



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, May 1, 2024

9:00 AM

**Room 3024 and hybrid TEAMS
option**

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

DRC

**9:00AM (TEAMS) HILLVIEW DRIVE TOWNHOME - SMALL SCALE FUTURE [2024-0561](#)
LAND USE AMENDMENT AND REZONE**

Project Number: 24-20000004

Project Description: Proposed Small Scale Future Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from A-1 to R-3A for a townhome development on 9 acres located on the south side of Hillview Dr, east of SR 434

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

Parcel ID: 22-21-29-300-0360-0000+++

BCC District: 3-Constantine

Applicant: Juli James (407) 423-3200

Consultant: Rodolfo Sucre (407) 743-2754

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

PRE- APPLICATIONS

9:40AM (IN PERSON) OAK HOLLOW LN (5850) - PRE-APPLICATION[2024-0562](#)**Project Number:** 24-80000056**Project Description:** Proposed Rural Subdivision for 3 single family residential lots on 20.06 acres in the A-1 Zoning District located on the north side of Oak Hollow Ln, east of Dean Rd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 32-21-31-300-008A-0000+**BCC District:** 1-Dallari**Applicant:** Tammie Foote (407) 701-7669**Consultant:** Ernie Gonzalez (407) 629-1117**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****MIKLER ESTATES - PRE-APPLICATION**[2024-0563](#)**Project Number:** 24-80000058**Project Description:** Proposed Rezone from A-1 to PD to create an 18 single family residential subdivision on 19.25 acres located on the west side of Mikler Rd, south of Morning Star Pl**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-077A**BCC District:** 1-Dallari**Applicant:** Srinivasa Vanga (443) 865-5641**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0561

Title:

9:00AM (TEAMS) HILLVIEW DRIVE TOWNHOME - SMALL SCALE FUTURE LAND USE AMENDMENT AND REZONE

Project Number: 24-20000004

Project Description: Proposed Small Scale Future Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from A-1 to R-3A for a townhome development on 9 acres located on the south side of Hillview Dr, east of SR 434

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

Parcel ID: 22-21-29-300-0360-0000+++

BCC District: 3-Constantine

Applicant: Juli James (407) 423-3200

Consultant: Rodolfo Sucre (407) 743-2754



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

PROJ. #: 24-20000004

Received: 3/4/24

Paid: 3/7/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

[] LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE)
[] LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE

[] SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES) \$3,500
[X] SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES) \$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE \$1,587.50 = \$5,087.50 TOTAL SSFLUA AND REZONE FEE

[] TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT \$1,000

[] REZONE (NON-PD)** \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)

[] PD REZONE**

[] PD REZONE \$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)

[] PD FINAL DEVELOPMENT PLAN \$1,000

[] PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW

(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE

(TOTAL SF OF NEW ISA _____ /1,000 = _____)^ x \$25 + \$2,500 = FEE DUE: _____

EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

[] PD MAJOR AMENDMENT \$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)

[] PD MINOR AMENDMENT \$1,000

[] DEVELOPMENT OF REGIONAL IMPACT (DRI)

[] DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

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

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

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Hillview Drive Townhomes	
PARCEL ID #(S): 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000, 22-21-29-300-0500-0000	
LOCATION: On the south side of Hillview Drive, east of SR 434	
EXISTING USE(S): Single-family; vacant residential	PROPOSED USE(S): Townhome Development
TOTAL ACREAGE: 9.0 acres	BCC DISTRICT: 3
WATER PROVIDER: City of Altamonte Springs	SEWER PROVIDER: City of Altamonte Springs
CURRENT ZONING: A-1	PROPOSED ZONING: R-3A
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE: MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Juli James; James Johnston	COMPANY: Shutts & Bowen LLP
ADDRESS: 300 South Orange Avenue, Suite 1600	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-423-3200	EMAIL: jjames@shutts.com; jjohnston@shutts.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Rodolfo Sucre	COMPANY: RSP Engineers, Inc.
ADDRESS: 111 N. Orange Avenue, Suite 800-148	
CITY: Orlando	STATE: FL ZIP: 32801
PHONE: 407-743-2754	EMAIL: rsucre@rspengineers.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Terry Upson, Jr.
ADDRESS: 529 Hillview Drive
CITY: Altamonte Springs STATE: FL ZIP: 32714
PHONE: EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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

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

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

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

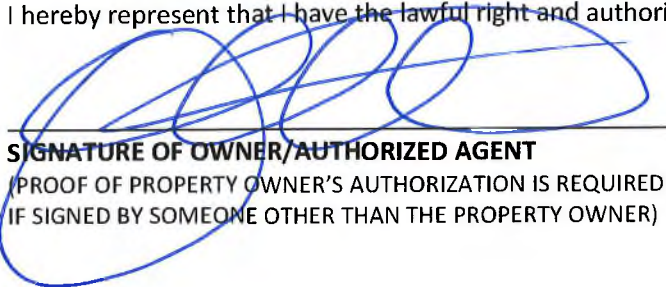
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

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

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

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

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


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

3/1/24

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

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

I, Terry Upson, Jr., the owner of record for the following described property [Parcel ID Number(s)] 22-21-29-300-0360-0000, -036A-0000, -036C-0000, -036F-0000, -0500-0000 hereby designates Rodolfo Sucre on behalf of RSP Engineers, Inc. and Juli James and James Johnston on behalf of Shutts & Bowen LLP to act as my authorized agent for the filing of the attached application(s) for:

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

OTHER: _____

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

Date 1/29/24



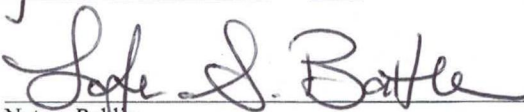
Property Owner's Signature

Terry Upson Jr.

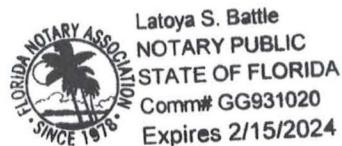
Property Owner's Printed Name

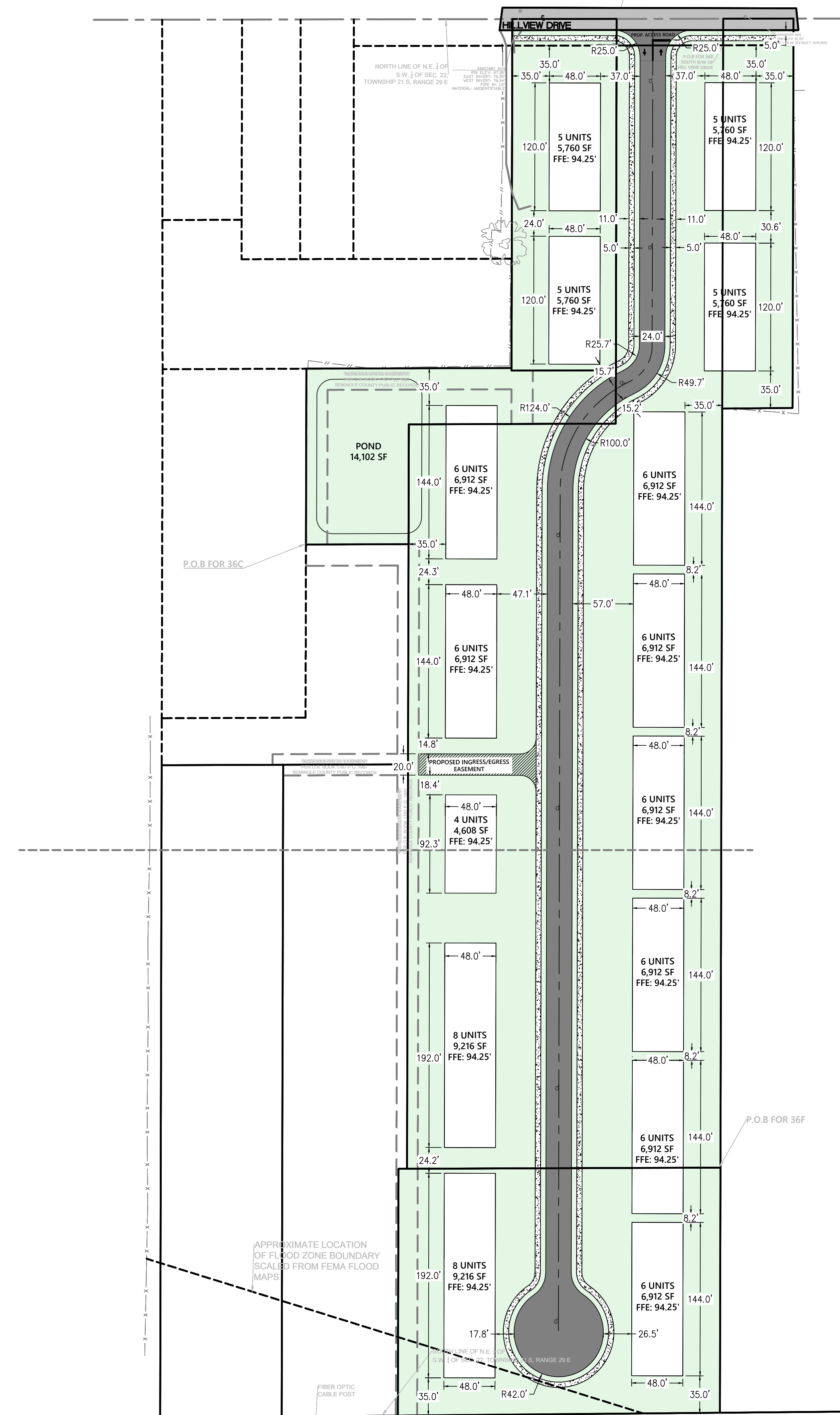
STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Terry Upson Jr. (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 29 day of January, 2024.



Notary Public





LEGEND

- PROPOSED SODD
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD LINE AND ELECTRIC POLES
- EXISTING FIRE HYDRANT
- PROPOSED BUFFER LINE
- PROPOSED HANDICAP SIGN
- PROPOSED STOP SIGN
- PROPOSED DIRECTIONAL MARKING SIGNS

GENERAL NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY INFO, AND BENCHMARK INFO SEE SITE SURVEY SHEETS.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS, PAVEMENT AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL, BUILDING PLANS, AND GEOTECHNICAL REPORT. THE MORE STRINGENT CRITERIA SHALL APPLY.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPS, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING AND UTILITY ENTRANCE LOCATIONS.
9. PLEASE NOTE: THE LOCATION FOR ALL ADJACENT ROADWAYS, EXISTING DEVELOPMENTS, AND PROPOSED LANDS USES MUST BE SHOWN IN THE SITE PLAN.
11. PARKING SPACES MUST NOT BE LOCATED WITHIN 25' OF ANY STOP SIGN OR 25' FROM THE RIGHT OF WAY AT ENTRANCE DRIVEWAYS (THROAT DISTANCE).

SITE DATA

STATEMENT OF INTENT: OWNER PROPOSES A MEDIUM DENSITY MULTIFAMILY DEVELOPMENT FOR TOWNHOMES USE AND ITS ACCESSORY INFRASTRUCTURE TO SUPPORT IT.

SITE ADDRESS: HILLVIEW DRIVE

EXISTING LAND USE: LOW DENSITY RESIDENTIAL

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

LANDSCAPE BUFFER

BASED ON 0.5 OPACITY	REQUIRED	PROVIDED
NORTH:	25'	25'
WEST:	25'	25'
EAST:	25'	25'
SOUTH:	25'	25'

ZONING: CURRENT PD, A-1; PROPOSED R-3A

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT:	35'	35'
REAR:	35'	35'
SIDE (N):	35'	35'
SIDE (S):	35'	35'

PARKING

	REQUIRED	PROVIDED
2 PER DU x 88 DU = 176		
TOTAL REQUIRED = 176		176

NOTE: DU = DWELLING UNIT

OPEN SPACE

Minimum	REQUIRED	PROVIDED
	25%	61.58%

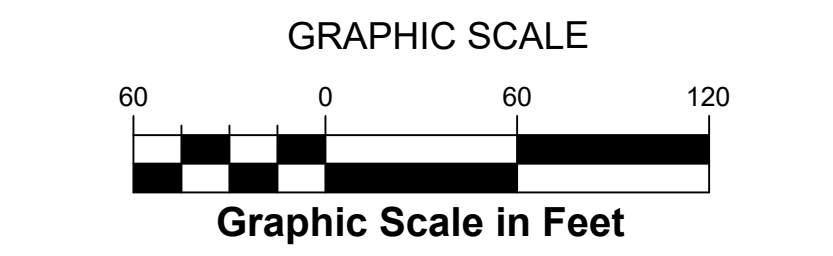
FAR

	REQUIRED	PROVIDED
MAX ALLOWED 10 DU/AC x 9 AC = 90 DU		88 DU
MAX ALLOWED		PROVIDED
BLDG HEIGHT	35 FT	24.95 FT

LAND AREAS

TOTAL LAND AREA = 393.351 FT² ± 0.03 ACRES ±
 TOTAL IMPERVIOUS AREA = 151,129 FT² 38.42%
 TOTAL PERVIOUS AREA = 242,220 FT² 61.58%

FLOOD ZONE:
 THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AND "A", AS PER THE FLOOD INSURANCE RATE MAPS NUMBER 12117C0145F MAP REVISED SEPTEMBER 28TH, 2007.



LEGAL DESCRIPTION:

PARCEL 36 LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.5382 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE RUN S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07 FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 39A LEGAL DESCRIPTION:
 BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 36C LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W, 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E, 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E, 135.00 FEET, THENCE RUN N. 00° 05' 07" E, 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05' 07" E, 165.07 FEET, THENCE RUN N. 89° 44' 53" E, 192.62 FEET, THENCE RUN S. 00° 05' 08" W, 2.45 FEET, THENCE RUN N. 89° 50' 53" E, 98.00 FEET, THENCE RUN S. 00° 05' 07" W, 50.00 FEET, THENCE RUN S. 89° 44' 53" W, 194.31 FEET, THENCE RUN S. 00° 05' 07" W, 112.45 FEET, THENCE RUN S. 89° 44' 53" W, 96.31 FEET TO THE POINT OF BEGINNING, CONTAINING .5940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE RUN S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07 FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36F LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00° 05' 09" W, ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, 1078.98 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00° 05' 09" W, ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S. 89° 26' 55" W, ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 302.40 FEET, THENCE RUN N. 00° 05' 07" E, 231.74 FEET, THENCE RUN N. 89° 44' 54" E, 302.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6032 ACRES.

PARCEL 60 LEGAL DESCRIPTION:
 THE WEST 68 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE SOUTH 942.8 FEET, TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.

PARCEL 60 LEGAL DESCRIPTION:
 THE WEST 68 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE SOUTH 942.8 FEET, TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.

Designed by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	No.	Date	By
R.S.	I.C.G.	V.R.	R.S.	3/1/2024				

Plans Prepared By
 RSP Engineers

NOT APPROVED FOR CONSTRUCTION

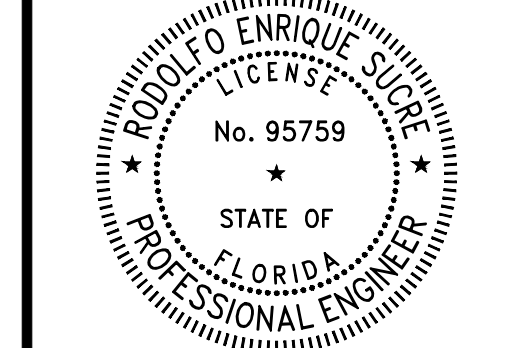
SITE PLAN

MULTIFAMILY TOWNHOMES
 RESIDENTIAL DEVELOPMENT
 HILLVIEW DRIVE
 SEMINOLE COUNTY, FLORIDA

Sheet No.
C-3.0



www.rspengineers.com
 FLORIDA
 MIAMI - ORLANDO - TAMPA - JACKSONVILLE
 786-687-2677, 407-743-2754, 813-375-0656 - 904-717-2831



RODOLFO ENRIQUE SUCRE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO (95759). THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RODOLFO ENRIQUE SUCRE ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Designed by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	No.	Date	By
R.S.	I.C.G.	V.R.	R.S.	3/1/2024				

Plans Prepared By
 RSP Engineers

NOT APPROVED FOR CONSTRUCTION

SITE PLAN

MULTIFAMILY TOWNHOMES
 RESIDENTIAL DEVELOPMENT
 HILLVIEW DRIVE
 SEMINOLE COUNTY, FLORIDA

Sheet No.
C-3.0

ATTACHMENT A - Text Section

Application For Future Land Use Map Amendment To The Seminole County Comprehensive Plan

SEMINOLE COUNTY PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FL 32771-1468
PHONE (407) 665-7445 - FAX (407) 665-7385

SEMINOLE COUNTY LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND BOARD OF COUNTY COMMISSIONERS

Proposed amendments to the County's Future Land Use Map are reviewed against the goals, objectives and policies of the Seminole County Comprehensive Plan. The future land use map itself is a graphic representation of the policies contained within the Plan.

Proposed amendments are also reviewed for compatibility with adjacent land uses, sufficient public facility resources to serve any change in the demand for services, appropriate timing and location of the amendment, potential environmental impacts, and for internal Plan consistency. The impact on state and regional resources, facilities and policies as well as upon specially designated areas within the County is included in this review.

The County also evaluates proposed amendments for consistency with the Central Florida Regional Growth Vision and the East Central Florida Regional Planning Council's Strategic Regional Policy Plan.

ATTACHMENT A SECTIONS :

1. A text section requiring the applicant to perform a preliminary evaluation of whether the amendment proposal meets certain standards set by the Comprehensive Plan. This section is a Microsoft Word document that can be downloaded, opened and directly filled-in. The document can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package. Applicant responses are used by the Project Manager in reviewing the proposed amendment.
2. A worksheet section requiring the applicant to perform a preliminary evaluation of whether current facility capacities can meet the demand of the proposed land use change. This section is an Adobe Acrobat PDF document which can be opened from the County web-site and filled-in on screen or can be downloaded, opened on a personal computer and filled-in. Once both documents are filled-in, they can then be either printed directly as a PDF or printed out and scanned to PDF for submission. The submitted PDF is included in the Board's meeting agenda package.

NOTE: A MINIMUM OF THREE STEPS ARE INCLUDED IN THE AMENDMENT PROCESS:

1. Development Review Committee (DRC) Meeting – Review conducted by county staff to identify any potential internal plan conflict issues and provide recommendations. NOTE: This meeting may be waived under certain circumstances.
2. First Public Hearing – Review by the Planning and Zoning Commission, serving as the Local Planning Agency, to provide recommendations to the Board of County Commissioners.
3. Second Public Hearing –
 - a. For Small Scale Amendments (amendments affecting properties with fewer than 10 net buildable acres), the second public hearing is an adoption or denial hearing. The decision to amend the plan must be through adoption of an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing. Within 31 days of adoption of the ordinance, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.
 - b. For Large Scale Amendments (amendments affecting properties with 10 or more net buildable acres), the second public hearing is a transmittal hearing by the Board of County Commissioners. The decision must be by an affirmative vote of not less than the majority of the members of the governing board present at the hearing to transmit the proposed amendment to State and Regional Reviewing Agencies.
4. Third Public Hearing for Large Scale Amendments –
 - a. Within 180 days of receiving comments from State and Regional Reviewing Agencies, a third public hearing is held before the Board of County Commissioners to consider adoption, which must be through an ordinance of amendment by affirmative vote of not less than a majority of the members of the governing board present at the hearing.
 - b. The amendment must then be resubmitted to the State Land Planning Agency, which will notify the County as to whether the amendment package is complete.
 - c. Within 31 days of notification by the State Land Planning Agency of receipt of a complete amendment package, if no affected party has filed a request for a hearing at the Division of Administrative Hearings, the amendment is effective.

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 - b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)
 - c. Demonstrate the Support and Furthering of County Comprehensive Plan Goals, Objectives and Policies
3. Assessment of Consistency with the Central Florida Regional Growth Vision
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5. Completion of Data And Analysis Requirements:
 - a. Facility Capacity Impact Assessments
 - i. Utility Assessments
 - ii. School Board Assessment
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 - b. Assessment of Need for Special Area Data and Analysis Evaluations

SPECIAL AREAS STANDARDS OF REVIEW – These Special Area evaluations apply only to the following:

1. An amendment to Planned Development (PD) FLU
2. An amendment seeking to
 - a. Change a future land use designation within the East Rural Area
 - b. Change the Urban/Rural Boundary
3. An amendment from Higher Intensity Planned Development (HIP) and/or Industrial (IND) FLU that reduces employment opportunities.
4. An amendment within the Wekiva River Protection Area
5. An amendment within the East Lake Sylvan Transitional Area
6. An amendment within the Econlockhatchee River Protection Area
7. An amendment within the Environmentally Sensitive Lands Overlay (ESLO)

Sources Of Information For Completing Attachment A

- “Attachment A - References” – This document includes objectives, policies and map exhibits that can be referenced when completing the Attachment A - Text Section. It can be downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>
- The County's Information Kiosk provides parcel information useful in completing Attachment A, including whether a parcel is within one or more Special Areas:
<http://gis2.seminolecountyfl.gov/InformationKiosk/>
- A fully searchable single copy of the Seminole County Comprehensive Plan, noted as “Entire Comprehensive Plan (17MB)”, as well as individual Elements and Element Exhibits, can be opened and/or downloaded at:
<http://www.seminolecountyfl.gov/gm/planning/compplan.aspx>

STANDARDS OF REVIEW FOR ALL FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan.

All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

This application is divided into two documents – a text section and a worksheet section. Both are to be submitted with the application.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT**

1. **OWNER/APPLICANT NAME:** Terry Upson, Jr. / Juli S. James and James Johnston, on behalf of Shutts & Bowen LLP

2. **PROJECT NAME:** Hillview Drive Townhomes

3. **IDENTIFICATION OF PARCELS PROPOSED FOR AMENDMENT AND FLU OF ADJACENT PARCELS**

List the parcel number of each parcel proposed for amendment, use no hyphens, separate by semicolons.

Insert Parcel Identification Number(s) Here:

22212930003600000;
222129300036A0000;
222129300036C0000;
222129300036F0000;
22212930005000000.

Note 1: If proposing an amendment to Planned Development (PD) land use, a concurrent rezoning application must also be submitted with this map amendment application and the Standards of Review for PD portion of this document must be completed.

Note 2: If proposing an amendment from Higher Intensity Planned Development (HIP) or Industrial (IND) to any land use allowing residential, a test of the change in the jobs to housing ratio must be calculated. (See item #3 in the Standards of Review section of this document.)

Complete the following identification of the future land use designation(s) of parcels adjacent to the proposed parcel or grouping of proposed parcels. Use either of the following sites:

- <http://gis2.seminolecountyfl.gov/InformationKiosk/>
- <http://www.scpafl.org/>

FLU Designation to the north of subject property(ies)

FLU Designation to the south of subject property(ies)

FLU Designation to the east of subject property(ies)

FLU Designation to the west of subject property(ies)

Low Density Residential

Gateway Center (City of Altamonte Springs)

Low Density Residential

Low Density Residential

¹ Small Scale Amendment involves areas of 10 acres or fewer [Section 163.3187(1)(a), Florida Statutes 2012]. Large Scale Amendment involves areas of more than 10 acres [see Section 163.3184, FS for provisions regarding amendments].

4. ASSESSMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

a. Demonstrate the Compatibility with Adjacent Land Uses

Section 163.3177, Florida Statutes, requires local comprehensive plans to “provide for compatibility of adjacent land uses”. The Seminole County Comprehensive Plan contains many policies that focus on compatibility with surrounding future land uses, such as Policies FLU 2.4 through 2.6, Policy FLU 4.4 and Policy FLU 5.16, as well as an Exhibit (*Exhibit FLU Compatible Transitional Land Uses*).

Section 163.3164, Florida Statutes, and the Seminole County Comprehensive Plan define “compatibility” as:

“A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use.”

Applicant shall briefly explain how the amendment will be compatible with each of the adjacent land uses identified in the preceding Section 1, and may use the above cited policies and Exhibit, or other policies of the Seminole County Comprehensive Plan, in the explanation. (See: <http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>).

Begin narrative below and/or note attachments to reference:

This application is for a small-scale future land use map amendment and associated rezoning amendment to change the future land use (FLU) designation of the five parcels listed above totaling approximately 9 acres from Low Density Residential (LDR) to Medium Density Residential (MDR), and to rezone the property from A-1 to R-3A. The Seminole County Comprehensive Plan - FLU Exhibit-1 allows compatible transitional land uses between proposed MDR designations and adjacent LDR FLU designations. Additionally, the proposed zoning amendment from A-1 to R-3A is consistent with the proposed MDR FLU designation pursuant to the Table of Zoning District Regulations for Seminole County. The current A-1 designation is incompatible with the intended multifamily townhome development project proposed for the property, while the proposed R-3A designation would be sufficient to accommodate the intended development project.

b. Demonstrate the Changes in Character to the Surrounding Area (if applicable)

Applicant shall describe how the character of the area surrounding the proposed amendment site has changed sufficiently to support the need for a different land use designation. Possible points may include, but not be limited to:

- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the proposed change in land use designation for the subject property (i.e., consistency with planned public facility improvements, support for major public facilities such as SunRail commuter rail or support for other Seminole County Comprehensive Plan goals, objectives and policies).

Begin narrative below and/or note attachments to reference:

The property is located near the City of Altamonte Springs, immediately south of the single family subdivision called Reserve at Hillview, and a block west of the single family subdivision called Spring Valley Chase. The property is adjacent to Hillview Drive which is currently programmed to be improved according to the County 5-year Capital Improvement Program (Seminole County CIP No. 02007092). As such, the appropriateness of the timing of this application and proposed change in the land use is consistent with the overall development happening within the Hillview/Spring Lake areas, as well as providing additional housing opportunities needed within the surrounding areas.

c. Demonstrate the Support and Furthering of County Plan Goals, Objectives and Policies

In the following table, the Applicant shall check which of the following Seminole County Comprehensive Plan goals, objectives and policies will be supported and/or furthered by the proposed amendment.

The following objectives and policies can be use to demonstrate that the proposed amendment supports and furthers the Seminole County Comprehensive Plan. The full text of each objective and policy can be found in the downloadable document entitled: "Attachment A – Reference" located at:

<http://www.seminolecountyfl.gov/gm/planning/FLUamend.aspx>

Objectives Or Policies Of The County Plan Supported Or Furthered By Proposed Application	CHECK IF 'YES'
Policy FLU 2.4 - Neighborhood Commercial Uses	
Policy FLU 2.5 - Transitional Land Uses in Urban Areas Not Approved for Mixed Development	
Policy FLU 2.7 - Location of Employment Uses, including Industrial Uses	
Objective FLU 4 - Redevelopment and Renewal of Blighted or Declining Areas	
Policy FLU 4.5 - Encourage Infill and Redevelopment of Existing Development Corridors and Centers	✓
Policy FLU 5.2 - Mixed Commercial/Residential Use Development	
Policy FLU 5.8 - North I-4 Corridor Higher Intensity Planned Development-Target Industry (HIP-TI) Permitted Uses and Locational Standards	
Policy FLU 5.15 - Mixed Use Developments (<i>Paragraph A, sections 1-6</i>)	
Policy FLU 11.1 - Recognition of East Rural Area	
Policy FLU 11.17 - Chuluota Nonresidential Design Standards	
Objective FLU 12 – Preservation of the Rural Character and Natural Resources of the Wekiva Protection Area	
Policy FLU 19.2 - Promote Economic Development in Target Areas through Urban Infill and Redevelopment (<i>Paragraph A</i>)	✓
Policy CON 3.12 - Central Florida Regional Growth Vision (How Shall We Grow?)	✓
Policy CON 7.3 - Future Land Use Designations	✓
Policy HSG 4.3 - Workforce Housing in Economic Development Target Areas	
Policy TRA 2.4.3 - Promote Infill Development	✓
Policy TRA 2.5.6 - Discourage Direct Access	
Policy TRA 3.2.2 - Prohibit Use of Roadway Improvements as Sole Justification for Land Use Amendments	
<p><i>List here other Plan goals, objectives or policies felt to be applicable: (See: http://www.seminolecountyfl.gov/gm/planning/compplan.aspx):</i></p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	

5. ASSESSMENT OF CONSISTENCY WITH THE CENTRAL FLORIDA REGIONAL GROWTH VISION

Applicants shall identify one or more of the following six regional growth principles from the Central Florida Regional Growth Vision that are supported and/or furthered by this application.

(See: http://www.myregion.org/clientuploads/pdfs/HSWG_final.pdf)

<i>Regional Growth Principles From The Central Florida Regional Growth Vision</i>	CHECK IF 'YES'
PRESERVE open space, recreational areas, farmland, water resources, and regionally significant natural areas.	
PROVIDE a variety of transportation choices.	
FOSTER distinct, attractive, and safe places to live.	✓
ENCOURAGE a diverse, globally competitive economy.	✓
CREATE a range of obtainable housing opportunities and choices.	✓
BUILD communities with educational, health care, and cultural amenities.	

6. ASSESSMENT OF CONSISTENCY WITH THE EAST CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN

Applicants shall identify one or more of the following policies of East Central Florida Strategic Regional Policy Plan. Applicant may also identify other policies of the East Central Florida Strategic Regional Policy Plan and explain how the application supports and furthers those policies. (See: <http://www.ecfrpc.org/Document-Library/SRPP.aspx>)

<i>Policies Of The East Central Florida Strategic Regional Policy Plan Furthered Or Supported By The Application</i>	CHECK IF 'YES'
Policy 3.9 - Development should avoid or properly mitigate adverse impacts to listed species.	✓
Policy 3.10 - Wildlife management and conservation areas should be protected from encroachment.	✓
Policy 3.18 - Development in the 100 year floodplain should be discouraged.	✓
Policy 4.1 - Promote integrated land use and multi-modal transportation strategies that support diverse economic centers.	
Policy 4.3 - Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.	
Policy 4.6 - Promote and preserve agriculture as a viable land use and integral economic industry.	
Policy 4.9 - Support efforts to retain and maximize traditional industrial sectors.	
Policy 4.10 - Promote the development and attraction of high-wage, value-added, and export-oriented technology and manufacturing industries.	
Policy 4.18 - Support efforts that integrate mixed income housing into existing, expanding and emerging job centers.	✓
Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient and cost effective movement of people and goods.	
Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled.	
Policy 5.11 - Encourage transit-oriented and transit-ready developments proximate to transit stations.	
Policy 9.2 - Protect groundwater recharge areas.	
Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.	
<i>List here other Policies of the East Central Florida Strategic Regional Policy Plan furthered or supported by the application:</i>	

7. COMPLETION OF DATA AND ANALYSIS REQUIREMENTS

This section of the application requires the applicant to assess a) whether there is sufficient facility capacity to serve the potential development under the changed land use, and b) whether the proposed land use amendment will impact a designated Special Area.

a. Facility Capacity Impact Assessments

i. Utility Worksheets

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted Level of Service of the serving jurisdiction or at the unit demand standard provided by a private facility.

The worksheets are provided in a separate Adobe PDF document that can be opened with Adobe Reader. Entries made will automatically calculate certain fields. Once all fields are filled in, the worksheets can be printed directly to PDF or printed out and scanned to PDF and submitted with the application. Complete all worksheets, entering zero units or zero square footage if not applicable.

- Basic Information Worksheet 1 – Calculate the maximum number of units and square feet allowable under the proposed FLU and used in the following worksheets. **If the amendment is to PD FLU, enter the total number of units and/or square feet at bottom of sheet.**
- Potable Water Worksheet 2 - Test of facility capacity availability. Requires the applicant to contact the appropriate water utility if applicable.
 - a. If using well water, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Sanitary Sewer Worksheet 3 - Test of facility capacity availability. Auto-calculation.
 - a. If using septic, check box at top and make no entries
 - b. If utility does not provide the Available Capacity, check the box and submit with the application a letter from the utility confirming ability to serve.
 - c. If using Seminole County utility, levels of service are built in. Check the box in the title.
 - d. If using City/Private utility, enter the residential and non-residential Levels of Service and check the box in the title.
- Solid Waste Disposal Worksheet 4 – Calculation of capacity demand. Auto-calculation. This worksheet is completed only if residential units are proposed, the LOS incorporating associated non-residential demand. If only non-residential development is proposed, the worksheet is not calculated.
- Recreation/Open Space Worksheet 5 - Calculation of capacity demand. Requires an estimate of developed and total recreation/open space acres need to accommodate the land use. This worksheet is completed only if residential units are proposed. If no residential development is proposed, the worksheet is not calculated.

Separate from this Attachment A are two additional facility capacity impact assessments that must be completed and submitted. :

ii. School Board Assessment

Applicants must contact the Seminole County School Board, Facilities Planning Office, for a review and analysis of the impact of the proposed amendment. Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis. A copy of the School Board's findings is to be included in the Board's agenda package.

iii. Transportation Assessment

Applicants must contact the Seminole County Planning and Development Division for guidance on the level of transportation assessment required. Contact Bill Wharton at 407-665-7398.

PLEASE NOTE: This worksheet analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

b. Assessment of Need for Special Area Data and Analysis Evaluations

Please check-off below those Special Areas identified at the Pre-Application Conference in which the parcel fall or would be affected by. Proceed to the Special Areas – Standards of Review on the next page and complete those topics which were checked off.

If you did not attend a Pre-Application Conference, call your Project Manager to confirm which Special Area(s) apply to your parcel(s).

<i>Is the amendment proposal for or involve one or more of the following?:</i>	Check if applicable:
1. An amendment from any FLU to Planned Development (PD) FLU	
2. An amendment seeking to:	
<ul style="list-style-type: none"> • Change a future land use designation within the East Rural Area 	
<ul style="list-style-type: none"> • Change the Rural Charter Boundary 	
<ul style="list-style-type: none"> • Change the Urban/Rural Boundary 	
3. An amendment from Higher Intensity Planned Development and/or Industrial FLU that reduces previously projected employment opportunities	
4. An amendment within Wekiva River Protection Area	
5. An amendment within the East Lake Sylvan Transitional Area	
6. An amendment within the Econlockhatchee River Protection Area	
7. An amendment within or containing land affected by the Environmentally Sensitive Lands Overlay (ESLO)	

SPECIAL AREAS STANDARDS OF REVIEW

NOTE:

***Complete only the following Special Area topics
which were checked off on the previous page in Section 5.b.***

1. Evaluation of Plan Amendments Proposing Planned Development (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to a Planned Development (PD) future land use designation, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled "Definitions of Future Land Use Designations and Overlays".

Demonstrate Consistency with the Following Standards
<p>All Applications for future land use designation to PD must be accompanied by a complete rezoning application, including an associated master development plan identifying maximum density and/or intensity of proposed uses. (See <i>Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications</i> for applicable zoning districts).</p> <p>Master Development Plan demonstrating maximum density and/or intensity and rezoning application are attached?</p> <p style="text-align: right;">Yes ____ No ____</p> <p style="text-align: center;"><i>Note here any attachments to reference:</i></p> <div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>

2. Evaluation of Amendments within the East Rural Area, Including Amendments to the Urban/Rural Boundary

The County shall not consider amendments to parcels within the East Rural Area or to either the Rural Charter Boundary or the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following relevant information is provided .

NOTE: *The Board of County Commissioners shall transmit any required documentation and related support material to the State and Regional Reviewing agencies for review and comment prior to adoption.*

East Rural Area Future Land Use Map Amendment
<p>Demonstrate the need to amend the land use in the East Rural Area– <i>Respond to topics as applicable:</i></p> <p>(1) Provide data and analysis to document that additional urban land is needed to accommodate population projections; housing demand (in particular, for affordable, workforce or obtainable housing in proximity to employment opportunities); or to achieve economic development goals/employment projections of the Seminole County Comprehensive Plan because of the lack of suitable vacant or redevelopable land within the urban area; or</p> <p>(2) Provide data and analysis to document that additional urban land is required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<p>Demonstrate the availability of sufficient urban facilities and services to meet the service demands of the proposed development, and the orderly, efficient and cost effective provision of such services.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>

Document the protection of environmental and natural resources, including regionally significant natural areas. This documentation shall include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the East Rural Area. The analysis must describe how the amendment protects the wetlands/uplands systems, including:

- retaining the connectivity of wetlands
- retaining/improving the ecological quality of wetlands
- retaining the functional and structural values of wetlands in the Rural Area

Begin narrative below and/or note attachments to reference:

Demonstrate how the proposed amendment would be compatible with adjacent rural uses .

Begin narrative below and/or note attachments to reference:

Home Rule Charter Rural Boundary Map Amendment

If proposing to amend the Seminole County Home Rule Charter Rural Boundary, provide a detailed parcel map and a legal description of the subject property in digital format.

Provided? Yes ____ No ____

Urban/Rural Boundary Map Amendment

If proposing to amend the Seminole County Urban/Rural Boundary, provide a detailed parcel map.

Provided? Yes ____ No ____

3. Evaluation of Amendments from Higher Intensity Planned Development or Industrial FLU to a Residential FLU or to Planned Development FLU

This standard applies to a proposal for a future land use map amendment from an employment generating land use (Higher Intensity Planned Development or Industrial Future Land Use) to an exclusively residential land use designation. *(Note: a proposal for Planned Development (PD) future land use shall be considered "exclusively residential" if more than 90% of the proposed floor area within the development would be designated for residential use.)*

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance.

Demonstrate Consistency with the Following Standards																			
<p>Using statistics obtained from the Florida Bureau of Economic and Business Research (BEBR) and the formula shown below, calculate whether the proposed land use amendment would reduce the County's jobs to housing ratio below the minimum standard of 1.0 jobs per housing unit. <i>(Reference: Seminole County Comprehensive Plan, Future Land Use Element, Standards Of Review - Category II, Data and Analysis, Section F.)</i></p> <p style="text-align: center;">A/(B + C) = D</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">A.</td> <td style="width: 50%; padding: 5px;">Current total County employment*</td> <td style="width: 30%; padding: 5px; text-align: center;">[]</td> <td rowspan="2" style="width: 10%; padding: 5px; vertical-align: middle;">Divided by</td> </tr> <tr> <td style="padding: 5px;">B.</td> <td style="padding: 5px;">Total Housing Units*</td> <td style="padding: 5px; text-align: center;">[]</td> </tr> <tr> <td style="padding: 5px;">C.</td> <td style="padding: 5px;">Number of new units under the proposed future land use change</td> <td style="padding: 5px; text-align: center;">[]</td> <td rowspan="3" style="padding: 5px; vertical-align: middle;">B + C</td> </tr> <tr> <td style="padding: 5px;">D.</td> <td style="padding: 5px;">Total with amendment</td> <td style="padding: 5px; text-align: center;">[]</td> </tr> <tr> <td style="padding: 5px;">E.</td> <td style="padding: 5px;">Jobs-to-housing ratio</td> <td style="padding: 5px; text-align: center;">[]</td> </tr> </table>			A.	Current total County employment*	[]	Divided by	B.	Total Housing Units*	[]	C.	Number of new units under the proposed future land use change	[]	B + C	D.	Total with amendment	[]	E.	Jobs-to-housing ratio	[]
A.	Current total County employment*	[]	Divided by																
B.	Total Housing Units*	[]																	
C.	Number of new units under the proposed future land use change	[]	B + C																
D.	Total with amendment	[]																	
E.	Jobs-to-housing ratio	[]																	
<p><i>*Source: Florida Bureau of Economic and Business Research, -most recent year available</i></p>																			

4. Plan Amendments Within The Wekiva River Protection Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 (if outside of the East Lake Sylvan Transition Area), and Policy FLU 12.8.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
<p>For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.</p> <p>Application includes rezoning application and Master Development Plan:</p> <p style="text-align: right;">Yes ____ No ____</p>
<p>Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3.</p> <p>Applicant is proposing an amendment to Suburban Estates or Recreation. If "Yes", begin narrative below and/or note attachments to reference:</p> <p style="text-align: right;">Yes ____ No ____</p>

The proposal must conform to the Seminole County Comprehensive Plan and to these requirements of Part II, Chapter 369, Florida Statutes:

369.305 Review of local comprehensive plans, land development regulations, Wekiva River development permits, and amendments.—

(1) It is the intent of the Legislature that Orange, Lake, and Seminole Counties emphasize the Wekiva River Protection Area in their planning and regulation efforts. Therefore, each county's local comprehensive plan and land development regulations applicable to the Wekiva River Protection Area must meet the following criteria:

(a) Each county's local comprehensive plan must contain goals, policies, and objectives that result in the protection of the:

1. Water quantity, water quality, and hydrology of the Wekiva River System;
2. Wetlands associated with the Wekiva River System;
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System;
4. Habitat within the Wekiva River Protection Area of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code; and
5. Native vegetation within the Wekiva River Protection Area.

(b) The various land uses and densities and intensities of development permitted by the local comprehensive plan shall protect the resources enumerated in paragraph (a) and the rural character of the Wekiva River Protection Area. The plan must also include:

1. Provisions that ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting so as to maintain viable populations of species designated pursuant to rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code, within the Wekiva River Protection Area.
2. Restrictions on the clearing of native vegetation within the 100-year flood plain.
3. Prohibition of development that is not low-density residential in nature, unless the development has less effect on natural resources than low-density residential development.
4. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to s. 373.415.
5. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
6. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
7. Provisions encouraging clustering of residential development if it promotes protection of environmentally sensitive areas and ensures that residential development in the aggregate is rural in density and character.

(c) The local comprehensive plan must require that the density or intensity of development permitted on parcels of property adjacent to the Wekiva River System be concentrated on those portions of the parcels which are the farthest from the surface waters and wetlands of the Wekiva River System.

(d) The local comprehensive plan must require that parcels of land adjacent to the surface waters and watercourses of the Wekiva River System not be subdivided so as to interfere with the implementation of protection zones as established pursuant to s. 373.415, any applicable setbacks from the surface waters in the Wekiva River System which are established by local governments, or the policy established in paragraph (c) of concentrating development in the Wekiva River Protection Area as far from the surface waters and wetlands of the Wekiva River System as practicable.

Begin narrative below and/or note attachments to reference:

5. Plan Amendments within The East Lake Sylvan Transitional Area

The East Lake Sylvan Transitional Area (see FLU Exhibit-4 East Lake Sylvan Transitional Area/School Site), established by Policy FLU 2.12 Recognition of the East Lake Sylvan Transitional Area, has been designated as appropriate for densities in excess of those allowed elsewhere in the Wekiva River Protection Area wherein the one dwelling unit per net buildable acre is the final development form. The Standards for Plan Amendments within the East Lake Sylvan Transitional Area allows for a maximum allowable residential density not to exceed 2.5 dwelling units per net buildable acre within the Planned Development (PD) Future Land Use designation and PD (Planned Development) zoning classification.

NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.

Demonstrate Consistency with the Following Standards
For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may propose the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above. <i>(Begin narrative below and/or note attachments to reference):</i>
Subject property has a nonresidential Future Land Use designation and applicant is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. <i>(Begin narrative below and/or note attachments to reference):</i>
The proposal must conform to the requirements of Part II, Chapter 369, Part II, Florida Statutes as noted above. <i>(Begin narrative below and/or note attachments to reference):</i>

6. Evaluation of Amendments Within The Econlockhatchee River Protection Area

The State Department of Environmental Protection has identified the Econlockhatchee River Protection Area as an “Outstanding Water”, based on authority given by Section 40C-41.063 (5), Florida Administrative Code. In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU-Special Area Boundaries*, an applicant must demonstrate that the Performance Standards contained in Policy FLU 1.10 are met

Demonstrate Consistency with the Following Standards	
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream’s edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the 550 development restriction zone, provide data to demonstrate that the subject property is large enough to meet this development restriction while complying with the requirements of the desired future land use and the requirements of the zoning district desired. <i>(Begin narrative below and/or note attachments to reference):</i></p>	
<p>2. For property located within 1,100 feet landward as measured from the stream’s edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted except as stated otherwise in Part 57, Econlockhatchee River Protection Overlay Standards Classification, of the Land Development Code of Seminole County.</p> <p>Does the amendment propose a residential land use designation? Yes ____ No ____</p>	
<p>3. All lands within 2,000 feet of stream’s edge, and lands identified on <i>Exhibit FLU: Areas of Archaeological Potential</i>, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream’s edge and/or contains lands identified on the aforementioned exhibit, provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district, and preserve potentially significant archaeological features, or provide an archaeological survey (conducted by a state certified archaeologist) verifying that no significant resources are present. <i>(Begin narrative below and/or note attachments to reference):</i></p>	

Demonstrate Consistency with the Following Standards

4. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.

Provide data to demonstrate that the subject property is large enough to meet the requirements of the proposed land use and zoning district while limiting fragmentation of forest habitats and/or additional river crossings in order to prevent disturbance of native habitats through .

Begin narrative below and/or note attachments to reference:

NOTE: *If any portion of the subject property is within the Environmentally Sensitive Lands Overlay, complete also the Evaluation of Amendments within the ESLO. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.*

7. Evaluation of Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

Demonstrate Consistency with the Following Standards
<p>Provide data to verify that the subject property is large enough to meet the standards required by the proposed future land use and zoning district and also comply with the requirements of <i>Policy FLU 1.3 Wetlands Protection</i> and <i>Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility</i>, part D - Wetland Compatibility Criteria. These policies prohibit encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.</p> <p>The ESLO is comprised of floodprone and wetlands that may exist in any combination on a parcel. These areas are graphically depicted on either of the following websites:</p> <ul style="list-style-type: none">• http://www.seminolecountyfl.gov/is/pdf/Information_Kiosk_Help.pdf• http://www.scpafl.org/ <p>NOTE: If applicant is proposing Planned Development (PD) land use, the Master Development Plan must show location of protected environmentally sensitive areas.</p> <p>NOTE: Development activity (including the placing or depositing of fill within wetlands and the 100-year floodplain identified by FEMA), within the Wekiva River Protection Area shall be prohibited except in cases of overriding public interest.</p> <p><i>Begin narrative below and/or note attachments to reference:</i></p>
<div style="border: 1px solid black; height: 300px;"></div>



Distributed via City of Altamonte Springs Citizen Self Service (CSS) Portal

February 6, 2024

Soojeong Park
RSP Engineers, Inc.
111 N Orange Ave, Ste 800-148
Orlando, FL 32801

RE: Potable Water, Sanitary Sewer, and Reclaimed Water Service

Proposed Development: 90-Unit Multi-Family Townhomes
Development Location: 525/529 Hillview Drive
Seminole County Parcel No: 22-21-29-300-0360-0000; 22-21-29-300-036A-0000;
22-21-29-300-036C-0000; 22-21-29-300-036F-0000; and
22-21-29-300-0500-0000
Application No.: ULTR-2023-0265

Dear Ms. Park:

This letter is written to confirm that the City of Altamonte Springs has the ability to provide municipal potable water, sanitary sewer, and reclaimed water service to the above referenced properties. However, the proposed project is located outside of the municipal boundaries of the City of Altamonte Springs, and therefore all work must be approved by, and permitted through Seminole County.

A general outline of the applicable procedures for obtaining municipal utility service outside of the City limits is as follows, but please note that the process may be subject to change with input from Seminole County and/or upon submittal of more detailed project information to the City:

- 1) **Pre-application Meeting:** The City’s utility only plan review process begins with a pre-application meeting with the City’s Development Review Committee (DRC). The Request for Pre-Application Conference form can be downloaded from the City’s website: <http://www.altamonte.org/412/Developers-Guide> (see Section 2). The form and all applicable support documents are to be submitted to the City’s Growth Management Department.
- 2) **Supplemental Utility Plan Submittal and Review:** The engineering plans submitted to Seminole County for permit issuance are also subject to supplemental review and approval by the City as a condition of municipal utility service. The proposed project will be reviewed

to ensure consistency with the City Land Development Code and City Ordinances pertaining to City utility design requirements.

Due to the location of the properties in relation to the nearest utility mains, off-site main extensions and easements dedications may be required.

- 3) **Annexation Agreement:** In order for properties outside the City limits to receive municipal utility services, it is the City's policy that the property either annex into the City or enter into an annexation agreement and complete a supplemental plan review process with the City. Since it is not the intent of the City to annex the subject property at this time, it has been determined that the owner/developer will be required to enter into an annexation agreement for future annexation into the City as a prerequisite to obtaining municipal utility services. The owner/developer shall be responsible for any and all fees associated with the annexation agreement process.
- 4) **Utility Construction and Extensions:** The City's review of the engineering plans will determine whether main line extensions or other system improvements may be required to adequately serve the site. The owner/developer shall be responsible for the construction or extension of on-site and off-site utility improvements, at the owner's expense, as identified as being necessary to provide service to the site as demonstrated by the engineering plans approved by the City. City site inspections shall also be required for all utility related work.
- 5) **Agency Permits:** The owner/developer shall be responsible for obtaining, through the services of a Florida Registered Professional Engineer, the necessary permits or letters of exemption from the Florida Department of Environmental Protection, and any other applicable regulatory agencies, for the project and the construction of any on-site and/or off-site utility improvements.
- 6) **City Site Improvement Permit, Utility Connection Fees, and Pre-Construction Conference:** The owner/developer shall be responsible for obtaining the required City Site Improvement Permit for utility extensions and connections. Utility connection fees are paid concurrent with the issuance of the City Site Improvement Permit. In addition, a pre-construction conference with the City, limited to City utility issues, is required.
Note: The cost of the City's Site Improvement Permit will be based on the engineer's estimate of all work associated with utility construction activities.
- 7) **Activation of Services:** The activation of municipal utility service is subject to all of the items listed above; the owner/developer's payment of all applicable City utility connection fees, including security deposits and meter fees; and, upon satisfactory completion of the project with the City including close-out submittals (e.g., Final Construction Record Drawings, etc.) as identified in Article XVI of the City's Land Development Code.

The release of this letter does not constitute the reservation of utility capacity. Capacity is reserved for the project upon the owner/developer's compliance with the above items.

February 6, 2024

Page 3

I hope the information provides a better understanding of the application process for obtaining municipal utility services, outside of the City limits. Should you have any questions or need additional information, please do not hesitate to contact me directly at (407) 571-8344 or via email at jmack@altamonte.org.

Sincerely,

Janelle Mack
Utilities Coordinator

cc: Bruce Doig, PE, Director of Public Works & Utilities
Daniel Buckland, Public Works & Utilities Development Manager
Jason Burton, Director of Growth Management
Dean S. Fathelbab, Development Services Manager, Growth Management

FILE NO.: _____

DEVELOPMENT ORDER # _____

**SEMINOLE COUNTY DEVELOPMENT
ORDER**

On _____, 2024, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

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

FINDINGS OF FACT

Property Owner: TERRY UPSON, JR.

Project Name: HILLVIEW DRIVE TOWNHOMES

Requested Development Approval: A Small Scale Future Land Use Map Amendment from Low Density Residential to Medium Density Residential and a Rezone from A-1 (Agricultural) to R-3A (Multiple-Family Dwelling) for a proposed Multifamily Townhome Development Project on approximately 9 acres, located on the south side of Hillview Dr, east of South State Road 434.

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

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by:

Title: _____
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses: R-3A uses more particularly described as: One-, two-, or three-story apartment buildings, townhouses and condominiums and their customary accessory and personal service uses.
 - C. Medium Density Residential: Maximum density shall be set at the time of zoning; however, in no case, shall the density exceed a maximum of ten (10) dwelling units per net buildable acre.
 - D. Maximum building height: Thirty-five (35) feet.
 - E. Open Space shall be in accordance with Part 70, Chapter 30.
 - F. The setbacks from each dwelling structure to the project boundary are as follows: Front, side, and rear yards—Twenty-five (25) feet for single-story, thirty-five (35) feet for two-story. All accessory buildings shall maintain the same setback as the dwelling structures.
 - G. Landscape buffers shall be provided along all lot lines according to the standards set forth in Part 67, Chapter 30. Parking shall not be permitted in the buffer area.
 - H. Off-street parking and/or loading shall be in accordance with Part 64, Chapter 30.
 - I. Access to the property will be provided from Hillview Drive.
 - J. In the case of a conflict between the written conditions A through I in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through I will apply.
- (4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and

FILE NO.: _____

DEVELOPMENT ORDER # _____

binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

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

(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

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

FILE NO.: _____

DEVELOPMENT ORDER # _____

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
Jay Zembower, Chairman

FILE NO.: _____

DEVELOPMENT ORDER # _____

EXHIBIT A

Project Legal Description:

Parcel ID:

22-21-29-300-0360-0000

22-21-29-300-036A-0000

22-21-29-300-036C-0000

22-21-29-300-036F-0000

22-21-29-300-0500-0000

PARCEL 36 LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING . CONTAINING 5.5362 ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET,

FILE NO.: _____

DEVELOPMENT ORDER # _____

THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36A LEGAL DESCRIPTION:

BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 36C LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W. 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E. 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E. 135.00 FEET, THENCE RUN N. 00° 05' 07"E 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05'07" E. 165.07 FEET, THENCE RUN N. 89° 44' 53" E. 192.62 FEET, THENCE RUN S. 00° 05' 08"W 2.45 FEET, THENCE RUN N. 89° 50' 53" E. 98.00 FEET, THENCE RUN S. 00° 05'07" W. 50.00 FEET, THENCE RUN S. 89° 44' 53" W. 194.31 FEET, THENCE RUN S. 00° 05'07" W. 112.45 FEET, THENCE RUN S. 89° 44' 53" W. 96.31 FEET TO THE POINT OF BEGINNING. CONTAINING .5940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET,

FILE NO.: _____

DEVELOPMENT ORDER # _____

THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36F LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST½ OF THE N.E. ¼ OF THE S.W. ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00°05'09" W. ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST½ OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22, 1078.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°05'09"W. ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S.89°26'55"W. ALONG THE SOUTH LINE OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22 302.40 FEET, THENCE RUN N.00°05'07"E. 231.74 FEET, THENCE RUN N.89°44'54"E. 302.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6032 ACRES.

PARCEL 50 LEGAL DESCRIPTION:

THE WEST 66 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST (LESS THE SOUTH 942.8 FEET). TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.

FILE NO.: _____

DEVELOPMENT ORDER # _____

EXHIBIT B

Master Development Plan:



February 16, 2024

Arturo J. Perez, MSCE, P.E.
Seminole County Public Works Department
Engineering Division
100 East First Street
Sanford, FL 32771

RE: Hillview Drive Townhomes – Trip Generation Memo

Dear Mr. Perez:

The project is located on Hillview Drive east of SR 434 in Altamonte Springs, Florida. The site is currently vacant. The Project consists of 88 multi-family units in two-story buildings.

Trip Generation

Trips for the Project were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition, ITE Land Use Code (LUC) 220 Multifamily Housing (Low-Rise). Using this land use code and the Average Rate, a trip generation of 36 trips (9 in and 27 out) in the AM peak hour and 46 trips (29 in and 17 out) in the PM peak hour was estimated. A summary of the trip generation is shown in Table 1.

Table 1: Trip Generation

Land Use	ITE LUC	Size	Units	Avg Rate or Equation	Gross AM Peak Hour Trips*				Gross PM Peak Hour Trips*			
					Rate	In	Out	Total	Rate	In	Out	Total
Multifamily Housing (Low-Rise)	220	88	DU	Avg Rate	0.40	8	27	35	0.51	28	17	45

*Source: ITE Trip Generation Manual, 11th Edition

Sincerely,

Nathan Poole, PE
Traffic/ITS Engineer

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

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

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

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

NAME	ADDRESS	PHONE NUMBER
Terry Upson	525 Hillview Drive, Altamonte Springs, FL 32714	
Terry Upson, Jr.	529 Hillview Drive, Altamonte Springs, FL 32714	

(Use additional sheets for more space)

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

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

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

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

3/1/24
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

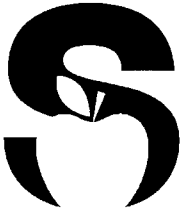
Sworn to and subscribed before me by means of physical presence or online notarization, this 1st day of March, 2024, by Johnston, who is personally known to me, or has produced _____ as identification.



TRACY E. O'CONNOR
Commission # HH 046251
Expires September 24, 2024
Bonded Thru Budget Notary Services

[Signature]
Signature of Notary Public

TRACY E. O'CONNOR
Print, Type or Stamp Name of Notary Public



**SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL
IMPACT ANALYSIS SEMINOLE COUNTY PUBLIC SCHOOLS, FACILITIES
PLANNING DEPARTMENT 400 EAST LAKE MARY BOULEVARD ♦ SANFORD,
FLORIDA 32773-7127**

Instructions: Please submit one copy of completed application, location map, and applicable fee for each new residential project to the address above.

I. Application Type

Check [√] one only:

- School Capacity Determination (Land Use & Zoning)
 Letter of No Impact
 Letter of Exemption
 Time Extension
 School Capacity Availability Letter of Determination (Site Plan & Subdivisions)
 Project Amendment/Re-evaluation

See attached Fee Schedule. Make check payable to Seminole County School Board. In the event that a Mitigation Agreement is necessary, an additional fee may be required.

II. Project Information:

Project Name: Multifamily Townhomes Local Government: Seminole County

Parcel ID#: (attach separate sheet for multiple parcels): 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-0500-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000

Location/Address of subject property: 525-529 Hillview Dr, Altamonte Springs (Attach location map)

Closest Major Intersection: Hillview Drive and SR 434

III. Ownership/Agent Information:

Owner/Contract Purchaser Name(s): Terry Upson, Jr.

Agent/Contact Person: Juli Simas James and James Johnston, Shutts & Bowen LLP

Mailing address: 300 South Orange Avenue, Suite 1600, Orlando, FL 32801

Telephone#: (407) 835-6795
(407) 835-6774

Fax: _____

Email: JJohnston@shutts.com;
JJames@shutts.com

IV. Development Information:

Project Data			
Current		Proposed	
Future Land Use LDR		Future Land Use MDR	
Zoning A-1		Zoning R-3A	
Single Family Detached:	Single Family Attached: 88	Apartments: # Units 0-850 sf 0 851- 1000 sf 0 1000 sf or more 0	Mobile Homes: 0
Total Units: 88	Total Acres: 9	Phased Project: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	



SCHOOL PLANNING AND CONCURRENCY APPLICATION / SCHOOL IMPACT ANALYSIS
SEMINOLE COUNTY PUBLIC SCHOOLS

Applicant shall provide the information above to the Seminole County School District to calculate student generation, evaluate school capacity, and address any potential mitigation. The applicant is responsible for obtaining any additional information required to complete the review process. For further information regarding this application process, please contact the local government with jurisdiction or the Seminole County Schools Facilities Planning Department at: 407-320-0583.

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

Disclaimers:

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

I further acknowledge that the School Board of Seminole County may not defend any challenge to my proposed application, and that it may be my sole obligation to defend any and all actions and approvals related to approval of this application. Submission of this application initiates a process and does not imply approval by the School Board of Seminole County or any its staff.

I further acknowledge that I have read the information contained in this application and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application. I hereby represent that I have the lawful right and authority to file this application.

Signature:

Owner:	<input type="checkbox"/>
Agent:	<input checked="" type="checkbox"/>

Date:

3/16/19

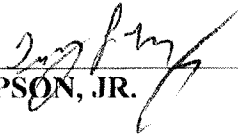
If applicant is not the owner of record, a letter of authorization from the property owner(s) must be included with this form at time of application submittal. If owner is a company/corporation, please submit documentation that signatory is registered agent of the company.

Official Use Only	
Application Received	
Date:	Time:
By:	

AGENT AUTHORIZATION

THIS AGENT AUTHORIZATION shall serve as an authorization and designation by **TERRY UPSON, JR.**, whose principal address is 525 Hillview Drive, Altamonte Springs, Florida 32714, as the agent of the owner of that certain real property more particularly described as Seminole County Parcel Identification Nos. 22-21-29-300-0360-0000, 22-21-29-300-036A-0000, 22-21-29-300-036C-0000, 22-21-29-300-036F-0000 and 22-21-29-300-0500-0000 and more particularly described in **Exhibit "A"** attached hereto ("**Property**"), of **JULI SIMAS JAMES AND JAMES JOHNSTON, SHUTTS & BOWEN LLP**, whose address is 300 South Orange Avenue, Suite 1600, Orlando, Florida 32801, to act as agent for, appear on behalf of, and execute any and all petitions, applications or other documents reasonably required by Seminole County Public Schools for the development of the Property, including, without limitation, school planning and concurrency applications and impact analysis or other permits, applications or approvals with, or required by, Seminole County Public Schools for the development of the Property. This authorization shall remain in effect until revoked in writing.

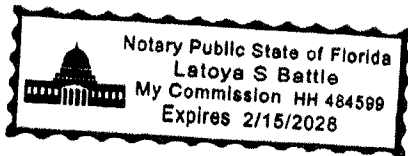
Executed this 26 day of February, 2024.




TERRY UPSON, JR.

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 26 day February, 2024, by Terry Upson Jr, as agent of Terry Upson, Jr., who is: is personally known to me; or has produced Florida Driver's License as identification.





Print Name: Latoya S. Battle
Notary Public, State of Florida
Commission No.: HH 484599
My Commission Expires: 2/15/2028

EXHIBIT "A"
Legal Description

Parcel ID:

22-21-29-300-0360-0000
22-21-29-300-036A-0000
22-21-29-300-036C-0000
22-21-29-300-036F-0000
22-21-29-300-0500-0000

PARCEL 36 LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S00°05'09"W ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S89°44'54"W 294.31 FEET, THENCE RUN N00°05'07"E 698.83 FEET, THENCE RUN N89°44'53"E 194.31 FEET, THENCE RUN N00°05'07"E 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N89°50'53"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING . CONTAINING 5.5362 ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36A LEGAL DESCRIPTION:

BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 36C LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S.00° 05' 09"W ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 1308.81 FEET, THENCE RUN S. 89° 26' 55" W. 525.63 FEET ALONG THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 00° 05' 07" E. 656.72 FEET ALONG THE WEST LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN N. 89° 44' 53" E. 135.00 FEET, THENCE RUN N. 00° 05' 07"E 162.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 00° 05'07" E. 165.07 FEET, THENCE RUN N. 89° 44' 53" E. 192.62 FEET, THENCE RUN S. 00° 05' 08"W 2.45 FEET, THENCE RUN N. 89° 50' 53" E. 98.00 FEET, THENCE RUN S. 00° 05'07" W. 50.00 FEET, THENCE RUN S. 89° 44' 53" W. 194.31 FEET, THENCE RUN S. 00° 05'07" W. 112.45 FEET, THENCE RUN S. 89° 44' 53" W. 96.31 FEET TO THE POINT OF BEGINNING. CONTAINING .5940 ACRES, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S00°05'09"W ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN S89°50'53"W 178.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE RUN S00°05'07"W 305.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°05'07"W 50.14 FEET, THENCE RUN S89°44'53"W 20.00 FEET, THENCE RUN N00°05'07"E 32.62 FEET, THENCE RUN S89°44'53"W 172.62 FEET, THENCE RUN S00°05'07"W 145.07 FEET, THENCE RUN N89°44'53"E 86.31 FEET, THENCE S00°05'07"W 818.03 FEET TO A POINT ON THE SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, THENCE RUN S89°26'55"W ALONG SAID SOUTH LINE 20.00 FEET, THENCE RUN N00°05'07"E 601.39 FEET, THENCE RUN S89°44'53"W 107.24 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN S89°44'53"W 10.00 FEET, THENCE RUN N00°05'07"E 10.00 FEET, THENCE RUN N89°44'53"E 117.24 FEET, THENCE RUN N00°05'07"E 176.74 FEET, THENCE RUN S89°44'53"W 86.19 FEET, THENCE RUN N00°05'07"E 185.07' FEET, THENCE RUN N89°44'53"E 192.62 FEET, THENCE RUN S00°05'07"W 2.45 FEET, THENCE RUN N89°50'53"E 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 36F LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2

OF THE N.E. ¼ OF THE S.W. ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST AND RUN S. 00°05'09" W. ALONG THE EAST LINE OF SAID WEST 3 CHAINS OF THE EAST ½ OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22, 1078.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 00°05'09"W. ALONG SAID EAST LINE 230.15 FEET, THENCE RUN S.89°26'55"W. ALONG THE SOUTH LINE OF THE N.E. ¼ OF THE S.W. ¼ OF SAID SECTION 22 302.40 FEET, THENCE RUN N.00°05'07"E. 231.74 FEET, THENCE RUN N.89°04'54"E. 302.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6032 ACRES.

PARCEL 50 LEGAL DESCRIPTION:

THE WEST 66 FEET OF THE EAST 458.5 FEET TO THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST (LESS THE SOUTH 942.8 FEET). TOGETHER WITH THAT CERTAIN 1970 FLEET MOBILE HOME, I.D. #SL3406, LOCATED THEREON.



LOCATION MAP

School Planning and Concurrency Application for School Capacity Determination (Land Use and Zoning)

Client: Terry Upson, Jr.

Address: 525-529 Hillview Dr, Altamonte Springs, Florida

Seminole County
Facility Capacity Impact Assessment
Basic Information - Worksheet 1 of 5

Applicant Name:	James Johnston on behalf of Shutts & Bowen
Project Name:	Hillview Drive Townhomes
Contact Phone/Email:	jjohnston@shutts.com 407-423-3200
Date Completed:	3/1/24

SECTION 1 - Proposed FUTURE LAND USE Evaluation (Other than PD)		
Items	Entries	Units
A. Enter proposed Future Land Use - Insert initials to right. <i>If proposed FLU is PD, skip this section and complete SECTION 2 at bottom of page.</i>	MDR	<i>Any FLU except PD</i>
B. Enter Max. Allowable Residential Dwelling Units/Acre under the proposed FLU	10	<i>Whole # Units/Acre</i>
C. Enter Max. Allowable Non-Residential FAR (floor area ratio) under proposed FLU	0%	<i>Percent</i>
D. Enter Gross Acres - NOTE: The gross acres are used to project the maximum potential development and may exceed final allowable net buildable acres.	9.00	<i>Acres</i>
E. RESIDENTIAL TEST FIGURE - Potential residential unit maximum*	90	<i>Units Lines (B x D)</i>
F. NON-RESIDENTIAL TEST FIGURE - Potential non-residential sq/ft max.*	0	<i>Sq Ft (C x D x 43560)</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

SECTION 2 - Proposed PLANNED DEVELOPMENT (PD) Evaluation Only		
Items	Entries	Units
PD Proposed Future Land Use - (<i>If other than PD, complete SECTION 1 above.</i>)	PD	<i>FLU</i>
RESIDENTIAL TEST FIGURE - Enter proposed unit count*	0	<i>Units</i>
NON-RESIDENTIAL TEST FIGURE - Enter proposed square feet*	0	<i>Square Feet</i>

* Test figures are used only to provide a preliminary calculation of projected facility demands.

Facility Capacity Impact Assessment - Worksheet 2 of 5

Potable Water Facilities

Applicant Name	Project Name	Well? Check box, make no entries
James Johnston on behalf of Sh	Hillview Drive Townhomes	<input type="checkbox"/>
Enter Utility Name:	City of Altamonte Springs	
Enter Utility Contacted Name:	Janelle Mack	
Enter Contact's Phone Number:	(407) 571-8340	

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For well permitting, contact the Seminole County Building Division, 407-665-7050, and the Health Department, 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter <u>Available Capacity</u> provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	NOTE: In place of an <u>Available Capacity</u> figure, check here that a letter from the utility confirming ability to serve is attached.	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

POTABLE WATER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 350 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	90		0.000	(Test Figure x LOS per unit) / 1.0 mgd

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd
4	Total Proposed Water Demand		0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 3 of 5

Sanitary Sewer Facilities

Applicant Name	Project Name	Septic?	Check box, make no entries
James Johnston on behalf of Sh	Hillview Drive Townhomes	<input type="checkbox"/>	<input type="checkbox"/>
Enter Utility Name:	City of Altamonte Springs		
Enter Utility Contacted Name:	Janelle Mack		
Enter Contact's Phone Number:	(407) 571-8340		

- To identify the utility serving a parcel, go to:

http://www.seminolecountyfl.gov/cms_application_Placeholder.aspx?page=MyResidentPage **or go to**

<http://gis2.seminolecountyfl.gov/InformationKiosk/>

- For Seminole County water/sewer information, contact Environmental Services, Business Office: 407-665-2110

- For onsite sewage and disposal, contact the Seminole County Department of Health, Environmental Health: 407-665-3604

Line	Facility Capacity Status	Entries	Notes/Units
1	Enter Available Capacity provided by Utility Contact:		Available permitted capacity in millions of gallons/day (mgd)
	<i>NOTE: In place of an Available Capacity figure, check here that a letter from the utility confirming ability to serve is attached.</i>	<input checked="" type="checkbox"/>	Letter attached in place of demand calculations

SANITARY SEWER DEMAND CALCULATIONS

Residential Demand Calculation - For Seminole County utility service, enter 300 gals per day per unit as the residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Residential Test Figure is from Worksheet 1 of 5)

Line	Residential Test Figure *	Level Of Service (LOS) gpd	Demand	Notes/Units
2	90		0.000	(Test Figure x LOS per unit) / 1.0 mgd

Non-Residential Demand Calculation - For Seminole County utility service, enter 0.1 gals per day per square foot as the non-residential level of service. For City/Private utility service, enter the level of service if provided by the utility.

(* Non-Residential Test Figure is from Worksheet 1 of 5)

Line	Non-Res Test Figure*	Level Of Service (LOS) gpd	Demand	Notes/Units
3	0		0.000	(Test Figure x LOS per unit) / 1.0 mgd
4	Total Proposed Sewer Demand		0.000	Total Demand mgd (Lines 2 + 3)
5	Remaining Capacity		0.000	Remaining permitted capacity mgd (Lines 1 - 4)

Facility Capacity Impact Assessment - Worksheet 4 of 5

County-wide Solid Waste Facilities

NOTE: Residential unit count serves as an estimate for both residential and non-residential solid waste disposal demand. A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
James Johnston on behalf of Shutts & Bowen	Hillview Drive Townhomes

Residential Test Figure (WorkSheet 1)	Multiply	Persons per Household	Equals	Calculated Residential Population
90	x	3.5	=	315

FACILITY	Items	Entries	Notes/Units
Landfill	<i>NOTE: A Level of Service (LOS) of 4.3 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is disposed of daily at the landfill. The remaining landfill capacity as of 2013 is: 20,202,000 tons.*</i>		
1	Calculated Residential Population (from above)	315	Persons
2	Adopted LOS pounds per person per day	4.3	Lb/cap/day
3	Proposed Annual Landfill Demand	247.2	Tons (Lines 1 x 2 x 365)/2000

Transfer Station	<i>NOTE: A Level of Service (LOS) of 4.0 lb/capita/day, when applied to new residential units, captures both the residential waste component and the non-residential component associated with increased growth that is processed daily through the transfer station. The transfer station capacity as of 2013 is: 2500 tons/day.*</i>		
1	Calculated Residential Population (from above)	315	Persons
2	Adopted LOS pounds per person per day	4.0	Lb/cap/day
3	Proposed Daily Transfer Station Demand	0.630	Tons (Lines 1 x 2)/2000

* Based on information provided by the Seminole County Solid Waste Management Division in 2013. The County's remaining Landfill capacity and Transfer Station processing capacity is projected to be sufficient through 2060 and 2050 respectively at current growth rates and therefore the calculation of a deduction from the remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.

Facility Capacity Impact Assessment - Worksheet 5 of 5

County-wide Recreation and Open Space Facilities

NOTE: A calculation based on non-residential square feet alone is not required to complete the application.

Applicant Name	Project Name
James Johnston on behalf of Shutts & Bower	Hillview Drive Townhomes

Residential Test Figure	Multiply	Persons per Household	Equals	Calculated Residential Population
90	x	3.5	=	315

RECREATION	Items	Entries	Notes/Units
Total Acres	<i>NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person. Remaining acreage: 1,394*</i>		
1	Calculated Residential Population (from above) :	315	Persons
2	Adopted LOS acres per person	3.6	Acres/1000 Pop
3	Proposed Total Acres Demand	1.134	Acres (Lines 1 x 2)/1000

Developed Acres	<i>NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person. Remaining Acreage: 178*</i>		
1	Calculated Residential Population (from above) :	315	Persons
2	Adopted LOS acres per person	1.8	Acres/1000 Pop
3	Proposed Developed Acres Demand	0.567	Acres (Lines 1 x 2)/1000

** Based on 2010 adopted CIE Update. The County's remaining Total and Developed acreage is projected to be sufficient through 2030 at current growth rates and therefore the calculation of a deduction from remaining capacity of either is unnecessary. The projection is redone with each Evaluation and Appraisal Report.*

Property Record Card

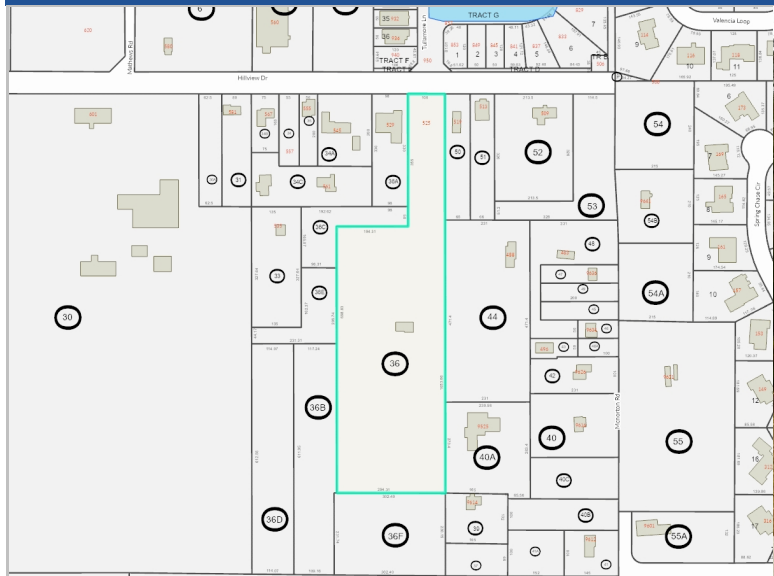


Parcel 22-21-29-300-0360-0000

Property Address 525 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



22212930003600000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-0360-0000
Owner(s)	UPSON, TERRY L
Property Address	525 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	525 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(1994)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$49,018	\$48,563
Depreciated EXFT Value	\$400	\$400
Land Value (Market)	\$276,500	\$276,500
Land Value Ag		
Just/Market Value	\$325,918	\$325,463
Portability Adj		
Save Our Homes Adj	\$203,649	\$206,755
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$122,269	\$118,708

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$4,331.26 **2023 Tax Savings with Exemptions** \$3,282.44
2023 Tax Bill Amount \$1,048.82

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 459.12 FT W & 25 FT S OF NE
 COR OF SW 1/4 RUN S 1053.66 FT W
 294.31 FT N 698.83 FT E 194.31 FT
 N 355 FT E 100 FT TO BEG
 (5.5362 AC)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$122,269	\$50,000	\$72,269
SJWM(Saint Johns Water Management)	\$122,269	\$50,000	\$72,269
FIRE	\$122,269	\$50,000	\$72,269
COUNTY GENERAL FUND	\$122,269	\$50,000	\$72,269
Schools	\$122,269	\$25,000	\$97,269

Sales

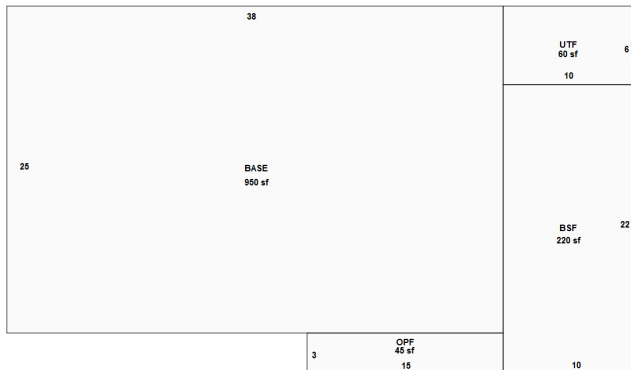
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	09/01/1986	01767	1987	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.53	\$50,000.00	\$276,500

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
1	SINGLE FAMILY	1964	2	1.0	3	950	1,275	1,170	CONC BLOCK	\$49,018	\$83,435	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY FINISHED</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td style="text-align: right;">220.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">45.00</td> </tr> </tbody> </table>	Description	Area	UTILITY FINISHED	60.00	BASE SEMI FINISHED	220.00	OPEN PORCH FINISHED	45.00
Description	Area																			
UTILITY FINISHED	60.00																			
BASE SEMI FINISHED	220.00																			
OPEN PORCH FINISHED	45.00																			



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
SHED	01/01/1964	1	\$400	\$1,000

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
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	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	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card



Parcel 22-21-29-300-036A-0000

Property Address 529 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



222129300036A0000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-036A-0000
Owner(s)	UPSON, TERRY JR
Property Address	529 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	529 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2010)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$216,699	\$213,028
Depreciated EXFT Value	\$1,200	\$1,200
Land Value (Market)	\$51,800	\$51,800
Land Value Ag		
Just/Market Value	\$269,699	\$266,028
Portability Adj		
Save Our Homes Adj	\$64,646	\$66,947
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$205,053	\$199,081

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$3,540.30 **2023 Tax Savings with Exemptions** \$1,421.88
2023 Tax Bill Amount \$2,118.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 559.12 FT W OF CEN OF
 SEC RUN W 98 FT S 330 FT E
 98 FT N 330 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$205,053	\$50,000	\$155,053
SJWM(Saint Johns Water Management)	\$205,053	\$50,000	\$155,053
FIRE	\$205,053	\$50,000	\$155,053
COUNTY GENERAL FUND	\$205,053	\$50,000	\$155,053
Schools	\$205,053	\$25,000	\$180,053

Sales

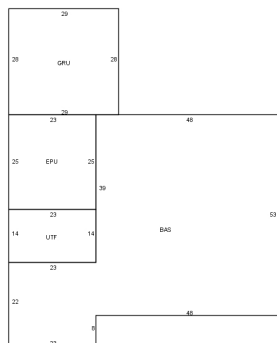
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
PROBATE RECORDS	05/01/2009	07194	0566	\$100	No	Improved
PROBATE RECORDS	01/01/2009	07121	1697	\$100	No	Improved
SPECIAL WARRANTY DEED	02/01/2003	04792	1827	\$96,000	No	Improved
CERTIFICATE OF TITLE	01/01/2003	04681	1034	\$100	No	Improved
CERTIFICATE OF TITLE	08/01/2002	04495	0714	\$26,300	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.74	\$70,000.00	\$51,800

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
1	SINGLE FAMILY	1974	4	2.0	6	3,050	4,759	3,050	SIDING GRADE 3	\$216,699	\$305,210	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>GARAGE UNFINISHED</td> <td style="text-align: right;">812.00</td> </tr> <tr> <td>ENCLOSED PORCH UNFINISHED</td> <td style="text-align: right;">575.00</td> </tr> <tr> <td>UTILITY FINISHED</td> <td style="text-align: right;">322.00</td> </tr> </tbody> </table>	Description	Area	GARAGE UNFINISHED	812.00	ENCLOSED PORCH UNFINISHED	575.00	UTILITY FINISHED	322.00
Description	Area																			
GARAGE UNFINISHED	812.00																			
ENCLOSED PORCH UNFINISHED	575.00																			
UTILITY FINISHED	322.00																			



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04017	REROOF	County	\$2,200		2/23/2005
08056	529 HILLVIEW DR: REROOF RESIDENTIAL-SFR	County	\$31,000		5/23/2023

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 1	10/01/1983	1	\$1,200	\$3,000

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
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	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	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card

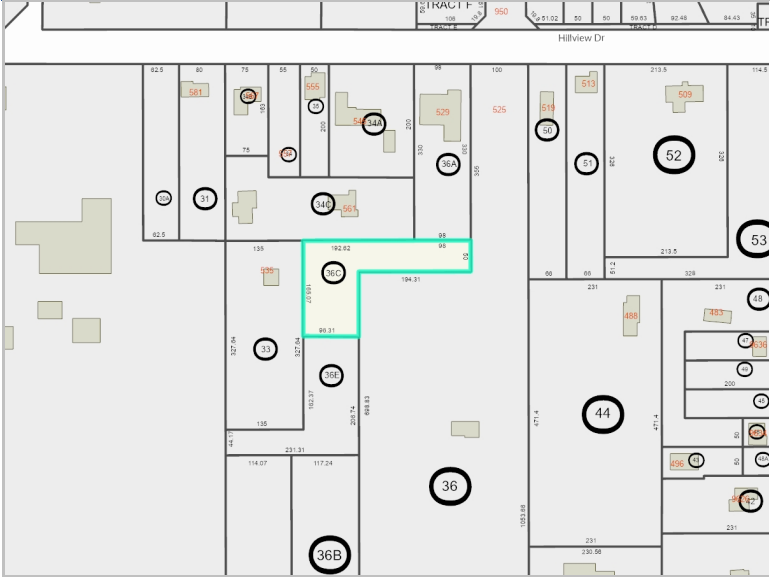


Parcel 22-21-29-300-036C-0000

Property Address HILLVIEW DR ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-21-29-300-036C-0000
Owner(s)	UPSON, TERRY JR
Property Address	HILLVIEW DR ALTAMONTE SPRINGS, FL 32701
Mailing	519 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$47,200	\$47,200
Land Value Ag		
Just/Market Value	\$47,200	\$47,200
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$47,200	\$47,200

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$628.14
2023 Tax Bill Amount	\$628.14

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 559.12 FT W & 380 FT S OF NE
 COR OF SW 1/4 RUN W 194.31 FT S
 112.45 FT W 96.31 FT N 165.07 FT
 E 192.62 FT S 2.45 FT E 98 FT S
 50 FT TO BEG
 (.594 AC)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$47,200	\$0	\$47,200
SJWM(Saint Johns Water Management)	\$47,200	\$0	\$47,200
FIRE	\$47,200	\$0	\$47,200
COUNTY GENERAL FUND	\$47,200	\$0	\$47,200
Schools	\$47,200	\$0	\$47,200

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
PROBATE RECORDS	05/01/2009	07197	0979	\$100	No	Vacant
PROBATE RECORDS	01/01/2009	07121	1697	\$100	No	Vacant
ADMINISTRATIVE DEED	09/01/1986	01767	1995	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.59	\$80,000.00	\$47,200

Building Information Permits

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

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
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

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	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card

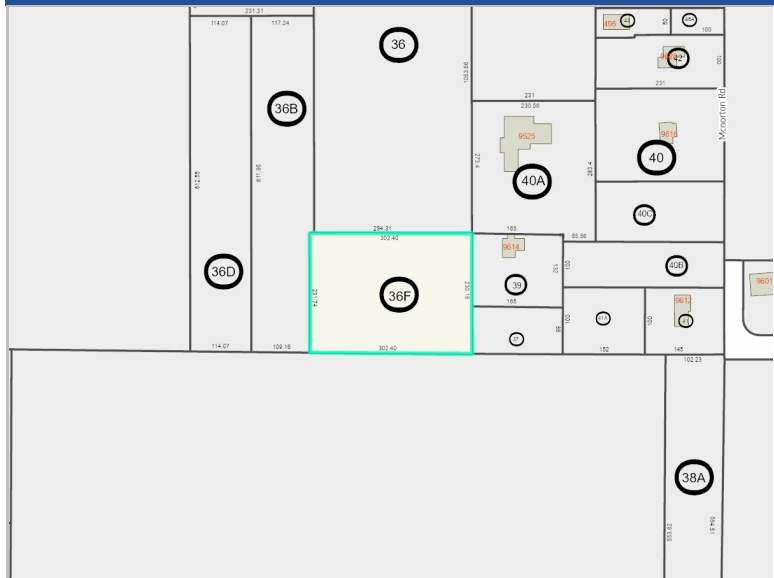


Parcel 22-21-29-300-036F-0000

Property Address HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	22-21-29-300-036F-0000
Owner(s)	UPSON, TERRY
Property Address	HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	519 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$96,000	\$96,000
Land Value Ag		
Just/Market Value	\$96,000	\$96,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$96,000	\$96,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1,277.57
2023 Tax Bill Amount \$1,277.57

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 BEG 459.12 FT W & 1078.66 FT S OF
 NE COR OF SW 1/4 RUN S 230.15 FT
 W 302.40 FT N 231.74 FT E 302.40
 FT TO BEG
 (1.6032 AC)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$96,000	\$0	\$96,000
SJWM(Saint Johns Water Management)	\$96,000	\$0	\$96,000
FIRE	\$96,000	\$0	\$96,000
COUNTY GENERAL FUND	\$96,000	\$0	\$96,000
Schools	\$96,000	\$0	\$96,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
FINAL JUDGEMENT	10/01/2002	04559	0857	\$100	No	Vacant
QUIT CLAIM DEED	09/01/2002	04550	1343	\$100	No	Vacant
QUIT CLAIM DEED	10/01/1995	02982	0005	\$100	No	Vacant
QUIT CLAIM DEED	08/01/1990	02236	1204	\$100	No	Vacant
ADMINISTRATIVE DEED	09/01/1986	01767	1989	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.6	\$60,000.00	\$96,000

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

Extra Features				
Description	Year Built	Units	Value	New Cost

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

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

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	52

School Information		
Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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Property Record Card

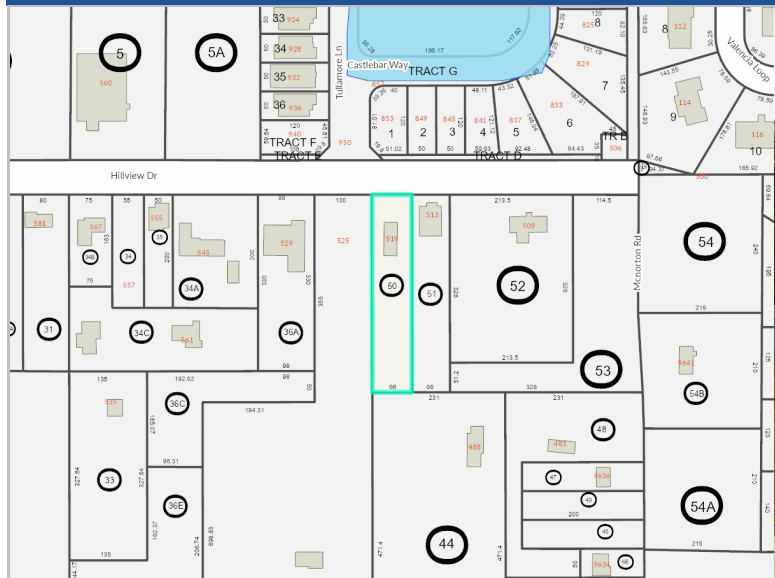


Parcel 22-21-29-300-0500-0000

Property Address 519 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714

Parcel Location

Site View



22212930005000000 01/27/2022

Parcel Information

Value Summary

Parcel	22-21-29-300-0500-0000
Owner(s)	UPSON, TERRY
Property Address	519 HILLVIEW DR ALTAMONTE SPRINGS, FL 32714
Mailing	529 HILLVIEW DR ALTAMONTE SPG, FL 32714-1602
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$22,214	\$20,549
Depreciated EXFT Value	\$2,800	\$2,400
Land Value (Market)	\$43,200	\$43,200
Land Value Ag		
Just/Market Value	\$68,214	\$66,149
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$68,214	\$66,149

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$880.31
2023 Tax Bill Amount \$880.31

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 21S RGE 29E
 W 66 FT OF E 458.5 FT OF
 NE 1/4 OF SW 1/4 (LESS S
 942.8 FT)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$68,214	\$0	\$68,214
SJWM(Saint Johns Water Management)	\$68,214	\$0	\$68,214
FIRE	\$68,214	\$0	\$68,214
COUNTY GENERAL FUND	\$68,214	\$0	\$68,214
Schools	\$68,214	\$0	\$68,214

Sales

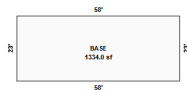
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	09/01/2002	04550	1341	\$100	No	Improved
QUIT CLAIM DEED	09/01/1995	02973	0849	\$16,900	No	Improved
QUIT CLAIM DEED	12/01/1986	01797	0840	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.54	\$80,000.00	\$43,200

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MOBILE HOME	1969	3	1.0	3	1,334	1,334	1,334	MOBILE HOMES AVG	\$22,214	\$55,534	Description	Area



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
CARPORT 3	04/01/1969	1	\$2,800	\$7,000

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
13.00	DUKE	CENTURY LINK	NA	NA	TUE/FRI	WED	NO SERVICE	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	52

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

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

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

Receipt Details

Date: 3/7/2024 8:39:27 AM
Project: 24-20000004
Credit Card Number: 37*****1001
Authorization Number: 250344
Transaction Number: 070324C18-D0879971-33B6-4933-AE9B-966634DCA7AF
Total Fees Paid: 5190.45

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	102.95
REZONE WITH LUA (50% OF FEE)14	5087.50
Total Amount	5190.45

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

Comment Document – Initial Submittal

PROJECT NAME:	HILLVIEW DRIVE TOWNHOME - SSFLUA & REZONE	PROJ #: 24-20000004
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	3/04/24	
RELATED NAMES:	Z2024-04; 03.24SS.01	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	22-21-29-300-0360-0000	
NO OF ACRES	9	
BCC DISTRICT	3-Lee Constantine	
LOCATION	ON THE SOUTH SIDE OF HILLVIEW DR, EAST OF SR 434	
FUTURE LAND USE-	LDR	
SEWER UTILITY	NA	
WATER UTILITY	NA	
APPLICANT:	CONSULTANT:	
JULI JAMES SHUTTS & BROWEN LLP 300 S ORANGE AVE, STE 1600 ORLANDO FL 32801 (407) 423-3200 JJAMES@SHUTTS.COM	RODOLFO SUCRE RSP ENGINEERS INC 111 N ORANGE AVE STE, 800-148 ORLANDO FL 32801 (407) 743-2754 RSUCRE@RSPENGINEERS.COM	

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

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

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

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

State Permits that may be required:

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

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Please dimension the 25' buffer on all property boundaries on the site plan.	Unresolved
2.	Buffers and CPTED	The landscape buffer cannot overlap the ingress/egress easement. The 0.5 opacity buffer requires a 6' masonry wall, which cannot be constructed in the easement. Please show the 25' buffer width on the interior of the easement.	Unresolved
3.	Buffers and CPTED	The 0.5 opacity buffer requires a 6' masonry wall, which must be located on the interior edge of the buffer width. Please see 30.14.5. (b) (1) of the Seminole County Land Development Code. This section allows a 3' continuous hedge to be provided instead of the 6' wall if the buffer width is increased from 25' to 35'. If this section is to be used, please revise plans accordingly.	Unresolved
4.	Buffers and CPTED	Show the location of the 6' masonry wall on the overall site plan. It must be located on the interior edge of the 25' landscape buffer.	Unresolved
5.	Buffers and CPTED	The north buffer is only required to be a 0.2 opacity. Revise if desired.	Info Only
6.	Buffers and CPTED	The pond cannot encroach into the 0.5 opacity buffer since the 6' wall cannot be constructed in the pond. Either relocate the pod or utilize the increased buffer width in this area in lieu of the wall.	Unresolved
7.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
8.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
9.	Buffers and CPTED	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13. Add a note to the plan that it will be provided per this section.	Unresolved
10.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section. Add a note to the plan it will be provided per this section.	Unresolved
11.	Buffers and CPTED	Show location of proposed parking.	Unresolved
12.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for	Info Only

		Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	
13.	Building Division	All site lighting on Commercial parcels requires a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
14.	Comprehensive Planning	Attachment A Text and Worksheet, which were included with the application, should also be uploaded into the Project Documents folder as separate files.	Unresolved
15.	Comprehensive Planning	The Medium Density Residential Future Land use allows a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
16.	Comprehensive Planning	Per the Seminole County Comprehensive Plan (FLU Exhibit-38), the Medium Density Residential Future Land use designation requires the following services and facilities: 1) Central Water 2) Central Sewer 3) Paved Road 4) Solid Waste Collection 4) Internal and External sidewalks 5) Street lights Multi-family developments also require the provision of on-site amenities including active recreation areas, usable open space and pedestrian walkways as a component of development design. On-site transit facilities (e.g., bus shelters and bays) may be required on a site specific basis.	Info Only
17.	Comprehensive Planning	A portion of this site is located within the Environmentally Sensitive Lands Overlay. All development must comply with applicable Land Development Code requirements addressing natural resource characteristics of the specific site, which take precedence over the underlying future land use designation.	Info Only
18.	Comprehensive Planning	Policy POT 5.12: Concurrency Requirements for Potable Water Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.	Info Only
19.	Comprehensive Planning	Per Seminole County Comprehensive Plan Policy Housing 3.3, a development in Medium Density Residential may be allowed a density of up to twelve (12) dwelling units per net buildable acre, provided that	Info Only

		the density bonus is on a sliding scale based on the percent of units provided for low and very low-income households on the development site. Please note that other provisions from Policy HSG 3.3 may apply.	
20.	Environmental Services	We have no objection to the proposed rezone/FLUA.	Info Only
21.	Environmental Services	We have no objection to this development connecting to City of Altamonte Springs utilities.	Info Only
22.	Environmental Services	Be aware that reasonable utility access may be required to be provided to nearby "landlocked" parcels that are adjacent to this development. This will be assessed during future plans reviews such as site plan/final plat. The reasonable utility access will likely come in the form of utility easements similar in nature to the existing cross access, ingress/egress easement on the site. However, the provided utility easements do not need to be as extensive and only need to reach the property line of the nearby "landlocked" parcels so as to provide a corridor for utility access.	Info Only
23.	FLU Traffic Study Review	When submitting the application for the Rezone/Future Land Use Amendment, on the Master Development Plan or Site Plan, provide a trip generation table for the proposed development program for the daily, AM and PM peak hour periods based on the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.	Unresolved
24.	Natural Resources	The Development Services Director, or his or her designee, may grant deviations from any provision of this Chapter 60 where the strict application of the provisions to a particular site would create a substantial economic hardship. In all cases, reasonable efforts must be made to preserve trees as specified in this Chapter 60. The Development Services Director, or designee, may grant deviations from any provision of this Chapter 60 only when the applicant demonstrates that the purposes of this Chapter 60 will be or have been achieved by other means. If the Development Services Director or designee denies a request for deviation from this Chapter 60 because the applicant did not demonstrate that the purposes of the article will be or have been achieved by other means, then the applicant may appeal the decision to the Board of County Commissioners. SCLDC 60.7(a)	Info Only
25.	Natural Resources	If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the	Info Only

		required caliper inches by paying \$125 per caliper inch into the Arbor Trust Fund. SCLDC 60.9(d)(8)	
26.	Natural Resources	In the case of any development which requires site plan approval by the Planning and Zoning Commission, the Board of County Commissioners, or both; permits for removal, relocation or replacement of trees covered under this Chapter 60 shall be obtained by making application at the time of site plan submittal. SCLDC 60.10(a)(2)	Info Only
27.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
28.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
29.	Natural Resources	Upon application by the property, the preservation of any tree identified as a protected tree over twenty-four (24) inches may be considered as the basis for granting of a variance from the literal application of the provision of this Chapter. Pursuant to the County's land development regulations, a variance to site development and landscape requirements may be granted to allow for the preservation of a healthy specimen tree as defined in this Chapter 60. SCLDC 60.7(b)	Info Only
30.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years, along with an arbor permit application. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
31.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
32.	Natural Resources	Specimen tree: Live oak, magnolia, bald cypress and longleaf pine trees twenty-four (24) inches DBH or greater. SCLDC Chapter 2	Info Only
33.	Natural	Special consideration must be given in the layout of	Info Only

	Resources	streets, lots, blocks, buildings, and easements to the preservation of large and specimen individual trees. Special consideration must also be given to preserving natural drainage methods and natural topography and landscape. Special consideration must be given to providing special screening, buffers, or berms where developments abut noncompatible land uses. SCLDC 35.61(f)	
34.	Natural Resources	The proposed development is partially or wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
35.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
36.	Natural Resources	The proposed development is partially or wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
37.	Natural Resources	No applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. SCLDC 60.9(d)(1)	Info Only
38.	Natural Resources	Canopy trees used for replacement shall be a minimum of ten (10) feet in height and have a caliper no less than three (3) inches. SCLDC 60.9(d)(3)	Info Only
39.	Natural Resources	Understory trees shall not make up more than twenty-five (25) percent of the total number of trees planted to meet the required replacement for the site. Understory trees used for replacement shall be a minimum of four (4) feet in height and have a caliper no less than one and a half inches. SCLDC 60.9(d)(4)	Info Only
40.	Natural Resources	Palm trees listed in the recommended stock may be used as replacement trees with the following ratio: one (1) inch of palm caliper = 0.33 inches of canopy or understory tree. Palm trees may not account for more than twenty (20) percent of the required replacement trees. SCLDC 60.9(d)(5)	Info Only
41.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the	Info Only

		total replacement requirement. SCLDC 60.9(d)(6a)	
42.	Planning and Development	On the development plan sheet under the site data, please provide the total existing acreage of wetlands and flood plain on site.	Unresolved
43.	Planning and Development	Per Sec. 30.1344 (c)(4)- No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space.	Info Only
44.	Planning and Development	Per Sec. 30.1344 (c) (6)- No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement.	Info Only
45.	Planning and Development	The subject site has a Low Density Residential Future Land Use designation which allows a maximum density of four (4) dwelling units per net buildable acre. Amending the Future Land Use to Medium Density Residential Future Land Use would allow a maximum density of ten (10) dwelling units per net buildable acre.	Info Only
46.	Planning and Development	Per Open Space Ordinance 2012-27; required landscaped areas and buffers may not be credited toward the required open space.	Info Only
47.	Planning and Development	On the development plan sheet, please demonstrate where the mail box kiosk is being placed on site.	Unresolved
48.	Planning and Development	Please provide a note on the development plan that states verbatim: "The subject site is within the Wekiva Study Area and will develop according to policy FLU 13".	Unresolved
49.	Planning and Development	On the development plan, please place a note stating verbatim: Additional right-of-way dedication to Seminole County may be required. If there is proposed right of way shown on the development plan, the Applicant will be required to deduct it from their net buildable calculation.	Unresolved
50.	Planning and Development	On the development plan sheet, please place a call out for the existing ingress/egress easement book and page number.	Unresolved
51.	Planning and Development	On the development plan, it shows an eight (8) unit townhome encroaching into the existing floodplain. The Applicant will be required to provide pre and post compensating storage.	Unresolved
52.	Planning and Development	On the development plan under the landscape buffers in the site data table, please provide the required opacity for the minimum buffer widths.	Unresolved
53.	Planning and Development	On the development plan sheet, please provide an analysis impact table for School Impacts, Traffic Impacts, and water and sewer utility impacts.	Unresolved
54.	Planning and	Outdoor lighting will comply with Seminole County	Info Only

	Development	Land Development Code Sec. 30.1234. – Outdoor Lighting Requirements. Lighting will require a separate permit.	
55.	Planning and Development	After the Rezone process the next step for the Applicant would be the Preliminary Subdivision Plan (PSP) and then Final Engineering (F.E.), which can be run concurrently. The Final Engineering cannot be approved until the PSP has been taken to the Planning and Zoning Commission as a Technical Review Item.	Info Only
56.	Planning and Development	The site is located within the Wekiva Study Area and the Aquifer Recharge Area. Per Policy FLU 13.2 (b) Please show that the total impervious area for this proposed use does not exceed sixty (60) percent.	Unresolved
57.	Planning and Development	On the development plan sheet under the notes please state: Project will be constructed in _____ phase.	Unresolved
58.	Planning and Development	Per Sec. 30.11.2.2 (c) - All unpaved parking spaces shall be clearly delineated on the site plan and shall be organized using wheel stops or other physical markers indicating their designated use. Unpaved areas to be used for parking and/or traffic circulation shall have a gravel, mulch, grass, turf block or other durable dust-free surface acceptable to the Public Works Director and shall not be counted as part of the required buffers or open space, and the applicable on-site retention standard for stormwater drainage shall apply. Please demonstrate where all the unpaved parking space will be provided on site.	Unresolved
59.	Planning and Development	The northern portion of the proposed site is located in the Aquifer High Recharge Area. Policy FLU 13.2 (3)(b) - "With the exception of handicapped parking spaces, no more than twenty-five (25) percent of the total number of required off-street parking spaces shall not be paved". Please provide a note under the site data table demonstrating compliance with the policy.	Unresolved
60.	Planning and Development	Per Sec. 35.67. - Phased development. Each phase of any development shall be capable of standing on its own if subsequent areas planned for development are not developed.	Info Only
61.	Planning and Development	Please provide a note on the development plan whether this townhome development will be fee simple or not fee simple. If the proposed project is fee simple, the Applicant will be required to show the property lines between each unit and show the lot width for each unit.	Unresolved
62.	Planning and Development	Per Sec. 30.1344 (c) - Residential Open Space. (1) Required open space in residential developments is intended to provide green space serving as a site amenity; areas for supplemental landscaping;	Info Only

		<p>stormwater retention facilities; uses for aquifer recharge; and/or the preservation of natural resources. Residential open space shall include only those lands available for the use and enjoyment of all residents of a development, and shall have either an aesthetic or recreational function which shall not conflict with other site features required by this Code.</p> <p>(2) Open space shall be located entirely within the boundaries of the project. In no case shall required open space occupy any portion of a privately owned residential lot.</p> <p>(3) Types and locations of open space, including recreational lands, recreational facilities, and natural resource protection areas, shall be clearly shown on a development plan prior to project approval.</p> <p>(4) No dwelling unit shall be located more than seven hundred fifty (750) feet from designated open space. The Economic and Community Development Services Director may waive this distance requirement where the developer proposes a major recreational facility which will occupy at least fifty (50) percent of the required open space for the development. No more than thirty-five (35) percent of the dwelling units in the development may be occupied before this facility is completed and available for use.</p> <p>(5) Where intervening properties separate a dwelling unit from an open space area, the Economic and Community Development Services Director may require an easement or other means of access for bicycle and pedestrian traffic, to minimize the need to cross or travel on roads carrying motorized vehicles.</p> <p>(6) No parcel of property or portion thereof, less than forty (40) feet wide and seven thousand five hundred (7,500) square feet in size, shall be counted toward the designated open space requirement. Open space areas containing paved or stabilized paths for pedestrians and/or bicycles shall be exempt from this requirement if such paths are part of a comprehensive circulation system serving the entire development.</p> <p>(7) Required open space within a subdivision shall be platted as common area and shall be owned and maintained by a homeowners' association.</p> <p>(8) Stormwater retention ponds may be counted toward the minimum area requirement subject to the following criteria: a. The pond shall be sodded or dressed with equivalent ground cover; and b. The pond shall be landscaped and configured in a manner that results in a visual amenity for the site, and shall include other amenities such as a trail adjacent to the pond,</p>	
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		<p>boardwalks, picnic tables, fountains, pavilions, or gazebos. Other features in addition to or substituting for the aforementioned may be approved by the Economic and Community Development Services Director consistent with the intent of this Section.</p> <p>(9) Natural lakes may be counted toward the minimum area requirement subject to the limitations in subparagraph (11) below and the following criteria: a. Only that portion of a lake which lies within the legal description of the project may count toward required open space; and b. The lakeshore shall be accessible to all residents, and shall include one or more visual or recreational amenities including, but not limited to, trail facilities, boardwalks, fountains and picnic tables.</p> <p>(10) Conservation areas, defined for the purposes of this Section as the 100-year floodplain or wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum area requirement subject to limitations specified in subparagraph (11) below.</p> <p>(11) Natural lakes and/or conservation areas within a development site shall not be credited to a combined maximum area of more than fifty (50) percent of the required open space area.</p> <p>(12) Required landscaped areas and buffers may not be credited toward the required open space area.</p> <p>(13) Site features noted in Paragraph (e) of this Section may also be counted as open space.</p>	
63.	Planning and Development	On the conceptual plan sheet, please add a vicinity map showing the location of the proposed development in relationship to surrounding streets and thoroughfares within 500 feet.	Unresolved
64.	Planning and Development	On the development plan, please provide the dimensions of the perimeter boundary lines of the subject site to be consistent with the boundary survey.	Unresolved
65.	Planning and Development	On the development plan, please provide the location of the parking areas for each unit. If there is an amenity center, please show the proposed location and the dimension and location of parking areas.	Unresolved
66.	Planning and Development	Please mark setback dimensions from all proposed buildings to the property lines as well as between each of the buildings.	Unresolved
67.	Planning and Development	Please provide where the tentative sign will be located on site.	Unresolved
68.	Planning and Development	On the development plan under the site data, please provide a net buildable calculation. New Net buildable definition: The new ordinance 2022-R-61 is the new	Unresolved

		definition of net buildable acreage that will now include Definition of Net Buildable Acreage: 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 floodprone areas, and dedicated right of way.	
69.	Planning and Development	On the development plan, please revise the plan to show where the existing easements are located on site.	Unresolved
70.	Planning and Development	On the development plan, list the property owner, consultant, engineer, utility providers.	Unresolved
71.	Planning and Development	On the boundary survey, state the total acreage for each parcel.	Unresolved
72.	Planning and Development	On the development plan under the site data, please move the total site area to the top of the site data information.	Unresolved
73.	Planning and Development	On the development plan under the site data, please list the existing and proposed zoning.	Unresolved
74.	Planning and Development	On the development plan under the site data, state the permitted uses (i.e. - 88 unit- 2story - Townhomes with 2 car garage).	Unresolved
75.	Planning and Development	Please revise the development plan to provide the adjacent parcels with the parcel numbers and their Future Land Use and Zoning.	Unresolved
76.	Planning and Development	On the development plan sheet, please provide the maximum allowable density.	Unresolved
77.	Planning and Development	On the development plan under the site data, please provide the proposed gross density calculation.	Unresolved
78.	Planning and Development	On the development plan under the site data, please state what will be counted toward open space.	Unresolved
79.	Planning and Development	On the development plan under the site data, please state the number of phases for the proposed development. If project is phased, each phase will be required to meet all storm water, open space, buffer/landscaping, parking, access and pedestrian requirements.	Unresolved
80.	Planning and Development	Please place a note on the development plan stating verbatim: "The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33).	Unresolved

81.	Planning and Development	Please place a note on the development plan stating verbatim: A conservation easement will be required over the floodprone area and shall be dedicated to the homeowner's association.	Unresolved
82.	Planning and Development	Please provide a tract table showing the landscape buffers, stormwater pond tract, and open space tract. The different tracts need to state the ownership and maintenance of each tract.	Unresolved
83.	Planning and Development	On the development plan, please place a note stating verbatim: Utility lines will be designed to meet City of Altamonte Springs requirements.	Unresolved
84.	Planning and Development	On the development plan, please place a note stating verbatim: All project signage shall comply with the Seminole County Land Development Code.	Unresolved
85.	Planning and Development	On the development plan, please place a note stating verbatim stating either: (If the townhomes are not fee simple) - A mandatory P.O.A. (Property Owners Association) will be created to provide for the management of all common areas and facilities. (If the townhomes are fee simple) - A mandatory H.O.A. (Homeowners Association) will be created to provide for the management of all common areas and facilities.	Unresolved
86.	Planning and Development	On the development plan, please place a note stating verbatim: Sidewalks will be constructed in compliance with Seminole County.	Unresolved
87.	Planning and Development	On the development plan, please place a note stating verbatim: The developer will provide an internal pedestrian circulation system giving access to all portions of the development.	Unresolved
88.	Planning and Development	Please provide either a utility capacity letter from the City of Altamonte Springs or Seminole County depending on which jurisdiction can provide the subject site capacity.	Unresolved
89.	Planning and Development	Please provide a legal description in a separate pdf document.	Unresolved
90.	Planning and Development	A community meeting is required. Before scheduling a Community Meeting, please email the project manager the community meeting flyer to review that will be distributed to the adjacent property. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses). Please note that the community meeting flyer is required to be sent out a minimum of fifteen (15) days prior to the community meeting and the community meeting is required to be twenty (20) days prior to the public hearing.	Unresolved

91.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
92.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
93.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
94.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
95.	Public Safety - Fire Marshal	Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2	Info Only
96.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and	Info Only

		18.2.3.2.2.1 NFPA 1)	
97.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
98.	Public Works - Engineering	There appears to be flood plain impacts proposed. No impact to the flood plain is allowed without volumetric compensation. Based on the plan it is not clear where this could happen. Please clearly show the existing flood plain and show where compensation is proposed.	Unresolved
99.	Public Works - Engineering	The flood plains shown on the property are undesignated "A" Zone. As part of the development the undesignated "A" Zone will have to be determined.	Info Only
100.	Public Works - Engineering	There is an ingress / egress easement on a portion of the property. This would have to be addressed as part of the development. The easement would have to be vacated / released and alternate access would most likely have to be provided.	Info Only
101.	Public Works - Engineering	There appears to be drainage flowing through the site. This drainage will have to be addressed as part of the final engineering. The layout as shown, may not provide enough room to get the swales and drainage to be provided. The layout may have to be altered or reduced to facilitate this.	Unresolved
102.	Public Works - Engineering	The site appears to have some onsite storage. This storage will have to be addressed as part of the final engineering plan.	Info Only
103.	Public Works - Engineering	There are known issues with the drainage in this area. Additional retention will be required as part of this development. A positive legal outfall with a defined conveyance system is required to be demonstrated or the site will be required to hold the entire 25-year, 24-hour storm event onsite. The groundwater table in this area is generally high. This would generally mean wet retention which may not be compatible with the potential retention requirements.	Info Only
104.	Public Works - Engineering	Provide a note that states that the site will meet the drainage requirements of Seminole County and SJRWMD.	Unresolved
105.	Public Works -	The stormwater area for the site does not seem	Info Only

	Engineering	sufficient. Units may have to be lost to meet drainage requirements.	
106.	Public Works - Engineering	The curve Radius does not meet requirements. The radius is required to be 180'. The radius may be reduced to 100' with 3' pavement widening on each side. Please revise.	Unresolved
107.	Public Works – Engineering	Additional right-of-way (ROW) is required along the frontage to facilitate both required improvements and a roadway / drainage project scheduled by the County. Please provide a note on the plans that ROW will be dedicated and coordinate with Public Works to get the plans so that it can be incorporated into the proposed design. Be sure to include ROW for sidewalk.	Unresolved

AGENCY/DEPARTMENT MARK UP COMMENTS

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

	Planning and Development	Please revise Site Plan to state Development Plan.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	In the title block, please clearly state the name of the proposed development.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please move the parcel identification numbers at the top of the site plan data table.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please revise F.A.R. to be Dwelling Units per Acre.	001 C3 Site Plan.pdf	Unresolved
	Planning and Development	Please provide the number of stories next to the building height.	001 C3 Site Plan.pdf	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Public Works - Impact Analysis	No Review Required	William Wharton 407-665-5730 wwharton@seminolecountyfl.gov
Environmental Services	Review Complete Recommend Approval	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Safety - Fire Marshal	Approved	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
FLU Traffic Study Review	Corrections Required	Annie Sillaway
Buffers and CPTED	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Natural Resources	Approved	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Doug Robinson 407-665-7308 Drobinson03@seminolecountyfl.gov
Building Division	Review Complete Recommend Approval	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
4/25/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Maya, Jim, Doug

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

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

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

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

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

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site

contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urllt/ePlanApplicantUserGuide.pdf>

Cities:		
Altamonte Springs		(407) 571-8000 www.altamonte.org
Casselberry		(407) 262-7700 www.casselberry.org
Lake Mary		(407) 585-1449 www.lakemaryfl.com
Longwood		(407) 260-3440 www.longwoodfl.org
Oviedo		(407) 971-5555 www.cityofoviedo.net
Sanford		(407) 688-5000 www.sanfordfl.gov
Winter Springs		(407) 327-1800 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafll.org



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0562

Title:

9:40AM (IN PERSON) OAK HOLLOW LN (5850) - PRE-APPLICATION

Project Number: 24-80000056

Project Description: Proposed Rural Subdivision for 3 single family residential lots on 20.06 acres in the A-1 Zoning District located on the north side of Oak Hollow Ln, east of Dean Rd

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

Parcel ID: 32-21-31-300-008A-0000+

BCC District: 1-Dallari

Applicant: Tammie Foote (407) 701-7669

Consultant: Ernie Gonzalez (407) 629-1117



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

PROJ. #: 24-80000056
 PM: Maya
 REC'D: 4/1/24

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: 5850 Oak Hollow Ln
 PARCEL ID #(S): 32-21-31-300-0080-0000, 32-21-31-300-008A-0000, 32-21-31-300-0070-0000
 TOTAL ACREAGE: 20.06 BCC DISTRICT: 1
 ZONING: A-1 (1Ac) FUTURE LAND USE: LDR

APPLICANT

NAME: Tammie Foote, Kim Mathers, Tyre Foote COMPANY:
 ADDRESS: 5850 Oak Hollow Ln
 CITY: Oviedo STATE: FL ZIP: 32765
 PHONE: 407-701-7669 EMAIL: tafoote@icloud.com

CONSULTANT

NAME: Ernie Gonzalez COMPANY: AIP Design, Inc
 ADDRESS: 1890 SR 436 STE 205
 CITY: Winter Park STATE: FL ZIP: 32792
 PHONE: 407-629-1117 EMAIL: ernie@aipdesign.com

PROPOSED DEVELOPMENT

Brief description of proposed development: PSP - Final Plat: Property has been inherited by three siblings. property equally among the three.

SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: <u>4/19</u>	COM DOC DUE: <u>4/25</u>	DRC MEETING: <u>5/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDR</u>	LOCATION: <u>on the north side of Oak Hollow Ln, east of Dean Rd</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	

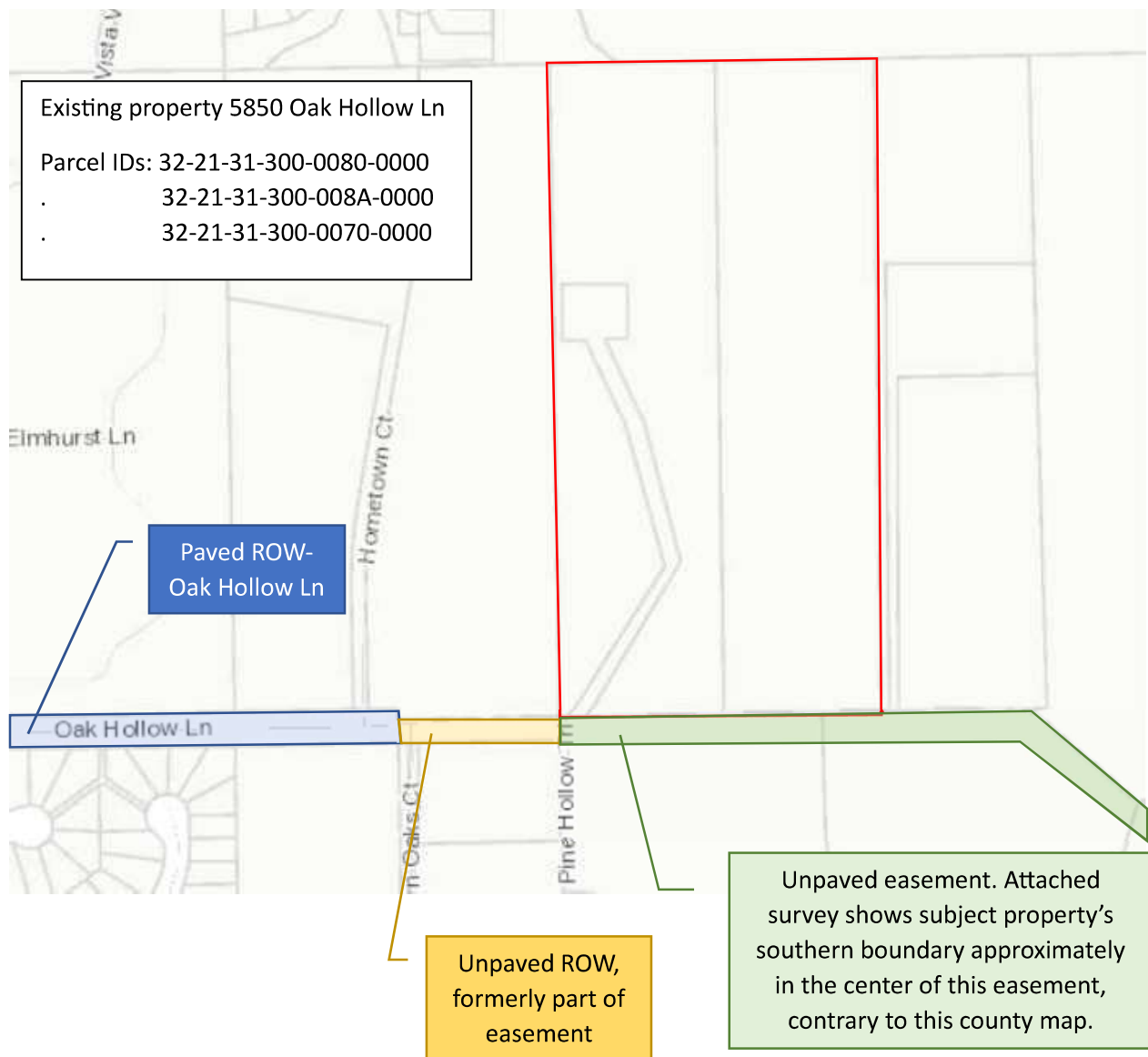
5850 Oak Hollow Ln – Proposed Lot Split

NARRATIVE:

This +/-20 acre property was inherited by three siblings. They wish to split the property into three equal parts to each do with independently of the others.

The 20 acres are currently already subdivided into three parcels, but they are of uneven sizes, and access to two of them are via a flag lot configuration. Our proposed split maintains the number of parcels, standardizes the size and shape of the parcels, and gives all three parcels equal access to the road (currently an easement for the community, but in the future a county ROW).

We have no problem stipulating that any future construction have considerations for Fire Safety, including accessible driveways, and/or sprinkler systems; and are also willing to lock-in the front 25' for future use as a county ROW.





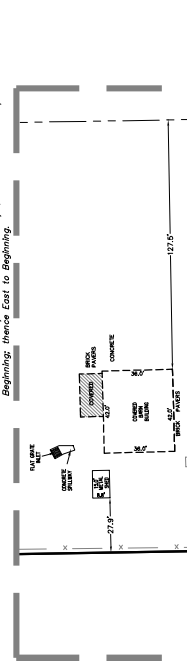
Proposed lot split into three equal parcels, each approximately 220'x1300' (6.66 acres)

BOUNDARY SURVEY
OF
E-1/2 OF SW 1/4 OF NW-1/4
OF
SECTION 32-21-31
PUBLIC RECORDS OF SEMINOLE COUNTY, FL.

LEGAL DESCRIPTION PROVIDED:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 North, Range 31 East, Seminole County, Florida, and

Begin 1,325.27 feet North 86°41'44" East of the Northwest corner of the Southwest 1/4 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 North, Range 31 East, Seminole County, Florida, Beginning, thence East to Beginning;



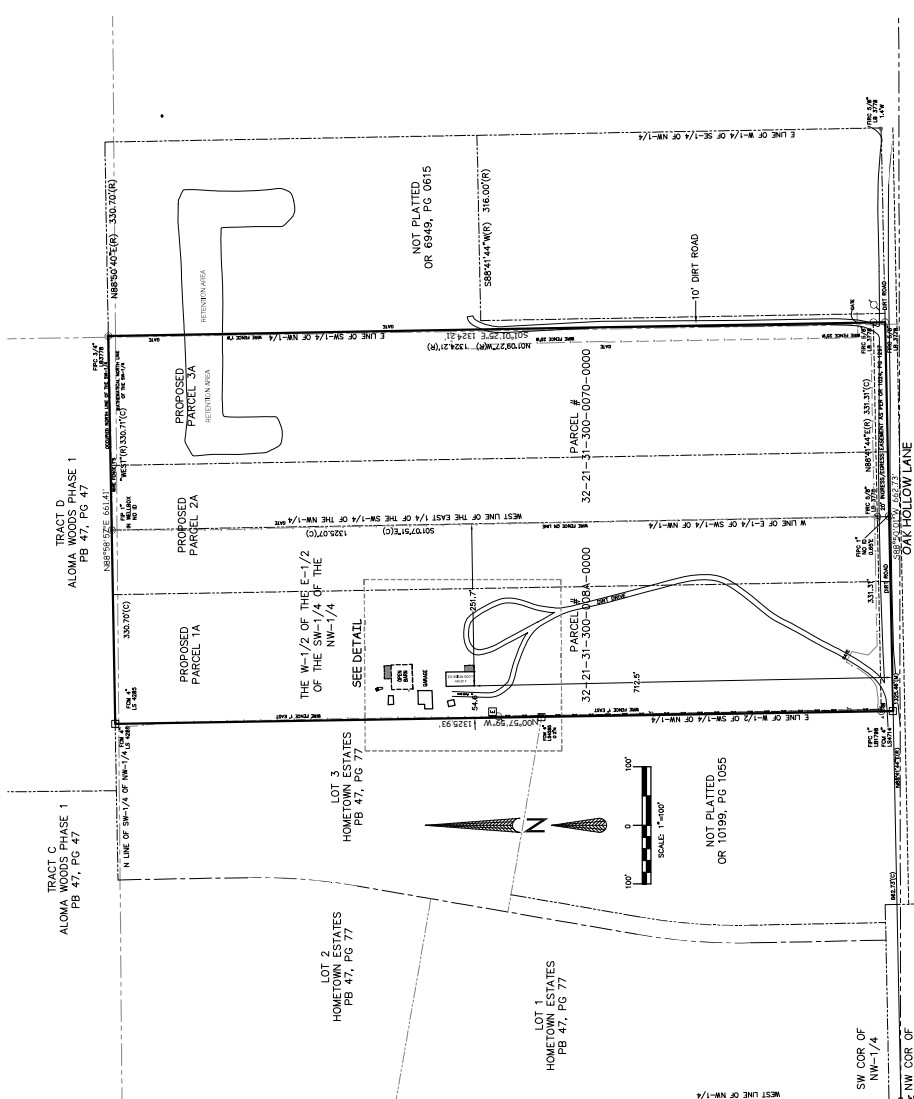
CERTIFIED TO:
TYRE FOOTE
TAMARIE FOOTE
KIMBERLEY MATHERS

SURVEYOR'S NOTES:

1. THIS SURVEY WAS CONDUCTED WITH AN EXPIRING DATE OF THE LAST DATE OF FIELD WORK.
2. MAP IS NOT A DEFINITION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES, AND WAS CONDUCTED ON THE BASIS OF THE RECORDS OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DATED 02/27/2017 AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCELS MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. THIS SURVEY WAS NOT INTENDED TO DETERMINE OR DEFINE ANY METALLIC, ENVIRONMENTAL, CHEMICAL OR BIOLOGICAL HAZARD.
6. THIS SURVEY WAS NOT INTENDED TO DETERMINE OR DEFINE ANY METALLIC, ENVIRONMENTAL, CHEMICAL OR BIOLOGICAL HAZARD.
7. PARCELS ARE SHOWN AS A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP DATED 02/27/2017.
8. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AS BEARING 328°00'00\"/>

LEGEND:

- FOUND 5/8\"/>



NOT PLATTED
OR 10199, PG 1055

SCALE 1\"/>

TRAJECT D
ALOMA WOODS PHASE 1
PB 47, PG 47

LOT 3
HOMETOWN ESTATES
PB 47, PG 77

LOT 2
HOMETOWN ESTATES
PB 47, PG 77

LOT 1
HOMETOWN ESTATES
PB 47, PG 77

PROPOSED PARCEL 1A

PROPOSED PARCEL 2A

PROPOSED PARCEL 2B

PROPOSED PARCEL 3A

PROPOSED PARCEL 3B

PARCEL # 32-21-31-300-008A-0000

PARCEL # 32-21-31-300-0070-0000

NOT PLATTED OR 6948, PG 0615

NOT PLATTED OR 366.00'(R)

10' DIST ROAD

OKR HOLLOW LANE

SW CORN OF NW-1/4

THE NW CORN OF SW-1/4

E LINE OF W-1/2 OF SW-1/4 OF NW-1/4

W LINE OF E-1/4 OF SW-1/4 OF NW-1/4

E LINE OF W-1/4 OF SE-1/4 OF NW-1/4

10' DIST ROAD

10' DIST ROAD

TRAJECT D
ALOMA WOODS PHASE 1
PB 47, PG 47

LOT 3
HOMETOWN ESTATES
PB 47, PG 77

LOT 2
HOMETOWN ESTATES
PB 47, PG 77

LOT 1
HOMETOWN ESTATES
PB 47, PG 77

PROPOSED PARCEL 1A

PROPOSED PARCEL 2A

PROPOSED PARCEL 2B

PROPOSED PARCEL 3A

PROPOSED PARCEL 3B

PARCEL # 32-21-31-300-008A-0000

PARCEL # 32-21-31-300-0070-0000

NOT PLATTED OR 6948, PG 0615

NOT PLATTED OR 366.00'(R)

10' DIST ROAD

OKR HOLLOW LANE

SW CORN OF NW-1/4

THE NW CORN OF SW-1/4

E LINE OF W-1/2 OF SW-1/4 OF NW-1/4

W LINE OF E-1/4 OF SW-1/4 OF NW-1/4

E LINE OF W-1/4 OF SE-1/4 OF NW-1/4

10' DIST ROAD

10' DIST ROAD

TRAJECT D
ALOMA WOODS PHASE 1
PB 47, PG 47

LOT 3
HOMETOWN ESTATES
PB 47, PG 77

LOT 2
HOMETOWN ESTATES
PB 47, PG 77

LOT 1
HOMETOWN ESTATES
PB 47, PG 77

PROPOSED PARCEL 1A

PROPOSED PARCEL 2A

PROPOSED PARCEL 2B

PROPOSED PARCEL 3A

PROPOSED PARCEL 3B

PARCEL # 32-21-31-300-008A-0000

PARCEL # 32-21-31-300-0070-0000

NOT PLATTED OR 6948, PG 0615

NOT PLATTED OR 366.00'(R)

10' DIST ROAD

OKR HOLLOW LANE

SW CORN OF NW-1/4

THE NW CORN OF SW-1/4

E LINE OF W-1/2 OF SW-1/4 OF NW-1/4

W LINE OF E-1/4 OF SW-1/4 OF NW-1/4

E LINE OF W-1/4 OF SE-1/4 OF NW-1/4

10' DIST ROAD

10' DIST ROAD

SKETCH OF DESCRIPTION
... OF ...

LANDS SITUATED IN SECTION 32-21-31

PUBLIC RECORDS OF SEMINOLE COUNTY, FL.

Overall Description PROVIDED:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 31 East, Seminole County, Florida.

and

Begin 1,325.27 feet North 88°41'44" East of the Northwest corner of the Southwest 1/4 of Section 32, Township 21 South, Range 31, East, Seminole County, Florida, thence run North 01°09'27" West 1,324.21; thence West to West line of East 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South to a point West of Beginning; thence East to Beginning.

Descriptions Prepared:

PARCEL 1A A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Beginning at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet; thence S00°59'07"E a distance of 1325.36 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet to a found concrete monument stamped LS4714 and the west line of said SW-1/4 of the NW-1/4; thence N00°57'59"W along said west line a distance of 1325.93 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

PARCEL 2A

A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Commencing at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet to the Point of Beginning; thence continue N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet; thence S01°00'16"E a distance of 1324.78 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet; thence N00°59'07"W a distance of 1325.36 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

PARCEL 3A

A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Commencing at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 440.94 feet to the Point of Beginning; thence continue N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet a point of intersection with the east line of said SW-1/4 of the NW-1/4; thence S01°01'25"E along said east line a distance of 1324.21 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet; thence N01°00'16"W a distance of 1324.78 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

SHEET 2 OF 2

CERTIFIED TO:
TENNANTS IN COMMON
5850 OAK HOLLOW LANE

(SEE SHEET 2 FOR NOTES & DESCRIPTION)

UNLESS THE MAP BEARS THE SIGNATURE AND SEAL OF THE LAND SURVEYOR LISTED, THIS DRAWING IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FAC 5J-17.062(3) AND THE AFFIXED SEAL WAS AUTHORIZED BY THE SIGNING SURVEYOR. AS PER FAC 5J-17.062(2).

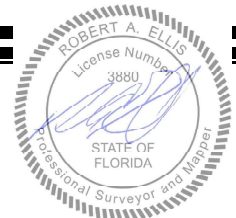
STREET ADDRESS: 475 WEST LAKE BRANTLEY ROAD, ALTAMONTE SPRINGS, FL. 32714

REVISIONS: RESPOND TO COMMENTS 02/02/2024

PROJECT NO: 23-1358
SCALE: 1"= 100'
DRAWN BY: RAE
CHECKED BY: MGEL
DATE DRAWN: 01/16/2024
FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellissurveys.com



Date: 02/09/2024 94

Property Record Card



Parcel 32-21-31-300-008A-0000

Property Address 5850 OAK HOLLOW LN OVIEDO, FL 32765

Parcel Location

Site View



322131300008A0000 02/20/2022

Parcel Information

Value Summary

Parcel	32-21-31-300-008A-0000
Owner(s)	FOOTE, TYRE W - Tenants in Common :33.33 FOOTE, TAMMIE E - Tenants in Common :33.34 MATHERS, KIMBERLY L - Tenants in Common :33.33
Property Address	5850 OAK HOLLOW LN OVIEDO, FL 32765
Mailing	4007 PIEDMONT LAKE RD PINE MOUNTAIN, GA 31822-8775
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$189,694	\$182,462
Depreciated EXFT Value	\$2,198	\$2,074
Land Value (Market)	\$575,000	\$570,000
Land Value Ag		
Just/Market Value	\$766,892	\$754,536
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$766,892	\$754,536

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$10,041.37
2023 Tax Bill Amount \$10,041.37

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 32 TWP 21S RGE 31E
 W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$766,892	\$0	\$766,892
SJWM(Saint Johns Water Management)	\$766,892	\$0	\$766,892
FIRE	\$766,892	\$0	\$766,892
COUNTY GENERAL FUND	\$766,892	\$0	\$766,892
Schools	\$766,892	\$0	\$766,892

Sales

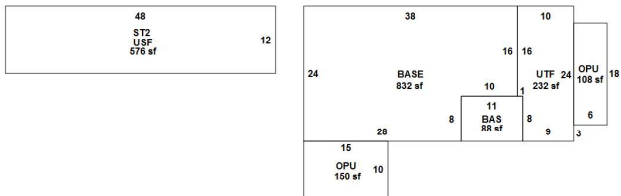
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	10/18/2022	10351	0447	\$100	No	Improved
WARRANTY DEED	09/01/2014	08334	1744	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$57,500.00	\$575,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	SINGLE FAMILY	1979	3	1.0	6	832	1,986	1,496	SIDING GRADE 3	\$127,999	\$168,420	Description	Area
												UTILITY FINISHED	232.00
												OPEN PORCH UNFINISHED	108.00
												OPEN PORCH UNFINISHED	150.00
												UPPER STORY FINISHED	576.00
												BASE	88.00

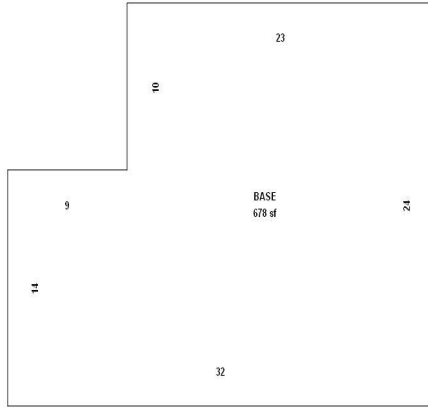


Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
2	BARNS/SHEDS	2004			0	678	678	678	CB+BRICK COMBO	\$33,545	\$36,070	Description	Area



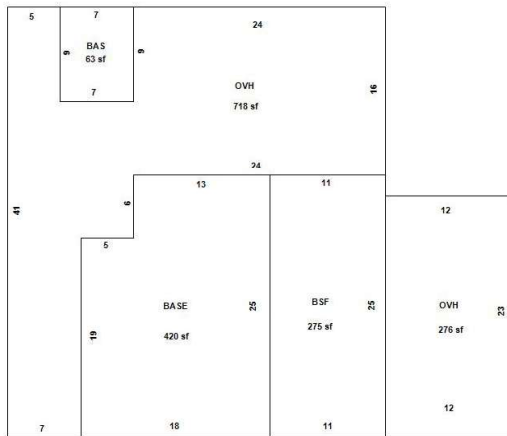
Sketch by AutoCAD

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	BARN/SHEDS	2009			0	420	1,752	758	CONC BLOCK	\$28,150	\$29,632	

Description	Area
BASE SEMI FINISHED	275.00
OVERHANG	276.00
OVERHANG	718.00
BASE	63.00



Building 3 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
14373	CARPORT	County	\$25,000		12/31/2003
00380	ELECTRICAL FOR BARN NEW BARN	County	\$3,000		1/14/2008
04318	REROOF	County	\$15,244		5/28/2010
04408	PORCH	County	\$2,548	2/3/1995	6/1/1994
03104	INTERIOR ALTERATIONS DOWNSTAIRS - ALSO INCLUDES WALL REMOVAL & RELOCATING KITCHEN	County	\$26,000		4/26/2012

Extra Features

Description	Year Built	Units	Value	New Cost
POLE/BARN/BELOW AVG	06/01/1979	864	\$2,198	\$5,495

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
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	MON	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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Property Record Card



Parcel 32-21-31-300-0070-0000

Property Address OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	32-21-31-300-0070-0000
Owner(s)	FOOTE, TYRE W - Tenants in Common :33.33 FOOTE, TAMMIE E - Tenants in Common :33.34 MATHERS, KIMBERLY L - Tenants in Common :33.33
Property Address	OVIEDO, FL 32765
Mailing	4007 PIEDMONT LAKE RD PINE MOUNTAIN, GA 31822-8775
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$575,000	\$570,000
Land Value Ag		
Just/Market Value	\$575,000	\$570,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$575,000	\$570,000

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,585.56
2023 Tax Bill Amount \$7,585.56

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 32 TWP 21S RGE 31E
 BEG 1325.27 FT N 88 DEG 41 MIN
 44 SEC E OF NW COR OF SW 1/4
 RUN N 01 DEG 09 MIN 27 SEC W
 1324.21 FT W TO W LI OF E 1/4 OF
 SW 1/4 OF NW 1/4 S TO A PT W OF
 BEG E TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$575,000	\$0	\$575,000
SJWM(Saint Johns Water Management)	\$575,000	\$0	\$575,000
FIRE	\$575,000	\$0	\$575,000
COUNTY GENERAL FUND	\$575,000	\$0	\$575,000
Schools	\$575,000	\$0	\$575,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	10/18/2022	10351	0447	\$100	No	Vacant
WARRANTY DEED	09/01/2014	08334	1740	\$100	No	Vacant
QUIT CLAIM DEED	01/01/1981	01315	0066	\$100	No	Vacant
WARRANTY DEED	01/01/1980	01262	0820	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$57,500.00	\$575,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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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
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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

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

Receipt Details

Date: 4/8/2024 11:50:42 AM
Project: 24-80000056
Credit Card Number: 51*****7024
Authorization Number: 01257P
Transaction Number: 080424C18-6DD9773C-9738-4A30-BED2-75B8ACC82A0A
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	OAK HOLLOW LN (5850) - PRE-APPLICATION	PROJ #: 24-80000056
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/02/24	
RELATED NAMES:	EP ERNIE GONZALEZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	32-21-31-300-0080-0000++	
PROJECT DESCRIPTION	PROPOSED SUBDIVISION FOR 3 SINGLE FAMILY RESIDENTIAL LOTS ON 20.06 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF OAK HOLLOW LN, EAST OF DEAN RD	
NO OF ACRES	20.06	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF OAK HOLLOW LN, EAST OF DEAN RD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
TAMMIE FOOTE 5850 OAK HOLLOW LN OVIEDO FL 32765 (407) 701-7669 TAFOOTE@ICLOUD.COM	ERNIE GONZALEZ AIP DESIGN, INC 1890 SR 436 STE 205 WINTER PARK FL 32792 (407) 629-1117 ERNIE@AIPDESIGN.COM	

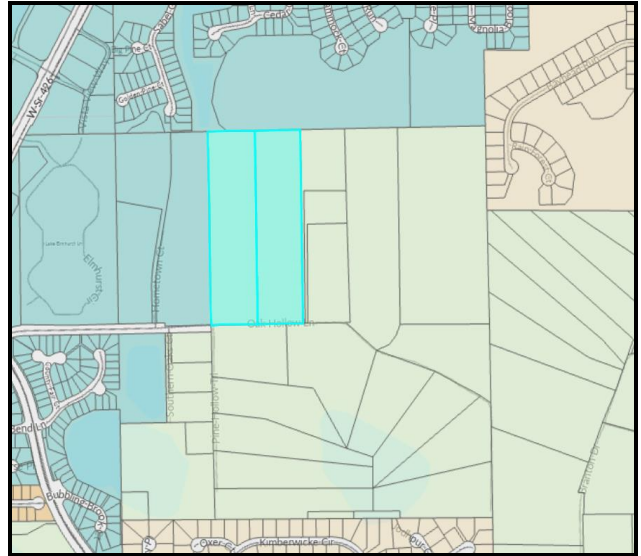
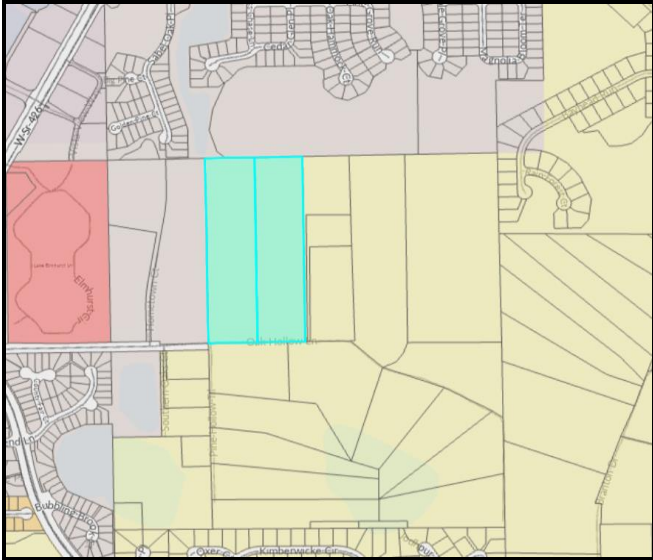
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and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

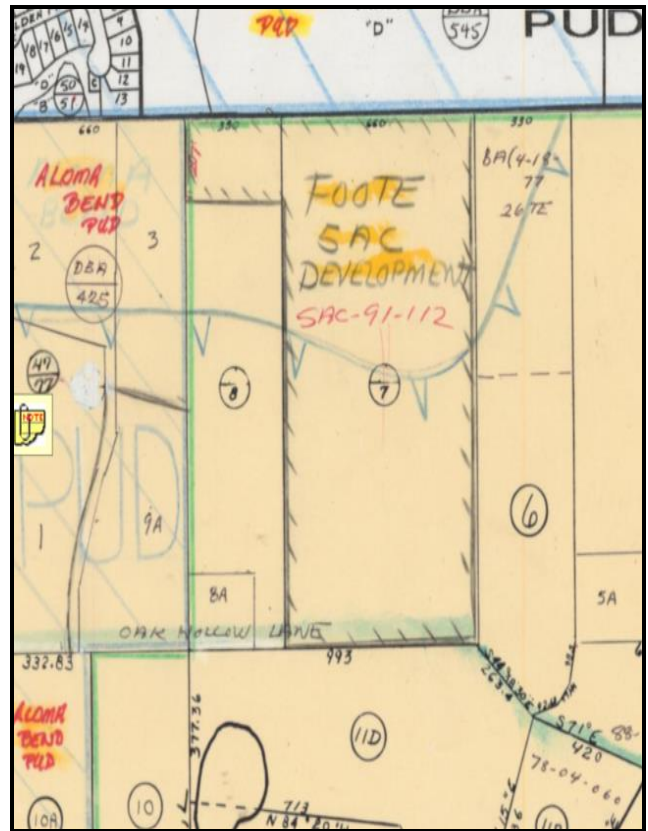
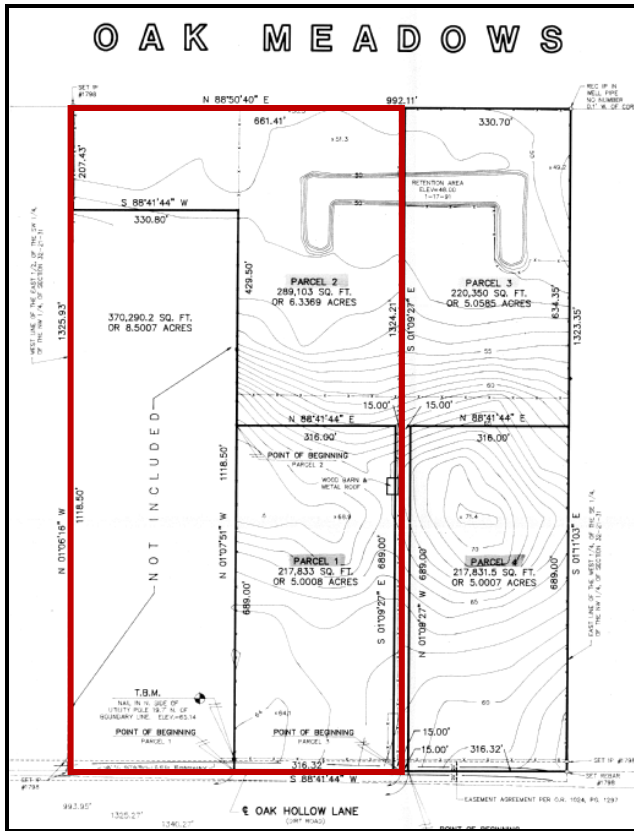
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use with A-1 (Agriculture) zoning.
- Subdividing these parcels to create 3 lots will require approval of the Subdivision Process.

PROJECT AREA ZONING AND AERIAL MAPS





AGENCY/DEPARTMENT COMMENTS

1.	REVIEWED BY	COMMENT	STATUS
2.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
3.	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
4.	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.	Info Only
5.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
6.	Comprehensive Planning	The Future Land Use designation for the subject properties is Low Density Residential, which allows up to 4 dwelling units per net buildable acre.	Info Only
7.	Environmental	We have no objection to the proposed lot split/reconfiguration.	Info Only

	Services		
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area, but since we do not have any potable water lines nearby, private wells will be needed to service them. To apply for a private well permit (to construct, repair, modify, or abandon), follow link: https://floridadep.gov/water/source-drinking-water/content/water-well-construction-rules-forms-and-reference-documents , have the property owner or a water well contractor download and complete application form: 62-532.900(1) and submit it to St. Johns River Water Management District (SJRWMD) along with the appropriate application fee. Please contact SJRWMD for any other questions/concerns that you may have.	Info Only
9.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems will be needed to service them. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	Info Only
10.	Environmental Services	The proposed lots are not within any reclaim water service areas so irrigation would be provided by their potable water systems.	Info Only
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northwest corner the property. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
12.	Planning & Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
13.		The subject parcel 32-21-31-300-0070-0000 was included in a 5-Acre unrecorded plat permitting the parcel to be split into two (2) lots; however, the lot split was never completed.	

14.	Planning & Development	The request as proposed will require approval of a Final Plat by the Board of County Commissioners (BCC). Approval of the Final Plat will be subject to the BCC approving a waiver from Seminole County Land Development Code (SCLDC) Chapter 35 – Subdivision Regulations Sec. 35.64 – Lots; Requiring that each lot have minimum of twenty (20) feet of frontage onto a street.	Info Only
15.	Planning & Development	<i>SCLDC Sec. 35.64(b)(4) - Street Access.</i> The subdividing of the land shall be such as to provide, by means of a street or access-way, each lot with satisfactory and permanent access to an existing public street. Where automobiles backing onto adjacent roadways from driveways are anticipated to present a potential traffic flow or safety problem, the County may require provisions, such as turnaround areas or horseshoe driveways, or other access-control measures as deemed necessary. Lots not having full frontage on a street shall have an accessway of at least twenty (20) foot width and suitable for access by emergency vehicles.	Info Only
16.	Planning & Development	<i>Definition of Street:</i> Any accessway, such as, a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, <u>but shall not include those accessways, such as, easements and rights-of-way intended solely for limited utility purposes, such as, electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.</u>	Info Only
17.	Planning & Development	Each lot must meet the minimum lot size of One (1) acre exclusive of wetlands and floodplain, and the minimum lot width of 150 feet at building line.	Info Only
18.	Planning & Development	The Development Services Director has determined that the requirement of a Preliminary Subdivision Plan (PSP) will be waived.	Info Only
19.	Planning & Development	Public Works has determined that the requirement of Final Engineering can be waived.	Info Only
20.	Planning & Development	Public Works will require a minimum of twenty-five (25) feet to be dedicated to Seminole County for Right-of-Way.	Info Only
21.	Planning & Development	SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us .	Info Only
22.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
23.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only

24.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
25.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
26.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 inches per NFPA 1, 18.2.3.5.1.2. Please verify on the plans.	Info Only
27.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
29.	Public Works - Engineering	The proposed project is located within the Howell Creek and the Little Econlockhatchee drainage basins.	Info Only
30.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has poorly drained class soils.	Info Only
31.	Public Works - Engineering	Based on a preliminary review, at a minimum, the site will be required to hold water quality and not exceed the pre development rate of discharge for the 25-year,24-hour storm event for the portion .	Info Only
32.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site, a portion of the site appears to slope to the north and a portion drains to the south.	Info Only

33.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to a wetland to the north and to an isolated land locked area to the south.	Info Only
34.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
35.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
36.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
37.	Public Works - Engineering	ROADWAY CONDITIONS: The property is adjacent to Oak Hollow Lane which is classified as a private easement. Oak Hollow Lane is not a County standard road or Right of way (ROW). Each lot would have to have 20-foot of frontage on a County Standard ROW. It would have to also have a 50-foot ROW along the entire frontage and connect in line to the nearest public or private 50-foot ROW. The BCC has the authority to waive the requirement of access onto a County Standard road.	Info Only
38.	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
39.	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. The BCC has the authority to waive this requirement.	Info Only
40.	Public Works - Engineering	The site lies partially within the Econ River Protection Area (ECON) Protection Zone which has specific drainage requirements. Please review these requirements.	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	REVIEWER
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov

Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Public Works - Engineering	Jim Potter jpotter@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Tony Coleman
Planning and Development	Joy Giles jjiles@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

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

Other Resources:

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



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0563

Title:

MIKLER ESTATES - PRE-APPLICATION

Project Number: 24-80000058

Project Description: Proposed Rezone from A-1 to PD to create an 18 single family residential subdivision on 19.25 acres located on the west side of Mikler Rd, south of Morning Star PI

Project Manager: Kaitlyn Apgar (407) 665-7377 (kaggar@seminolecountyfl.gov)

Parcel ID: 16-21-31-5CA-0000-077A

BCC District: 1-Dallari

Applicant: Srinivasa Vanga (443) 865-5641

Consultant: N/A



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

PROJ. #: 24-80000058
 Received: 4/9/24
 Paid: 4/9/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	Mikler Estates		
PARCEL ID #(S):	16-21-31-5CA-0000-077A		
TOTAL ACREAGE:	19.751	BCC DISTRICT:	1: Dallari
ZONING:	A-1	FUTURE LAND USE:	Suburban Estates

APPLICANT

NAME:	Srinivasa Reddy Vanga	COMPANY:	
ADDRESS:	c/o 1850 N Alafaya Trk, Ste 1A		
CITY:	Orlando	STATE:	FL ZIP: 32826
PHONE:	443-865-5641	EMAIL:	srvanga12@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: 1/2 Acre or more Single Family Home
Subdivision.

STAFF USE ONLY

COMMENTS DUE: 4/19	COM DOC DUE: 4/25	DRC MEETING: 5/1
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the west side of Mikler Rd, south of Morning Star Pl
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/26

Parcel # 16-21-31-5CA-0000-077A

Legal Description: LOT 77 (LESS N 140 FT OF S 300 FT OF E 190 FT) SLAVIA COLONY COS SUBD PB 2
PG 71

Acreage: 19.751 Acre

Wetlands: 8.55 Acre

The applicant is trying to find out if the property can be re-zoned to PUD to accommodate Single Family Residences of Half Acres are more lot sizes. The future land use is Suburban Estates. There are existing PUDs with similar density around the subject property and would like to know if that is possible if not what is maximum allowable density (Dwellings per Acre).

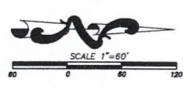
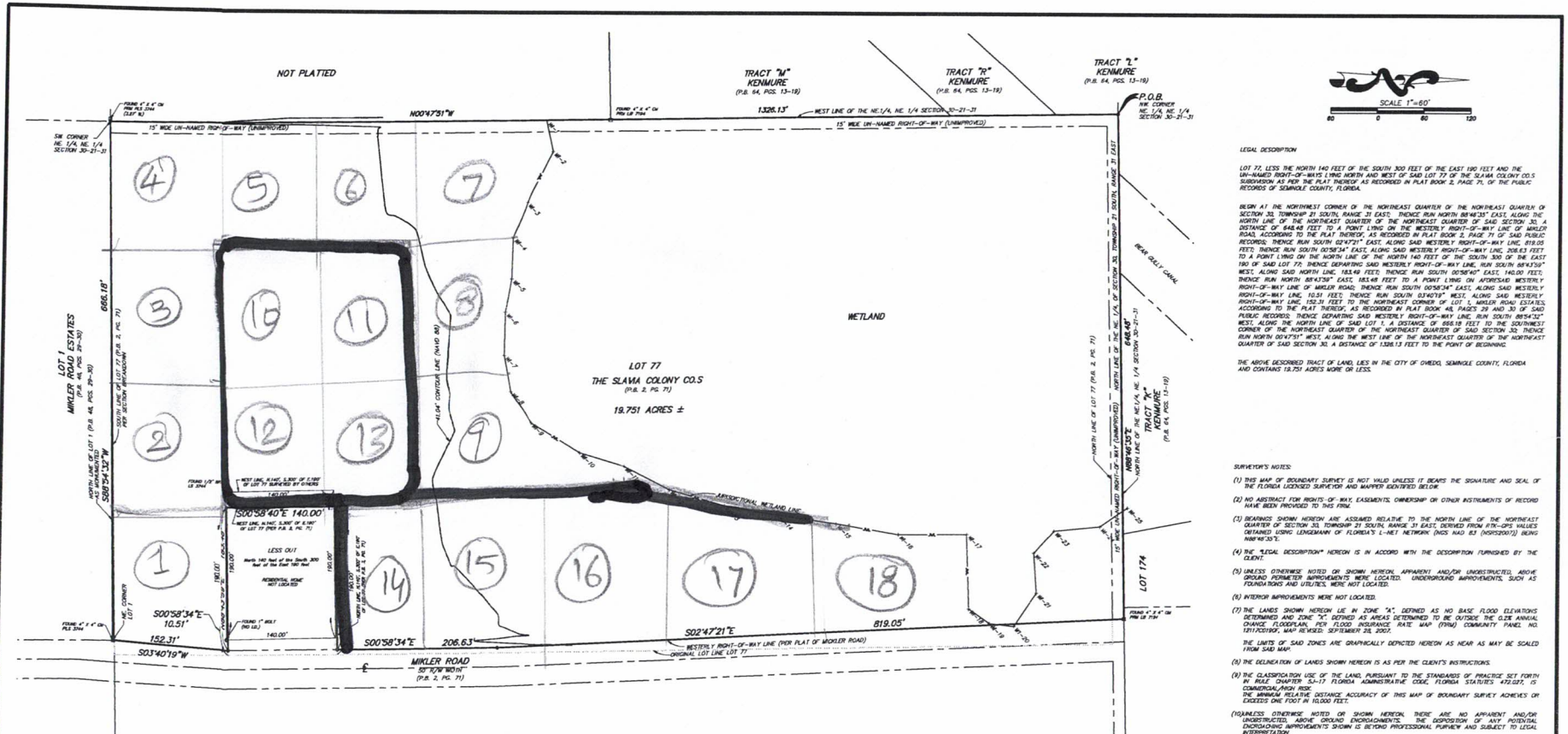
Need to see the possibility to change the zoning from A-1 to PUD to accommodate the request.

Requester

Srinivasa Reddy Vanga

443-865-5641

Srvanga12@gmail.com



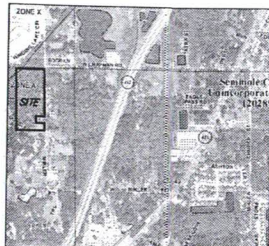
LEGAL DESCRIPTION

LOT 77, LESS THE NORTH 140 FEET OF THE SOUTH 300 FEET OF THE EAST 180 FEET AND THE UN-NAMED PORTION OF WEST 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, THENCE RUN NORTH 89°58'42" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 648.48 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MIKLER ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°58'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 819.05 FEET; THENCE RUN SOUTH 89°58'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 206.63 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTH 300 FEET OF THE EAST 180 FEET OF SAID LOT 77; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°43'50" WEST, ALONG SAID NORTH LINE, 140.00 FEET; THENCE RUN SOUTH 89°58'42" EAST, 140.00 FEET; THENCE RUN NORTH 89°43'50" EAST, 183.68 FEET TO A POINT LYING ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF MIKLER ROAD; THENCE RUN SOUTH 89°58'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 10.51 FEET; THENCE RUN SOUTH 89°43'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 302.47 FEET TO THE NORTHEAST CORNER OF LOT 1, MIKLER ROAD (STAIRS), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 23 AND 30, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°58'42" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 468.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 89°58'42" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1326.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN THE CITY OF OVEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 18.751 ACRES MORE OR LESS.

- SURVEYER'S NOTES:**
- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND WAIVERED RIGHTS SECTION.
 - (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
 - (3) BOUNDARY SHOWN HEREON ARE ASSIGNED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, DERIVED FROM 870.00 FEET VALUES OBTAINED USING LENGTHMAN OF FLORIDA'S L-NET NETWORK (NCS) MAG 82 (N0502007) BEING NAD83/2011.
 - (4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
 - (5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPOINTMENT AND/OR UNDEVELOPED ABOVE GROUND FORESTRY IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
 - (6) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
 - (7) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 121702190, MAP REVISED SEPTEMBER 2010.
 - (8) THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
 - (9) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 - (10) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES §79.02, IS COMMERCIAL/MIXED USE.
 - (11) THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
 - (12) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNDEVELOPED ABOVE GROUND ENCROACHMENTS. THE SUPERPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
 - (13) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY THOMPSON ENVIRONMENTAL CONSULTING AND LOCATED IN THE FIELD BY THIS FIRM.
 - (14) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION; THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - (15) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.
 - (16) NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THIS FIRM.
 - (17) THE ELEVATION CONTOUR LINE OF 41.64 REPRESENTS THE 100 YEAR FLOOD PLAIN CONTOUR BASED ON A FLOOD PLAIN STUDY CONDUCT AS FURNISHED BY WASSON ENGINEERING.



FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 121702190
NOT TO SCALE

- LEGEND**
- P.B. PLAT BOOK
 - P.C. PAGE
 - P.O.B. POINT OF BEGINNING
 - SET 5/8" IRON REBAR WITH CAP OR # 1008 UNLESS OTHERWISE NOTED
 - CONCRETE WORKMENT
 - ▭ PARAPHMENT REFERENCE WORKMENT
 - ▭ LICENSED BUSINESS
 - P.L.S. PROFESSIONAL LAND SURVEYOR

ALTAS/NSPS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAS/NSPS LAND TITLE SURVEYS, AS SET FORTH AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS L2.1, L2.6.8, AND 19 OF TABLE "A" THEREOF; THE FIELD WORK WAS COMPLETED ON

DATE	BY	REVISIONS

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Atoya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4957
 WWW.PECONLINE.COM d@peconline.com

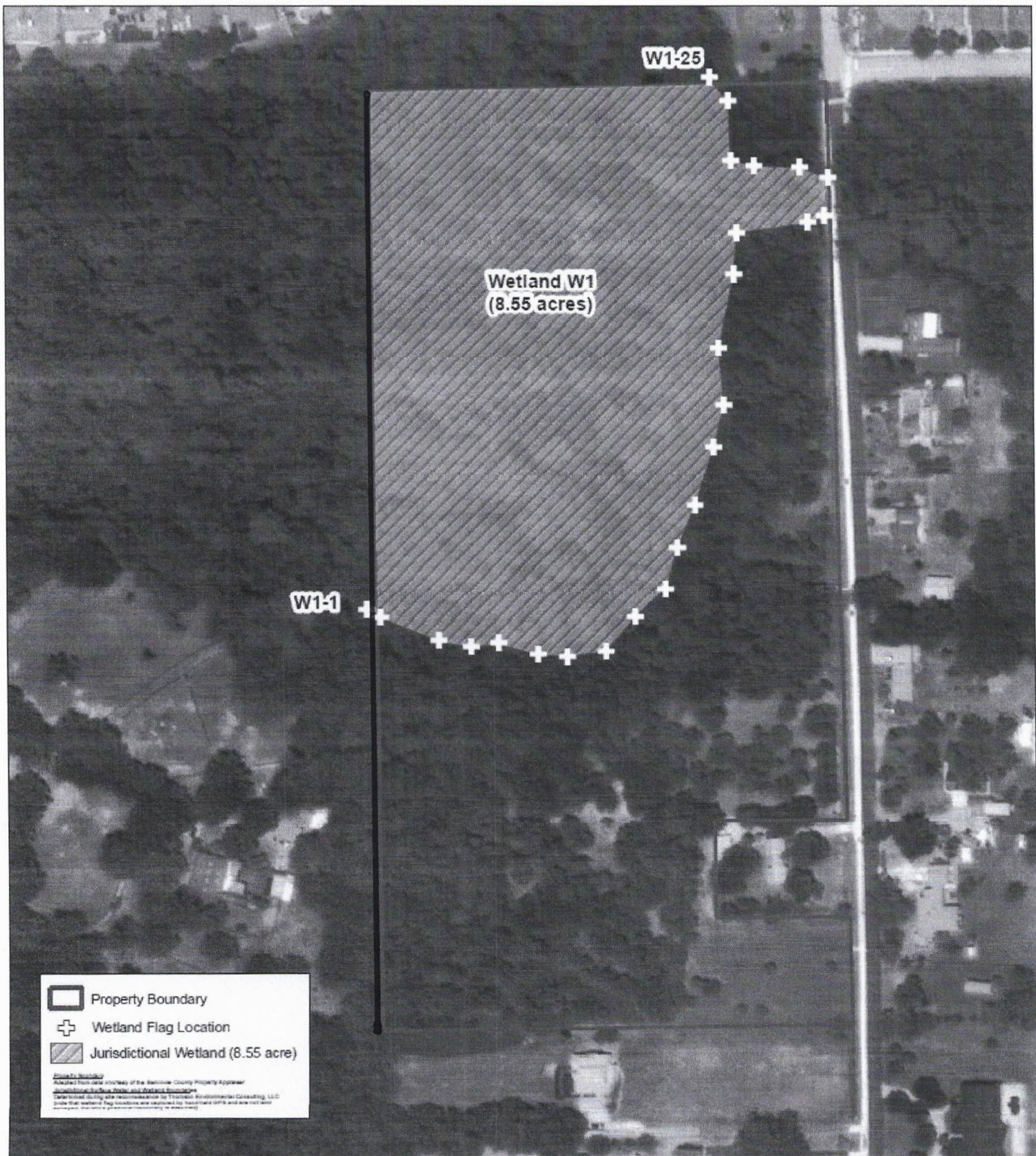
"ALTA/NSPS LAND TITLE SURVEY"

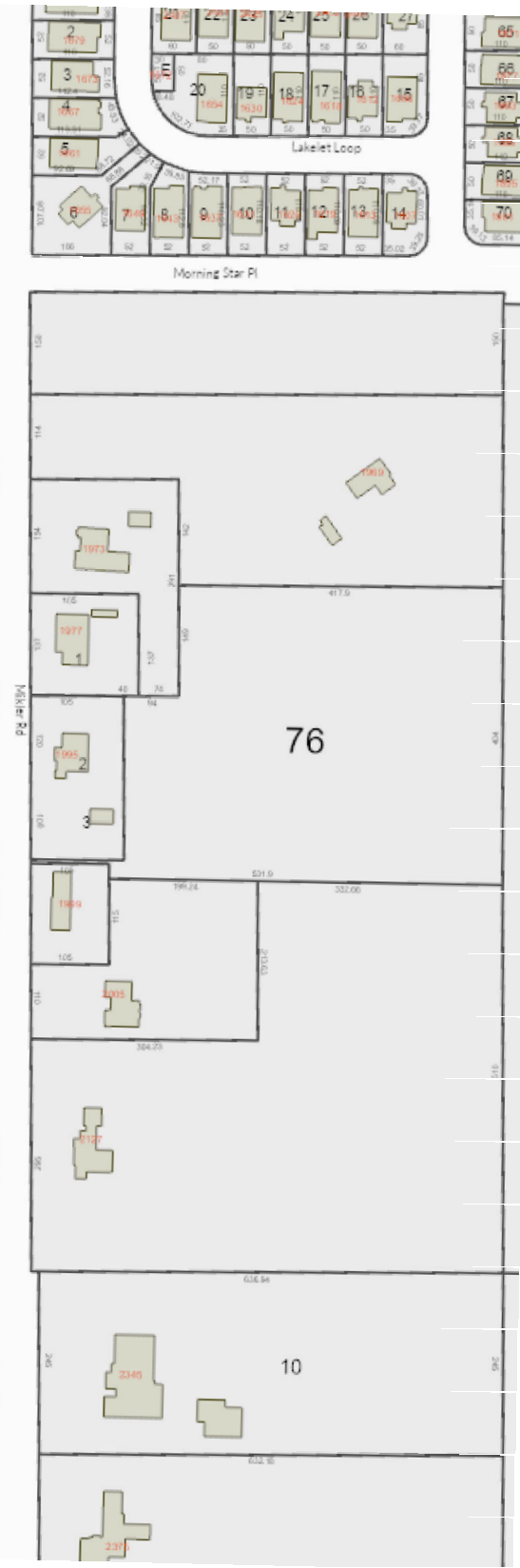
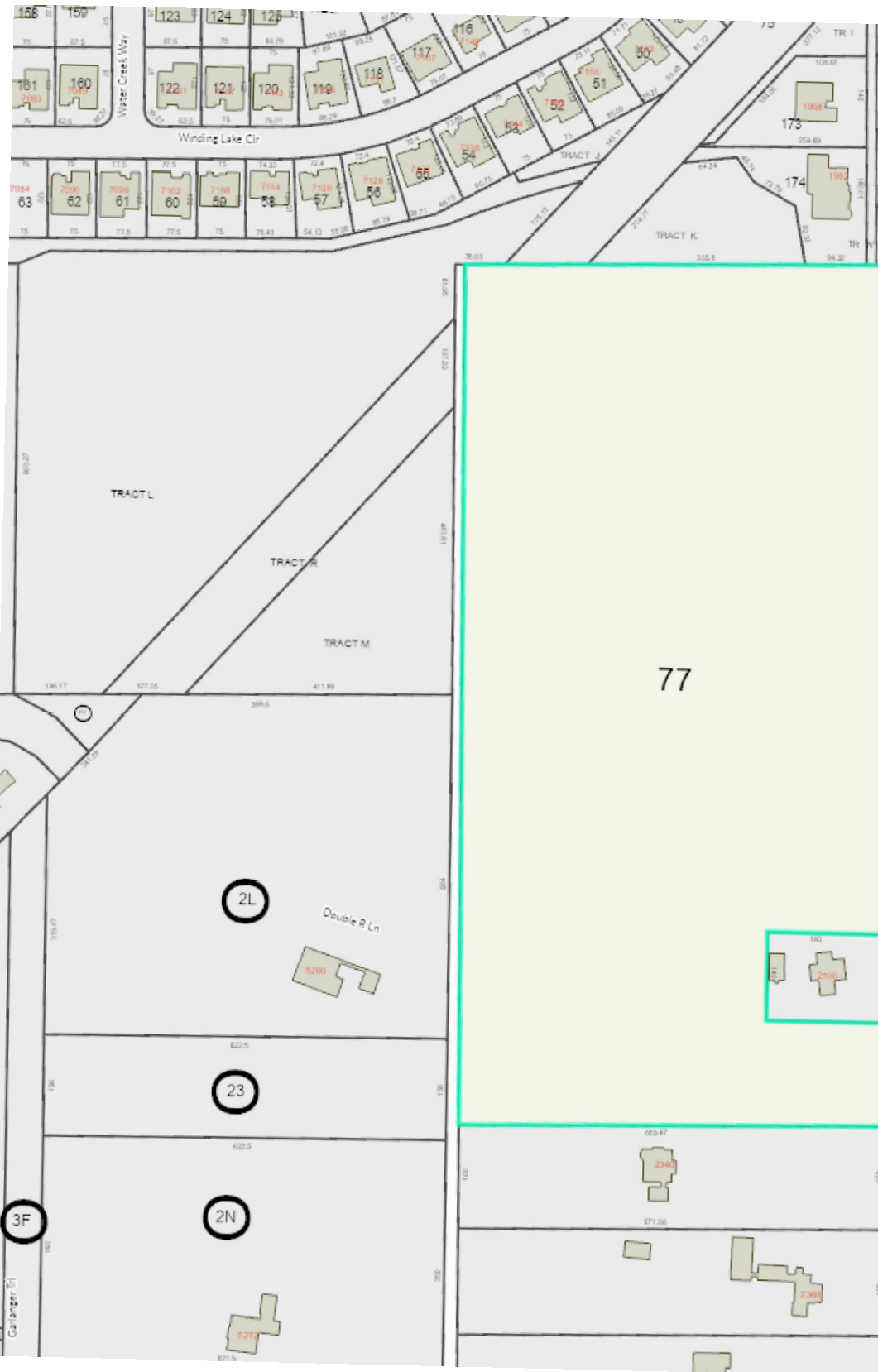
MAP OF BOUNDARY SURVEY
 LOCATED IN
 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

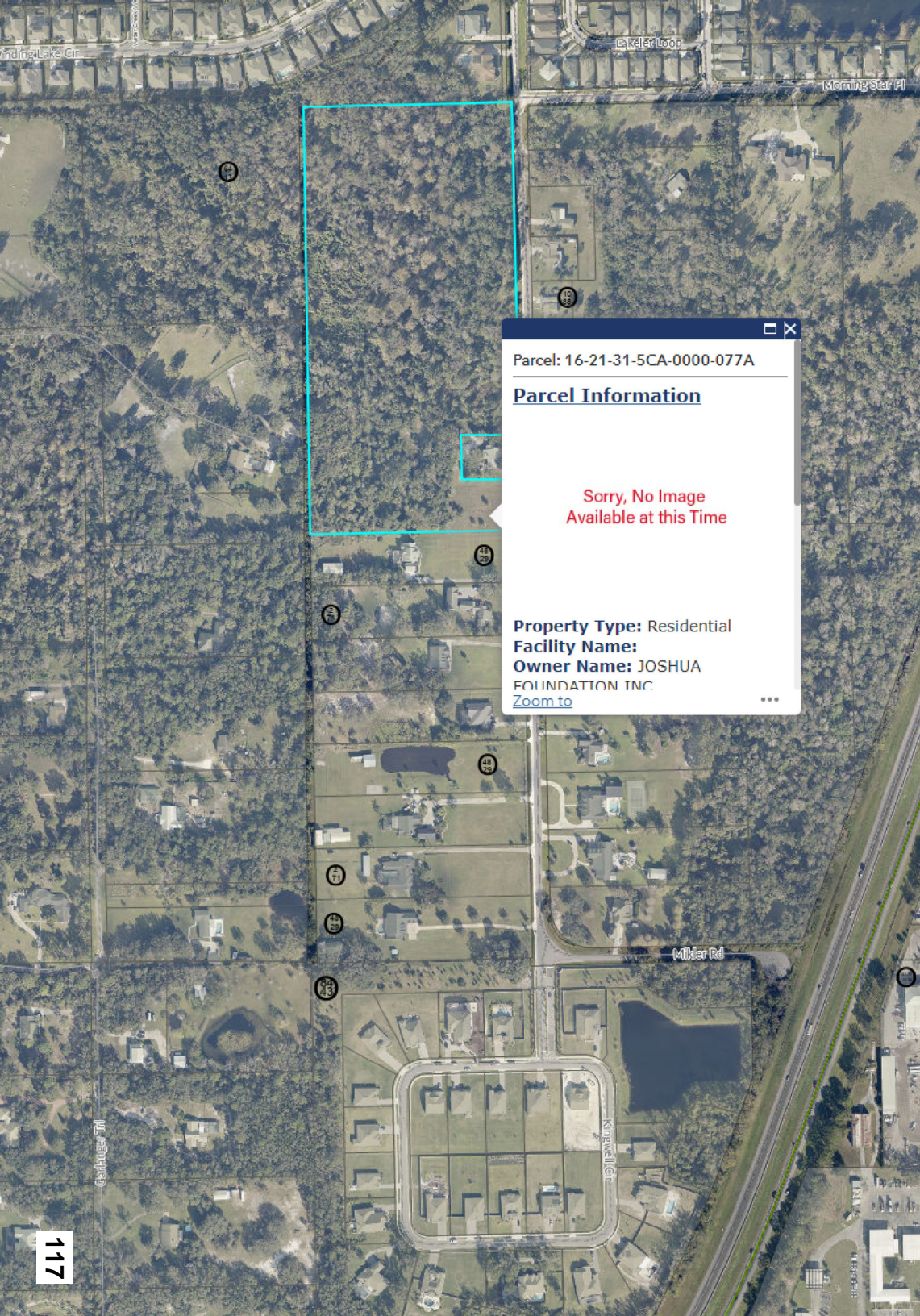
DATE OF FIELD SURVEY: 07-15-2021

JOB NO.:	21-082
DATE:	7-7-2021
DRAWN BY:	TERRILL M.
CHECKED BY:	D.A.W.
F.A.:	2384
PLANNED BY:	24-29

DAVID A. WHITE, P.S.M., F.L. REG. NO. 4044
 TRACY W. BIRCH, P.S.M., F.L. REG. NO. 5579







Parcel: 16-21-31-5CA-0000-077A

Parcel Information

Sorry, No Image Available at this Time

Property Type: Residential

Facility Name:

Owner Name: JOSHUA

FOUNDATION INC.

[Zoom to](#)



Parcel: 16-21-31-5CA-0000-077A

Parcel Information

Sorry, No Image Available at this Time

Property Type: Residential
Facility Name:
Owner Name: JOSHUA FOUNDATION INC.
[Zoom to](#)

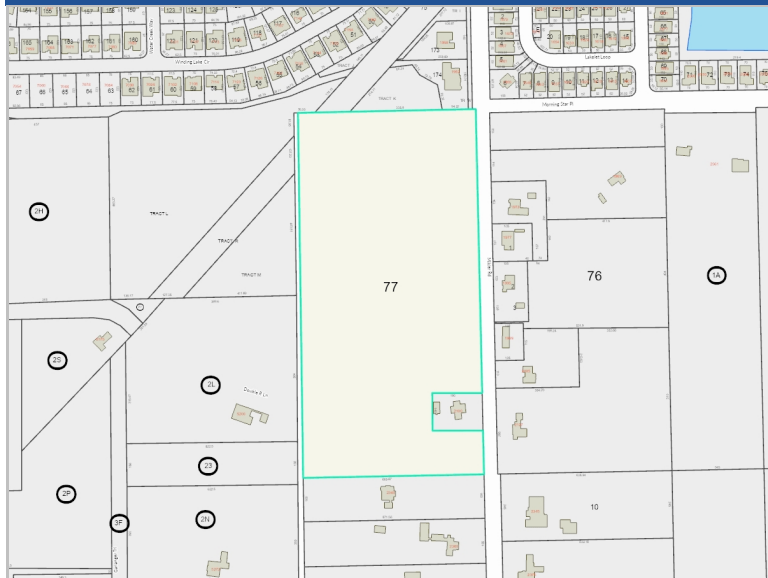
Property Record Card



Parcel 16-21-31-5CA-0000-077A

Property Address OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	16-21-31-5CA-0000-077A
Owner(s)	JOSHUA FOUNDATION INC
Property Address	OVIEDO, FL 32765
Mailing	PO BOX 75 BOKEELIA, FL 33922-5863
Subdivision Name	SLAVIA COLONY COS SUBD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$609,778	\$599,178
Land Value Ag		
Just/Market Value	\$609,778	\$599,178
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$322,297	\$337,832
P&G Adj	\$0	\$0
Assessed Value	\$287,481	\$261,346

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$7,973.86 **2023 Tax Savings with Non-Hx Cap** \$2,679.01
2023 Tax Bill Amount \$5,294.85

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 77 (LESS N 140 FT OF S
 300 FT OF E 190 FT)
 SLAVIA COLONY COS SUBD
 PB 2 PG 71

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$287,481	\$0	\$287,481
SJWM(Saint Johns Water Management)	\$287,481	\$0	\$287,481
FIRE	\$287,481	\$0	\$287,481
COUNTY GENERAL FUND	\$287,481	\$0	\$287,481
Schools	\$609,778	\$0	\$609,778

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	07/01/2003	04948	1425	\$100	No	Improved
PROBATE RECORDS	06/01/2002	04439	1987	\$100	No	Improved
ADMINISTRATIVE DEED	03/01/1987	01845	0652	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.3	\$115,000.00	\$609,500
ACREAGE			13.9	\$20.00	\$278

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

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

Zoning

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

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	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 or call us at: (407) 665-7371.

Receipt Details

Date: 4/9/2024 3:30:40 PM
Project: 24-80000058
Credit Card Number: 42*****7195
Authorization Number: 01194G
Transaction Number: 090424C2B-0CABF8A6-6637-4217-8851-0AAD10D7AF3A
Total Fees Paid: 52.50

Fees Paid

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

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

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

PROJECT NAME:	MIKLER ESTATES - PRE-APPLICATION	PROJ #: 24-80000058
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	4/09/24	
RELATED NAMES:	EP SRINIVASA VANGA	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	16-21-31-5CA-0000-077A	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO PD TO CREATE A SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 19.25 ACRES LOCATED ON THE WEST SIDE OF MIKLER RD, SOUTH OF MORNING STAR PL	
NO OF ACRES	19.25	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF MIKLER RD, SOUTH OF MORNING STAR PL	
FUTURE LAND USE-	SE	
APPLICANT:	CONSULTANT:	
SRINIVASA VANGA 1850 N ALAFAYA TRL STE 1A ORLANDO FL 32826 (443) 865-5641 SRVANGA12@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.

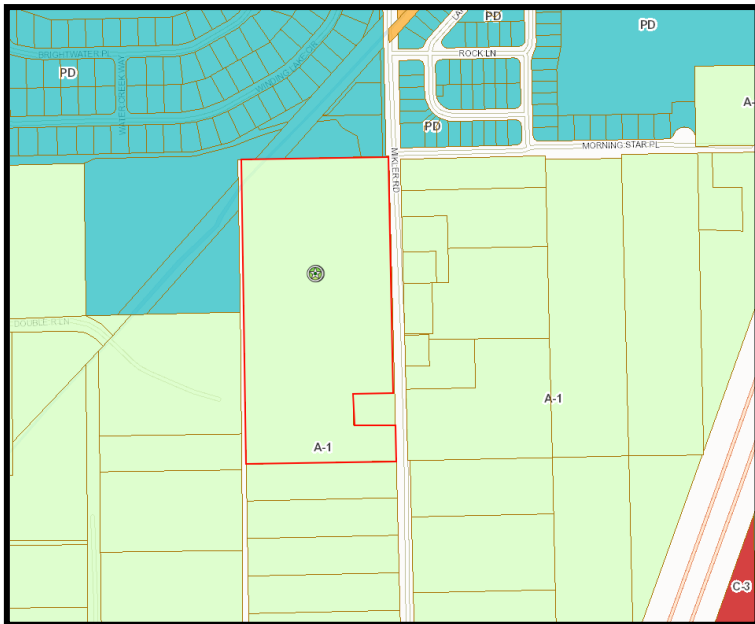
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

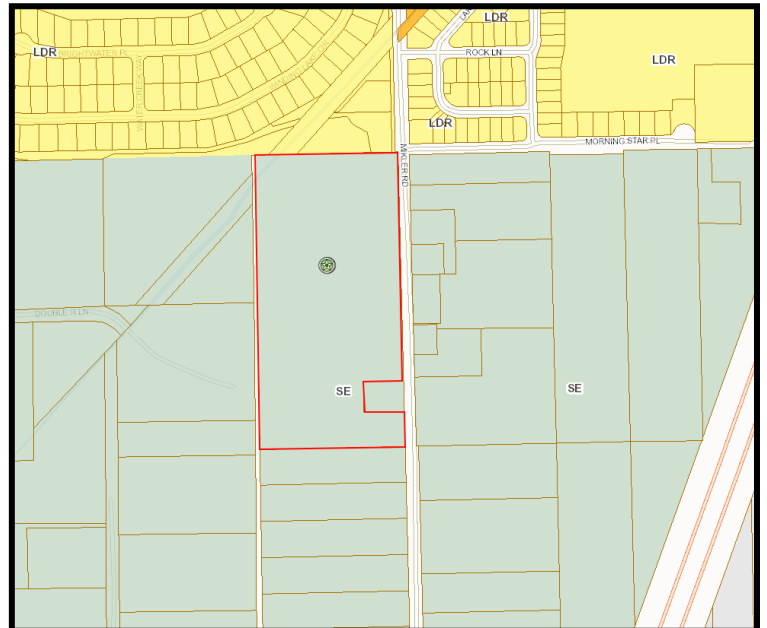
- The subject site has a Suburban Estates Future Land Use (FLU) designation and an A-1 (agriculture) zoning classification.
- The Suburban Estates FLU designation allows a maximum density of one (1) dwelling unit per net buildable acre.
- Per SCLDC Sec. 2.3 Definitions; net buildable acreage is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.
- Per the Suburban Land Use category, lot sizes of less than one acre may be permitted with accompanying PD zoning; provided, however, that density shall be computed on the basis of one dwelling unit per net buildable acre.

PROJECT AREA ZONING AND AERIAL MAPS

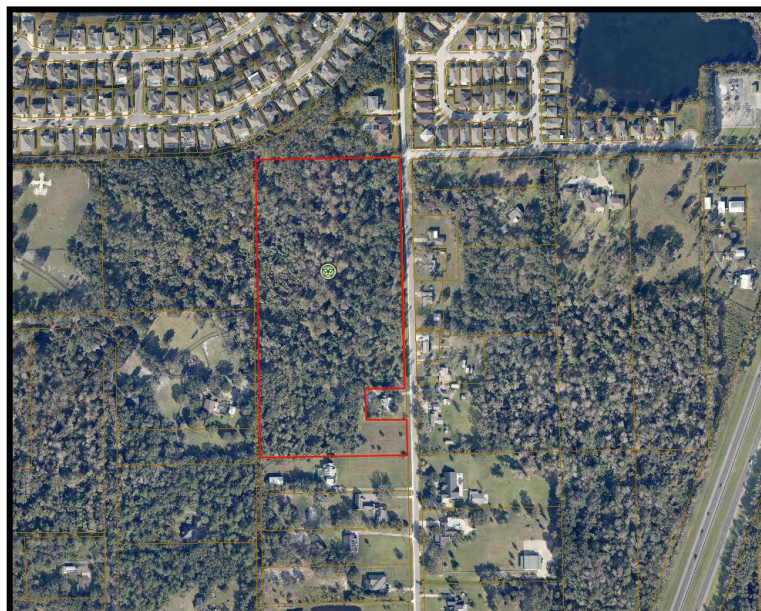
Zoning: A-1



FLU: SE



Aerial



Wetlands



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	PD CRITERIA: If a PD is proposed: Per Sec. 30.8.5.3. - Review criteria. of the Land Development Code: "In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations." Please indicate with the rezone application if alternative landscaping is proposed that will result in greater benefits to the County.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
5.	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
6.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Info Only
7.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is a 10" PVC potable water main running along the west side of Mikler Road.	Info Only
8.	Environmental Services	This development is within Seminole County's sanitary sewer service area. There is a pressurized 8" PVC force main running along the west side of Mikler Road. The developer would have to build a lift station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
9.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but there is the option of doing onsite sewage treatment and disposal systems (OSTDS) aka septic systems. Per House Bill 1379, these OSTDS would have to be enhanced nutrient-reducing (ENR) capable OSTDS since it will be new construction, on lots one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit, follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required 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
10.	Environmental Services	This development is not within any reclaim water service areas so irrigation would be provided by this development's potable water system.	Info Only
11.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Info Only

12.	Natural Resources	Please show the location of the 15 foot minimum, 25 foot average undisturbed upland buffer landward of the wetland line, with preliminary subdivision plan submission. Landscaping may not be done within this buffer. SCCP Con. 7.4	Info Only
13.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years, with PSP submission. Show the location, DBH, common name, and, if applicable, indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	Info Only
14.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
15.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
16.	Natural Resources	The review may include, but need not be limited to, a field check of the site and referral of the application for recommendations to other appropriate administrative departments or agencies. SCLDC 60.10(d)	Info Only
17.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only
18.	Natural Resources	In the case of a subdivision development, an application for an arbor permit shall accompany the preliminary subdivision plan of said subdivision and shall be submitted to the Development Review Division for review. SCLDC 60.10(a)(1)	Info Only
19.	Natural Resources	Please provide a tree mitigation table with PSP submission. SCLDC 60.10 (b)(2f)	Info Only
20.	Natural Resources	The site has favorable conditions for gopher tortoises. Please note new FFWCC rules pertaining to gopher tortoises and get any applicable state permits prior to construction.	Info Only
21.	Natural Resources	Conservation easements dedicated to Seminole County will be required over the wetlands and required buffers, and all property within the 100 year flood plain.	Info Only
22.	Natural Resources	Resources for wetland information: St. Johns River Water Management District: www.sjrwmd.com Florida Department of Environmental Protection: www.dep.state.fl.us Seminole County Map Resources: www.seminolecountyfl.gov Wetland and Flood Prone: Under ONLINE SERVICES / Interactive Maps / Information Kiosk Quadrangles: DEPARTMENTS/ Information Technologies / GIS / Maps available for viewing / Wetland quadrangle maps. Seminole County Property Appraiser Map Resources: http://www.scpafl.org Zoning, Future Land Use, FEMA, Aerials	Info Only
23.	Natural Resources	No subdivision may be approved that would result in the removal of over seventy-five (75) percent of existing trees, with trunk diameters of six (6) inches or greater, from any site, unless the Planning Manager finds that the development of the site would be severely restricted. Special consideration and credit will be given to the retention of trees having a trunk diameter of twenty-four (24) inches or larger. Special consideration will be given for waterfront features and shoreline protection as specified in Chapter 71 of this Code. SCLDC 35.61(b)	Info Only
24.	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	Info Only

		to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
25.	Planning and Development	The subject site has a Suburban Estates (SE) Future Land Use designation. SE allows a maximum of 1 dwelling units per net buildable acre. Per the Seminole County Comprehensive Plan, lot sizes of less than one acre may be permitted with accompanying PD zoning; provided, however, that density shall not exceed one dwelling unit per net buildable acre.	Info Only
26.	Planning and Development	A Rezone to PD (Planned Development) may take between 5 - 6 months and involves public hearings with the Planning & Zoning Commission Board and the Board of County Commissioners.	Info Only
27.	Planning and Development	Approval for a planned development is obtained through a two-step process. The first step is an approval of the master development plan and rezoning of the land by the Board of County Commissioners. The second step consists of final development plan (may include engineering for Commercial development) approval by the Development Services Director along with the recording of the developer's commitment agreement. Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	Info Only
28.	Planning and Development	In compliance with SCLDC Sec. 30.8.5.3 – PD Review Criteria; the Applicant must demonstrate how the propose PD (Planned Development) zoning provides an overall greater benefit to the County than development under a conventional zoning district.	Info Only
29.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
30.	Planning and Development	Net Buildable Acre - 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.	Info Only
31.	Planning and Development	The development must provide a minimum of 25% common usable open space in compliance with SCLDC Sec. 30.14.2 – Open Space, and Sec. 30.8.5.3(g) – PD Zoning Review Criteria.	Info Only
32.	Planning and Development	Planned Developments are subject to the open space standards referenced in Ordinance No. 2024-02, LDC Rewrite, Sec. 30.8.5.11 (d).	Info Only
33.	Planning and Development	Per Seminole County Land Development (SCLDC) Code Sec. 30.1433, conservation areas, defined for the purposes of this Section as 100-year floodplain and wetlands as delineated by the St. Johns River Water Management District, may be counted toward the minimum required open space area subject to the following limitations. Natural lakes and/or	Info Only

		conservation areas within a development site shall not be credited to a combined maximum of more than 50 percent of the required open space.	
34.	Planning and Development	Per Open Space Ordinance 2012-27; required landscaped areas and buffers may not be credited toward the required open space.	Info Only
35.	Planning and Development	Per SCLDC Sec. 30.1344 (c) (12), Required open space within a subdivision shall be platted as a common area and shall be owned and maintained by a homeowners' association	Info Only
36.	Planning and Development	SETBACKS: Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.	Info Only
37.	Planning and Development	SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS: A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us.	Info Only
38.	Planning and Development	The proposed project is subject to Subdivision Review Process: SCLDC Chapter 35. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.html	Info Only
39.	Planning and Development	The Subdivision Process is as follows: 1st step is approval of the PD Rezone which includes the Master Development Plan (MDP). This involves a public hearing with Planning & Zoning (P&Z), followed by a public hearing with the Board of County Commissioners (BCC). May take between 4-5 months depending on the review and agenda date deadlines. 2nd step is approval of the Final Development Plan (FDP) which is approved on a staff level. 3rd step is approval of the Preliminary Subdivision Plan (PSP) which must be approved by the Planning & Zoning Board as a technical review item. Steps 2 & 3 may be submitted concurrently as the same plan (FDP/PSP); however, should not be submitted until the 1st step has been scheduled for BCC. The 4th step is approval of the Final Engineering Plans; may be submitted once step one has been approved by BCC and steps 2&3 are under review. The 5th step is approval of the Final Plat; may be submitted once Final Engineering Plans are in review.	Info Only
40.	Planning and Development	The minimum lot size of 1/2 acres could be supported by staff; however, this would be exclusive of any wetland/floodplain areas (proposed lots would retain 1/2 acres each of net buildable acreage).	Info Only
41.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
42.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
43.	Public Safety -	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section	Info Only

	Fire Marshal	18.2.3.5.1.1	
44.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
45.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
46.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
47.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1,18.2.3.5.2)	Info Only
48.	Public Safety - Fire Marshal	Include turning radius analysis with plans. * Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.4.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in. Overall length: 48 ft 6in.	Info Only
49.	Public Works - Engineering	Based on FEMA FIRM Map approximately 50% of the site appears to be within the floodplain (Zone A). Seminole County does not allow fill in the floodplain without equal volumetric compensation. Also, approximately 45% of the site appears to be in wetlands.	Info Only
50.	Public Works - Engineering	The proposed project is located within the Howell Creek Drainage Basin. Bear Gully Canal passes through the northwest corner of the subject property.	Info Only
51.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Myakka and Eau Gallie Fine Sands (47%), Map Unit Symbol 20, and Brighton, Samsula, and Sanibel Mucks (43%), Map Unit Symbol 17. Myakka and Eau Gallie Fine Sands are classified by the USDA as "Poorly Drained"	Info Only

		soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 6 to 18 inches and designates the Hydrologic Soil Group as A/D. Brighton, Samsula, and Sanibel Mucks are classified by the USDA as "Very Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 0 inches and designates the Hydrologic Soil Group as A/D.	
52.	Public Works - Engineering	Based on the available one (1) foot contours, the topography of the site appears to slope from the southeast towards northwest. The highest ground elevation appears to be 44.0 feet and the lowest 30.0 feet.	Info Only
53.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the Bear Gully Canal, located at the northwest corner of the subject property. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility with positive outfall requires the Stormwater Quantity Analysis to meet (not exceed) the pre development rate of discharge for a 25-Year, 24-Hour storm event. Stormwater Quality Analysis shall meet the St. Johns River Water Management District (SJRWMD) requirements. A detailed Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
54.	Public Works - Engineering	Mikler Road is functionally classified as Local Road and was last resurfaced in 2019. The roadway geometry and structure meet the current Seminole County standards. Mikler Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. There is an existing pedestrian concrete sidewalk along the west side of the road as well as a stormwater management system consisted of open ditch, concrete inlets and flumes, also along the west side of the road. Any necessary improvements along the road, including the property entrance, may require modifications to the road, sidewalk, and stormwater management system.	Info Only
55.	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 area, or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
56.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one (1) acre. (http://cfpub.epa.gov/npdes/home.cfm?program_id=45)	Info Only
57.	Public Works - Engineering	At Final Engineering approval, a note to the plans that states "Any sidewalk less than 5 feet wide (6 feet along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with the Seminole County regulations.	Info Only
58.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.3.1.B (Auxiliary Lanes Requirements), in all cases, an inbound radius of 50 feet at development access is required. Refer to the Manual's Detail T-16 for design and markings specifications.	Info Only
59.	Public Works - Engineering	A minimum five (5) 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
60.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov .	Info Only

61.	Public Works - Impact Analysis	A Traffic Impact Study (TIS) may be required if the trip generation for the proposed use is more than 50 weekday peak hour trips. The TIS is to be prepared in accordance with the Countys Traffic Study Requirements for Concurrency guidelines. A methodology for the TIS is to be submitted to County Staff for review and approval prior to submittal of the TIS itself. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering.	Info Only
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AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

Department	Reviewer	Email	Reviewer Comments/Contact
Comprehensive Planning	Doug Robinson	drobinson03@seminolecountyfl.gov	407-665-7308
Public Works - Engineering	Vladimir Simonovski	vsimonovski@seminolecountyfl.gov	407-665-5762
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Buffers and CPTED	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Impact Analysis	William Wharton	wwharton@seminolecountyfl.gov	407-665-5730
Building Division	Tony Coleman	acoleman@seminolecountyfl.gov	407-665-7581

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

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

Development Services:

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

Wekiva Consistency form:

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

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

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

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

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

Other Agencies:

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

Other Resources:

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