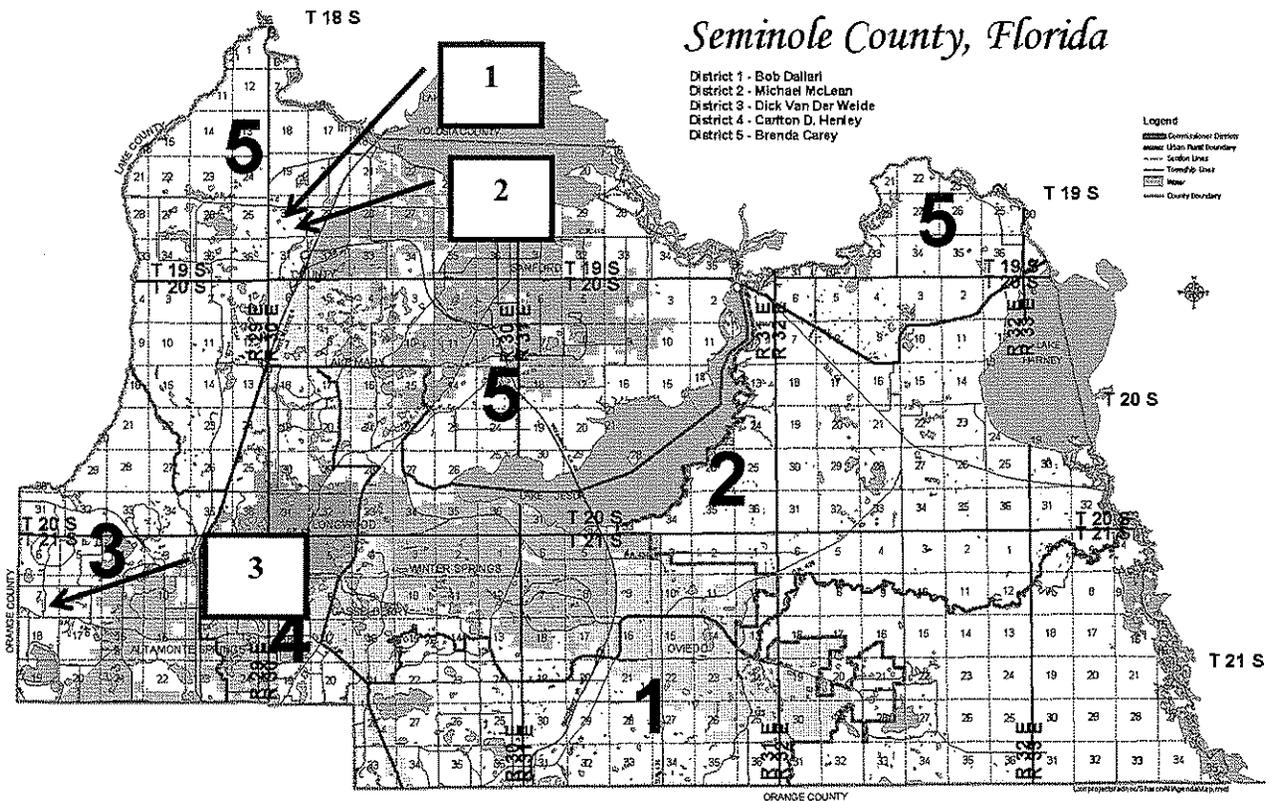


# SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771  
(407) 665-7331

[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)

**To:** Applicants, Staff and Interested Parties  
**From:** Development Review Division  
**Subject:** DEVELOPMENT REVIEW MEETING FOR WEDNESDAY 09/01/2010



County staff and applicants will review the following items on the above date at the time schedule below. The meeting will be held in **Room #3024** on the second floor of the County Services Building.

<b>ITEM NO: 1</b>	<b>DR - SITE PLAN</b>	<b>PROJ NO 10-0600032</b>	<b>TIME 9:00AM</b>
<b>PROJECT NAME</b>	<b>LIGONIER MINISTRIES THEOLOGICAL ACADEMY - PHASE I SITE PLAN</b>	<b>PROJECT MANAGER</b>	<b>JOY WILLIAMS 407-665-7399</b>
<b>APPLICANT</b>	LIGONIER MINISTRIES, INC.	GUY RIZZO	407-774-8704
<b>CONSULTANT</b>	ADVANTEC CONSULTING ENGINEERS	JOE MARGIO	407-265-1200
<b>PROJECT DESC</b>	SITE PLAN APPROVAL FOR A 66,930 SF THEOLOGICAL ACADEMY ZONED PUD		
<b>LOCATION</b>	SOUTH END OF JOHN CALVIN COURT		
<b>PARCEL ID</b>	30-19-30-522-0000-0020, 30-19-30-522-0000-0040, 30-19-30-300-032D-0000, 30-19-30-300-032E-0000, 30-19-30-522-0A00-0000		
<b>BCC DISTRICT</b>	5-CAREY		

ITEM NO: 2	DR - SITE PLAN	PROJ NO 10-06000033	TIME 10:00AM
PROJECT NAME	MARKHAM REGIONAL WATER TREATMENT PLANT UPGRADES	PROJECT MANAGER	ALAN WILLIS (407) 665-7332
APPLICANT	SEMINOLE COUNTY ENVIRONMENTAL	HUGH SIPES	(407) 665-2029
CONSULTANT	AECOM	JOSEPH HOWELL, P.E.	(407) 425-1100
PROJECT DESC	SITE PLAN APPROVAL FOR 26,769 SF UPGRADES TO EXISTING WATER TREATMENT FACILITY		
LOCATION	EAST SIDE OF ORANGE BLVD AT LAKE GUSSIE CIR		
PARCEL ID	31-19-30-300-0140-0000, 31-19-30-502-0000-0830, 31-19-30-300-013D-0000		
BCC DISTRICT	5-CAREY		

ITEM NO: 3	DR - SITE PLAN	PROJ NO 10-06000034	TIME 9:40AM
PROJECT NAME	HIGHLAND MEMORY GARDENS INTERNAL ROAD	PROJECT MANAGER	CYNTHIA SWEET (407) 665-7443
APPLICANT	LEFTI	JOEY LUCKADO	(407) 770-9950
CONSULTANT	DAO CONSULTANTS	SOLANGE DAO	(407) 898-6872
PROJECT DESC	SITE PLAN APPROVAL FOR 9,986.4 SF INTERNAL ROAD LAYOUT		
LOCATION	NORTH SIDE OF E SR 436 APPROXIMATELY 700 FEET EAST OF S HUNT CLUB BLVD		
PARCEL ID	07-21-29-501-0000-0020		
BCC DISTRICT	3-VAN DER WEIDE		

**MEETING CANCELLED BY APPLICANT**

Notice to Applicant: A copy of the staff comments and recommendations will be faxed to the Applicant and the Consultant **by 12:00 noon on the Tuesday before the scheduled meeting**. If you have any questions, please contact Development Review at (407) 665-7331. **If you intend to have an attorney present, please notify your project manager before meeting date.**

After review of the comments, the applicant may not need to meet with the staff in a group. If so, please contact Development Review so the agenda may be adjusted accordingly.

Thank you.

## LETTER OF TRANSMITTAL

TO: Seminole County Development Review  
1101 East First Street  
Sanford, FL 32714

DATE: Aug. 2, 2010	JOB NO.: LIM-001.01
ATTENTION: <b>Development Review</b>	
RE: Ligonier Ministries Theological Academy - Phase 1 Site Improvements	

WE ARE SENDING YOU:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover | <input type="checkbox"/> Hand delivered the following items: |
| <input checked="" type="checkbox"/> Plans    | <input type="checkbox"/> Prints               | <input type="checkbox"/> Reports                             |
| <input type="checkbox"/> Copy of letter      | <input type="checkbox"/> Specifications       | <input type="checkbox"/> Shop drawings                       |
| <input type="checkbox"/> Change order        | <input type="checkbox"/> Disk(s)              | <input type="checkbox"/>                                     |

No. Copies	No. Sets	Description
1		Site Plan Review Application
	12	Site Construction Plans <i>NAV # 10-06000032</i>
1		Arbor Permit Application
2		Stormwater Report, including soils report
1		Application Fee, Check #4743 for \$2,184.00

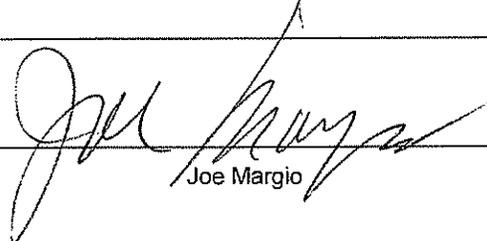
THESE ARE TRANSMITTED as checked below:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> For approval     | <input type="checkbox"/> As requested          | <input type="checkbox"/> Approved as noted        |
| <input type="checkbox"/> For your use     | <input checked="" type="checkbox"/> For review | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For distribution | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/>                          |

REMARKS:

**The attached site plan review application package is submitted for staff's review and approval for the Phase 1 Site Improvements for the Ligonier Ministries Theological Academy. The Phase 1 site improvements are consistent with master site plan approved by the Seminole County BCC on Feb. 23, 2010.**

COPY TO: File

SIGNED:   
 Joe Margio

AUG 02 2010  
 DEVELOPMENT REVIEW

*If enclosures are not as noted, please advise*

NAV # 10-06000032



### CHECKLIST FOR SITE PLAN REVIEW

SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

Applicant's Initial      **APPLICATION SUBMITTAL CHECKLIST**      Staff's Initial

**Residential Projects Only:** A dated copy of School Impact Analysis submitted to the School Board

*JH*

Transmittal Letter

*JH*

Completed Application

*JH*

Fee-Check# 4743

Amount: \$2184.00 (Ligonier Mini's (w/))

*JH*

Concurrency Application submitted on-line (~~\$250.00~~ - CK 1517)

Fee-Check#

Amount:

*JH*

Arbor Application

CK 1517 (ADVANTAGE CONSULTING ENR) \$200.00 ✓

Fee-Check#

Amount:

Health Department Fees

Fee-Check#

Amount:

*JH*

Complete sets of Site Plan (12 folded copies)

Landscape plans attached

Lighting plans attached, (if applicable)

Irrigation plans attached

*JH*

Stormwater Calculations (2 copies)

*JH*

Soils Report (2 copies) (if applicable) attached to stormwater report.

Lift Station Calculations (2 copies) (if applicable)

Traffic and Engineering Report (2 copies)

Staff's Signature:

Date:

#### FOR OFFICIAL USE

PROJECT#:

PLANNER:

Location:  
 South end of John Calvin Court

BCC - S-CAREY  
 Zoning - PU0  
 FCU - LDR  
 water - Sem CO  
 Sewer - Sem CO

power - FPL  
 phone - AT+T



**APPLICATION FOR SITE PLAN REVIEW**  
 SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

SMALL SITE PLAN: YES  NO  DREDGE & FILL: YES  NO

**APPLICANT INFORMATION**

APPLICANT: Ligonier Ministries, Inc.		CONTACT: Guy Rizzo
ADDRESS: 400 Technology Park #150		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: (407) 774-8704	FAX: (407) 774-8704	EMAIL: grizzolaw@aol.com

**CONSULTANT INFORMATION**

ENGINEER: AdvanTec Consulting Engineers, Inc.		CONTACT: Joe Margio
ADDRESS: P.O. Box 5615		
CITY: Winter Park	STATE: Florida	ZIP: 32793
PHONE: (407) 265-1200	FAX: (407) 975-1278	EMAIL: jmargio@advanteceng.com

**OWNER INFORMATION**

**OWNER'S AUTHORIZATION ATTACHED:** YES  NO

OWNER: Ligonier Ministries, Inc.		CONTACT: Guy Rizzo
ADDRESS: 400 Technology Park, #150		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: (407) 774-8704	FAX: (407) 774-8704	EMAIL: grizzolaw@aol.com

**SITE INFORMATION**

<b>PARCEL ID #:</b> 30-19-30-522-0000-0020, 30-19-30-522-0000-0040, 30-19-30-300-032D-0000 30-19-30-300-032E-0000, and 30-19-30-522-0A00-0000		
PROJECT NAME: Ligonier Ministries Campus - Phase 1 Site Improvements		
DESCRIPTION OF PROJECT: Construct driveway, stormwater system, and utilities for Phase 1 campus improvements		
INTENDED USE OF PROPERTY: Ministry school campus		
LOCATION: 453 Calvin Court		
ZONING: PUD	FUTURE LAND USE: LDR	TOTAL ACREAGE: 7.22

**UTILITIES**

WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
IS PROPERTY SERVED BY WELL?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

**ARBOR**

ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

### ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :	66,930 sq.ft. for total existing and new impervious				
BUILDING AREA:	26,278 sq.ft.	EXISTING:	0 sq.ft.	NEW:	26,278 sq.ft.
PAVEMENT AREA:	40,652 sq.ft.	EXISTING:	7,730 sq.ft.	NEW:	32,922 sq.ft.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? None					

### FEES

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00
REGULAR SITE PLAN :	
Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: \$ 2,184.00
$\Sigma \quad \$1000+ \left[ \frac{\text{New Impervious}}{1000} \right] \times \$20$	= Fee Amount

### CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

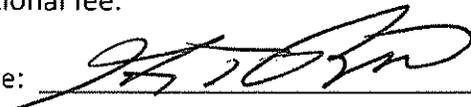
<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) 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.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)  
Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System. *Completed on-line*

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature:  Date: 7/21/2010

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

Comdoc Date: 8/26/10

Approval Date:

### SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for **9/1/10** at **(9:00)**. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/pd/devrev/drc.asp>.

#### REVIEW STAFF COMMENTS

<b>PROJECT NAME:</b>	<b>LIGONIER MINISTRIES THEOLOGICAL ACADEMY – PHASE I SITE PLAN</b>	<b>PROJ #:</b>	<b>10-06000032</b>
APPLICATION FOR:	DR - SITE PLAN		
APPLICATION DATE:	8/02/10		
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399		
PARCEL ID NO.:	30-19-30-522-0000-0020, 30-19-30-522-0000-0040, 30-19-30-300-032D-0000, 30-19-30-300-032E-0000, 30-19-30-522-0A00-0000		
PROJECT DESC	SITE PLAN APPROVAL FOR A 66,930SF THEOLOGICAL ACADEMY ZONED PUD		
NO OF ACRES	7.22		
BCC DISTRICT	5-CAREY		
CURRENT ZONING	PUD		
LOCATION	SOUTH END OF JOHN CALVIN COURT		
CURRENT LAND USE-FUTURE	LDR		
SEWER UTILITY	SEMINOLE COUNTY		
WATER UTILITY	SEMINOLE COUNTY		

Applicant:	Consultant:
LIGONIER MINISTRIES, INC. ATTN: GUY RIZZO 400 TECHNOLOGY PARK #150 LAKE MARY FL 32746 PHONE: (407) 774-8704 FAX: (407) 774-8704 EMAIL: <a href="mailto:grizzolaw@aol.com">grizzolaw@aol.com</a>	ADVANTEC CONSULTING ENGINEERS JOE MARGIO PO BOX 5615 WINTER PARK FL 32793 PHONE: (407) 265-1200 FAX: (407) 975-1278 EMAIL: <a href="mailto:jmargio@advanteceng.com">jmargio@advanteceng.com</a>

The County staff members have reviewed the subject project and offer the following comments. The Development Review Committee may provide additional comments or delete comments as necessary as a result of discussions at the DRC meeting.

- I. These items need responses with further information, data, explanation or revision of plans and documents before approval of the request can be recommended by staff. Specific requirements may be discussed in the Development Review Committee meeting or by contact with the appropriate staff member.

#### A. Overlay and Protection Districts

(The Seminole County Comprehensive Plan (SCCP) and Seminole County Land Development Code (LDC) list the pertinent sections. The SCCP and LDC are available on the County Web page at [www.seminolecountyfl.gov](http://www.seminolecountyfl.gov). - be sure to check recently added ordinances)

- Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-30 and 56)

- Environmental Sensitive Lands Overlay (W-1 and FP-1; Part 51 and 52 Chapter 30; FLU Exhibit-19, 21, and 34)

## B. Planning & Development Division

The **Seminole County Land Development Code** can be found at:  
<http://www.seminolecountyfl.gov/guide/codes.asp>

### 1. Consistency with the Comprehensive Plan

- a) The request is consistent with the Low Density Residential (LDR) Land Use.

### 2. Project Manager:

- a) Informational: A signed and sealed copy of the boundary survey is required to be attached to the sets of plans. (CDS 8/16/10)
- b) Show how vehicles will access paved parking spaces to the far west side of the site. Driving lanes shall be shown for access to all parking spaces including the grass parking unless they are not required by code. (CDS 8/16/10)
- c) The storm water retention area, drive isles, and parking layout do not match what was approved on the Final Master Plan. (JW 8/26/10)
- d) The Paved driveway south of the Library does not show the 30' Radius turnaround as approved on the FMP. (JW 8/26/10)
- e) In Reference to the Arbor Permit submitted: You must submit a tree removal/tree replacement plan in accordance with Sec. 60.22 of the Land Development Code. Must show location of trees being removed and provide a table with details of size. Also must show location of trees being replaced and provide table with details of species and size. (JW 8/26/10)
- f) Please provide photometric plan for all proposed lighting to comply with Sec. 30.1234 of the Land Development Code. A photometric plan is required to show that illumination onto adjacent properties does not exceed five-tenths (0.5) foot-candles. (JW 8/26/10)
- g) Informational: Placement of the Seminole County #1 Approval Stamp is required on all plans submitted for final approval. This includes lighting and landscape plans. The stamp must be placed on the lower right hand corner of all plan sheets in a size no smaller than 10 pt. Compliance expedites the approval process. Approval Stamp is available on the web at: <http://www.seminolecountyfl.gov/gm/devrev/forms.asp> Seminole County #1 Stamp.
- h) Informational: Please itemize any and all revisions made to the site 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. We will need one (1) extra site plan set if there are revisions in addition to those made in response to the County's comments.

**Informational**: A separate permit (issued by the Building Division) is required for a dumpster and any signage.

3. Natural Resources:

- a) Please provide the SJRWMD reviewers name, with the date, of the wetland review on the plans. (ADW 8/18/10)
- b) Based on preliminary aerial photo and County wetland map analysis, the subject property contains approximately wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits. (ADW 8/18/10)
- c) Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering approval. (ADW 8/18/10)

4. Water and Sewer Utilities:

- a) Call out the proposed Double Detector Check Valve on sheet C-8. (ADW 8/19/10)
- b) Provide a call out for the proposed core bore and provide the south invert elevation. (ADW 8/19/10)
- c) The proposed lateral that will service Duplex #2 needs a different connect point and not being connected to proposed manhole #12. It needs to be connected to the sewer line and not to the manhole. (ADW 8/19/10)
- d) Please remove the call out for proposed 8" water main that points to a sidewalk. This call out is near the proposed Book Store. (ADW 8/19/10)
- e) Provide Lift Station calculations to show the private Lift Station can handle the additional flows. (ADW 8/19/10)
- f) Submit FDEP permit applications or an FDEP letter of exemption from the permitting process to Becky Noggle, Seminole County Environmental Services, 500 West Lake Mary Blvd., Sanford, FL, 32773-2143.

Prior to final engineering plan approval and signing of your FDEP permit applications, capacity must be reserved. To reserve capacity, you must submit capacity calculations and execute agreements. For further information, contact Becky Noggle at 407-665-2143.

5. Potable Water Capacity and Conservation:

- a) Will irrigation be used for the proposed landscaping? There are irrigation details, but no irrigation lines. (ADW 8/18/10)

**C. Building Division**

1. Building Code Comments:

**The following comments are advisory and all may or may not pertain to your specific building project:**

- a) All structures that are required to be accessible per 2007 Florida State Building Code – Chapter 11, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.

- b) In accordance with Chapter 11 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.
- c) The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of Chapter 11, Florida Building Code.
- d) ~~Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.~~
- e) ~~A change of occupancy classification will require a permit and possibly an alteration to the existing structure to comply with current code (Florida Existing Building Code, Chapter 8.) Example: Business to Mercantile, Residential to Commercial~~
- f) 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.
- g) Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2007 FBC, Chapters 3, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements.
- h) Please provide four accessible parking spaces in accordance with the 2007FBC Sec.11-4.1.2(5).
- i) Please distribute these accessible spaces equally between the dormitory and the library. 2007FBC 11-4.6.2.
- j) Please provide all of the details for the accessible parking spaces and access isles. 2007FBC 11-4.6 through 11-4.6.5.
- k) Please provide all of the details for the accessible route in accordance with the 2007FBC 11-4.3 through 11-4.3.8.
- l) It appears as though the dormitory is going to need at least two exits. Please show the location of these exits and the accessible route to and from them.

#### D. Concurrency Management

1. Received concurrency review application & fee, forwarded to Concurrency Engineer & Environmental services for review. (JF 8/06/10)
2. ~~**Disapproved** : pending reviews. (JF 8/06/10)~~
3. **ENVIRONMENTAL SERVICES:** Seminole County is the water and sewer service provider within this area. Capacity is available upon proper execution of the Conditional Utility Agreement.(JF 8/06/10)
4. ~~Disapproved; pending traffic review. (JF 8/11/10)~~
5. **TRAFFIC RESULTS:** Sufficient roadway capacity is available based upon Concurrency Management System Net Available Capacity. (JF 8/26/10)
6. Concurrency approved. (JF 8/26/10)

## E. Public Safety:

### 1. Addressing Comments:

- a) Prior to approval: The correct street name is "Paseo Place". Remove all references to "Paseo Drive" and add the correct street name. Additionally, the street name "Luther Lane" as per the plat of record, Ligonier Academy of Theology, Plat Book 75, Page 60 is required to be labeled on the site plan.
- b) Address assignment and fee information: The proposed structures will be assigned addresses to Luther Lane. Address and applicable fees will be determined at permitting upon a DRC approved site plan.
- c) Lot Combining prior to building permit approval: When a site plan/complex includes more than one parcel identification number, the developer/owner is required to have the parcels/lots combined into one parcel identification number.
- d) Release of Address Information: Per Seminole County Land Development Code, Chapter 90, 'site plans will be addressed within 14 working days after the site plan has been approved and upon receipt of required information.
- e) Prior to Building Permit Approval: Per Seminole County Land Development Code, Chapter 90, "No building permit may be issued unless the "Private Way" or "Public Way" upon which the building lot is located is appropriately marked with temporary street signage which has been appropriately installed and maintained. Prior to occupancy the permanent street signage shall be installed
- f) Informational: Please ensure address numbers are posted on the building structures and have the following requirements: Numbers are to be a minimum of 6" in height and ½" width; made of durable weather resistant material; utilizing a contrasting color from the immediate background of the building structures; address numbers are to be clearly visible from the right of way and easily viewed upon approach of the building with no obstructions.

### 2. Fire Loss Comments:

- a) Access roads shall be a minimum 20' feet in width and able to sustain 32 tons. Access roads shall be identified along their entire path. Will need to provide details how this will be achieved
- b) Fire lanes will be required at all main entrances to buildings, fire hydrants and F.D.C.'s
- c) Need to install a emergency apparatus turnaround at the end of paved driveway. Access turn a round will need to be a minimum of 42' radius.
- d) Signage for fire lanes and FDC's shall be noted on plans and a detail for each.
- e) There is a discrepancy plans show a new book store being built. And the old bookstore shows it is now an existing office.
- f) Need to provide utilities legend for fire line.
- g) Book store is being added need to show square footage, may have to be sprinklered.
- h) Need to provide information on new turf for fire access lane.

**The requirements below shall be on all site plans 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 off of the fire line.
  - d) The Fire Department Connection shall be with-in 200 feet of the fire hydrant.
  - 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.
- A separate permit shall be required to install the FIRE LINE.**

## **F. Public Works**

### **1. Traffic Review:**

- a) Please replace Jim Allen with Keith Denton in the pre-construction meeting note on the cover sheet. (AN 8/30/2010)
- b) Recommend stop sign & bar at the new intersection. (AN 8/13/10)
- c) The proposed 1 ½" of type S-III asphalt cannot be laid in single lift greater than 1 ¼" and will require two lifts. Please add note to this effect. (AN 8/30/2010)
  - a) The crosswalk on Sheet C-5 should be special emphasis per FDOT Standard Index 17346. (AN 8/30/2010)
  - d) The handicap parking space detail provided on sheet C-11 is incorrectly drawn. The diagonal striping should be 60-degrees and have three lines. Add Reference on the plans for the handicap details to be constructed per FDOT Index 17346. Each space requires a sign. (AN 8/30/2010)

### **2. Stormwater Management:**

- a) The site contains or is adjacent to a karst feature per Seminole County GIS overlays. While not required in this area, it would be advisable to have additional sinkhole analysis preformed by a geotechnical engineer. (JP 8/17/10)
- b) Provide a copy of the topographic survey signed and sealed by the surveyor. (JP 8/17/10)
- c) A copy of the approved SJRWMD ERP will be required prior to final engineering approval. (JP 8/17/10)
- d) Provide a signed and sealed soil investigation report as the copy provided was not signed and sealed. (JP 8/17/10)
- e) The retention area shown on the plans is substantially larger than the one shown in the geotechnical report and goes across more than one soil type. Provide at least two additional borings in the retention area as the soils in the remaining pond may be different than in the boring area. (SCLDC App B Sec 4.5(b)) (JP 8/17/10)
- f) Clearly show the original drainage basin line for the existing portion of the site as no additional drainage can go to that basin without a complete model of the entire drainage area being affected. (JP 8/17/10)

- g) Provide additional grading around the buildings to ensure that positive slope is maintained to the new retention area and clearly show how the grading portrayed in the proposed drainage basin map will be achieved. (JP 8/17/10)
- h) The grading for duplexes 1 and 2 is not clear. Duplex 2 is at elevation 74.5 but the roadway seems closer to 75 and the pond berm is at elevation 74. Clearly show that all improved area will be collected into the pond. This includes the area around the duplex and the entire stabilized fire lane. (JP 8/17/10)
- i) Provide additional spot elevations at grade breaks to ensure proper grading. Several areas seem to be missing spot elevation. (JP 8/17/10)
- j) The pond does not meet County standards for maintenance berm width. Provide a minimum 10-foot berm on all sides. (SCLDC App B Sec 4.3(b)) (JP 8/17/10)
- k) Please justify the CN values used. The site will be a developed site and should use the open space CN's not the meadow CN's as the site will be developed, stabilized / compacted, mowed regularly and used for other than meadow which is typically only mowed every several months for hay. (JP 8/17/10)
- l) Route the design storm (100year, 24-hour) using an approved program. Show all calculations and parameters if the Rational Method is used. (JP 8/17/10)
- m) Provide drawdown calculations for the design storm (100year, 24-hour) to show that the pond recovers in 14-days. (JP 8/17/10)
- n) Based on the geotechnical recommendations a small portion of the pond will be in the seasonal high groundwater table. Revise bottom or correctly show seasonal high groundwater table in the recovery model. (JP 8/17/10)
- o) Provide enough grading for the sidewalk system to show ADA and FAC compliance. (JP 8/17/10)

### G. Health Department

1. If your project proposes a septic system, please note that the design must be shown on the site plan and approved and permitted through the Health Department. Please call 407 665-3619 for more information.

## II. SUMMARY

<b>PLANNING &amp; DEVELOPMENT</b>	
Comprehensive Plan:	<b>Reviewed (JW 8/26/10)</b>
Project Manager:	<b>Disapproved (JW 8/26/10)</b>
Natural Resources:	<b>Disapproved (ADW 8/18/10)</b>
Water and Sewer Utilities:	<b>Disapproved (ADW 8/19/10)</b>
<b>Building Review:</b>	
	<b>Disapproved (TC 8/10/2010)</b>
Concurrency Management:	<b>Approved (JF 8/06/10)(JF 8/11/10)(JF 8/26/10)</b>
<b>PUBLIC SAFETY</b>	
Addressing:	<b>Disapproved (AMC 8/10/2010)</b>
Fire Review:	<b>Disapproved (GC 8/16/10)</b>

<b>PUBLIC WORKS</b>	
Traffic Review:	<b>Approved pending (AN 8/13/2010)</b>
Stormwater Management:	<b>Disapproved (JP 8/17/10)</b>
<b>HEALTH DEPARTMENT</b>	
Septic Comments:	

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

1<sup>st</sup> REVISION  2<sup>nd</sup> REVISION (fee due)  3<sup>rd</sup> REVISION (fee due)  Final for Stamping

Please submit **8 sets** of your **revised plans (FOLDED)**, and **TWO sets of related technical materials, any fees due, and a letter addressing all comments** directly to Seminole County Growth Management, Planning & Development Division, Second Floor, County Services Building, for review and approval. All data must be submitted in order for a complete review to be accomplished by staff. Incomplete submittals will not be reviewed until all support documentation, calculations, easements, various reports (i.e. soils, traffic, survey of species, management plans species, etc.) are submitted.

DATE	NO. SETS OF REVISED PLANS	REVISION FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/26/10	8	\$ 00.00	+ Concurrency JW, ADW, TC, JF, AMC, GC, AN, JP

Upon completion of your plan review process, Planning & Development staff must authorize and stamp plans for construction use. **UPON APPROVAL, submit your final ROLLED revised plans for stamping (thirteen sets)** directly to Seminole County Growth Management, Planning & Development Division, Second Floor, County Services Building, for stamping. **UPON RECEIPT OF THE APPROVAL LETTER**, the site contractor must then contact Seminole County Planning & Development Inspections Supervisor, Keith Denton, at 665-7409, to schedule a pre-construction conference and pay the site inspection fee prior to the start of any site work.

Sincerely,  
**SEMINOLE COUNTY GOVERNMENT  
 GROWTH MANAGEMENT  
 PLANNING & DEVELOPMENT STAFF**

**STAFF MEMBERS FOR CONTACT ON ABOVE COMMENTS ARE AS FOLLOWS:**

**COUNTY SERVICES BUILDING** 1101 East First Street, Sanford, FL 32771 (407) 665-7441 / Fax (407) 665-7385

<b>Building:</b> FAX: (407) 665-7486	<b>PW</b> Paul Watson, Building & Fire Official, 665-7460 <b>AC</b> Anthony Coleman, Plans Examiner, 665-7581 <b>SC</b> Stacy Casertano, Plans Examiner, 665-7485 <b>JJ</b> Jeff Johnson, Plans Examiner, 665-7585
<b>Impact Fees/Concurrency:</b> FAX: (407) 665-7456	<b>SLN</b> Sandy Riley, Program Manager, 665-7474 <b>JF</b> Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
<b>Planning &amp; Development Division:</b> FAX: (407) 665-7385	<b>NG</b> Nicole Guillet, Growth Management Director, 665-7397 <b>ACS</b> Alison Stettner, Planning & Development Manager, 665-7339 <b>TDW</b> Tina Deater Williamson, Asst Plng & Devel Manager, 665-7353 <b>KF</b> Kathy Fall, Principal Coordinator, 665-7389 <b>DG</b> Denny Gibbs, Senior Planner, 665-7387 <b>CDS</b> Cynthia Sweet, Senior Planner, 665-7443 <b>IS</b> Ian Sikonia, Senior Planner, 665-7398 <b>BMW</b> Brian Walker, Senior Planner, 665-7337 <b>JW</b> Joy Williams, Planner, 665-7399 <b>ADW</b> Alan Willis, Planner & Plans Examiner, Utilities, 665-7332 <b>JM</b> John Metsopoulos, US Hwy 17-92 CRA Program Mgr, 665-7133
<b>Engineering</b> FAX: (407) 665-7456	<b>LS</b> Lee Shaffer P.E., Principal Engineer, 665-5762 <b>AN</b> Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 <b>JP</b> Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 <b>SS</b> Shad Smith P.E., Principal Engineer, 407-665-5707
<b>Fire Safety/Bldg. Dept.:</b> FAX: (407) 665-7407	<b>BB</b> Bob Beck, Division Chief, Public Safety, 665-5185 <b>GC</b> Gail Crews, Fire Inspector, Public Safety, 665-2680
<b>Addressing:</b> 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	<b>MK</b> Maggie Ketcham, Addressing, 665-5045 <b>AC</b> Amy Curtis, Addressing, 665-5191 <b>DK</b> Diane Koschwitz, Addressing, 665-5190
<b>Sheriff's Office:</b> 100 Bush Blvd Sanford, FL 32773	<b>LB</b> Laurie Bailey, Community Service Officer, 665-6480
<b>Water &amp; Sewer Utilities/ Environmental Services:</b> 500 W Lake Mary Blvd Sanford, FL 32773-7499	<b>BN</b> Becky Noggle, Utilities & Permitting, 665-2143 <b>JM</b> James Monahan, Environmental Services, 665-2039 <b>MH</b> Mike Harber, Environmental Services, 665-2118
<b>Health Department:</b> <b>Mailing Address:</b> 400 W Airport Blvd Sanford, FL 32773 <b>Office Location:</b> 132 Sausalito Blvd.	<b>KH</b> Karl Henry, Environmental Health Manager, 665-3606 <b>JH</b> Jerry Henkins, Environmental Health/Septic, 665-3621 <b>MH</b> Mary Howard, Environmental Health/Septic, 665-3619

Casselberry, FL 32707

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 894-7555 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt District	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/pd/building/flood/index.asp">http://www.seminolecountyfl.gov/pd/building/flood/index.asp</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>

NAV H 10-06000033



**CHECKLIST FOR SITE PLAN REVIEW**

SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

Applicant's Initial      **APPLICATION SUBMITTAL CHECKLIST**      Staff's Initial

**Residential Projects Only: A dated copy of School Impact Analysis submitted to the School Board**

BH

Transmittal Letter

BH

Completed Application

Fee-Check#

Amount: \$ 1,535.39

Concurrency Application N/A

Fee-Check# N/A

Amount: N/A

BH

Arbor Application

Fee-Check#

Amount:

Health Department Fees N/A

Fee-Check# N/A

Amount: N/A

SB

Complete sets of Site Plan (12 folded copies)

Landscape plans attached

N/A

Lighting plans attached, (if applicable)

N/A

Irrigation plans attached

N/A

BH

Stormwater Calculations (2 copies)

BH

Soils Report (2 copies) (if applicable)

BH

Lift Station Calculations (2 copies) (if applicable)

Traffic and Engineering Report (2 copies) N/A

Staff's Signature:

Date:

**FOR OFFICIAL USE**

PROJECT#:

PLANNER:

BCC - 5-Carey

Zoning - A-1

FLU - LDR

Water - Semco.

Sewer - Semco.

Power - FPL

phone - AT+T

AUG 11 2006

ASB

Location:  
 East side  
 of Orange Blu  
 at Lake  
 Gussie Cir.

8/13/10 Per Hugh Sipes - this app was revised in the SF + fee areas



APPLICATION FOR SITE PLAN REVIEW  
SEMINOLE COUNTY GOVERNMENT  
DEVELOPMENT REVIEW DIVISION  
1101 EAST FIRST STREET  
SANFORD FL 32771-1468  
(407) 665-7331

SMALL SITE PLAN: YES  NO  DREDGE & FILL: YES  NO

**APPLICANT INFORMATION**

NAV # 10-06000033

APPLICANT: Seminole County Environmental Services Department		CONTACT: Hugh P. Sipes, Sr. Engineer
ADDRESS: 500 West Lake Mary Boulevard		
CITY: Sanford	STATE: Florida	ZIP: 32773
PHONE: 407.665.2029	FAX: 407.665.2029	EMAIL: hsipes@seminolecountyfl.gov

**CONSULTANT INFORMATION**

ENGINEER: AECOM		CONTACT: Joseph S. Howell, P.E.
ADDRESS: 320 E. South Street		
CITY: Orlando	STATE: Florida	ZIP: 32803
PHONE: 407.425.1100	FAX: 407.246.7002	EMAIL: joe.howell@aecom.com

**OWNER INFORMATION**

OWNER'S AUTHORIZATION ATTACHED: YES  NO

OWNER: Seminole County Board of County Commissioners		CONTACT:
ADDRESS: 1101 East 1st Street		
CITY: Sanford	STATE: Florida	ZIP: 32771
PHONE:	FAX:	EMAIL:

**SITE INFORMATION**

PARCEL ID #: 31-19-30-300-0140-0000, 31-19-30-502-0000-0830, 31-19-30-300-013D-0000		
PROJECT NAME: Markham Regional Water Treatment Plant Upgrades		
DESCRIPTION OF PROJECT: See Attached Project Description		
INTENDED USE OF PROPERTY: Public supply potable water treatment and distribution		
LOCATION: 5651 Lake Gussie Circle (AKA) 1945 South Orange Boulevard, Sanford, Florida 32771		
ZONING: A-1	FUTURE LAND USE: LRD	TOTAL ACREAGE: 10.59

**UTILITIES**

WATER PROVIDER: Seminole Co. ESD		SEWER PROVIDER: Seminole Co. ESD	
IS PROPERTY SERVED BY WELL?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

**ARBOR**

ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

See Revised Page Per High Sides

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	113,993.86 square feet (S.F.)				
BUILDING AREA:	44,237.13 S.F.	EXISTING:	36,542.28 S.F.	NEW:	7,694.85 S.F.
PAVEMENT AREA:	69,756.73 S.F.	EXISTING:	50,682.26 S.F.	NEW:	19,074.47 S.F.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? N/A					

**FEES**

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00
REGULAR SITE PLAN :	
Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: \$ 1,535.39 ✓
$\Sigma \quad \$1000+ \left[ \frac{\text{New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) 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.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)  
Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature: Andrew White Date: 8/10/10

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

AUG 11 2010

2010

Revised Per Hugh Sipes 8/13/10

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	148,831.26 square feet (S.F.)				
BUILDING AREA:	58,431.83 S.F.	EXISTING:	36,542.28 S.F.	NEW:	21,889.55 S.F.
PAVEMENT AREA:	90,399.43 S.F.	EXISTING:	57,954.26 S.F.	NEW:	32445.17 S.F.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? N/A					

**FEES**

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00		
REGULAR SITE PLAN :	Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)		
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount:	\$ 2,086.69	
$\Sigma$	\$1000+ $\left[ \frac{\text{New Impervious}}{1000} \right]$	X \$20	= Fee Amount

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) 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.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.) Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

## APPLICATION FOR SPECIAL EXCEPTION

### SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT

### MARKHAM REGIONAL WATER TREATMENT PLANT UPGRADES

#### PROJECT DESCRIPTION

Seminole County plans to expand its existing Markham Regional Water Treatment Plant (MRWTP) and upgrade the treatment process to meet Florida Department of Environmental Protection (FDEP) regulations. FDEP is requiring the County to remove hydrogen sulfide from the water as new wells are brought on-line at the MRWTP to meet additional water demands. Removing hydrogen sulfide benefits customers by reducing taste and odor issues in the drinking water.

The County has elected to use an ozone treatment process to remove the hydrogen sulfide because (1) it has been accepted by FDEP for removing hydrogen sulfide from groundwater, and (2) it has been successfully used by several other utilities in Central Florida for the last 10 years.

The ozone is created by passing oxygen gas through an ozone generator, which uses electricity to create ozone. The resultant gas will consist of approximately 10% ozone and 90% oxygen. This gas will be injected into the well water, which will then flow through an above ground ozone contact chamber (ozone contactor) to allow the ozone to dissipate. Excess ozone from the ozone contactor will be routed through an ozone destruct unit which will destroy any ozone. Therefore, no ozone will be released to the atmosphere.

In addition to the ozone contactor, the project will include ozone injection pumps and piping, an Ozone Equipment Building (approximately 3,800 square feet) to house the ozone generators, and a liquid oxygen storage tank and vaporizer to convert liquid oxygen into oxygen gas. The project will also add a new 1.5 million gallon finished water storage tank (identical in size to the two existing storage tanks) and two additional distribution pumps. The project will also include a new Operations Building (approximately 3,700 square feet), an additional standby electrical generator, and modifications to the existing internal roads and stormwater system.

To accommodate the expansion and upgrade, additional land has been acquired on the east side of the existing plant site for a new stormwater retention pond. A small tract has been acquired on the north side of the plant for a future well (Number 5).

The existing site plan is shown on the attached drawing C-100, and the proposed improvements are shown on the attached drawing C-101. The existing concrete block wall on the east side of the site will be expanded to enclose the new stormwater pond. The block wall will be set back inside the water plant property line to allow space for trees between the new wall and the property line.

The following paragraphs address potential concerns about the new treatment plant improvements:

1. Odors – The new treatment process will not generate odors. It will actually eliminate existing odors that are caused by the aeration process that releases hydrogen sulfide to the atmosphere that is entrained in the water.
2. Noise – The ozone generators will be totally enclosed in the new Ozone Equipment Building. The ozone generators will not generate noise that will escape the building. The east wall of the Ozone Equipment Building will be located approximately 29 feet west of the existing CMU perimeter wall and approximately 33.5 feet west of the property line. The ozone booster pumps, injectors, and destruct unit fans will be located on the Ozone Sidestream Injection pad. The Ozone Sidestream Injection pad will be located approximately 29 feet west of the Ozone Equipment Building, and 88 feet west of the existing CMU perimeter wall and 92.5 feet west of the property line. The location of the Ozone Equipment Building and the perimeter wall will help direct noise from the new equipment up and away from the residents on the east side of the site.
3. Traffic – The water plant is normally staffed by 1 operator for 8 hours a day. An operator also visits the site on Saturdays and Sundays. The staffing level will remain the same after the new project is completed.

The only additional truck traffic will be deliveries of liquid oxygen approximately once every 2 weeks. The Ozone Equipment Building will be located between the internal road and the perimeter wall and will help block truck noise from the residents on the east side of the site.

4. Lighting – The site lighting will normally be turned off at night, except possibly for some low level lighting at the entrances to the buildings and minimum interior lights within the buildings. The site lights will be turned on manually during night-time emergencies.

Comdoc Date: 8/27/10

Approval Date:

**SEMINOLE COUNTY GOVERNMENT**

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

Your DRC meeting is scheduled for (9/1/10) at (10:00 am). The DRC Agenda can be found at  
<http://www.seminolecountyfl.gov/pd/devrev/drc.asp>.

**REVIEW STAFF COMMENTS**

**PROJECT NAME:** MARKHAM REGIONAL WATER TREATMENT PLANT UPGRADES **PROJ #:** 10-06000033

APPLICATION FOR: DR - SITE PLAN

APPLICATION DATE: 8/12/10

PROJECT MANAGER: ALAN WILLIS Phone Number 407-665-7332

PARCEL ID NO.: 31-19-30-300-0140-0000, 31-19-30-502-0000-0830, 31-19-30-300-013D-0000

PROJECT DESC: SITE PLAN APPROVAL FOR UPGRADES TO EXISTING WATER TREATMENT FACILITY

NO OF ACRES: 10.59

BCC DISTRICT: 5-CAREY

CURRENT ZONING: A-1

LOCATION: EAST SIDE OF ORANGE BLVD AT LAKE GUSSIE CIR

CURRENT LAND USE-FUTURE: LDR

SEWER UTILITY: SEMINOLE COUNTY

WATER UTILITY: SEMINOLE COUNTY

Applicant:	Consultant:
SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPT HUGH SIPES SANFORD FL 32773	AECOM JOSEPH HOWELL, P.E. 320 E SOUTH STREET ORLANDO FL 32803
PHONE (407) 665-2029	PHONE (407) 425-1100 FAX (407) 246-7002

The County staff members have reviewed the subject project and offer the following comments. The Development Review Committee may provide additional comments or delete comments as necessary as a result of discussions at the DRC meeting.

- I. These items need responses with further information, data, explanation or revision of plans and documents before approval of the request can be recommended by staff. Specific requirements may be discussed in the Development Review Committee meeting or by contact with the appropriate staff member.

**A. Planning & Development Division**

The **Seminole County Land Development Code** can be found at:  
<http://www.seminolecountyfl.gov/guide/codes.asp>

- 1. Consistency with the Comprehensive Plan

a) No comments (ADW 8/27/10)

2. Project Manager:

- a) Your DRC meeting is scheduled for (9/1/10) at (10:00 am).
- b) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
- c) Please submit a tree replacement schedule per SCLDC 60.22 (f). The table must show the number of trees being removed within each size category and the number required for replacement. If the replacement requirement exceeds what can physically be replanted within common areas please propose how this might be offset. (ADW 8/27/10)
- d) Please provide the Seminole County Tree Barrier detail for the trees that will not be taken out, but will be near the proposed work areas. (ADW 8/27/10)
- e) Placement of the Seminole County #1 Approval Stamp is required on all plans submitted for final approval. This includes lighting and landscape plans. The stamp must be placed on the lower right hand corner of all plan sheets in a size no smaller than 10 pt. Compliance expedites the approval process. Approval Stamp is available on the web at: <http://www.seminolecountyfl.gov/gm/devrev/forms.asp> Seminole County #1 Stamp.
- f) Please itemize any and all revisions made to the site 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. We will need one (1) extra site plan set if there are revisions in addition to those made in response to the County's comments.

**Advisory:** Site layout may be subject to change based on Seminole County Land Development Code requirements for final engineering.

3. Natural Resources:

- a) Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey is required prior to final engineering approval. (ADW 8/23/10)

4. Water and Sewer Utilities:

- a) Provide call out for the proposed lift station and what connection will be made for the proposed lift station. (ADW 8/27/10)

5. Potable Water Capacity and Conservation:

- a) Will there be irrigation for the replanting of the trees or just watered until they are established? (ADW 8/27/10)

**C. Building Division**

1. Building Code Comments:

**The following comments are advisory and all may or may not pertain to your specific building project:**

- a) All structures that are required to be accessible per 2007 Florida State Building Code – Chapter 11, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.
- b) In accordance with Chapter 11 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.
- c) The location of accessible parking spaces, loading zones, sidewalks, and exit ramps shall meet requirements of Chapter 11, Florida Building Code.
- d) 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.
- e) Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2007 FBC, Chapters 3, 5, 6, 7 and 9, for 1) USE, 2) Height and area limitations, 3) Construction types and horizontal separation distances, 4) Building element protection and 5) Sprinkler and Alarm requirements.
- f) Please show on the plans all of the details, dimensions sloping requirements and elevations for the accessible parking space, access isle and the accessible route. TC 8/18/2010.

**D. Concurrency Management:**

- 1. Please submit a **Concurrency Exempt** application for this process. For your convenience, below is the link to an online Concurrency Exempt application, if you have any questions please contact Jami Forte @ [jforte@seminolecountyfl.gov](mailto:jforte@seminolecountyfl.gov) or 407-665-7356. [www.seminolecountyfl.gov/gm/devrev/concurrencyExemptReview.asp](http://www.seminolecountyfl.gov/gm/devrev/concurrencyExemptReview.asp) (JF 8/17/10)

**B. Public Safety:**

1. Addressing Comments:

- a) No objections (DK 8/19/10).
- b) Unless Addressing is notified prior to permitting, all site modifications including the proposed Ozone Building, will be issued to 5651 Lake Gussie Cir Sanford, FL 32771.

2. Fire Loss Comments:

- a) Fire lanes are required per FFPC and LDC at all building entrances, fire hydrants and FDC's to include appropriate signage.
- b) FDC's and buildings with fire alarms need to be identified on plans.
- c) Knox box(es) will be required if operation is not staffed on a 24 hour basis and if not already provided.
- d) Additional fire hydrants may be needed. Please provide a list of chemicals that will be on site with flammability information, as well as construction types for buildings.
- e) Show hydrants on Orange Blvd, with distances to entrance.
- f) Hydrant flows will be required to ensure adequate supply.
- g) Auto turn will be needed to ensure appropriate emergency vehicle access.

- h) Access roads will need to support apparatus up to 32 tons and be 20' wide.
- i) Automatic gates will require Knox Gate Key Switch.

**The requirements below shall be on all site plans 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 off of the fire line.
- d) The Fire Department Connection shall be with-in 200 feet of the fire hydrant.
- 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.

**A separate permit shall be required to install the FIRE LINE.**

**C. Public Works**

1. Traffic Review:

- a) No comments. (LS 8/17/10)

2. Stormwater Management:

- a) Provide a copy of the topographic survey signed and sealed by the surveyor. (JP 8/20/10)
- b) A copy of the approved SJRWMD ERP will be required prior to final engineering approval. (JP 8/20/10)
- c) Clearly show the composite CN calculation and provide the pervious CN values and justification. The values used where not able to be verified. (JP 8/20/10)
- d) Provide a basin map in the stormwater report clearly showing all basins, ponds and clearly label them. (JP 8/20/10)
- e) The ponds are labeled different between the stormwater report and the geotechnical recovery report. Revise for clarity.
- f) Please justify why the recovery analysis by the geotechnical engineer placed the water table (elevation 69') below the seasonal high water table determined by the same geotechnical engineer (elevation 71') or revise the design accordingly.
- g) Clearly show the grading near the Handicapped space and ADA routes. There is an existing structure top at 77.89, and the pavement adjacent to the sidewalk is 79. The max slope allowed is 2% and the calculated slope is close to 3.5%. Revise accordingly. (JP 8/20/10)

**II. SUMMARY**

<b>PLANNING &amp; DEVELOPMENT</b>	
Comprehensive Plan:	<b>Approved (ADW 8/27/01)</b>
Project Manager:	<b>Disapproved (ADW 9/27/10)</b>

Natural Resources:	Approved Pending (ADW 8/23/10)
Water and Sewer Utilities:	Approved Pending (ADW 8/27/10)
Building Review:	Disapproved (TC 8/18/10)
Concurrency Management:	Disapproved (JF 8/17/10)
<b>PUBLIC SAFETY</b>	
Addressing:	Approved (DK 8/19/10)
Fire Review:	Disapproved (RB 8/27/2010)
<b>PUBLIC WORKS</b>	
Traffic Review:	Approved (LS 8/17/10)
Stormwater Management:	Disapproved (JP 8/20/10)

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

1<sup>st</sup> REVISION    2<sup>nd</sup> REVISION (fee due)    3<sup>rd</sup> REVISION (fee due)    Final for Stamping

Please submit (5 sets) of your revised plans (FOLDED), and TWO sets of related technical materials, any fees due, and a letter addressing all comments directly to Seminole County Growth Management, Planning & Development Division, Second Floor, County Services Building, for review and approval. All data must be submitted in order for a complete review to be accomplished by staff. Incomplete submittals will not be reviewed until all support documentation, calculations, easements, various reports (i.e. soils, traffic, survey of species, management plans species, etc.) are submitted.

DATE	NO. SETS OF REVISED PLANS	REVISION FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
8/27/10	5	\$ 00.00	ADW, JP, RB, TC, + Concurrency + route extra set to technical team, if submitted

Upon completion of your plan review process, Planning & Development staff must authorize and stamp plans for construction use. **UPON APPROVAL, submit your final ROLLED revised plans for stamping (thirteen sets)** directly to Seminole County Growth Management, Planning & Development Division, Second Floor, County Services Building, for stamping. **UPON RECEIPT OF THE APPROVAL LETTER**, the site contractor must then contact Seminole County Planning & Development Inspections Supervisor, Keith Denton, at 665-7409, to schedule a pre-construction conference and pay the site inspection fee prior to the start of any site work.

Sincerely,  
**SEMINOLE COUNTY GOVERNMENT  
GROWTH MANAGEMENT  
PLANNING & DEVELOPMENT STAFF**

**STAFF MEMBERS FOR CONTACT ON ABOVE COMMENTS ARE AS FOLLOWS:**

**COUNTY SERVICES BUILDING** 1101 East First Street, Sanford, FL 32771 (407) 665-7441 / Fax (407) 665-7385

<b>Building:</b> FAX: (407) 665-7486	<b>PW</b> Paul Watson, Building & Fire Official, 665-7460 <b>AC</b> Anthony Coleman, Plans Examiner, 665-7581 <b>SC</b> Stacy Casertano, Plans Examiner, 665-7485 <b>JJ</b> Jeff Johnson, Plans Examiner, 665-7585
<b>Impact Fees/Concurrency:</b> FAX: (407) 665-7456	<b>SLN</b> Sandy Riley, Program Manager, 665-7474 <b>JF</b> Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
<b>Planning &amp; Development Division:</b> FAX: (407) 665-7385	<b>NG</b> Nicole Guillet, Growth Management Director, 665-7397 <b>ACS</b> Alison Stettner, Planning & Development Manager, 665-7339 <b>TDW</b> Tina Deater Williamson, Asst Plng & Devel Manager, 665-7353 <b>KF</b> Kathy Fall, Principal Coordinator, 665-7389 <b>DG</b> Denny Gibbs, Senior Planner, 665-7387 <b>CDS</b> Cynthia Sweet, Senior Planner, 665-7443 <b>IS</b> Ian Sikonia, Senior Planner, 665-7398 <b>BMW</b> Brian Walker, Senior Planner, 665-7337 <b>JW</b> Joy Williams, Planner, 665-7399 <b>ADW</b> Alan Willis, Planner & Plans Examiner, Utilities, 665-7332 <b>JM</b> John Metsopoulos, US Hwy 17-92 CRA Program Mgr, 665-7133
<b>Engineering</b> FAX: (407) 665-7456	<b>LS</b> Lee Shaffer P.E., Principal Engineer, 665-5762 <b>AN</b> Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 <b>JP</b> Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 <b>SS</b> Shad Smith P.E., Principal Engineer, 407-665-5707
<b>Fire Safety/Bldg. Dept.:</b> FAX: (407) 665-7407	<b>BB</b> Bob Beck, Division Chief, Public Safety, 665-5185 <b>GC</b> Gail Crews, Fire Inspector, Public Safety, 665-2680
<b>Addressing:</b> 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	<b>MK</b> Maggie Ketcham, Addressing, 665-5045 <b>AC</b> Amy Curtis, Addressing, 665-5191 <b>DK</b> Diane Koschwitz, Addressing, 665-5190
<b>Sheriff's Office:</b> 100 Bush Blvd Sanford, FL 32773	<b>LB</b> Laurie Bailey, Community Service Officer, 665-6480
<b>Water &amp; Sewer Utilities/ Environmental Services:</b> 500 W Lake Mary Blvd Sanford, FL 32773-7499	<b>BN</b> Becky Noggle, Utilities & Permitting, 665-2143 <b>JM</b> James Monahan, Environmental Services, 665-2039 <b>MH</b> Mike Harber, Environmental Services, 665-2118
<b>Health Department:</b> <b>Mailing Address:</b> 400 W Airport Blvd Sanford, FL 32773 <b>Office Location:</b> 132 Sausalito Blvd.	<b>KH</b> Karl Henry, Environmental Health Manager, 665-3606 <b>JH</b> Jerry Henkins, Enviromental Health/Septic, 665-3621 <b>MH</b> Mary Howard, Environmental Health/Septic, 665-3619

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>	<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 894-7555 <a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>
St. Johns River Water Mgmt District	<b>SJRWMD</b>	(407) 659-4800 <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>

**Other Resources:**

Flood Prone Areas	<a href="http://www.seminolecountyfl.gov/pd/building/flood/index.asp">http://www.seminolecountyfl.gov/pd/building/flood/index.asp</a>
Watershed Atlas	<a href="http://www.seminole.wateratlas.usf.edu">www.seminole.wateratlas.usf.edu</a>
Seminole Co. Property Appraiser	<a href="http://www.scpafl.org">www.scpafl.org</a>

## LETTER OF TRANSMITTAL

TO: Seminole County Development Review  
1101 East First Street  
Sanford, FL 32714

DATE: Aug. 2, 2010	JOB NO.: LIM-001.01
ATTENTION: <b>Development Review</b>	
RE: Ligonier Ministries Theological Academy -	
Phase 1 Site Improvements	

WE ARE SENDING YOU:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover | <input type="checkbox"/> Hand delivered the following items: |
| <input checked="" type="checkbox"/> Plans    | <input type="checkbox"/> Prints               | <input type="checkbox"/> Reports                             |
| <input type="checkbox"/> Copy of letter      | <input type="checkbox"/> Specifications       | <input type="checkbox"/> Shop drawings                       |
| <input type="checkbox"/> Change order        | <input type="checkbox"/> Disk(s)              | <input type="checkbox"/>                                     |

No. Copies	No. Sets	Description
1		Site Plan Review Application
	12	Site Construction Plans <i>NAV # 10-06000032</i>
1		Arbor Permit Application
2		Stormwater Report, including soils report
1		Application Fee, Check #4743 for \$2,184.00

THESE ARE TRANSMITTED as checked below:

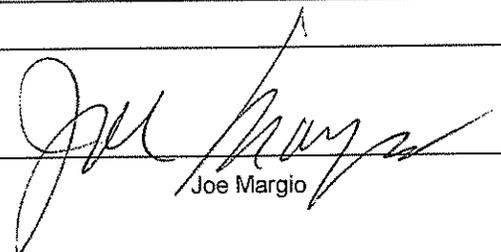
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> For approval     | <input type="checkbox"/> As requested          | <input type="checkbox"/> Approved as noted        |
| <input type="checkbox"/> For your use     | <input checked="" type="checkbox"/> For review | <input type="checkbox"/> Returned for corrections |
| <input type="checkbox"/> For distribution | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/>                          |

REMARKS:

**The attached site plan review application package is submitted for staff's review and approval for the Phase 1 Site Improvements for the Ligonier Ministries Theological Academy. The Phase 1 site improvements are consistent with master site plan approved by the Seminole County BCC on Feb. 23, 2010.**

COPY TO: File

SIGNED:



Joe Margio

AUG 02 2010  
 DEVELOPMENT REVIEW

NAV # 10-06000032



**CHECKLIST FOR SITE PLAN REVIEW**

SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

Applicant's Initial      **APPLICATION SUBMITTAL CHECKLIST**      Staff's Initial

**Residential Projects Only: A dated copy of School Impact Analysis submitted to the School Board**

*JM*

Transmittal Letter

*JM*

Completed Application

*JM*

Fee-Check# 4743

Amount: \$2184.00 (Ligonier Ministries)

*JM*

Concurrency Application

submitted on-line (~~\$250.00~~ - CK 1517)

Fee-Check#

Amount:

*JM*

Arbor Application

CK 1517 (ADVANCE CONSULTING ENR) \$200.00 ✓

Fee-Check#

Amount:

Health Department Fees

Fee-Check#

Amount:

*JM*

Complete sets of Site Plan (12 folded copies)

Landscape plans attached

Lighting plans attached, (if applicable)

Irrigation plans attached

*JM*

Stormwater Calculations (2 copies)

*JM*

Soils Report (2 copies) (if applicable) attached to stormwater report.

Lift Station Calculations (2 copies) (if applicable)

Traffic and Engineering Report (2 copies)

Staff's Signature:

Date:

**FOR OFFICIAL USE**

PROJECT#:

PLANNER:

BCC - 5 - CAREY  
 Zoning - PUD  
 FLU - LDR  
 water - Sem CO  
 Sewer - Fem CO

Power - FPL  
 phone - AT&T

Location:  
 South end of John Calvin Court



**APPLICATION FOR SITE PLAN REVIEW**  
 SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

SMALL SITE PLAN: YES  NO  DREDGE & FILL: YES  NO

**APPLICANT INFORMATION**

APPLICANT: Ligonier Ministries, Inc.		CONTACT: Guy Rizzo
ADDRESS: 400 Technology Park #150		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: (407) 774-8704	FAX: (407) 774-8704	EMAIL: grizzolaw@aol.com

**CONSULTANT INFORMATION**

ENGINEER: AdvanTec Consulting Engineers, Inc.		CONTACT: Joe Margio
ADDRESS: P.O. Box 5615		
CITY: Winter Park	STATE: Florida	ZIP: 32793
PHONE: (407) 265-1200	FAX: (407) 975-1278	EMAIL: jmargio@advanteceng.com

**OWNER INFORMATION**

OWNER'S AUTHORIZATION ATTACHED: YES  NO

OWNER: Ligonier Ministries, Inc.		CONTACT: Guy Rizzo
ADDRESS: 400 Technology Park, #150		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: (407) 774-8704	FAX: (407) 774-8704	EMAIL: grizzolaw@aol.com

**SITE INFORMATION**

PARCEL ID #: 30-19-30-522-0000-0020, 30-19-30-522-0000-0040, 30-19-30-300-032D-0000		
30-19-30-300-032E-0000, and 30-19-30-522-0A00-0000		
PROJECT NAME: Ligonier Ministries Campus - Phase 1 Site Improvements		
DESCRIPTION OF PROJECT: Construct driveway, stormwater system, and utilities for Phase 1 campus improvements		
INTENDED USE OF PROPERTY: Ministry school campus		
LOCATION: 453 Calvin Court		
ZONING: PUD	FUTURE LAND USE: LDR	TOTAL ACREAGE: 7.22

**UTILITIES**

WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
IS PROPERTY SERVED BY WELL?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

**ARBOR**

ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	66,930 sq.ft. for total existing and new impervious				
BUILDING AREA:	26,278 sq.ft.	EXISTING:	0 sq.ft.	NEW:	26,278 sq.ft.
PAVEMENT AREA:	40,652 sq.ft.	EXISTING:	7,730 sq.ft.	NEW:	32,922 sq.ft.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? None					

**FEES**

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00
REGULAR SITE PLAN :	
Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: \$ 2,184.00
$\Sigma \quad \$1000+ \left[ \frac{\text{New Impervious}}{1000} \right] \times \$20$	= Fee Amount

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

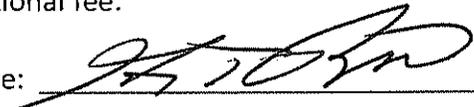
<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) 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.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.) Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System. *Completed on-line*

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature:  Date: 7/21/2010

<b>OFFICIAL USE</b>	
PROJECT #:	PLANNER ASSIGNED:

NAV # 10-06000033



**CHECKLIST FOR SITE PLAN REVIEW**

SEMINOLE COUNTY GOVERNMENT  
 DEVELOPMENT REVIEW DIVISION  
 1101 EAST FIRST STREET  
 SANFORD FL 32771-1468  
 (407) 665-7331

Applicant's Initial	APPLICATION SUBMITTAL CHECKLIST	Staff's Initial
	<b>Residential Projects Only:</b> A dated copy of School Impact Analysis submitted to the School Board	
BH	Transmittal Letter	
BH	Completed Application	
	Fee-Check# Amount: \$ 1,535.39	
	Concurrency Application N/A	
	Fee-Check# N/A Amount: N/A	
BH	Arbor Application	
	Fee-Check# Amount:	
	Health Department Fees N/A	
	Fee-Check# N/A Amount: N/A	
SB	Complete sets of Site Plan (12 folded copies)	
	Landscape plans attached N/A	
	Lighting plans attached, (if applicable) N/A	
	Irrigation plans attached N/A	
BH	Stormwater Calculations (2 copies)	
BH	Soils Report (2 copies) (if applicable)	
BH	Lift Station Calculations (2 copies) (if applicable)	
	Traffic and Engineering Report (2 copies) N/A	
	Staff's Signature:	
	Date:	

**FOR OFFICIAL USE**

PROJECT#: PLANNER:

BCC - 5-Carey

Zoning - A-1

FLU - LDR

Water - Sem Co.

Sewer - Sem Co.

Power - FPL

phone - A T + T

AUG 11 2010

Location:  
 East side  
 of Orange Blu  
 at Lake  
 Gussie Cir.

8/13/10 Per Hugh Sipes - this app was revised  
in the SF + Fee areas



**APPLICATION FOR SITE PLAN REVIEW**  
SEMINOLE COUNTY GOVERNMENT  
DEVELOPMENT REVIEW DIVISION  
1101 EAST FIRST STREET  
SANFORD FL 32771-1468  
(407) 665-7331

SMALL SITE PLAN: YES  NO  DREDGE & FILL: YES  NO

**APPLICANT INFORMATION**

NAV # 10-06000033

APPLICANT: Seminole County Environmental Services Department		CONTACT: Hugh P. Sipes, Sr. Engineer
ADDRESS: 500 West Lake Mary Boulevard		
CITY: Sanford	STATE: Florida	ZIP: 32773
PHONE: 407.665.2029	FAX: 407.665.2029	EMAIL: hsipes@seminolecountyfl.gov

**CONSULTANT INFORMATION**

ENGINEER: AECOM		CONTACT: Joseph S. Howell, P.E.
ADDRESS: 320 E. South Street		
CITY: Orlando	STATE: Florida	ZIP: 32803
PHONE: 407.425.1100	FAX: 407.246.7002	EMAIL: joe.howell@aecom.com

**OWNER INFORMATION**

OWNER'S AUTHORIZATION ATTACHED: YES  NO

OWNER: Seminole County Board of County Commissioners		CONTACT:
ADDRESS: 1101 East 1st Street		
CITY: Sanford	STATE: Florida	ZIP: 32771
PHONE:	FAX:	EMAIL:

**SITE INFORMATION**

PARCEL ID #: 31-19-30-300-0140-0000, 31-19-30-502-0000-0830, 31-19-30-300-013D-0000		
PROJECT NAME: Markham Regional Water Treatment Plant Upgrades		
DESCRIPTION OF PROJECT: See Attached Project Description		
INTENDED USE OF PROPERTY: Public supply potable water treatment and distribution		
LOCATION: 5651 Lake Gussie Circle (AKA) 1945 South Orange Boulevard, Sanford, Florida 32771		
ZONING: A-1	FUTURE LAND USE: LRD	TOTAL ACREAGE: 10.59

**UTILITIES**

WATER PROVIDER: Seminole Co. ESD		SEWER PROVIDER: Seminole Co. ESD	
IS PROPERTY SERVED BY WELL?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
IS PROPERTY SERVED BY SEPTIC?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

**ARBOR**

ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
ARBOR PERMIT APPLICATION ATTACHED:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	FEE ATTACHED:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

See Revised Page Per High Sides

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	113,993.86 square feet (S.F.)				
BUILDING AREA:	44,237.13 S.F.	EXISTING:	36,542.28 S.F.	NEW:	7,694.85 S.F.
PAVEMENT AREA:	69,756.73 S.F.	EXISTING:	50,682.26 S.F.	NEW:	19,074.47 S.F.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? N/A					

**FEES**

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00
REGULAR SITE PLAN :	
Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: \$ 1,535.39 ✓
$\sum \quad \$1000+ \left[ \frac{\text{New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) 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.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.) Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature: Andrew Kerkhoff Date: 8/10/10

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED: AUG 11 2010

2010

Revised Per Hugh Sipes 8/13/10

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	148,831.26 square feet (S.F.)				
BUILDING AREA:	58,431.83 S.F.	EXISTING:	36,542.28 S.F.	NEW:	21,889.55 S.F.
PAVEMENT AREA:	90,399.43 S.F.	EXISTING:	57,954.26 S.F.	NEW:	32445.17 S.F.
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? N/A					

**FEES**

SMALL SITE PLAN OR DREDGE & FILL:	\$200.00
REGULAR SITE PLAN :	
Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	
To calculate site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: \$ 2,086.69
$\Sigma \quad \$1000+ \left[ \frac{\text{New Impervious}}{1000} \right] \times \$20$	= Fee Amount

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

<http://www.seminolecountyfl.gov/gm/devrev/concurrency.asp>

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Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Concurrency Application and appropriate fee is 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 full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

## APPLICATION FOR SPECIAL EXCEPTION

### SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT

### MARKHAM REGIONAL WATER TREATMENT PLANT UPGRADES

#### PROJECT DESCRIPTION

Seminole County plans to expand its existing Markham Regional Water Treatment Plant (MRWTP) and upgrade the treatment process to meet Florida Department of Environmental Protection (FDEP) regulations. FDEP is requiring the County to remove hydrogen sulfide from the water as new wells are brought on-line at the MRWTP to meet additional water demands. Removing hydrogen sulfide benefits customers by reducing taste and odor issues in the drinking water.

The County has elected to use an ozone treatment process to remove the hydrogen sulfide because (1) it has been accepted by FDEP for removing hydrogen sulfide from groundwater, and (2) it has been successfully used by several other utilities in Central Florida for the last 10 years.

The ozone is created by passing oxygen gas through an ozone generator, which uses electricity to create ozone. The resultant gas will consist of approximately 10% ozone and 90% oxygen. This gas will be injected into the well water, which will then flow through an above ground ozone contact chamber (ozone contactor) to allow the ozone to dissipate. Excess ozone from the ozone contactor will be routed through an ozone destruct unit which will destroy any ozone. Therefore, no ozone will be released to the atmosphere.

In addition to the ozone contactor, the project will include ozone injection pumps and piping, an Ozone Equipment Building (approximately 3,800 square feet) to house the ozone generators, and a liquid oxygen storage tank and vaporizer to convert liquid oxygen into oxygen gas. The project will also add a new 1.5 million gallon finished water storage tank (identical in size to the two existing storage tanks) and two additional distribution pumps. The project will also include a new Operations Building (approximately 3,700 square feet), an additional standby electrical generator, and modifications to the existing internal roads and stormwater system.

To accommodate the expansion and upgrade, additional land has been acquired on the east side of the existing plant site for a new stormwater retention pond. A small tract has been acquired on the north side of the plant for a future well (Number 5).

The existing site plan is shown on the attached drawing C-100, and the proposed improvements are shown on the attached drawing C-101. The existing concrete block wall on the east side of the site will be expanded to enclose the new stormwater pond. The block wall will be set back inside the water plant property line to allow space for trees between the new wall and the property line.

The following paragraphs address potential concerns about the new treatment plant improvements:

1. Odors – The new treatment process will not generate odors. It will actually eliminate existing odors that are caused by the aeration process that releases hydrogen sulfide to the atmosphere that is entrained in the water.
2. Noise – The ozone generators will be totally enclosed in the new Ozone Equipment Building. The ozone generators will not generate noise that will escape the building. The east wall of the Ozone Equipment Building will be located approximately 29 feet west of the existing CMU perimeter wall and approximately 33.5 feet west of the property line. The ozone booster pumps, injectors, and destruct unit fans will be located on the Ozone Sidestream Injection pad. The Ozone Sidestream Injection pad will be located approximately 29 feet west of the Ozone Equipment Building, and 88 feet west of the existing CMU perimeter wall and 92.5 feet west of the property line. The location of the Ozone Equipment Building and the perimeter wall will help direct noise from the new equipment up and away from the residents on the east side of the site.
3. Traffic – The water plant is normally staffed by 1 operator for 8 hours a day. An operator also visits the site on Saturdays and Sundays. The staffing level will remain the same after the new project is completed.

The only additional truck traffic will be deliveries of liquid oxygen approximately once every 2 weeks. The Ozone Equipment Building will be located between the internal road and the perimeter wall and will help block truck noise from the residents on the east side of the site.

4. Lighting – The site lighting will normally be turned off at night, except possibly for some low level lighting at the entrances to the buildings and minimum interior lights within the buildings. The site lights will be turned on manually during night-time emergencies.



**SEMINOLE COUNTY GROWTH MANAGEMENT  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET ROOM 2028  
 SANFORD, FL 32771  
 (407) 665-7441 PHONE (407) 665-7385 FAX**

AUG 13 2010  
 DEVELOPMENT REVIEW

SMALL SITE PLAN LESS THAN 2,500 SF: YES  NO  DREDGE & FILL: YES  NO

**APPLICANT INFORMATION**

10-06 0000 34

APPLICANT: LEFTI		CONTACT: Joey Luckado
ADDRESS: 1220 Edgewater Drive Suite 10		
CITY: Orlando	STATE: FL	ZIP: 32804
PHONE: 407-770-9950	FAX:	EMAIL: jluckado@lefti.org

**CONSULTANT INFORMATION**

ENGINEER: DAO Consultants		CONTACT: Solange Dao
ADDRESS: 1110 E Marks Street		
CITY: Orlando	STATE: FL	ZIP: 32803
PHONE: 407-898-6872	FAX:	EMAIL:

**OWNER INFORMATION**

~~OWNER'S AUTHORIZATION ATTACHED: YES  NO~~  N/A

OWNER: Highland Memory Gardens		CONTACT:
ADDRESS: 3329 E Semoran Blvd.		
CITY: Apopka	STATE: FL	ZIP:
PHONE:	FAX:	EMAIL:

**SITE INFORMATION**

PARCEL ID #: 07-21-29-501-0000-0020		
PROJECT NAME: Highland Memory Gardens Proposed Road Layout		
DESCRIPTION OF PROJECT: Inner access driveway		
INTENDED USE OF PROPERTY:		
LOCATION: Center of the property		
ZONING: A-1	FUTURE LAND USE: PubG	TOTAL ACREAGE: .23

**UTILITIES**

WATER PROVIDER: N/A	SEWER PROVIDER: Utilities Inc.
IS PROPERTY SERVED BY WELL? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

**ARBOR**

ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
ARBOR PERMIT APPLICATION ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

pd ck \$ 10205  
 LeftI, Inc \$ 1224.80  
 SP + Arbor

**ADDITIONAL SITE INFORMATION**

IMPERVIOUS SURFACE AREA :	9,986.4 Sq. Ft.				
BUILDING AREA:	N/A	EXISTING:		NEW:	
PAVEMENT AREA:	9,986.4 Sq. Ft.	EXISTING:		NEW:	
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? None					

**FEES**

SMALL SITE PLAN OR FILL:	\$200.00
DREDGE & FILL:	\$650.00
REGULAR SITE PLAN : <i>Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)</i>	
To calculate regular site plan application fee, please use the formula below or the fee calculator <a href="http://www.seminolecountyfl.gov/gm/pd_calc.asp">http://www.seminolecountyfl.gov/gm/pd_calc.asp</a>	Fee Amount: <u>\$1,199.80</u> ✓ <del>\$200.05</del>
$\Sigma$ \$1000+ $\left[ \frac{\text{New Impervious}}{1000} \right] \times \$20$	= Fee Amount

**CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)**

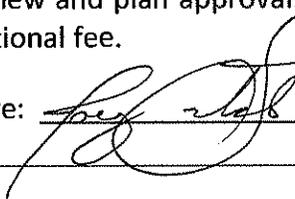
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Applicant's Signature:  Date: 8-11-10

<b>OFFICIAL USE</b>	
PROJECT #:	PLANNER ASSIGNED:

SEMINOLE COUNTY, FLORIDA

APPLICATION FOR

CONCURRENCY EXEMPT REVIEW (NO APPLICATION FEE REQUIRED)

1) APPLICANT INFORMATION:

Name: LEFTI Joey Luckado  
Mailing Address: 1220 Edgewater Drive Suite 10  
Orlando FL 32804

Telephone No.: 407-770-9950  
Fax No.: \_\_\_\_\_

2) OWNER INFORMATION:

Name: Highland Memory Gardens Johnny Berry  
Mailing Address: 3329 E Semoran Blvd.  
Apopka FL.

Telephone No.: \_\_\_\_\_  
Fax No.: \_\_\_\_\_

3) PROJECT INFORMATION

Property address/location:  
Highland Memory Gardens  
3329 E Semoran Blvd  
Apopka FL

4) Tax parcel identification number(s)  
of all property included in this  
proposal / request:  
07-21-29-501-0000-0020

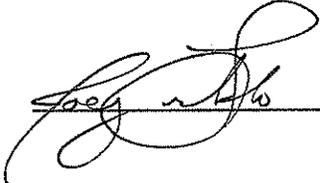
5) PROJECT NAME: Highland Memory  
Gardens Proposed Road Layout

6) THIS ACCOMPANIES AN APPLICATION FOR ONE OF THE FOLLOWING FINAL DEVELOPMENT ORDERS FOR ACTIVITY WHICH INVOLVES NO IMPACT ON CONCURRENCY PUBLIC FACILITIES:

- BORROW PIT (specify size: \_\_\_\_\_)
- DREDGE & FILL (specify size: \_\_\_\_\_)
- VARIANCE (specify type: \_\_\_\_\_)
- SPECIAL EXCEPTION (specify type: \_\_\_\_\_)
- OTHER/SMALL SITE (specify: Roadway (Inner))

7) CERTIFICATION AND SIGNATURE

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this Affidavit.

Applicant Signature: 

Date: 8-11-10

NOTICE: PLEASE BE SURE TO FILL IN ALL BLANKS AND PROVIDE ALL INFORMATION (ATTACH ADDITIONAL SHEETS IF NECESSARY). INCOMPLETE/INADEQUATE INFORMATION WILL RESULT IN DELAY OF REVIEW. YOUR COOPERATION IS APPRECIATED.

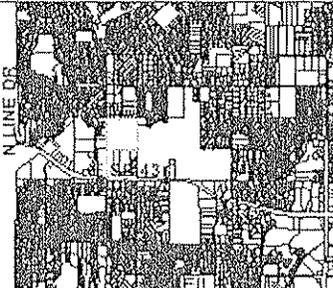
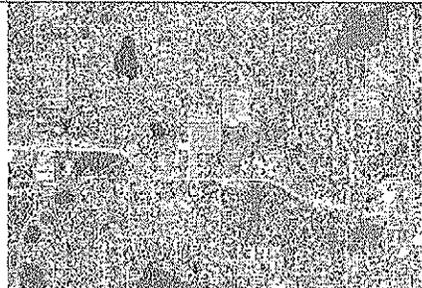
**PLANNING AND DEVELOPMENT USE ONLY**

- 8) Current Zoning: \_\_\_\_\_
- 9) Development Application (DRS) Identifying #: \_\_\_\_\_
- 10) Application for Development Order Specified in Question #7 determined to be complete:  
Date: \_\_\_\_\_ Time: \_\_\_\_\_
- 11) One copy of Development Application and Supporting Submission is attached.
- 12) Development Application (if applicable) routed to begin Development Review and this Concurrency Application with required attachments including plans, routed to the attention of \_\_\_\_\_  
\_\_\_\_\_ in Development Review.  
Date: \_\_\_\_\_ By: \_\_\_\_\_  
Time: \_\_\_\_\_ Receipt # \_\_\_\_\_

**FOR DEVELOPMENT REVIEW USE ONLY**

- 13) CONTROL NUMBER ASSIGNED: \_\_\_\_\_
- TRAFFIC ZONE: \_\_\_\_\_
- FUTURE LAND USE DESIGNATION: \_\_\_\_\_
- PLANS ATTACHED       LEGAL DESCRIPTION ATTACHED       TIS ATTACHED

Personal Property

<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7505		
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<p style="text-align: center;"><b>GENERAL</b></p> Parcel Id: 07-21-29-501-0000-0020 Owner: HIGHLAND MEMORY GARDENS Own/Addr: C/O STEWART ENTERPRISES INC Mailing Address: PO BOX 11250 City,State,ZipCode: NEW ORLEANS LA 70181 Property Address: 3329 436 SR E Facility Name: HIGHLAND MEMORY GARDENS Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 7605-CEMETERIES	<p style="text-align: center;"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">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 Bldg Value</td> <td style="text-align: right;">\$169,273</td> <td style="text-align: right;">\$190,593</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$20,122</td> <td style="text-align: right;">\$21,095</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$350,410</td> <td style="text-align: right;">\$350,410</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: right;">\$539,805</td> <td style="text-align: right;">\$562,098</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: right;">\$539,805</td> <td style="text-align: right;">\$562,098</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	2	2	Depreciated Bldg Value	\$169,273	\$190,593	Depreciated EXFT Value	\$20,122	\$21,095	Land Value (Market)	\$350,410	\$350,410	Land Value Ag	\$0	\$0	Just/Market Value	\$539,805	\$562,098	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$539,805	\$562,098
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**2010 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$539,805	\$0	\$539,805
Schools	\$539,805	\$0	\$539,805
Fire	\$539,805	\$0	\$539,805
Road District	\$539,805	\$0	\$539,805
SJWM(Saint Johns Water Management)	\$539,805	\$0	\$539,805
County Bonds	\$539,805	\$0	\$539,805

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;"><b>SALES</b></p> Deed Date Book Page Amount Vac/Imp Qualified Find Sales within this DOR Code	<p style="text-align: center;"><b>2009 VALUE SUMMARY</b></p> 2009 Tax Bill Amount: \$8,782 2009 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
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<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: center;">Frontage</th> <th style="text-align: center;">Depth</th> <th style="text-align: center;">Land Units</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">12.340</td> <td style="text-align: right;">55,000.00</td> <td style="text-align: right;">\$339,350</td> </tr> <tr> <td>ACREAGE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">27.650</td> <td style="text-align: right;">400.00</td> <td style="text-align: right;">\$11,080</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	12.340	55,000.00	\$339,350	ACREAGE	0	0	27.650	400.00	\$11,080	<p style="text-align: center;"><b>LEGAL DESCRIPTION</b></p> PLATS: <input type="text" value="Pick..."/> <input type="button" value="v"/> LEG SEC 2 HIGHLAND MEMORY GARDENS PB 9 PG 58
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**BUILDING INFORMATION**

Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost New
1	MASONRY PILAS	1964	4	2,221	1	CONCRETE BLOCK - MASONRY	\$135,992	\$177,767
2	MASONRY PILAS	1961	2	1,080	1	CONCRETE BLOCK - MASONRY	\$33,281	\$83,203

Permits

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1990	40,230	\$18,305	\$36,609
WALKS CONC COMM	1994	700	\$1,390	\$2,317
6' WOOD FENCE	1994	427	\$427	\$427

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.