

Sign In Sheet

PROJECT NAME:	MARSDEN BUILDING - PD REZONE	PROJ #: 25-20500005
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	4/25/25	
RELATED NAMES:	Z2025-07	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	18-21-30-515-0B00-0060	
PROJECT DESCRIPTION	PROPOSED PD REZONE FROM C-2 TO PD FOR COMMERCIAL USE ON 0.47 ACRES LOCATED ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
NO OF ACRES	0.47	
BCC DISTRICT	4: LOCKHART	
LOCATION	ON THE SOUTHEAST CORNER OF DIVISION ST AND WELLS AVE	
FUTURE LAND USE-	MXD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
DANIEL MARSDEN MARSDEN CONSTRUCTION COMPANY 617 PRAIRIE LAKE DR FERN PARK FL 32730 (321) 231-1607 DMARSDEN2000@YAHOO.COM	JOHNNY HERBERT AMERICAN CIVIL ENGINEERING CO 207 N MOSS RD STE 211 WINTER SPRINGS FL 32708 (407) 376-1777 JOHNNY@AMERICANCIVILENGINEERING.COM	

Name

Phone #

Address

Jim Rhodes

407.253-7815

716 Gladwin Ave

Note Summary:

Jim Rhodes arrived around 6:02pm and inquired what the end users may be going into the final product.

He left around 6:08pm

No other visitors occurred.

Estimated schedule (subject to change on design review)

This meeting 9/10

PD approval October 2025

Engineering plan approvals with county and state March 2026

Construction begins May 2026

Completion December 2026



VICINITY MAP (1:100)

LEGAL DESCRIPTION

LOT 6, BLOCK 8, PHASE 1, LANE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 54, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

STATEMENT OF INTENDED USE

4000 SF COMMERCIAL, RETAIL AND SHOWROOM WITH ASSOCIATED STORAGE AND PARKING.

UTILITY COMPANIES

SEMINOLE COUNTY (407) 665-2024

WATER DISTRIBUTION

SEMINOLE COUNTY (407) 665-2024

ELECTRICAL POWER

DATE ENERGY (800) 700-8144

TELEPHONE

CENTURY LINK (407) 917-4235

FIRE/POLE

SEMINOLE COUNTY (407) 665-5175

GARBAGE

PRIVATE COLLECTION (407) 774-0800

ANALYSIS OF THE IMPACT OF THE PROPOSED PLANNED DEVELOPMENT ON ROADS, SCHOOLS, UTILITIES, AND OTHER PUBLIC FACILITIES

THE PROPOSED DEVELOPMENT IS A LOW-INTENSITY PROJECT SERVING AS A TRUCK OFFICE AND WAREHOUSE FOR A LOCALLY OWNED AND OPERATED BUSINESS. IT PROVIDES AN APPROPRIATE TRANSPORTATION FROM THE HIGH-INTENSITY CORNER OF US 17-92 INTO THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTHWEST.

THE PROJECT INCLUDES 1,866 SQUARE FEET OF OFFICE SPACE AND 2,122 SQUARE FEET OF WAREHOUSE SPACE. BASED ON THE 1990 CENSUS DATA, THE 11TH EDITION, THE FOLLOWING LAND USE CODES AND AVERAGE DAILY TRIP RATES ARE USED:

LUC 150 (WAREHOUSE): 1.74 TRIPS PER 1,000 SF GFA

LUC 710 (GENERAL OFFICE BUILDING): 9.74 TRIPS PER 1,000 SF GFA

ESTIMATED DAILY TRIPS: WAREHOUSE (2,122 SF) = 3.71 DAILY TRIPS

OFFICE (1,866 SF) = 18.19 DAILY TRIPS

TOTAL ESTIMATED DAILY TRIPS: 21.9 (ROUNDED TO 22 TRIPS/DAY)

THIS LOW VOLUME OF TRAFFIC IS NOT EXPECTED TO CREATE ANY MEASURABLE IMPACT ON THE SURROUNDING ROAD NETWORK OR LEVEL OF SERVICE.

SCHOOLS: THERE IS NO RESIDENTIAL COMPONENT IN THE PROJECT. THEREFORE, THE DEVELOPMENT WILL NOT GENERATE ANY STUDENT POPULATION AND WILL HAVE NO IMPACT ON LOCAL SCHOOLS.

UTILITIES: THE PROJECT INCLUDES NO FOOD PREPARATION AND NO HIGH-WATER-DEMAND PROCESSES. THEREFORE, WATER AND SEWER DEMAND WILL BE MINIMAL AND CAN BE ACCURATELY SERVED BY EXISTING INFRASTRUCTURE. THE DEVELOPMENT IS NOT EXPECTED TO REDUCE UTILITY CAPACITY.

OTHER PUBLIC FACILITIES: DUE TO ITS SMALL SCALE AND LOW INTENSITY, THE PROJECT WILL NOT MATERIALLY IMPACT OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES, OR EMERGENCY SERVICES.

LANDSCAPE AND BUFFER NOTES

1. PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENTS OF SOLID SECTION 20.20.11.5
2. BUFFER COMPOSITION WILL BE DETERMINED BY THE CITY OF CASSELBERRY
3. LANDSCAPE BUFFER PLAN APPLICATION THE REQUIREMENTS OF SOLID SECTION 20.14.5 AND 20.14.3.1

PARKING NOTES

1. BICYCLE AND MOTOR CYCLE PARKING SHALL BE PROVIDED CONSISTENT WITH TABLE 11.7.2
2. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH SOLID SEC. 20.11.7.1

MAP NOTES

1. PROJECT SPACING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE AND WILL REQUIRE SEPARATE PERMIT
2. DRAINAGE ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 20.12.33 AND WILL BE CONSIDERED PART OF THE PARTS, SUPPLIES, OR MATERIALS. IT SHALL BE PERMITTED ONLY IN AN ENCLOSED OR FENCED AREA.
3. THE SITE PLAN WILL MEET SEMINOLE COUNTY AND STATE REQUIREMENTS FOR DRAINAGE.
4. STORM WATER SYSTEMS SHALL BE DESIGNED IN COMPLIANCE WITH SEMINOLE COUNTY
5. SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY
6. SEWERAGE WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY
7. SEMINOLE COUNTY WILL PROVIDE AN INTERNAL FIRESTATION OPERATIONS

DEVELOPMENT INFORMATION

1. PROJECT NAME: WAREHOUSE BUILDING
2. TAX ID NUMBER: 18-21-30-515-0800-0060
3. TOTAL DEVELOPMENT AREA: 0.47 AC - LOT 1
4. EXISTING USE: UNDEVELOPED
5. PROPOSED USE: MIXED DEVELOPMENT
6. EXISTING LAND USE: VACANT COMMERCIAL
7. EXISTING LAND USE: MIXED USE DEVELOPMENT
8. FUTURE LAND USE: PO-PLANNED DEVELOPMENT
9. EXISTING ZONING: PO-PLANNED DEVELOPMENT
10. MAXIMUM WAREHOUSE SURFACE RATIO: 70%
11. MAX. BUILDING HEIGHT: 25'

11. THIS SITE DOES NOT CONTAIN ANY WETLANDS NOTED. THE SITE IS IN FLOOD ZONE X. DRAINAGE 12117C

12. WATER & SEWER SERVICE: SEMINOLE COUNTY

13. THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

14. NO RECLAIM WATER AVAILABLE. ALL IRRIGATION WILL BE.

15. ON-SITE SOLID CONSISTS OF 124 URBAN LAND HYDRAULIC SOIL RATING - UNBANKED

16. MAX. FIRM - 1.0 PROPOSED = 0.20

17. APPLICANT RESERVES THE RIGHT TO UTILIZE UNDERGROUND STORAGE AS WELL

18. PARKING REQUIREMENT

FOR OFFICE 49 SPACES/1000 SQ. FT. FOR WAREHOUSE 15 SPACES/2 EMPLOYEES

19. URBAN CODE: NET BUILDABLE AREA IN THE SITE DATA TABLE IN ACCORDANCE WITH THE FOLLOWING: THE TOTAL NUMBER OF LOTS EXCLUDING NATURAL LOTS 0 AC AND WETLAND 0 AC OR FLOOD PRONE AREAS 0 AC.

DEVELOPMENT AREA DATA:

PROJECT LAND AREA DATA: 20,485.87 SF 100% (0.47 AC)

BUILDING FOOTPRINT AREA: 4,000 SF 19%

PARKING AND DRIVE AREAS: 6,446 SF 31%

SPECIALTY/OUTPOST: 820 SF 4%

TOTAL WAREHOUSE AREA: 11,666 SF 57% (0.267 AC)

TOTAL PERVIOUS AREA: 8,820 SF 43% (0.202 AC)

REQUIRED OPEN SPACE=25% . PROVIDED = 43%

BUILDING SETBACKS REQUIRED/PROVIDED

FRONT (WEST) 25 FT / 50 FT FRONT (EAST) 5 FT / 5 FT

SIDE (NORTH/SOUTH) 0 FT / 0 FT SIDE (EAST) 5 FT / 5 FT

REAR (EAST) 10 FT / 10 FT SIDE (WEST) 5 FT / 5 FT

PERMETER LANDSCAPE 5 FT / 5 FT REAR (SOUTH) 5 FT / 5 FT

ADJACENT ZONING / LAND USE

NORTH C2 / RETAIL COMMERCIAL

SOUTH C2 / RETAIL COMMERCIAL

EAST C2 / RETAIL COMMERCIAL

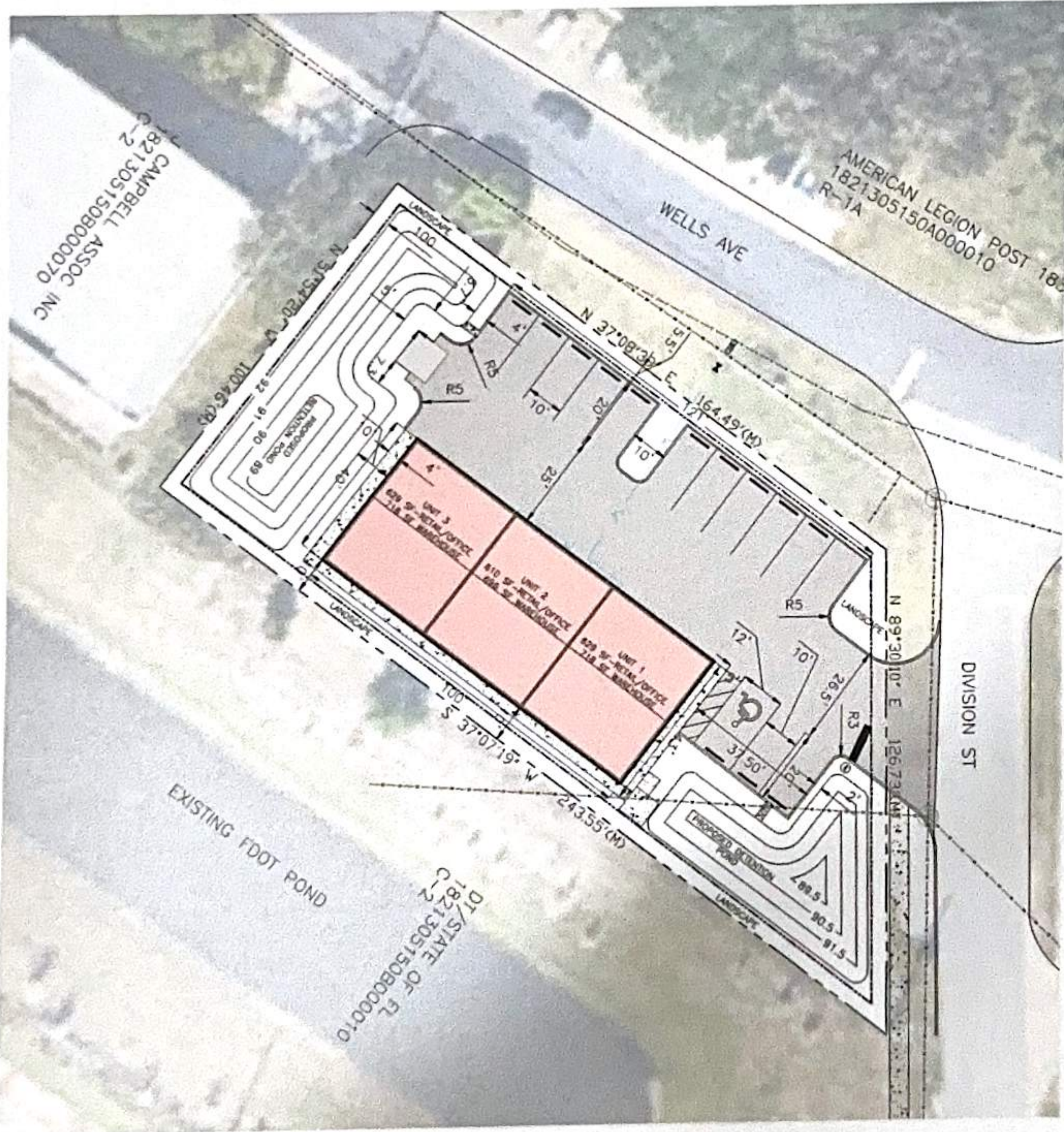
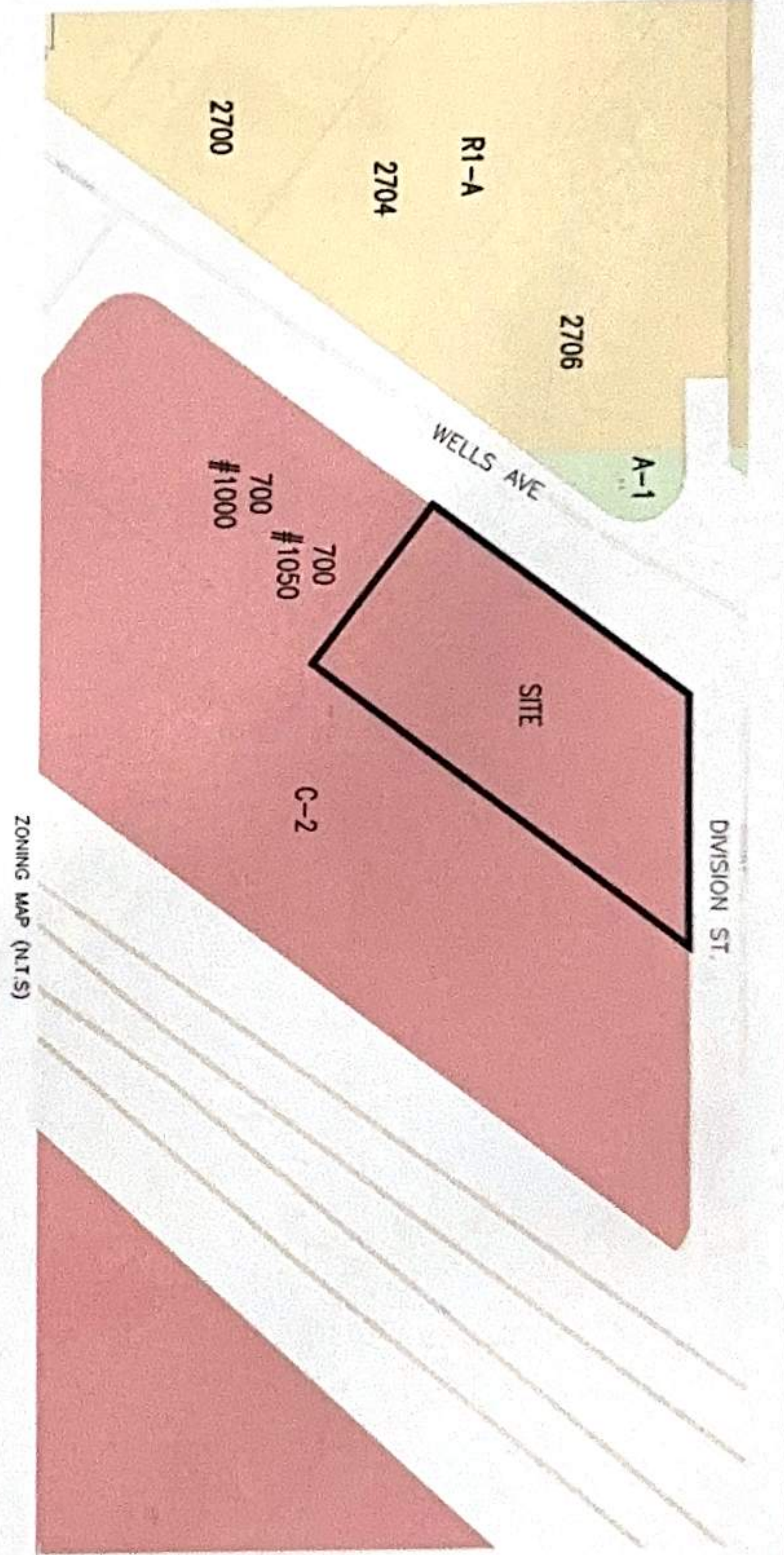
WEST BAY/VACANT INDUSTRIAL

FLOOD ZONE

ACCORDING TO THE FEMA DRAINAGE

12117C THE PROPERTY IS IN THE

FLOOD ZONE X.



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ENGINEER: JOHN J. ROBERTS, P.E.
CHECKED BY: TOM SHANNON, P.E.
TECHNICIAN: J.M.H.
PROJECT NO. 22100

DATE: _____
REVISIONS: _____

AMERICAN CIVIL ENGINEERING CO.
207 N. MOORE RD., SUITE 201, WINTER SPRINGS, FLA 32789
(407) 327-7700
cost of preparation number 8720

PD PLAN
MARS DEN BUILDING
WELLS AVENUE, CASSELBERRY, FLORIDA 32707

JOHN J. ROBERTS, P.E.
P.E. NO. 12025
P.D. PLAN
PROJECT NO. 22100
PD-1