

Paid: 2/28/23



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

PROJ. #: 23-80000034

PM: Joy

REC'D: 2/27/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION**

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Seminole County Criminal Justice Center Renovation

PARCEL ID #(S): 14-20-30-300-013C-0000

TOTAL ACREAGE: 1.44 Acres

BCC DISTRICT: 4

ZONING: GC-2

FUTURE LAND USE: PSP

APPLICANT

NAME: Nick Brow

COMPANY: Seminole County Public Works Department

ADDRESS: 100 E. First Street

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: (407) 665-5650

EMAIL: nbrow@seminolecountyfl.gov

CONSULTANT

NAME: Ben Buencamino

COMPANY: CPH, LLC

ADDRESS: 1117 E. Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: (407) 425-0452

EMAIL: bbuencamino@cphcorp.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Renovation of the Seminole County Criminal Justice Building and construction of a new 44-car parking lot.

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

STAFF USE ONLY

COMMENTS DUE: 3/10

COM DOC DUE: 3/16

DRC MEETING: 3/22

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: GC2

FLU: GC

LOCATION:
Northwest of US Highway 17-92
and Eslinger Way

W/S: Sanford

BCC: 4-Lockhart



SEMINIOLE COUNTY CRIMINAL JUSTICE CENTER RENOVATION PROJECT NARRATIVE

The site improvements for the Seminole County Criminal Justice Center (CJC) Renovation is composed of two (2) major parts. The first part is the building extension/addition located at the existing entrance area directly in front of the courthouse building. The other part is the construction of a new 41-car parking lot over an area that is currently a stormwater dry pond. The parking lot site is located in between the courthouse building and the John Polk Correctional Facility. Other proposed site improvements are listed and described below.

A. EXISTING BUILDING, COURTYARD AND PARKING IMPROVEMENTS

A ±2360 SF (0.05 acre) building footprint addition to the frontage of the current courthouse is proposed. The proposed building addition is 2-stories and will expand the entrance and lobby area of the existing building. The building addition will be built on top of the existing entrance plaza, which is mostly hardscape except for two landscape areas on each side to the current entrance to the building. A new canopy will be built over the existing drive in front of the building to serve as loading / unloading areas. Another new canopy will also be installed at the Clerk-of-Court service windows located to the west of the courthouse main entrance.

Four (4) new covered pavilions will be constructed within the existing Memorial Plaza in front of the courthouse building within the existing courthouse parking lot. The structures will provide seating areas and shade for the plaza users. The new structures will be located on existing landscaped areas.

Finally, part of the existing parking lot will be restriped to provide additional electric vehicle (EV) parking/charging stations, handicap spaces and reserved parking for the Clerk-of-Court clients.

B. NEW PARKING LOT, SECURED PARKING, NEW CANOPY

The new parking lot will be constructed on an existing dry stormwater pond. The pond will be filled in and the new 41-car parking lot will be constructed over the area. Post development stormwater conditions is described in the stormwater section of this narrative.

The existing mechanical area located at the northwest corner of the existing courthouse building will be converted into a secured parking area. All existing mechanical equipment will be removed and the entire area will be repaved. The area is enclosed by a masonry wall that will remain. A new emergency generator will be located at the north end of the rear entrance driveway of the building.

Finally, a new canopy will be installed at the back access to the existing CJC building. This will be located at the east quadrant of the existing roundabout driveway.



C. UTILITY AND STORMWATER

No new utility service (water and sewer) is proposed for this project. However, electrical service installations are included.

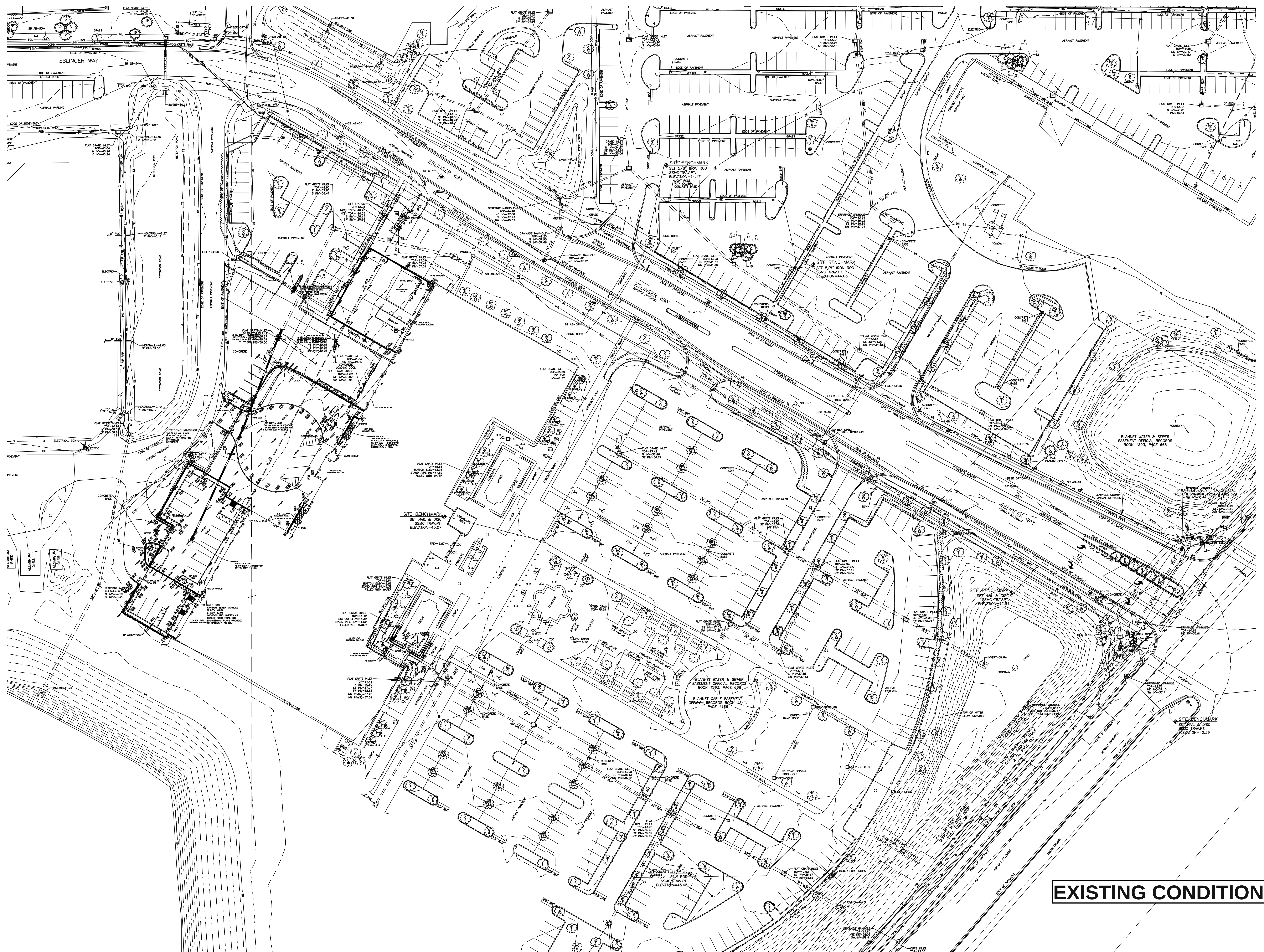
The project is within two (2) separate stormwater basins.

CJC BASIN - The front area including the entire CJC building is contained within its own basin. The building addition shall be built on top of the existing entrance open plaza, which is mostly hardscape except for two (2) landscape areas on each side of the entrance to the building. A pedestrian canopy for the Clerk-of-Court will be built over a concrete slab west of the CJC building entrance. The building extension will require an additional treatment volume of approximately 0.01 AF. A wet pond located at the east side of the property, along S.R. 17/92 provides stormwater treatment this basin.

Based on the last permit modification, the current overall stormwater treatment volume requirement for the entire complex is 1.94 AF and the current pond capacity is 1.95 AF, which provide an excess storage of 0.01 AF and is equal to the additional treatment requirement for this project.

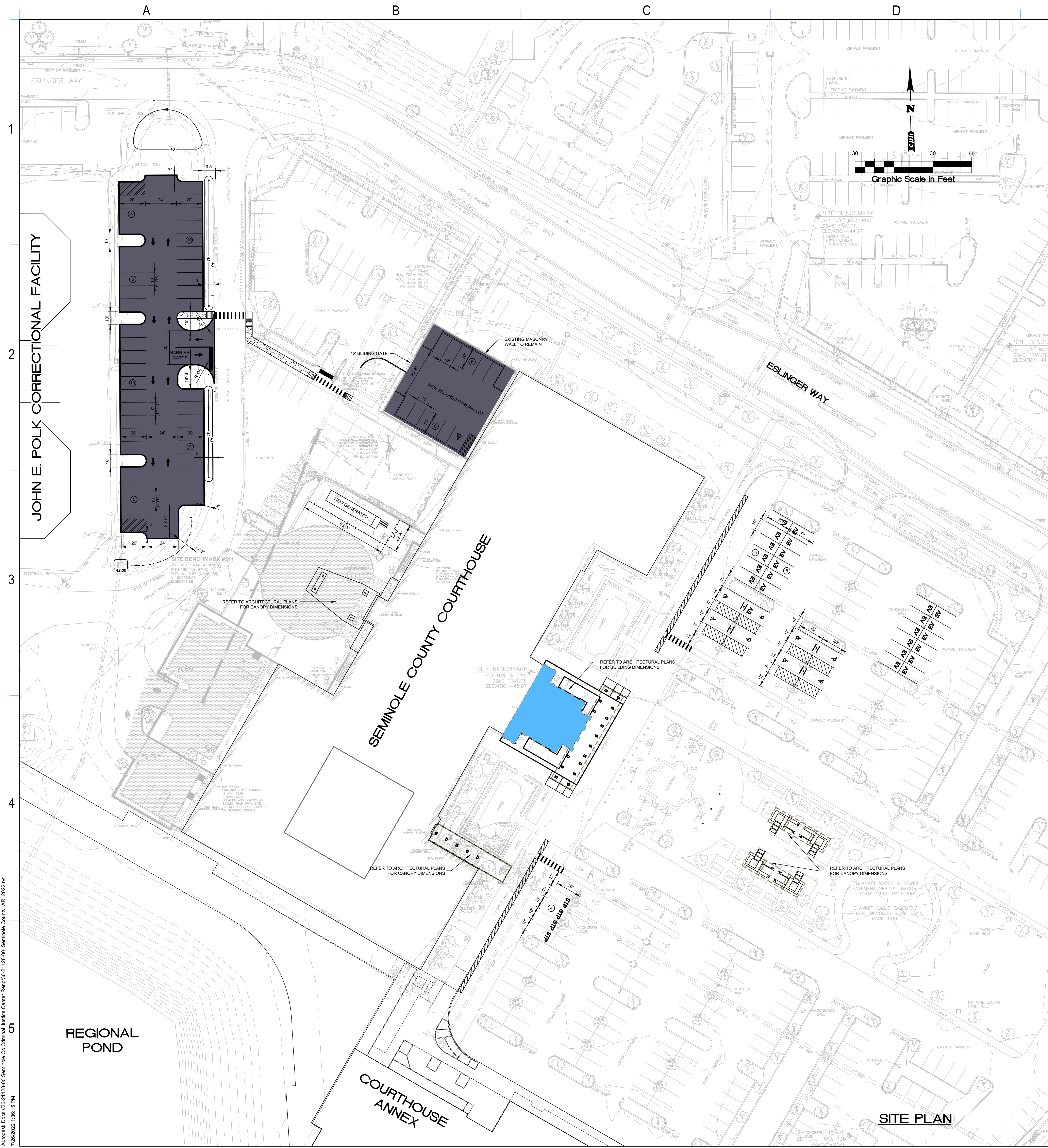
REGIONAL 5-POINTS BASIN - The proposed parking lot area is part of the 5-Points Master Stormwater Basin (Lake Lily) and is served by the 5-Points regional pond. The sub-basin where the project is located is designated as SC-13 in the original Regional Stormwater Pond calculations package. SC-13 was reported to have a basin area of 9.93 Acres. Also mentioned in the same calculation package, an 80% impervious rate was used to design and size the regional pond. The maximum allowable impervious area for SC-13 is calculated at 7.94 Acres based on the impervious rate. Measurement of the existing impervious areas within the drainage basin using AutoCAD reveals the current overall basin impervious acreage to be 5.63 Acres. Therefore, a surplus of 2.31 Acres is still available for future credit within SC-13.

Because the project is in two (2) stormwater basins, two separate permit modification applications were submitted to the St. Johns River Water Management District. Both permit applications were approved and new permit modifications issued.



EXISTING CONDITIONS

Autodesk Docu365-21128-00 Seminole Co Criminal Justice Center Remed 08-21128-00 Seminole County, AR, 2022.rvt
7/26/2022 1:30:15 PM



WITHIN THE CURRENT MAIN PARKING LOT, ALSO INCLUDED IN THE PROPOSED

SITE DATA

STATEMENT OF INTENT: IMPROVEMENTS TO THE EXISTING PARKING LOT AND THE CONSTRUCTION OF A NEW PARKING LOT TO ACCOMMODATE THE NEW PARKING LOT.

PARCEL ID#: 14-20-30-300-0130-0000
ADDRESS: 91 ESLINGER WAY, SANFORD FLORIDA 32773
FUTURE LAND USE DESIGNATION: MDR15 - MEDIUM DENSITY RESIDENTIAL
ZONING: GC - GENERAL COMMERCIAL
EXISTING USE: PUBLIC SERVICE
PROPOSED USE: PUBLIC SERVICE

TOTAL PROJECT AREA: 10.69 AC. (30,077 S.F.)
PARKING LOT: 10.75 AC. (32,550 S.F.)
ENTRANCE / COURTYARD: 11.44 AC. (62,627 S.F.)

ADDED BLDG AREA: 7,670 s.f.
IMPERVIOUS SURFACE RATIO (ISR): 0.625
PARKING LOT ENTRANCE / COURTYARD: SINCE THIS IS ON AN EXISTING PAVEMENT, CURRENT ISR REMAINS THE SAME.

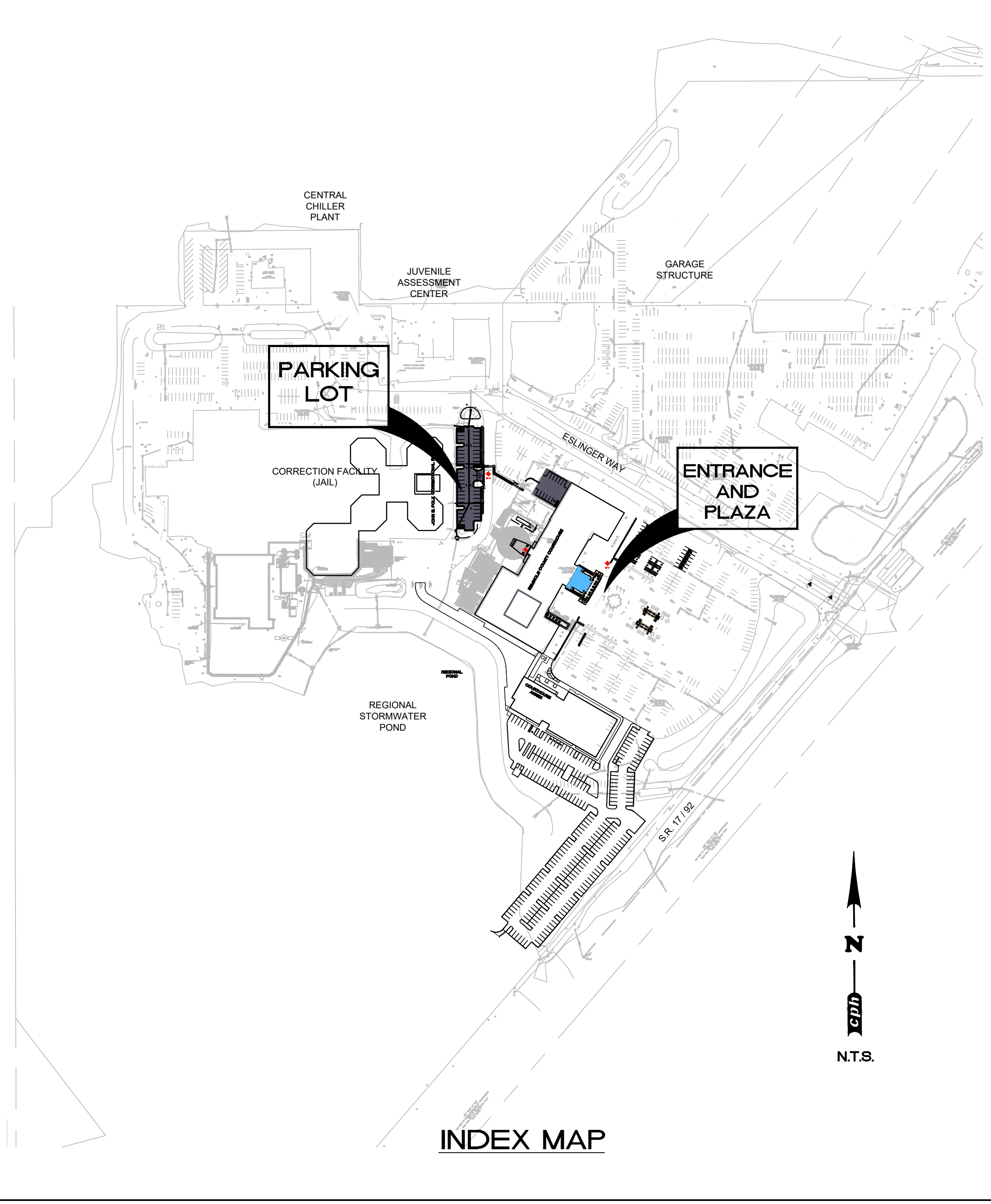
FLOOR AREA RATIO: 0.35 MAX (70,479 SF) / 0.32 (65,390 SF. COMMULATIVE)
LOT COVERAGE: SINCE THIS IS ON AN EXISTING PARKING LOT, LOT COVERAGE IS NOT VALID OR NOT APPLICABLE

PAVING AREA: 13.24 AC. (140,957 S.F.)
CURRENT: 10.43 AC. (18,814 S.F.)
NEW / ADDITIONAL: 13.67 AC. (159,771 S.F.)

BUILDING HEIGHT: 50 FT. / 35 FT REQUESTED (2 - STORY)
BUILDING SETBACKS: FRONT: 25 FT. REQUIRED / 237 FT. PROVIDED
SIDE: 10 FT. REQUIRED / NO BOUNDARY

ADDTL PARKING PRVD: 53 REGULAR
LANDSCAPE: REFER TO LANDSCAPE PLANS
FLOOD ZONE: FLOOD INSURANCE RATE MAP COMMUNITY PANEL #12117C0160F

SOIL DATA: USDA-NRCS SOILS DELINEATION
⑥ ASTATULA-APOPKA FINE SAND, 0 TO 5% SLOPES
⑫ CANOVA AND TERRA CELA (HISTORICAL SOILS)
⑮ IMMOKALEE SAND, 0 TO 2% SLOPES



ARCHITECT OF RECORD
HDLRGROUP
© HDL Group Inc., a Florida corporation
100 E Pine St, Suite 404, Orlando, FL 32801
ASSOCIATE ARCHITECT:
AKS

epha A Full Service A & E Firm
Architects
Interior Architecture
Landscape Architecture
Environmental
Engineering
1117 East Robinson Street, Orlando, FL 32801
Phone: 407.255.1117
Fax: 407.255.1118
www.ephacorp.com
Licenses: FL No. A23090308
Landscape Lic. No. LC20090308

SEMINOLE COUNTY
Florida Natural State

DESIGN
DEVELOPMENT
12/16/2022
REVISIONS

36-21128-00
SITE PLAN

C101

NOT FOR CONSTRUCTION

Property Record Card

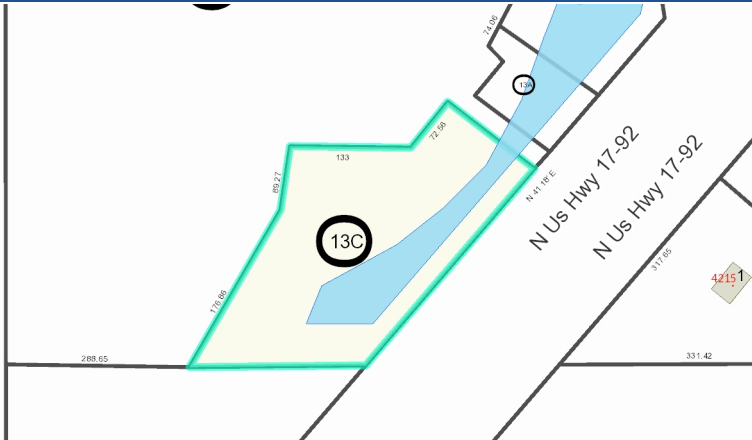


Parcel 14-20-30-300-013C-0000

Property Address SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

	Parcel	14-20-30-300-013C-0000	2023 Working Values	2022 Certified Values
Owner(s)	SEMINOLE B C C			
Property Address	SANFORD, FL 32773			
Mailing	1101 E 1ST ST SANFORD, FL 32771-1468			
Subdivision Name				
Tax District	S1-SANFORD			
DOR Use Code	80-VACANT GOVERNMENT			
Exemptions	85-COUNTY(2007)			
AG Classification	No			
		Valuation Method	Cost/Market	Cost/Market
		Number of Buildings	0	0
		Depreciated Bldg Value		
		Depreciated EXFT Value		
		Land Value (Market)	\$626,115	\$601,944
		Land Value Ag		
		Just/Market Value	\$626,115	\$601,944
		Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$1,560
		P&G Adj	\$0	\$0
		Assessed Value	\$626,115	\$600,384

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$10,749.21

2022 Tax Savings with Exemptions \$10,749.21

2022 Tax Bill Amount

\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 14 TWP 20S RGE 30E
FROM W 1/4 COR RUN S 300 FT S 59
DEG 43 MIN 11 SEC E 1046.58 FT S
40 DEG 45 MIN 9 SEC W 349.27 FT TO
POB RUN S 40 DEG 45 MIN 9 SEC W
257.97 FT N 49 DEG 14 MIN 51 SEC W
10 FT S 40 DEG 45 MIN 9 SEC W 50 FT
S 49 DEG 14 MIN 51 SEC E 5.77 FT W
189.05 FT N 28 DEG 10 MIN 37 SEC E
176.86 FT N 9 DEG 25 MIN 12 SEC E
89.27 FT E 133 FT N 30 DEG 2 MIN
57 SWEC E 72.56 FT S 58 DEG 14 MIN
51 SEC E 148 FT TO BEG (LESS RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$626,115	\$626,115	\$0
COUNTY GENERAL FUND	\$626,115	\$626,115	\$0
Schools	\$626,115	\$626,115	\$0
CITY SANFORD	\$626,115	\$626,115	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/01/2000	03940	0002	\$600,000	No	Vacant
WARRANTY DEED	07/01/1993	02621	1038	\$250,000	Yes	Vacant
WARRANTY DEED	01/01/1988	01925	1182	\$300,000	Yes	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			77972	\$8.03	\$626,115	

Building Information Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
12453	BUS SHELTER; PAD PER PERMIT 4222 N US HWY 17-92	County	\$7,000		11/6/2006	

Extra Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
GC2		GC	

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	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 29 - Rachel Plakon	Dist 9 - Jason Brodeur	22

School Information		
Elementary School District	Middle School District	High School District
Highlands	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: 2/28/2023 9:21:41 AM
Project: 23-80000034
Credit Card Number: 42*****8892
Authorization Number: 028331
Transaction Number: 280223018-22D664BC-1269-4D32-8C45-2D1CB73241CF
Total Fees Paid: 52.50

Fees Paid

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