared Driveways may be considered. Any lots touching an internal ROW would be required to access off the internal roadway. | Info Only |
| 39. | 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. | Info Only |
| 40. | 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. | Info Only |
| 41. | Public Works - Engineering | A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | STATUS | REVIEWER |
|--------------------------------|----------------------|-------------------|
| Public Works - Engineering | Review Complete | Jim Potter |
| Natural Resources | No Review Required | Sarah Harttung |
| Planning and Development | Review Complete | Annie Sillaway |
| Comprehensive Planning | Review Complete | Tyler Reed |
| Environmental Services | Information Required | James Van Alstine |
| Public Works - Impact Analysis | No Review Required | William Wharton |
| Buffers and CPTED | Review Complete | Maya Athanas |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald |
| Building Division | No Review Required | 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

Agenda Memorandum

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

File Number: 2024-0270

Title:

9:40AM (TEAMS) FIRST WATCH - PRE-APPLICATION

Project Number: 24-80000019

Project Description: Proposed Site Plan for an open-air patio and accessible parking at an existing restaurant on 10.1 acres in the C-1 Zoning District located on the west side of Tuskawilla Rd, south of Red Bug Lake Rd

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

Parcel ID: 24-21-30-300-020G-0000

BCC District: 1-Dallari

Applicant: Sarah Okerstrom (469) 897-5897

Consultant: N/A



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

PROJ. #: 24-80000019
PM: Annie
REC'D: 2/22/24
Paid: 2/23/24

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: First Watch
PARCEL ID #(S): 242130300020G0000
TOTAL ACREAGE: ~~Unknown~~ 10.10 BCC DISTRICT: 1: Dallari
ZONING: C-1 FUTURE LAND USE: Restaurant

APPLICANT

NAME: Sarah Okerstrom COMPANY: CDS Development
ADDRESS: 16775 Addison Rd., Suite 550
CITY: Addison STATE: TX ZIP: 75001
PHONE: 469-897-5897 EMAIL: Sokerstrom@cdsdevelopment.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: The review and approval of use of patio and build out of open air patio to existing concrete area.

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

STAFF USE ONLY

| | | |
|---|-------------------|---|
| COMMENTS DUE: 3/8 | COM DOC DUE: 3/14 | DRC MEETING: 3/20 |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: C-2 | FLU: COM | LOCATION: on the west side of Tuskawilla Rd, south of Red Bug Lake Rd |
| W/S: Seminole County | BCC: 1: Dallari | |

RE: First Watch Restaurants located at 5723 Red Bug Lake Road Winter Springs, FL 32708.

To Whom It May Concern,

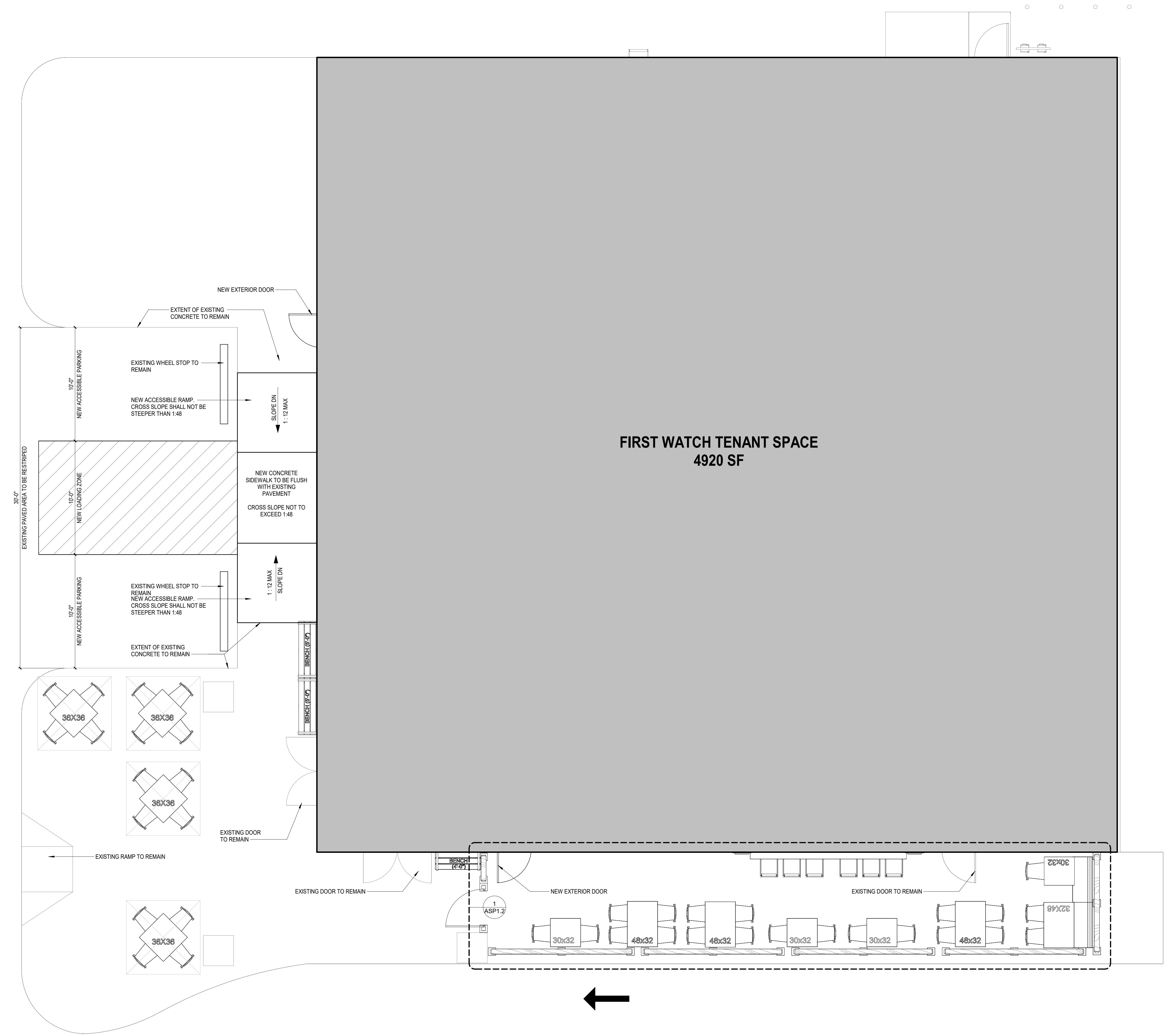
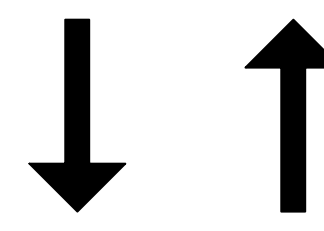
Small site plan pre-application submittal for the review and approval of use of patio and build out of open air patio and proposed accessible parking. Patio floor space is existing and not increasing. Previous tenant was a restaurant who utilized the same space as a patio.

The scope of work shown on the plan sheet is an estimation of tenant's requirements for installation of an exterior patio, including proposed accessible parking. All dimensions shown are to be verified in field vs. existing conditions. Existing storm drains adjacent to curb removal are to be protected and unobstructed during construction of new pad area. Existing drive aisle to remain unobstructed during construction. Any damage caused to surrounding curbs, curb gutters, pavement, etc. during construction is to be repaired by GC.

Thank you,

Sarah Okerstrom
469-897-5897

ALL DRAWINGS, SPECIFICATIONS AND NOTES HEREOF FURNISHED BY MC MILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MC MILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THE PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT. IN THE EVENT OF THE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED TO MC MILLAN PAZDAN SMITH ARCHITECTURE. SUBMISSION OF THIS DRAWING TO ANY OTHER PARTY FOR ANY OTHER PROJECT IS NOT TO BE CONSIDERED AS AN ENDORSEMENT OF MC MILLAN PAZDAN SMITH ARCHITECTURE. COPYRIGHT © 2024 MC MILLAN PAZDAN SMITH ARCHITECTURE. ALL RIGHTS RESERVED.



ARCHITECTURAL SITE PLAN GENERAL NOTES

- A. THE SCOPE OF WORK SHOWN ON THIS SHEET IS AN ESTIMATION OF TENANT'S REQUIREMENTS FOR INSTALLATION OF AN EXTERIOR PATIO, INCLUDING PROPOSED ACCESSIBLE PARKING.
- B. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN FIELD VS EXISTING CONDITIONS.
- C. EXISTING STORM DRAINS ADJACENT TO CURB REMOVAL ARE TO BE PROTECTED AND UNOBSTRUCTED DURING CONSTRUCTION OF NEW PAD AREA.
- D. EXISTING DRIVE AISLE TO REMAIN UNOBSTRUCTED DURING CONSTRUCTION.
- E. ANY DAMAGE CAUSED TO SURROUNDING CURBS, CURB GUTTERS, PAVEMENT, ETC. DURING CONSTRUCTION IS TO BE REPAIRED BY GC.



CONSULTANT LOGO

SEALS

FIRST WATCH
FIRST WATCH - WINTER SPRINGS
WINTER SPRINGS, FL

FIRST WATCH
BREAKFAST • BRUNCH • LUNCH

SHEET ISSUE:
NO. DATE DESCRIPTION BY

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

Approver
Checker
Author

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO. PROJ. NO.
022452.06

ASP1.1

Property Record Card



Parcel 24-21-30-300-020G-0000

Property Address 5655 RED BUG LAKE RD WINTER SPRINGS, FL 32708

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

| | |
|--------------------------|---|
| Parcel | 24-21-30-300-020G-0000 |
| Owner(s) | US REGENCY WILLA SPRINGS LLC |
| Property Address | 5655 RED BUG LAKE RD WINTER SPRINGS, FL 32708 |
| Mailing | C/O PROPERTY TAX DEPT. PO BOX 2539 SAN ANTONIO, TX 78299-2539 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 16-RETAIL CENTER-ANCHORED |
| Exemptions | None |
| AG Classification | No |
| Facility Name | WILLA SPRINGS VILLAGE |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Income | Income |
| Number of Buildings | 6 | 5 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | | |
| Land Value Ag | | |
| Just/Market Value | \$16,690,125 | \$16,690,125 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$16,690,125 | \$16,690,125 |

2023 Certified Tax Summary

| | |
|---|---------------------|
| 2023 Tax Amount w/o Exemptions/Cap | \$222,112.18 |
| 2023 Tax Bill Amount | \$222,112.18 |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 24 TWP 21S RGE 30E
BEG S 1 DEG 5 MIN 39 SEC W 75 FT &
220 FT E OF NW COR OF SE 1/4 RUN E
367.78 FT S 165.77 FT S 32 DEG 49
MIN 53 SEC E 144 FT N 57 DEG 10 MIN
7 SEC E 275 FT S 32 DEG 49 MIN 53
SEC E 205 FT S 57 DEG 10 MIN 7 SEC
W 154.58 FT S 11 DEG 16 MIN 49 SEC
E 123.64 FT S 78 DEG 43 MIN 11 SEC
W 593.7 FT W 330 FT N 01 DEG 05 MIN
39 SEC E 395 FT S 88 DEG 54 MIN 21
SEC E 50 FT N 57 DEG 10 MIN 07 SEC

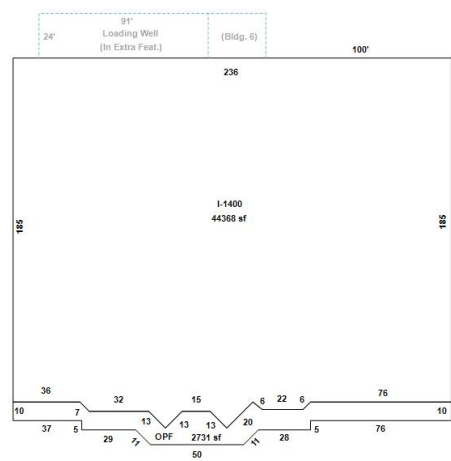
E 204.88 FT N 01 DEG 05 MIN 39 SEC
E 168.64 FT TO BEG (LESS RD)
(10.89 AC)

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$16,690,125 | \$0 | \$16,690,125 |
| SJWM(Saint Johns Water Management) | \$16,690,125 | \$0 | \$16,690,125 |
| FIRE | \$16,690,125 | \$0 | \$16,690,125 |
| COUNTY GENERAL FUND | \$16,690,125 | \$0 | \$16,690,125 |
| Schools | \$16,690,125 | \$0 | \$16,690,125 |

| Sales | | | | | | |
|-----------------------|------------|-------|------|--------------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 11/01/2016 | 08825 | 1740 | \$100 | No | Improved |
| SPECIAL WARRANTY DEED | 10/27/2009 | 07282 | 1090 | \$14,050,000 | No | Improved |
| WARRANTY DEED | 02/01/2000 | 03812 | 0788 | \$6,250,000 | No | Improved |
| SPECIAL WARRANTY DEED | 07/01/1991 | 02320 | 1245 | \$4,415,200 | No | Improved |
| SPECIAL WARRANTY DEED | 12/01/1990 | 02253 | 1539 | \$4,400,000 | No | Improved |
| WARRANTY DEED | 04/01/1982 | 01385 | 0902 | \$4,910,000 | No | Improved |
| WARRANTY DEED | 03/01/1981 | 01325 | 0565 | \$650,000 | No | Vacant |

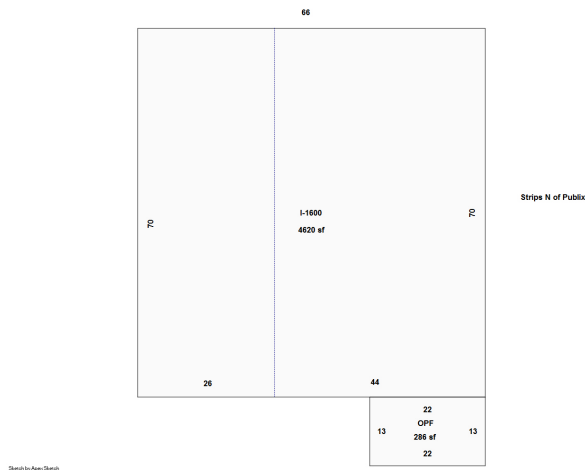
| Land | | | | | |
|-------------|----------|-------|--------|-------------|-------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| SQUARE FEET | | | 419097 | \$7.03 | \$2,946,252 |

| Building Information | | | | | | | | | |
|----------------------|--------------------|-----------------------------|---------|----------|----------------------|-------------|-------------|-------------|------|
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
| 1 | MASONRY PILASTER . | 2001/2011 | 1 | 44368.00 | FACE BLOCK - MASONRY | \$3,286,114 | \$3,866,016 | Description | Area |



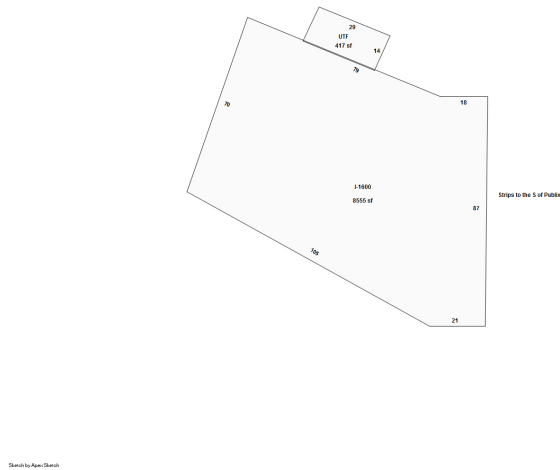
Building 1 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|----------|-----------|------------|------------------------|--------|
| 2 | MASONRY PILASTER . | 1981 | 1 | 4620.00 | NO WALLS | \$223,622 | \$434,218 | Description | Area |
| | | | | | | | | OPEN PORCH FINISHED | 286.00 |



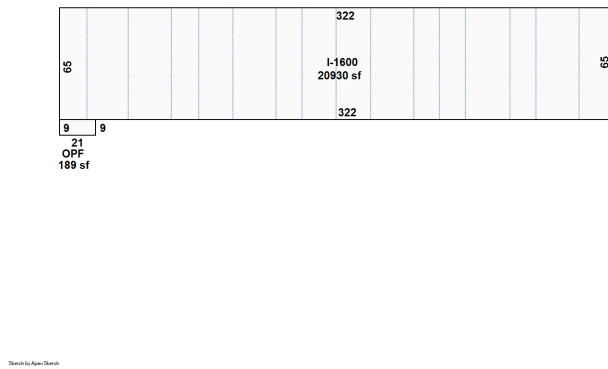
Building 2 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|----------|-----------|------------|------------------|--------|
| 3 | MASONRY PILASTER . | 1981 | 1 | 8555.00 | NO WALLS | \$378,432 | \$734,819 | Description | Area |
| | | | | | | | | UTILITY FINISHED | 417.00 |



Building 3 - Page 1

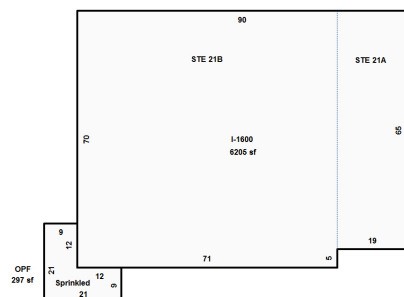
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|----------------------|-----------|-------------|------------------------|--------|
| 4 | MASONRY PILASTER . | 1981 | 1 | 20930.00 | FACE BLOCK - MASONRY | \$949,799 | \$1,844,269 | Description | Area |
| | | | | | | | | OPEN PORCH FINISHED | 189.00 |



Building 4 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|-------------|--------------------------------|---------|----------|----------|-----------|------------|------------|--|
|---|-------------|--------------------------------|---------|----------|----------|-----------|------------|------------|--|

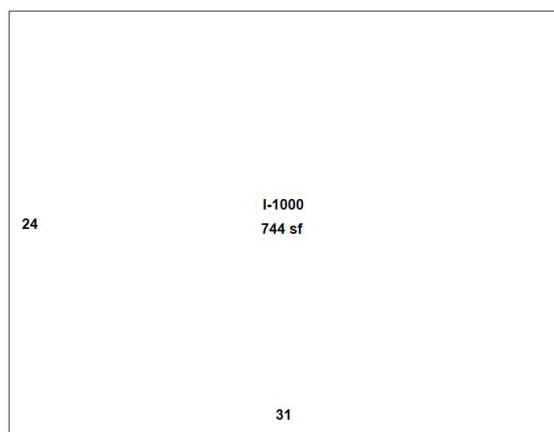
| Description | Area |
|------------------------|--------|
| OPEN PORCH FINISHED | 297.00 |



Charles W. Brown, Thomas

Building 5 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | |
|---|--------------------|--------------------------------|---------|----------|----------|-----------|------------|-------------|------|
| 6 | MASONRY PILASTER . | 2023 | 1 | 744.00 | NO WALLS | \$71,991 | \$71,991 | Description | Area |



Building 6 - Page 1

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|--|--------|----------|------------|-------------|
| 00324 | BRUEGGER BAGEL-INTERIOR | County | \$60,000 | 3/29/1996 | 1/1/1996 |
| 07632 | SUES HALLMARK | County | \$400 | | 11/1/1995 |
| 07295 | INTERIOR RENOVATIONS; MAIL BOXES, ETC; PAD PER PERMIT 5703 RED BUG LAKE RD | County | \$10,000 | 12/5/1997 | 10/1/1997 |
| 03729 | ECKERD-PHARMACY RENOVATIONS; PAD PER PERMIT 5645 RED BUG LAKE RD | County | \$50,000 | | 6/1/1997 |
| 01883 | WOODEN FENCE 5665 RED BUG LAKE RD | County | \$1,500 | | 3/1/1994 |
| 06255 | A FISH CONNECTION PERMIT ADDRESS IS 5703 RED BUG LAKE RD NO DESCRIP | County | \$6,000 | 10/4/1994 | 9/1/1994 |
| 01671 | INSTALL RANGE HOOD 5665 RED BUG LAKE RD | County | \$3,050 | | 3/1/1994 |
| 03116 | PRETZELS - SHED | County | \$5,000 | 7/26/1994 | 5/1/1994 |
| 06225 | INTERIOR PAD PER PERMIT 5659 RED BUG LAKE RD ADVANCED DENTAL CARE | County | \$40,000 | 11/20/1996 | 9/1/1996 |
| 00951 | WOOD FENCE | County | \$850 | | 2/1/1995 |
| 07940 | HAIR CUTTERY-RENOVATE SPRINKLER | County | \$932 | | 12/1/1994 |
| 07158 | SUES HALLMART | County | \$23,000 | | 11/1/1995 |
| 06752 | SALON INXS | County | \$14,880 | 2/1/1996 | 10/1/1995 |

| | | | | | |
|-------|--|----------------|-------------|------------|------------|
| 06773 | SUES HALLMART DEMO W/ELECTRIC | County | \$23,000 | | 10/1/1995 |
| 00866 | BRUEGGARS BAGELS | County | \$1,500 | | 2/1/1996 |
| 00042 | RADIO SHACK STORAGE S#205,206 | County | \$17,843 | 3/7/1995 | 1/1/1995 |
| 10794 | PAD PER PERMIT; 5655 RED BUG LAKE RD PUBLIX- WILLA SPRINGS VILLAGE SHOPPING | County | \$2,860,000 | 10/17/2001 | 12/1/2000 |
| 06399 | ELECTRICAL - PUBLIX GENERATOR; PAD PER PERMIT 5729 RED BUG LAKE RD | County | \$180,900 | | 6/13/2007 |
| 08652 | PLUMBING; PAD PER PERMIT 5687 RED BUG LAKE RD | County | \$0 | | 9/1/2001 |
| 06163 | WALL SIGN; PAD PER PERMIT 5701 RED BUG LAKE RD | County | \$0 | | 6/1/2002 |
| 07581 | INTERIOR REMODEL; PAD PER PERMIT 5661 TUSKAWILLA RD | County | \$8,900 | 12/30/1999 | 9/1/1999 |
| 06474 | DEMO INTERIOR; BRUGER'S BAGLES; PAD PER PERMIT 5661 RED BUG LAKE RD | County | \$0 | | 8/1/1999 |
| 05966 | RAKES ELECTRIC, INC | County | \$0 | | 6/28/2000 |
| 10583 | REROOF; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$1,500 | | 10/1/2002 |
| 11423 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$0 | | 11/1/2002 |
| 00997 | INSTALLATION & START-UP OF REFRIGERATION'S EQUIPMENT; PUBLIX; PAD PER PERMIT 1160 SR 434 | Winter Springs | \$200,071 | | 5/1/2002 |
| 06392 | ELECTRIC WIRING; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$0 | | 7/1/2001 |
| 05769 | WALL SIGN; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$0 | | 6/1/2001 |
| 08463 | WALL SIGN; PAD PER PERMIT 5665 RED BUG LAKE RD | County | \$0 | | 9/1/2001 |
| 08015 | ELECTRIC WIRING; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$0 | | 8/1/2001 |
| 05449 | INSTALL FIRE SPRINKLERS/MAIN | County | \$0 | | 6/1/2001 |
| 08970 | RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$0 | | 9/1/2001 |
| 00676 | CHANGE OF USE; SIHLE INSURANCE; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$2,000 | 2/21/2002 | 2/1/2002 |
| 10536 | DEMOLITION; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$0 | | 10/1/2002 |
| 01602 | ELECTRIC WIRING PAD PER PERMIT 5651 RED BUG LAKE RD | County | \$200 | | 2/1/2001 |
| 01604 | ELECTRIC WIRING PAD PER PERMIT 5653 RED BUG LAKE RD | County | \$200 | | 2/1/2001 |
| 02739 | INSTALL FIRE ALARM SYSTEM | County | \$910 | | 3/1/2001 |
| 06726 | CHANNEL WALL SIGN - EXCEL REALTY; PAD PER PERMIT 5705 RED BUG LAKE RD | County | \$2,100 | | 6/20/2007 |
| 08257 | RADIO SHACK SHELL ONLY | County | \$20,000 | 1/13/1995 | 12/1/1994 |
| 07505 | INTERIOR-HAIR CUTTERY | County | \$50,000 | 1/12/1995 | 11/1/1994 |
| 04705 | INTERIOR ALTERATION; SUITE #16; PAD PER PERMIT 5701 RED BUG LAKE RD | County | \$18,750 | 7/8/2002 | 5/1/2002 |
| 00983 | INSTALL FIRE SPRINKLER SYSTEM - PUBLIX; PAD PER PERMIT 1160 SR 434 | Winter Springs | \$46,300 | | 5/1/2002 |
| 09623 | CHANNEL LETTERS | County | \$0 | | 10/24/2000 |
| 09624 | WALL SIGN; PAD PER PERMIT 5695 RED BUG LAKE RD | County | \$0 | | 10/24/2000 |
| 02765 | DOUBLE FEE DEMO WALL; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$500 | | 4/1/1999 |
| 09324 | INTERIOR REMODEL; PAD PER PERMIT 5709 RED BUG LAKE RD | County | \$2,300 | | 8/21/2007 |
| 07206 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$2,200 | | 6/26/2003 |
| 01556 | PANERA BREAD; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$360,000 | 7/21/2003 | 2/1/2003 |
| 03392 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$1,800 | | 3/1/2003 |
| 08122 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$1,000 | | 7/18/2003 |
| 08964 | SIGN - UPS #3457; PAD PER PERMIT 5703 RED BUG LAKE RD | County | \$0 | | 8/11/2003 |
| 10912 | WALL SIGN - NAGUYA SUSHI; PAD PER PERMIT 5661 RED BUG LAKE RD | County | \$2,350 | | 9/25/2006 |
| 04843 | WALL SIGN; PAD PER PERMIT 5683 RED BUG LAKE RD | County | \$0 | | 4/27/2004 |
| 02497 | NEW STORE BUILDOUT; PAD PER PERMIT 5687 RED BUG LAKE RD | County | \$15,000 | 4/27/2004 | 3/8/2004 |
| 05546 | MAY CREATIVE INC - INTERIOR; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$10,000 | 7/22/2003 | 5/1/2003 |

| | | | | | |
|-------|---|--------|-----------|------------|------------|
| 07023 | SIGN FOR PANERA BREAD; PAD PER PERMIT 5723 RED BUG LAKE RD | County | \$0 | | 6/23/2003 |
| 01908 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$7,200 | | 2/1/2003 |
| 02510 | ELECTRICAL - LOW VOLT VOICE & DATA - PUBLIX LIQUOR STORE; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$4,600 | | 4/1/2010 |
| 08811 | LIQUOR STORE ADDITION; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$40,000 | 5/3/2010 | 11/5/2009 |
| 04792 | SECURITY SYSTEM- PERMIT PAD 5637 RED BUG LAKE RD | County | \$1,740 | | 6/15/2009 |
| 09938 | INTERIOR ALTERATIONS - LITTLE CEASER'S PIZZA; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$88,680 | 3/9/2010 | 12/28/2009 |
| 00095 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$2,314 | | 1/6/2010 |
| 13433 | INSTALL FIRE SPRINKLERS - WILLA CLEANERS; PAD PER PERMIT 5709 RED BUG LAKE RD | County | \$1,100 | | 12/26/2007 |
| 03444 | INSTALL FIRE SPRINKLERS | County | \$45,000 | | 4/1/2001 |
| 09285 | INTERIOR ALTERATION; PAD PER PERMIT 5685 RED BUG LAKE RD | County | \$75,000 | 11/12/2008 | 9/11/2008 |
| 05172 | MECHANICAL & CONDENSOR; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$4,500 | | 6/26/2009 |
| 01687 | INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$515 | | 3/9/2010 |
| 06034 | RELOCATE HEADS (ECKERD PHARMACY); PAD PER PERMIT 5645 RED BUG LAKE RD | County | \$1,200 | | 9/1/1997 |
| 00227 | FASCIA FOR MERLE NORMAN'S & ELEGANT NAILS; PAD PER PERMIT 5695 RED BUG LAKE RD | County | \$0 | | 1/1/1998 |
| 01407 | INSTALLING 750 GALLON GREASE TRAP - LITTLE CEASAR; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$4,875 | | 2/26/2010 |
| 05625 | INSTALL FIRE SPRINKLERS; PAD PER PERMIT 5705 RED BUG LAKE RD | County | \$1,000 | | 5/24/2007 |
| 03186 | REROOF PAD PER PERMIT 5637 REDBUG LAKE RD | County | \$18,500 | | 4/24/2009 |
| 03217 | FIRE SPRINKLERS | County | \$4,010 | | 4/27/2009 |
| 01182 | INSTALL FIRE SPRINKLERS - GREAT FRAME-UP?; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$2,255 | | 2/18/2010 |
| 06615 | INTERIOR ALTERATIONS; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$80,000 | 4/3/2009 | 6/20/2008 |
| 05568 | WALL SIGN - CHIPOTLE MEXICAN GRILL; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$1,800 | | 7/10/2009 |
| 03845 | MISC ELECTRIC WIRING; WILLA SPRINGS VILLAGE SHOPPING CENTER | County | \$0 | | 4/1/2000 |
| 02003 | COVERED PATIO W/ALUMINUM ROOF & FOOTERS; PRETZELS GRILL; PAD PER PERMIT 5667 RED BUG LAKE RD | County | \$17,500 | | 2/25/2004 |
| 02493 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5665 RED BUG LAKE RD | County | \$716 | | 3/1/2003 |
| 09735 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5729 RED BUG LAKE RD | County | \$1,400 | | 8/25/2004 |
| 06668 | SIGN; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$0 | | 6/1/2003 |
| 10787 | PAD PER PERMIT; 5655 RED BUG LAKE RD DEMOLITION | County | \$6,000 | | 12/1/2000 |
| 04610 | TENANT BUILDOUT; PAD PER PERMIT 5705 RED BUG LAKE RD | County | \$10,000 | 7/17/2007 | 5/1/2007 |
| 00417 | LED SINGLE-FACE WALL SIGN - PUBLIX LIQUOR; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$2,500 | | 1/20/2010 |
| 01348 | RANGEHOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$3,300 | | 2/24/2010 |
| 00323 | SINGLE FACED WALL SIGN; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$3,368 | | 1/18/2010 |
| 09603 | INTERIOR ALTERATION - MASSAGE SPA; PAD PER PERMIT 5641 RED BUG LAKE RD | County | \$250,000 | 3/20/2009 | 9/18/2008 |
| 11701 | INSTALL ELECTRICAL FOR SIGN - CHIPOTLE MEXICAN GRILL; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$1,823 | | 12/1/2008 |
| 08815 | CHINA FUN - PARTITIONS & COUNTER TOP | County | \$450 | 10/6/2000 | 9/26/2000 |
| 10275 | INSTALL FIRE SPRINKLERS | County | \$1,322 | | 10/8/2008 |
| 10282 | WALL SIGN RITA'S ICE CUSTARD | County | \$2,200 | | 10/8/2008 |
| 07284 | INTERIOR REMODEL - KAISOU FUSION REST; PAD PER PERMIT 5659 RED BUG LAKE RD | County | \$30,000 | 10/15/2004 | 6/22/2004 |
| 00141 | WALL SIGN - HAND & STONE; PAD PER PERMIT 5641 RED BUG LAKE RD | County | \$1,900 | | 1/8/2009 |
| 12086 | LOW VOLTAGE SOUND SYSTEM; PAD PER PERMIT 5641 RED BUG LAKE RD | County | \$1,500 | | 12/12/2008 |
| 03354 | INSTALL CCTV VIDEO SURVEILLANCE SYSTEM - PUBLIX LIQUOR STORE; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$5,985 | | 4/28/2010 |
| 09203 | INTERIOR ALTERATION - CHIPOLTE MEXICAN GRILL; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$190,000 | 7/15/2009 | 9/9/2008 |

| | | | | | |
|-------|--|--------|-----------|-----------|------------|
| 02125 | INSTALL 2 REFRIDGERATOR CASES - PUBLIX LIQUOR STORE; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$4,000 | | 3/22/2010 |
| 03261 | INSTALL REFRIGERATOR & WALK-IN COOLER - CHIPOTLE; PAD PER PERMIT 5637 RED BUG LAKE RD | County | \$1,850 | | 4/29/2009 |
| 00146 | ADD & RELOCATE FIRE SPRINKLER - MASSAGE SPA; PAD PER PERMIT 5641 RED BUG LAKE RD | County | \$2,694 | | 1/8/2009 |
| 03271 | RANGE HOOD PERMIT PAD 5637 RED BUG LAKE RD | County | \$6,500 | | 4/29/2009 |
| 03695 | RANGE HOOD SUPPRESSION SYS-PERMIT PAD 5637 RED BUG LAKE RD | County | \$950 | | 5/11/2009 |
| 00171 | INTERIOR ALTERATION - CHANGE OF USE - 5685 RED BUG LAKE RD | County | \$20,000 | 4/8/2015 | 1/7/2015 |
| 00914 | WALL SIGN - 5685 RED BUG LAKE RD | County | \$4,500 | | 1/29/2015 |
| 07770 | RELOCATE EXISTING DEVICES & ADD NEW SMOKE | County | \$2,304 | | 9/30/2011 |
| 08412 | ADD & RELOCATE FIRE SPRINKLER HEADS FOR INTERIOR REMODEL | County | \$2,400 | | 10/27/2011 |
| 01336 | INTERIOR ALTERATION - JERSEY MIKE'S SUBS - 5697 RED BUG LAKE RD | County | \$75,000 | 8/27/2013 | 2/25/2013 |
| 05604 | INSTALL FIRE SUPPRESSION SYSTEM RANGE HOOD - 5697 RED BUG LAKE RD | County | \$900 | | 7/3/2013 |
| 02874 | CHANGEOUT EXISTING GREASE HOOD, EXHAUST FAN, & MAKE UP AIR FAN - 5665 RED BUG LAKE RD | County | \$12,000 | | 4/2/2014 |
| 04688 | WALL SIGN - JERSEY MIKE'S SUBS - 5697 RED BUG LAKE RD | County | \$2,200 | | 6/7/2013 |
| 10158 | MECHANICAL | County | \$19,000 | | 12/5/2013 |
| 09139 | ELECTRICAL - REPLACE DISCONNECT - BAD JAWS - 200A - JERSHEY MIKE'S SUB - 5697 RED BUG LAKE RD | County | \$1,759 | | 10/31/2013 |
| 00002 | PANERA BREAD | County | \$130,016 | 8/1/2014 | 1/2/2014 |
| 03786 | INTERIOR HANGING NEON SIGN FOR PUBLIX LIQUORS - 5681 RED BUG LAKE RD | County | \$750 | | 5/21/2012 |
| 02795 | REPLACE FENCE; PAD PER PERMIT 5607 RED BUG LAKE RD | County | \$11,563 | | 3/19/2008 |
| 03137 | ELECTRICAL | County | \$14,275 | | 4/27/2012 |
| 07591 | REPIPE EXISTING FIRE SUPPRESSION SYSTEM - FLANNIGANS - 5665 RED BUG LAKE RD | County | \$1,400 | | 9/6/2013 |
| 07285 | INSTALL 2 SETS OF TENANT VINYL ONTO THE EXISTING FACES OF THE D/F MONUMENT SIGN - 5665 RED BUG LAKE RD | County | \$2,300 | | 8/26/2013 |
| 01670 | FIRE SUPPRESION SYSTEMS 5665 RED BUG LAKE RD | County | \$1,200 | | 3/1/1994 |
| 02356 | MECHANICAL & CONDENSOR | County | \$199,482 | | 3/1/2001 |
| 10093 | SIGN - SPY GEEKS; PAD PER PERMIT 5705 RED BUG LAKE RD | County | \$2,300 | | 10/20/2008 |
| 06960 | WALL SIGN; PAD PER PERMIT 5681 RED BUG LAKE RD - IMPORTS/EXPORTS | County | \$2,495 | | 6/30/2008 |
| 02732 | REPLACE 750 GALLON GREASE TRAP SIZE FOR SIZE - CHINA FUN RESTAURANT; PAD PER PERMIT 5683 RED BUG LAKE RD | County | \$8,000 | | 4/14/2011 |
| 04006 | WALL SIGN - OPTICAL OUTLET; PAD PER PERMIT 5705 RED BUG LAKE RD | County | \$2,190 | | 5/20/2011 |
| 02750 | INSTALL UL300 WET CHEMICAL SYSTEM - FLANNIGANS | County | \$2,450 | | 3/28/2014 |
| 01977 | INSTALLING SPRINKLER MONITORING SYSTEM | County | \$2,000 | | 3/19/2009 |
| 04522 | ILLUMINATED WALL SIGN - MATHNASIUM; PAD PER PERMIT 5685 RED BUG LAKE RD | County | \$3,980 | | 6/7/2011 |
| 06401 | ADD & RELOCATE FIRE SPRINKLER SYSTEM - JERSEY MIKES - 5697 RED BUG LAKE RD | County | \$2,850 | | 7/30/2013 |
| 06959 | AUDIO/VIDEO BURGLAR ALARM - 5697 RED BUG LAKE RD | County | \$1,800 | | 8/15/2013 |
| 07392 | ALTERATION OF REFRIDGERATION EQUIPMENT | County | \$261,912 | | 9/14/2011 |
| 04338 | INTERIOR ALTERATION - MATHNASIUM BOOK STORE; PAD PER PERMIT 5685 RED BUG LAKE RD | County | \$9,250 | 7/27/2011 | 6/1/2011 |
| 05237 | CHANGING WIRE ON EXISTING CHAIN-LINK FENCE; PAD PER PERMIT 2400 HOWELL BRANCH RD | County | \$9,395 | | 6/27/2011 |
| 05232 | INTERIOR ALTERATION - PUBLIX | County | \$550,000 | 1/25/2012 | 6/27/2011 |
| 02343 | ADD 2 HEADS, PLUG 1 HEAD; TED E BEAR (WILLOW SPRINGS CENTER); PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$300 | | 4/1/1998 |
| 02554 | REROOF CANOPIES FOR ALL BUILDING | County | \$32,950 | | 4/1/1995 |
| 05615 | DEMO INTERIOR RED TAG; PAD PER PERMIT 5701 RED BUG LAKE RD | County | \$500 | | 7/1/1998 |
| 07591 | REPLACE EXISTING AIR HANDLER PAD ON PERMIT...5693 RED BUG LAKE RD WILLA SPRINGS VILLAGE | County | \$2,300 | | 11/1/1994 |
| 02157 | INTERIOR TED E BEAR; PAD PER PERMIT 5681 RED BUG LAKE RD | County | \$2,800 | 5/12/1998 | 3/1/1998 |

| | | | | | |
|-------|---|----------------|-----------|------------|------------|
| 07197 | MODIFY EXISTING FIRE SPRINKLER SYSTEM - ADD/RELOCATE FIRE SPRINKLER HEADS PER NFPA-13 - T-MOBILE - 5691 RED BUG LAKE RD | County | \$3,400 | | 6/21/2016 |
| 08426 | INTERIOR BUILD OUT NEED CC - 5705 RED BUG LAKE RD | County | \$135,000 | 10/28/2016 | 7/20/2016 |
| 10264 | FIRE SPRINKLER - 5705 RED BUG LAKE RD | County | \$2,270 | | 9/1/2016 |
| 10855 | REROOF - 5681 RED BUG LAKE RD | County | \$214,935 | | 9/19/2016 |
| 12253 | INSTALLATION OF 1 ILLUMINATED WALL SIGN - CONNECT TO EXISTING DEDICATED CIRCUIT ONLY - 120V/20AMP - HAIR CUTTERY - 5699 RED BUG LAKE RD | County | \$2,200 | | 10/24/2016 |
| 03747 | FIRE SUPPRESSION | County | \$2,475 | | 3/24/2017 |
| 09466 | CUT BACK 2 SP RELOCATE 1 AD 1; PAD PER PERMIT 5701 RED BUG LAKE RD | County | \$356 | | 12/1/1998 |
| 07643 | EXTERIOR WALL LETTERS & CONNECTING TO EXISTING ELECTRICAL - SMOOTHIE KING - 5705 RED BUG LAKE RD | County | \$4,100 | | 6/30/2016 |
| 00868 | KITCHEN HOOD, WELDED DUCT WORK, & FIRE WRAP INSULATION | County | \$10,800 | | 1/24/2017 |
| 10136 | PHILLY CONNECTION REST-INTER 5967 RED BUG LAKE RD | County | \$38,000 | 1/13/1994 | 11/1/1993 |
| 03949 | PRETZELS - FIRE PROTECTION | County | \$650 | | 6/1/1994 |
| 06689 | FIRE SPRINKLERS; DENTAL OFFICE; PAD PER PERMIT 5659 RED BUG LAKE RD | County | \$875 | | 10/1/1996 |
| 10791 | PARKING GARAGES-OPEN TO PUBLIC | County | \$152,700 | | 12/1/2000 |
| 07420 | ELEGANT NAILS; PAD PER PERMIT 5695 RED BUG LAKE RD PERMIT DOES NOT STATE WORK DESCRIPTION CO DATE 01/14/97 | County | \$17,000 | | 11/1/1996 |
| 05954 | GET HEALTHY DEMO; CEILING; PARTITION; PAD PER PERMIT 5701 RED BUG LAKE RD | County | \$5,200 | 12/23/1998 | 7/1/1998 |
| 00918 | INSTALL 1500' OF ARCH & BORDER NEON INSIDE THE PUBLIX STORE; PAD PER PERMIT 1160 SR 434 | Winter Springs | \$30,626 | | 5/1/2002 |
| 09127 | RANGE HOOD; PAD PER PERMIT 5661 TUSKAWILLA RD | County | \$4,800 | | 11/1/1999 |
| 09626 | SIDING/AWNINGS/AL ROOF/CANOPY; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$117,000 | | 10/1/2001 |
| 11647 | MECHANICAL & CONDENSOR; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$2,400 | | 12/1/2002 |
| 11674 | MECHANICAL & CONDENSOR; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$9,179 | | 12/1/2002 |
| 11219 | ALTERATION; PAD PER PERMIT 1430 TUSKAWILLA RD | County | \$750 | | 11/1/2002 |
| 08663 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$27,606 | | 9/1/2001 |
| 05946 | ELECTRIC - WIRING FOR BURGLAR ALARM & CCTV SYSTEM - 5691 RED BUG LAKE RD | County | \$5,946 | | 5/24/2016 |
| 03175 | INTERIOR TENANT SPACE AT WILLA SPRINGS - 5691 RED BUG LAKE RD | County | \$177,000 | 7/15/2016 | 3/23/2016 |
| 08297 | FIRE SPRINKLERS; PAD PER PERMIT 5695 RED BUG LAKE RD; ELEGANT NAILS | County | \$600 | | 12/1/1996 |
| 02058 | ADD & RELOCATE FIRE SPRINKLER SYSTEM PER NFPA 13/2010 | County | \$4,400 | | 2/17/2017 |
| 14702 | MECHANICAL | County | \$199,696 | | 12/22/2016 |
| 11902 | REMODEL PUBLIX | County | \$650,000 | | 10/14/2016 |
| 04807 | SIGN - 5613 RED BUG LAKE RD | County | \$416 | | 4/14/2017 |
| 01838 | FIRE ALARM SYSTEM | County | \$3,646 | | 2/13/2017 |
| 10724 | BLACK 78' X 4' ALUMINUM FENCE W/GATE - 5665 RED BUG LAKE RD | County | \$5,110 | | 9/22/2015 |
| 10983 | PAD PER PERMIT; 5711 RED BUG LAKE RD ADD/ALT | County | \$2,000 | | 12/1/2000 |
| 05575 | WALL SIGN - 5691 RED BUG LAKE RD | County | \$4,730 | | 5/16/2016 |
| 13868 | NEW SIGN LETTERS - LED - 5681 RED BUG LAKE RD | County | \$2,275 | | 12/1/2016 |
| 07681 | ELECTRICAL - 5691 RED BUG LAKE RD | County | \$2,400 | | 7/1/2016 |
| 04430 | ROTTED BEAMS AT TRELLIS OVERHANG; PAD PER PERMIT 5713 RED BUG LAKE RD | County | \$17,000 | | 5/12/2000 |
| 20253 | FIRE SPRINKLER- 5687 RED BUG LAKE RD | County | \$2,900 | | 12/21/2018 |
| 20674 | MECHANICAL- 5655 RED BUG LAKE RD | County | \$5,225 | | 12/19/2018 |
| 15403 | IMPROVEMENTS- 5687 RED BUG LAKE RD | County | \$100,000 | 1/24/2019 | 11/26/2018 |
| 12106 | MECHANICAL | County | \$3,450 | | 8/2/2018 |
| 18408 | SIGN- 5687 RED BUG LAKE RD | County | \$1,000 | | 1/17/2019 |

| | | | | | |
|-------|--|--------|-------------|-----------|------------|
| 00384 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$500 | | 1/1/2002 |
| 10603 | ADDITION; PAD PER PERMIT 5717 RED BUG LAKE RD | County | \$372,000 | | 10/1/2002 |
| 00141 | CLEANERS 5711 AND 5709 (PERMIT SEZ 5711 RED BUG LAKE RD) | County | \$2,400 | | 1/1/1996 |
| 03391 | INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 5711 RED BUG LAKE RD | County | \$2,700 | | 3/1/2003 |
| 07793 | FIRE SPRINKLERS; MAILBOXES ETC; PAD PER PERMIT 5703 RED BUG LAKE RD | County | \$450 | | 11/1/1997 |
| 09830 | INSTALL FIRE SUPPRESSION SYSTEM - PUBLIX; PAD PER PERMIT 5661 RED BUG LAKE RD | County | \$2,265 | | 8/27/2004 |
| 08892 | FUSION SIGN FOR KAI SON; PAD PER PERMIT 5661 RED BUG LAKE RD | County | \$3,570 | | 8/3/2004 |
| 11179 | RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5661 RED BUG LAKE RD | County | \$600 | | 12/1/2000 |
| 00864 | INSTALL FIRE SPRINKLERS/MAIN; WILLA SPRINGS VILLAGE; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$6,000 | | 2/1/2001 |
| 07221 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 5655 RED BUG LAKE RD | County | \$1,800 | | 7/1/2001 |
| 02265 | INSTALL CHANNEL LETTERS ON BLDG FASCIA; PAD PER PERMIT 5689 RED BUG LAKE RD | County | \$2,120 | | 2/28/2006 |
| 04942 | NEON TUBING & TRANSFORMERS ONLY | County | \$29,797 | | 5/1/2001 |
| 02239 | SIGN | County | \$1,200 | | 2/26/2019 |
| 17625 | ELECTRICAL | County | \$69,213 | | 12/14/2017 |
| 00922 | 5661 RED BUG LAKE RD: MECHANICAL - COMMERCIAL- | County | \$12,000 | | 1/21/2020 |
| 03309 | 5661 RED BUG LAKE RD: DEMO COMMERCIAL PARTIAL- | County | \$350 | | 3/6/2020 |
| 02615 | 5661 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign installation | County | \$6,000 | | 4/17/2020 |
| 13476 | 5711 RED BUG LAKE RD: DEMO COMMERCIAL PARTIAL- | County | \$350 | | 8/20/2020 |
| 14697 | 5607 RED BUG LAKE RD: FENCE/WALL COMMERCIAL-Fence replacement | County | \$15,000 | | 10/7/2020 |
| 02485 | 5717 RED BUG LAKE RD: ALTERATION COMMERCIAL-NEED CC | County | \$75,000 | 12/9/2022 | 4/15/2022 |
| 06286 | 5683 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)- | County | \$1,950 | | 5/2/2022 |
| 08948 | 5691 RED BUG LAKE RD: ALTERATION COMMERCIAL-EXISTING BLOCK BUILDING - HAND AND STONE FACIAL SPA | County | \$350,000 | 2/9/2023 | 7/20/2022 |
| 12401 | 5701 RED BUG LAKE RD: ALTERATION COMMERCIAL-LEVEL 2 INT ALT, CC ONLY - ORANGE THEORY FITNESS | County | \$250,000 | 6/27/2023 | 8/23/2022 |
| 04812 | 5701 RED BUG LAKE RD: ALTERATION COMMERCIAL-COMMERCIAL RETAIL NEED CC - ORANGE THEORY FITNESS | County | \$40,000 | 2/9/2023 | 10/5/2022 |
| 16153 | 5691 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-Low-Voltage | County | \$2,400 | | 10/12/2022 |
| 15177 | 5691 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-HAND & STONE MASSAGE AND FACIAL SPA | County | \$2,495 | | 10/18/2022 |
| 00408 | 5681 RED BUG LAKE RD: ALTERATION COMMERCIAL-LEVEL 2 ALT CC WINTER SPGS VILLAGE - PUBLIX LIQUOR REMODEL | County | \$250,000 | | 1/10/2023 |
| 23450 | 5655 RED BUG LAKE RD: ALTERATION COMMERCIAL-MERCHANTILE NEED CC WILL SPGS VILLAGE PUBLIX - ENCLOSE 767 SF OF EXISTING COVERED LOADING DOCK/INTERIOR RENO | County | \$1,018,000 | | 1/10/2023 |
| 21559 | 5661 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Commercial Retail - Masonry Pilaster | County | \$5,400 | | 1/20/2023 |
| 20582 | 5655 RED BUG LAKE RD: ALTERATION COMMERCIAL-CHG OF OCC CO REQ WILLA SPGS VILLAGE - UNIT 5687 - SUGARING NYC | County | \$125,000 | 7/20/2023 | 2/24/2023 |
| 04459 | 5687 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Wall Sign [FIRST CHOICE MEDICAL CENT] | County | \$8,370 | | 3/30/2023 |
| 04969 | 5685 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Wall Sign | County | \$9,850 | | 4/7/2023 |
| 04195 | 5701 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Wall Sign | County | \$2,100 | | 4/13/2023 |
| 05595 | 5705 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign Plans | County | \$2,200 | | 4/14/2023 |
| 04197 | 1434 TUSKAWILLA RD: SIGN (POLE,WALL,FACIA)-TENANT FACE CHANGES | County | \$0 | | 4/26/2023 |
| 03326 | 5641 RED BUG LAKE RD: ALTERATION COMMERCIAL-INT ALT LEVEL 2 CC no CO | County | \$205,000 | 9/19/2023 | 5/15/2023 |
| 00508 | 5705 RED BUG LAKE RD: ALTERATION COMMERCIAL-ALTERATION OF EXISTING TENANT SPACE (SOFRESH) | County | \$200,000 | | 6/2/2023 |
| 13362 | 5655 RED BUG LAKE RD: SIDING / ROOF OVER-Roofover CC | County | \$355,247 | | 8/29/2023 |
| 12946 | 5717 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign | County | \$1,800 | | 9/5/2023 |
| 14064 | 5641 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL- | County | \$3,350 | | 9/12/2023 |

| | | | | |
|-------|--|--------|-------------|------------|
| 14095 | 5695 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-Sign [FIRST CHOICE MEDICAL CENT] | County | \$6,350 | 9/14/2023 |
| 14083 | 5641 RED BUG LAKE RD: ELECTRICAL - COMMERCIAL-For Eyes (Commercial) | County | \$9,895 | 9/21/2023 |
| 15622 | 5639 RED BUG LAKE RD: REROOF COMMERCIAL-Shopping Center-Reroof | County | \$67,000 | 10/10/2023 |
| 14301 | 5639 RED BUG LAKE RD: ALTERATION COMMERCIAL-RENOVATION TO EXISTING SHOPPING CENTER (STUCCO REPLACEMENT) | County | \$1,300,000 | 10/25/2023 |
| 17215 | 5723 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-FIRST WATCH | County | \$5,500 | 12/18/2023 |
| 18161 | 5637 RED BUG LAKE RD: SIGN (POLE,WALL,FACIA)-2 Wall Signs | County | \$2,160 | 1/22/2024 |
| 15809 | 5723 RED BUG LAKE RD: ALTERATION COMMERCIAL-BLDG SHELL AND STRUCTURAL SYS EXISTING - FIRST WATCH @ WILLA SPRINGS VILLAGE | County | \$750,000 | 2/7/2024 |

| Extra Features | | | | |
|-----------------------------|------------|---------|-----------|-----------|
| Description | Year Built | Units | Value | New Cost |
| BLOCK WALL | 02/01/2001 | 100 | \$414 | \$920 |
| 4' CHAIN LINK FENCE | 02/01/2001 | 132 | \$411 | \$1,028 |
| 10' CHAIN LINK FENCE | 02/01/2001 | 87 | \$678 | \$1,694 |
| CANOPY AVG COMM | 02/01/2003 | 650 | \$3,274 | \$8,184 |
| IRON FENCE | 02/01/2003 | 116 | \$506 | \$1,012 |
| COMMERCIAL ASPHALT DR 2 IN | 02/01/1981 | 72,326 | \$70,880 | \$177,199 |
| WALKS CONC COMM | 02/01/2003 | 1,310 | \$3,053 | \$6,105 |
| ALUM FENCE | 02/01/2015 | 312 | \$1,542 | \$1,928 |
| LOAD WELL | 02/01/2001 | 2,184 | \$2,025 | \$4,499 |
| CANOPY AVG COMM | 02/01/2003 | 220 | \$1,108 | \$2,770 |
| CANOPY AVG COMM | 02/01/2003 | 1,202 | \$6,053 | \$15,133 |
| CANOPY GOOD COMM | 02/01/2003 | 884 | \$5,343 | \$13,357 |
| CANOPY AVG COMM | 02/01/2003 | 1,505 | \$7,579 | \$18,948 |
| POLE LIGHT 2 ARM | 02/01/1981 | 20 | \$72,100 | \$72,100 |
| COMMERCIAL CONCRETE DR 4 IN | 02/01/2001 | 33,906 | \$71,101 | \$158,002 |
| COMMERCIAL ASPHALT DR 2 IN | 02/01/2001 | 234,294 | \$258,309 | \$574,020 |

| 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 |
| 27.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------|-----------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 1 - Bob Dallari | Dist 7 - Cory Mills | Dist 38 - DAVID SMITH | Dist 10 - Jason Brodeur | 66 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Red Bug | Tuskawilla | Lake Howell |



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

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

Receipt Details

Date: 2/23/2024 1:40:19 PM
Project: 24-80000019
Credit Card Number: 41*****9114
Authorization Number: 213204
Transaction Number: 230224C18-5B61D3E9-BD4E-48A7-A9D1-FA1897250CE8
Total Fees Paid: 52.50

Fees Paid

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

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

| | | |
|--|---|----------------------------|
| PROJECT NAME: | FIRST WATCH - PRE-APPLICATION | PROJ #: 24-80000019 |
| APPLICATION FOR: | DR - PRE-APPLICATION DRC | |
| APPLICATION DATE: | 2/26/24 | |
| RELATED NAMES: | EP SARAH OKERSTROM | |
| PROJECT MANAGER: | ANNE SILLAWAY (407) 665-7936 | |
| PARCEL ID NO.: | 24-21-30-300-020G-0000 | |
| PROJECT DESCRIPTION | PROPOSED SITE PLAN FOR AN OPEN-AIR PATIO AND ACCESSIBLE PARKING ON 10.10 ACRES IN THE C-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF RED BUG LAKE RD | |
| NO OF ACRES | 10.10 | |
| BCC DISTRICT | 1-Bob Dallari | |
| CURRENT ZONING | C-1 | |
| LOCATION | ON THE WEST SIDE OF TUSKAWILLA RD, SOUTH OF RED BUG LAKE RD | |
| FUTURE LAND USE- | COM | |
| SEWER UTILITY | SEMINOLE COUNTY UTILITIES | |
| WATER UTILITY | SEMINOLE COUNTY UTILITIES | |
| APPLICANT: | CONSULTANT: | |
| SARAH OKERSTROM CDS DEVELOPMENT 16775 ADDISON RD, STE 550 ADDISON TX 75001 (469) 897-5897 SOKERSTROM@CDSDEVELOPMENT.COM | | N/A |

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

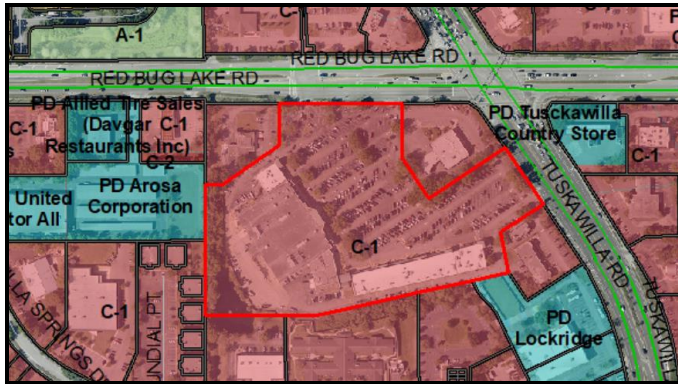
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

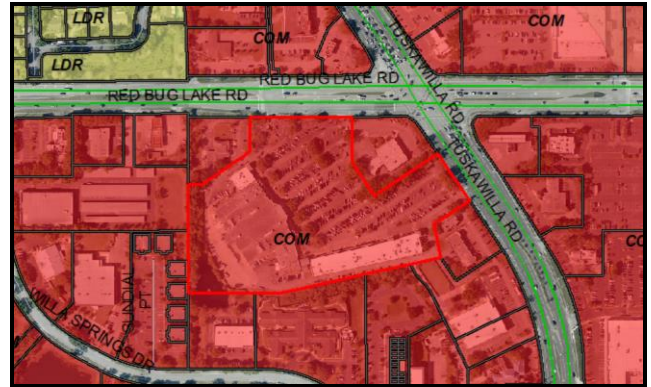
- The subject site has a Commercial Future Land Use with C-1 (Retail Commercial) zoning. The Commercial Future Land Use allows a maximum Floor Area Ratio (F.A.R.) of 0.35.
- The proposed covered patio will require approval of a Small Site Plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

| NO. | REVIEWED BY | TYPE | STATUS |
|-----|--------------------------|--|-----------|
| 1. | Buffers and CPTED | Buffer information can be found here: http://www.seminolecountyfl.gov/core/fileparse.php/3295/urlt/bufferingbooklet.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 | Info Only |
| 2. | Buffers and CPTED | Please refer to the SCLDC sections 30.1282 and 30.1284 on opacity and plant units. | Info Only |
| 3. | Buffers and CPTED | A full buffer review will be done at time of site plan review. | Info Only |
| 4. | Building Division | Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes. | Info Only |
| 5. | Building Division | Type of use and size of building may require fire sprinklers and fire alarms. | Info Only |
| 6. | Building Division | Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6. | Info Only |
| 7. | Building Division | A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. The accessible parking spaces as shown do not meet the minimum requirements of the 8th Ed. 2023 FBC Accessibility sec. 208 and 502. | Info Only |
| 8. | Building Division | Additional restroom fixtures may be required based upon the total occupant load of the structure with the new exterior seating. 2023 FPC. | Info Only |
| 9. | Environmental Services | There appears to be a sanitary sewer manhole that was mistakenly paved over in the past. This manhole (called sanitary sewer manhole No.2 in the attached file) will need to be brought up to grade as a part of the site improvements of this project. It is located near the eastern end of the "no parking, fire lane" striped area in front of the proposed First Watch location. Please see the file "Willa Springs Addition Panera Bread 2003" in the Resources folder on eplan for reference. | Info Only |
| 10. | Planning and Development | The proposed additional seating may require additional parking. At the time of Site Plan review the Applicant must demonstrate compliance with the Seminole County Land Development parking requirements by providing a parking calculation | Info Only |

| | | | |
|-----|------------------------------|---|-----------|
| | | breakdown. | |
| 11. | Planning and Development | <p>INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:</p> <p>http://www.seminolecountyfl.gov/guide/codes.asp</p> <p>Seminole County Planning & Development:</p> <p>http://www.seminolecountyfl.gov/gm/</p> | Info Only |
| 12. | Planning and Development | <p>The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html</p> | Info Only |
| 13. | Planning and Development | <p>Parking requirements for the subject use are: 1 parking space for every 250 square feet of gross floor area. Please refer to the Parking and landscaping requirement can be found in SCLDC (Seminole County Land Development Code) Part 64 Chapter 30.</p> | Info Only |
| 14. | Public Safety - Fire Marshal | <p>Type of use and size of building may require fire sprinklers and fire alarms.</p> | Info Only |
| 15. | Public Safety - Fire Marshal | <p>Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.</p> | Info Only |
| 16. | Public Works - Engineering | <p>No issues noted with traffic. Please note that ADA access will have to be evaluated and any no compliant ADA will have to be addressed.</p> | Info Only |
| 17. | Public Works - Engineering | <p>No specific issues noted for stormwater as long as there is no new impervious area proposed. Any new impervious areas will have to be addressed for stormwater.</p> | Info Only |

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

| DEPARTMENT | STATUS | REVIEWER |
|---------------------------------|--------------------|-------------------|
| Public Works - Impact Analysis | No Review Required | William Wharton |
| Environmental Services | Review Complete | James Van Alstine |
| Planning and Development | Review Complete | Annie Sillaway |
| Comprehensive Planning | No Review Required | Tyler Reed |
| Environmental - Impact Analysis | No Review Required | Becky Noggle |
| Public Safety - Fire Marshal | Review Complete | Matthew Maywald |
| Public Works - Engineering | Review Complete | Jim Potter |
| Buffers and CPTED | Review Complete | Maya Athanas |
| Natural Resources | No Review Required | Sarah Harttung |
| Building Division | Review Complete | 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 |