



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda**

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**Wednesday, March 20, 2024**

**9:00 AM**

**Room 3024 and hybrid TEAMS  
option**

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

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**File Number: 2024-0271**

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**Title:**

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

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**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**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

**PROJECT**

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

**APPLICANT**

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

**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: <u>3/8</u>	COM DOC DUE: <u>3/14</u>	DRC MEETING: <u>3/20</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1AA</u>	FLU: <u>LDR</u>	LOCATION: <u>on the south west corner of Tangerine St &amp; Presview Ave</u>
W/S: <u>Seminole / City of Altamonte</u>	BCC: <u>3: Constantine</u>	

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.

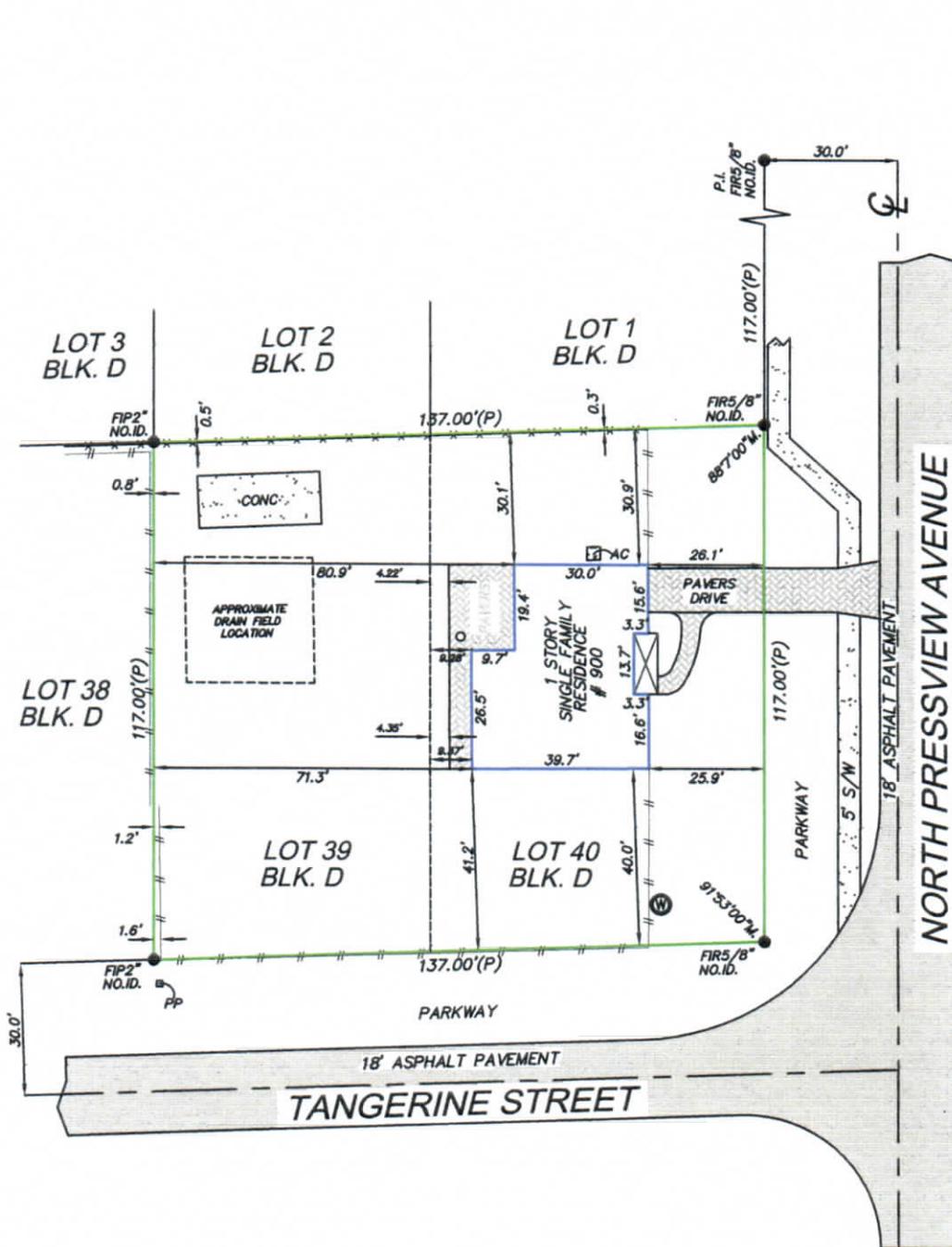
Map Number 12117C Panel: 0145

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

## Value Summary

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

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



## 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

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\*

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

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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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](mailto: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](#).

<b>PROJECT NAME:</b>	<b>TANGERINE ST (LOT 39) - PRE-APPLICATION</b>	<b>PROJ #: 24-80000030</b>
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	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
MARGUERITTE TAHOULAKIAN 745 W PINWOOD CT LAKE MARY FL 32746 (407) 985-8866 MARTAHO123@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

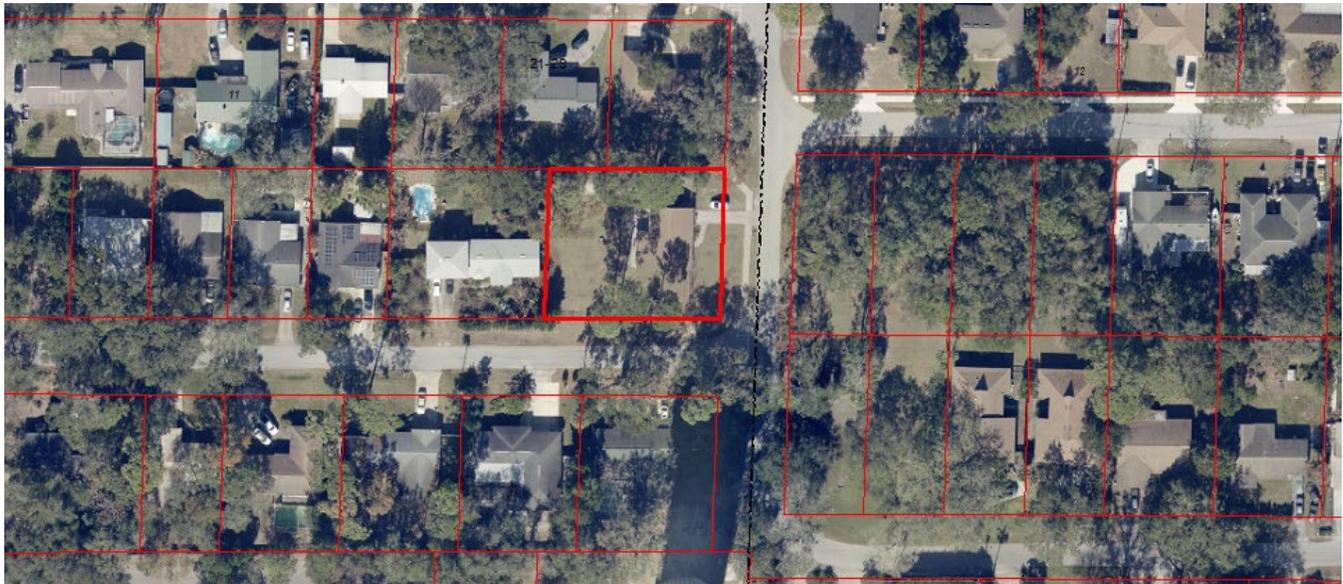
Zoning



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: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	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: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Public Works - Engineering	Vladimir Simonovski	Phone: 407-665-5762 Email: <a href="mailto:vsimonovski@seminolecountyfl.gov">vsimonovski@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine	Phone: 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton	Phone: 407-665-5730 Email: <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Comprehensive Planning	Tyler Reed	Phone: 407-665-7398 Email: <a href="mailto:treed@seminolecountyfl.gov">treed@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald	Phone: 407-665-2024 Email: <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung	Phone: 407-665-7391 Email: <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas	Phone: 407-665-7388 Email: <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Building Division	Jay Hamm	Phone: 407-665-7468 Email: <a href="mailto:jhamm@seminolecountyfl.gov">jhamm@seminolecountyfl.gov</a>

## RESOURCE INFORMATION

### **Seminole County Land Development Code:**

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

### **Seminole County Comprehensive Plan:**

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

### **Development Services:**

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

### **Wekiva Consistency form:**

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

### **Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

### **Seminole County Wetland Information:**

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

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

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

#### **Cities:**

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

#### **Other Agencies:**

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

#### **Other Resources:**

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-0269**

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**Title:**

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

**Project Number:** 24-80000020

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**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**

<input type="checkbox"/> 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 <del>SR FUTURE USE</del>	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



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 Tunncliffe 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 Tunncliffe 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

<b>Parcel</b>	13-20-30-501-0000-3580
<b>Owner(s)</b>	HOME BRIDGE REAL ESTATE LLC
<b>Property Address</b>	S SANFORD AVE SANFORD, FL 32773
<b>Mailing</b>	115 JORNADA LOOP SANTA FE, NM 87508-8263
<b>Subdivision Name</b>	PINE CREST
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$99,560	\$99,560
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$99,560	\$99,560
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$63,118
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$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

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# 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

## Value Summary

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

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

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$351.97</b>
<b>2023 Tax Bill Amount</b>	<b>\$351.97</b>

\* 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

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# 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

<b>Parcel</b>	13-20-30-501-0000-3340
<b>Owner(s)</b>	HOME BRIDGE REAL ESTATE LLC
<b>Property Address</b>	SANFORD, FL 32773
<b>Mailing</b>	115 JORNADA LOOP SANTA FE, NM 87508-8263
<b>Subdivision Name</b>	PINE CREST
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$100	\$100
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$100	\$100
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$100	\$100

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$1.33</b>
<b>2023 Tax Bill Amount</b>	<b>\$1.33</b>

\* 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
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## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
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

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

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto: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**

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

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

<b>PROJECT NAME:</b>	<b>PINE CREST PARCEL SPLIT - PRE-APPLICATION</b>	<b>PROJ #: 24-8000020</b>
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	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
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.

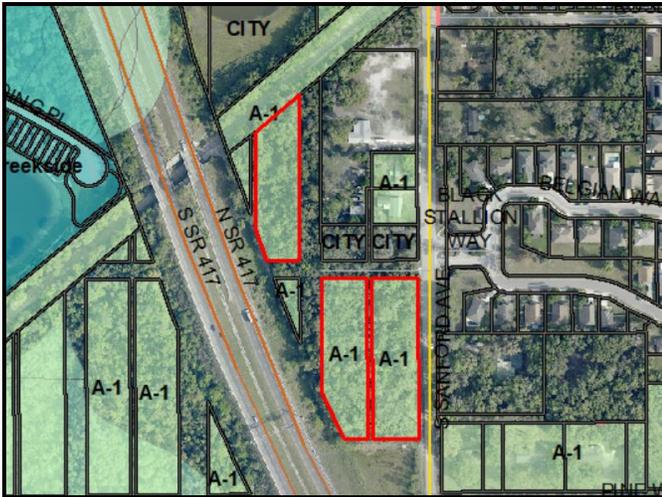
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## PROJECT MANAGER COMMENTS

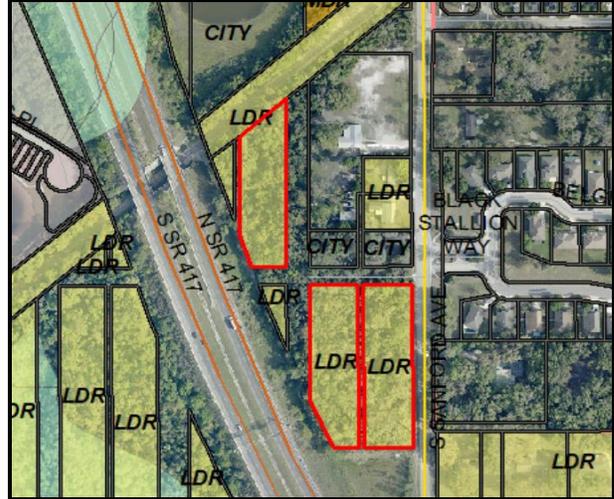
- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- The Low Density Residential Future Land Use allows a maximum density of four (4) dwelling units per net buildable acres.

## PROJECT AREA ZONING AND AERIAL MAPS

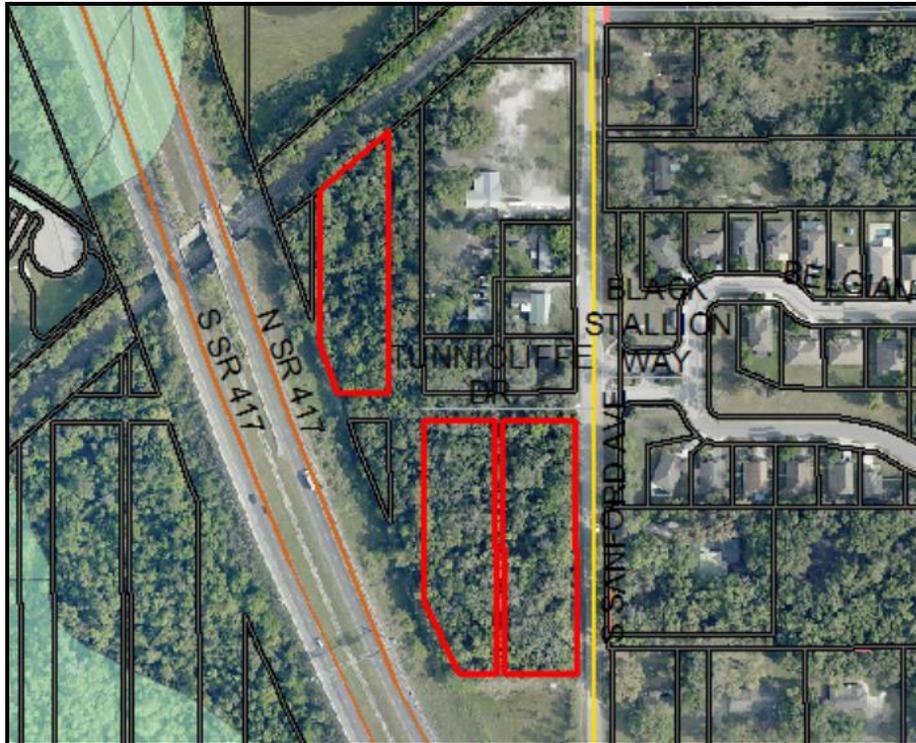
Zoning



Future Land Use



Aerial



**AGENCY/DEPARTMENT COMMENTS**

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	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: <a href="https://www.flrules.org/gateway/reference.asp?No=Ref-14359">https://www.flrules.org/gateway/reference.asp?No=Ref-14359</a> , 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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/REZONE-LAND-USE-AMENDMENT.ADA.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3207/urllt/REZONE-LAND-USE-AMENDMENT.ADA.pdf</a>	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. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Community-Meeting-Procedure.pdf</a> . 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: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urllt/Public-Notice-Amendment-Procedures.pdf</a>	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	<b><u>Net Buildable Required:</u></b> 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.  <b><u>The definition of net buildable is:</u></b> 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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>	Info Only

		Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>	
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 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .	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.stml>

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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



# SEMINOLE COUNTY, FLORIDA

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

## Agenda Memorandum

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**File Number: 2024-0270**

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

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





# Property Record Card

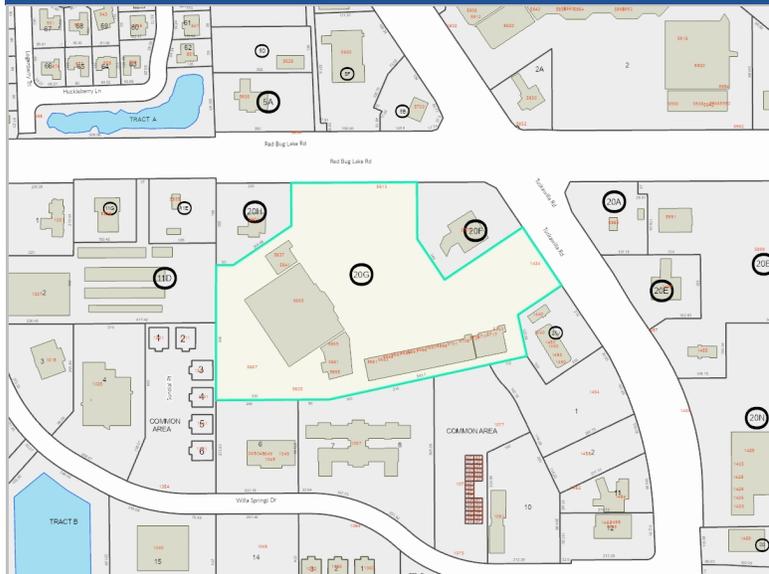


**Parcel** 24-21-30-300-020G-0000

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

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

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

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

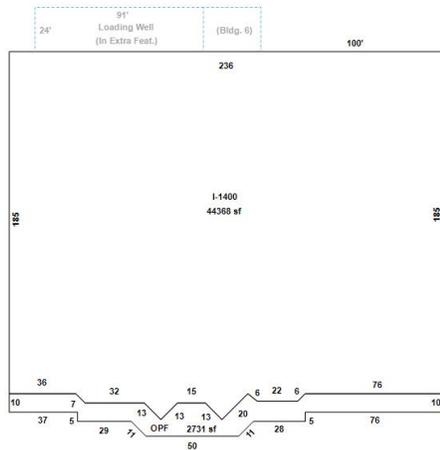
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/01/2016	08825	1740	\$100	No	Improved
SPECIAL WARRANTY DEED	10/27/2009	07282	1090	\$14,050,000	No	Improved
WARRANTY DEED	02/01/2000	03812	0788	\$6,250,000	No	Improved
SPECIAL WARRANTY DEED	07/01/1991	02320	1245	\$4,415,200	No	Improved
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

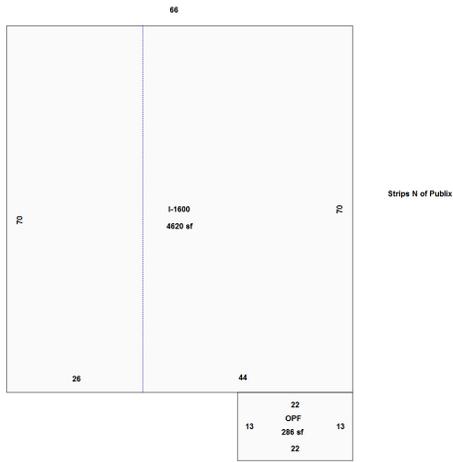
## Building Information

#	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	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>2731.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	2731.00
Description	Area											
OPEN PORCH FINISHED	2731.00											



Building 1 - Page 1

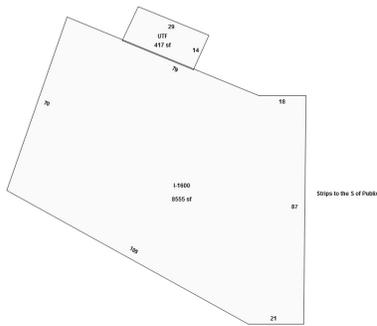
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	MASONRY PILASTER .	1981	1	4620.00	NO WALLS	\$223,622	\$434,218	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>286.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	286.00
Description	Area											
OPEN PORCH FINISHED	286.00											



Sketch by Aepi-Sketch

Building 2 - Page 1

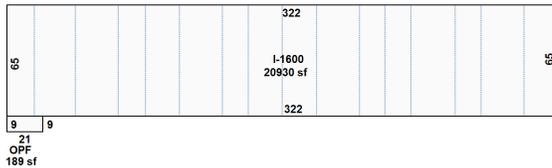
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MASONRY PILASTER .	1981	1	8555.00	NO WALLS	\$378,432	\$734,819	<b>Description</b>	<b>Area</b>
								UTILITY FINISHED	417.00



Sketch by Aepi-Sketch

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	<b>Description</b>	<b>Area</b>
								OPEN PORCH FINISHED	189.00

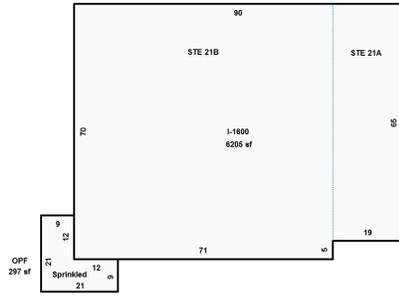


Sketch by Aepi-Sketch

Building 4 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
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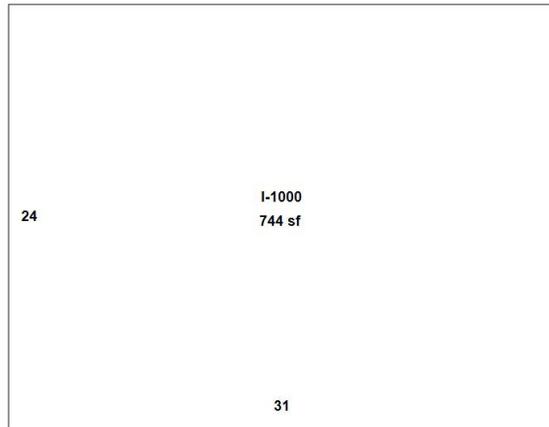
Description	Area
OPEN PORCH FINISHED	297.00



Search by Area Search

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	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> </table>	Description	Area
Description	Area									



Building 6 - Page 1

### Permits

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

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

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto: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**

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

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

<b>PROJECT NAME:</b>	<b>FIRST WATCH - PRE-APPLICATION</b>	<b>PROJ #: 24-80000019</b>
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	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
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.

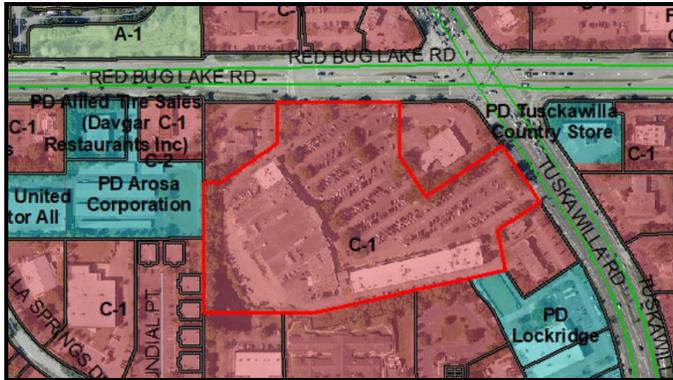
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

## 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: <a href="http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf">http://www.seminolecountyfl.gov/core/fileparse.php/3295/urllt/bufferingbooklet.pdf</a> 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: <a href="https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU">https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU</a>	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:  <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a>  Seminole County Planning &amp; Development:  <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a></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: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a></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.stml>

### Development Services:

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

### Wekiva Consistency form:

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

### Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

### Seminole County Wetland Information:

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

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

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

### Cities:

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

### Other Agencies:

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

### Other Resources:

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