



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

**PROJ. #:** 24-20500004  
Received: 5/16/24  
Paid: 5/20/24

## REZONE/FUTURE LAND USE AMENDMENT

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (&gt;50 ACRES)</b>	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (&lt;50 ACRES)</b>	\$3,500
<input type="checkbox"/> <b>SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (&lt;50 ACRES)</b>	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT</b>	\$1,000
<input type="checkbox"/> <b>REZONE (NON-PD)**</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> <b>PD REZONE**</b>	
<input checked="" type="checkbox"/> <b>PD REZONE</b>	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN</b>	\$1,000
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</b>	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) <sup>^^</sup> x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) <sup>^^</sup> 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"/> <b>PD MAJOR AMENDMENT</b>	\$4,000 + \$75/ACRE* <sup>^</sup> (\$10,000 MAX. FEE)
<input type="checkbox"/> <b>PD MINOR AMENDMENT</b>	\$1,000
<input type="checkbox"/> <b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/> <b>DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</b>	\$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: Snowball Plaza Daycare	
PARCEL ID #(S): 18-21-29-504-0000-0060	
LOCATION: 3320 E SR 436 APOPKA FL 32703	
EXISTING USE(S): Office	PROPOSED USE(S): Office/Daycare
TOTAL ACREAGE: 0.55	BCC DISTRICT: 3
WATER PROVIDER: Seminole County Utilities	SEWER PROVIDER: Seminole County Utilities
CURRENT ZONING: RP- Residential Professional	PROPOSED ZONING: <del>Office / Daycare</del> PD
CURRENT FUTURE LAND USE: Office	PROPOSED FUTURE LAND USE: Office / Daycare

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Dan Ohsie	COMPANY: D & E Snowball, LLC	
ADDRESS: 1851 Sweetwater West Circle		
CITY: Apopka	STATE: FL	ZIP: 32712
PHONE: 407-772-0733	EMAIL: ohsiedaniel@icloud.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Dave Schmitt P.E.	COMPANY: Dave Schmitt Engineering, Inc.	
ADDRESS: 12301 Lake Underhill Rd.		
CITY: Orlando	STATE: FL	ZIP: 32828
PHONE: 407-207-9088	EMAIL: dsemailbox@dseorl.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): D & E Snowball, LLC		
ADDRESS: 1851 Sweetwater West Circle		
CITY: Apopka	STATE: FL	ZIP: 32712
PHONE: 407-772-0733	EMAIL: ohsiedaniel@icloud.com	

**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.)

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

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

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)

**5/8/2024**

**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).

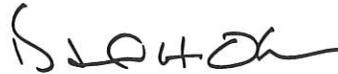
I, Daniel H. Ohsie, the owner of record for the following described property [Parcel ID Number(s)] 18-21-29-504-0000-0060 hereby designates Dave Schmitt P.E. to act as my authorized agent for the filing of the attached application(s) for:

<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.

5/8/2024

Date



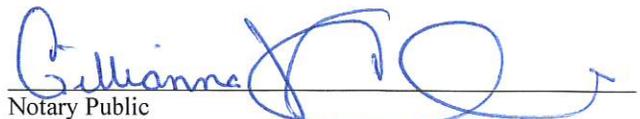
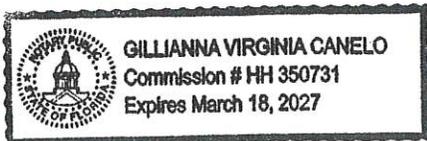
Property Owner's Signature

Daniel H. Ohsie

Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Daniel H. Ohsie (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 8 day of May, 2024.



Notary Public



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

### Detail by Entity Name

Florida Limited Liability Company

#### D & E SNOWBALL LLC

##### Filing Information

**Document Number** L06000059586  
**FEI/EIN Number** 51-0585163  
**Date Filed** 06/12/2006  
**State** FL  
**Status** ACTIVE  
**Last Event** CANCEL ADM DISS/REV  
**Event Date Filed** 05/12/2010  
**Event Effective Date** NONE

##### Principal Address

1851 SWEETWATER WEST CIRCLE  
APOPKA, FL 32712

##### Mailing Address

409 MONTGOMERY ROAD  
175  
ALTAMONTE SPRINGS, FL 32714

Changed: 05/12/2010

##### Registered Agent Name & Address

#### OHSIE, DANIEL H

1851 SWEETWATER WEST CIRCLE  
APOPKA, FL 32712

##### Authorized Person(s) Detail

#### Name & Address

Title MGRM

OHSIE, DANIEL H  
1851 SWEETWATER WEST CIRCLE  
APOPKA, FL 32712

Title MGRM

OHSIE, EUNJOO K  
1851 SWEETWATER WEST CIRCLE  
APOPKA, FL 32712

##### Annual Reports

Report Year	Filed Date
2020	01/29/2020
2021	04/22/2021
2022	03/29/2022

##### Document Images

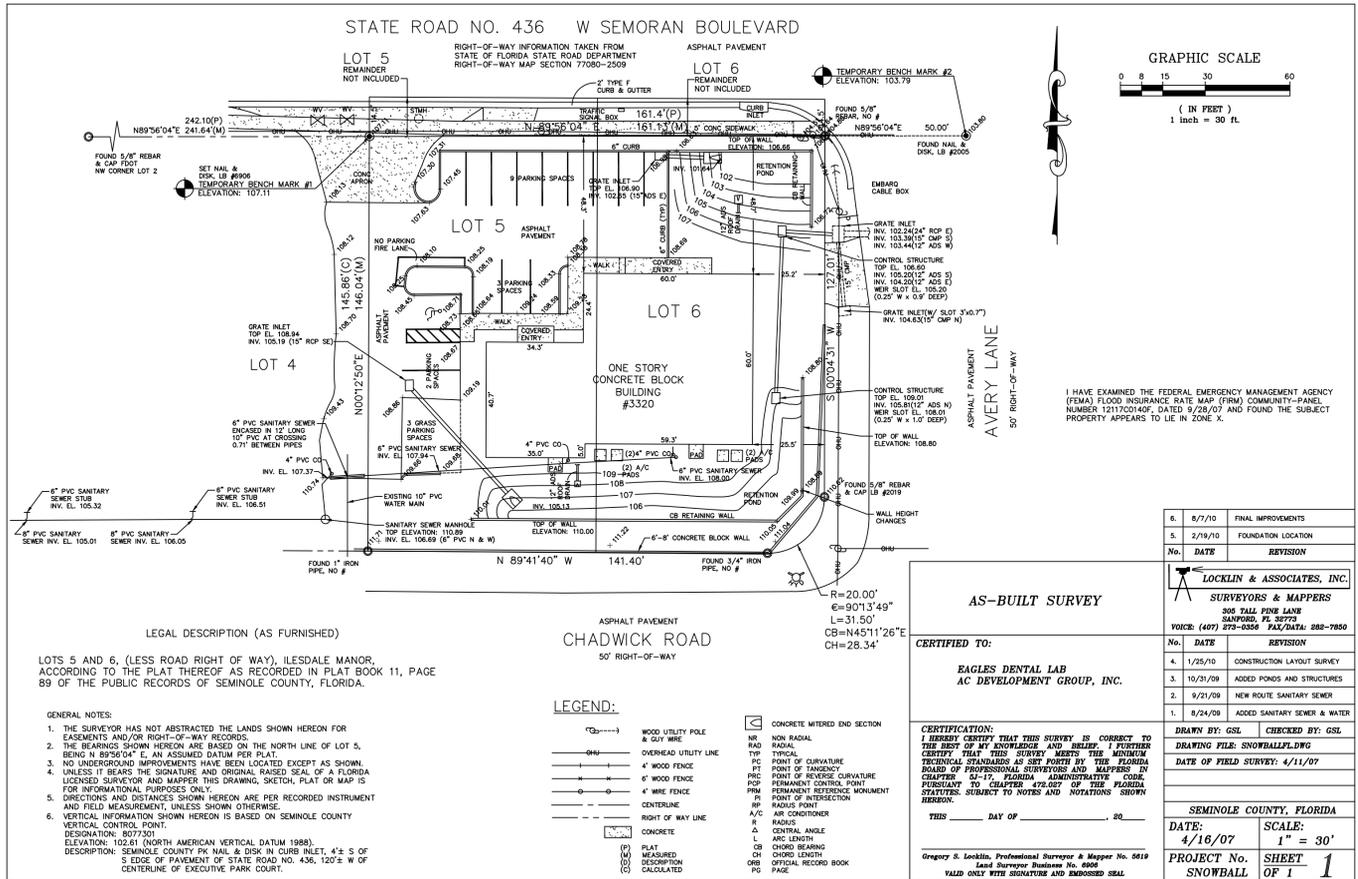
<a href="#">03/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/11/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

The site consists of an existing 4,993 sf building on 0.54 acres with parking, stormwater system with small pond, and other utilities to serve the site. The property is located at SR 436 West Semoran Boulevard, in Apopka, FL, unincorporated Seminole County. The site is presently zoned RP, and the Rezoning application is proposed to be changed to PD zoning designation. At County Staff recommendation, the PD zoning change will be specific to the site and will allow negotiation of some site deficiencies that have been identified. The site was approved with a Development Order that allows a Dental Lab.

The proposed site plan includes an additional four (4) parking spaces where the existing retention pond is and use an exfiltration (Stormtech) system for stormwater treatment volume.



LEGAL DESCRIPTION (AS FURNISHED)

LOTS 5 AND 6, (LESS ROAD RIGHT OF WAY), ILESDALE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 89 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- GENERAL NOTES:
1. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.
  2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 5, BEING N 89°56'04" E, AN ASSUMED DATUM PER PLAT.
  3. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
  4. DIRECTIONS AND DISTANCES SHOWN HEREON ARE PER RECORDED INSTRUMENT AND FIELD MEASUREMENT, UNLESS SHOWN OTHERWISE.
  5. VERTICAL INFORMATION SHOWN HEREON IS BASED ON SEMINOLE COUNTY VERTICAL CONTROL POINT.
  6. DESIGNATION: 8077301  
ELEVATION: 102.91 (NORTH AMERICAN VERTICAL DATUM 1988).  
DESCRIPTION: SEMINOLE COUNTY PK. NAIL & DISK IN CURB INLET, 4"± S OF S EDGE OF PAVEMENT OF STATE ROAD NO. 436, 120'± W OF CENTERLINE OF EXECUTIVE PARK COURT.

- LEGEND:
- WOOD UTILITY POLE & GUY WIRE
  - OVERHEAD UTILITY LINE
  - 4" WOOD FENCE
  - 4" WIRE FENCE
  - CENTERLINE
  - RIGHT OF WAY LINE
  - CONCRETE
  - PLAT
  - MEASURED
  - DESCRIPTION
  - CALCULATED
  - CONCRETE MITERED END SECTION
  - NON RADIAL
  - RADIAL
  - TYPICAL
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - PERMANENT CONTROL POINT
  - PERMANENT REFERENCE MONUMENT
  - POINT OF INTERSECTION
  - RADIUS POINT
  - A/C AIR CONDITIONER
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CH CHORD BEARING
  - CH CHORD LENGTH
  - ORB OFFICIAL RECORD BOOK
  - PC PAGE

No.	DATE	REVISION
6.	8/7/10	FINAL IMPROVEMENTS
5.	2/19/10	FOUNDATION LOCATION

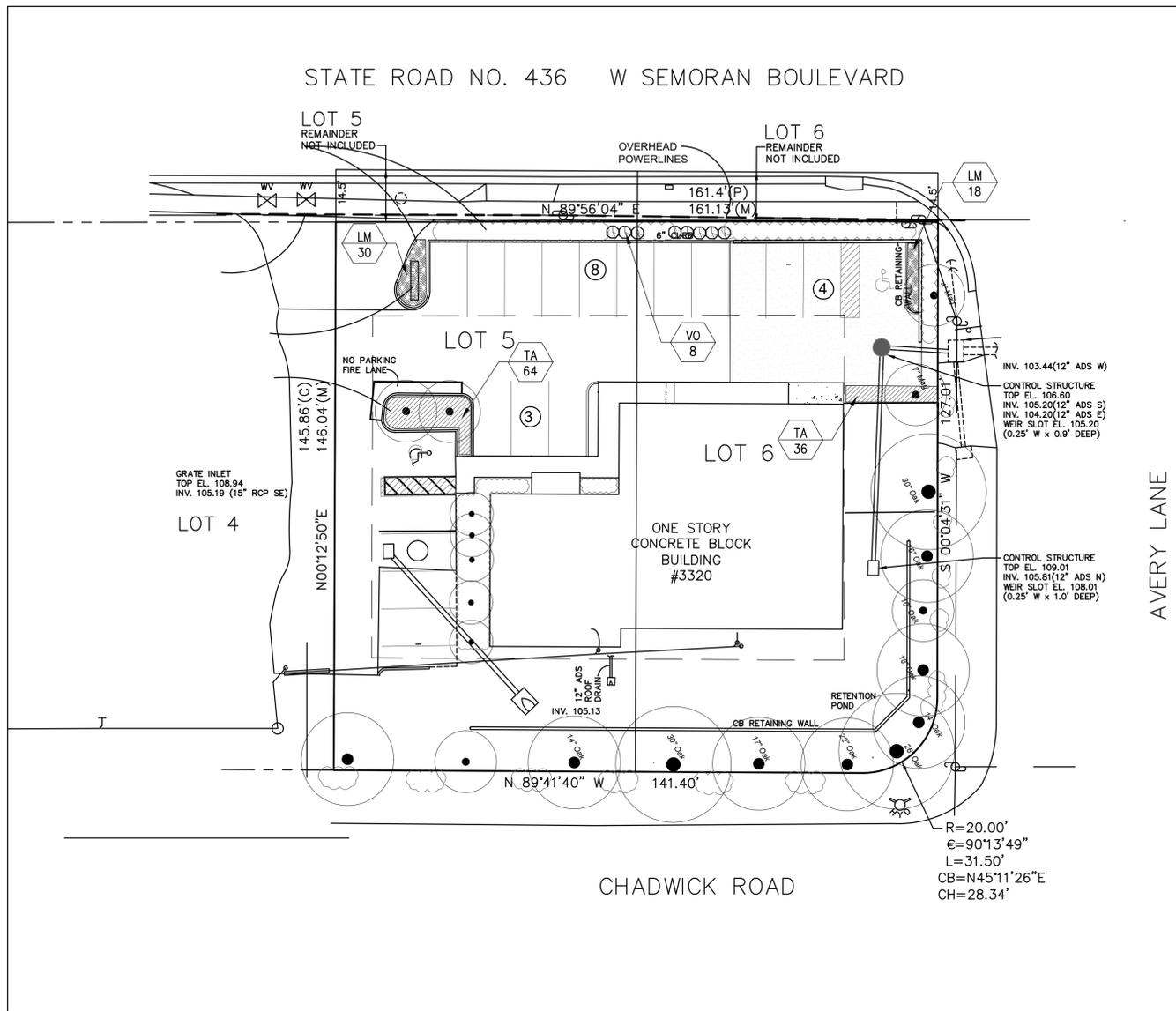
LOCKLIN & ASSOCIATES, INC.  
SURVEYORS & MAPPERS  
365 TALL PINE LANE  
SAWDOOD, FL 32773  
VOICE: (407) 879-0256 FAX/DATA: 888-7850

No.	DATE	REVISION
4.	1/25/10	CONSTRUCTION LAYOUT SURVEY
3.	10/31/09	ADDED PONDS AND STRUCTURES
2.	9/21/09	NEW ROUTE SANITARY SEWER
1.	8/24/09	ADDED SANITARY SEWER & WATER

DRAWN BY: GSL      CHECKED BY: GSL  
DRAWING FILE: SNOWBALL.DWG  
DATE OF FIELD SURVEY: 4/11/07

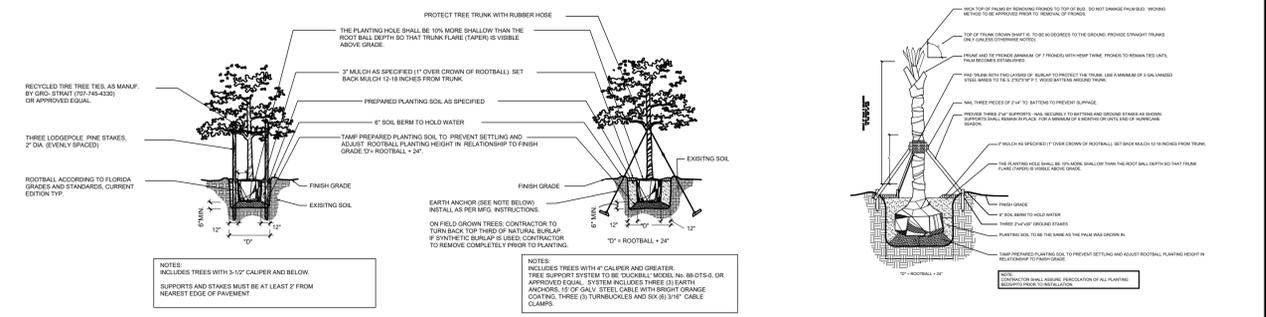
SEMINOLE COUNTY, FLORIDA  
DATE: 4/16/07      SCALE: 1" = 30'  
PROJECT No. SNOWBALL      SHEET 1 OF 1

STATE ROAD NO. 436 W SEMORAN BOULEVARD

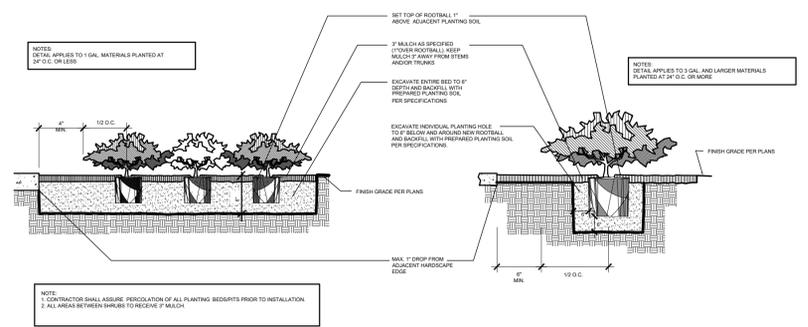


1 LANDSCAPE PLAN

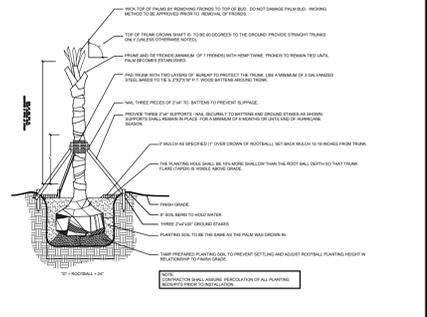
PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
<b>SHRUBS</b>					
MF	8	VIBURNUM ODOARATISIMUM	SWEET VIBURNUM	36" HT. x 36" SPRD. / FULL / 7G	30" O.C.
<b>GROUNDCOVERS</b>					
LM	48	LIRIOPE MUSCARI 'EMERALD GODDESS'	BORDER GRASS	14" O.A, MIN 7 BIBS, FULL, 1 GAL.	24" O.C.
TA	100	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	MIN. 12 RUNNERS / FULL / 4" POT	15" O.C.
SEE		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
SEE		PINE BARK MINI-NUGGETS	PINE BARK MINI-NUGGETS MULCH	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY



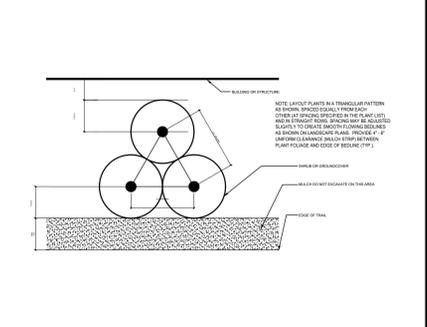
2 SMALL AND LARGE TREE PLANTING DETAIL N.T.S.



4 SHRUB AND GROUNDCOVER PLANTING DETAIL N.T.S.



3 PALM PLANTING DETAIL N.T.S.



5 SPACING DETAIL N.T.S.

LANDSCAPE PLANTING AND CONTRACTOR NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
- ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
- ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
- ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 3" IN DEPTH.
- ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
- TREES SHALL NOT BE PLACED WITHIN 7' OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 5' OF ANY UTILITIES.
- TREES SHALL NOT BE PLACED WHERE THEY WILL OBSCURE ANY VIEWS TO TRAFFIC, PEDESTRIANS OR SIGNAGE. CONTRACTOR TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS. IF PLANTING IS QUESTIONABLE; CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE TO DISCUSS RELOCATION.
- CONTRACTOR SHALL TAKE CARE TO PROTECT ALL TREES AND LANDSCAPING MATERIAL WITHIN PROJECT LIMITS AS WELL AS EXISTING TREES IMMEDIATELY ADJACENT TO PROJECT LIMITS. IF THE EXISTING LANDSCAPE, TREES OR OTHER RELATED MATERIALS ARE IMPACTED DURING LANDSCAPE INSTALLATION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPLACEMENTS, AS WELL AS, ALL OTHER ASPECTS OF REMEDIATION INCLUDING BUT NOT LIMITED TO: TREES, SHRUBS, GROUNDCOVERS, SOD, AND ANY OTHER MATERIALS IMPACTED BY CONSTRUCTION.
- SOIL CONDITIONS MAY VARY THROUGHOUT THE SITE AND CONTRACTOR TO SHALL PROVIDE PROPER EQUIPMENT FOR PROPER EXCAVATION.
- CONTRACTOR SHALL INCLUDE THE COSTS OF EXCAVATION, DISPOSAL OF EXCESS MATERIALS, BACKFILL, SOIL AMENDMENTS, SPECIAL BED PREPARATION, MULCH, TREE STAKING AND GUYING, FERTILIZER, WATERING FOR PLANT ESTABLISHMENT, SITE CLEAN-UP AND MAINTENANCE WITHIN BID NUMBER.
- CONTRACTOR SHALL SOD ALL DAMAGED GRASS AREAS DISTURBED DURING CONSTRUCTION. SEE LANDSCAPE SPECIFICATIONS FOR SOD INSTALLATION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTLE TREES THAT ARE OUT OF PLUMB.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION, ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
- THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF THEIR WORK.

**BORRELLI + PARTNERS**  
ARCHITECTURE PLANNING LANDSCAPE INTERIOR

770 VASSAR STREET  
ORLANDO, FL 32804 (407) 418-1338

CONSENTING ARCHITECT'S DRAWING IS THE PROPERTY OF BORRELLI + PARTNERS. UNLESS OTHERWISE NOTED, IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR PARTIALLY EXCEPT AS PERMITTED BY THE ARCHITECT. COPYRIGHT BORRELLI + PARTNERS, 2017

CHRISTOPHER D. RICELAB667122

LANDSCAPE PLAN AND DETAILS

SNOWBALL DAYCARE PLAZA

CONSULTANTS

DRAWING TITLE

PROJECT ADDRESS  
3320 E. SEMORAN BLVD.  
APOPKA, FL 32703

OWNER NAME AND ADDRESS

REV. DESCRIPTION DATE PROJECT ADDRESS

1. BASE UPDATE 07/19/23

PHASE CONSTRUCTION DDCS

SCALE 1"=20'-0"

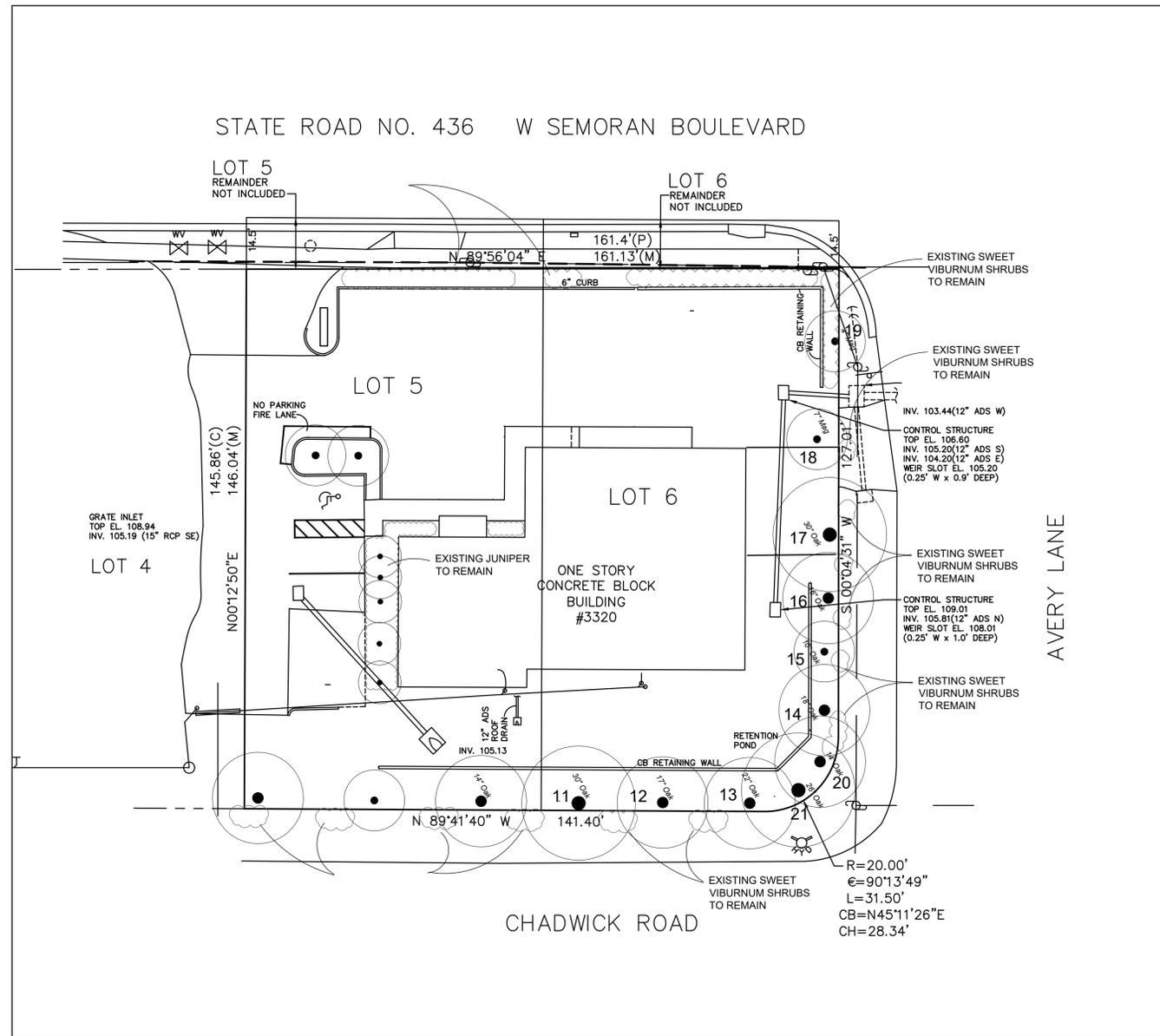
FILE NAME 23-001

DRAWN BY CR

CHECKED BY CR

DATE 05-22-23

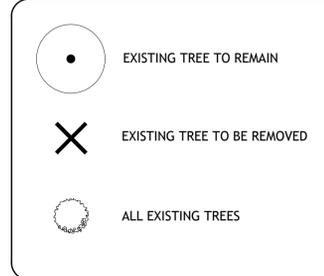
L-100



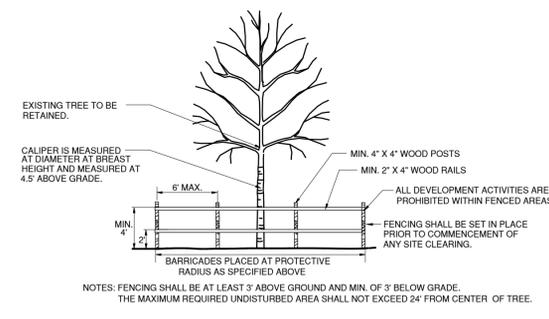
1 EXISTING LANDSCAPE AND TREE PLAN

1"=20'-0"

### EXISTING TREES



TREE CHART			
Tree ID#	DBH Size	Tree Type	Removed
1	11"	OAK	
2	14"	OAK	
3	10"	PALM	
4	2"	CRAPE	
5	10"	PALM	
6	10"	PALM	
7	10"	PALM	
8	20"	OAK	
9	16"	OAK	
10	14"	OAK	
11	30"	OAK	
12	17"	OAK	
13	22"	OAK	
14	18"	OAK	
15	10"	OAK	
16	16"	OAK	
17	30"	OAK	
18	7"	MAGNOLIA	
19	4"	MAGNOLIA	
20	14"	OAK	
21	26"	OAK	



2 TREE PROTECTION DETAIL

NTS

**NOTES:**  
 PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, BRANCHES OR BARK. BRANCHES OF TREES BE STOPPING CONSTRUCTION OR SIGNATION MATERIALS WITHIN DRIP LINE. EXCESS FUEL OR VEHICULAR TRAFFIC AND PARKING OF VEHICLES WITHIN DRIVEWAY.  
 ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON DETAIL ON THIS SHEET BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE MIN. 2' HIGH WITH 4" POSTS AND 2" RAILS AT 2' AND 4' ABOVE GROUND. SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL BARRICADES SHALL BE REMOVED TO CLEAR DRIVEWAYS FROM THE FACE OF TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE PROTECTIVE BARRICADES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, WASTE, OR DEBRIS. OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 2" IN DIAMETER, BARRICADES SHALL BE NO CLOSER THAN 12 FEET FROM FACE OF TREE. WHEN CONSTRUCTION MUST BE DONE WITHIN THE BARRICADES BARRICADES SHALL BE REPTO BACK TO A DISCREETLY LOCATED IN THE CLOSE OF WORK. EXTRA CARE MUST BE TAKEN BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.  
 PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH TO THE SATISFACTION OF THE PARKS REPRESENTATIVE DURING CONSTRUCTION WORK.  
 WHEN NECESSARY TO CUT ROOTS OVER 1-1/2" DIA. OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT. TEMPORARILY COVER EXPOSED ROOTS WITH HIE BULKAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.  
 NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL FROM THE PARKS DEPARTMENT.  
 INTERFERING BRANCHES MAY BE REMOVED AT THE DISCRETION OF THE PARKS DIVISION REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.  
 REPAIR OR REPLACE AT THE PARKS DIVISION REPRESENTATIVE'S DISCRETION TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. EITHER OR A QUALIFIED TREE SURGEON TO REPAIR AND DAMAGE TO TREES. PROPERTY TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.  
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BY THEIR REPAIR BY THE PARKS DIVISION REPRESENTATIVE WITH TREES OF SIMILAR QUALITY AND SPECIES SIZED TO REPAIR THE DAMAGE TO THE PARKS DIVISION REPRESENTATIVE'S SATISFACTION. IF TREES ARE DAMAGED PRIOR TO THE START OF CONSTRUCTION OR THROUGH NEGLIGENCE OF ANY PARTY, THAT PARTY SHALL BEAR THE COST OF REPAIR OR REPLACEMENT.  
 LEAVE ALL EXISTING VEGETATION UNDER TREE CROPNINGS TO REMAIN. CLEAN UP ANY DEBRIS, GRADE MATERIAL, AND OTHER DEBRIS FROM THE WORK AREA. TO BE REMOVED FROM THE WORK AREA. ALL TO BE REMOVED FROM THE WORK AREA.  
 ALL TREES AND OTHER VEGETATION TO BE REMOVED SHALL HAVE ALL ABOVE GROUND MATERIALS REMOVED, ALONG WITH TRUNK AND ROOT MATERIAL, BELOW GRADE TO LEVEL TO ALLOW CONSTRUCTION WORK, BODDING, AND FUTURE CONSTRUCTION TO BE ACCOMMODATED.  
 ALL TREES AND UNDERGROWTH TO BE REMOVED SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY PARKS DIVISION REPRESENTATIVE PRIOR TO ANY REMOVAL WORK COMMENCING.

**BORRELLI + PARTNERS**  
 ARCHITECTURE PLANNING LANDSCAPE INTERIOR  
 770 VASSAR STREET  
 ORLANDO, FL 32804 (407) 418-1338  
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE METRIC EQUIVALENTS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

SIGNATURE AND DATED SEAL  
  
 CHRISTOPHER D. RICCIARDI  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12512

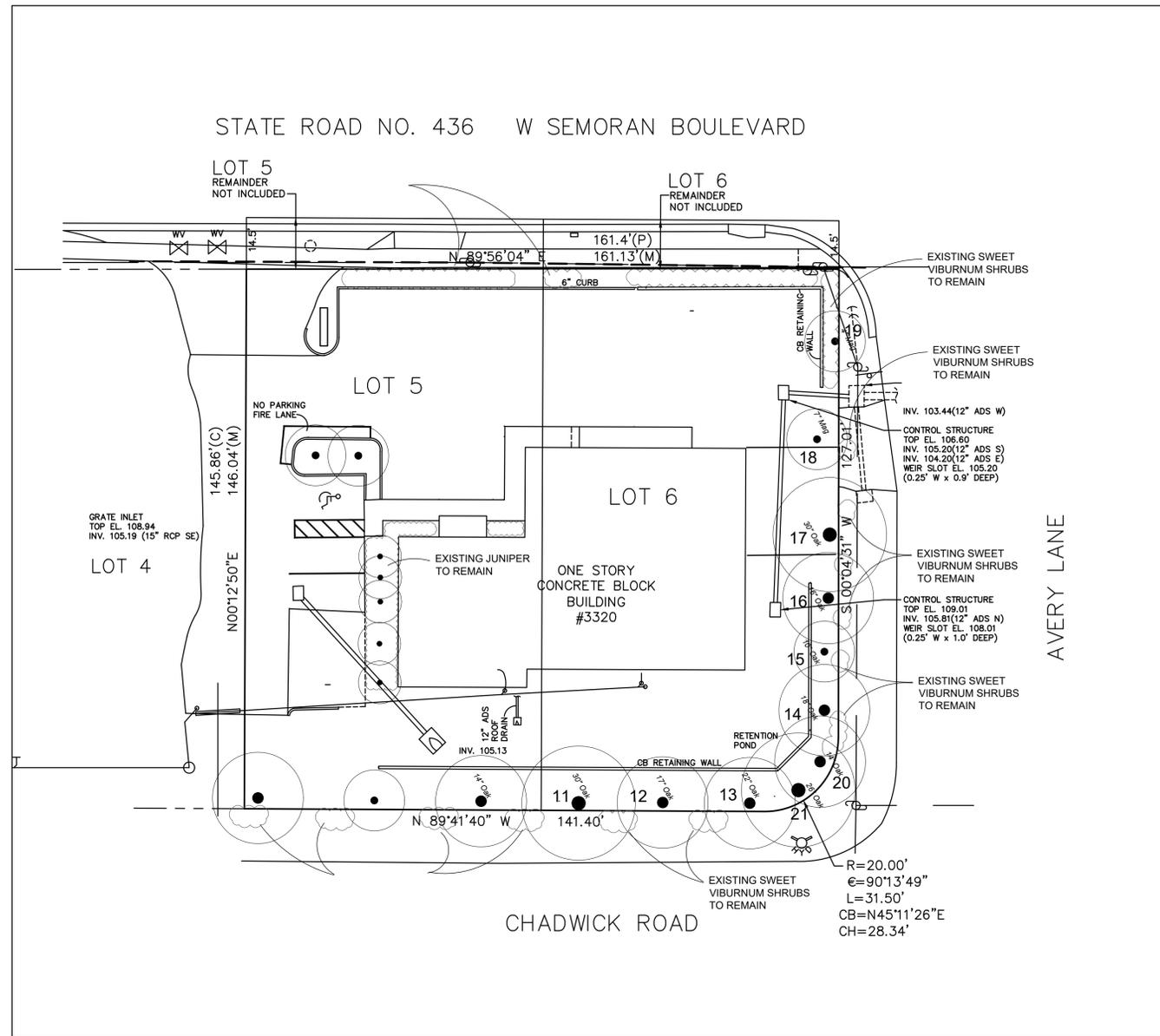
DRAWING TITLE  
 CONSULTANTS  
 EXISTING TREE AND LANDSCAPE PLAN

PROJECT ADDRESS  
 3320 E. SEMORAN BLVD.  
 APOPKA, FL 32703  
 OWNER NAME AND ADDRESS

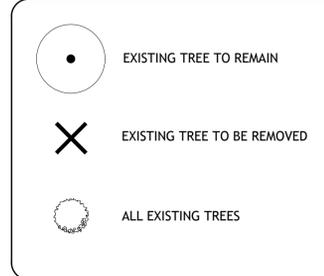
REV. DESCRIPTION DATE  
 1. BASE UPDATE 07/19/23

PROJECT NO. 23-001  
 PHASE CONSTRUCTION DDSS  
 SCALE 1"=30'-0"  
 FILE NAME 23-001  
 DRAWN BY CR  
 CHECKED BY CR  
 DATE 05-22-23

T-100



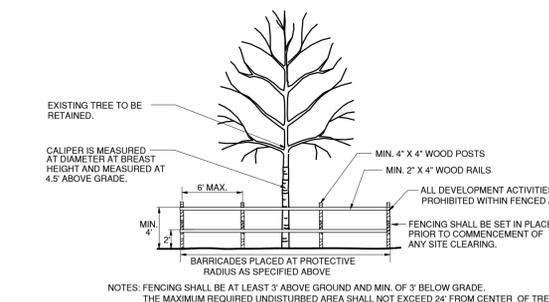
### EXISTING TREES



TREE CHART			
Tree ID#	DBH Size	Tree Type	Removed
1	11"	OAK	
2	14"	OAK	
3	10"	PALM	
4	2"	CRAPE	
5	10"	PALM	
6	10"	PALM	
7	10"	PALM	
8	20"	OAK	
9	16"	OAK	
10	14"	OAK	
11	30"	OAK	
12	17"	OAK	
13	22"	OAK	
14	18"	OAK	
15	10"	OAK	
16	16"	OAK	
17	30"	OAK	
18	7"	MAGNOLIA	
19	4"	MAGNOLIA	
20	14"	OAK	
21	26"	OAK	

1 EXISTING LANDSCAPE AND TREE PLAN

1"=20'-0"



2 TREE PROTECTION DETAIL

**NOTES:**

PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, BRANCHES OR BARK. BRANCHES OF TREES BE STOPPING CONSTRUCTION OR SIGNATION MATERIALS WITHIN DRIP LINE. EXCESS FUEL OR VEHICULAR TRAFFIC AND PARKING OF VEHICLES WITHIN DRIVEWAY.

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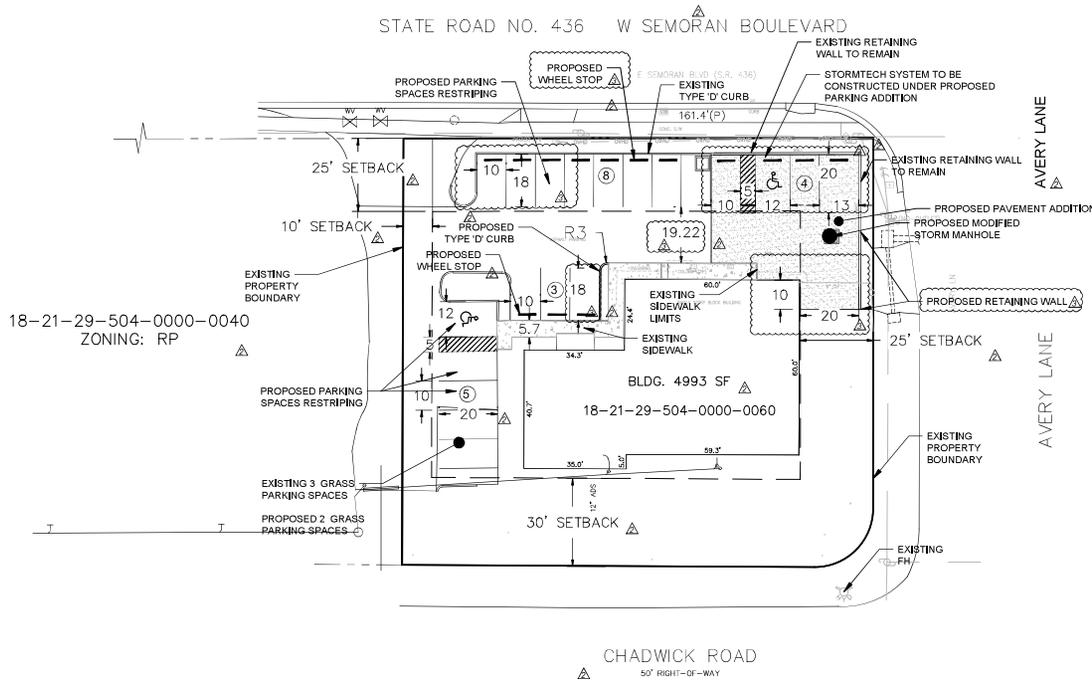
LEAVE ALL EXISTING VEGETATION UNDER TREE CANOPIES TO REMAIN. CLEAN UP ANY DEBRIS, GRADE MATERIAL, AND OTHER DEBRIS FROM THE WORK AREA. TO BE REMOVED FROM THE WORK AREA. ALL TREES AND OTHER VEGETATION TO BE REMOVED SHALL HAVE ALL ABOVE GROUND MATERIALS REMOVED, ALONG WITH TRUNK AND ROOT MATERIAL, BELOW GRADE TO LEVEL TO ALLOW CONSTRUCTION WORK, SOILING, AND FUTURE CONSTRUCTION TO BE ACCOMMODATED.

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REV.	DESCRIPTION	DATE	PROJECT ADDRESS
1.	BASE UPDATE	07/19/23	3320 E. SEMORAN BLVD. APOPKA, FL 32703

REV.	DESCRIPTION	DATE	PROJECT ADDRESS
23-001	CONSTRUCTION DDCS		
SCALE	1"=30'-0"		
FILE NAME	T-100		
DRAWN BY	CR		
CHECKED BY	CR		
DATE	05-22-23		

F:\SPD\CAD\Hansen\Final\06 OVERALL SITE PLAN.dwg, 12/14/2023 3:18:48 PM



**NOTES**

**GENERAL**  
 PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS SET FORTH BY SEMINOLE COUNTY, FLORIDA.  
 REMOVED

**SIGNAGE**  
 ALL SIGNAGE SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

**LIGHTING**  
 ALL LIGHTING SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

**RAMPS**  
 ALL PROPOSED CURB RAMPS WITHIN THE RIGHT OF WAY SHALL HAVE CAST-IN-PLACE DETECTABLE WARNING MATS.

**STORMWATER MANAGEMENT**  
 OWNERSHIP AND MAINTENANCE OF STORM WATER EXFILTRATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET SEMINOLE COUNTY CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAY NO. 121172040P, EFFECTIVE SEPTEMBER 28, 2007 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" WITH NO BASE FLOOD ELEVATION ESTABLISHED.

**FIRE**  
 FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 (2022 EDITION) AND FLORIDA FIRE PROTECTION CODE (7TH EDITION).

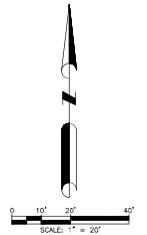
**SOILS**  
 SOIL SYMBOL 34 SOIL DESCRIPTION URBAN LAND

**SITE DATA**  
 TOTAL SITE AREA 0.54 AC  
 OPEN SPACE AREA 0.19 AC (35.19%)  
 FUTURE LAND USE OFFICE  
 ZONING CLASS RP

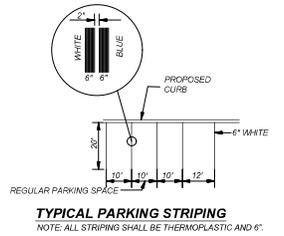
**SETBACKS REQUIRED:**  
 FRONT (F): 20'  
 SIDE (E): 20'  
 REAR (R): 30'  
 SIDE (W): 10'

**PARKING CALCULATIONS:**

REQUIRED	
1 SPACE PER 2 EMPLOYEE (18)	9 SPACES
1 SPACE PER COMP. VEH. (1)	1 SPACES
1 SPACE PER 200 SF	25 SPACES
TOTAL PARKING REQUIRED	35 SPACES
EXISTING STANDARD HANDICAPPED	15 SPACES / 1 SPACES
PROPOSED STANDARD HANDICAPPED	3 SPACES / 1 SPACES
TOTAL PARKING PROVIDED	20 SPACES



- NOTES:**
- SUPPLEMENTAL LANDSCAPING WILL BE PROVIDED TO RESTORE THE 3' CONTINUOUS HEDGE ON THE NORTH AND EAST BOUNDARIES.
  - THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).



**DAVE SCHMITT ENGINEERING, INC.**  
 12301 LAKE UNDERHILL ROAD  
 SUITE 241  
 ORLANDO, FL 32828  
 407-207-9088 FAX 407-207-9089  
 Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10-13-2023	JT				REV PER COUNTY
04-10-2023	JRXE				REV PER COUNTY

DAVE M. SCHMITT  
 Registered Professional Engineer  
 by Dave M. Schmitt  
 Date: 2024.05.10  
 09:54:59-04/07

**OVERALL SITE PLAN**  
**SNOWBALL PLAZA DAYCARE**  
**SEMINOLE COUNTY, FLORIDA**

DATE: JULY 2022  
 PROJECT NO.: SPD-1  
 DRAWN BY: GG  
 CHECKED BY: DMS  
 SCALE: 1"=20'  
 SHEET: 06 OF 08



# Property Record Card



**Parcel** 18-21-29-504-0000-0060  
**Property Address** 3320 E SR 436 APOPKA, FL 32703

## Parcel Location



## Site View



18212950400000060 01/14/2022

## Parcel Information

<b>Parcel</b>	18-21-29-504-0000-0060
<b>Owner(s)</b>	D & E SNOWBALL LLC
<b>Property Address</b>	3320 E SR 436 APOPKA, FL 32703
<b>Mailing</b>	1851 SWEETWATER WEST CIR APOPKA, FL 32712-2483
<b>Subdivision Name</b>	ILESDALE MANOR
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	17-ONE STORY OFFICE NON-PROF
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$494,474	\$426,648
<b>Depreciated EXFT Value</b>	\$15,448	\$13,859
<b>Land Value (Market)</b>	\$303,221	\$291,519
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$813,143	\$732,026
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$7,914	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$805,229	\$732,026

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$9,815.08  
**2022 Tax Bill Amount** \$9,815.08

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

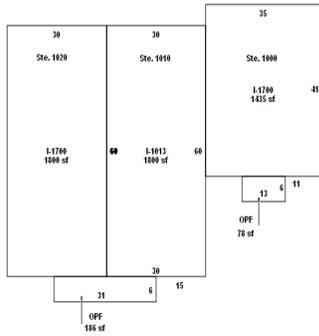
LOTS 5 & 6 (LESS ST RD R/W)  
 ILESDALE MANOR  
 PB 11 PG 89

ROAD DISTRICT	\$805,229	\$0	\$805,229
FIRE	\$805,229	\$0	\$805,229
Schools	\$813,143	\$0	\$813,143

SQUARE FEET 25438 \$11.92 \$303,221

### Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	MASONRY PILASTER .	2010	1	5035.00	CONCRETE BLOCK-STUCCO - MASONRY	\$494,474	\$581,734	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>78.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>186.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	78.00	OPEN PORCH FINISHED	186.00
Description	Area													
OPEN PORCH FINISHED	78.00													
OPEN PORCH FINISHED	186.00													



Sketch by Apex Media™

Building 1 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
07810	REROOF	County	\$3,900	10/31/2001	8/1/2001
09663	DEMOLISH BUILDING & WALLS	County	\$7,000		12/11/2009
09423	ONE STORY SHELL BUILDING	County	\$420,871	8/11/2010	12/2/2009
05991	RETAINING WALL	County	\$41,000		7/22/2009
08699	IRRIGATION SYSTEM	County	\$1,800		11/2/2009
08559	INTERIOR BUILDOUT - C/O REQUIRED - #1000	County	\$66,000	1/28/2011	11/1/2010
01198	WALL SIGN - #1000	County	\$2,040		2/18/2011
02543	INSTALL 6' CHAIN-LINK FENCE W/2 GATES FOR DAY CARE - MONTESSORI SCHOOL	County	\$2,150		4/8/2011
01199	DOUBLE FACED & INTERNALLY LIT GROUND SIGN - EAGLE'S POINT STROKER FINANCIAL GROUP, INC	County	\$12,170		2/18/2011
01339	INTERIOR ALTERATION - #1020	County	\$85,000	5/12/2011	2/24/2011
02464	INSTALLING FIRE ALARM SYSTEM - #1020	County	\$3,778		4/6/2011
06391	SIGN	County	\$4,190		7/21/2015
04065	NERVANDA INTERIOR BUILD-OUT - #1010	County	\$55,000	9/10/2015	4/17/2015
05829	3320 E SR 436 : SIGN (POLE,WALL,FACIA)-sign [ILESDALE MANOR]	County	\$1,800		5/7/2021

## Extra Features

Description	Year Built	Units	Value	New Cost
BLOCK WALL	11/01/2010	833	\$4,498	\$6,664
6' CHAIN LINK FENCE	11/01/2011	65	\$396	\$660
WALKS CONC COMM	11/01/2010	430	\$1,176	\$1,742
COMMERCIAL ASPHALT DR 2 IN	11/01/2010	6,811	\$9,378	\$13,894

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Office	OFF	Residential Professional

## 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 30 - Susan Plasencia	Dist 9 - 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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 5/20/2024 1:12:16 PM  
**Project:** 24-20500004  
**Credit Card Number:** 47\*\*\*\*\*3599  
**Authorization Number:** 087841  
**Transaction Number:** 200524O3B-022631DE-0040-4066-9D78-E2639BF59D7B  
**Total Fees Paid:** 2607.60

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	32.60
REZONE TO COM, IND, OP/RP 14	2575.00
Total Amount	2607.60