



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda

Wednesday, June 12, 2024

9:00 AM

Room 3024 and hybrid TEAMS
option

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

DRC

PRE- APPLICATIONS

9:00AM (TEAMS) HEATHROW PICKLEBALL - PRE-APPLICATION

[2024-0764](#)

Project Number: 24-80000068

Project Description: Proposed Site Plan for a pickleball court in an existing recreation area on 20.17 acres in the PD Zoning District located on the north side of Lake Mary Blvd at Tournament Dr

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

Parcel ID: 12-20-29-300-0140-0000

BCC District: 5-Herr

Applicant: Concert Golf Partners

Consultant: Anne Roun (689) 710-0035

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

9:20AM (TEAMS) USED CAR DEALERSHIP - PRE-APPLICATION[2024-0722](#)**Project Number:** 24-80000064**Project Description:** Proposed Site Plan for a used car dealership on 0.46 acres in the C-2 Zoning District located on the north side of Country Club Rd, east of Airport Blvd**Project Manager:** Yvonne D'Avanzo (407) 665-7354
(ydavanzo@seminolecountyfl.gov)**Parcel ID:** 35-19-30-300-0160-0000**BCC District:** 5-Herr**Applicant:** Juan Bautista (407) 369-3599**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) REVIVAL FIRE CHRISTIAN ACADEMY - PRE-APPLICATION**[2024-0766](#)**Project Number:** 24-80000071**Project Description:** Proposed Site Plan to convert an existing single family resident home for a private school on 1.35 acres in the OP Zoning District located on the south side of Wekiva Springs Rd, west of Wekiva Springs Ln**Project Manager:** Yvonne D'Avanzo (407) 665-7354
(ydavanzo@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-0080-0000**BCC District:** 3-Constantine**Applicant:** Jennifer Vilayvong (407) 480-8672**Consultant:** Gelacio Perez (407) 255-4815**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (IN PERSON) JAFFER PROPERTIES - PRE-APPLICATION**[2024-0765](#)**Project Number:** 24-80000069**Project Description:** Proposed Rezone from PD to A-1 and Subdivision of 9.58 acres for 2 lots located on the west side of Hester Ave, south of Ronald Reagan Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 23-20-30-300-010D-0000**BCC District:** 2-Zembower**Applicant:** Zulfikar Jaffer (407) 416-1556**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20AM (IN PERSON) EL COQUI FOOD TRUCK - PRE-APPLICATION[2024-0767](#)**Project Number:** 24-80000070**Project Description:** Proposed Site Plan to have a permanent food truck at an existing gas station on 0.56 acres in the C-2 Zoning District located on the southwest corner of E SR 436 and Bear Lake Rd**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 18-21-29-501-0A00-001A**BCC District:** 3-Constantine**Applicant:** Yamilet Ortiz (407) 652-8923**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****RONALD REAGAN PLOT - REZONE**[2024-0763](#)**Project Number:** 24-20000006**Project Description:** Proposed Rezone from A-1 to R-1 for 13 single family residential lots on 5 acres located on the north side of Ronald Reagan Blvd, west of Nolan Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 14-20-30-300-0310-0000**BCC District:** 2-Zembower**Applicant:** Vincent Peluso (407) 730-7360**Consultant:** Vincent Peluso (407) 730-7360**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

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

Agenda Memorandum

File Number: 2024-0764

Title:

9:00AM (TEAMS) HEATHROW PICKLEBALL - PRE-APPLICATION

Project Number: 24-80000068

Project Description: Proposed Site Plan for a pickleball court in an existing recreation area on 20.17 acres in the PD Zoning District located on the north side of Lake Mary Blvd at Tournament Dr

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

Parcel ID: 12-20-29-300-0140-0000

BCC District: 5-Herr

Applicant: Concert Golf Partners

Consultant: Anne Roun (689) 710-0035



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

PROJ. #: 24-80000068
 Received: 5/17/24
 Paid: 5/20/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Heathrow Pickleball	
PARCEL ID #(S): 12-20-29-300-0140-0000	
TOTAL ACREAGE: 20.17	BCC DISTRICT: 5
ZONING: PD Commercial	FUTURE LAND USE: Planned Development

APPLICANT

NAME: Concert Golf Partners	COMPANY: Concert Golf Partners
ADDRESS: 300 International Parkway, Suite 150	
CITY: Lake Mary	STATE: Florida ZIP: 32746
PHONE:	EMAIL:

CONSULTANT

NAME: Anne Roun	COMPANY: Larson Design Group
ADDRESS: 495 North Keller Road, Suite 101	
CITY: Maitland	STATE: Florida ZIP: 32751
PHONE: (689)710-0035	EMAIL: aroun@larsondesigngroup.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Proposing construction of Pickle ball courts in existing open recreation area on site.

STAFF USE ONLY

COMMENTS DUE: 5/31	COM DOC DUE: 6/6	DRC MEETING: 6/12
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the west side of Tournament Dr, north of Lake Mary Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 6/7



Heathrow Pickleball Narrative

05/17/2024

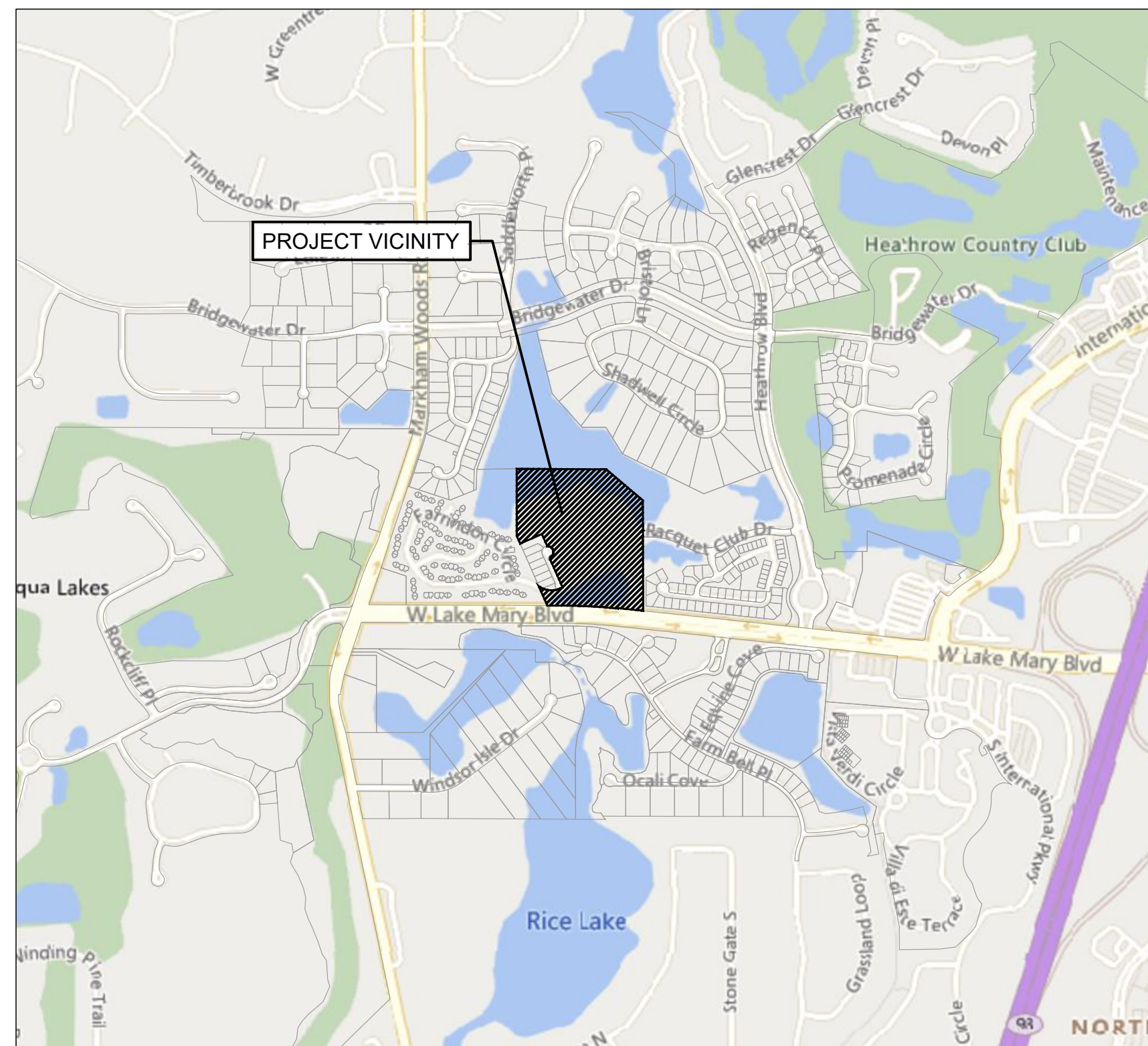
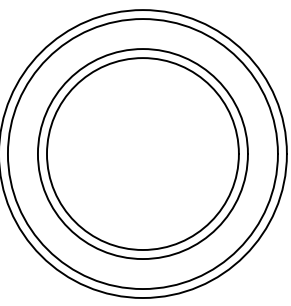
Project location

150 Tournament Drive Lake Mary, Florida 32746

28.759628012928285, -81.3772371894344

Narrative

Proposing construction of 6 Pickle ball courts in existing open recreation area on site. Minor demolishing of existing sidewalk to be replaced with proposed sidewalk. Project will require adjustment in grading. Integrity of drainage routes to be maintained post construction. No utilities adjusted or proposed.



LOCATION / VICINITY MAP

SCALE: 1" = 1000'



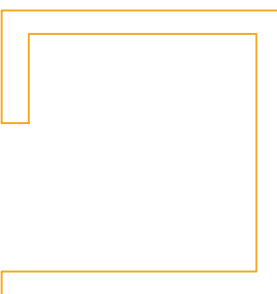
SHEET INDEX	
SHEET	TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	TOPOGRAPHIC SURVEY
C1.00	DEMO & EROSION CONTROL PLAN
C2.00	SITE LAYOUT PLAN
C3.00	GRADING & DRAINAGE PLAN
C4.00	CONSTRUCTION DETAILS
C4.10	CONSTRUCTION DETAILS
SL-1	SITE LIGHTING PLAN

CONCERT GOLF PARTNERS

300 INTERNATIONAL PARKWAY, SUITE 150

LAKE MARY, FLORIDA 32746

Larson Design Group



CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.

- 12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- 13. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.
- 14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- 15. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
- 16. THE CONTRACTOR IS ADVISED TO VERIFY AND LOCATE ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO CONSTRUCTION, BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- 17. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON SITE. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION.
- 18. IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER/DEVELOPER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER/DEVELOPER. IF THE WORK IS IN A RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE ENTITY HOLDING THE RIGHT-OF-WAY OR EASEMENT.
- 19. NO EXTRA PAYMENTS SHALL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACTS DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
- 20. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM ALL MATERIAL AND SOIL TESTING AS REQUIRED BY THE AHJ, THESE CONSTRUCTION PLANS, AND THE SPECIFICATIONS. TESTS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AND BUILDING PAD AREAS, IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING, AND ALL OTHER MATERIAL TESTING. PRIOR TO PAVEMENT BASE PLACEMENT, THE PROJECT GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATION FOR UNDERDRAIN PLACEMENT, IF NECESSARY.
- 21. CONTRACTOR SHALL LEAVE THE SITE FREE OF HOLES, HAZARDS, IMPOUNDMENTS, AND DEBRIS UPON COMPLETION.
- 22. NOISE LEVELS AND HOURS OF OPERATION SHOULD COORDINATED WITH OWNER AND PER LOCAL, STATE, AND FEDERAL LAWS.

DEMOLITION NOTES:

- 1. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT. CONTRACTOR CAN REQUEST A COPY OF THE SOILS REPORT FROM THE EOR.
- 2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND EXISTING FIELD CONDITIONS.
- 3. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- 4. CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING LOCATION TO STOCKPILE ANY REUSABLE STRUCTURES, PAVEMENT BASE MATERIAL, FIXTURES, ETC.
- 5. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR

EXIST PER EDEP'S CURRENT PUBLISHED DISCHARGE STANDARDS.

PAVING, GRADING AND DRAINAGE NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
SEMINOLE COUNTY, FLORIDA
SEMINOLE COUNTY DEPARTMENT OF HEALTH (DOH)
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
US ENVIRONMENTAL PROTECTION AGENCY (EPA)
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERTS OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY UTILITY CONFLICTS OR DISCREPANCIES.
- 3. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO INSTALLATION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE EOR IMMEDIATELY, IN WRITING, IF ANY APPARENT DISCREPANCIES ARE FOUND.
- 4. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ALL SITE PREPARATIONS AND EARTHWORK OPERATIONS AND ADHERE TO THE REQUIREMENTS SET FORTH WITHIN.
- 5. ALL DELETERIOUS SUBSTANCE MATERIAL (E.G. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR THE OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED. ALL EXCAVATIONS SHOULD COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
- 7. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH THE EOR PRIOR TO ANY CHANGES.
- 8. ALL DRAINAGE PIPING SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER MEASURED FROM FINISH GRADES TO OUTSIDE OF PIPE, UNLESS OTHERWISE NOTED. ALL PIPE LENGTHS ARE SCALED DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM TO FDOT STANDARDS AND SPECIFICATIONS. ALL DRAINAGE STRUCTURES WITHIN TRAFFIC AREAS SHALL BE LOAD RATED AND HAVE H-20 BEARING GRATES. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT.
- 9. ALL STORM WATER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) OR APPROVED EQUAL UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP PER FDOT STANDARD PLANS INDEX 430-001. PVC STORM PIPE (12" AND SMALLER) SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS UNLESS OTHERWISE NOTED.
- 10. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
- 11. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL OF AS-BUILTS. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS AT THE CONTRACTOR'S EXPENSE AND PRIOR TO FINAL ACCEPTANCE.
- 12. THE CONTRACTOR WILL STABILIZE ANY DISTURBED AREAS BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS IMMEDIATELY FOLLOWING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING, AND IRRIGATION REQUIREMENTS. MAINTENANCE RESPONSIBILITIES INCLUDE MOWING, TEMPORARY IRRIGATION, AND APPLICATION OF FERTILIZER.

SURVEYOR NOTES

- The last date of field survey was March 06, 2024.
- This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J-17.050 through 5J-17.053, of the Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.
- This survey map and/or report, or the copies thereof, is not valid without the signature and the original embossed seal or digital signature of a Florida Licensed Surveyor and Mapper.
- The coordinate system utilized herein is relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983 (NAD 83), 2011 realization as derived by Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using the public Florida Department of Transportation's Florida Permanent Reference Network (FPRN); mountpoint base station (SNFD). The corrected positions computed by these networks were verified through redundant measures employing National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).
- This Specific Purpose Survey is referenced to the Vertical Datum NAVD88 through the same methods as detailed in note #4.
- All distances shown herein are in U.S. survey feet.
- This Specific Purpose Survey is intended for topographic purposes.
- Underground improvements, if any, were not located except as shown. Utility designation services were not subcontracted.
- Symbols shown herein are not to scale.
- Interior improvements, if any, were not located except as shown.
- Adjoining property information was obtained from Seminole County, Florida Property Appraiser.
- There is no visible evidence of cemeteries on subject property.
- This survey is without benefit of a title report and is not to be accepted as a boundary survey.
- The property shown herein may be subject to easements, restrictions, and/or reservations of record and not of record.
- No determination, research, or verification regarding Flood Zone classification was performed by this surveyor.

PARTIAL TOPOGRAPHIC SURVEY

Heathrow Athletic Club proposed Pickleball Court

LOCATED IN
SECTION 11, TOWNSHIP 20 SOUTH, RANGE 29 EAST
HEATHROW, SEMINOLE COUNTY, FLORIDA
FOR THE BENEFIT OF:
Concert Golf Partners

SURVEYOR CERTIFICATION

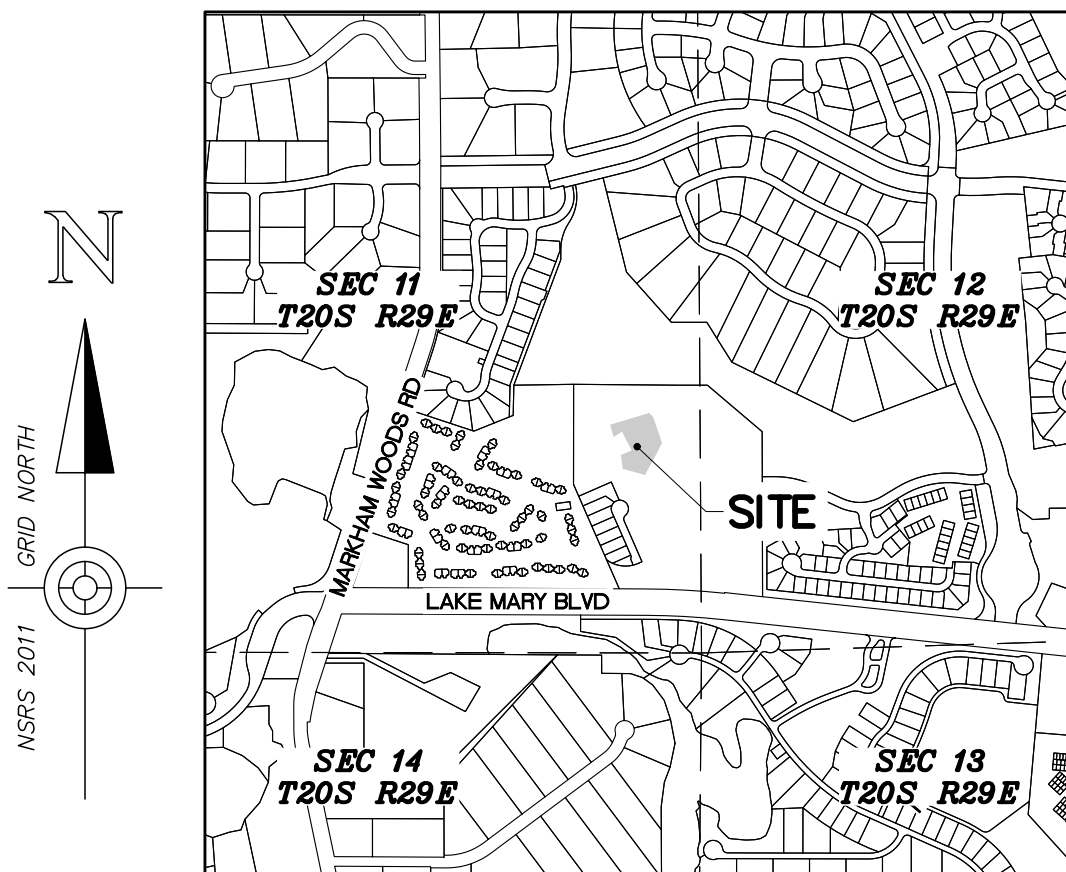
For the benefit of: Concert Golf Partners
I hereby certify that this Specific Purpose survey is correct to the best of my knowledge and belief. I further certify that this Specific Purpose survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes. Subject to notes and notations shown herein.

For the firm:
Larson Design Group

Date: 03/12/2024 Signed:
Tim C. Jaskiewicz, PSM
Professional Surveyor and Mapper
Florida License No. 7416

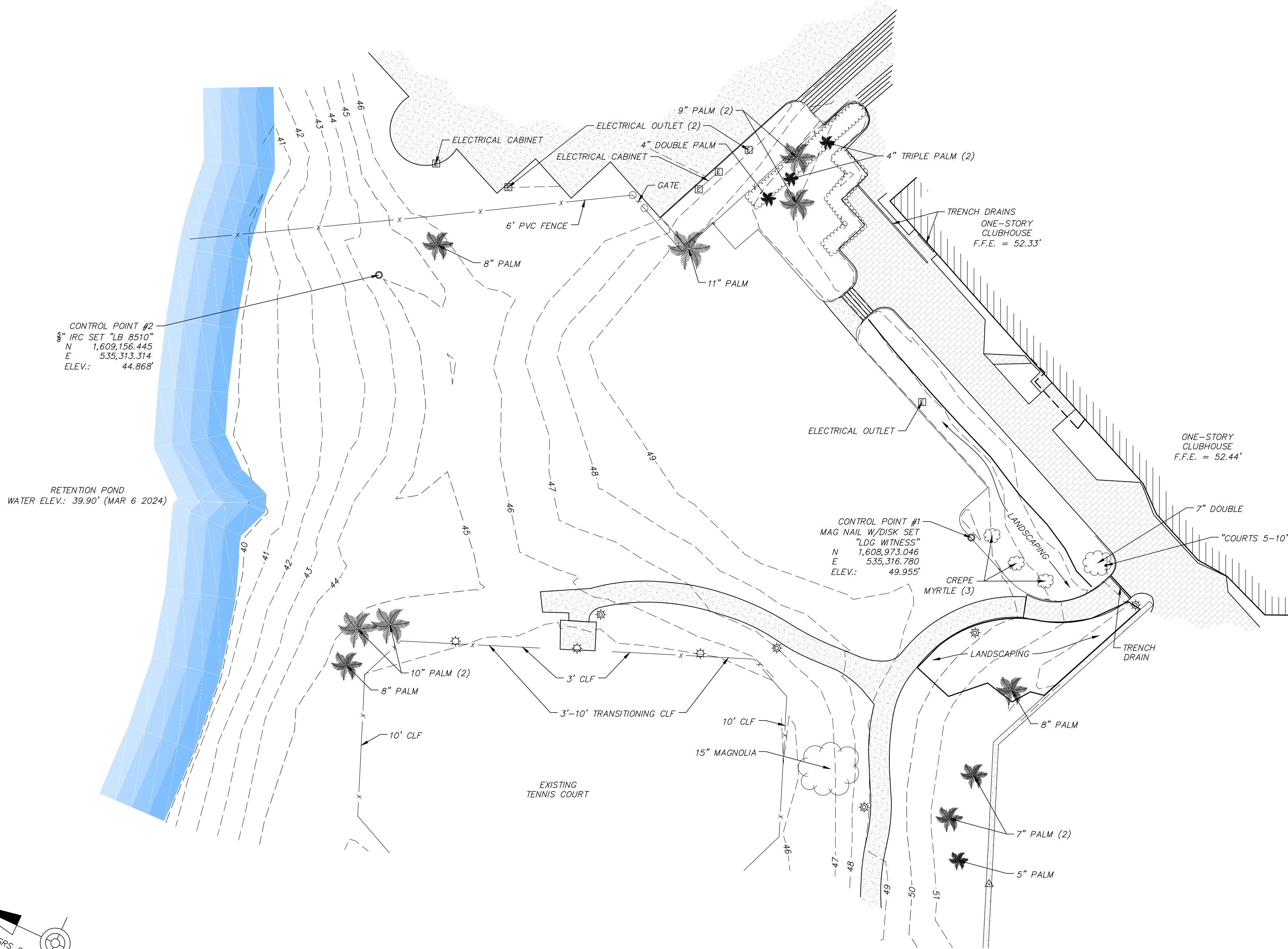
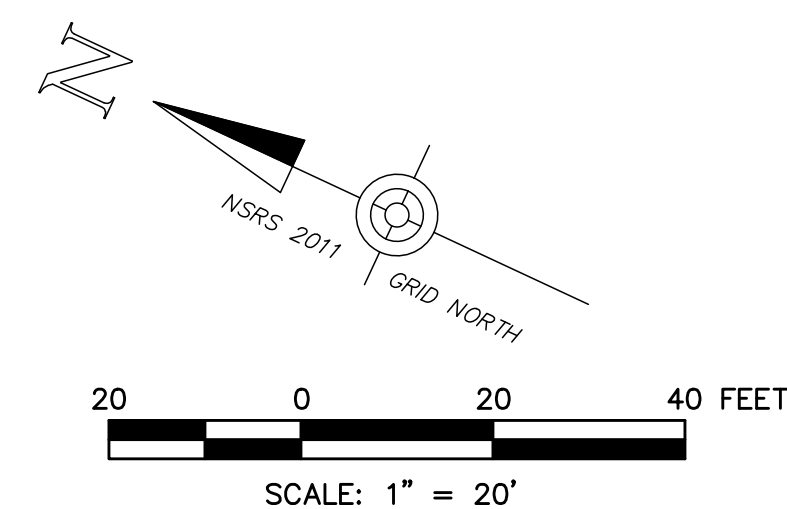
It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2024, Larson Design Group.

NO.	DATE	BY	ISSUE / REVISIONS
03/11/24		JSP	TCL
		JSP	CHKD



PROJECT LOCATION MAP
Based on public GIS data
(1" = 1000')

LEGEND	
PROPOSED PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
RIGHT-OF-WAY LINE	---
EASEMENT LINE	---
CENTER LINE OF ROAD	---
BUILDING SETBACK	---
BUILDING LINE	---
FENCE LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL/STONE/SPOIL PILE	---
CONCRETE CURB	---
CONCRETE/SIDEWALK	---
BRICK PAVERS	---
BITUMINOUS PAVEMENT	---
BENCHMARK	⊕
IRON ROD/PIN	⊙
MONUMENT	⊠
DECIDUOUS TREE	⊕
PINE TREE	⊕
PALM TREE	⊕
DITCH/SWALE	---
DRAINAGE LINE, MANHOLE & CB	---
SANITARY SEWER & MANHOLE	---
WATER MAIN, VALVE, & METER	---
SEWER FORCE MAIN	---
GAS MAIN & VALVE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND CABLE TV	---
OVERHEAD UTILITIES, GUY, & POLE	---
UNDERGROUND TELEPHONE	---
BEARING/DISTANCE PER THIS SURVEY	S10° 11' 12"W 345.67'
RECORD BEARING/DISTANCE	(S9° 10' 11"W) (346.54')
CLF CHAIN-LINK FENCE	MH MANHOLE
CM CONCRETE MONUMENT	PVC POLYVINYL CHLORATE PIPE
CMP CORRUGATED METAL PIPE	RCP REINFORCED CONCRETE PIPE
(D) PER DEED	R.O.W. RIGHT-OF-WAY
FFE FINISHED FLOOR ELEVATION	(S) AS SURVEYED
FH FIRE HYDRANT	SAN SANITARY SEWER
IRC IRON ROD WITH CAP	SCO SEWER CLEANOUT
(M) AS MEASURED	SV SEWER VALVE
MES MITERED END SECTION	WV WATER VALVE



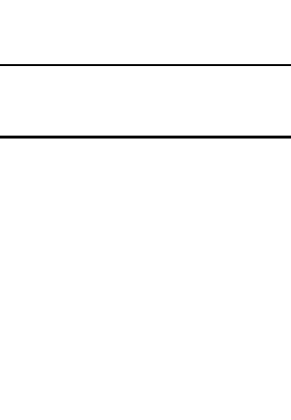
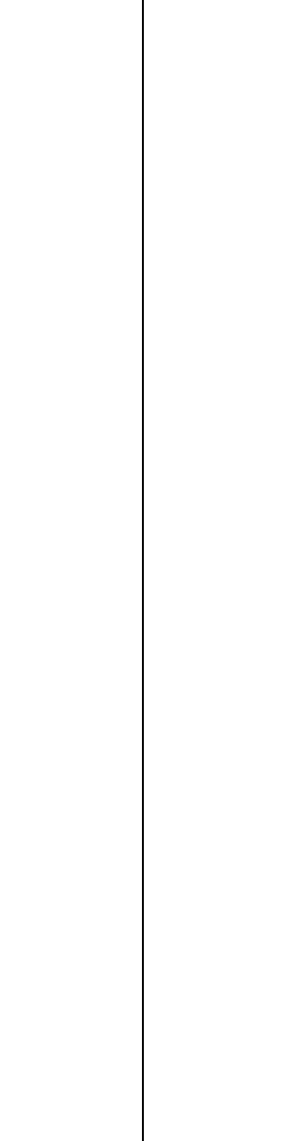
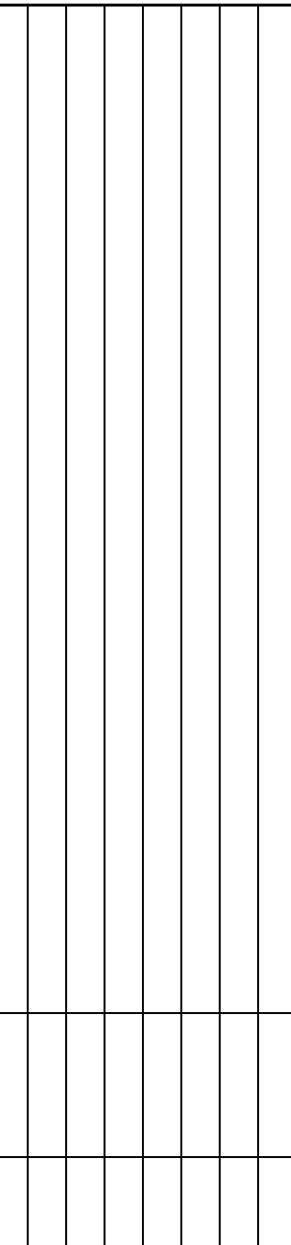
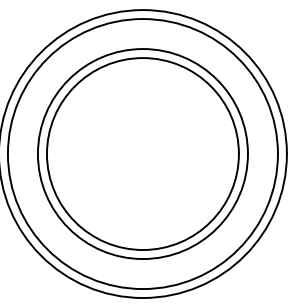
Partial Topographic Survey
Heathrow Athletic Club
Proposed Pickleball Court Area
Heathrow, Seminole County, Florida

Larson Design Group • Architects Engineers Surveyors
495 N Keller Road • Suite 101
Maitland, FL 32751
PHONE 689.229.2485 TOLL FREE 877.323.6603
LB No. 8510 • www.larsondesigngroup.com

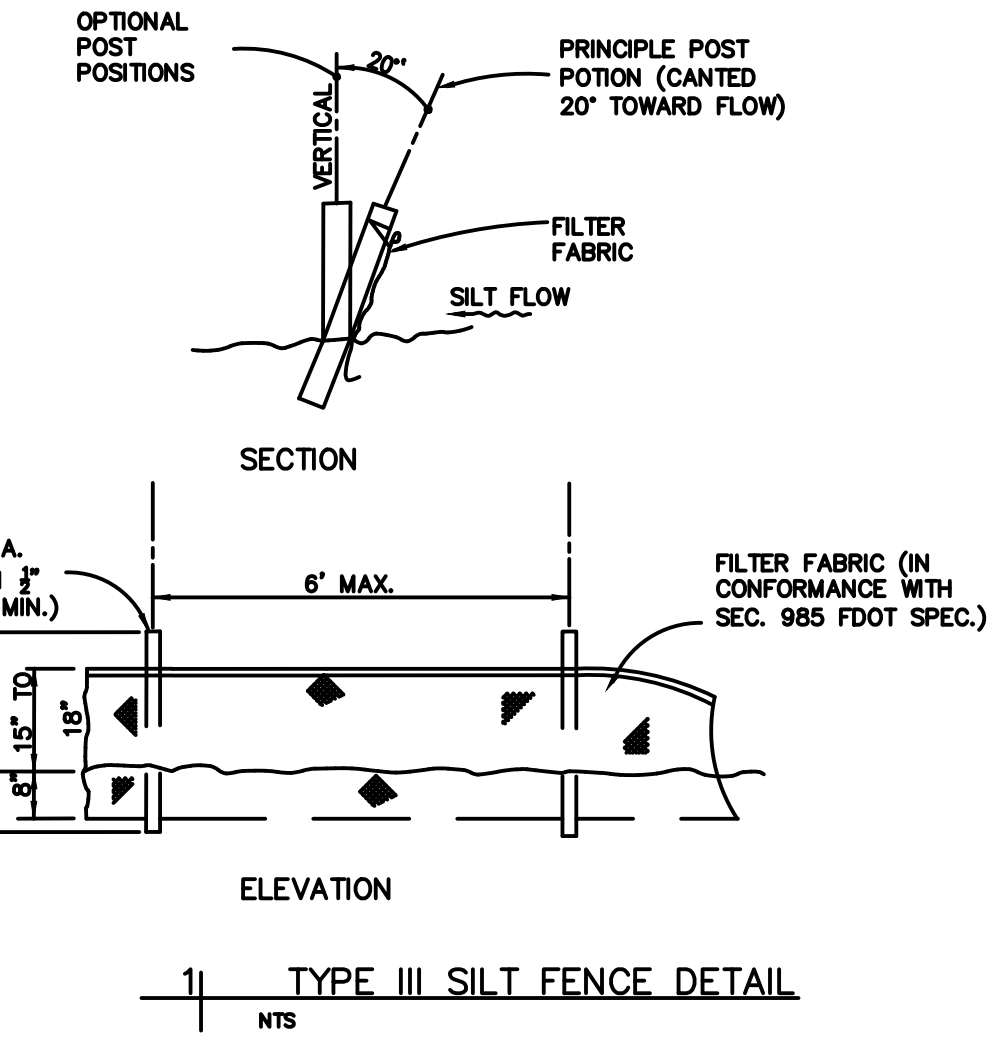
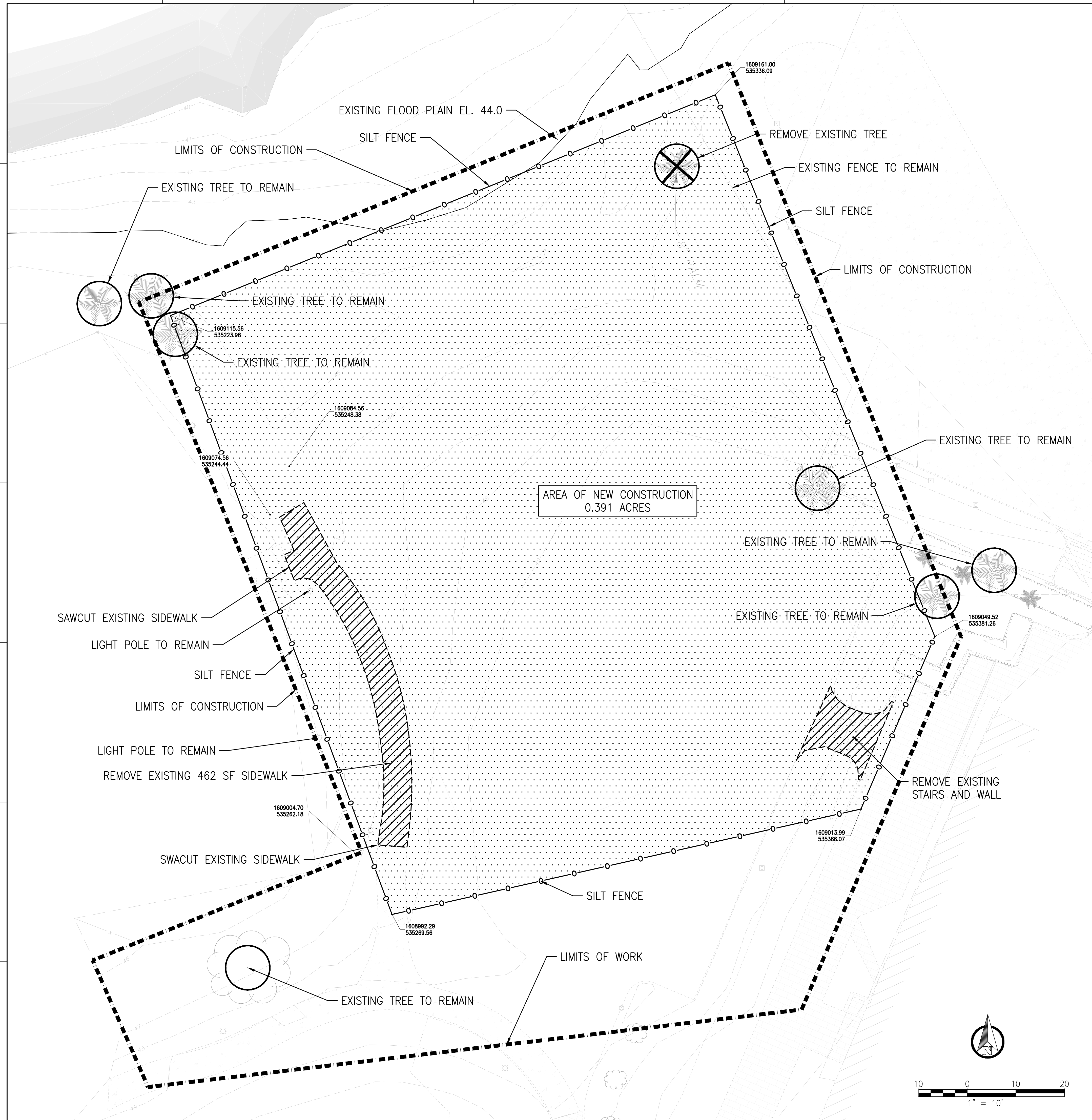
CONCERT GOLF PARTNERS
300 International Parkway Suite 150
Lake Mary, Florida 32746
PHONE 949.715.0602

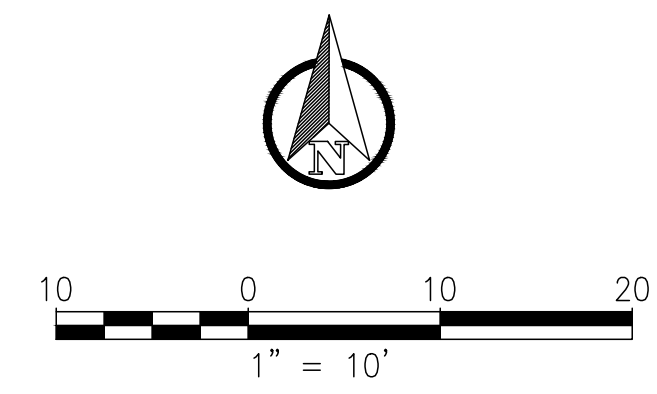
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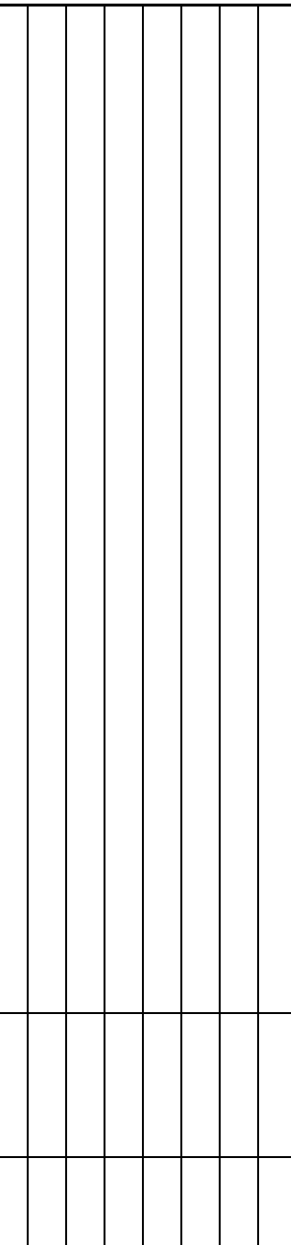
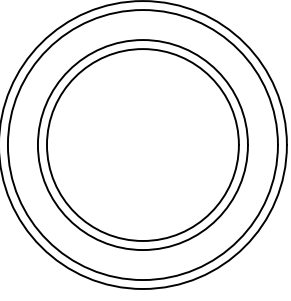
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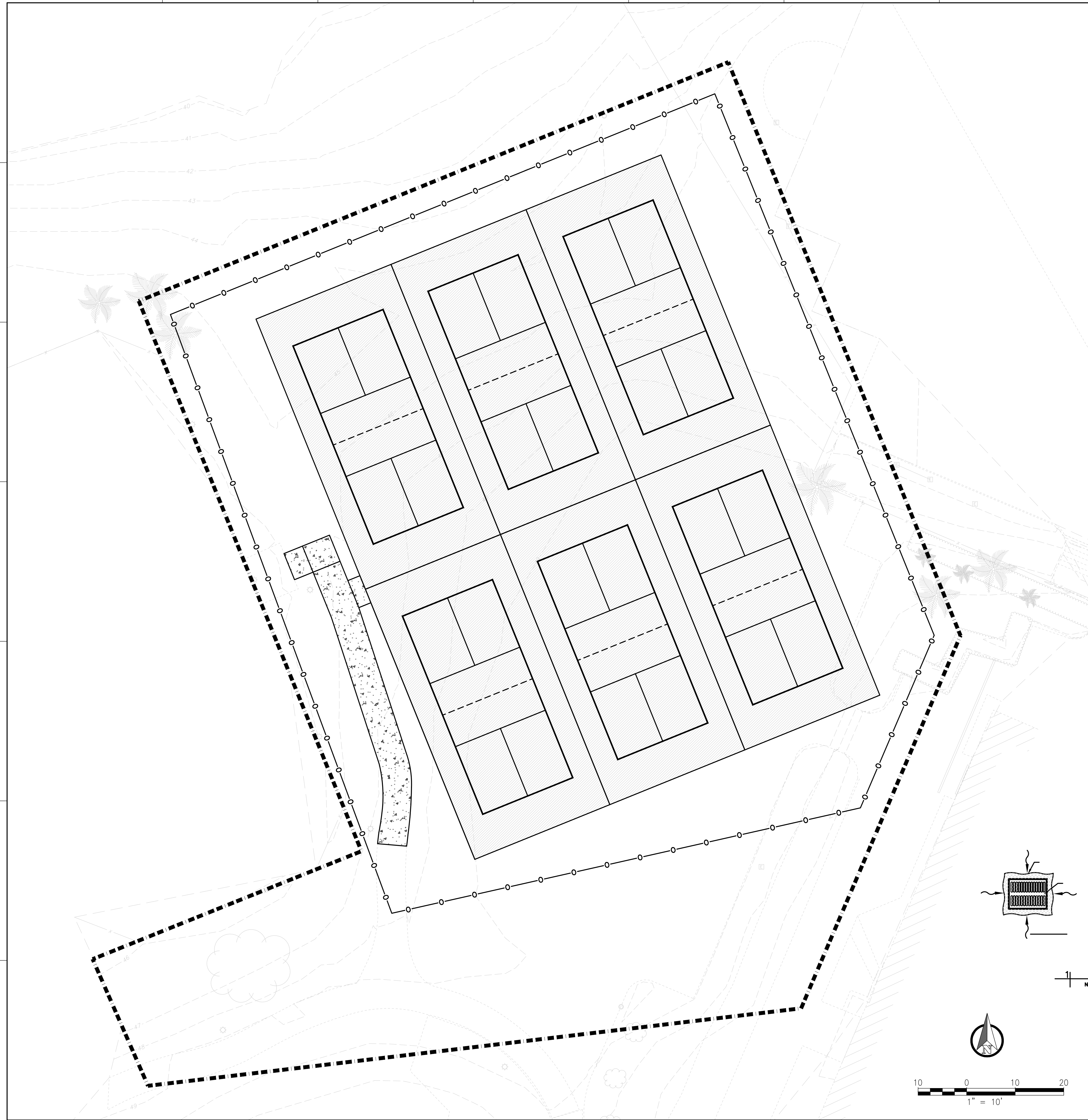
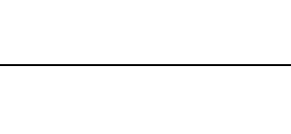
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Viereck, Wiskey

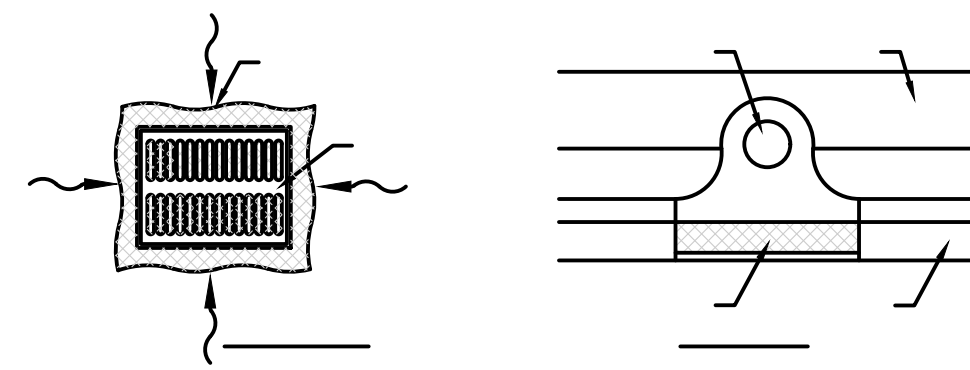




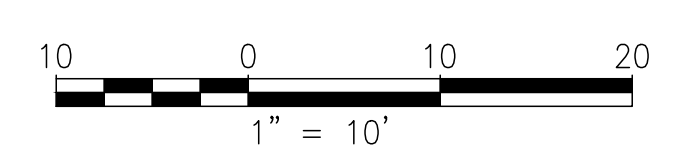


STORMWATER POLLUTION & PREVENTION PLAN



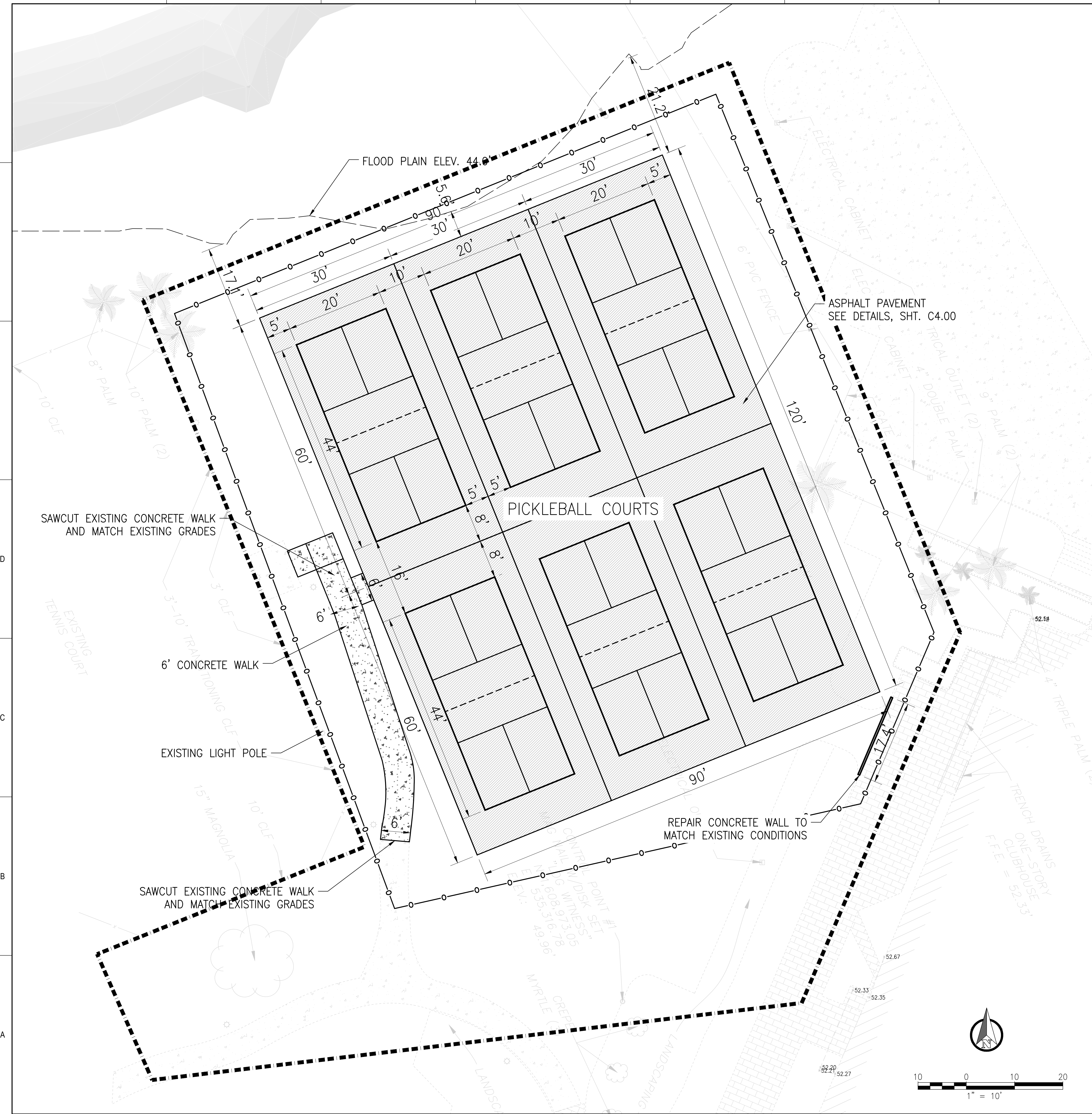


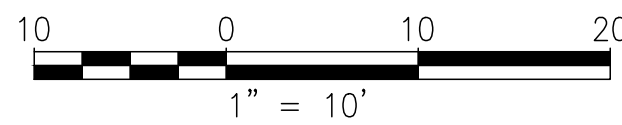
1 INLET PROTECTION
NTS

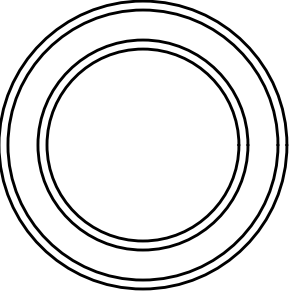


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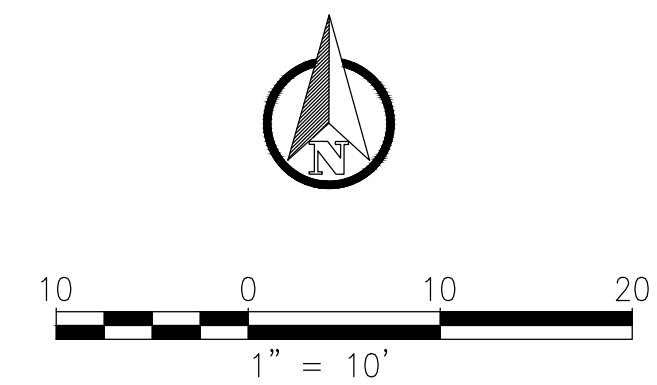
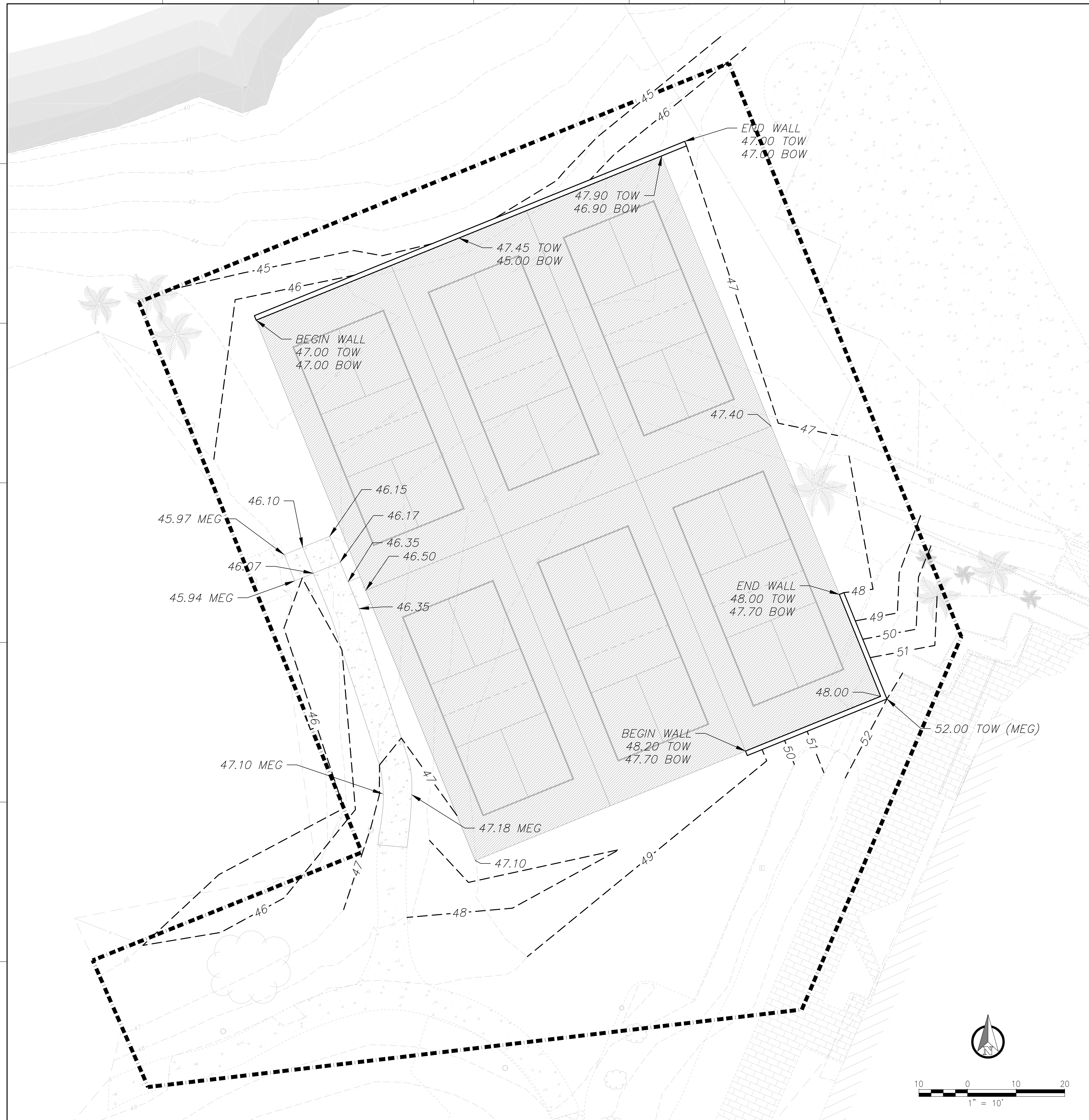


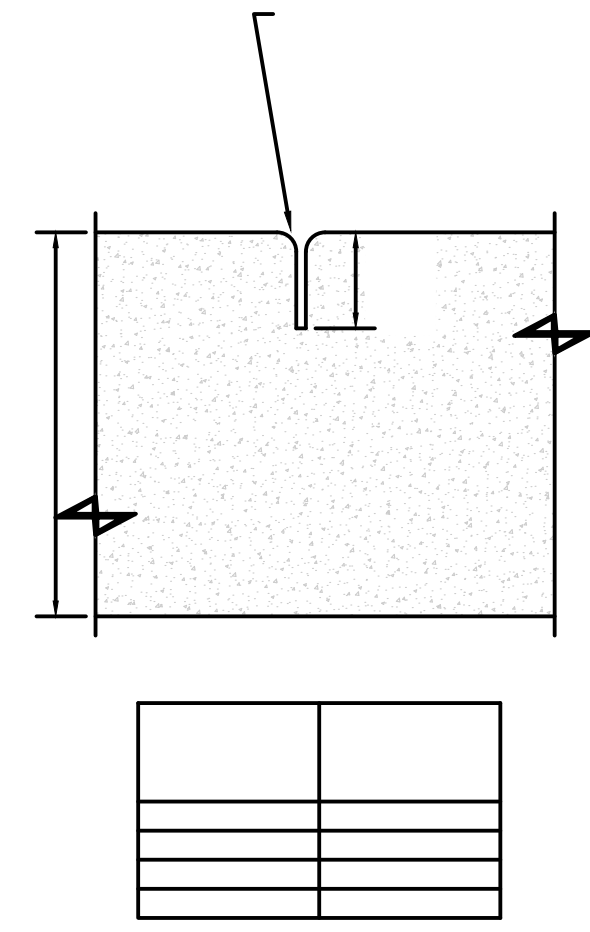
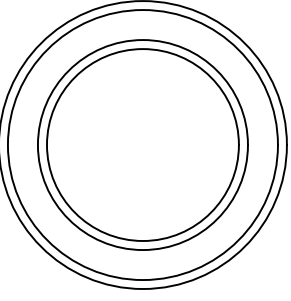




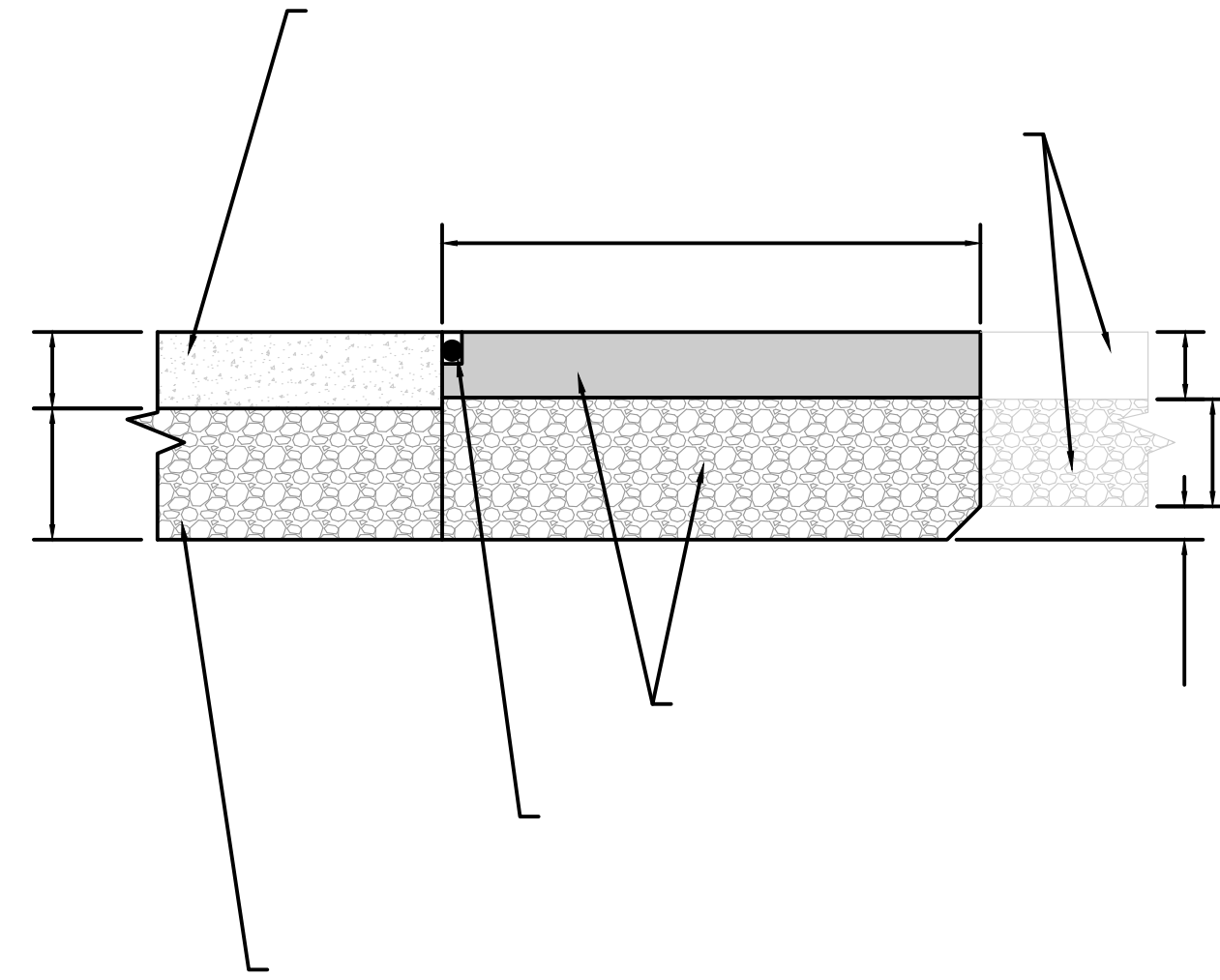
NOTES:

1. ALL SLOPES 5:1 AND GREATER SHALL BE STABILIZED WITH SOD, VEGETATION, OR OTHER MECHANICAL MEANS WITHIN 7-10 DAYS OF FINAL GRADING. REFER TO LANDSCAPE PLANS AND SPECS FOR APPROPRIATE SOIL STABILIZATION TECHNIQUE.
2. ADDITIONAL NOTES CAN BE FOUND ON THE GENERAL NOTES SHEET C0.01.

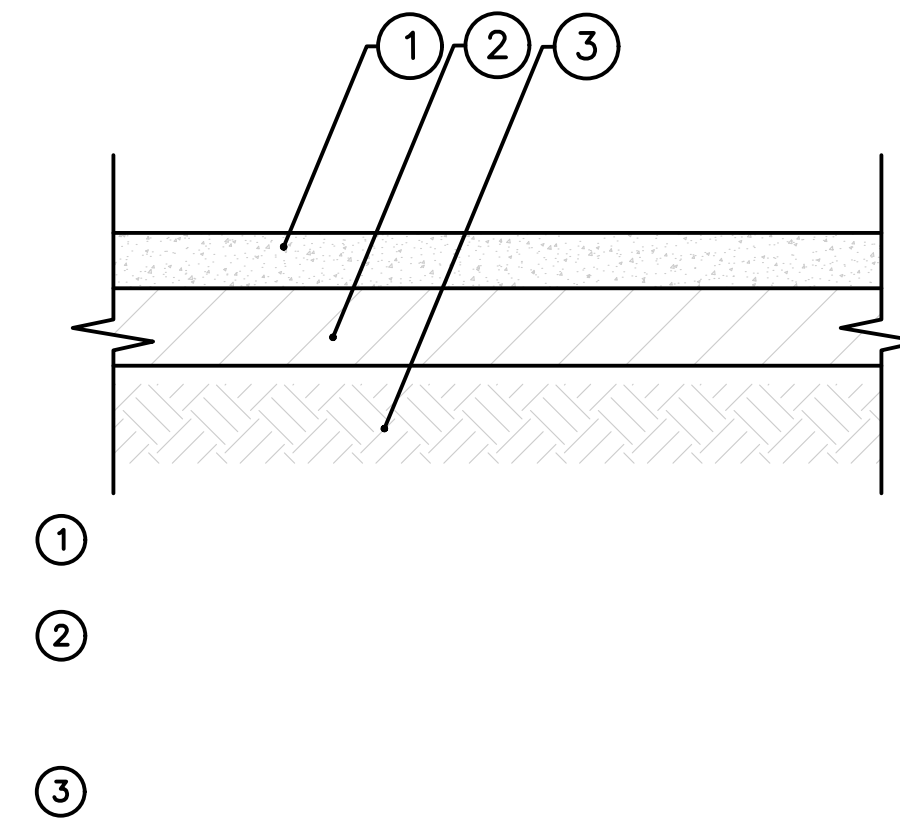




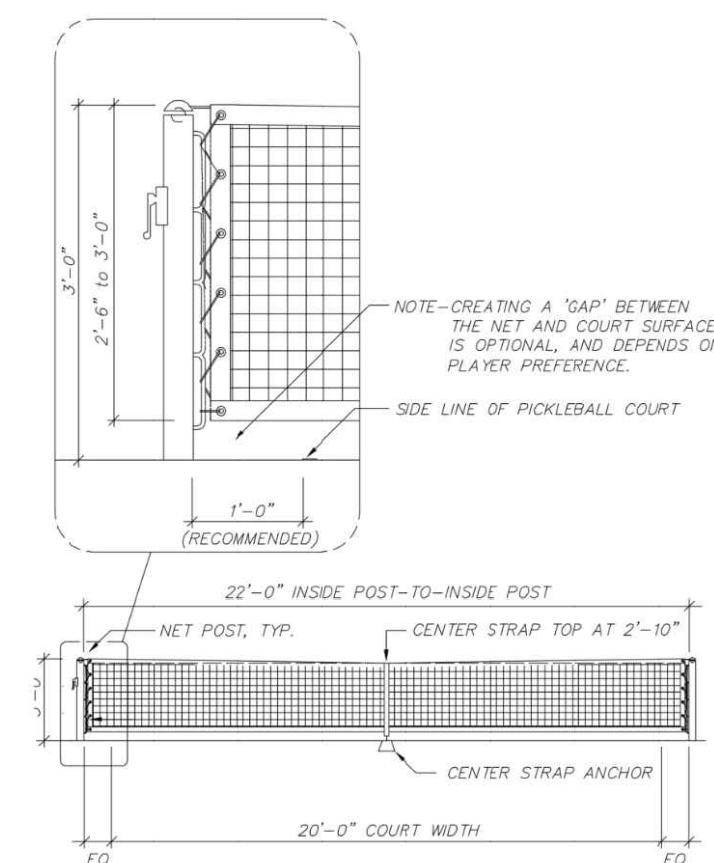
5 | CONTROL JOINT DETAIL
NTS



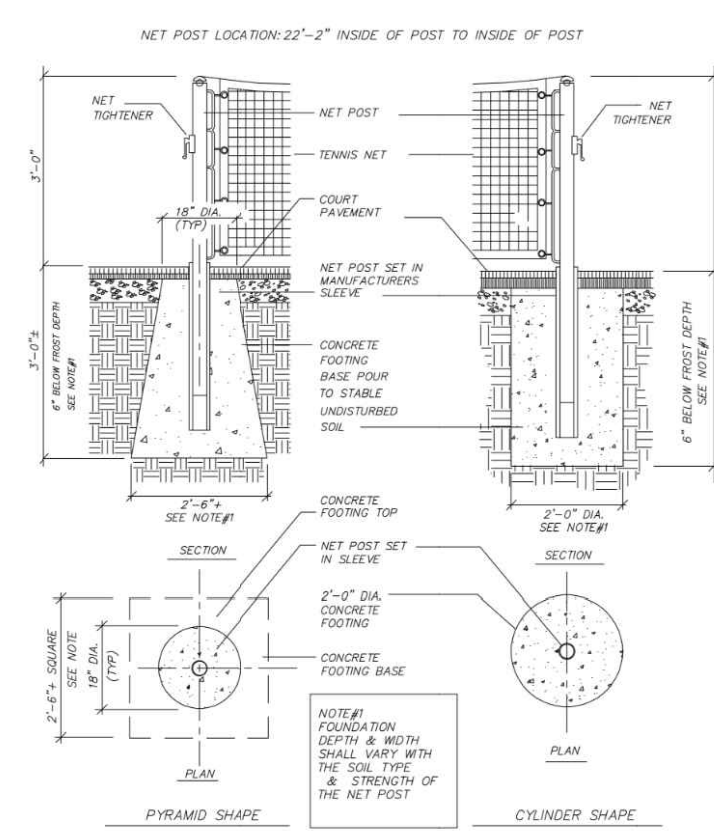
3 | ADJOINING CONCRETE TO EXISTING ASPHALT DETAIL
NTS



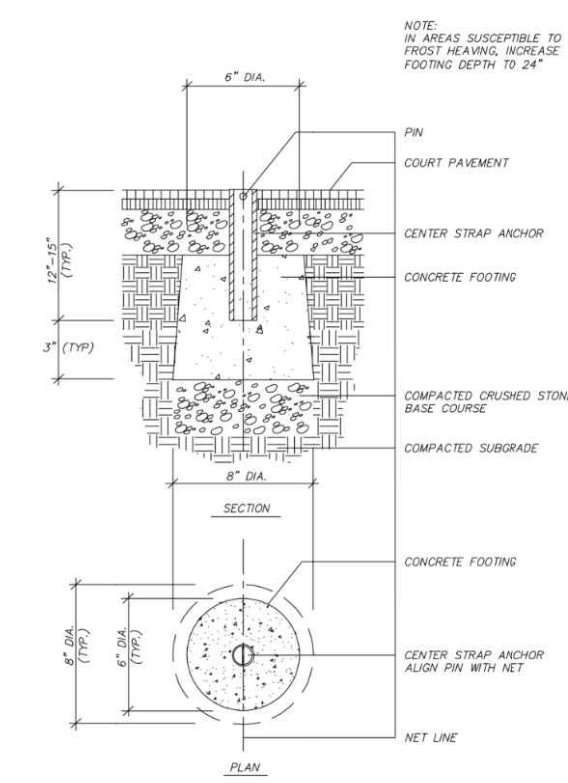
4 | NON-VEHICULAR USE CONCRETE PAVEMENT DETAIL
NTS



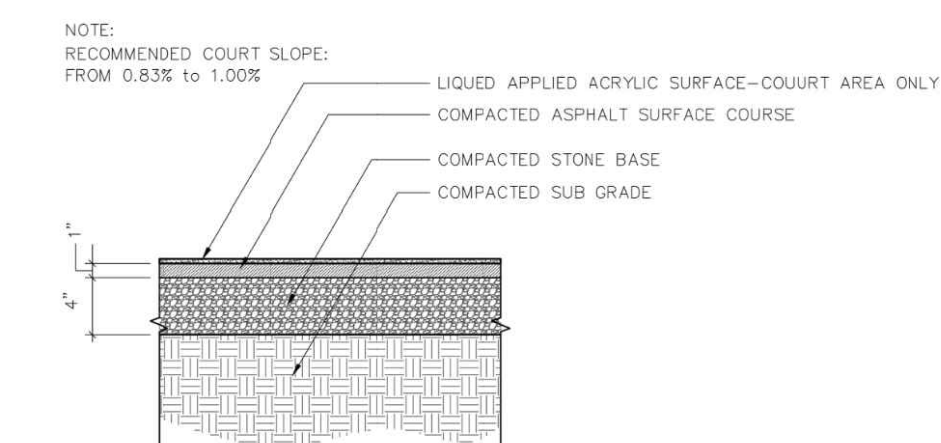
NOTE: PICKLEBALL COURTS TO BE CONSTRUCTED PER ARBAUSA PICKLEBALL CONSTRUCTION MANUAL.
1 | PICKLEBALL NET ELEVATIONS
NTS, PROVIDED BY NEY SPORTS CONSTRUCTION



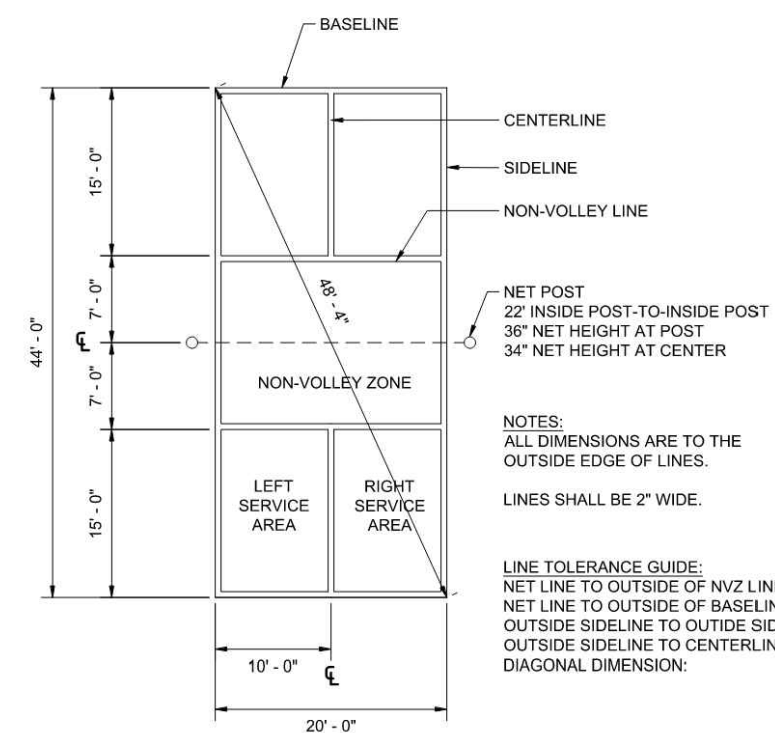
NOTE: PICKLEBALL COURTS TO BE CONSTRUCTED PER ARBAUSA PICKLEBALL CONSTRUCTION MANUAL.
2 | NET POST FOOTINGS
NTS, PROVIDED BY NEY SPORTS CONSTRUCTION



NOTE: PICKLEBALL COURTS TO BE CONSTRUCTED PER ARBAUSA PICKLEBALL CONSTRUCTION MANUAL.
3 | PICKLEBALL NET CENTER STRAP ANCHOR
NTS, PROVIDED BY NEY SPORTS CONSTRUCTION



NOTE: RECOMMENDED COURT SLOPE: FROM 0.83% TO 1.00%
4 | ASPHALT COURT FOR NON-FREEZE/THAW CLIMATE
NTS, PROVIDED BY NEY SPORTS CONSTRUCTION



5 | COURT-PLAYING LINE LAYOUT
NTS, PROVIDED BY NEY SPORTS CONSTRUCTION

NOTES:
ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.
LINES SHALL BE 2" WIDE.
LINE TOLERANCE GUIDE:
NET LINE TO OUTSIDE OF NVZ LINE: 7'-0" ± 1/8"
NET LINE TO OUTSIDE OF BASELINE: 22'-0" ± 1/4"
OUTSIDE SIDELINE TO OUTSIDE SIDELINE: 20'-0" ± 1/4"
OUTSIDE SIDELINE TO CENTERLINE: 10'-0" ± 1/8"
DIAGONAL DIMENSION: 48'-4" ± 3/4"

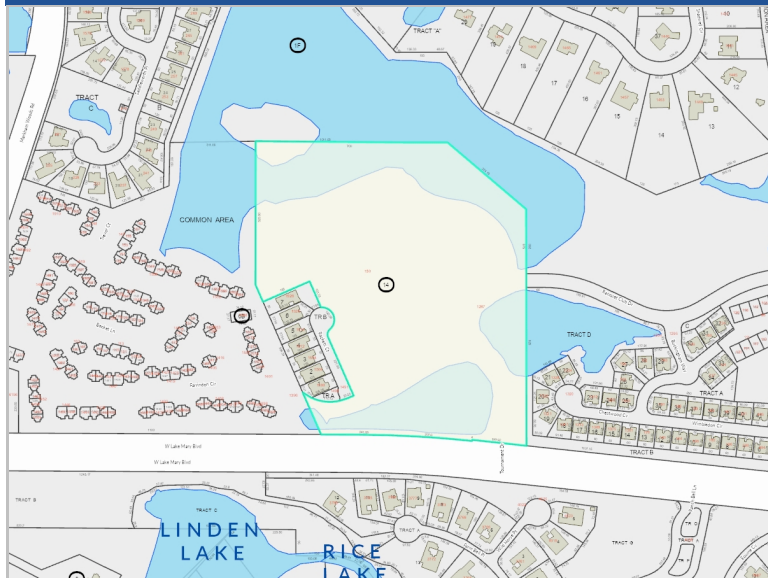
Property Record Card



Parcel 12-20-29-300-0140-0000

Property Address 150 TOURNAMENT DR LAKE MARY, FL 32746

Parcel Location



Site View



12202930001400000 05/12/2023

Parcel Information

Parcel	12-20-29-300-0140-0000
Owner(s)	CONCERT HEATHROW LLC
Property Address	150 TOURNAMENT DR LAKE MARY, FL 32746
Mailing	1200 BRIDGEWATER DR LAKE MARY, FL 32746-4342
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	34-RECREATIONAL FACILITY
Exemptions	None
AG Classification	No
Facility Name	HEATHROW RACQUET CLUB

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$616,421	\$580,299
Depreciated Other Features	\$761,291	\$704,952
Land Value (Market)	\$884,401	\$884,401
Land Value Agriculture		
Just/Market Value	\$2,262,113	\$2,169,652
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$60,842
P&G Adjustment	\$0	\$0
Assessed Value	\$2,262,113	\$2,108,810

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$28,873.73	2023 Tax Savings with Non-Hx Cap	\$482.48
2023 Tax Bill Amount	\$28,391.25		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 20S RGE 29E
 BEG 341.62 FT N OF SW COR SEC 12
 RUN WLY ALONG NLY R/W LAKE MARY
 BLVD 341.88 FT N 23 DEG 34 MIN 14
 SEC W 596.54 FT N 520.90 FT E 700
 FT S 49 DEG 39 MIN 03 SEC E 374.19
 FT S 875 FT TO NLY R/W N 83 DEG 50
 MIN 18 SEC W 199.92 FT S 06 DEG 09
 MIN 42 SEC W 4 FT WLY ALONG NLY R/W
 207.60 FT TO BEG (LESS FROM SE COR SEC RUN N 341.62 FT WLY ALONG CURVE 201.37 FT W 141.32 FT N 23 DEG 34 MIN 14 SEC W 166.51 FT TO
 POB RUN N 23 DEG 34 MIN 14 SEC W 360.23 FT N 66 DEG 25 MIN 46 SEC E 185 FT S 23 DEG 34 MIN 14 SEC E 103.33 FT SLY ALONG CURVE 145.08

ROAD DISTRICT	\$2,262,113	\$0	\$2,262,113
FIRE	\$2,262,113	\$0	\$2,262,113
Schools	\$2,262,113	\$0	\$2,262,113

ACREAGE	17.67	\$71,500.00	\$884,384
ACREAGE	2.16	\$11.32	\$17

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1986	1	8321.00	CONCRETE BLOCK-STUCCO - MASONRY	\$616,421	\$1,058,233	Description	Area
								OPEN PORCH FINISHED	2910.00
								OPEN PORCH UNFINISHED	121.00
								CANOPY	1201.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04733	REROOF	County	\$35,000		6/22/2012
11760	ELECTRICAL SERVICE FOR TENNIS LIGHTS.	County	\$10,000		12/2/2014
09022	FIRE ALARM SYSTEM INSTALLATION	County	\$18,400		12/5/2012
12296	MECHANICAL.	County	\$28,760		12/18/2014
05468	ELECTRIC	County	\$5,000		7/28/2015
06531	150 TOURNAMENT DR: PLUMBING - COMMERCIAL-recreational facility	County	\$10,258		5/18/2020
06400	150 TOURNAMENT DR: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Motorized Pergola	County	\$75,000		5/19/2020
15710	150 TOURNAMENT DR: STRUCTURES OTHER THAN BUILDINGS-WATER SLIDE	County	\$50,000		5/26/2022
20643	150 TOURNAMENT DR: STRUCTURES OTHER THAN BUILDINGS-Gas Pool Heater	County	\$92,979		11/22/2022

Other Features

Description	Year Built	Units	Value	New Cost
SPA 3	07/01/1986	1	\$7,776	\$19,440
POOL COMMERCIAL	07/01/1986	3,727	\$130,415	\$217,359
SPA 3	07/01/1986	2	\$15,552	\$38,880
4' CHAIN LINK FENCE	07/01/1986	240	\$748	\$1,870
8' CHAIN LINK FENCE	07/01/1986	696	\$4,338	\$10,844
10' CHAIN LINK FENCE	07/01/1986	1,040	\$8,100	\$20,249
COMM: TENNIS COURT	07/01/1986	64,528	\$106,342	\$265,855
POLE LIGHT 2 ARM	07/01/1986	40	\$144,200	\$144,200
POLE LIGHT 2 ARM	07/01/1986	50	\$180,250	\$180,250
BRICK DRIVEWAY	07/01/1986	792	\$2,230	\$5,576
CANOPY AVG COMM	07/01/1986	640	\$3,223	\$8,058
BRICK WALL	07/01/1986	1,728	\$8,073	\$20,183
GAS HEATER	01/01/2022	2	\$2,975	\$3,306
COOL DECK PATIO	07/01/1986	17,550	\$30,958	\$77,396
COMMERCIAL CONCRETE DR 4 IN	07/01/1986	20,454	\$38,126	\$95,316
COMMERCIAL ASPHALT DR 2 IN	07/01/1986	51,664	\$50,631	\$126,577
IRON FENCE	07/01/1986	1,464	\$5,106	\$12,766
POLE LIGHT 1 ARM	07/01/1986	12	\$22,248	\$22,248

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	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 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	11

School Information

Elementary School District	Middle School District	High School District
Heathrow	Markham Woods	Seminole

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

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

Receipt Details

Date: 5/20/2024 1:51:44 PM
Project: 24-80000068
Credit Card Number: 47*****5611
Authorization Number: 084301
Transaction Number: 200524O3A-C6DB8884-B58A-4D6C-92EB-B2058A26D4C4
Total Fees Paid: 52.50

Fees Paid

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

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

PROJECT NAME:	HEATHROW PICKLEBALL - PRE-APPLICATION	PROJ #: 24-80000068
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/17/24	
RELATED NAMES:	EP ANNE ROUN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	12-20-29-300-0140-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A PICKLEBALL COURT ON EXISTING RECREATION AREA ON 20.17 ACRES IN THE PD ZONING DISTRICT LOCATED ON THE WEST SIDE OF TOURNAMENT DR, NORTH OF LAKE MARY BLVD	
NO OF ACRES	20.17	
BCC DISTRICT	5: HERR	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF TOURNAMENT DR, NORTH OF LAKE MARY BLVD	
FUTURE LAND USE-	PD	
APPLICANT:	CONSULTANT:	
CONCERT GOLF PARTNERS CONCERT GOLF PARNERS 300 INTERNATIONAL PKWY STE 150 LAKE MARY FL 32746	ANNE ROUN LARSON DESIGN GROUP 495 N KELLER RD, STE 101 MAITLAND FL 32751 (689) 710-0035 AROUN@LARSONDESIGNGROUP.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 Future Land Use of Planned Development with a Planned Development (Heathrow) zoning district.
- The next step for the Applicant would be to apply for a site plan.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	A full buffer review will be done at time of site plan review if necessary.	Info Only
2.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
3.	Comprehensive Planning	The subject property has a Planned Development (PD) Future Land Use. The proposed use of outdoor recreation for the community is compatible with the Future Land Use.	Info Only
4.	Environmental Services	<p>There appears to be no utility easements over some of the existing Seminole County owned utility infrastructure on the site. This includes the potable water meters, potable water mains, fire hydrants, sanitary sewer manholes, and sanitary sewer mains. Everything else on the site appears to be privately owned/maintained.</p> <p>Please provide us documentation that there are existing utility easements over this infrastructure. If none exists, please provide a sketch and legal description of the proposed utility easement. We will review it and prepare a utility easement agreement that is to be signed by the property owner and notarized. Once that's done, the original documentation will need to be mailed back or hand delivered to our office so that we can review and forward on to the Seminole County Clerk for recording prior to our final approval of this project.</p> <p>Please see the file "1986 Heathrow Tennis Club" in the Resources folder on eplan for reference on the utility record drawing. We require 15 ft wide utility easements along the centerline of our potable water mains/sanitary sewer mains/fire hydrants and 10 ft wide utility easements along the centerline of our water service lines up to the potable water meters. Please see the file "Tennis Club Proposed Utility Easement" in the Resources folder on eplan for reference on the rough dimensions of the utility easement that we're looking for.</p>	Info Only
5.	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
6.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. 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
7.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

8.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
9.	Natural Resources	Protective barriers shall be placed at points not closer than six (6) feet from the base of the tree or at the radius of distance of one (1) foot radius for every one (1) inch of diameter of tree or stand of trees, whichever is greater to a maximum of twenty four (24) feet from the center of the tree. If circumstances exist that require encroachment of the drip-line, the Development Services Director, or designee may use discretion in allowing the barriers to be placed closer to the tree trunk. No attachments or wires other than those of a protective or nondamaging nature shall be attached to any tree. SCLDC 60.8(c)	Info Only
10.	Natural Resources	Protective barriers shall consist of three (3) foot tall temporary fencing with posts spaced six (6) feet apart and linked together with brightly colored net fence fabric. SCLDC 60.8(d)	Info Only
11.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
12.	Natural Resources	All preserved trees shall have their natural soil level maintained. Tree wells and/or planter islands shall be provided, if necessary, to maintain the natural existing soil level of at least seventy-five (75) percent of the drip line. SCLDC 60.8(g)	Info Only
13.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
14.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
15.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
16.	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	Info Only

		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)	
17.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
18.	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
19.	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
20.	Natural Resources	According to County maps, karst features may be present in the project area. If karst features are indicated through a geotechnical exploration, a minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	Info Only
21.	Planning and Development	The subject site has a Future Land Use of Planned Development with a Planned Development (Heathrow) Zoning district.	Info Only
22.	Planning and Development	A boundary survey will be required at the time of site plan review.	Info Only
23.	Planning and Development	Based on the Heathrow Developer's Commitment Agreement (DCA), the recreational tract allows for an indoor running track, indoor racquetball court, tennis tournament facility, exercise equipment and other accessory uses normally associated with a first-class, private, full-service athletic center. The proposed use of a pickleball court is consistent with the permitted uses in the Heathrow PD.	Info Only
24.	Planning and Development	The Heathrow PD Requires a minimum of thirty-five (35) percent open space to be provided within the recreational tract.	Info Only
25.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code:	Info Only

		http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
26.	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml	Info Only
27.	Planning and Development	Parking and landscaping requirement can be found in SCLDC under Table 11.3 - Minimum Parking Requirements. Parking requirements for the recreational use are: 1 space/7 rated patron capacity.	Info Only
28.	Planning and Development	If outdoor lighting is proposed, a photometric plan may be required. Please refer to Chapter 30 Part 64 in the Seminole County Land Development Code.	Info Only
29.	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
30.	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	Info Only

		<p>21/2 in. NFPA 1, 18.5.7.</p> <p>7. Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10.</p> <p>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"</p>	
31.	Public Safety - Fire Marshal	If any actual structure is required (other than the courts) the following shall be required: 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
32.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. There is no wetlands designated area on the site.	Info Only
33.	Public Works - Engineering	The proposed project is located within the Yankee Lake Drainage Basin.	Info Only
34.	Public Works - Engineering	It appears that Heathrow Racquet Club has a Master Stormwater Management System. The applicant will need to demonstrate that the existing Stormwater Management System has sufficient capacity to accommodate the proposed impervious area for the six (6) pickleball courts of approximately 11,000 square feet. If the permitted system does not have sufficient capacity, the new generated runoff from the site will need to be adequately treated per the Seminole County and SJRWMD standards. Modification of the SJRWMD Environmental Resource Permit (ERP) will be required, considering the project has 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 . A detailed Grading and Drainage Plan will be required at permitting. A detailed Drainage Analysis will be required at Final Engineering.	Info Only
35.	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

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
Comprehensive Planning	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle 407-665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	Review Complete	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Vladimir Simonovski 407-665-5762 vsimonovski@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Natural Resources	Review Complete	Sarah Harttung 407-665-7391 sharttung@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Building Division	Review Complete	Jay Hamm 407-665-7468 jhamm@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

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

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.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) 571-8150 www.altamonte.org
Casselberry		(407) 262-7751 www.casselberry.org
Lake Mary		(407) 585-1369 www.lakemaryfl.com
Longwood		(407) 260-3462 www.longwoodfl.org
Oviedo		(407) 971-5775 www.cityofoviedo.net
Sanford		(407) 688-5140 www.sanfordfl.gov
Winter Springs		(407) 327-5963 www.winterspringsfl.org
Other Agencies:		
Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621
Other Resources:		
Flood Prone Areas		www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas		www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser		www.scpafl.org



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

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

File Number: 2024-0722

Title:

9:20AM (TEAMS) USED CAR DEALERSHIP - PRE-APPLICATION

Project Number: 24-80000064

Project Description: Proposed Site Plan for a used car dealership on 0.46 acres in the C-2 Zoning District located on the north side of Country Club Rd, east of Airport Blvd

Project Manager: Yvonne D'Avanzo (407) 665-7354 (ydavanzo@seminolecountyfl.gov)

Parcel ID: 35-19-30-300-0160-0000

BCC District: 5-Herr

Applicant: Juan Bautista (407) 369-3599

Consultant: N/A



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

PROJ. #: 24-80000064
 Received: 5/10/24
 Paid: 5/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	UPfer - Used Car Dealership		
PARCEL ID #(S):	35-19-30-300-0160-0000		
TOTAL ACREAGE:	0.45	BCC DISTRICT:	5: Herr
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	JUAN BAJTISTA	COMPANY:	UPfer, LLC
ADDRESS:	814 E. Harbour CT.		
CITY:	Ocoee	STATE:	FL ZIP: 34761
PHONE:	407-369-3599	EMAIL:	SUPPORT@UPfer.COM

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: See Attached Documents

STAFF USE ONLY

COMMENTS DUE: 5/24	COM DOC DUE: 5/30	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the north side of Country Club Rd, east of Airport Blvd
W/S: City of Sanford	BCC: 5: Herr	

Small Used Car Dealership concept Design Overview

Location and Structure: Positioned on a plot measuring 113 feet by 174 feet, our car dealership design focuses on simplicity and efficiency. The central feature is a single-story office built from a modular or prefabricated materials for quick setup and cost savings.

Office Details:

Size: The office is 300 to 400 square feet, arranged to include workspace, storage, and a small area for customers to sit.

Access: Placed in the middle of the lot, the office is easy to get to from any point on the property, which helps with running the dealership smoothly.

Parking and Display Area:

Setup: Around the office, there's a basic open lot with gravel paving used for displaying cars and parking for customers.

Landscaping:

Approach: We use a few low-maintenance plants that are native to the area. This keeps our lot looking good without needing much upkeep and follows local environmental rules.

Goal: The design is practical, looks good, and works well for everyday business needs without being too fancy.

Important: Please note that this is a basic conceptual framework intended to provide an initial idea, and we are open to adapting this design to align with local regulations and practical considerations. We look forward to your feedback and guidance to refine and finalize our plans.



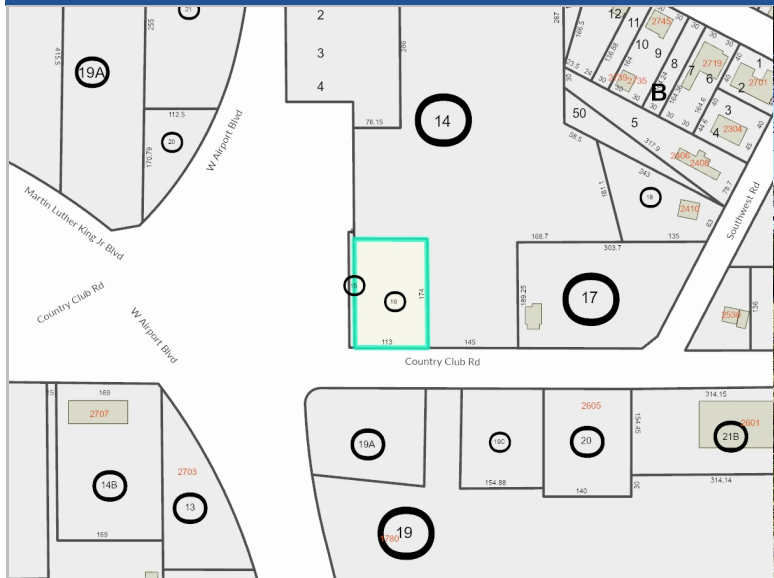
Property Record Card



Parcel 35-19-30-300-0160-0000

Property Address 2614 COUNTRY CLUB RD SANFORD, FL 32779

Parcel Location



Site View



35193030001600000 11/07/2021

Parcel Information

Parcel	35-19-30-300-0160-0000
Owner(s)	WHITEHOUSE, MARY K
Property Address	2614 COUNTRY CLUB RD SANFORD, FL 32779
Mailing	1702 N WOODLAND BLVD PMB 207 STE 116 DELAND, FL 32720-1837
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$80,811	\$73,536
Land Value Agriculture		
Just/Market Value	\$80,811	\$73,536
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$80,811	\$73,536

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$978.62
2023 Tax Bill Amount	\$978.62

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 30E
 BEG 844.2 FT N + 140 FT E
 OF SW COR RUN E 113 FT N
 174 FT W 113 FT S 174 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$80,811	\$0	\$80,811
SJWM(Saint Johns Water Management)	\$80,811	\$0	\$80,811
FIRE	\$80,811	\$0	\$80,811
COUNTY GENERAL FUND	\$80,811	\$0	\$80,811
Schools	\$80,811	\$0	\$80,811

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/2008	07113	1982	\$70,000	Yes	Improved
WARRANTY DEED	08/01/1998	03484	0399	\$100	No	Improved
PROBATE RECORDS	08/01/1998	03474	1370	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			19662	\$4.11	\$80,811

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05189	2614 COUNTRY CLUB RD: DEMO RESIDENTIAL-	County	\$0		4/13/2020

Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
31.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	WED	NO SERVICE	Waste Pro

Political Representation

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

School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary

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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: 5/13/2024 3:21:18 PM
Project: 24-80000064
Credit Card Number: 40*****3305
Authorization Number: 013867
Transaction Number: 130524017-3A2CCAAD-BD6B-4D9D-A390-667424DA2700
Total Fees Paid: 52.50

Fees Paid

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

Document date:

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

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

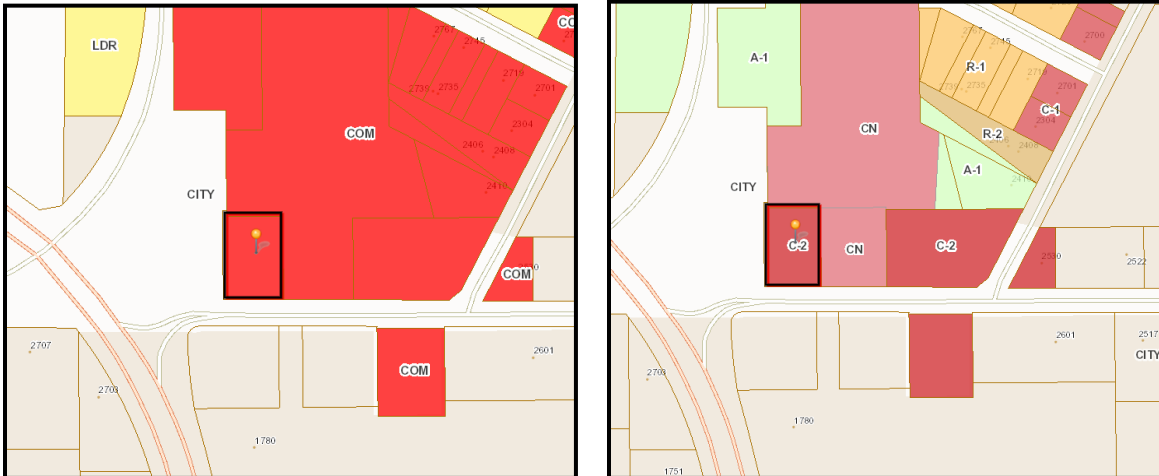
PROJECT NAME:	USED CAR DEALERSHIP - PRE-APPLICATION	PROJ #: 24-80000064
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/13/24	
RELATED NAMES:	EP JUAN BAUTISTA	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	35-19-30-300-0160-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A USED CAR DEALERSHIP ON 0.46 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF COUNTRY CLUB RD, EAST OF AIRPORT BLVD	
NO OF ACRES	0.46	
BCC DISTRICT	5: HERR	
CURRENT ZONING	C-2	
LOCATION	ON THE NORTH SIDE OF COUNTRY CLUB RD, EAST OF AIRPORT BLVD	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
JUAN BAUTISTA UPFER LLC 814 E HARBOUR CT OCOEE FL 34761 (407) 369-3599 SUPPORT@UPFER.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 AREA ZONING AND AERIAL MAPS

The subject site has a Commercial Future Land Use with C-2 (General Commercial), zoning classification which allows automobile sales as a permitted use.



AGENCY/DEPARTMENT COMMENTS

REF #	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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	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.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	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.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
10.	Building Division	Site lighting and signage will require separate building permits.	Info Only
11.	Comprehensive Planning	The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only

12.	Comprehensive Planning	Proposed use is allowable within the current FLU designation.	Info Only
13.	Comprehensive Planning	Proposed use is located within the County/City of Sanford Joint Planning Area, and staff recommends contacting the city for a potential pre-annexation agreement.	Info Only
14.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
15.	Natural Resources	According to the county wetland maps, wetlands are possibly located in the northeast corner of 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
16.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer.	Info Only
17.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
18.	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
19.	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
20.	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
21.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. Show the location, DBH, common name, and, if applicable,	Info Only

		indicate specimen tree status of all protected and preserved trees. SCLDC 60.10(b)(1)	
22.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only
23.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
24.	Natural Resources	The canopy trees listed in Chapter 30 Part 14 Approved Plant List Table or from the Florida Friendly Landscaping Guide may be used as replacement stock without prior approval. SCLDC 60.9(a)	Info Only
25.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
26.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
27.	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
28.	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
29.	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
30.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
31.	Natural Resources	Trees located within a designated conservation area shall not count toward replacement requirements. SCLDC 60.9(d)(7)	Info Only

32.	Natural Resources	When ten (10) or more trees are required to be planted on a site to meet the requirements of Chapter 60, a mix of trees shall be provided at least one (1) of which shall be native to the Central Florida Region and no single tree species may constitute more than fifty (50) percent of the trees planted. SCLDC 60.9(d)(9)	Info Only
33.	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
34.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation, or replacement of trees. SCLDC 60.10(d)	Info Only
35.	Natural Resources	Please provide a tree mitigation table with site plan submission. SCLDC 60.10 (b)(2f)	Info Only
36.	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
37.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
38.	Planning and Development	The proposed project is subject to a Site Plan Review Process. Information can be found in Seminole County Land Development Code, Chapter 40.	Info Only
39.	Planning and Development	The subject site has a Commercial Future Land Use with a C-2 (General Commercial), classification which allows automobile sales as a permitted use, yet excludes auto repairs. If the site is to include a mechanical garage (auto repairs), as per Table 5.2 Permitted Use Table - It would require a Special Exception approval by the Board of County Commissioners. Chapter 30 – Zoning Regulations - The Planning and Zoning Commission shall hold a public hearing or hearing to consider	Info Only

		a proposed special exception and submit in writing its recommendations on the proposed action and if the special exception should be denied or granted with appropriate conditions and safeguards to the Board of County Commissioners for official action.	
40.	Planning and Development	<p>F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands. The subject site has a Commercial Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35.</p> <p>Building site area requirements - Adequate space will be required for off-street parking, loading, and landscaping requirements.</p>	Info Only
41.	Planning and Development	The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet.	Info Only
42.	Planning and Development	The minimum open space requirement is twenty-five (25) percent.	Info Only
43.	Planning and Development	<p>The C-2 (General Commercial) zoning district requires the following minimum building setbacks:</p> <p>Front Yard – Twenty-five (25) feet</p> <p>Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation.</p> <p>Side Street - Zero (0) feet</p> <p>Rear Yard - Ten (10) feet</p>	Info Only
44.	Planning and Development	<p>Parking requirements can be found in SCLDC, Part 11 Chapter 30. 30.11.6.2, Dimensional requirements of off-street parking spaces.</p> <p>(a) Except where otherwise specified in this Code or Federal or State law, a minimum of twenty (20) percent of required off-street parking space shall consist of a minimum net area of two hundred (200) square feet with a minimum width of ten (10) feet and a minimum length of twenty (20) feet, exclusive of access drives or aisles thereto.</p> <p>(b) Up to eighty (80) percent of spaces provided may have a minimum net area of one hundred and sixty-two (162) square feet, a minimum width of nine feet (9), and a minimum length of eighteen feet (18). Parallel parking spaces may be reduced to nine feet (9) in stall width.</p>	Info Only
45.	Planning and Development	Exterior lighting will require a separate permit. A photometric plan may be required for exterior lighting. All commercial, office, industrial, and multi-family development shall comply with the exterior lighting requirements noted in Seminole	Info Only

		County Land Development Code, Part 15 Chapter 30, sec. 30.15.1 Exterior lighting requirements.	
46.	Planning and Development	A refuse (dumpster) enclosure will require a separate permit. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. Dumpster enclosure must meet the standard of Seminole County Land Development Code, see Sec. 30.14.15 (a) - Screening of Refuse Facilities.	Info Only
47.	Planning and Development	The subject site is located within the City of Sanford Utility service area; please contact the City at 407-688-5000 to discuss utility requirements and a pre-annexation agreement prior to submitting a formal application with the County for development.	Info Only
48.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
49.	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
50.	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
51.	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

52.	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
53.	Public Works - Engineering	Based on the FEMA FIRM Map the site is not located in the floodplain. The site is located in Zone X - Area of Minimal Flood Hazard. Based on the available County data, wetlands are possibly located in the northeast corner of 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. Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the approved wetland line and provide the date and name of the SJRWMD reviewer. A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
54.	Public Works - Engineering	The proposed project is located within the Sanford Drainage Basin.	Info Only
55.	Public Works - Engineering	Based on the USDA Web Soil Survey, the site has predominantly Adamsville-Sparr Fine Sand (100%), Map Unit Symbol 2. Adamsville Fine Sand soils (54%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 24 to 42 inches and designates the Hydrologic Soil Group as A. Sparr Fine Sand soils (36%) are classified by the USDA as "Somewhat Poorly Drained" soils. The USDA Web Soil Survey estimates the Depth to Water Table to be 18 to 42 inches and designates the Hydrologic Soil Group as A/D.	Info Only
56.	Public Works - Engineering	Based on the Seminole County available one (1) foot contours data, the topography of the site appears to be relatively flat and slightly sloping to the north. The highest point is on the south side of the property (Elevation 41.0 feet), while the lowest point is on the north side of the property (Elevation 40.0 feet).	Info Only
57.	Public Works - Engineering	Based on the preliminary review, the site appears to outfall to the wetland area located on the adjacent property to the north. This area is known to have drainage issues and it is divided into two different Drainage Basins, the Lake Monroe (Lockhart-Smith Canal) Drainage Basin, to the north of the dividing line and Sanford Drainage Basin, to the south of the dividing line. Per the Seminole County Public Works Engineering Manual - Section 2.4.1 (Design Storm - Minimum), a retention or detention facility for sites with no	Info Only

		viable outfall and/or defined conveyance system or with a restricted outfall system requires the Stormwater Quantity Analysis to meet a 25-Year, 24-Hour storm event total retention. 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.	
58.	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
59.	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
60.	Public Works - Engineering	The primary access point to the subject property is Country Club Road that is functionally classified as Urban Minor Collector Road and was last resurfaced in 2020. The roadway geometry and structure meet the current Seminole County standards. Country Club Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. Construction of a new driveway is required to access the subject property. The new driveway will need to meet the minimum driveway standards defined in the Seminole County Public Works Engineering Manual.	Info Only
61.	Public Works - Engineering	Per the Seminole County Public Works Engineering Manual - Section 1.2.8 (Development Planning and Regulation - Corner Clearance), parcels located in the corner of two or more roadways where at least one of the roads is a public facility must locate access drives no closer than 330 feet from the intersection. Access may be provided at 200 feet from the intersection, where approved by the County Engineer. If the corner parcel accesses one or more arterial or collector roadways, full access is limited to 660 feet from the intersection on the arterial or collector. A right-in/right-out is permitted at 330 feet from the intersection. (Detail T-1) Per the Seminole County Public Works Engineering Manual - Section 1.2.7 (Number and Spacing of Driveways), spacing between driveways must conform to the Table 1.2.7.A., which is based on functional classification. The required minimum separation for Minor Collector Road is 330 feet. Distance is measured from nearest edge of pavement to edge of pavement (Detail T-1). Considering that there is an existing driveway just west of the subject property that serves as a primary access to the County retention pond and the width of the subject property is only 113 feet, the required 330 feet minimum separation	Info Only

		cannot be met. The County will consider approving a driveway access to the subject property as far as possible from the above referenced existing driveway.	
62.	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
63.	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
64.	City of Sanford	If the facility will discharge to City of Sanford sewers and if ANY type of mechanical repairs (including fleet maintenance) and/or vehicle/equipment washing and/or the potential for employees/mechanics to come in contact with petroleum products onsite, an appropriately sized oil water separator(s) will be required. This includes the requirement to install an under-sink oil water separator at employee handwashing sinks if an in-ground separator is not present and/or required.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-655-7354
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-655-7388
Public Works - Impact Analysis	No Review Required	William Wharton wwharton@seminolecountyfl.gov 407-655-5730
Public Works - Engineering	Review Complete	Vladimir Simonovski vsimonovski@seminolecountyfl.gov 407-655-5762
Public Safety - Fire Marshal	Review Complete	Matthew Maywald mmaywald@seminolecountyfl.gov 407-655-5177
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-655-7391
Environmental Services	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-655-2014
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-655-7468
City of Sanford	Review Complete	Hope Duncan duncanh@sanfordfl.gov 407-688-5000 x 5512

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 in Seminole County:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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: 2024-0766

Title:

9:40AM (IN PERSON) REVIVAL FIRE CHRISTIAN ACADEMY - PRE-APPLICATION

Project Number: 24-80000071

Project Description: Proposed Site Plan to convert an existing single family resident home for a private school on 1.35 acres in the OP Zoning District located on the south side of Wekiva Springs Rd, west of Wekiva Springs Ln

Project Manager: Yvonne D'Avanzo (407) 665-7354 (ydavanzo@seminolecountyfl.gov)

Parcel ID: 03-21-29-300-0080-0000

BCC District: 3-Constantine

Applicant: Jennifer Vilayvong (407) 480-8672

Consultant: Gelacio Perez (407) 255-4815



PM: Yvonne

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

PROJ. #: 24-80000071
 Received: 5/23/24
 Paid: 5/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: Revival Fire Christian Academy	
PARCEL ID #(S): 03-21-29-300-0080-0000	
TOTAL ACREAGE: 1.35	BCC DISTRICT: Seminole
ZONING: OP	FUTURE LAND USE: OFF

APPLICANT [Jennifer Vilayvong](#)

NAME: Marissa Yenny Romero Valverde	COMPANY: Revival Fire Christian	
ADDRESS: 525 S Ronald Reagan Blvd Ste 113		
CITY: Longwood	STATE: Florida	ZIP: 32750
PHONE: 407-480-8672	EMAIL: stephaniegonzalez08@hotmail.com jennifer.vilayvong@vylla.com	

CONSULTANT

NAME: Gelacio Perez	COMPANY: Civil Engineer MS ,PE ,CGC	
ADDRESS: 9946 Nicola LN.		
CITY: Orlando	STATE: Florida	ZIP: 32817
PHONE: 4072554815	EMAIL: Gelacii_p@hotmail.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Private School K-12</u>				

STAFF USE ONLY

COMMENTS DUE: 5/31	COM DOC DUE: 6/6	DRC MEETING: 6/12
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: OP	FLU: OFF	LOCATION: on the north side of Wekiva Springs Rd, west of Wekiva Springs Ln
W/S: Seminole County	BCC: 3: Constantine	

Agenda: 6/7

Detailed Narrative

Summary: Revival Fire Christian Academy is a non-profit private K-12 school that was established in 2012. Initially, the school had a humble beginning with only 12 students, driven by a dream to provide quality education. Fast forward to today, 12 years later, the school has grown to accommodate 42 students. The school's current building can only accommodate 49 students, limiting its growth potential.

We currently have a waitlist for new students next year for double the current attendance. Due to this waitlist we have found it to be a necessity to find a location where we can continue to grow and continue to provide exceptional education to our student body.

Goals:

Acquire the necessary permits to utilize the building for educational purposes. Posterior to the approvals, the leads will continue to do small improvements of areas in the building that need routine maintenance i.e. fresh paint , change of appliances, faucets, door locks , etc.. This is to start on July 3rd, 2024 and conclude by August 12th, 2024.

Objectives:

The project will consist of remodeling non bearing walls to accommodate school offices, and classrooms. It will also include any modifications requested by the county to have the building meet the requirements for educational use.

Timeline:

The project will take place at 385 Wekiva Springs Rd, Longwood, FL 32750, with a clear timeline for initiation on July 3rd, 2024 and completion end date on August 12th, 2024

Leadership:

The project leads will consist of; Ignacio Gonzalez (President) with 30 years experience as a general foreman and professional painter, Miriam Romero (Director) who will be handling the administrative and budget aspects of the project. Architect Raul Vargas, who will be leading the modification requests from the county of the building for its educational code approvals, and lastly Stephanie Gonzalez who will be assisting the director and architect with permit

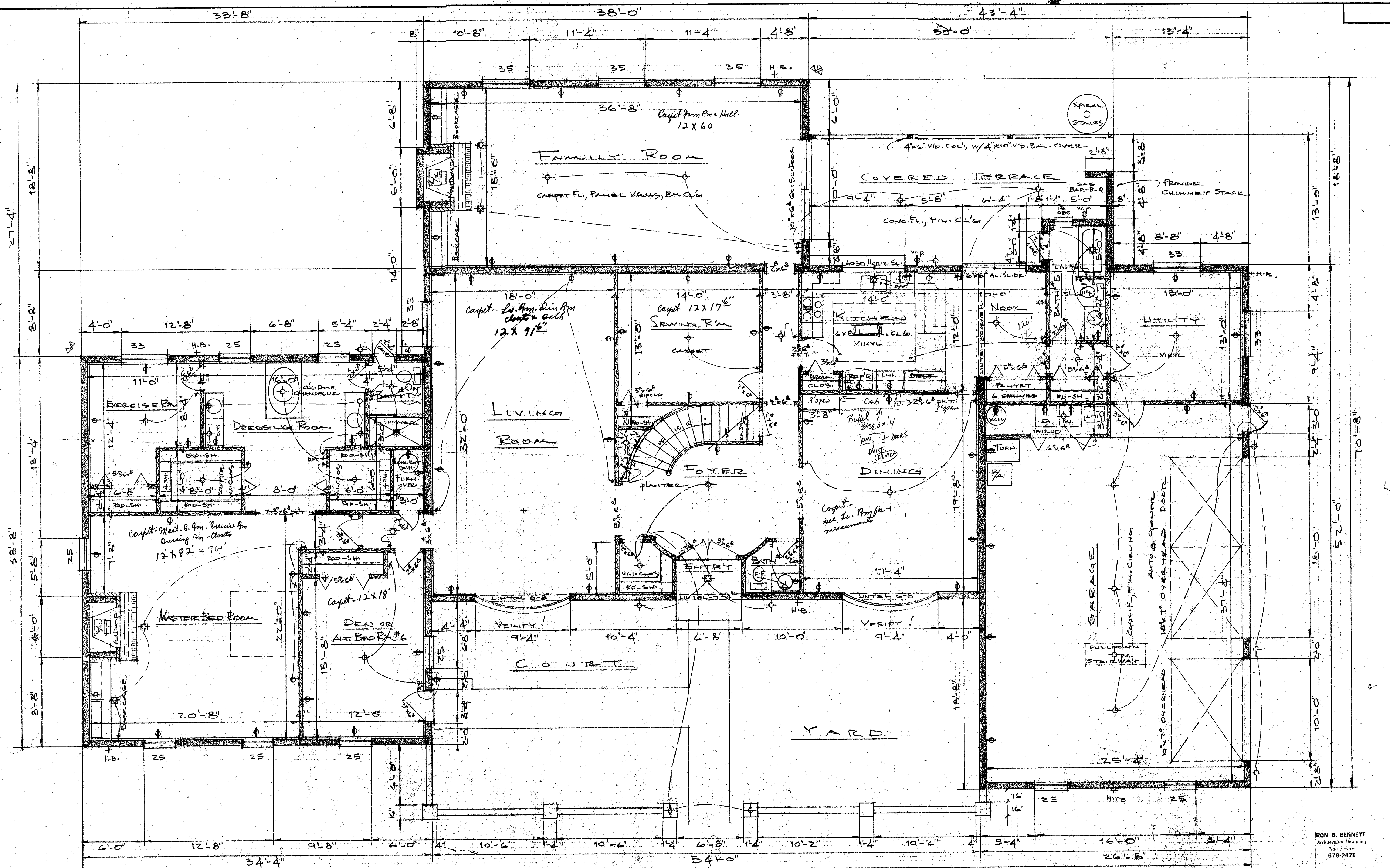
reviews, scheduling and ordering supplies as well as ensuring progress is sufficiently being made to conclude in the expected timeline.

Impact:

The project's anticipated impact includes facilitating the growth of our student body, establishing suitable spaces for recreational and educational purposes, and ensuring dedicated areas for specialized courses and tutoring needs.

Evaluation/ Follow up:

Ensuring the acquisition of the necessary permits to validate the building's suitability for educational purposes, and establishing the required classrooms to effectively cater to the expected increase in student attendance for the upcoming academic year.



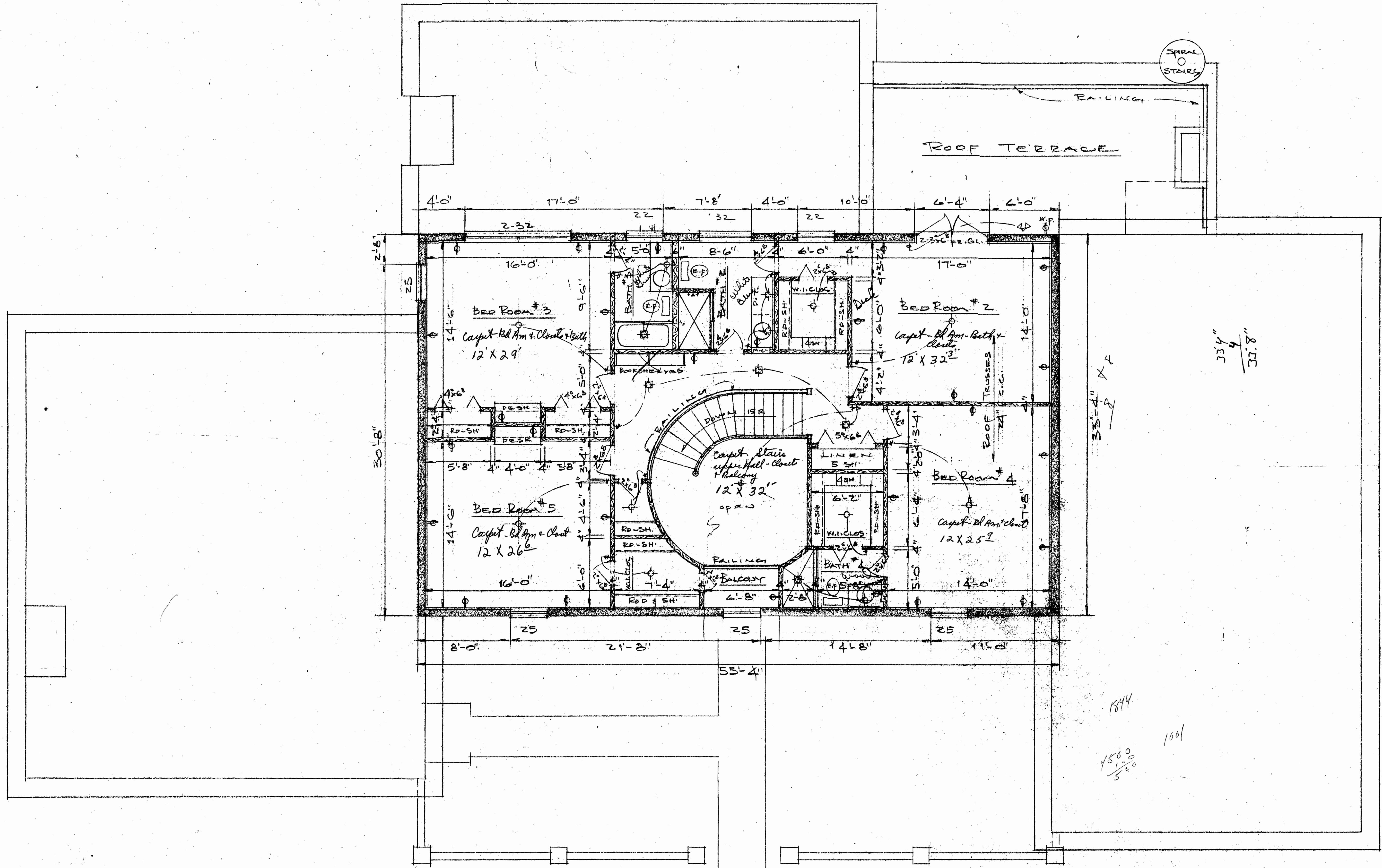
IRON B. BENNETT
 Architectural Designing
 Plan Service
 678-2471

SCALE: 1/8" = 1'-0"	APPROVED BY	DRAWN BY RB
DATE:		
1ST FLOOR PLAN		
GRAHAM GONST.		DRAWING NUMBER

119
 86
 508
 288
 224
 960

119
 86
 508
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 224
 960

211



13 1/2
52

33 1/4
4
37 1/8

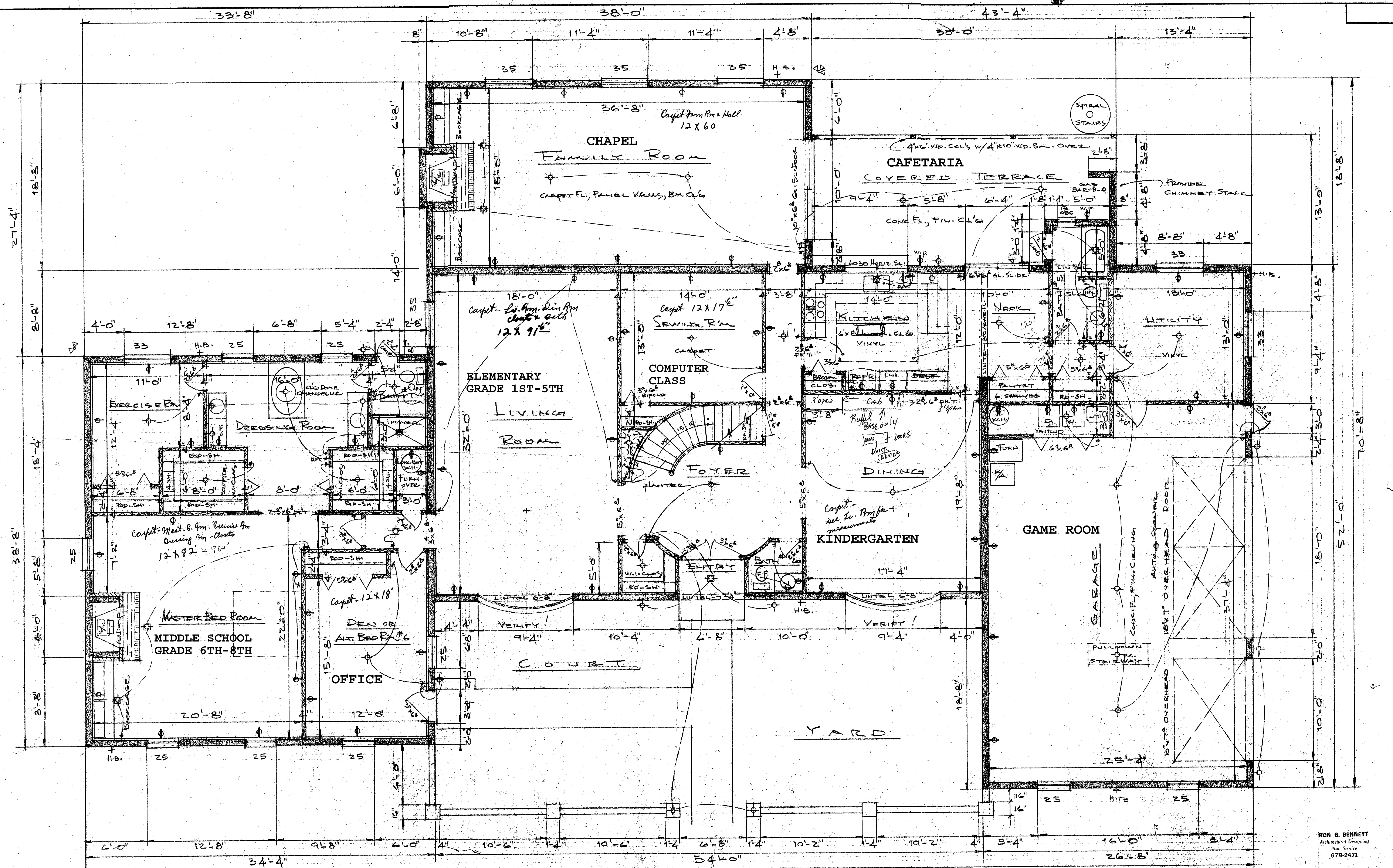
844
1500
5
1001

62 1/2
24

1ST FLOOR PLAN 4264
 2ND " " 1844
 TOTAL LIVING AREA 6108 SQ. FT.
 GARAGE 1001 " "
 COVERED TERRACE 390 " "
 COURT. YARD

RON D. BENNETT
 Architect
 670-2471

GRAHAM CONST.	
SCALE: 1/4"=1'-0"	APPROVED BY
DATE:	DRAWN BY RB
2ND FLOOR PLAN	
DRAWING NUMBER	



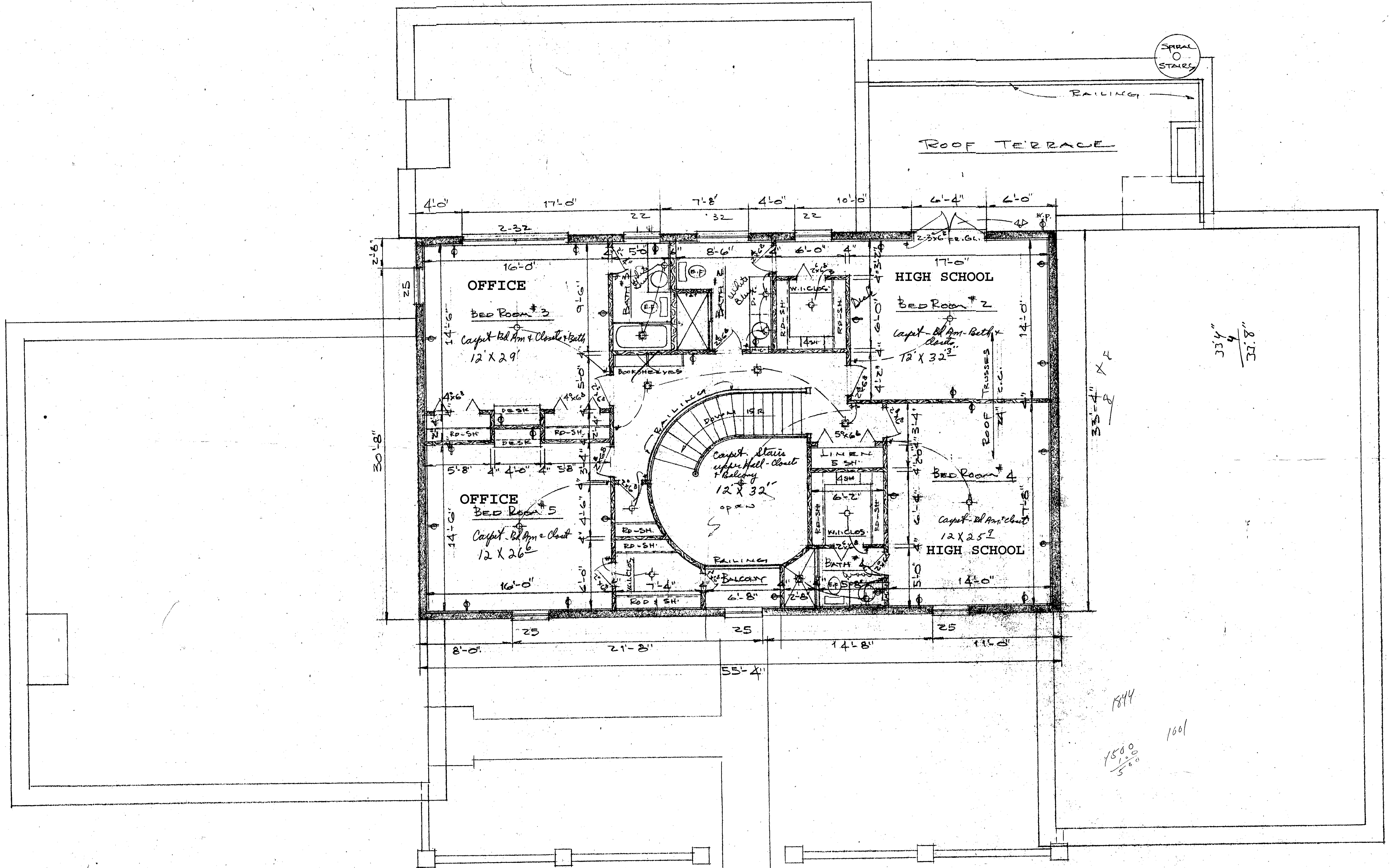
IRON B. BENNETT
 Architectural Designing
 Plan Service
 678-2471

SCALE: 1/8"=1'-0"	APPROVED BY	DRAWN BY RB
DATE:		
1ST FLOOR PLAN		
GRAHAM GONZALEZ		DRAWING NUMBER

114
 56
 508
 288
 224
 960

12/20/88
 2/8

211



13 4/52

33'4" / 37'8"

1544
1500 / 500

1ST FLOOR PLAN	4264
2ND " "	1844
TOTAL LIVING AREA	6108 SQ. FT.
GARAGE	1001 " "
COVERED TERRACE	390 " "
COURT YARD	

RON D. BENNETT
Architectural Drawing
678-2471

GRAHAM CONST.	
SCALE: 1/4"=1'-0"	APPROVED BY
DATE:	DRAWN BY RB
2ND FLOOR PLAN	
DRAWING NUMBER	

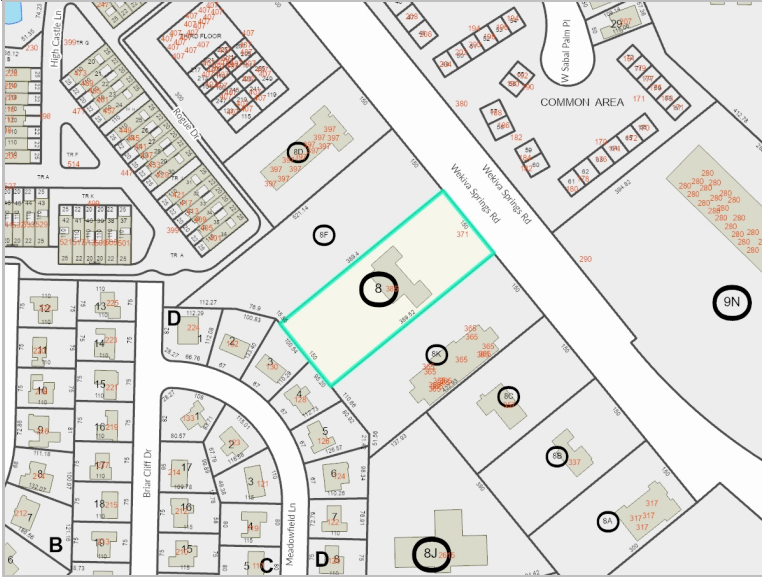
Property Record Card



Parcel 03-21-29-300-0080-0000

Property Address 385 WEKIVA SPRINGS RD LONGWOOD, FL 32779

Parcel Location



Site View



03212930000800000 02/08/2024

Parcel Information

Parcel	03-21-29-300-0080-0000
Owner(s)	GRAHAM MARCETTA S REV TRUST
Property Address	385 WEKIVA SPRINGS RD LONGWOOD, FL 32779
Mailing	212 BARRY CT LONGWOOD, FL 32779-3684
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0112-RESD STRUCTURE W/COMM LAND
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$152,375	\$148,275
Depreciated Other Features	\$6,600	\$6,600
Land Value (Market)	\$646,294	\$646,294
Land Value Agriculture		
Just/Market Value	\$805,269	\$801,169
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$805,269	\$801,169

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$10,661.96
2023 Tax Bill Amount	\$10,661.96

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
 BEG 15.85 FT S 39 DEG 08 MIN 22 SEC
 E OF NE COR LOT 3 BLK D GOLFVIEW
 ESTATES SECTION OF MEREDITH MANOR
 UNIT 1 RUN S 39 DEG 08 MIN 22 SEC E
 150 FT N 50 DEG 48 MIN 55 SEC E
 389.52 FT N 39 DEG 11 MIN 05 SEC W 150 FT
 S 50 DEG 48 MIN 55 SEC W 389.4 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$805,269	\$0	\$805,269
SJWM(Saint Johns Water Management)	\$805,269	\$0	\$805,269
FIRE	\$805,269	\$0	\$805,269
COUNTY GENERAL FUND	\$805,269	\$0	\$805,269
Schools	\$805,269	\$0	\$805,269

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/18/2010	07352	0117	\$100	No	Improved

Land

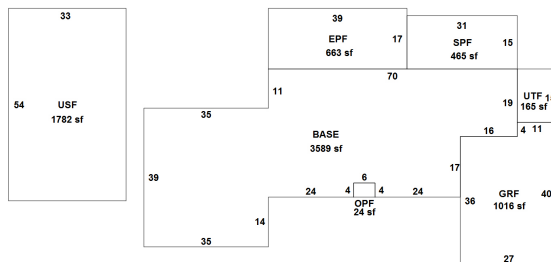
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			58754	\$11.00	\$646,294

Building Information

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

1	SINGLE FAMILY	1975	4	4.0	14	3,589	7,704	6,034	BRICK	\$152,375	\$211,632	
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Description	Area
SCREEN PORCH FINISHED	465.00
ENCLOSED PORCH FINISHED	663.00
UTILITY FINISHED	165.00
GARAGE FINISHED	1016.00
OPEN PORCH FINISHED	24.00
UPPER STORY FINISHED	1782.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06284	INSTALL FIRE ALARM SYSTEM	County	\$8,200		6/1/2002
07734	ELECTRIC WIRING; PAD PER PERMIT 371 WEKIVA SPRINGS RD	County	\$800		8/1/2002
06253	REROOF	County	\$18,500		6/8/2015

Other Features

Description	Year Built	Units	Value	New Cost
POOL 1	10/01/1980	1	\$4,200	\$7,000
FIREPLACE 1	10/01/1975	2	\$2,400	\$6,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
OP	Office	OFF	Office

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	MON/THU	MON	WED	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	35

School Information

Elementary School District	Middle School District	High School District
Sabal Point	Rock Lake	Lyman

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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: 5/23/2024 12:45:03 PM
Project: 24-80000071
Credit Card Number: 49*****8280
Authorization Number: 791698
Transaction Number: 230524C1A-B986BFDB-D979-4CF5-8F4B-D4C50FF6F3DF
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:	REVIVAL FIRE CHRISTIAN ACADEMY - PRE-APPLICATION	PROJ #: 24-80000071
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/23/24	
RELATED NAMES:	EP JENNIFER VILAYVONG	
PROJECT MANAGER:	YVONNE D'AVANZO (407) 665-7354	
PARCEL ID NO.:	03-21-29-300-0080-0000	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR IMPROVEMENTS TO ALLOW FOR A PRIVATE SCHOOL ON 1.35 ACRES IN THE OP ZONING DISTRICT LOCATED ON THE NORTH SIDE OF WEKIVA SPRINGS RD, WEST OF WEKIVA SPRINGS LN	
NO OF ACRES	1.35	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	OP	
LOCATION	ON THE NORTH SIDE OF WEKIVA SPRINGS RD, WEST OF WEKIVA SPRINGS LN	
FUTURE LAND USE-	OFF	
APPLICANT:	CONSULTANT:	
JENNIFER VILAYVONG REVIVAL FIRE CHRISTIAN 525 S RONALD REAGAN BLVD STE LONGWOOD FL 32750 (407) 480-8672 JENNIFER.VILAYVONG@VYLLA.COM	GELACIO PEREZ 9946 NICOLA LN ORLANDO FL 32817 (407) 255-4815 GELACII_P@HOTMAIL.COM	

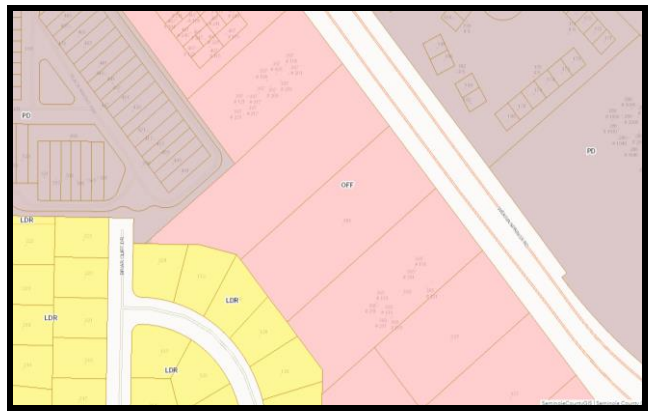
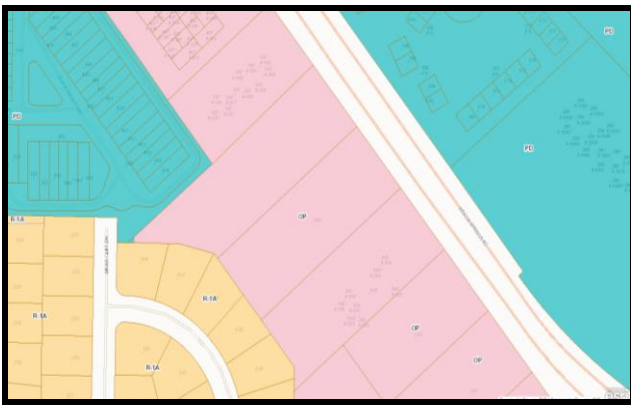
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 an Office Future Land Use with OP (Office) Zoning.
- The proposed use of a private school for grades K-12 is a permitted use.
- The conversion of the existing single family residence to a private school will require submittal and approval of an Engineered Site Plan that meets all requirements of the Seminole County Land Development Code and Engineering Manual, and submittal and approval of a Change of Use Permit to bring the single family residence into compliance with commercial building code requirements pertaining to private schools.

PROJECT AREA ZONING AND AERIAL MAPS



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	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development, if necessary.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
7.	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
8.	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
9.	Building Division	Food service establishments shall provide a minimum 750-gallon grease trap per Florida Administrative Code 64E-6.	Info Only
10.	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.	Info Only
11.	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.	Info Only
12.	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.	Info Only

13.	Comprehensive Planning	The subject property has a Future Land Use Designation of Office (OFF). The purpose and intent of this land use is to identify locations for a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
14.	Comprehensive Planning	Permitted uses in the Office Future Land Use Designation: A. Conversion of existing residential structures to low intensity professional office uses; B. General office development; C. Nursery schools, libraries, laboratories, and day care centers; D. Public elementary schools, public middle schools, and public high schools; and E. Special exception uses such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. F. Missing Middle residential units within an office development, where such use occupies no more than 20 percent of next buildable area and 49 percent of total floor area.	Info Only
15.	Environmental Services	This development is within Seminole County's potable water service area and is required to connect. There is an 8" DI potable water main running along the southwest side of Wekiva Springs Road.	Info Only
16.	Environmental Services	This development is within Seminole County's sanitary sewer service area, but we do not have any sewer lines nearby. This development may be able to coordinate sewer service with Sunshine Water Services. We have no objection to Sunshine Water Services servicing sewer to this development if it is able to do so.	Info Only
17.	Environmental Services	The adjacent parcel 03-21-29-300-008F-0000 came in for development review last year and desired to connect to sewer but we did not have sewer lines in the area. It was determined at that time that the existing lift station on parcel 03-21-29-300-0080-0000 was connected into Sunshine Water Services sanitary sewer collection system so an agreement was negotiated for sewer access. See the file "TLE_San Sewer & LS Agreement" in the Resources folder on eplan for reference.	Info Only
18.	Environmental Services	This development not within any reclaim water service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as a non-potable irrigation well.	Info Only
19.	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
20.	Natural Resources	Please provide a sealed or certified tree survey prepared by a professional surveyor, completed within the past 2 years. 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
21.	Natural Resources	Dead or declining trees, as determined by a certified arborist, are exempt from arbor regulations. SCLDC 60.4(f)	Info Only

22.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
23.	Natural Resources	Impervious surfaces placed beneath the drip line of any preserved tree shall not exceed forty (40) percent of the drip-line area and shall not be placed closer than six feet from the trunk of any such trees without prior approval from the Development Services Director, or designee. SCLDC 60.8(f)	Info Only
24.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
25.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
26.	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
27.	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
28.	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
29.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
30.	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
31.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by	Info Only

		a written statement indicating the reasons for removal, relocation, or replacement of trees. SCLDC 60.10(d)	
32.	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
33.	Natural Resources	Special consideration must be given in the layout of 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)	Info Only
34.	Natural Resources	The proposed development is wholly contained within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
35.	Natural Resources	The proposed development is wholly contained within the Aquifer Recharge Overlay Zoning Classification. Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
36.	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
37.	Natural Resources	The maximum area covered by structures and impervious surface shall not exceed sixty-five (65) percent for non-residential uses and sixty (60) percent for residential uses of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. SCLDC 30.10.7(a)	Info Only
38.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.	Info Only
39.	Planning and Development	The proposed project is subject to a Site Plan Review Process. Information can be found in Seminole County Land	Info Only

		Development Code, Chapter 40. The site will be required to meet all applicable Seminole County Land Development Code requirements for access; parking, loading and unloading; building setbacks; building height; open space; stormwater retention; and utilities.	
40.	Planning and Development	The subject site has an OP (Office) zoning classification with a Future Land Use designation of OFF (Office), which permits public or private Kindergarten, Elementary, Middle, and High School as a permitted use. Building site area requirements for the proposed school - Adequate space will be required for off-street parking, landscaping requirements including buffers, and the unloading and loading (drop-off and pick-up) of students in a manner that will not result in the stacking of vehicles in the right-of-way.	Info Only
41.	Planning and Development	The subject site has an Office Future Land Use designation which allows a maximum Floor Area Ratio (F.A.R.) of 0.35. F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
42.	Planning and Development	The maximum building height in the OP (Office) zoning district is thirty-five (35) feet.	Info Only
43.	Planning and Development	The minimum open space requirement is twenty-five (25) percent.	Info Only
44.	Planning and Development	The OP (Office) zoning district requires the following minimum building setbacks: Front Yard Twenty-five (25) feet Side Yard - setback may be reduced to Zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Side Street - Zero (0) feet Rear Yard - Ten (10) feet Note: Where buffers require under Chapter 30 Part 14 exceed the setback requirements stated above, setbacks shall equal the width of the buffers.	Info Only
45.	Planning and Development	Parking requirements can be found in SCLDC Part 64 Chapter 30. The dimensional requirements shall meet a minimum net area of One-hundred Sixty-two (162) square feet, a minimum width of Nine (9) feet and minimum length of Eighteen (18) feet (for up to Eighty (80) percent of provided parking spaces) and/or a minimum net area of Two-hundred (200) square feet, a minimum width of Ten (10) feet and minimum length of Twenty (20) feet (minimum Twenty (20) percent of parking provided).	Info Only
46.	Planning and Development	Exterior lighting will require a separate permit. A photometric plan may be required for exterior lighting. All commercial, office, industrial, and multi-family development shall comply with the exterior lighting requirements noted in Seminole County Land Development Code, Part 15 Chapter 30, sec. 30.15.1 Exterior lighting requirements.	Info Only
47.	Planning and Development	A refuse (dumpster) enclosure will require a separate permit. All solid waste containers, except approved recycling	Info Only

		containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. Dumpster enclosure must meet the standard of Seminole County Land Development Code, see Sec. 30.14.15 (a) - Screening of Refuse Facilities.	
48.	Public Safety - Fire Marshal	Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications and separate permits.	Info Only
49.	Public Safety - Fire Marshal	Type of use and size of building will require fire sprinklers and fire alarms.	Info Only
50.	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC 69A.	Info Only
51.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1	Info Only
52.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
53.	Public Safety - Fire Marshal	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	Info Only
54.	Public Safety - Fire Marshal	The requirements below shall be on all site plans as notes for sprinkled buildings: a. At minimum, a Class Five contractor is required to install fire lines. Fire lines shall begin at the point in which the piping is used exclusively for fire protection and end at a point 1-foot above the finished floor. b. The fire line for sprinkled buildings starts at the double detector check valve. c. No other water connection shall be connected to the fire line. d. The Fire Department Connection shall be with-in 100 feet of the fire hydrant if standpipe system is provided. e. Any fire line charged by the FDC shall be DR-14 pipe. f. The only valve allowed in the FDC line is a check valve. g. All fire lines shall be inspected by the Fire Inspection Dept. before being covered.	Info Only
55.	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	Info Only

		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 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.	
56.	Public Works - Engineering	The proposed project is located within the Little Wekiva drainage basin.	Info Only
57.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has Well drained soils.	Info Only
58.	Public Works - Engineering	The drainage for the site is not clear. An appropriate outfall will need to be demonstrated or the site will have to hold one of the following as applicable; the entire 25-year, 24-hour storm event volume if the site is not land locked or the entire 100-year, 24-hour storm event onsite without discharge if it is determined to be land locked.	Info Only
59.	Public Works - Engineering	Based on 1 ft. topographic contours, the site appears to slope generally to the east a small area of the site may drain west.	Info Only
60.	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to drain towards Wekiva Springs Road. However, it is not clear that the County Wekiva Springs Road drainage system was designed to take this drainage.	Info Only
61.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
62.	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is 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
63.	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre.	Info Only
64.	Public Works - Engineering	There is some question on the access to the property. It appears that there is cross access from the site to the south. It also appears that there is an existing driveway to the north that is or will be blocked off by the development to the north. Additional access to Wekiva Springs Road would not be	Info Only

		supported. Please verify and show access to the site to the south.	
65.	Public Works - Impact Analysis	A traffic impact analysis (TIA) may be required for this redevelopment if the net new trip generation (difference between the previous and proposed uses) from the proposed project generates an additional 50 peak hour trips or more. If the TIA is needed, it should be prepared in accordance with the Seminole Traffic Study Requirements for Concurrency guidelines. Please submit to staff a proposed TIA methodology for review and approval prior to submittal of the TIA itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

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

DEPARTMENT	STATUS	REVIEWER
Buffers and CPTED	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-655-7388
Building Division	Review Complete	Jay Hamm jhamm@seminolecountyfl.gov 407-655-7468
Building Division Review Coordinator		Jay Hamm jhamm@seminolecountyfl.gov 407-655-7468
Comprehensive Planning	Review Complete	Maya Athanas mathanas@seminolecountyfl.gov 407-655-7388
Environmental - Impact Analysis	No Review Required	Becky Noggle bnoggle@seminolecountyfl.gov 407-665-2143
Environmental Services	Review Complete	James Van Alstine jvanalstine@seminolecountyfl.gov 407-655-2014
Natural Resources	Review Complete	Sarah Harttung sharttung@seminolecountyfl.gov 407-655-7391
Planning and Development	Review Complete	Yvonne D'Avanzo ydavanzo@seminolecountyfl.gov 407-655-7354
Public Safety - Fire Marshal	Review Complete	Brenda Paz bpaz@seminolecountyfl.gov 407-655-7061
Public Works - Engineering	Review Complete	Jim Potter jpotter@seminolecountyfl.gov 407-655-5762
Public Works - Impact Analysis	Review Complete	William Wharton wwharton@seminolecountyfl.gov 407-655-5730

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 in Seminole County:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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: 2024-0765

Title:

10:00AM (IN PERSON) JAFFER PROPERTIES - PRE-APPLICATION

Project Number: 24-80000069

Project Description: Proposed Rezone from PD to A-1 and Subdivision of 9.58 acres for 2 lots located on the west side of Hester Ave, south of Ronald Reagan Blvd

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

Parcel ID: 23-20-30-300-010D-0000

BCC District: 2-Zembower

Applicant: Zulfikar Jaffer (407) 416-1556

Consultant: N/A



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

PROJ. #: 24-80000069
Received & paid:
5/22/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: JAFFER PROPERTIES
PARCEL ID #(S): 23-20-30-300-010D-0000
TOTAL ACREAGE: 9.58 BCC DISTRICT: 2; Zembower
ZONING: PD FUTURE LAND USE: LDK

APPLICANT Zulfikar

NAME: ZULFIKAR JAFFER COMPANY:
ADDRESS: 1574 Song SPARROW CT
CITY: SANFORD STATE: FL ZIP: 32773
PHONE: 407-416-1556 EMAIL: INFO@PRINCE TECHNOLOGY.NET

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: NEED TO REZONE AND SPLIT THE PROPERTY

STAFF USE ONLY

COMMENTS DUE: 5/31 COM DOC DUE: 6/6 DRC MEETING: 6/12
 PROPERTY APPRAISER SHEET PRIOR REVIEWS: 23-80000160 & 23-80000170
ZONING: PD FLU: LDK LOCATION: On the west side of Hester Ave,
W/S: Seminole County BCC: 2; Zembower South of Ronald Reagan Blvd

Agenda: 6/7

From:

Zulfikar & Munira Jaffer

1574 Song Sparrow Court

Sanford, FL 32773

To

Seminole County Planning & Development Division

Sanford, FL 32771

Dear Madam/Sir,

Reg: Property at 4850 Hester Avenue, Sanford, FL 32773

The above lot has a total area of ten acres and we are buying five acres out of that from the owners Jack A Rosier and Carol M Rosier, owners of the land.

This property shall be divided in two lots of five acres of each and shall have only one house built on each lot of 5 acres. Attached is the fee and map of the location along with proposed sketch to recognize the said property in two lots.

Thanks

Sincerely,



Zulfikar Jaffer

May 22nd, 2024



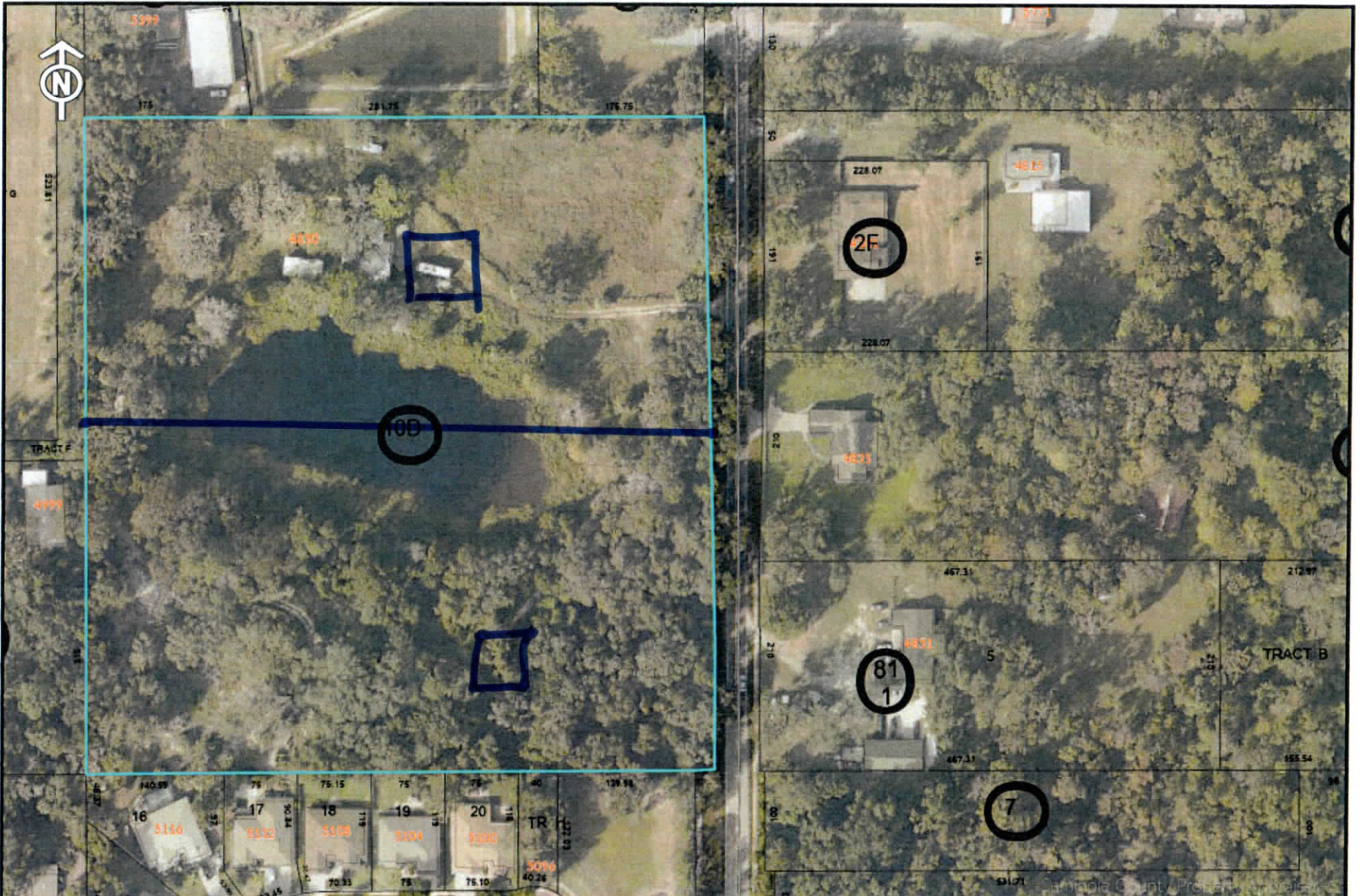
DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 5/20/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 5/20/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

Property Record Card

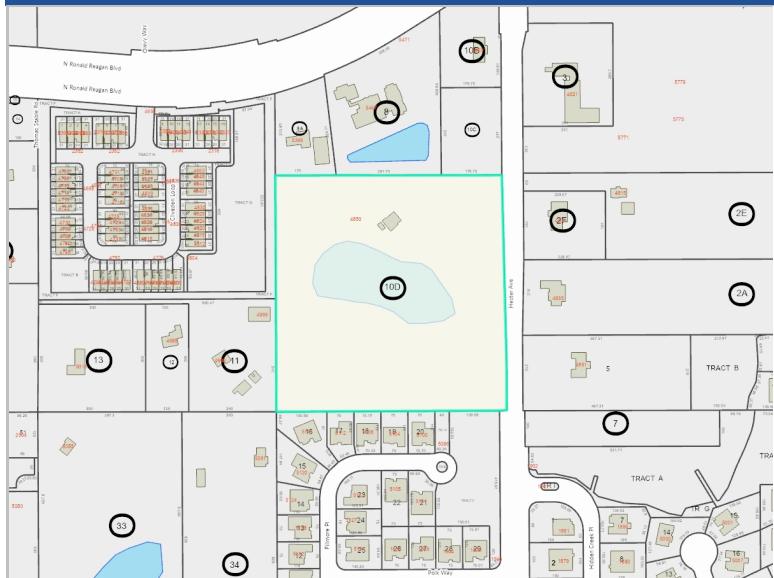


Parcel 23-20-30-300-010D-0000

Property Address 4850 HESTER AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	23-20-30-300-010D-0000
Owner(s)	ROSIER, JACK A - Tenancy by Entirety ROSIER, CAROL M - Tenancy by Entirety
Property Address	4850 HESTER AVE SANFORD, FL 32773
Mailing	4850 HESTER AVE SANFORD, FL 32773-9470
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0130-SINGLE FAMILY WATERFRONT
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 Building Value	\$120,293	\$117,062
Depreciated Other Features	\$12,408	\$11,630
Land Value (Market)	\$730,000	\$700,000
Land Value Agriculture		
Just/Market Value	\$862,701	\$828,692
Portability Adjustment		
Save Our Homes Adjustment	\$639,386	\$611,881
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$223,315	\$216,811

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$11,028.23** 2023 Tax Savings with Exemptions **\$8,673.86**
 2023 Tax Bill Amount **\$2,354.37**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 20S RGE 30E
 SE 1/4 OF NE 1/4 OF NW 1/4

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$223,315	\$50,000	\$173,315
SJWM(Saint Johns Water Management)	\$223,315	\$50,000	\$173,315
FIRE	\$223,315	\$50,000	\$173,315
COUNTY GENERAL FUND	\$223,315	\$50,000	\$173,315
Schools	\$223,315	\$25,000	\$198,315

Sales

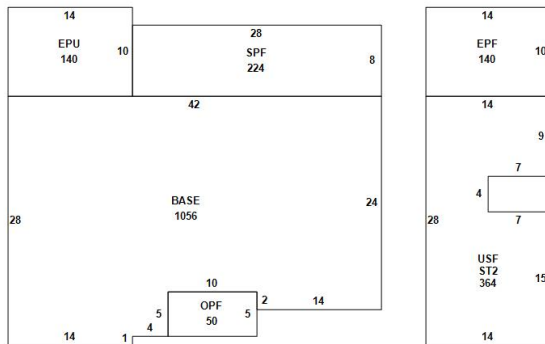
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	04/01/1984	01559	0511	\$105,105	No	Improved
QUIT CLAIM DEED	10/01/1982	01416	1200	\$100	No	Improved
CERTIFICATE OF TITLE	09/01/1982	01412	1185	\$45,900	No	Improved
WARRANTY DEED	02/01/1980	01265	0910	\$56,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$73,000.00	\$730,000

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	1955/1980	3	2.0	6	1,056	1,974	1,560	SIDING GRADE 3	\$120,293	\$156,225	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>ENCLOSED PORCH UNFINISHED</td> <td style="text-align: right;">140.00</td> </tr> <tr> <td>SCREEN PORCH FINISHED</td> <td style="text-align: right;">224.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">50.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">364.00</td> </tr> <tr> <td>ENCLOSED PORCH FINISHED</td> <td style="text-align: right;">140.00</td> </tr> </tbody> </table>	Description	Area	ENCLOSED PORCH UNFINISHED	140.00	SCREEN PORCH FINISHED	224.00	OPEN PORCH FINISHED	50.00	UPPER STORY FINISHED	364.00	ENCLOSED PORCH FINISHED	140.00	
Description	Area																								
ENCLOSED PORCH UNFINISHED	140.00																								
SCREEN PORCH FINISHED	224.00																								
OPEN PORCH FINISHED	50.00																								
UPPER STORY FINISHED	364.00																								
ENCLOSED PORCH FINISHED	140.00																								



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09847	FAM.RM, SCR PCH, BR, BATH, 2 ST A - AS PER PERMIT	County	\$32,532		7/1/1992
03976	DEMO	County	\$4,526		4/5/2019

Other Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	02/01/1994	1	\$2,400	\$6,000
PATIO 1	02/01/1994	1	\$440	\$1,100
CARPORT 1	02/01/1995	1	\$800	\$2,000
POLE/BARNS/BELOW AVG	02/01/1965	2,346	\$5,968	\$14,921
CARPORT 3	02/01/1965	1	\$2,800	\$7,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 5/22/2024 11:58:02 AM

Project Number: 24-80000069

Address:

Credit Card Number: 41*****2917

Authorization: 02792D

Transaction ID: 220524C18-7488BF61-27C2-42B4-BCA0-1B0B16849873

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00

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

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

PROJECT NAME:	JAFFER PROPERTIES - PRE-APPLICATION	PROJ #: 24-80000069
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/22/24	
RELATED NAMES:	EP ZULFIKAR JAFFER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	23-20-30-300-010D-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM PD TO A-1 AND TO SPLIT THE LAND ON 9.58 ACRES LOCATED ON THE WEST SIDE OF HESTER AVE, SOUTH OF RONALD REAGAN BLVD	
NO OF ACRES	9.58	
BCC DISTRICT	2-JAY ZEMBOWER	
CURRENT ZONING	PD	
LOCATION	ON THE WEST SIDE OF HESTER AVE, SOUTH OF RONALD REAGAN BLVD	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
ZULFIKAR JAFFER 1574 SONG SPARROW CT SANFORD FL 32773 (407) 416-1556 INFO@PRINCETECHNOLOGY.NET	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.

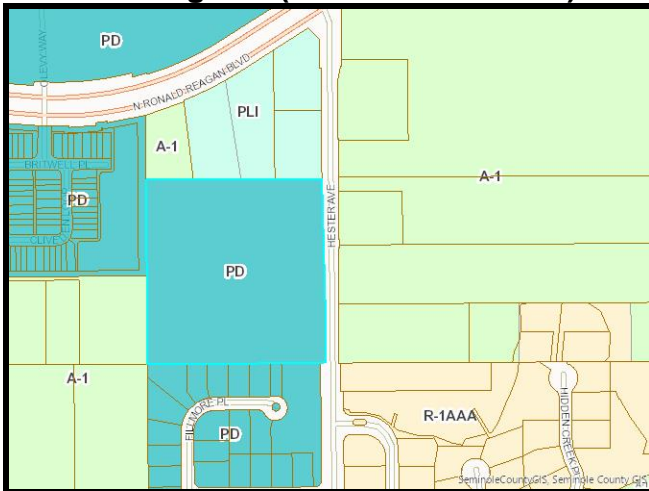
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

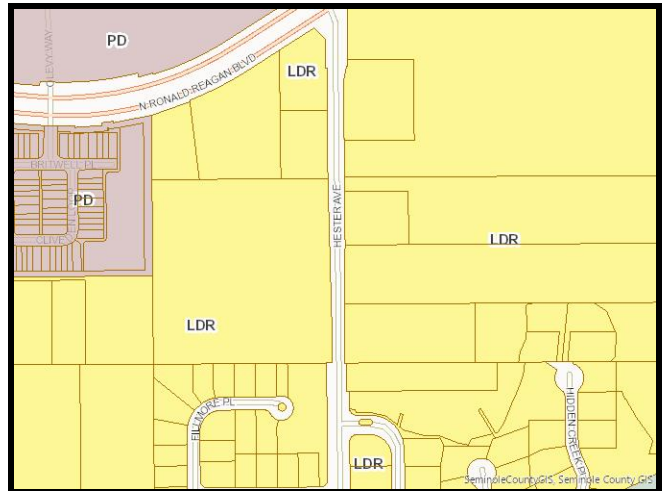
- The subject property has a Future Land Use (FLU) of Low Density Residential (LDR) and a zoning designation of PD (Planned Development), more specifically the Hester Avenue PD.
- The Hester Ave PD is considered expired, as a Final Development Plan was not submitted within five (5) years of the rezone approval, per Seminole County Land Development Code Chapter 30, Part 25, Section 30.446.
- The proposed zoning designation of A-1 (Agriculture) requires a minimum net buildable lot size of one (1) acre.

PROJECT AREA ZONING AND AERIAL MAPS

Zoning: PD (Hester Avenue PD)



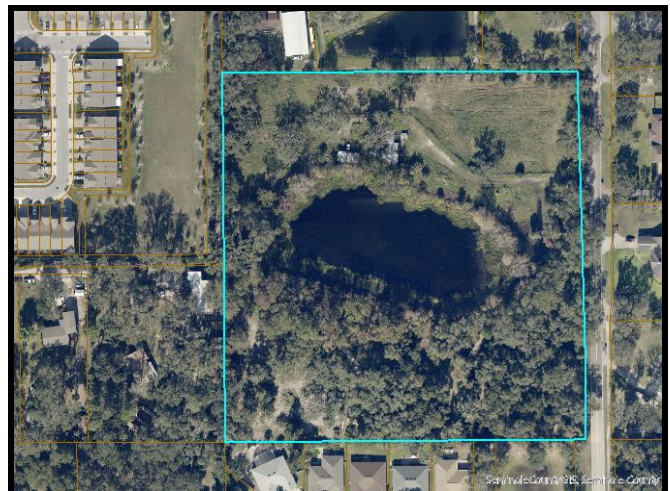
FLU: LDR



Wetlands



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	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_PT67L_ASCBU	Info Only
3.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of subdivision plan review, or at rezone if rezoning to a Planned Development, if necessary.	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.	Comprehensive Planning	The Future Land Use is Low Density Residential (LDR) which allows a maximum density of four (4) dwelling units per one (1) net buildable acre, and allows for a limited list of uses such as group homes, houses of worship, day care, guest cottages, public utilities and public elementary, middle and high schools. The proposed development of two single family homes is compatible with the LDR Future Land Use.	Info Only
7.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. There is a 12" PVC potable water line running along the east side of Hester Ave.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area but are not required to connect. There is a pressurized 6" PVC force main running along the west side of Hester Ave. The developer would have to build a small grinder pump station to pressurize the sanitary sewer discharge to connect to our system.	Info Only
9.	Environmental Services	The proposed lots do not connect to the 6" PVC force main, then 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 within Seminole County's reclaim water service area but since there are no reclaim water lines nearby, irrigation would be provided by their potable water systems.	Info Only
11.	Natural Resources	According to the county wetland maps, wetlands are possibly located around the small lake in the center of 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.	Natural Resources	Wetland boundaries need to be delineated by a wetlands specialist and approved by Seminole County and staff of FDEP if residential not in the WRPA or SJRWMD if residential in the WRPA or if in a Commercial plat. The plat must show the	Info Only

		approved wetland line and provide the date and name of the SJRWMD reviewer.	
13.	Natural Resources	A 15-foot minimum, 25-foot average undisturbed upland buffer must be provided from all approved jurisdictional wetland boundaries.	Info Only
14.	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
15.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
16.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners. Properties greater than ten (10) acres will require a second Adoption hearing with the Board of County Commissioners.	Info Only
17.	Planning and Development	The proposed A-1 (Agriculture) zoning classification requires a minimum net buildable lot size of one (1) acre for each single-family dwelling and a minimum lot width at building line of 150 feet. The building setbacks for A-1 are as follows: Front Yard 50 feet; Side Yard 10 feet; Side Street 50 feet; Rear Yard 30 feet	Info Only
18.	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Please see the Community Meetings link below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Info Only
19.	Planning and Development	The Future Land Use designation for this property is Low Density Residential (LDR). The maximum allowable density is four (4) dwelling units per net buildable acre.	Info Only
20.	Planning and Development	Per SCLDC Sec. 2.3 Definitions; <u>net buildable acreage</u> is defined as the total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of way widths,	Info Only

		transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.	
21.	Planning and Development	After Rezone approval, the Minor Plat process will be required to split the property. 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.shtml	Info Only
22.	Planning and Development	Seminole County Land Development Code Sec. 35.122 Minor Plat approval criteria; When a parcel of record exists on the effective date of this section (08/22/2000), the Planning and Development Director or her or his designee may waive the requirements of this Code relating to conceptual and development plans and may permit the submission and approval of final plans and final plat in accordance with sections 35.14, 35.44 and 35.61 if the following criteria are met: (1) The parcel abuts and each created lot will abut existing dedicated public right of way that conforms to the County's standards for width; and (2) Each created lot shall have a minimum lot frontage of twenty feet (20'). (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than <u>four (4) agricultural or residential lots</u> or two (2) non-residential or non-agricultural lots; and (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law. (b) A parcel of land may receive the benefit of the minor plat process on only one (1) occasion and a replat of the subject property shall not be processed under the provision of section 35.182.	Info Only
23.	Public Safety - Fire Marshal	Future building shall require: Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
24.	Public Safety - Fire Marshal	Future building may require: Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
25.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
26.	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
27.	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

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	Based on FEMA FIRM Map the site or portions of the site appear to lie in the floodplain. Seminole County does not allow fill in the floodplain without equal volumetric compensation.	Info Only
30.	Public Works - Engineering	The proposed project is located within the Lake Jesup drainage basin.	Info Only
31.	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has generally well drained soils.	Info Only
32.	Public Works - Engineering	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
33.	Public Works - Engineering	Conservation easements, dedicated to Seminole County, will be required over all property within the post-development 100 year flood plain.	Info Only
34.	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to slope to the onsite depression.	Info Only
35.	Public Works - Engineering	Based on a preliminary review, the site does not appear to have an outfall.	Info Only
36.	Public Works - Engineering	A detailed drainage analysis will be required at final engineering.	Info Only
37.	Public Works - Engineering	A FEMA LOMR (Letter Of Map Revision) may be required. For more information, contact FEMA at www.fema.gov	Info Only
38.	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
39.	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure may not meet County standards. The site may be required to improve Hester Avenue to County Standards.	Info Only
40.	Public Works - Engineering	Dedication of additional right-of-way shall be required prior to plan approval to facilitate the required improvements. This would include potential addition of sidewalk, drainage and FDOT "Florida Greenbook" clear zone requirements.	Info Only
41.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only
42.	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	Email	Reviewer Comments
Comprehensive Planning	Maya Athanas	mathanas@seminolecountyfl.gov	407-665-7388
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
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	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468

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) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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: 2024-0767

Title:

10:20AM (IN PERSON) EL COQUI FOOD TRUCK - PRE-APPLICATION

Project Number: 24-80000070

Project Description: Proposed Site Plan to have a permanent food truck at an existing gas station on 0.56 acres in the C-2 Zoning District located on the southwest corner of E SR 436 and Bear Lake Rd

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

Parcel ID: 18-21-29-501-0A00-001A

BCC District: 3-Constantine

Applicant: Yamilet Ortiz (407) 652-8923

Consultant: N/A



PM: Joy

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

PROJ. #: 24-80000070

Received: 5/22/24
 Paid: 5/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	El Coqui Food Truck		
PARCEL ID #(S):	18-21-29-501-0A00-001A		
TOTAL ACREAGE:	BCC DISTRICT:	3: Constantine	
ZONING:	C-2	FUTURE LAND USE:	Com

APPLICANT

NAME:	Yamilet Ortiz	COMPANY:	El Coqui Food Truck	
ADDRESS:	466 Nadeau Way			
CITY:	Apopka	STATE:	FL	ZIP: 32712
PHONE:	407-652-8923	EMAIL:	elcoquifoodtruck24@gmail.com	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: To use food truck Permalty.				

STAFF USE ONLY

COMMENTS DUE: 5/31	COM DOC DUE: 6/6	DRC MEETING: 6/12
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: Com	LOCATION: on the southwest corner of Bear Lake Rd and SR 436
W/S: Seminole County	BCC: 3: Constantine	

Agenda: 6/7

5/22/24

My name is Yamilet Ortiz, I'm the owner of El Coqui Food Truck. I would like to apply for a permanent permit to use my Food Truck in the location of 3498 E Semoran Blvd. Apopka FL 32703. I would like to use the location the seven days of the week. The owner of the location give me permission to use all the facility, that include power, water, restroom ect.


Yamilet Ortiz.

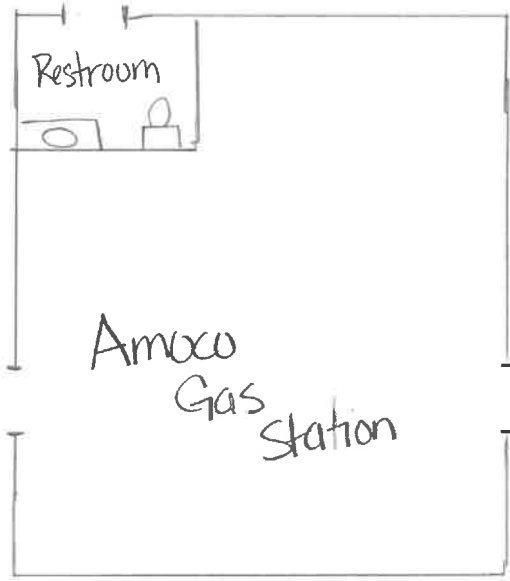
Amoco Gas Station
3498 E Semoran Blvd
Apopka FL 32703

Bear Lake Rd.



Parking

Dumpster



Pump

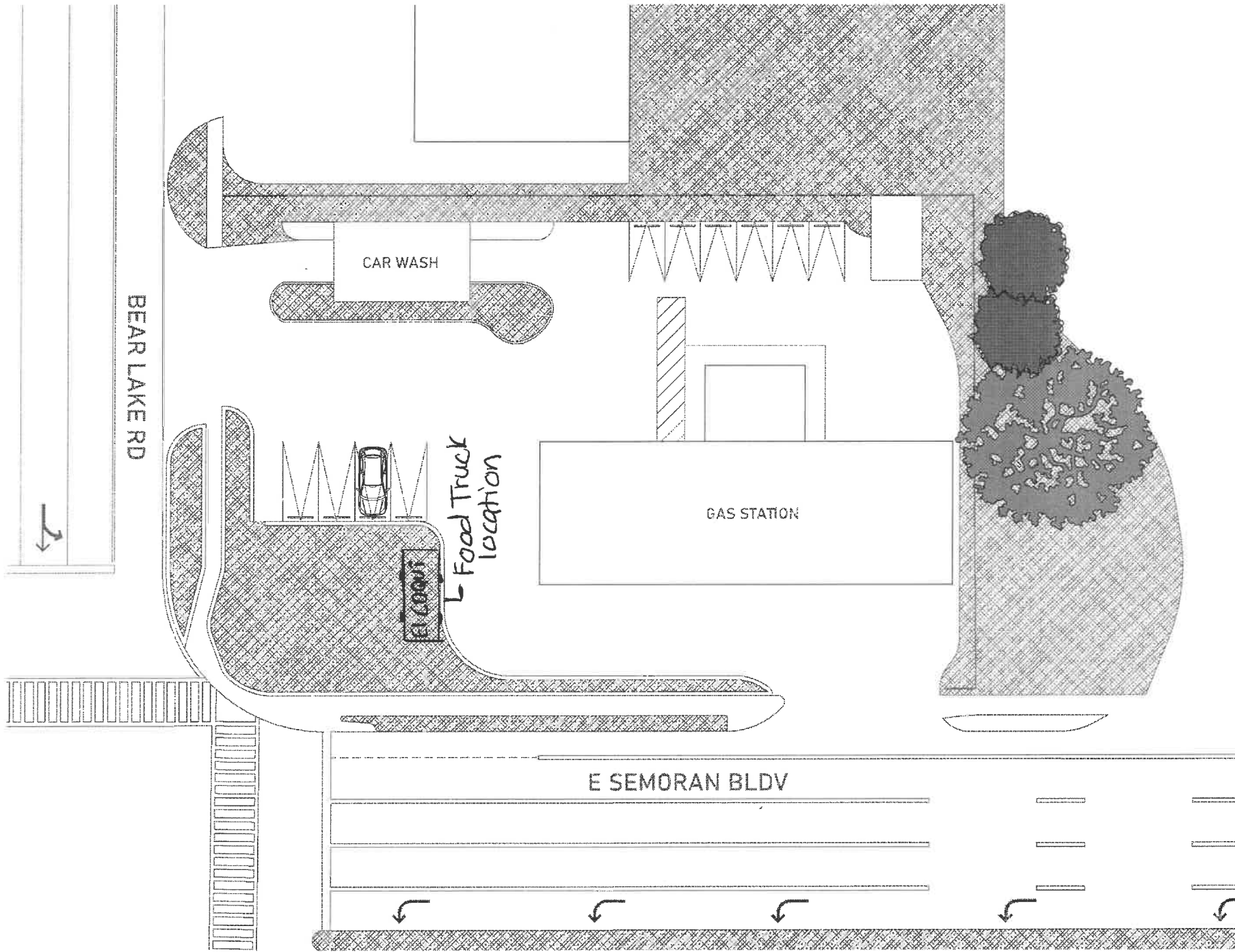
Pump

Pump

Pump

El Coqui Food truck

SR 436 / Semoran Blvd



Current Site Plan

Address
3498 E Semoran Blvd
Apopka, FL 32703

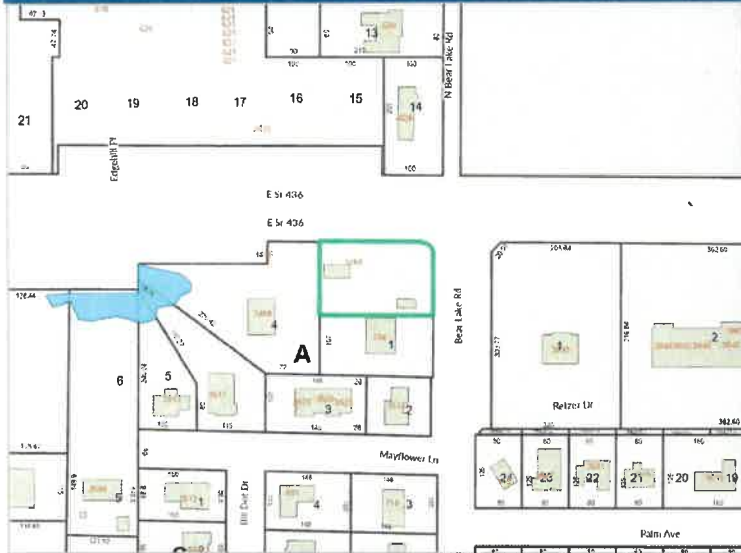
Project	Sheet
Date 05/21/2024	A-1
Scale 1/100	

Property Record Card



Parcel 18-21-29-501-0A00-001A
Property Address 3498 E SR 436 APOPKA, FL 32703

Parcel Location
Site View



1821295010A00001A 01/23/2024

Parcel Information
Value Summary

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Parcel</td> <td style="padding: 5px;">18-21-29-501-0A00-001A</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Owner(s)</td> <td style="padding: 5px;">RASIKP FL LLC</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Property Address</td> <td style="padding: 5px;">3498 E SR 436 APOPKA, FL 32703</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Mailing</td> <td style="padding: 5px;">303 SW 8TH ST STE 1 OCALA, FL 34471-0956</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Subdivision Name</td> <td style="padding: 5px;">TRIM ACRES</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Tax District</td> <td style="padding: 5px;">01-COUNTY-TX DIST 1</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">DOR Use Code</td> <td style="padding: 5px;">1104-CONVENIENCE STORE WITH GAS</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Exemptions</td> <td style="padding: 5px;">None</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">AG Classification</td> <td style="padding: 5px;">No</td> </tr> <tr> <td style="background-color: #2e8b57; color: white; padding: 5px;">Facility Name</td> <td style="padding: 5px;">SHELL STATION</td> </tr> </table>	Parcel	18-21-29-501-0A00-001A	Owner(s)	RASIKP FL LLC	Property Address	3498 E SR 436 APOPKA, FL 32703	Mailing	303 SW 8TH ST STE 1 OCALA, FL 34471-0956	Subdivision Name	TRIM ACRES	Tax District	01-COUNTY-TX DIST 1	DOR Use Code	1104-CONVENIENCE STORE WITH GAS	Exemptions	None	AG Classification	No	Facility Name	SHELL STATION	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #2e8b57; color: white;"> <th style="width: 60%;"></th> <th style="width: 20%;">2024 Working Values</th> <th style="width: 20%;">2023 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Depreciated Building Value</td> <td style="text-align: right;">\$86,378</td> <td style="text-align: right;">\$77,630</td> </tr> <tr> <td>Depreciated Other Features</td> <td style="text-align: right;">\$61,901</td> <td style="text-align: right;">\$56,961</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$452,088</td> <td style="text-align: right;">\$452,088</td> </tr> <tr> <td>Land Value Agriculture</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: right;">\$600,367</td> <td style="text-align: right;">\$586,679</td> </tr> <tr> <td>Portability Adjustment</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adjustment</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Non-Hx 10% Cap (AMD 1)</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>P&G Adjustment</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$600,367</td> <td style="text-align: right;">\$586,679</td> </tr> </tbody> </table>		2024 Working Values	2023 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	2	2	Depreciated Building Value	\$86,378	\$77,630	Depreciated Other Features	\$61,901	\$56,961	Land Value (Market)	\$452,088	\$452,088	Land Value Agriculture			Just/Market Value	\$600,367	\$586,679	Portability Adjustment			Save Our Homes Adjustment	\$0	\$0	Non-Hx 10% Cap (AMD 1)	\$0	\$0	P&G Adjustment	\$0	\$0	Assessed Value	\$600,367	\$586,679
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2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$7,807.52**
2023 Tax Bill Amount **\$7,807.52**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 140 FT OF E 200 FT OF
 LOT 1 (LESS RDS) BLK
 A
 TRIM ACRES
 PB 10 PG 38

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$600,367	\$0	\$600,367
SJWM(Saint Johns Water Management)	\$600,367	\$0	\$600,367
FIRE	\$600,367	\$0	\$600,367
COUNTY GENERAL FUND	\$600,367	\$0	\$600,367
Schools	\$600,367	\$0	\$600,367

Sales

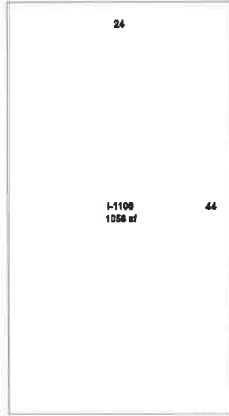
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	03/01/2012	07728	1355	\$400,000	No	Improved
CORRECTIVE DEED	12/01/2006	06518	0011	\$100	No	Improved
SPECIAL WARRANTY DEED	12/01/2006	06518	0001	\$275,000	No	Improved
SPECIAL WARRANTY DEED	10/01/1998	03560	1985	\$364,200	No	Improved
WARRANTY DEED	12/01/1988	02113	0577	\$852,500	No	Improved
QUIT CLAIM DEED	08/01/1988	02003	1615	\$100	No	Improved
WARRANTY DEED	01/01/1984	01520	1546	\$200,000	Yes	Improved
WARRANTY DEED	01/01/1984	01520	1549	\$200,000	Yes	Improved
WARRANTY DEED	06/01/1979	01229	0823	\$68,000	Yes	Improved
WARRANTY DEED	05/01/1979	01224	1412	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			25200	\$17.94	\$452,088

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1984	1	1056.00	CONCRETE TILT UP - MASONRY	\$61,641	\$110,566	Description Area



Search by Area Search

Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
2	MASONRY PILASTER .	1984	1	512.00	CONCRETE TILT UP - MASONRY	\$24,737	\$44,372	Description Area



Search by Area Search

Building 2 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00396	GROUNDWATER REMEDIATION SYSTEM	County	\$60,460		1/1/1998
01545	TANK MONITORING SYSTEM TEXACO	County	\$1,000		3/1/1996
11996	MOP TO MOP REROOF	County	\$17,420		12/1/2001
04015	PLUMIBING; TEXACO MART	County	\$0		5/2/2000
03520	INSTALL THERMAL OXIDIZER	County	\$2,400		4/1/1999
17344	REROOF	County	\$5,996		9/20/2005
08056	SIGN	County	\$5,000		7/17/2003
06492	WALL/POLE SIGN CHANGEOUT	County	\$5,000		6/14/2007
05552	INSTALL 120 VOLT QUAD RECPT	County	\$300		8/1/1996
02968	MISC ELECTRIC WIRING; TEXACO MART	County	\$0		4/1/2000
00396	GROUNDWATER REMEDIATION SYSTEM; TEXACO FOOD MART	County	\$60,460		3/1/1998
10712	SIGN	County	\$4,200		11/27/2018
12544	3498 E SR 436 : SIDING / ROOF OVER- [TRIM ACRES]	County	\$12,960		8/18/2020
17680	3498 E SR 436 : SIGN (POLE,WALL,FACIA)-INSTALL ILLUM AMOCO IMAGE CC [TRIM ACRES]	County	\$3,500		12/2/2022

Other Features

Description	Year Built	Units	Value	New Cost
POLE LIGHT 1 ARM	12/01/1984	5	\$9,270	\$9,270
COMMERCIAL CONCRETE DR 4 IN	10/01/1984	17,652	\$32,903	\$82,258
CANOPY GOOD COMM	10/01/1984	3,264	\$19,728	\$49,319

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	38

School Information

Elementary School District	Middle School District	High School District
Bear 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: 5/22/2024 4:46:59 PM
Project: 24-80000070
Credit Card Number: 42*****8698
Authorization Number: 09753G
Transaction Number: 220524O39-55079BA8-2FE8-4E51-A372-BC6DA4E3CC10
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:	EL COQUI FOOD TRUCK -PRE-APPLICATION	PROJ #: 24-8000070
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/22/24	
RELATED NAMES:	YAMILET ORTIZ	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	18-21-29-501-0A00-001A	
PROJECT DESCRIPTION	PROPOSED SITE PLAN TO HAVE A PERMANENT FOOD TRUCK AT AN EXISTING GAS STATION ON 0.56 ACRES IN THE C-2 ZONING DISTRICT LOCATED ON THE SOUTHWEST CORNER OF BEAR LAKE RD AND SR 436	
NO OF ACRES	0.56	
BCC DISTRICT	3-LEE CONSTANTINE	
CURRENT ZONING	C-2	
LOCATION	ON THE SOUTHWEST CORNER OF BEAR LAKE RD AND SR 436	
FUTURE LAND USE-	COM	
APPLICANT:	CONSULTANT:	
YAMILET ORTIZ EL COQUI FOOD TRUCK 466 NADEAU WAY APOPKA FL 32712 (407) 652-8923 ELCOQUIFOODTRUCK24@GMAIL.COM	N/A	

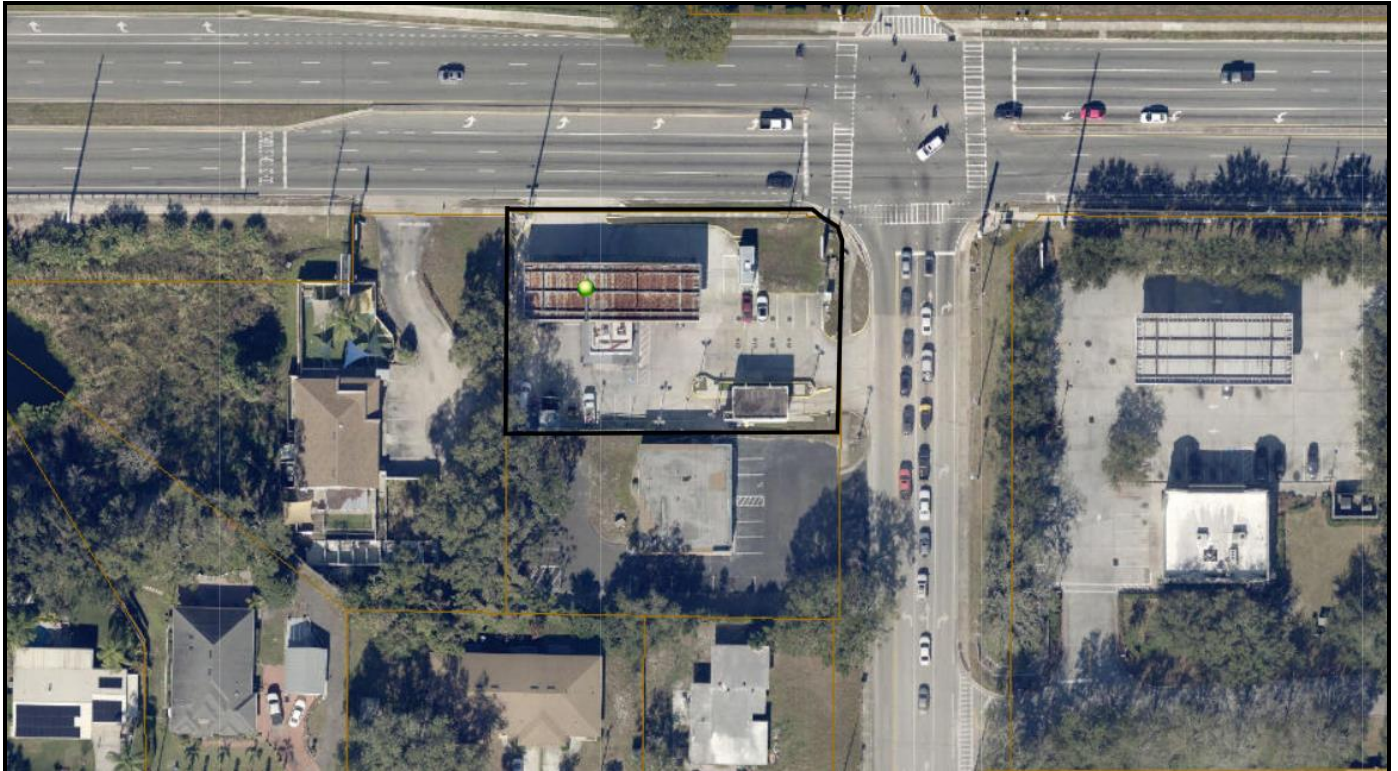
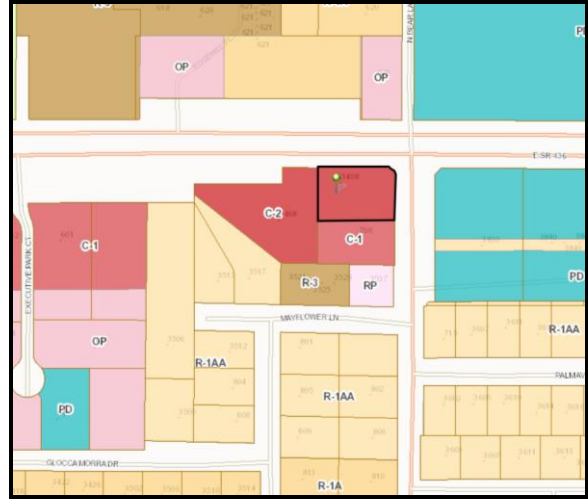
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and 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 Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants.
- The proposed addition of a permanent Food Truck will require submittal and approval of a site plan.

PROJECT AREA ZONING AND AERIAL MAPS



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_PT67 LASCBU	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	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development.	Info Only
4.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
5.	Buffers and CPTED	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.	Info Only
6.	Comprehensive Planning	The subject property has a Commercial (COM) Future Land Use designation. The purpose and intent for this land use is to identify locations for a variety of commercial uses including neighborhood and community shopping centers, convenience stores, retail sales, highway oriented commercial, and other commercial services. This land use should be located at the intersections of major roadways and along major roadways as infill development where this use is established. The maximum intensity permitted in this designation is 0.35 floor area ratio.	Info Only
7.	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.	Info Only
8.	Planning & Development	The subject site has a Commercial Future Land Use and C-2 (Retail Commercial) zoning which allows for the use of restaurants. <ul style="list-style-type: none"> The Commercial Future Land Use designation allows a maximum Floor Area Ratio (F.A.R.) of 0.35. 	Info Only

		<ul style="list-style-type: none"> The maximum building height in the C-2 (General Commercial) zoning district is thirty-five (35) feet. The C-2 (General Commercial) zoning district requires the following minimum building setbacks: Front Yard – Twenty-five (25) feet Side Yard - setback may be reduced to zero (0) feet except when a side lot line abuts property assigned a residential zoning classification or land use designation. Side Street - Zero (0) feet Rear Yard - Ten (10) feet 	
9.	Planning & Development	F.A.R. Definition: The Floor Area Ratio (FAR) is the relationship between the total usable floor area of the building and the total area of the lot on which the building stands.	Info Only
10.	Planning & Development	<p>The proposed addition of a permanent Food Truck will require submittal and approval of a Site Plan. The Site Plan review process can be found in Seminole County Land Development Code, Chapter 40.</p> <p>The Site Plan must meet all requirements of the Seminole County Land Development Code (SCLDC) including but not limited to building/structure setbacks; parking requirements; access/drive aisle; open space; landscape buffers; stormwater; ect.</p>	Info Only
11.	Planning & Development	25% open space shall be required; the purpose of open space in non-residential developments is to set aside areas for landscaping, buffering, storm water retention, recreation, and/or preservation of natural resources.	Info Only
12.	Planning & Development	<p>The Site Plan must demonstrate that the parking requirements for the existing use and the proposed use of a food service establishment are met.</p> <ul style="list-style-type: none"> Parking requirements for general retail are 4 spaces for every 1,000 square feet of building. Parking for food and beverage uses are 5 spaces for every 1,000 square feet. 	Info Only
13.	Planning & Development	The proposed use of a food truck onsite requires the provision of restroom facilities.	Info Only
14.		The proposed food truck shall not encroach within required landscape buffers, parking spaces, or drive aisles.	Info Only
15.	Public Safety - Fire Marshal	Please note that periodic fire inspections will have to be coordinated with our office (Seminole County Fire Prevention) if site permit is approved. Fee for the inspection will be per the New Fee Resolution.	Info Only

16.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1.	Info Only
17.	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1	Info Only
18.	Public Safety - Fire Marshal	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.	Info Only
19.	Public Works - Engineering	The current temporary location of the Food Truck is within the area designated for the Dry Retention Pond. It appears that the Food Truck is currently placed over unpermitted gravel and mat pad that reduces the pond storage capacity and the proper functioning of the approved Stormwater Management System for this site. An alternative location shall be considered for the permanent location of the Food Truck.	Info Only
20.	Public Works - Engineering	The traffic access to the site is of great concern. Although, the two access points to the site are previously approved and existing, they were approved solely for the Gas Station and not for multiple businesses. A permanent location of another business at this site may require additional traffic analysis, both internal to the site and external. Additional parking may be required as well. Bear Lake Road is owned and maintained by Seminole County and is functionally classified as Urban Major Collector Road and was last resurfaced in 2023. The roadway geometry and structure meet the current Seminole County standards. Bear Lake Road is not currently programmed to be improved according to the Seminole County 5-year Capital Improvement Program. The East Entrance to the site (off Bear Lake Road) is only 60 feet from the intersection with State Road 436 (Semoran Boulevard), and introduction of additional traffic to the site represents a concern. Any proposed work in the Bear Lake Road "right-of-way" will need to be permitted through Seminole County. State Road 436 (Semoran Boulevard) is owned and maintained by the State of Florida DOT (FDOT) and is functionally classified as Urban Principal Arterial Road. The North Entrance to the site (off S.R. 436) is only 160 feet from the intersection with Bear Lake Road, and introduction of additional traffic to the site represents a concern. Any proposed work in the S.R. 436 "right-of-way" will need to be permitted through FDOT.	Info Only
21.	Public Works - Engineering	A permanent approval of the Food Truck operation at the site will require adequate pedestrian access to the ultimate location of the Food Truck. The required pedestrian access will be internal to	Info Only

	the site, as well as external, from the existing pedestrian sidewalks along S.R. 436 and Bear Lake Road.	
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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
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Works - Impact Analysis	William Wharton wwharton@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle bnoggle@seminolecountyfl.gov
Public Safety - Fire Marshal	Brenda Paz bpaz@seminolecountyfl.gov
Comprehensive Planning	Maya Athanas mathanas@seminolecountyfl.gov
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Building Division	Jay Hamm

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) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	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: 2024-0763

Title:

RONALD REAGAN PLOT - REZONE

Project Number: 24-20000006

Project Description: Proposed Rezone from A-1 to R-1 for 13 single family residential lots on 5 acres located on the north side of Ronald Reagan Blvd, west of Nolan Rd

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

Parcel ID: 14-20-30-300-0310-0000

BCC District: 2-Zembower

Applicant: Vincent Peluso (407) 730-7360

Consultant: Vincent Peluso (407) 730-7360



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

PROJ. #: 24-20000006

Received: 4/5/24

Paid: 4/15/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

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

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

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Ronald Reagan Blvd - Rezone	
PARCEL ID #(S): 14-20-30-300-0310-0000	
LOCATION: 6200 N RONALD REAGAN BLVD SANFORD FLORIDA	
EXISTING USE(S): HOUSE	PROPOSED USE(S): 13 LOT SINGLE FAMILY + 1 EXIST
TOTAL ACREAGE: 4.83 AC	BCC DISTRICT: HOME WILL BE A LOT= 14 LOTS
WATER PROVIDER: SEMINOLE COUNTY Sanford	SEWER PROVIDER: SEMINOLE COUNTY City of Sanford
CURRENT ZONING: A-1	PROPOSED ZONING: R-1
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE: LDR

APPLICANTEPLAN PRIVILEGES: **VIEW ONLY** **UPLOAD** **NONE**

NAME: Vincent Peluso PE	COMPANY: American Eng and Surveying
ADDRESS: 4250 Alafaya Trl #212-138	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407 730 7360	EMAIL: vincent@american-engineer.com

CONSULTANTEPLAN PRIVILEGES: **VIEW ONLY** **UPLOAD** **NONE**

NAME: VINCENT PELUSO PE	COMPANY: AMERICAN ENG AND SURVEYING
ADDRESS: 4250 ALAYFAYA TRAIL #212-138	
CITY: OVIEDO	STATE: FL ZIP: 32765
PHONE: 407.730.7360	EMAIL: VINCENT@AMERICAN-ENGINEER.COM

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SARA PADRON	
ADDRESS: 538 QUEENS MIRROR CIRCLE	
CITY: CASSELBERRY	STATE: FLORIDA ZIP: 32707
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.

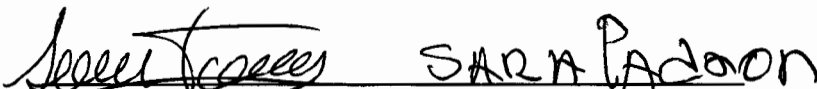
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

3/15/24
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, Sara Padron, the owner of record for the following described property [Parcel ID Number(s)] 14-20-30-300-0310-0000 hereby designates Vincent Peluso, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input 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.

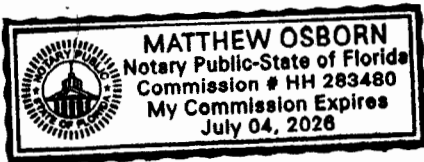
Date 3/15/24

Sara Padron
Property Owner's Signature

SARA PADRON
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF BRANCO

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared SARA PADRON (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 15 day of MARCH, 2024.



[Signature]
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

BEST WAY GROUP LLC

Filing Information

Document Number	L24000132581
FEI/EIN Number	NONE
Date Filed	03/18/2024
Effective Date	03/17/2024
State	FL
Status	ACTIVE

Principal Address

6200 RONALD REAGAN BLVD
SANFORD, FL 32773

Mailing Address

538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Registered Agent Name & Address

PADRON, SARA

538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Authorized Person(s) Detail

Name & Address

Title MGR

PADRON, PABLO
538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Title MGR

OSBORN, JENNIFER
538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Annual Reports

No Annual Reports Filed

Document Images

[03/18/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

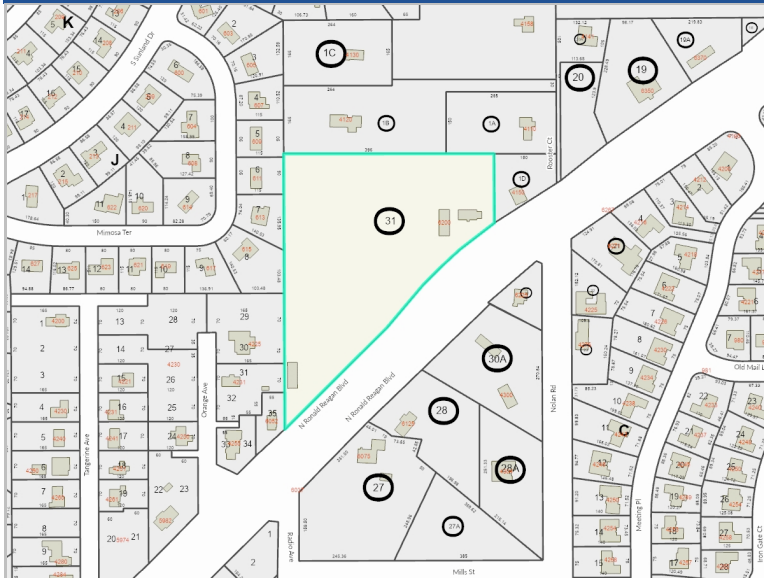
Property Record Card



Parcel 14-20-30-300-0310-0000

Property Address 6200 N RONALD REAGAN BLVD SANFORD, FL 32773

Parcel Location



Site View



14203030003100000 12/01/2021

Parcel Information

Parcel	14-20-30-300-0310-0000
Owner(s)	BEST WAY GROUP LLC
Property Address	6200 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing	538 QUEENS MIRROR CIR CASSELBERRY, FL 32707-4404
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$144,344	\$140,948
Depreciated EXFT Value		
Land Value (Market)	\$164,865	\$159,869
Land Value Ag		
Just/Market Value	\$309,209	\$300,817
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,714	\$75,822
P&G Adj	\$0	\$0
Assessed Value	\$247,495	\$224,995

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$4,003.27 **2023 Tax Savings with Non-Hx Cap** \$601.27
2023 Tax Bill Amount \$3,402.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 14 TWP 20S RGE 30E
 THAT PART OF S 3/4 OF E
 1/2 OF NE 1/4 OF SE 1/4 N
 OF RD (LESS E 150 FT + RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$247,495	\$0	\$247,495
SJWM(Saint Johns Water Management)	\$247,495	\$0	\$247,495
FIRE	\$247,495	\$0	\$247,495
COUNTY GENERAL FUND	\$247,495	\$0	\$247,495
Schools	\$309,209	\$0	\$309,209

Sales

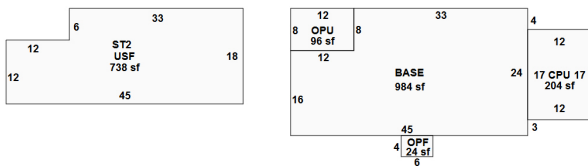
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/25/2024	10601	1535	\$100	No	Improved
WARRANTY DEED	09/01/2018	09225	0874	\$400,000	Yes	Improved
WARRANTY DEED	06/01/1996	03098	1771	\$57,500	Yes	Vacant
WARRANTY DEED	03/01/1990	02163	0472	\$65,000	Yes	Vacant
WARRANTY DEED	11/01/1986	01792	1326	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.758	\$49,500.00	\$164,865

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	1970	3	2.0	6	984	2,046	1,722	SIDING GRADE 3	\$119,333	\$180,125	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Description</th> <th>Area</th> </tr> <tr> <td>OPEN PORCH UNFINISHED</td> <td style="text-align: right;">96.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">24.00</td> </tr> <tr> <td>CARPORT UNFINISHED</td> <td style="text-align: right;">204.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">738.00</td> </tr> </table>	Description	Area	OPEN PORCH UNFINISHED	96.00	OPEN PORCH FINISHED	24.00	CARPORT UNFINISHED	204.00	UPPER STORY FINISHED	738.00	
Description	Area																						
OPEN PORCH UNFINISHED	96.00																						
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CARPORT UNFINISHED	204.00																						
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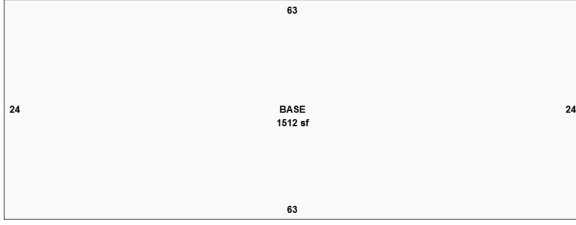


Sketch by Apex Sketch

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	BARN/SHEDS	1998	0	0.0		1,512	1,512	1,512	CB/STUCCO FINISH	\$11,907	\$13,230	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Description</th> <th>Area</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Description	Area			
Description	Area																

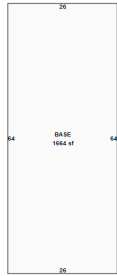


Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages				
3	BARNS/SHEDS	1998	0	0.0	0	1,664	1,664	1,664	CB/STUCCO FINISH	\$13,104	\$14,560	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area															



Sketch by Apex Sketch

Building 3 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05069	24X63 3-CAR GARAGE	County	\$49,896	7/1/1996	
09661	POLE BARN	County	\$1,500	12/1/1998	
04724	REROOF (10 SQUARES); PAD PER PERMIT 6200 CR 427 N	County	\$700	7/1/1997	
02534	ELECTRIC FOR EXISTING WELL	County	\$100	4/1/1998	
07695	GARAGE; PAD PER PERMIT 6200 COUNTY RD 427 N GARAGE 26X64	County	\$12,000	11/1/1996	
00300	MISC ELECTRIC WIRING	County	\$0	1/1/2000	
05952	NEW ELECT PANEL/PART WIRING	County	\$950	7/1/1998	

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
35.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	THU	WED	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23

School Information


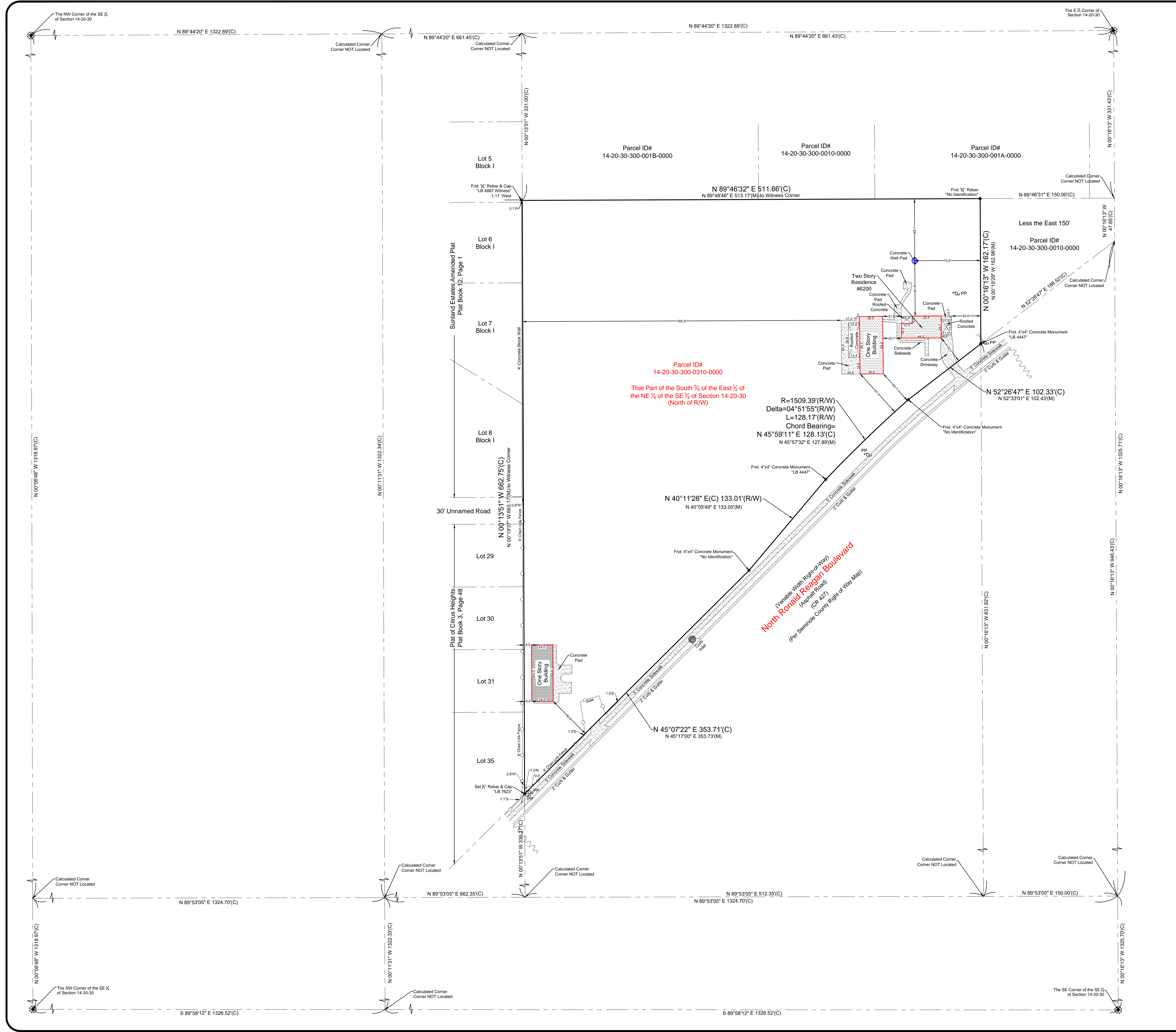
Elementary School District	Middle School District	High School District
Region 3	Greenwood Lakes	Lake Mary

Copyright 2024 © Seminole County Property Appraiser

Boundary Survey
Legal Description:
 That Part of the South 3/4 of the East 1/2 of the NE 1/4 of SE 1/4, Section 14, Township 20 South, Range 30 East, lying North of the old Sanford - Orlando Branch Road, LESS the East 150 feet thereof and LESS Road Right of Way, Seminole County, Florida.

Flood Disclaimer:
 By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in Seminole County, community number 120289, dated 9/29/2007.

CERTIFIED TO:
 SARA PADRON, ROBERT F. HOOGLAND, P.A.: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FERTAKIS CORPORATION

Legend

- BOLLARD
- C Calculated
- E Contour
- CB Concrete Block
- CM Concrete Monument
- CMC Concrete
- C Description
- DE Change Easement
- E Easement
- F.E.M.A. Federal Emergency Management Agency
- F.F.E. Finished Floor Elevation
- F Found
- IP Iron Pipe
- L Length (ft)
- M Measured
- N&D Nail & Disk
- N.R. Non-Record
- ORB Official Records Book
- P Plat
- P.B. Plat Book
- PP Page
- PC Point of Curvature
- PP Page
- PI Point of Intersection
- P.B. Point of Beginning
- P.O.L. Point of Line
- PP Power Pole
- PR Monument Reference
- PT Point of Tangency
- R Radius
- RAC Rubber & Cap
- R.D. Rotted Iron
- Rac Recovered
- R&L Rotted
- Set Set 1/2" Rubber & Cap "LB 7023"
- SP Screwed Plug
- Tip Typical
- UE Utility Easement
- Δ Delta (Central Angle)
- ⊥ Chain Link Fence
- ⊥ Concrete Block
- ⊥ Cable Riser
- ⊥ Cleanout
- ⊥ CWP Crosswalk Post
- ⊥ Curb Inlet
- ⊥ DOT INLET
- DP Dumpster Pad
- ELECTRIC BOX
- ELECTRIC METER
- ⊥ Air Release Manhole
- ⊥ FOOT Storm Manhole
- ⊥ FIRE DEPARTMENT CONNECTION
- ⊥ FIBER OPTIC CABLE
- ⊥ FIBER OPTIC CABLE BOX
- ⊥ Fire Hydrant
- ⊥ Gas Anchor
- ⊥ Handicap Parking
- ⊥ Handicap Ramp
- ⊥ Gas Meter
- ⊥ Gas Valve
- ⊥ Grease Trap
- ⊥ Concrete Light Pole
- ⊥ Metered End Section
- ⊥ SIGN
- ⊥ PARKING SPACES
- ⊥ Concrete Power Pole
- ⊥ Wood Power Pole
- ⊥ Sanitary Manhole
- ⊥ Sanitary Valve
- ⊥ Selloack
- ⊥ Storm Inlet
- ⊥ SIGNAL POLE
- ⊥ Well
- ⊥ Storm Manhole
- ⊥ TELEPHONE BOX
- ⊥ TELEPHONE RISER
- ⊥ TRAFFIC LIGHT POLE
- ⊥ TRAFFIC SIGNAL BOX
- ⊥ TRAFFIC PANEL
- ⊥ Transformer
- ⊥ Gas Valve
- ⊥ Water Valve
- ⊥ Water Meter
- ⊥ STORM JUNCTION BOX

North

Graphic Scale
 Scale: 1"=50'

Now Bearings Are Based upon State Plane Coordinates.

Revised Certifications: 09/27/2018

Field Date: 09/24/18 Date Completed: 09/26/18
 Drawn By: DJC File Number: IS-51823

Legend

C	Calculated	PC	Point of Curvature
CB	Concrete Block	PI	Point of Intersection
CM	Concrete Monument	P.B.	Point of Beginning
CMC	Concrete	P.O.L.	Point of Line
C	Description	PP	Power Pole
DE	Change Easement	PR	Monument Reference
E	Easement	PT	Point of Tangency
F.E.M.A.	Federal Emergency Management Agency	R	Radius
F.F.E.	Finished Floor Elevation	RAC	Rubber & Cap
F	Found	R.D.	Rotted Iron
IP	Iron Pipe	Rac	Recovered
L	Length (ft)	R&L	Rotted
M	Measured	Set	Set 1/2" Rubber & Cap "LB 7023"
N&D	Nail & Disk	SP	Screwed Plug
N.R.	Non-Record	Tip	Typical
ORB	Official Records Book	UE	Utility Easement
P	Plat	Δ	Delta (Central Angle)
P.B.	Point of Beginning	⊥	Chain Link Fence
P.O.L.	Point of Line	⊥	Concrete Block
PP	Power Pole	⊥	Cable Riser
PR	Monument Reference	⊥	Cleanout
PT	Point of Tangency	⊥	CWP Crosswalk Post
R	Radius	⊥	Curb Inlet
RAC	Rubber & Cap	⊥	DOT INLET
R.D.	Rotted Iron	DP	Dumpster Pad
Rac	Recovered	ELECTRIC BOX	
R&L	Rotted	ELECTRIC METER	
Set	Set 1/2" Rubber & Cap "LB 7023"	⊥	Air Release Manhole
SP	Screwed Plug	⊥	FOOT Storm Manhole
Tip	Typical	⊥	FIRE DEPARTMENT CONNECTION
UE	Utility Easement	⊥	FIBER OPTIC CABLE
Δ	Delta (Central Angle)	⊥	FIBER OPTIC CABLE BOX
⊥	Chain Link Fence	⊥	Fire Hydrant
⊥	Concrete Block	⊥	Gas Anchor
⊥	Cable Riser	⊥	Handicap Parking
⊥	Cleanout	⊥	Handicap Ramp
⊥	CWP Crosswalk Post	⊥	Gas Meter
⊥	Curb Inlet	⊥	Gas Valve
⊥	DOT INLET	⊥	Grease Trap
DP	Dumpster Pad	⊥	Concrete Light Pole
ELECTRIC BOX		⊥	Metered End Section
ELECTRIC METER		⊥	SIGN
⊥	Air Release Manhole	⊥	PARKING SPACES
⊥	FOOT Storm Manhole	⊥	Concrete Power Pole
⊥	FIRE DEPARTMENT CONNECTION	⊥	Wood Power Pole
⊥	FIBER OPTIC CABLE	⊥	Sanitary Manhole
⊥	FIBER OPTIC CABLE BOX	⊥	Sanitary Valve
⊥	Fire Hydrant	⊥	Selloack
⊥	Gas Anchor	⊥	Storm Inlet
⊥	Handicap Parking	⊥	SIGNAL POLE
⊥	Handicap Ramp	⊥	Well
⊥	Gas Meter	⊥	Storm Manhole
⊥	Gas Valve	⊥	TELEPHONE BOX
⊥	Grease Trap	⊥	TELEPHONE RISER
⊥	Concrete Light Pole	⊥	TRAFFIC LIGHT POLE
⊥	Metered End Section	⊥	TRAFFIC SIGNAL BOX
⊥	SIGN	⊥	TRAFFIC PANEL
⊥	PARKING SPACES	⊥	Transformer
⊥	Concrete Power Pole	⊥	Gas Valve
⊥	Wood Power Pole	⊥	Water Valve
⊥	Sanitary Manhole	⊥	Water Meter
⊥	Sanitary Valve	⊥	STORM JUNCTION BOX
⊥	Selloack		
⊥	Storm Inlet		
⊥	SIGNAL POLE		
⊥	Well		
⊥	Storm Manhole		
⊥	TELEPHONE BOX		
⊥	TELEPHONE RISER		
⊥	TRAFFIC LIGHT POLE		
⊥	TRAFFIC SIGNAL BOX		
⊥	TRAFFIC PANEL		
⊥	Transformer		
⊥	Gas Valve		
⊥	Water Valve		
⊥	Water Meter		
⊥	STORM JUNCTION BOX		

Patrick K. Ireland, P.S. 6937 LB 7623
 Robert F. Hoogland, P.S. 6937 LB 7623
 Ireland & Associates Surveying, Inc.
 1301 S. International Parkway, Suite 2001
 Lake Mary, Florida 32746
 www.irelandssurveying.com
 Office-407.678.3366 Fax-407.320.8165

*

4/15/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 09:36:47

PROJ # 24-20000006

RECEIPT # 0106677

OWNER: PADRON, SARA

JOB ADDRESS: 6200 N RONALD REAGAN BLVD

LOT #: 0000

REZONE TO COM, IND, OP/RP 14	2875.00	2875.00	.00
------------------------------	---------	---------	-----

TOTAL FEES DUE.....:	<u>2875.00</u>
----------------------	----------------

AMOUNT RECEIVED.....:	<u>2875.00</u>
-----------------------	----------------

* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	001564924781	
CASH/CHECK AMOUNTS...:	2875.00	
COLLECTED FROM:	SARA PADRON	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE

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

Comment Document – Initial Submittal

The DRC meeting allows 20 minutes per project to discuss and clarify any comments of concern. Additional comments or deletion of comments may result from discussions at the DRC meeting. The DRC Agenda can be found [HERE](#).

PROJECT NAME:	RONALD REAGAN PLOT - REZONE	PROJ #: 24-20000006
APPLICATION FOR:	PZ - REZONE (EXCL PD)	
APPLICATION DATE:	4/15/24	
RELATED NAMES:	Z2024-06	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	14-20-30-300-0310-0000	
NO OF ACRES	5	
BCC DISTRICT	2-Jay Zembower	
LOCATION	ON THE NORTH SIDE OF RONALD REAGAN BLVD, WEST OF NOLAN RD	
FUTURE LAND USE-	LDR	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	SANFORD	
APPLICANT:	CONSULTANT:	
VINCENT PELUSO PE AMERICAN ENG. & SURVEY INC 4250 ALAFAYA TRL STE 212-138 OVIDO FL 32765 (407) 730-7360 VINCENT@AMERICAN-ENGINEER.COM	VINCENT PELUSO PE AMERICAN ENG. & SURVEY INC 4250 ALAFAYA TRL STE 212-138 OVIDO FL 32765 (407) 730-7360 VINCENT@AMERICAN-ENGINEER.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

	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	A full buffer review will be done at time of subdivision plan review.	Info Only
4.	Buffers and CPTED	At this time, staff estimates a 0.1 opacity buffer will be required along the right of way. Please be prepared to submit a landscape plan at time of subdivision plan review. This is subject to change as more information becomes available.	Info Only
5.	Building Division	All structures that are required to be accessible per the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.	Info Only
6.	Building Division	Library Comment In accordance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.	Info Only
7.	Building Division	All site lighting on Commercial parcels require a building permit prior to commencement of work. This is a standalone permit separate from all other required permits.	Info Only
8.	Comprehensive Planning	The Low Density Residential (LDR) Future Land Use designation allows single family detached residences (site-built or modular) up to four dwelling units per net buildable acre.	Info Only
9.	Comprehensive Planning	Adequate Water Supply 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
10.	Comprehensive Planning	Utilities for the subject property are provided by the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
11.	Environmental Services	We have no objection to the proposed rezone.	Info Only
12.	Environmental Services	This parcel is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service it.	Info Only
13.	Environmental Services	If the City of Sanford is unable to service utilities, we have a 12" potable water main running along the east side of N Ronald Reagan Blvd and a pressurized 12" sewer force main running along the west side of N Ronald Reagan Blvd capable of servicing this parcel.	Info Only
14.	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
15.	Natural Resources	Based on preliminary analysis, there may be endangered and	Info Only

		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)	
16.	Natural Resources	Trees less than six (6) inches DBH and palm trees are exempt from arbor regulations. SCLDC 60.4(h)	Info Only
17.	Natural Resources	Reasonable efforts should be made to preserve specimen trees. A permit to remove a specimen tree shall be granted when one or more of the following items do not allow for reasonable options to preserve the tree(s): Grading and drainage requirements within the drip line of canopy trees; The construction of a building; The installation of required utilities; or Access to and immediately around proposed structures. SCLDC 60.9(c)	Info Only
18.	Natural Resources	Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. SCLDC 60.9(d)(1)	Info Only
19.	Natural Resources	The cumulative DBH of specimen trees preserved on site shall count two (2) to one (1) toward meeting the total replacement requirement. SCLDC 60.9(d)(6a)	Info Only
20.	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
21.	Natural Resources	Each application for a permit to remove, relocate or replace trees covered under this Chapter 60 must be accompanied by a written statement indicating the reasons for removal, relocation or replacement of trees. SCLDC 60.10(d)	Info Only
22.	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
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.	Natural Resources	Prior to the issuance of a Certificate of Occupancy, trees must be planted on new residential lots, as shown on the approved building permit. SCLDC 35.61(e)(1)	Info Only
25.	Natural Resources	For lots of 10,000 square or less, at least one of the required canopy trees must be in the front yard. For lots equal to or greater than 10,001 sq. ft., at least two (2) of the required canopy trees must be in the front yard. SCLDC 35.61(e)(3)	Info Only
26.	Planning and Development	Please provide updated utility capacity letters (and pre-annexation agreement if applicable) from the City of Sanford.	Unresolved
27.	Planning and Development	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	Unresolved

		"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	
28.	Planning and Development	Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec. 30.49 Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant.	Unresolved
29.	Planning and Development	Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.49 - Community Meeting Procedure, before mailing out the surrounding neighbors. 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.	Info Only
30.	Planning and Development	In reference to the proposed subdivision, the next steps following the rezone approval are as stated. Subdivision Process: Approval of the Preliminary Subdivision Plan (PSP), which must be approved by the Planning & Zoning Board as a technical review item; approval of the Final Engineering Plans, which are approved on a staff level; and approval of the Final Plat, which may be submitted once Final Engineering Plans are in review.	Info Only
31.	Planning and Development	The subject site has a Low Density Residential Future Land Use which allows a maximum density of 4 dwelling units 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.	Info Only
32.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
33.	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
34.	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
35.	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	Info Only

		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"	
36.	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
37.	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
38.	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
39.	Public Safety - Fire Marshal	A fire site clearance inspection will be required prior to the release of the building permit. At this inspection, a fire flow test and data shall be provided for the proposed new hydrant to verify it meets the flow capabilities proposed on these plans.	Info Only
40.	Public Works - Engineering	No specific issues with the rezone for stormwater. Please note that there are drainage concerns in the area and the site will most likely have to retain additional retention at final engineering. There is also drainage and stormwater storage on the site. This will have to be modeled and addressed at final engineering. Note that the site does not appear to be able to support 14-lots once roads and stormwater is addressed for the R-1 zoning. The number of lots may have to be reduced as part of the final engineering plan. There may be at least one drainage easement on the site that does not seem to be captured in the survey. Please verify.	Info Only
41.	Public Works - Engineering	No specific issues with the rezone with respect to traffic. Please note that the existing house will have to access internal to the subdivision. Only one access to the subdivision will be allowed. A left turn U-turn will be required at Nolan Road for the development. The site will be limited to a right in and right out from the site.	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	Email	Reviewer Comments/Contact
Comprehensive Planning	Doug Robinson	drobinson03@seminolecountyfl.gov	407-665-7308
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
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	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468

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

1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
05/30/2024	The application fee allows for the initial submittal plus two resubmittals.	Kaitlyn Apgar
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

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

Cities:

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

Other Agencies:

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

Other Resources:

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