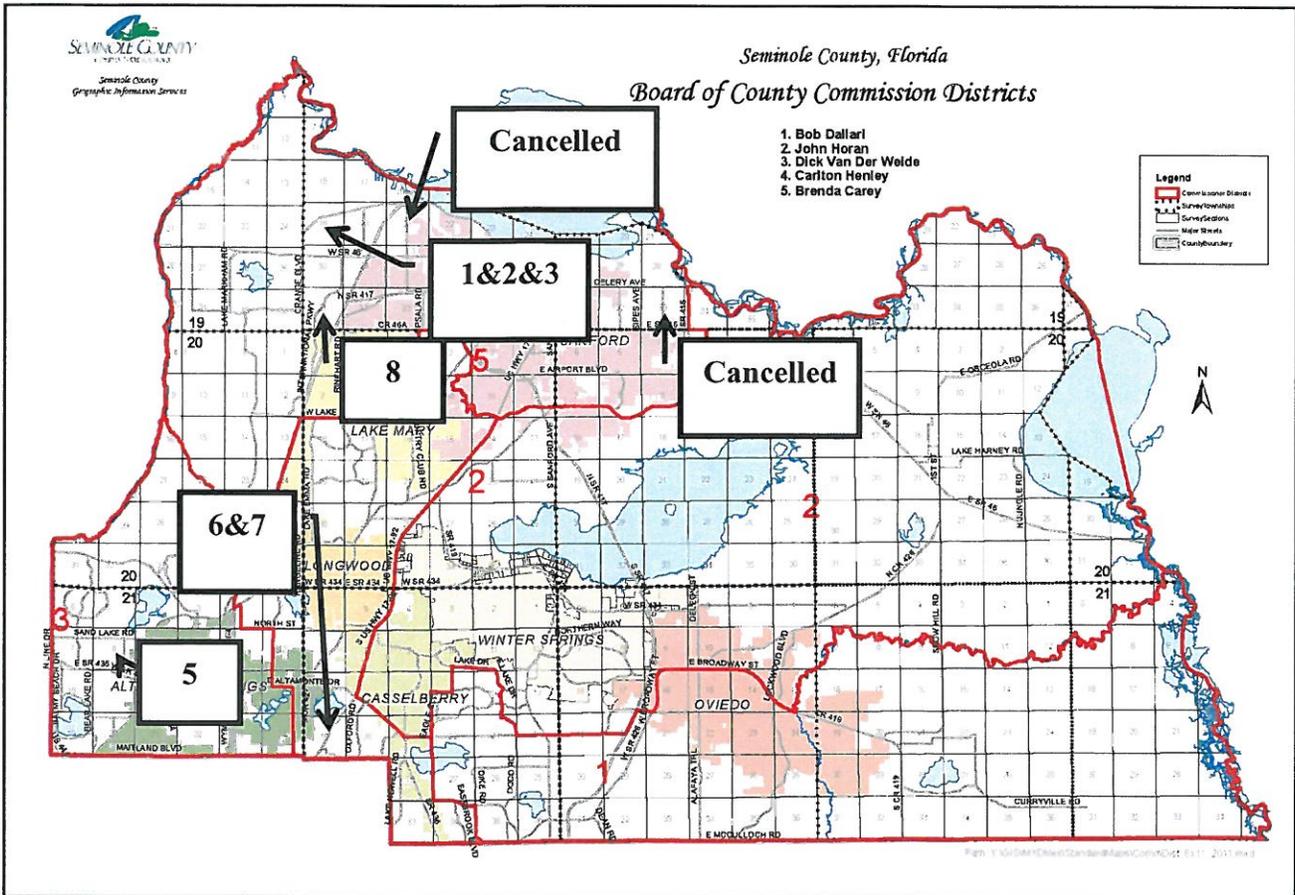


SEMINOLE COUNTY GOVERNMENT

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

www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties
From: Growth Management Department, Planning & Development Division
Subject: DEVELOPMENT REVIEW COMMITTEE MEETING FOR WEDNESDAY 06/20/2012



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 third floor of the County Services Building.

ITEM NO: 1	DR - SUBDIVISIONS	PROJ NO 12-05500003	TIME 9:00 AM
PROJECT NAME	VERSAILLES - PSP	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	MI HOMES OF ORLANDO, LLC	BRIAN DALRYMPLE	(407) 531-5133
PROJECT DESC	PRELIMINARY SUBDIVISION PLAN APPROVAL FOR A 63 LOT SUBDIVISION ZONED PUD		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
PARCEL ID	19-19-30-300-0120-0000+++		
BCC DISTRICT	5-CAREY		

The PSP and Final Master Plan for Versailles are running concurrently

ITEM NO: 2	PZ - PUD/PCD	PROJ NO 12-20500007	TIME 9:00 AM
PROJECT NAME	VERSAILLES - PUD FINAL MASTER PLAN	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	MI HOMES OF ORLANDO, LLC	BRIAN DALRYMPLE	(407) 531-5133
PROJECT DESC	FINAL MASTER PLAN APPROVAL		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
PARCEL ID	19-19-30-300-0120-0000+++		
BCC DISTRICT	5-CAREY		

ITEM NO: 3	PZ - PUD/PCD	PROJ NO 12-20500006	TIME 9:20 AM
PROJECT NAME	VERSAILLES - REZONE & PUD/PCD MAJOR AMENDMENT	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	MI HOMES OF ORLANDO, LLC	BRIAN DALRYMPLE	(407) 531-5133
PROJECT DESC	REZONE A PORTION OF THE SITE FROM R-1AA TO PUD & MAJOR AMENDMENT TO PUD		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
PARCEL ID	19-19-30-300-0120-0000+++		
BCC DISTRICT	5-CAREY		

THE FOLLOWING MEETING WAS CANCELLED AT THE PROJECT MANAGER'S REQUEST

ITEM NO: 4	DR - SITE PLAN	PROJ NO 12-06000033	TIME 9:40 AM
PROJECT NAME	WILLIAM & KIMBERLEY MOOERS BUILDING EXPANSION	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	WILLIAM & KIMBERLY MOOERS		(407) 324-5400
PROJECT DESC	SITE PLAN APPROVAL FOR A 6200 SF WAREHOUSE ADDITION LOCATED ON 1.14 ACRES ZONED M-1		
LOCATION	WEST SIDE OF BEARDALL AVE 1200 LF SOUTH OF CELERY AVE		
PARCEL ID	33-19-31-300-0180-0000		
BCC DISTRICT	5-CAREY		

ITEM NO: 5	DR - SITE PLAN	PROJ NO 12-06000034	TIME 10:00 AM
PROJECT NAME	FLORIDA HOSPITAL LAUNDRY FACILITY SP	PROJECT MANAGER	BRIAN WALKER (407) 665-7337
APPLICANT	FLORIDA CONFERENCE ASSOCIATION	KATHERINE FAIRCHILD	(407) 644-5000
PROJECT DESC	PROPOSED SITE PLAN TO RELOCATE LAUNDRY FACILITY ON +-8.5 ACRES ZONED PUD		
LOCATION	EAST OF STATE RD 436 & NORTHWEST OF W LAKE & BRANTLEY		
PARCEL ID	08-21-29-300-0110-0000		
BCC DISTRICT	3- Van Der Weide		

ITEM NO: 6	PZ - PUD/PCD	PROJ NO 12-20500008	TIME 10:20 AM
PROJECT NAME	GARDEN GROVE PUD FINAL MASTER PLAN	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	GARDEN GROVE APARTMENTS, LTD	MARC GAUTHIER	(407) 741-8666
PROJECT DESC	FINAL MASTER PLAN APPROVAL		
LOCATION	WEST SIDE OF 17-92, NORTH OF OBRIEN RD		
PARCEL ID	19-21-30-300-0320-0000		
BCC DISTRICT	4-HENLEY		

ITEM NO: 7	DR - SUBDIVISIONS	PROJ NO 12-05500004	TIME 10:40 AM
PROJECT NAME	GARDEN GROVE PSP	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	GARDEN GROVE APARTMENTS, LTD	MARC GAUTHIER	(407) 741-8666
PROJECT DESC	PRELIMINARY SUBDIVISION APPROVAL FOR A 3 LOT SUBDIVISION LOCATED ON 6.73 ACRES ZONED PUD		
LOCATION	WEST SIDE OF 17-92 NORTH OF OBRIEN RD		
PARCEL ID	19-21-30-300-0320-0000		
BCC DISTRICT	4-HENLEY		

ITEM NO: 8	DR - SITE PLAN	PROJ NO 12-06000036	TIME 11:00 AM
PROJECT NAME	MCDONALD'S INTERNATIONAL PARKWAY	PROJECT MANAGER	CYNTHIA SWEET (407) 665-7443
APPLICANT	MCDONALD'S CORPORATION	RAMON SANTOS	(407) 701-1718
PROJECT DESC	SITE PLAN APPROVAL FOR A 4,211 SF FAST FOOD RESTAURANT WITH DRIVE-THROUGH FACILITIES ON A 1.24 ACRE ZONED PUD		
LOCATION	NW CORNER OF CR 46A INTERNATIONAL PARKWAY: LAKE MARY WESTIN PUD		
PARCEL ID	31-19-30-508-0000-0020		
BCC DISTRICT	5-CAREY		

THE FOLLOWING MEETING WAS CANCELLED AT THE PROJECT MANAGER'S REQUEST

ITEM NO: 9	DR - SITE PLAN	PROJ NO 12-06000032	TIME 11:20 AM
PROJECT NAME	LA MESA RV SERVICE BUILDING SP	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	BOBBY VON HERBULIS	MCKEE CONSTRUCTION CO	(407) 323-1150
PROJECT DESC	PROPOSED SITE PLAN TO CONSTRUCT AN 18,000 SF BUILDING OVER EXISTING CONCRETE ZONED C-3		
LOCATION	SOUTH OF ORANGE BLVD & WEST OF I-4		
PARCEL ID	21-19-30-503-0000-0010		
BCC DISTRICT	5-CAREY		

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.

12-05500003



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

APPLICANT INFORMATION

APPLICANT: MI Homes of Orlando, LLC	CONTACT: P. Brian Dalrymple
ADDRESS: 300 Colonial Center Pkwy., Ste. 200	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 407-531-5133	FAX: 407-531-5244 EMAIL: bdalrymple@mihomes.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: Madden, Moorhead + Glunt, Inc.	CONTACT: Chad Moorhead
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	FAX: 407-629-8336 EMAIL: chad@madden-eng.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER:	CONTACT:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	FAX: EMAIL:

SUBDIVISION INFORMATION

PARCEL ID #: Please see attached	
PROJECT NAME: Versailles	
DESCRIPTION OF PROJECT: single family residential	
LOCATION: east side of Orange Blvd., north of E. S.R. 46	
NUMBER OF LOTS: 63	TOTAL ACREAGE: 26.08
ZONING: PUD	FUTURE LAND USE: LDR

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 type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

RECEIVED MAY 17 2012

FEES

- DEVELOPMENT PLAN --- \$250.00 + \$5.00 PER LOT
 - PRELIMINARY PLAN --- \$1,000.00 + \$15.00 PER LOT ^(63 lots) (\$2,270.00 MAXIMUM FEE) = \$1,945
 - FINAL ENGINEERING PLAN --- \$3,500.00 + \$25.00 PER LOT (\$5,300.00 MAXIMUM FEE)
 - FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING --- \$200.00*
- *A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL
- FINAL PLAT --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
 - MINOR PLAT ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

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 subdivision plan review must include all required submittals as specified in Chapter 35, 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: X *P. Britan Dalrymple* Date: 5/16/12
P. Britan Dalrymple, Vice President, Land

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

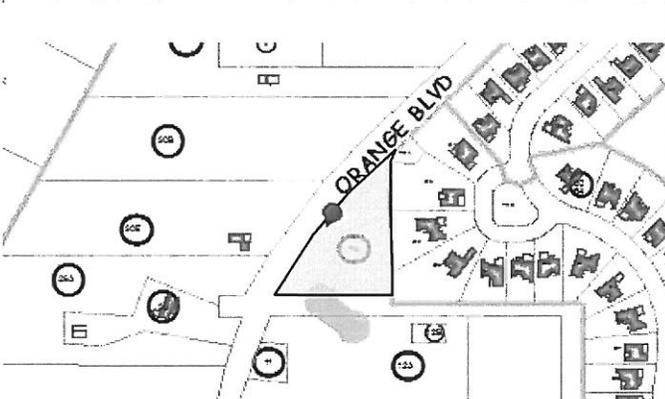
19-19-30-300-0120-0000
19-19-30-300-0110-0000
19-19-30-300-012A-0000
19-19-30-300-0100-0000
19-19-30-300-013C-0000
Nicholson USA Properties, Inc.
P. O. Box 36
Winter Park, FL 32790

19-19-30-300-0130-0000
19-19-30-300-013D-0000
Swanlea, Inc.
309 Altamonte Commerce Blvd.
Suite 1516
Altamonte Springs, FL 32714



Parcel: 19-19-30-300-0120-0000
 Owner: NICHOLSON USA PROPERTIES INC
 Property Address: 5401 ORANGE BLVD SANFORD, FL 32771

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<p>Parcel: 19-19-30-300-0120-0000</p> <p>Property Address: 5401 ORANGE BLVD Owner: NICHOLSON USA PROPERTIES INC Mailing: PO BOX 36 WINTER PARK, FL 32790 - 0036</p> <p>Subdivision Name: View Plat Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 0005-PUD UNDER DEVELOPMENT</p> 	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> </tbody> </table> <p style="text-align: right; margin-top: 10px;"> Tax Amount without SOH: \$2 2011 Tax Bill Amount \$2 Tax Estimator Save Our Homes Savings: \$0 </p> <p style="font-size: small; text-align: right;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$100	\$100	Land Value Ag			Just/Market Value **	\$100	\$100	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$100	\$100
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Building Information																												
Permits																												

Permit #	Type	Agency	Amount	CO Date	Permit Date
06208	Addition - Residential	County	\$1,500		08/04/2010
06749	Addition - Residential	County	\$35,000		07/24/2000
02460	Addition - Residential	County	\$986		04/01/1997
00017	Addition - Residential	County	\$11,000		01/01/1997
06639	Addition - Residential	County	\$50,000		10/01/1996

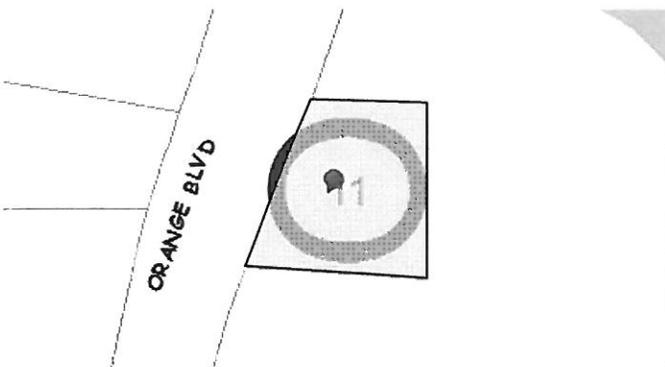
Extra Features

Description	Year Blt	Units	Value	Cost New
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Parcel: 19-19-30-300-0110-0000
 Owner: NICHOLSON USA PROPERTIES INC
 Property Address: 5415 ORANGE BLVD SANFORD, FL 32771

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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description							
LEG SEC 19 TWP 19S RGE 30E BEG ON E R/W OF RD + S LINE OF N 1/4 OF SW 1/4 OF SW 1/4 RUN N ALONG RD 155 FT FOR POB RUN E 104 FT N 101 FT W TO RD SWLY ALONG RD TO POB							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$20	\$0	\$20			
	Schools	\$20	\$0	\$20			
	Fire	\$20	\$0	\$20			
	Road District	\$20	\$0	\$20			
	SJWM(Saint Johns Water Management)	\$20	\$0	\$20			
	County Bonds	\$20	\$0	\$20			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	WARRANTY DEED	11/2004	06306	0866	\$64,000	Improved	No
	WARRANTY DEED	03/2003	04761	1545	\$50,000	Improved	Yes
	QUIT CLAIM DEED	12/1993	02698	0878	\$100	Improved	No
	QUIT CLAIM DEED	07/1993	02620	2036	\$100	Improved	No
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT			.200	100.00	\$20	
Building Information							

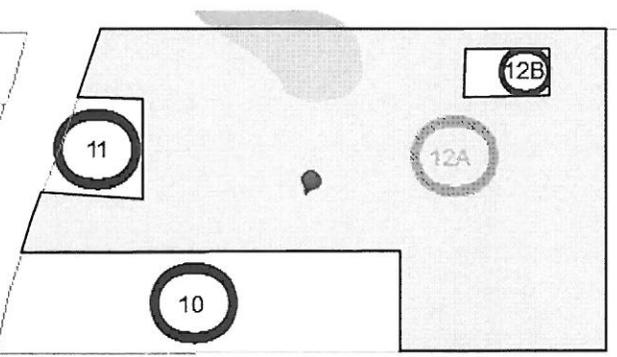
Permits						
Permit #	Type	Agency	Amount	CO Date	Permit Date	
06268	Addition - Residential	County	\$2,000		08/06/2010	

Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 19-19-30-300-012A-0000
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 Property Address: SANFORD, FL 32771

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<p>Parcel: 19-19-30-300-012A-0000</p> <p>Property Address: Owner: NICHOLSON USA PROPERTIES INC Mailing: PO BOX 36 WINTER PARK, FL 32790 - 0036</p> <p>Subdivision Name: View Plat Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 9930-ACREAGE WATERFRONT</p> 	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2 2011 Tax Bill Amount \$2 Tax Estimator Save Our Homes Savings: \$0</p> <p style="text-align: right; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$100	\$100	Land Value Ag			Just/Market Value **	\$100	\$100	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$100	\$100
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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description						
SEC 19 TWP 19S RGE 30E W 10 CH OF N 1/4 OF SW 1/4 E OF ST RD ORANGE BLVD & S OF IOWA AVE (LESS S 99 FT OF W 445.50 FT & BEG SW COR RUN NLY ON ORANGE BLVD 155 FT TO POB E 104 FT N 101 FT W TO RD SLY ALONG RD TO POB & FROM INT OF SELY R/W ORANGE BLVD & W LI LAKE FOREST SEC 10B RUN S 44 DEG 59 MIN 17 SEC W 64.55 FT SWLY ALONG CURVE 243.60 FT S 51 DEG 52 MIN 52 SEC E 165.76 FT SELY ALONG CURVE 99.32 FT S 106.54 FT E 92.57 FT N 25 FT TO POB RUN E 90 FT S 50 FT W 90 FT N 50 FT TO BEG)						
Tax Details						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
County General Fund	\$100	\$0	\$100			
Schools	\$100	\$0	\$100			
Fire	\$100	\$0	\$100			
Road District	\$100	\$0	\$100			
SJWM(Saint Johns Water Management)	\$100	\$0	\$100			
County Bonds	\$100	\$0	\$100			
Sales						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	11/2004	05525	1051	\$1,249,100	Vacant	No
Find Comparable Sales within this Subdivision						
Land						
Method	Frontage	Depth	Units	Unit Price	Land Value	
LOT			1.000	100.00	\$100	
Building Information						

Permits						
Permit #	Type	Agency	Amount	CO Date	Permit Date	

Extra Features					
Description	Year Blt	Units	Value	Cost New	

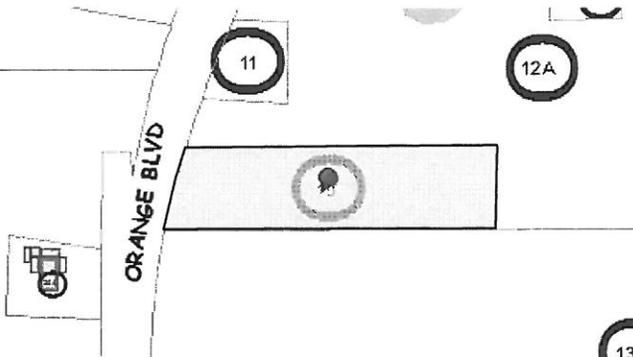


Parcel: 19-19-30-300-0100-0000

Owner: NICHOLSON USA PROPERTIES INC

Property Address: SANFORD, FL 32771

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<p>Parcel: 19-19-30-300-0100-0000</p> <p>Property Address: Owner: NICHOLSON USA PROPERTIES INC Mailing: PO BOX 36 WINTER PARK, FL 32790 - 0036 Subdivision Name: View Plat Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 99-ACREAGE NOT AGRICULTURAL</p> 	<p>Value Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$100</td> <td style="text-align: right;">\$100</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2 2011 Tax Bill Amount \$2 Tax Estimator Save Our Homes Savings: \$0</p> <p style="text-align: right; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$100	\$100	Land Value Ag			Just/Market Value **	\$100	\$100	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$100	\$100
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Map	Aerial	Both	Footprint	+	-	Extents	Center
Larger Map		Dual Map View - External					

Legal Description

LEG SEC 19 TWP 19S RGE 30E BEG CENTER OF RD ON S LINE OF N 1/4 OF SW 1/4 OF SW 1/4 RUN N 6 RDS E 27 RDS S 6 RDS W 27 RDS TO POB

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$100	\$0	\$100
Schools	\$100	\$0	\$100
Fire	\$100	\$0	\$100
Road District	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100
County Bonds	\$100	\$0	\$100

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	09/2009	07428	0622	\$100	Vacant	No
WARRANTY DEED	11/2004	05525	1051	\$1,249,100	Vacant	No
WARRANTY DEED	03/2003	04749	1518	\$60,500	Vacant	No
WARRANTY DEED	05/1989	02075	1415	\$18,000	Vacant	Yes

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT	0	0	1.000	100.00	\$100

Building Information

Permits					
Permit #	Type	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Blt	Units	Value	Cost New



Parcel: 19-19-30-300-013C-0000

Owner: NICHOLSON USA PROPERTIES INC

Property Address: SANFORD, FL 32771

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- [New Search](#)

<p>Parcel: 19-19-30-300-013C-0000</p> <p>Property Address: Owner: NICHOLSON USA PROPERTIES INC Mailing: PO BOX 36 WINTER PARK, FL 32790 - 0036</p> <p>Subdivision Name: [View Plat] Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 0005-PUD UNDER DEVELOPMENT</p>	<p>Value Summary</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$477,600</td> <td style="text-align: right;">\$509,440</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$477,600</td> <td style="text-align: right;">\$509,440</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$477,600</td> <td style="text-align: right;">\$509,440</td> </tr> </tbody> </table> <p style="text-align: right; margin-top: 10px;"> Tax Amount without SOH: \$7,916 2011 Tax Bill Amount \$7,916 Tax Estimator Save Our Homes Savings: \$0 </p> <p style="font-size: small; text-align: right;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$477,600	\$509,440	Land Value Ag			Just/Market Value **	\$477,600	\$509,440	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$477,600	\$509,440
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Map	Aerial	Both	Footprint	+	-	Extents	Center
Larger Map		Dual Map View - External					

Legal Description							
LEG SEC 19 TWP 19S RGE 30E S 1/2 OF W 1/2 OF SW 1/4 (LESS W 10 CH OF N 1/4 & S 665.39 FT & RDS)							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$477,600	\$0	\$477,600			
	Schools	\$477,600	\$0	\$477,600			
	Fire	\$477,600	\$0	\$477,600			
	Road District	\$477,600	\$0	\$477,600			
	SJWM(Saint Johns Water Management)	\$477,600	\$0	\$477,600			
	County Bonds	\$477,600	\$0	\$477,600			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	WARRANTY DEED	11/2004	05525	1051	\$1,249,100	Improved	No
	WARRANTY DEED	01/1975	01049	1159	\$30,000	Vacant	Yes
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	ACREAGE	0	0	15.920	30,000.00	\$477,600	
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
06209	Addition - Residential	County	\$4,000		08/04/2010

Extra Features

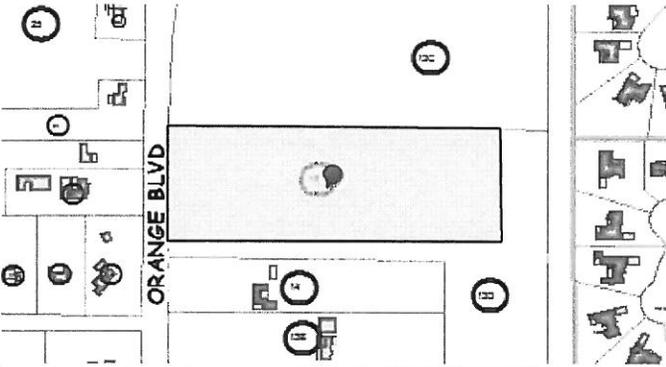
Description	Year Blt	Units	Value	Cost New
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Parcel: 19-19-30-300-0130-0000
 Owner: SWANLEA INC STE 1516
 Property Address: 5451 ORANGE BLVD SANFORD, FL 32771

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<p>Parcel: 19-19-30-300-0130-0000</p> <p>Property Address: 5451 ORANGE BLVD Owner: SWANLEA INC STE 1516 Mailing: 309 ALTAMONTE COMMERCE BLVD ALTAMONTE SPRINGS, FL 32714 - 2552</p> <p>Subdivision Name: [View Plat] Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 0005-PUD UNDER DEVELOPMENT</p>  <p>Map Aerial Both Footprint + - Extents Center Larger Map Dual Map View - External</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td>0</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td>\$153,000</td> <td>\$173,400</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td>\$153,000</td> <td>\$173,400</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value</td> <td>\$153,000</td> <td>\$173,400</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2,694 2011 Tax Bill Amount \$2,694 Tax Estimator Save Our Homes Savings: \$0</p> <p style="font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$153,000	\$173,400	Land Value Ag			Just/Market Value **	\$153,000	\$173,400	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$153,000	\$173,400
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Save Our Homes Adj	\$0	\$0																																			
Amendment 1 Adj	\$0	\$0																																			
Assessed Value	\$153,000	\$173,400																																			

Legal Description

LEG SEC 19 TWP 19S RGE 30E N 280.59 FT OF S 665.39 FT OF W 806.23 FT (LESS RD)

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$153,000	\$0	\$153,000
Schools	\$153,000	\$0	\$153,000
Fire	\$153,000	\$0	\$153,000
Road District	\$153,000	\$0	\$153,000
SJWM(Saint Johns Water Management)	\$153,000	\$0	\$153,000
County Bonds	\$153,000	\$0	\$153,000

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2005	<u>05895</u>	<u>1113</u>	\$2,000,000	Improved	No
WARRANTY DEED	02/2000	<u>03969</u>	<u>1553</u>	\$100	Improved	No
WARRANTY DEED	09/1993	<u>02650</u>	<u>0036</u>	\$165,000	Improved	Yes
PROBATE RECORDS	04/1993	<u>02572</u>	<u>1624</u>	\$100	Improved	No
WARRANTY DEED	03/1981	<u>01327</u>	<u>1102</u>	\$92,600	Improved	Yes
WARRANTY DEED	01/1977	<u>01141</u>	<u>0747</u>	\$15,300	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE	0	0	5.100	30,000.00	\$153,000

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
10419	Addition - Residential	County	\$10,000		09/18/2007
02158	Addition - Residential	County	\$28,000		03/01/2003
06963	Personal Property	County	\$7,010	09/25/2002	07/01/2002
00755	Addition - Residential	County	\$2,250		01/01/2000
07489	Addition - Residential	County	\$75,000		12/01/1999
07513	Addition - Residential	County	\$3,485		11/01/1995

Extra Features

Description	Year Blt	Units	Value	Cost New



Parcel: 19-19-30-300-013D-0000

Owner: SWANLEA INC

Property Address: 5467 ORANGE BLVD SANFORD, FL 32771

< Back Save Layout Reset Layout New Search

<p>Parcel: 19-19-30-300-013D-0000</p> <p>Property Address: 5467 ORANGE BLVD Owner: SWANLEA INC Mailing: 309 ALTAMONTE COMMERCE BLVD ALTAMONTE SPRINGS, FL 32714 - 2552</p> <p>Subdivision Name: [View Plat] Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 99-ACREAGE NOT AGRICULTURAL</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>0</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td>\$150,000</td> <td>\$170,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td>\$150,000</td> <td>\$170,000</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value</td> <td>\$150,000</td> <td>\$170,000</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2,642 2011 Tax Bill Amount \$2,642 Tax Estimator Save Our Homes Savings: \$0</p> <p style="font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$150,000	\$170,000	Land Value Ag			Just/Market Value **	\$150,000	\$170,000	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$150,000	\$170,000
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Save Our Homes Adj	\$0	\$0																																			
Amendment 1 Adj	\$0	\$0																																			
Assessed Value	\$150,000	\$170,000																																			

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description

LEG SEC 19 TWP 19S RGE 30E S 665.39 FT OF SW 1/4 OF SW 1/4 (LESS W 660 FT OF S 349.8 FT & N 280.59 FT OF W 806.23 FT & RDS)

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$150,000	\$0	\$150,000
Schools	\$150,000	\$0	\$150,000
Fire	\$150,000	\$0	\$150,000
Road District	\$150,000	\$0	\$150,000
SJWM(Saint Johns Water Management)	\$150,000	\$0	\$150,000
County Bonds	\$150,000	\$0	\$150,000

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2005	05895	1113	\$2,000,000	Improved	No
WARRANTY DEED	03/1993	02563	0351	\$145,000	Improved	Yes
WARRANTY DEED	12/1989	02134	1574	\$143,900	Improved	Yes
QUIT CLAIM DEED	11/1989	02151	1993	\$100	Improved	No
WARRANTY DEED	12/1978	01201	0507	\$25,000	Vacant	Yes
WARRANTY DEED	01/1977	01138	1283	\$20,000	Vacant	Yes

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE	0	0	5.000	30,000.00	\$150,000

Building Information						
Permits						
Permit #	Type	Agency	Amount	CO Date	Permit Date	
10418	Addition - Residential	County	\$10,000		09/18/2007	
Extra Features						
Description	Year Blt	Units	Value	Cost New		

COPY

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



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

APPL # 7-2012-009
PROJ # 12-20570007
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES <u>16</u> FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN <u>11" X 17"</u> PDF FILE (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: ~~R-1AA~~ TO: ~~PUD~~ (portion of site)
- PUD/PCD MAJOR AMENDMENT
- PUD/PCD MINOR AMENDMENT
- PUD FINAL MASTER PLAN
- DEVELOPMENT OF REGIONAL IMPACT NOPC
- MYRTLE STREET CONSERVATION VILLAGE

RECEIVED MAY 17 2012

COPY

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
NAME	PROPERTY OWNER	AUTHORIZED AGENT *
		MI Homes of Orlando, LLC P. Brian Dalrymple, V.P. Land
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE NAME AND TITLE OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	19-19-30-300-0120-0000 19-19-30-300-0110-0000 19-19-30-300-012A-0000 19-19-30-300-0100-0000 19-19-30-300-013C-0000 Nicholson USA Properties, Inc. P. O. Box 36 Winter Park, FL 32790	300 Colonial Center Pkwy. Ste. 200 Lake Mary, FL 32746
PHONE 1		407-531-5133
PHONE 2	19-19-30-300-0130-0000 19-19-30-300-013D-0000	
FAX	Swanlea, Inc. 309 Altamonte Commerce Blvd.	407-531-5244
E-MAIL	Suite 1516 Altamonte Springs, FL 32714	bdalrymple@mihomes.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD Chadwyck H. Moorhead, P.E.,
Madden, Moorhead & Glunt, Inc. 407-629-8330

PROJECT INFORMATION	
PROJECT NAME	Versailles
SITE ADDRESS	Orange Blvd.
BCC DISTRICT	5 Corey
EXISTING USE(S)	vacant
PROPOSED USE(S)	single family residential
PROPERTY ID NUMBER(S)	19-19-30-300-0120-000, 19-19-30-300-0110-0000, 19-19-30-300-012A-0000, 19-19-30-300-0100-0000, 19-19-30-300-013C-0000, 19-19-30-300-0130-0000, 19-19-30-300-013D-0000
SIZE OF PROPERTY	26.08 acres
GENERAL LOCATION	East side of Orange Blvd., north of E. S.R. 46
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

COPY

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

✓	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.	
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)	
<u>TYPE OF CERTIFICATE:</u>	<u>CERTIFICATE NUMBER:</u>	<u>DATE ISSUED:</u>
VESTING:	CV- _____	_____
TEST NOTICE:	_____	_____
	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.	

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

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



5-10-12

SIGNATURE OF AUTHORIZED APPLICANT*

DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

P. Brian Dalrymple, Vice President

PRINT OR TYPE NAME

COPY

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Anthony Nicholson of Nicholson USA Properties, Inc.
(Owner's Name), the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s)) 19-19-30-300-0120-0000,
19-19-30-300-0110-0000, 19-19-30-300-012A-0000, 19-19-30-300-0100-0000,
19-19-30-300-013C-0000

hereby affirm that MI Homes of Orlando LLC is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit. PUD Major Amendment

and make binding statements and commitments regarding the request. (Nicholson USA Properties, Inc.)

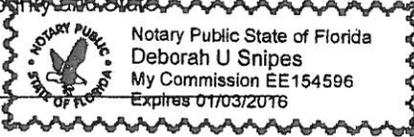
X [Signature]
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 11 day of May, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anthony Nicholson who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of May, 2012

Deborah U Snipes
Notary Public in and for the County and State
Aforementioned
My Commission Expires: _____


COPY

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM (ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I David Coggin of Swanlea Inc., the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 19-19-30-300-0130-0000,
19-19-30-300-0130-0000

hereby affirm that MI Homes of Orlando LLC is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit. Rezoning + PUD Major Amendment

and make binding statements and commitments regarding the request. (Swanlea Inc.)

[Signature]
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

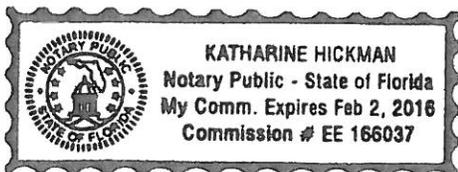
SWORN TO AND SUBSCRIBED before me this 8th day of May, 2012

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David Coggin, who is personally known to me or who has produced FLDL as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of May, 2012.

[Signature]
Notary Public in and for the County and State
Aforementioned

My Commission Expires: Feb. 2, 2016



Copy

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT
Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)
 Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Nicholson USA Properties Inc.		P.O. Box 36, Winter Park, FL 32790	
Swanlea Inc.		309 Altamonte Commerce Blvd., Ste. 1516	
		Altamonte Springs, FL 32714	

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

COPY

- 5. For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

- 6. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

- 6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- 7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

5-10-12
Date

X P. Brian Dalrymple
 Owner, Agent, Applicant Signature
 P. Brian Dalrymple
 Vice President
 MI Homes of Orlando LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 10th day of MAY, 2012 by P. BRIAN DALRYMPLE, VICE PRESIDENT, MI HOMES OF ORLANDO, LLC.

[Signature]
Signature of Notary Public

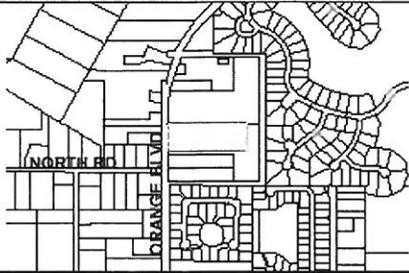
Print, Type or Stamp Name of Notary Public
 Notary Public State of Florida
 D M Cabrera
 My Commission DD856823
 Expires 04/04/2013

Personally Known OR Produced Identification _____

Type of Identification Produced _____

For Use by Planning & Development Staff

Date: _____ Application Number: _____

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																						
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 19-19-30-300-0130-0000 Owner: SWANLEA INC Own/Addr: STE 1516 Mailing Address: 309 ALTAMONTE COMMERCE BLVD City,State,ZipCode: ALTAMONTE SPRINGS FL 32714 Property Address: 5451 ORANGE BLVD SANFORD 32771 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 0005-PUD UNDER DEVELOPMEN</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2012 Working</th> <th style="text-align: center;">2011 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$153,000</td> <td style="text-align: center;">\$173,400</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$153,000</td> <td style="text-align: center;">\$173,400</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$153,000</td> <td style="text-align: center;">\$173,400</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2012 Working	2011 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$153,000	\$173,400	Land Value Ag	\$0	\$0	Just/Market Value	\$153,000	\$173,400	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$153,000	\$173,400
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2012 TAXABLE VALUE WORKING ESTIMATE																																						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																			
County General Fund	\$153,000	\$0	\$153,000																																			
<i>(Amendment 1 adjustment is not applicble to school assessment)</i> Schools	\$153,000	\$0	\$153,000																																			
Fire	\$153,000	\$0	\$153,000																																			
Road District	\$153,000	\$0	\$153,000																																			
SJWM(Saint Johns Water Management)	\$153,000	\$0	\$153,000																																			
County Bonds	\$153,000	\$0	\$153,000																																			
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																						
SALES		2011 VALUE SUMMARY																																				
Deed	Date	Book Page	Amount																																			
WARRANTY DEED	08/2005	05895 1113	\$2,000,000																																			
WARRANTY DEED	02/2000	03969 1553	\$100																																			
WARRANTY DEED	09/1993	02650 0036	\$165,000																																			
PROBATE RECORDS	04/1993	02572 1624	\$100																																			
WARRANTY DEED	03/1981	01327 1102	\$92,600																																			
WARRANTY DEED	01/1977	01141 0747	\$15,300																																			
Find Comparable Sales within this Subdivision																																						
LAND		LEGAL DESCRIPTION																																				
Land Assess Method	Frontage	Depth	Land Units																																			
ACREAGE	0	0	5.100																																			
Unit Price	Land Value																																					
30,000.00	\$153,000																																					
Permits																																						
LEG SEC 19 TWP 19S RGE 30E N 280.59 FT OF S 665.39 FT OF W 806.23 FT (LESS RD)																																						
<p>2011 Tax Bill Amount: \$2,694</p> <p>2011 Certified Taxable Value and Taxes</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																						
<p>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.</p>																																						

Comdoc Date:

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for (07/03/2012) at (9:00AM). The DRC Agenda can be found at <http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

REVIEW STAFF COMMENTS

PROJECT NAME:	VERSAILLES - FSD	PROJ #:	12-05500003
APPLICATION FOR:	DR - SUBDIVISIONS		
APPLICATION DATE:	5/17/12		
RELATED NAMES:	MI HOMES B DALRYMPLE		
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399		
PARCEL ID NO.:	19-19-30-300-012A-0000+++		
PROJECT DESC	FINAL ENGINEERING SUBDIVISION PLAN APPROVAL FOR A 63 LOT SUBDIVISION LOCATED ON 26.08 ACRES ZONED PUD		
NO OF ACRES	26.08		
BCC DISTRICT	5-CAREY		
CURRENT ZONING	PUD		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
NUMBER OF LOTS	63		
CURRENT LAND USE-FUTURE	LDR		
SEWER UTILITY	SEMINOLE COUNTY		
WATER UTILITY	SEMINOLE COUNTY		

Applicant:	Consultant:
MI HOMES OF ORLANDO, LLC BRIAN DALRYMPLE 300 COLONIAL CENTER PKWY LAKE MARY FL 32746 PHONE (407) 531-5133 FAX (407) 531-5244 EMAIL bdalrymple@mihomes.com	MADDEN, MOORHEAD & GLUNT, INC CHAD MOORHEAD 431 E HORATIO AVE STE 260 MAITLAND FL 32751 PHONE (407) 629-8330 FAX (407) 629-8336 EMAIL chad@madden-eng.com

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.

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 <http://www.seminolecountyfl.gov/guide/codes.aspx> - be sure to check recently added ordinances)

PLEASE REMOVE NON-RELEVANT OVERLAYS AND DELETE THIS NOTE

Wekiva Study Area and Wekiva River Protection Area:

- Subject property is within the Wekiva Study Area and/or the Wekiva River Protection Area. (SCLDC Chapter 30 Part 58; FLU Element Exhibit-22; GIS layer)
- A Wekiva Consistency form must be submitted for review:
<http://www.seminolecountyfl.gov/gm/devrev/pdf/WekivaConReview.pdf>
- Sensitive Natural Habitat identified on property (SCLDC Chapter 30 Part 58; FLU Element Exhibit-42; GIS layer)
- Karst Features identified on property (SCLDC Chapter 30 Part 58; FLU Element Exhibit-42; GIS layer)
- Most Effective Recharge Areas (SCLDC Chapter 30 Part 58; FLU Element Exhibit-41; GIS layer)
- East Lake Sylvan Transitional Area (SCLDC Chapter 30 Part 58; FLU Element Exhibit-4)
- Seminole Estates (SCLDC Chapter 30 Part 58; FLU Element Policy FLU 12.4)
- Markham Road, Longwood-Markham Road, and Lake Markham Road (SCLDC Chapter 30 Part 59)

Comments: It must be demonstrated that this use has no greater impacts for traffic, environmental, stormwater, etc than one single family dwelling unit per net buildable acre as required in the Wekiva River Protection Area (WRPA). For example, your impacts can be no greater than those associated with one 5,000 sq ft house on one acre. See attached WRPA information.

East Rural Area:

- Geneva Freshwater Lens (FLU Element Exhibit-18)
- Chuluota Non-residential Design Area (Part 60 Chapter 30; FLU Element Exhibit-3)
- Scenic Corridors (Part 55 Chapter 30) *within East Rural Area Boundary*

MAJOR ROADS

- CR 419 (from Lockwood to Seminole County line)
- CR 426 (from SR 434 east to Seminole County line)
- SR 46 (Lake Jesup east to Seminole County line)
- Entire length of Snowhill Road

MINOR ROADS:

All of: Florida Ave, Lockwood Rd, Lake Mills Rd/Brumley Rd that loops Lake Mills, Lake Geneva Rd, 1st Street, Lake Harney Rd, Old Mims/Jungle Rd south of SR 46, Osceola Rd and Mullet Lake Park Rd

US 17-92

- Community Redevelopment Area (Along US 17-92) Seminole Economic Enhancement District (SEED) (FLU Element Exhibit-5)

- Transportation Concurrency Exception Area (except WRPA & Rural area) (TRA Element Exhibit-28)
- Within 500 ft of 17-92 Community Redevelopment Area
- Mixed Use Development Area (Along US 17-92)

Adjacent to a City: The subject property is adjacent to: _____ (city). Seminole County Project Manager will coordinate review with the adjacent city consistent with the 1997 Intergovernmental Planning Coordination Agreement

- Sanford Joint Planning Agreement
- Oviedo Joint Planning Agreement
- Intergovernmental Planning Coordination Agreement
- SunRail Station (TOD Development)

Airport: Project is adjacent to the Orlando Sanford International Airport . Seminole County Project Manager will coordinate review with Orlando Sanford International Airport Area Planning Committee.

- Airports (Part 61 Chapter 30)
- Airport Layout Plan Area (County, City, Airport Area Interlocal Agreement)
- FAA Part 77 (Airport Obstruction Form 7460-1)
- Avigation Easement/DNL Noise Contours (FLU Element Exhibit-2)

Roads:

- SR 46 Gateway Corridor (Part 63 Chapter 30)
(CSX RR to North Center Road 800 feet west of Orange Boulevard)
- SR 46 Scenic Corridor (Part 62 Chapter 30)
(North Center Road west to Lake County)
See also - Part 66 SR 46 lighting ordinance
- Lake Mary Blvd. Gateway Corridor (Part 56 Chapter 30)
- General Hutchinson Canopy Road Tree Protection (Policy TRA 2.3.9)
- Within ¼ mile of Seminole County Trail Corridor
- Wekiva Parkway Corridor (advisory notice)

Other:

- Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-21)
- Environmental Sensitive Lands Overlay (W-1 and FP-1; Part 51 and 52 Chapter 30; FLU Exhibit-12, 15, 23 and 34)
- Econlockhatchee River Protection Area (Part 57 Chapter 30; FLU Element Exhibit-36)
- Archaeological/Historical (Chapter 50; FLU Element Exhibit-9)
- Total Maximum Daily Load-Impaired Water bodies (DRG Element Exhibit-3)
- Urban Conservation Village Design (Part 27 Chapter 30; FLU Element Exhibit-26)

- Higher Intensity Planned Development Area (Part 25 Chapter 30; FLU Element Exhibit-24)
- One-mile Radius of SR 417 at Intersections (Seminole Way Development)
- Development of Regional Impact (DRI): (*Chase Groves, Colonial Town Park, Flea World, Heathrow, Colonial Center Heathrow, Hidden Harbour Marina, Lake Forest, Lake Mary Centre, Oviedo Marketplace*)
- Energy Conservation Overlay (along certain roadways per FLU Element Exhibit-TBD)
- Economic Development Target Areas (FLU Element Exhibit-5)

Planning & Development Division

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

1. Consistency with the Comprehensive Plan
 - a) The following policies are applicable with the proposed project:
 - b) xxxx
 - c) xxxx
2. Project Manager:
 - a) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
 - b) The subject property has a XX (XXXXXX) zoning classification and xxx (xxxxx) Future Land Use.
 - c) The subject property is Tract xxx within xxxxx PUD and shall comply with all conditions of the approved Final Master Plan and Developer's Commitment Agreement.
 - d) Check open space, buffer width and content, pedestrian connections, bike racks, max bldg height in PUD, max sq footage and/or FAR, permitted uses....
 - e) Xxxx
 - f) Xxxxx
 - g) Xxxxx
 - h) Xxxxx
 - i) Xxxxx
 - j) The next step for this project is....
 - k) Is any lighting proposed? All commercial, office, industrial and multi-family development shall 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.
 - l) If any trees are to be removed, please submit the Arbor Permit application along with the application fee per SCLDC 60.22.
 - m) 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.aspx> Seminole County #1 Stamp.

- n) **IMPORTANT NOTE:** Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 15 day waiting period from the time the Site Plan is approved and any action is taken on that approval.
- o) **NOTE:** On 6/28/11, the Board of County Commissioners adopted Ordinance 2011-17 which extends development permits until January 1, 2016 for permit issued by Seminole County that carry an expiration date between September 1, 2008 and December 31, 2015. Development Permits, defined in Florida Statute 380.04, include: site plans, subdivision plans, master plans, building permits, site development permits, special exception approvals, et. al.
- p) 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.

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

3. Natural Resources:

- a) xxxx
- b) *Remove comment if not applicable* Based on preliminary aerial photo and County wetland map analysis, the subject property contains approximately ? ± acres of wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to the issuance of any building permits.
- c) *Remove comment if not applicable* Based on preliminary analysis, there are ? 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.

4. Water and Sewer Utilities:

- a) 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) (Put comment here about reclaimed water availability)
 - b) xxxx

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 2010 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.

D. Impact Analysis

1. **Required:** School Concurrency application (SIA) must be submitted to the Seminole County School Board. An approved **SCALD** letter will be required **before** concurrency can be approved for this project. All questions on School Concurrency should be directed to Mike Rigby at 407-320-0583 or Mike_Rigby@scps.k12.fl.us
2. Impact Analysis review application has been received and forwarded to traffic engineering and environmental services for capacity determinations; results will be updated in this document. (JF 06/07/12)
3. **Corrections needed:** pending review comments/results. (JF 06/07/12)
- 4.

E. Public Safety

1. Addressing Comments:

- a) Xxxxx
- b) xxxxx

2. Fire Loss Comments:

- a) Xxxxx
- b) xxxxx

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.

3. Sheriff's Comments:

- c) Xxxxx
- d) xxxxx

F. Public Works

1. Roadway Conditions:

- a) The property is adjacent to ? ave/rd/st which is classified as ? road. ? ave/rd/st is/not currently programmed to be improved according to the County 5-year Capital Improvement Program.
- b) Xxxx
- c) xxxxx

2. Stormwater Management:

- a) Xxxx
- b) Xxxxx
- c) xxxxx
- d) *Remove comment if not applicable* Based on FEMA map ? Florida Quadrangle Map, there appear to be ? floodplains located on the subject property.
- e) The proposed project is located within the ? drainage basin.
- f) *if a minor plat be sure to check if a grading plan needs to be submitted for potential development impacts*

- g) Provide a table on the Grading Plan indicating the design storm criteria (ie 25yr, 24hr, pre & post volume/ rate) and the maximum impervious percentage used for the design.
- h) Please submit signed and sealed wind load calculations for the wall.

3. Other:

- a) Xxxx
- b)

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

PLANNING & DEVELOPMENT	
Comprehensive Plan:	
Project Manager:	
Natural Resources:	
Water and Sewer Utilities:	
Building Review:	N/A, (AC 6/7/12)
Impact Analysis:	Corrections required. (JF 06/07/12)
PUBLIC SAFETY	
Addressing:	
Fire Review:	
Sheriff's Office:	
PUBLIC WORKS	
Traffic Review:	
Stormwater Management:	
HEALTH DEPARTMENT	
Septic Comments:	

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

- 1st REVISION 2nd REVISION (**fee due**) 3rd REVISION (**fee due**) Final for Stamping

Please submit (**XX 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:
	+ 1	\$ 00.00	+ 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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Analysis: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KH Kathy Hammel, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	MK Maggie Ketcham, Addressing, 665-5045 AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	LB Laurie Bailey, Community Service Officer, 665-6480
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation **FDOT** www.dot.state.fl.us
Florida Dept of Enviro Protection **FDEP** (407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District **SJRWMD** (407) 659-4800 www.sjrwm.com

Other Resources:

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

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



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

APPL # 72012-C08
PROJ # 12-2050006
FLUA # _____

APPLICATION TO THE SEMINOLE COUNTY PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: R-1AA TO: PUD (portion of site)
- PUD/PCD MAJOR AMENDMENT
- PUD/PCD MINOR AMENDMENT
- PUD FINAL MASTER PLAN
- DEVELOPMENT OF REGIONAL IMPACT NOPC
- MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		MI Homes of Orlando, LLC P. Brian Dalrymple, V.P. Land
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	19-19-30-300-0120-0000 19-19-30-300-0110-0000 19-19-30-300-012A-0000 19-19-30-300-0100-0000 19-19-30-300-013C-0000 Nicholson USA Properties, Inc. P. O. Box 36 Winter Park, FL 32790	300 Colonial Center Pkwy. Ste. 200 Lake Mary, FL 32746
PHONE 1		407-531-5133
PHONE 2	19-19-30-300-0130-0000 19-19-30-300-013D-0000	
FAX	Swanlea, Inc. 309 Altamonte Commerce Blvd. Suite 1516 Altamonte Springs, FL 32714	407-531-5244
E-MAIL		bdalrymple@mihomes.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD Chadwyck H. Moorhead, P.E.,
Madden, Moorhead & Glunt, Inc. 407-629-8330

PROJECT INFORMATION	
PROJECT NAME	Versailles
SITE ADDRESS	Orange Blvd.
BCC DISTRICT	5 - Carey (S)
EXISTING USE(S)	vacant
PROPOSED USE(S)	single family residential
PROPERTY ID NUMBER(S)	19-19-30-300-0120-000, 19-19-30-300-0110-0000, 19-19-30-300-012A-0000, 19-19-30-300-0100-0000, 19-19-30-300-013C-0000, 19-19-30-300-0130-0000, 19-19-30-300-013D-0000
SIZE OF PROPERTY	26.08 acres
GENERAL LOCATION	East side of Orange Blvd., north of E. S.R. 46
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

✓	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.	
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)	
	<u>TYPE OF CERTIFICATE:</u> VESTING: TEST NOTICE:	<u>CERTIFICATE NUMBER:</u> CV- _____ _____
	<u>DATE ISSUED:</u> _____ _____	
	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.	

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

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

X 

5-10-17

SIGNATURE OF AUTHORIZED APPLICANT*

DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

P. Brian Dalrymple, Vice President

PRINT OR TYPE NAME

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Anthony Nicholson of Nicholson USA Properties, Inc.
(Owner's Name), the fee simple owner of the following

described property (Provide Legal Description or Tax Parcel ID Number(s) 19-19-30-300-0120-0000,
19-19-30-300-0110-0000, 19-19-30-300-012A-0000, 19-19-30-300-0100-0000,
19-19-30-300-013C-0000

hereby affirm that MI Homes of Orlando LLC is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit. PUB Major Amendment

and make binding statements and commitments regarding the request. (Nicholson USA Properties, Inc.)

X [Signature]
Owner's Signature

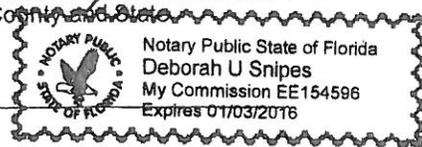
I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 11 day of May, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Anthony Nicholas who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of May, 2012.

Deborah U Snipes
Notary Public in and for the County and State
Aforementioned
My Commission Expires: _____



SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I David Coggin of Swanlea Inc., the fee simple owner of the following
(Owner's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 19-19-30-300-0130-0000,
19-19-30-300-0130-0000

hereby affirm that MI Homes of Orlando LLC is hereby designated to act as my / our
authorized agent for the filing of the attached application for:

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit.* Rezoning + PUD Major Amendment

and make binding statements and commitments regarding the request. (Swanlea Inc.)

[Signature]
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

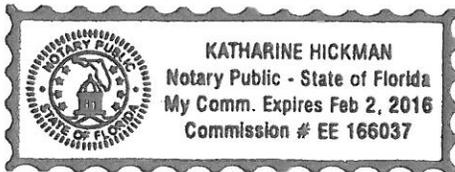
SWORN TO AND SUBSCRIBED before me this 8th day of May, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David Coggin, who is personally known to me or who has produced PLDL as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of May, 2012.

[Signature]
Notary Public in and for the County and State
Aforementioned

My Commission Expires: Feb. 2, 2016



SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Nicholson USA Properties Inc.		P.O. Box 36, Winter Park, FL 32790	
Swanlea Inc.		309 Altamonte Commerce Blvd., Ste. 151b	
		Altamonte Springs, FL 32714	

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

5-10-12
Date

X P. Brian Dalrymple
Owner, Agent, Applicant Signature
P. Brian Dalrymple
Vice President.
MI Homes of Orlando LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 10th day of MAY, 2012 by P. BRIAN DALRYMPLE,
VICE PRESIDENT, MI HOMES OF ORLANDO, LLC.

[Signature]
Signature of Notary Public

Print, Type or Stamp Name of Notary Public
Notary Public State of Florida
D M Cabrera
My Commission DD356823
Expires 04/04/2013

Personally Known OR Produced Identification _____

Type of Identification Produced _____

For Use by Planning & Development Staff	
Date: _____	Application Number: _____

Comdoc Date: 6/12/12

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for June 20, 2012 at 9:20 a.m. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

REVIEW STAFF COMMENTS

PROJECT NAME:	VERSAILLES - REZONE & PUD/PCD MAJOR AMENDMENT	PROJ #:	12-20500006
APPLICATION FOR:	PZ - PUD/PCD		
APPLICATION DATE:	5/15/12		
RELATED NAMES:	Z2012-007 MI HOMES		
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399		
PARCEL ID NO.:	19-19-30-300-0120-0000		
REZONE PROJECT DESCRIPTION	REZONE A PORTION OF THE SITE FROM R-1AA TO PUD & MAJOR AMENDMENT TO PUD		
NO OF ACRES	26.08		
BCC DISTRICT	5-CAREY		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
CURRENT LAND USE-FUTURE	R-1AA/PUD - LDR		
SEWER UTILITY	SEMINOLE COUNTY		
WATER UTILITY	SEMINOLE COUNTY		

Applicant:
MI HOMES OF ORLANDO, LLC BRIAN DALRYMPLE, V.P. LAND 300 COLONIAL CENTER PKWY LAKE MARY FL 32746 (407) 531-5133
PHONE (407) 531-5133 FAX (407) 531-5244 EMAIL bdalrymple@mihomes.com

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 <http://www.seminolecountyfl.gov/guide/codes.aspx> - be sure to check recently added ordinances)

Other:

- Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-21)
- Environmental Sensitive Lands Overlay (W-1 and FP-1; Part 51 and 52 Chapter 30; FLU Exhibit-12, 15, 23 and 34)

B. Planning & Development Division

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

1. Project Manager:

Reviewer: Joy Williams 407 665-7399

- a) Please provide draft Development Order in digital format. (JW 6/12/12)
- b) Survey shows un-improved right-of-way, un-named streets, and a utility easement in the center of the project; these must be vacated prior to Final Master Plan approval. (JW6/12/12)
- c) Parcel 19-19-30-300-012B-0000 is shown as "Not Included" in this rezone/Major Amendment. This parcel needs to be included as a tract, or will require to be rezoned.
- d) Provide School Impact Analysis.
- e) If any trees are to be removed, please submit the Arbor Permit application along with the application fee per SCLDC 60.22.
- f) 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.aspx> Seminole County #1 Stamp.
- g) **IMPORTANT NOTE:** Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 15 day waiting period from the time the Site Plan is approved and any action is taken on that approval.
- h) **NOTE:** On 6/28/11, the Board of County Commissioners adopted Ordinance 2011-17 which extends development permits until January 1, 2016 for permit issued by Seminole County that carry an expiration date between September 1, 2008 and December 31, 2015. Development Permits, defined in Florida Statute 380.04, include: site plans, subdivision plans, master plans, building permits, site development permits, special exception approvals, et. al.
- a) 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.

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

2. Natural Resources:

Reviewer: (Alan Willis) 407 665-7332

No objections to the major amendment to the PUD.

Please note for final engineering.

- a) Based on preliminary aerial photo and County wetland map analysis, the subject property contains wetlands. Compliance with the Land Development Code regarding development within and around wetland areas is required prior to final engineering approval.
- b) 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.

3. Water and Sewer Utilities:

- a) 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.

C. Impact Analysis

Reviewer: (name) 407 665-73--

D. Public Safety

1. Addressing Comments:

Reviewer: (Amy Curtis) 407 665-5191

- a) No objection to the rezone and Major Amendment.

2. Fire Loss Comments:

Reviewer: (Ed Davis) 407-665-2683

- a) No Objection

E. Public Works

1. Roadway Conditions:

Reviewer: (Jim Potter) 407 665-5764

No objections to the major amendment to the PUD.

2. Stormwater Management:

Reviewer: (Jim Potter) 407 665-5764

No objections to the major amendment to the PUD.

- a) Please note that the outfall from the proposed pond shows discharging to a private inlet located in Lake Forest subdivision. Provide an easement showing legal discharge to the inlet at final engineering or the site may be required to discharge to the Orange Boulevard drainage system. Provide information from the previous permit to show how much drainage the system was designed to take and hydraulic calculations to show how much flow it can actually handle.

II. SUMMARY

PLANNING & DEVELOPMENT	
Project Manager:	Additional Documents Required (JW 6/12/12)
Natural Resources:	No objections (ADW 6/1/12)
Water and Sewer Utilities:	
Impact Analysis:	
PUBLIC SAFETY	
Addressing:	No objections (AMC 5-24-2012)
PUBLIC WORKS	
Traffic Review:	No objections (JP 6/1/12)
Stormwater Management:	No objections (JP 6/1/12)

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

1st REVISION 2nd REVISION (fee due) 3rd REVISION (fee due) Final for Stamping
Please submit **2 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:
6/12/12	2	\$ 00.00	+ Concurrency JW

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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Analysis: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KH Kathy Hammel, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332

Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
---	--

Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
--	--

Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	MK Maggie Ketcham, Addressing, 665-5045 AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
---	---

Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	LB Laurie Bailey, Community Service Officer, 665-6480
--	--

Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
---	--

Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
--	--

Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net
---	---

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation **FDOT** www.dot.state.fl.us
Florida Dept of Enviro Protection **FDEP** (407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District **SJRWMD** (407) 659-4800 www.sjrwm.com

Other Resources:

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



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

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

DREDGE & FILL: YES NO

APPLICANT INFORMATION

APPLICANT:	William & Kimberley Moore		CONTACT:	407-324-5400	
ADDRESS:	1696 N. Beardall Ave				
CITY:	Sanford	STATE:	FL	ZIP:	32771
PHONE:	407-324-5400	FAX:	407-323-8877	EMAIL:	AerotecAlum@aol.com

CONSULTANT INFORMATION

ENGINEER:	Existing Structures (Byron Everts)		CONTACT:	321-784-5815	
ADDRESS:	102 Columbia Dr. Suite 105				
CITY:	Capcanaveral	STATE:	FL	ZIP:	32920
PHONE:	321-784-5815	FAX:	321-784-5815	EMAIL:	Byron@ExistingStructures.com

OWNER INFORMATION

Is Owner's Authorization Attached? YES NO

OWNER:	William & Kimberley Moore		CONTACT:	407-324-5400	
ADDRESS:	1696 N. Beardall Ave.				
CITY:	Sanford	STATE:	FL	ZIP:	32771
PHONE:	407-324-5400	FAX:	407-323-8877	EMAIL:	AerotecAlum@aol.com

SITE INFORMATION

PARCEL ID #:	33-19-31-300-0180-0000						
PROJECT NAME:	William & Kimberley Moore Building Expansion						
DESCRIPTION OF PROJECT:	Expand existing building 50' x 125' to South						
INTENDED USE OF PROPERTY:	Additional Warehouse Space						
LOCATION:	1696 N. Beardall Ave Sanford, FL 32771						
ZONING:	M-1	FUTURE LAND USE:	IND	TOTAL ACREAGE:	1.14	BCC DISTRICT:	5

UTILITIES

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

ARBOR

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

FR
HT-T

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :					
BUILDING AREA:	13,750 #	EXISTING:	7500 #	NEW:	6200 #
PAVEMENT AREA:	3500 #	EXISTING:	3500 #	NEW:	0
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? N/A					

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 http://www.seminolecountyfl.gov/gm/pd_calc.asp	Fee Amount: \$ 4,125.00 = 1524 \$ 1279.00
$\Sigma \quad \$1000+ \left[\frac{\text{New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

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.

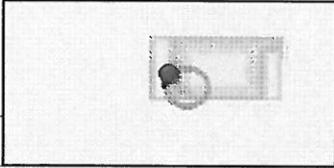
Applicant's Signature: [Signature] Date: 05-15-12

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:



Parcel: 33-19-31-300-0180-0000
 Owner: MOOERS WILLIAM & KIMBERLY
 Property Address: 1696 BEARDALL AVE SANFORD, FL 32771

< Back Save Layout Reset Layout New Search

<p>Parcel: 33-19-31-300-0180-0000</p> <p>Property Address: 1696 BEARDALL AVE Owner: MOOERS WILLIAM & KIMBERLY Mailing: 266 BLACK LAKE RD OSTEEN, FL 32764 Facility Name: AEROTECH ALUMINUM Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 41-LIGHT MANUFACTURING</p> <div style="text-align: center;">  </div>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$156,269</td> <td style="text-align: right;">\$161,850</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$2,120</td> <td style="text-align: right;">\$2,120</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$59,591</td> <td style="text-align: right;">\$76,144</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$217,980</td> <td style="text-align: right;">\$240,114</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$217,980</td> <td style="text-align: right;">\$240,114</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$3,731 2011 Tax Bill Amount \$3,731 <u>Tax Estimator</u> Save Our Homes Savings: \$0</p> <p style="text-align: right; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$156,269	\$161,850	Depreciated EXFT Value	\$2,120	\$2,120	Land Value (Market)	\$59,591	\$76,144	Land Value Ag			Just/Market Value **	\$217,980	\$240,114	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$217,980	\$240,114
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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description

LEG SEC 33 TWP 19S RGE 31E S 110 FT OF E 320 FT OF NE 1/4 OF NW 1/4 (LESS E 20 FT FOR RD) & ABANDONED RR RY ADJ ON S

Tax Details

	Taxing Authority	Assessment Value	Exempt Values	Taxable Value
	County General Fund	\$217,980	\$0	\$217,980
	Schools	\$217,980	\$0	\$217,980
	Fire	\$217,980	\$0	\$217,980
	Road District	\$217,980	\$0	\$217,980
	SJWM(Saint Johns Water Management)	\$217,980	\$0	\$217,980
	County Bonds	\$217,980	\$0	\$217,980

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	03/2010	<u>07356</u>	<u>1698</u>	\$350,000	Improved	Yes
WARRANTY DEED	09/1992	<u>02476</u>	<u>0535</u>	\$100	Improved	No
WARRANTY DEED	11/1979	<u>01254</u>	<u>1123</u>	\$100	Vacant	No
WARRANTY DEED	11/1979	<u>01254</u>	<u>1121</u>	\$3,000	Vacant	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
SQUARE FEET	0	0	33,106.000	1.80	\$59,591

Building Information

#	Description	Year Built	Stories	Total SF	Ext Wall	Adj Value	Rep Value	Appendages						
1	STEEL/PRE ENGINEERED.	1980		1 6,000.00	METAL PREFINISHED - INSULATED	\$156,269	\$279,051	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>LOADING PLATFORM CANOPY</td> <td>1320</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>144</td> </tr> </tbody> </table>	Description	Area	LOADING PLATFORM CANOPY	1320	OPEN PORCH FINISHED	144
Description	Area													
LOADING PLATFORM CANOPY	1320													
OPEN PORCH FINISHED	144													

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
05788	Addition - Commercial	County	\$0		09/01/1995
04959	Addition - Commercial	County	\$500		07/01/1994
04294	Addition - Commercial	County	\$850		06/01/1994

Extra Features

Description	Year Blt	Units	Value	Cost New
COMMERCIAL ASPHALT DR 2 IN	1980	3,450	\$1,256	\$3,140
6' CHAIN LINK FENCE	1980	270	\$648	\$1,620
LOAD RAMP	1980	360	\$216	\$540

Comdoc Date: 6/12/12

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for June 20, 2012, at 9:40 a.m. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

REVIEW STAFF COMMENTS

PROJECT NAME:	WILLIAM & KIMBERLEY MOOERS	PROJ #: 12-0600033
	BUILDING EXPANSION	
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	5/18/12	
RELATED NAMES:	WILLIAM & KIMBERLY MOOERS	
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399	
PARCEL ID NO.:	33-19-31-300-0180-0000	
PROJECT DESC	SITE PLAN APPROVAL FOR A 6200SF WAREHOUSE ADDITION LOCATED ON 1.14 ACRES ZONED M-1	
NO OF ACRES	1.14	
BCC DISTRICT	5-CAREY	
CURRENT ZONING	M-1	
LOCATION	WEST SIDE OF BEARDALL AVE 1200LF SOUTH OF CELERY AVE	
CURRENT LAND USE-FUTURE	M-1 / IND	
SEWER UTILITY	CITY OF SANFORD	
WATER UTILITY	CITY OF SANFORD	

Applicant:	
WILLIAM & KIMBERLY MOOERS 1696 N. BEARDALL AVE SANFORD FL 32771	EXISTING STRUCTURES BYRON EVITTS 102 COLUMBIA DR STE 105 CAPE CANAVERAL FL 32920
PHONE (407) 324-5400 FAX (407) 323-8877 EMAIL aerotecaluminum@aol.com	PHONE (321) 784-5811 FAX (321) 784-5815

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.

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B. Planning & Development Division

The **Seminole County Land Development Code** can be found at:

<http://www.seminolecountyfl.gov/guide/codes.aspx>

1. Project Manager:

Reviewer: Joy Williams 407 665-7399

- a) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
- b) The subject property has an M-1 (Industrial) zoning classification and Industrial (IND) Future Land Use.
- c) Required parking for warehouse is 1 space per 1,000 sq ft of building Plus 1 space for each 2 employees on largest shift. Office area requires 1 space per 200 sq ft. (JW 6/8/12)
- d) On Site Plan sheet 2, provide a "**Site Data Table**" with the following information:
 1. Future Land Use and Zoning of subject site and adjacent sites on the north, south, east and west.
 2. Parking calculations: Total required and provided parking calculations for entire site. List required and provided for both warehouse and office.
 3. List required and provided building setbacks for proposed building.
 4. List required and provided open space and existing and proposed impervious calculations, and size of property. (JW 6/8/12)
- e) Dimension proposed building from lot lines. (JW 6/8/12)
- f) Show size of parking spaces. (JW 6/8/12)
- g) Legal description on sheet 2 does not match legal description on sheet 3, please provide correct legal and parcel number. (JW 6/8/12)
- h) Plans and calculations must be signed and sealed by a Registered Engineer. (JW 6/8/12)
- i) Clearly differentiate line work on plans between existing and new conditions and improvements. Existing should be shown in gray and proposed should be shown in black solid lines. (JW 6/8/12)
- j) Cover sheet should display statement of use of property, correct legal description and size of property. Should also display name, address, phone and fax number of the Owner of Record and the Registered Engineer. (JW 6/8/12)
- k) Is any lighting proposed? All commercial, office, industrial and multi-family development shall 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.
- l) 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.aspx> Seminole County #1 Stamp.

- m) **IMPORTANT NOTE:** Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 15 day waiting period from the time the Site Plan is approved and any action is taken on that approval.
- n) **NOTE:** On 6/28/11, the Board of County Commissioners adopted Ordinance 2011-17 which extends development permits until January 1, 2016 for permit issued by Seminole County that carry an expiration date between September 1, 2008 and December 31, 2015. Development Permits, defined in Florida Statute 380.04, include: site plans, subdivision plans, master plans, building permits, site development permits, special exception approvals, et. al.
- a) 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.

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

2. Natural Resources:

Reviewer: (Alan Willis) 407 665-7332

- a) No natural resources issues noted.

3. Water and Sewer Utilities:

Reviewer: (Alan Willis) 407 665-7332

- a) No comments.

C. Building Division

1. Building Code Comments:

Reviewer: (Jeff Johnson) 407 665-7585

- A) Plans need to show accessible ramp will meet a 1:12 slope per section 405.1 of the 2012 Florida Accessibility Code.
- B) Plans need to show that accessible parking space & access aisle will meet section 502 of the 2012 FAC.

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 2012 Florida Accessibility Code , shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.

- b) In accordance with the 2012 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 the 2012 Florida Accessibility 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 2010 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.

D. Impact Analysis

Reviewer: (Jami Forte) 407 665-7356

1. **Corrections Needed:** Please submit a Impact Analysis Review application for this process. For your convenience, below is the link to the online Impact Analysis applications, <http://www.seminolecountyfl.gov/gm/devrev/forms.asp> (JF 05/25/12)

E. Public Safety

1. Addressing Comments:

Reviewer: (Diane Koschwitz) 407-665-5190

- a) Corrections needed (DK 5/24/12).
- b) On the site plan please remove the (North) "N" directional in the street name Beardall Ave. Also, please do not use any punctuation in the street name such as periods (.). This street is known as Beardall Ave
- c) Informational: Please ensure the assigned address number (1696) is posted on the building structure and has the following requirements: Commercial address numbers are to be a minimum of 6" in height and 1/2" width; made of durable weather resistant material; utilizing a contrasting color from the immediate background of the building structure. Address numbers are to be clearly visible from the right of way and easily viewed upon approach of the building, with no obstructions. If there is a mailbox, numbers with a minimum of 4" in height are also required on both sides. If the building is set back and numbers are not viewable from the street, then they are required to be posted on both sides of a post or on signage at the entrance to the property.
- d) Informational: If this building becomes multi tenant, the address is subject to change and four digit unit numbers would be assigned.

2. Fire Loss Comments:

Reviewer: (Ed Davis) 407-665-2683

- a) Show the location of the Fire Department Connection (FDC)

- b) The FDC must be within 200' from the Fire Hydrant.
- c) Show the width of the Fire Department access roads and drive through gates.
- d) Fire Department access roads shall be compacted to 75 lbs per square inch road bearing standard.

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. Roadway Conditions:

Reviewer: (Jim Potter) 407 665-5764

- a) Provide a detail for the driveway. Be sure to include base, sub grade and surface material and specifications.
- b) Provide a minimum 16' wide one-way or 24' wide 2-way drive isles.
- c) Ensure all driveway connections to Beardall Avenue are 24-wide asphalt or concrete.
- d) Provide handicapped space stripping and signage details. Note that the handicap parking sign shall read "\$ 250 FINE F. S. 316.1955".
- e) Provide a stop bar and stop sign at all connections to Beardall Avenue.
- f) Provide a 5-foot sidewalk along the frontage of the project.
- g) There is approximately 70-foot of driveway / parking directly on Beardall Avenue. Please revise the access to the site to 2 driveways 24-foot wide and an internal parking lot outside the ROW. Please remove the remaining impervious in the ROW and sod.
- h) Beardall Avenue is not to County standards with respect to width. Unless a waiver is submitted and approved, provide plans and details to widen Beardall Avenue to 24' wide to the nearest County standard roadway.
- i) All engineering plans and details shall be signed and sealed by a Florida registered professional engineer.

2. Stormwater Management:

Reviewer: (Jim Potter) 407 665-5764

- a) Provide a SJRWMD permit or letter of exemption for the proposed Development.

- b) Provide a signed and sealed boundary and topographic survey for the site.
- c) The building exceeds the thresholds for impervious for both the SJRWMD and Seminole County. Provide a detailed stormwater analysis for the site. Be sure to address water quality and show that the post development rate of discharge does not exceed the pre-development rate of discharge for the 25-year, 24-hour storm event.
- d) Provide and signed and sealed soils report with at least 2 borings in the pond area.
- e) Provide a recovery analysis for the swale / pond.
- f) Provide grading or survey showing that the proposed handicapped space does not exceed 2-percent cross slope in any direction.
- g) Provide grading for the proposed swale to show and ensure the drainage gets to the proposed swale / pond.
- h) Clearly show the defined controlled outfall for the swale / pond.
- i) Please note that a 20-foot drainage easement along the ditch along the south property line may be required if one does not currently exist.
- j) Please note the Seminole County Land development Code Appendix B requirements for drainage design.

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

PLANNING & DEVELOPMENT	
Comprehensive Plan:	
Project Manager:	Corrections Required (JW 6/12/12)
Natural Resources:	Approved (ADW 6/12/12)
Water and Sewer Utilities:	Approved (ADW 6/12/12)
BUILDING REVIEW	
Building Review:	Corrections Required (JJ 5/24/12)
Impact Analysis:	Corrections needed (JF 05/25/12)
PUBLIC SAFETY	
Addressing:	Corrections Needed (DK 5/24/12)
Fire Review:	Corrections Required (ED 6/1/2012)
PUBLIC WORKS	
Traffic Review:	Corrections Required (JP 5/31/12)
Stormwater Management:	Corrections Required (JP 5/31/12)
HEALTH DEPARTMENT	
Septic Comments:	

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

1st REVISION 2nd REVISION (fee due) 3rd REVISION (fee due) Final for Stamping

Please submit **6 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:
6/12/12	5+ 1	\$ 00.00	+ Concurrency JW, DK, JJ, ED, 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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Analysis: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KH Kathy Hammel, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	LB Laurie Bailey, Community Service Officer, 665-6480
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District	SJRWMD	(407) 659-4800 www.sjrwmd.com

Other Resources:

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

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SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

SMALL SITE PLAN LESS THAN 2,500 SF: YES [] NO [X]

DREDGE & FILL: YES [] NO [X]

APPLICANT INFORMATION

Association

APPLICANT: FLORIDA CONFERENCE OF SEVENTH-DAY ADVENTISTS CONTACT: KATHERINE FAIRCHILD
ADDRESS: 655 N. WYMORE RD.
CITY: WINTER PARK STATE: FL ZIP: 32789
PHONE: (407) 644-5000 FAX: (407) 644-7438 EMAIL: kathy.fairchild@floridacconference.com

CONSULTANT INFORMATION

ENGINEER: ZEV COHEN & ASSOCIATES, INC. CONTACT: SAMUEL C. HAMILTON, P.E.
ADDRESS: 300 INTERCHANGE BLVD.
CITY: ORMOND BEACH STATE: FL ZIP: 32174
PHONE: (386) 677-2482 FAX: (386) 677-2505 EMAIL: shamilton@zevcohen.com

OWNER INFORMATION

Is Owner's Authorization Attached? YES [] NO []

OWNER: SAME AS APPLICANT CONTACT:
ADDRESS:
CITY: STATE: ZIP:
PHONE: FAX: EMAIL:

SITE INFORMATION

PARCEL ID #: 08-21-29-300-0110-0000
PROJECT NAME: FLORIDA HOSPITAL LAUNDRY FACILITY
DESCRIPTION OF PROJECT: RELOCATION OF EXISTING FL. HOSPITAL LAUNDRY AT FOREST LAKE PUD.
INTENDED USE OF PROPERTY: PLANNED DEVELOPMENT
LOCATION: FOREST LAKE ACADEMY
ZONING: PUD FUTURE LAND USE: PLANNED DEVELOPMENT TOTAL ACREAGE: 8.48 AC BCC DISTRICT: 3

UTILITIES

WATER PROVIDER: UTILITIES, INC. SEWER PROVIDER: UTILITIES INC.
IS PROPERTY SERVED BY WELL? YES [] NO [X] (Irrigation served by well only)
IS PROPERTY SERVED BY SEPTIC? YES [] NO [X] FEE ATTACHED: YES [] NO [X]

ARBOR

ARE ANY TREES BEING REMOVED? YES [X] NO []
ARBOR PERMIT APPLICATION ATTACHED: YES [] NO [] FEE ATTACHED: YES [] NO []

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :	4.37 ac				
BUILDING AREA:		EXISTING:		NEW:	1.46 ac
PAVEMENT AREA:		EXISTING:		NEW:	2.91 ac
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED?					

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 http://www.seminolecountyfl.gov/gm/pd_calc.asp	Fee Amount: \$ 4,807. ⁰⁰
$\Sigma \quad \$1000+ \left[\frac{\text{New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

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.

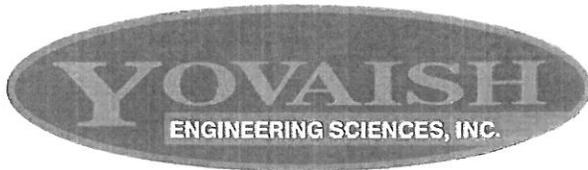
I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)
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: Katherine Farachelle Date: 5-17-12
Vice President

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:



Consulting Engineers in the Earth Sciences, Geotechnology,
Hydrogeology and Construction Materials Testing

April 16, 2012

Florida Hospital
Office of Design and Construction
1919 N. Orange Ave.
Orlando, FL 32804

Attention: Patrick Gillon, BS CEE, PMP MS MIS
Senior Project Manager

Subject: **Foundation Soil Investigation, Proposed Building, Pavement, and Retention Areas, The Florida Hospital Laundry Facility, Seminole County, Florida (PN 12-E1420.05)**

Dear Mr. Gillon:

As requested by Mr. Sam Hamilton, P.E. of Zev Cohen & Associates and authorized by you, we have completed a foundation soil investigation for the proposed laundry facility referenced above. The following report presents the results of our field and laboratory investigations as well as our evaluations for foundation support and recommendations for foundation related site work for the proposed laundry facility.

1.0 SITE DESCRIPTION

Based upon information provided by Zev Cohen & Associates, the proposed laundry facility will be located northwest of the intersection of SR 436 and West Lake Brantley Avenue, in Forest City, Florida. The site is located entirely within Section 8, Township 21 South, Range 29 East, in Seminole County, Florida. A Vicinity Map, reproduced from the Forest City, Florida USGS Quadrangle Map, depicting the general site location and configuration, has been prepared and is presented on Plate 1, attached.

At the time of our field investigation, the site contained several buildings and pavement areas. The approximate location and configuration of the existing site improvements are depicted on the Location Plan on Figure 1B.

We understand that the proposed construction will consist of the demolition of the existing pavement and buildings (within the construction Limits) followed by the construction of a single story laundry facility. Plans for the proposed building were not available at the time of this report. However, conceptually we understand that the building will be single story, with bay doors and below grade truck wells located along the east exterior of the building. In addition, parking, driveway and retention areas are planned. The approximate location and configuration of the proposed site improvements are depicted on the Location Plan on Figure 1A.

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2.0 FIELD WORK

2.1 Standard Penetration Test Borings: The field investigation for this study consisted of performing a total of nine (9) Standard Penetration Test (SPT) Borings to depths of 25 feet within the approximate building foot print. The borings are labeled as TB-1 through TB-9 on the Location Plan on Figure 1A. Each boring location and elevation were surveyed by Shannon Surveying, Inc. (the project surveyor).

The SPT borings were performed using track-mounted rotary-wash drilling equipment. As an exception, the upper 4.0 feet of the soil profiles were advanced using hand operated auger boring equipment in order to check for buried utilities and/or structures. Within the upper portion of the borings, a penetrometer probe, consisting of a 60° cone point on a ½ inch diameter probe rod leading to a proving ring and dial gauge, was used at 1 foot depth intervals in order to provide a relative measure of density and consistency of the encountered soils.

2.2 Auger Borings: Eleven (11) auger borings were performed to depths of 7 to 15 feet within the proposed pavement and pond areas. The approximate location of each auger boring is depicted on the Location Plan on Figure 1 and are labeled PB-1 through PB-6 and AB-1 through AB-5.

3.0 LABORATORY TESTING

3.1 Soil Index Property Testing

Samples of each soil layer from each boring were sealed in air-tight containers to prevent moisture loss and returned to our laboratory for visual examination and classification by a geotechnical engineer. Selected samples retrieved from the borings were subjected to index property tests, which included natural moisture content, organic content and percent passing the U.S. #200 Sieve to aid in classification and provide input to our evaluations. The results of all laboratory tests are shown adjacent to the Soil Profiles on Figures 2 through 4 and at a depth corresponding to that of the sample tested.

3.2 Permeability Testing

Laboratory permeability tests were performed on relatively undisturbed tube soil samples obtained from within the proposed retention areas. The soil samples were extracted from depth intervals ranging from 2.5 to 3.0 feet below the existing ground surface. The hydraulic conductivity tests indicated that the shallow fine sands tested have a vertical coefficient of permeability ranging from 34 to 41 feet per day. The permeability test results are shown adjacent to the corresponding Soil Profiles on Figure 4.

4.0 SUBSOIL AND GROUNDWATER LEVEL CONDITIONS

4.1 USDA-SCS Soils Delineations

The soil types within the area under study were mapped by the U.S.D.A. - Soil Conservation Service (SCS) and subsequently published in the Seminole County Soil Survey Report. The approximate horizontal extent of each soil type mapped within the study area is depicted on the Location Plan on Figure 1B. A complete description of the on-site soils is provided in the Seminole County Soil Survey. A brief description of each soil type mapped is presented in Table 1, below.

Table 1. Summary of SCS Soil Types.

<i>Soil Type</i>	<i>Drainage Characteristics</i>	<i>Seasonal High Groundwater Level Depth</i>
Astatula-Apopka fine sands, 0 to 5 percent slopes (#6)	excessively and well drained	greater than 6.5 feet
Astatula-Apopka fine sands, 5 to 8 percent slopes (#7)	excessively and well drained	greater than 6.5 feet
Seffner fine sand (#30)	somewhat poorly drained	1.5 to 3.5 feet

4.2 Soil Stratigraphy

4.2.1 Surficial Soil Conditions

In general, the surficial soil consisted of brown to grayish brown fine sand with occasional small roots (tilled topsoil, Strata 1A and 1B) in the upper approximate 0.8 to 1.5 feet. It should be noted that asphaltic concrete comprises the surficial layer within the existing pavement areas, to be removed.

4.2.2 Subsoil Conditions

Below the surficial layers described above, the subsoils encountered generally consisted of light-colored fine sands (Stratum 2), grading to darker colored silty fine sand (Stratum 3) and/or slightly clayey to clayey fine sand (Strata 4 and 5) to the boring termination depths. A more detailed representation of the soil stratigraphy encountered is presented in the form of Soil Profiles on Figures 2 through 4, attached. The borings are presented on an elevation basis, using the topographic information provided to us, by the project surveyor.

Based on the Standard Penetration Test blow counts or "N-values", the subsoils encountered in the upper 7 to 10 feet exist in a very loose to loose conditions,, whereas the deeper soils exist in

a medium dense condition. The results of the Standard Penetration Tests in the form of blow-counts (N-values) are presented adjacent to the SPT test borings on Figure 3.

4.3 Groundwater Table Conditions

4.3.1 Measured Groundwater Levels: The depth to the shallow groundwater table was measured in the open auger bore holes by installing piezometer pipes at the time the borings were performed and recorded again at least 24 hours later. It should be noted that due to the drilling fluids utilized to stabilize the SPT bore holes, the groundwater levels were not recorded at the SPT boring locations. The groundwater depths at the SPT boring locations were estimated at the time the borings were performed by visual and tactile inspection of the moisture noted within the retrieved samples. The groundwater table was not encountered within the upper 10 feet of the SPT borings. The stabilized groundwater levels (24 hour readings) were not encountered within the termination depth of the auger borings, as indicated ("NE" not encountered) adjacent to the soil profiles.

4.3.2 Normal Seasonal High Groundwater Levels: The groundwater table on this site will fluctuate according to the frequency and amount of rainfall and is normally anticipated to reach its highest level during and following the annual rainy season (June through September). Based upon review of published data with respect to the site hydrogeology, the antecedent rainfall conditions prior to the time that the groundwater levels were measured and the subsoil conditions encountered, it is our opinion that the seasonal high groundwater level will occur approximately elevation +52 feet. In addition, it is our opinion that the groundwater table will temporarily "perch" above the silty and slightly clayey to clayey fine sands that comprise Strata 4 and 5, during periods of heavy and frequent rainfall. As input to planning the truck well and pavement elevations, we prepared generalized contours of the estimated "perched groundwater table elevations" within the building and pavement areas (see Figure 5).

5.0 EVALUATIONS AND CONCLUSIONS

5.1 General

The encountered subsoil conditions consisted of fine sands in the upper approximate 5 to 10 feet, grading to silty and clayey fine sands with increasing depth. As such, it is our opinion that the subsoils encountered are suitable to provide support for the proposed building and pavement areas. Normal site preparation procedures, consisting of removing the existing structures and pavement followed by compaction of the subgrade soils and any fill soils required to obtain final grades, will allow support of the proposed building addition on shallow foundations. More specific recommendations for foundation related site work are presented in the following subheadings.

5.2 Pavement and Building Area Earthwork Considerations

5.2.1 Building and Pavement Site Preparation: The site preparation within the proposed building expansion and adjacent pavement areas should include the removal of existing pavement, buried structures, building(s), etc., in their entirety. In addition, the existing pond below the entrance drive (to be filled) should be stripped to remove the existing vegetation and any accumulated sediments. The unsuitable material generated during the site preparation should be disposed of as directed by the Owner or his designated representative.

5.2.2 Compaction Requirements: Following the inspection and approval by the geotechnical engineer, the stripped and/or cleared areas may be backfilled with suitable structural fill. The structural fill should be comprised of relatively clean sand free of roots and other deleterious material and contain less than 10 percent fines (percent passing the U.S. No. 200 Sieve). The fill should be placed in maximum 12-inch thick loose lifts and compacted. Compaction should continue until a minimum density equivalent to 95 percent of the soil's Modified Proctor Density (ASTM D-1557) is achieved.

It is the intent of the compaction recommendations presented herein to provide 2.0 feet of compacted and tested soil below the bottom of all foundation elements and slabs on grade. As such, additional compaction may be required below footings in the non-fill areas. The foundation soils below these footings should be compacted to the minimum density presented above as tested to a depth of 2.0 feet below the bottom of footings.

5.3 Geotechnical Foundation Sizing Recommendations

5.3.1 Settlement Analyses: As part of our site evaluations, we performed settlement analyses. Our analyses were performed using the estimated structural loads to be applied, attenuation of stress with respect to depth, and variation of the unit weight and compressibility of the underlying soils as well as our recommendations for foundation related site work.

We performed our settlement analyses using an estimated maximum load bearing wall load of 5 kips per lineal foot and estimated maximum isolated column load of 120 kips. The recommended foundation pressure of 2,500 psf (discussed below) was utilized with the footings placed 2.0 feet below the prevailing grade for a single spread footing and strip footing. The results of our settlement analyses are presented in Table 2, below.

Table 2. Settlement Analyses Results

<i>Type of Footing</i>	<i>Load Applied</i>	<i>Width of Footing (ft)</i>	<i>Length of Footing (ft)</i>	<i>Estimated Total Settlement (in.)</i>
Spread Footing	120 kips	7	7	.70
Strip Footing	5 kips/lf	2	50	.50

Since the foundation plan was not available, specific estimated values for differential settlement (with respect to angular rotation) could not be reported. However, in consideration of the estimated total settlement for the heaviest loaded foundations (discussed above), it is our opinion that differential settlement should be within tolerable limits.

5.3.2 Allowable Bearing Pressure: Provided that the foundation soils are prepared as outlined above, we recommend designing the spread footings and continuous wall footings for an allowable soil contact pressure of 2,500 psf or less. Foundation elements that must resist overturning may be designed with a maximum edge pressure of 3,000 psf. All foundation elements should be provided a minimum soil cover of 24 inches, as measured from the bottom of the footings to the adjacent lowest finished grade. The lowest adjacent finished grade is defined as the lesser elevation of either the outside ground surface or the nearby top of floor slab. Furthermore, we recommend that continuous wall footings be a minimum of 24 inches in width and individual spread footings be a minimum of 30 inches in width.

5.3.3 Lateral Earth Pressures: The dock height stem walls should be designed to resist lateral pressures exerted by the retained granular soils. Walls, which are not allowed to rotate, should be designed to resist "at rest" lateral earth pressure equivalent to a fluid density weighing 55 pounds per cubic foot (pcf) above the water table and 35 pcf below the water table.

A friction coefficient of 0.5 may be used for calculating the friction resistance on the base of a concrete footings. A passive earth pressure equivalent to a fluid density of 330 pcf should be used to determine that lateral resistance of the soil adjacent to the foundation. Below the water table, this value should be reduced to 200 pcf. The values presented herein for lateral resistance are based on the assumption that the foundations are surrounded by well compacted soil and can withstand a horizontal movement of 1/4 inch. Furthermore, the lateral resistance determined in accordance with the recommendations provided herein should be considered the total available resistance. Consequently, the design by your structural engineer should include a suitable factor of safety which should be a minimum of 1.5.

5.3.4 Modulus of Subgrade Reaction: Based upon our experience and when compacted to a minimum density equivalent to 95% of the soil's Modified Proctor Value (ASTM D-1557), the modulus of subgrade reaction (k) for the foundation soils encountered at the test locations is estimated to be approximately 150 pounds per cubic inch (pci). It should be noted that, the lower density values of the subgrade soils will result in lower values of the modulus of subgrade reaction.

5.4 Pavement Recommendations

Based upon our experience with similar developments, the light duty pavement areas, (such as the passenger vehicle parking lot area) may be constructed as presented below:

1. 12 inches of compacted subgrade, stabilized to a minimum limerock bearing ratio (LBR) equal to 40 and compacted to a minimum density equivalent to 98 percent of the soil's Modified Proctor Density Value as determined by AASHTO T-180 test method.
2. 6 inches of limerock base (meeting the Florida DOT requirements for limerock base) and compacted to a density of not less than 98 percent of the material's Modified Proctor Density Value as determined by AASHTO T-180 test method.
3. 1-1/2 inches of Florida DOT asphaltic concrete mix of Type S-III and compacted to a minimum density of 95 percent of the maximum density as determined by the Marshall Stability test method (ASTM D6927-04).

Based upon our understanding of the proposed pavement layout and future traffic patterns, the traffic loading for the remaining areas will include all truck traffic serving the laundry building. Based upon our experience with similar roadways and traffic loading, we offer the following pavement recommendations:

1. 12 inches of compacted subgrade, stabilized to a minimum limerock bearing ratio (LBR) equal to 40 and compacted to a minimum density equivalent to 98 percent of the soil's Modified Proctor Density Value as determined by AASHTO T-180 test method.
2. 8 inches of limerock base (meeting the Florida DOT requirements for limerock base) and compacted to a density of not less than 98 percent of the material's Modified Proctor Density Value as determined by AASHTO T-180 test method.
3. 2 inches of Florida DOT asphaltic concrete mix of Type S-I and compacted to a minimum density of 95 percent of the maximum density as determined by the Marshall Stability test method (ASTM D6927-04).

6.0 CLOSURE

We sincerely appreciate the opportunity to be of service on this portion of your project and trust that the information presented herein is complete and sufficient for your needs. If you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

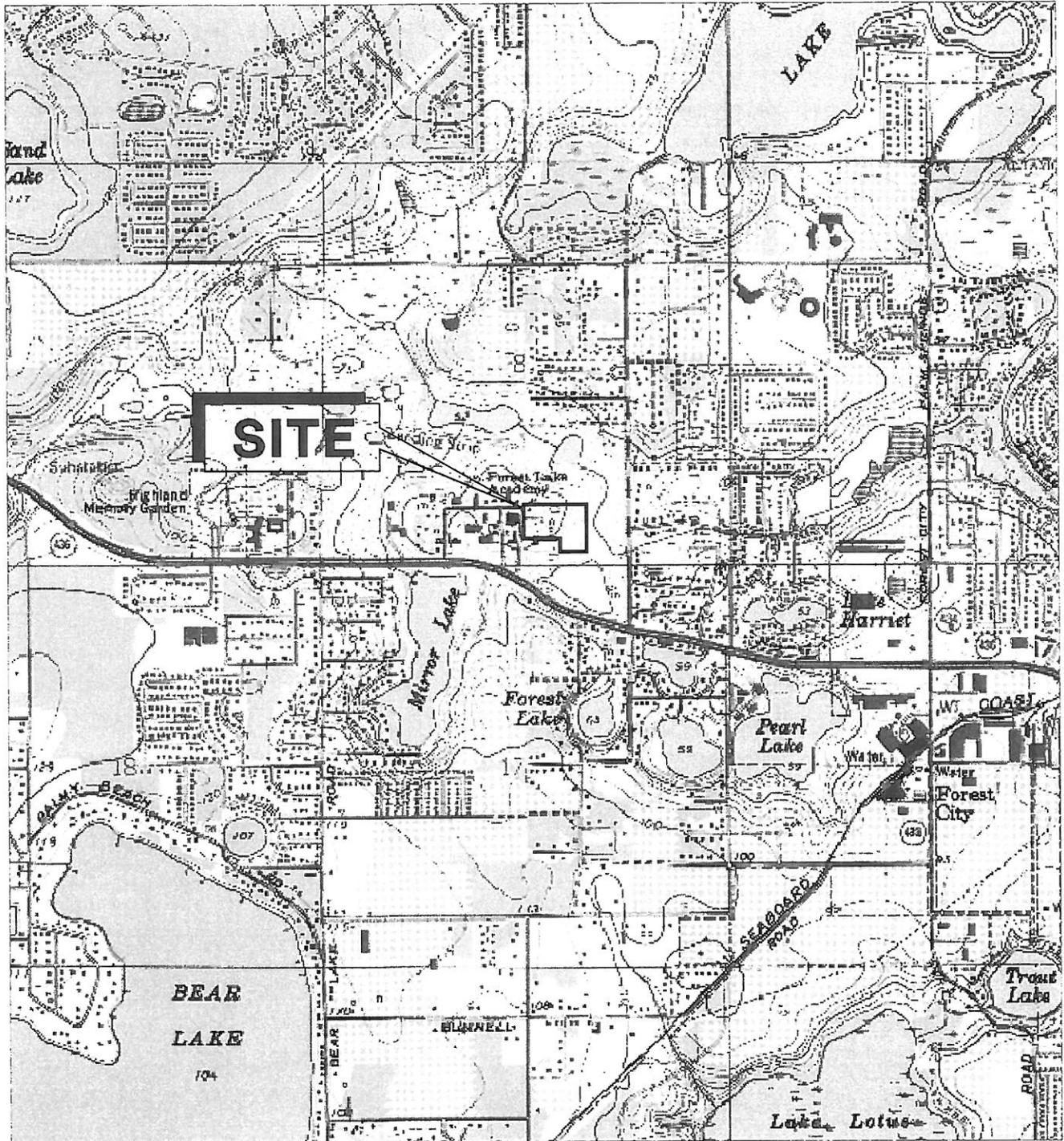
Sincerely,

YOVAISH ENGINEERING SCIENCES, INC.


5-17-12
Douglas J. Yovaish, P.E.
Principal
Florida Registration No. 52248

Enclosures: Plate 1
Figures 1A, 1B, and 2 through 5

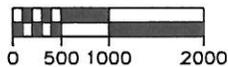
xc: Mr. Sam Hamilton, P.E. of Zev Cohen & Associates



FOREST CITY, FL.
QUADRANGLE MAP

SECTION 8
TOWNSHIP 21 SOUTH
RANGE 29 EAST

VICINITY MAP



Scale in Feet

SUBSOIL & GROUNDWATER LEVEL INVESTIGATION

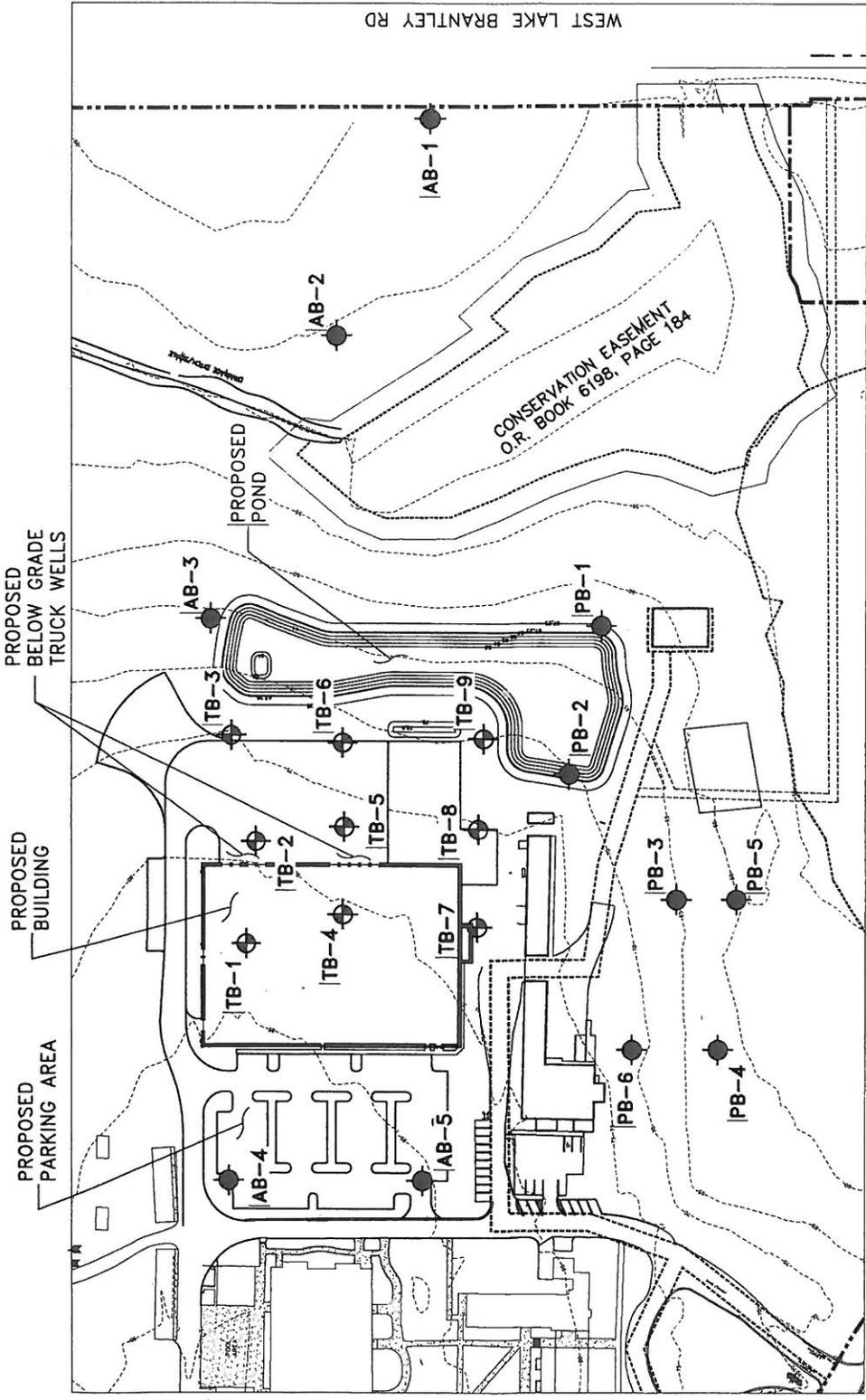
PROPOSED FLORIDA HOSPITAL LAUNDRY FACILITY

SEMINOLE COUNTY, FLORIDA

DRAWN : CJM	SCALE : NOTED	JOB NO. : 12-E1420.05
APPROVED : DJY	DATE : 4/16/12	PLATE: 1



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Sciences, Geotechnology, Hydrogeology
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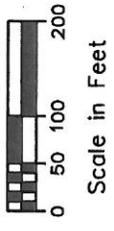


SUBSOIL & GROUNDWATER LEVEL INVESTIGATION

**PROPOSED FLORIDA HOSPITAL
LAUNDRY FACILITY**
SEMINOLE COUNTY, FLORIDA

DRAWN : CJM	SCALE : NOTED	JOB NO. : 12-E1420.05
APPROVED : DJY	DATE : 4/11/12	FIGURE: 1A

LOCATION PLAN

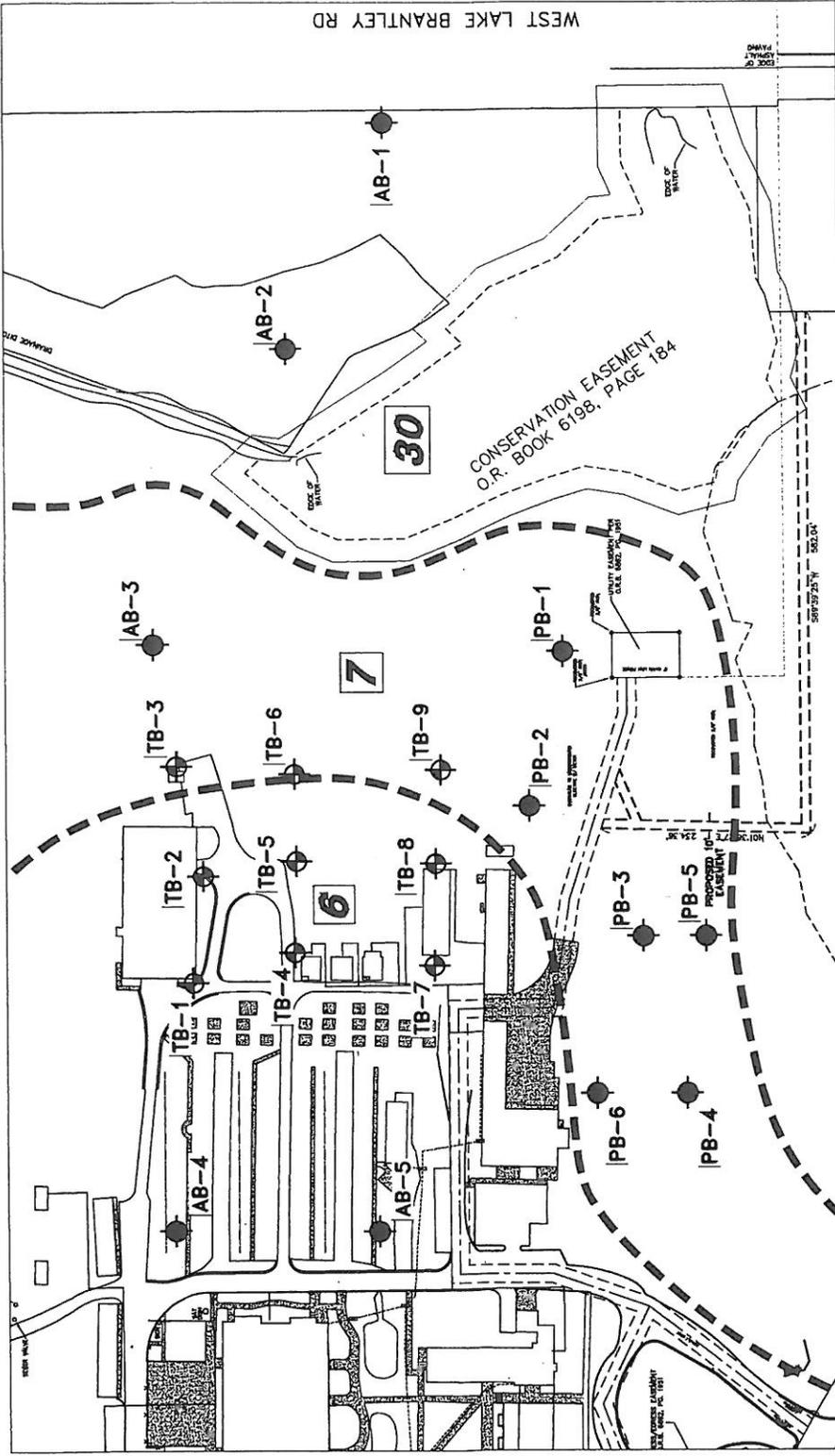


LEGEND

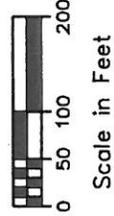
- AUGER BORING LOCATION
- STANDARD PENETRATION TEST BORING LOCATION

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LOCATION PLAN EXISTING CONDITIONS



--- USDA-SCS SOIL DELINEATION BOUNDARY

6 ASTATULA-APOPKA FINE SANDS, 0 TO 5% SLOPES

7 ASTATULA-APOPKA FINE SANDS, 5 TO 8% SLOPES

30 SEFFNER FINE SAND

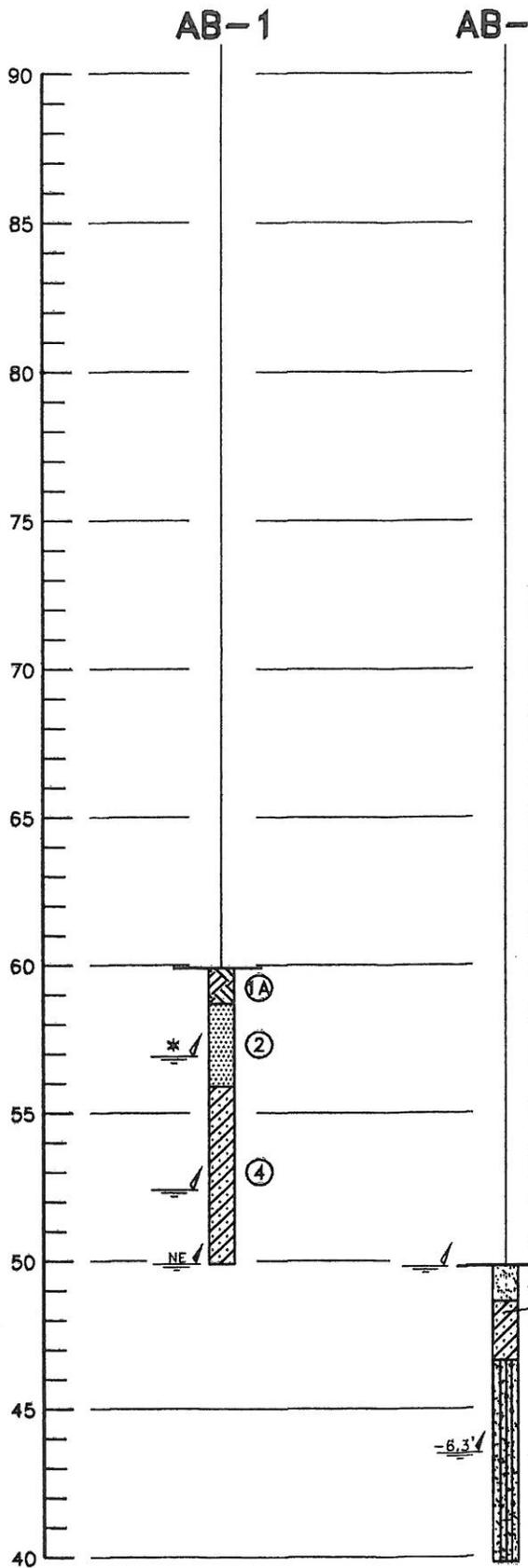


SUBSOIL & GROUNDWATER LEVEL INVESTIGATION		JOB NO. :	12-E1420.05
PROPOSED FLORIDA HOSPITAL LAUNDRY FACILITY		SCALE :	NOTED
SEMINOLE COUNTY, FLORIDA		APPROVED :	DATE : 4/11/12
DRAWN :	CJM	FIGURE:	1B
APPROVED :	DJY		

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ELEVATION IN FEET



D

BROWN FINE SAND WITH
ROOTS (TILLED TOPSOIL)
WITH TRACES OF CRUSHED
SMALL PIECES OF ROCK (FILL)
DARK BROWN FINE SAND (SP)
DARK TO LIGHT GRAY SILTY
FINE SAND (SM)(SM-SC)
DARK GRAYISH BROWN SLIGHTLY CLAYEY
SAND WITH ORANGE MOTTLING (SM-SC)(SC)
LIGHTLY CLAYEY
SAND (SM-SC)(SC)

CLASSIFICATION GROUP SYMBOL

WATER LEVEL (MEASURED 4/12)

WATER LEVEL NOT ENCOUNTERED

NO HIGH GROUNDWATER LEVEL

LOCALLY PERCHED
GROUNDWATER LEVEL

WATER CONTENT IN PERCENT

TESTING USING U.S. NO. 200 SIEVE

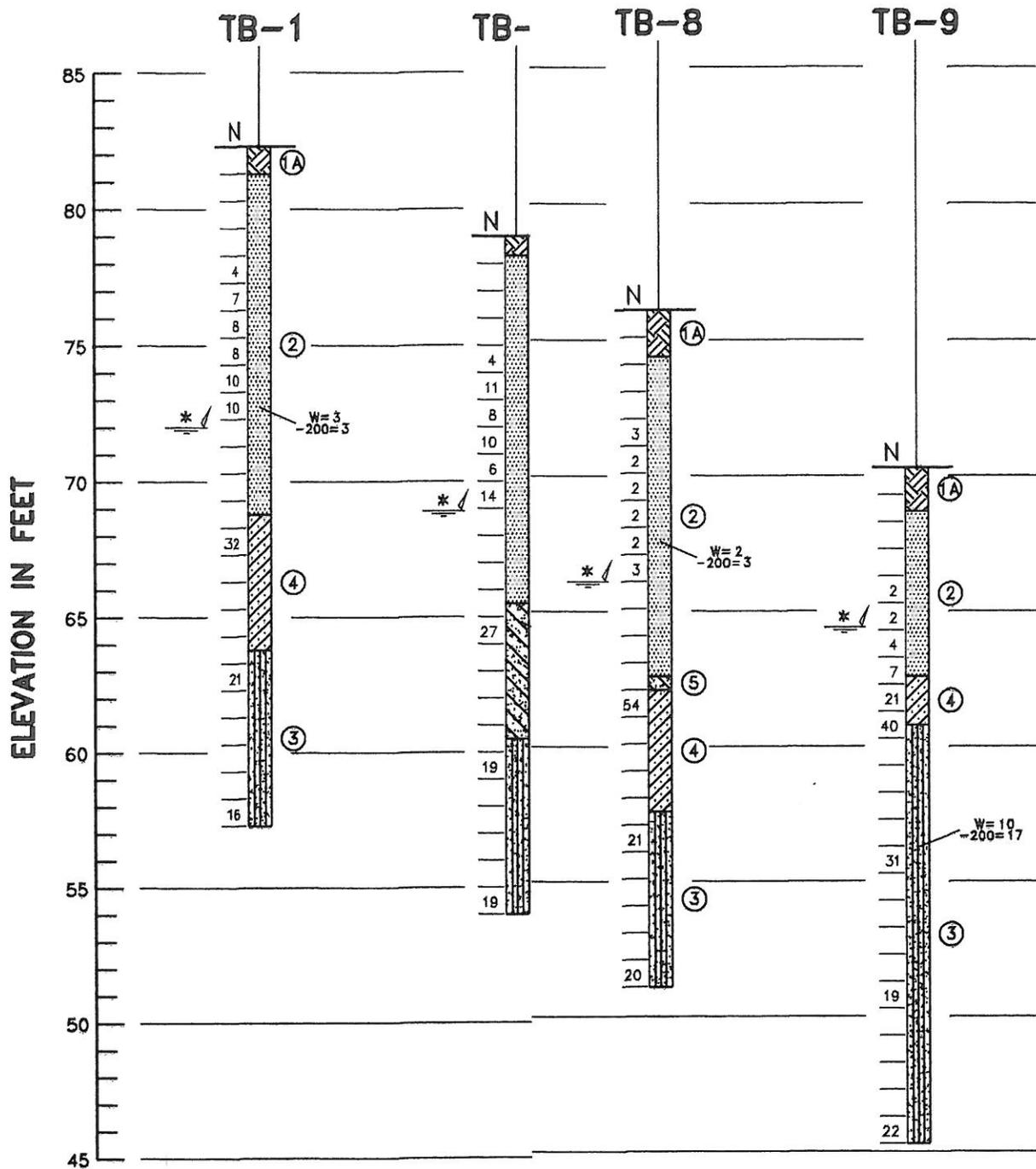
SUBSOIL & GROUNDWATER LEVEL INVESTIGATION
**PROPOSED FLORIDA HOSPITAL
LAUNDRY FACILITY**
SEMINOLE COUNTY, FLORIDA

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soil_profiles.dwg



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LEGEND

- ①A GRAY TO GRAYISH BROWN FINE SAND WITH OCCASIONAL SMALL ROOTS (TILLED TOPSOIL)
- ①B BROWN FINE SAND WITH TRACES OF CRUSH CONCRETE AND/OR SMALL PIECES OF ROCK
- ② LIGHT BROWN TO PALE BROWN FINE SAND
- ③ LIGHT GRAYISH BROWN TO LIGHT GRAY SILT TO SLIGHTLY CLAYEY FINE SAND (SM)(SM-)
- ④ LIGHT BROWN TO LIGHT GRAYISH BROWN SILT TO CLAYEY FINE SAND WITH ORANGE MOTTLING
- ⑤ ORANGISH BROWN SLIGHTLY CLAYEY TO CLAYEY FINE SAND (SM-SC)(SC)

NO FLUIDS USED TO STABILIZE STANDARD PENETRATION (SPT) BORE HOLES, STABILIZED GROUNDWATER LEVELS RECORDED. REFER TO AUGER BORING RESULTS FOR LEVEL INFORMATION IF REQUIRED.

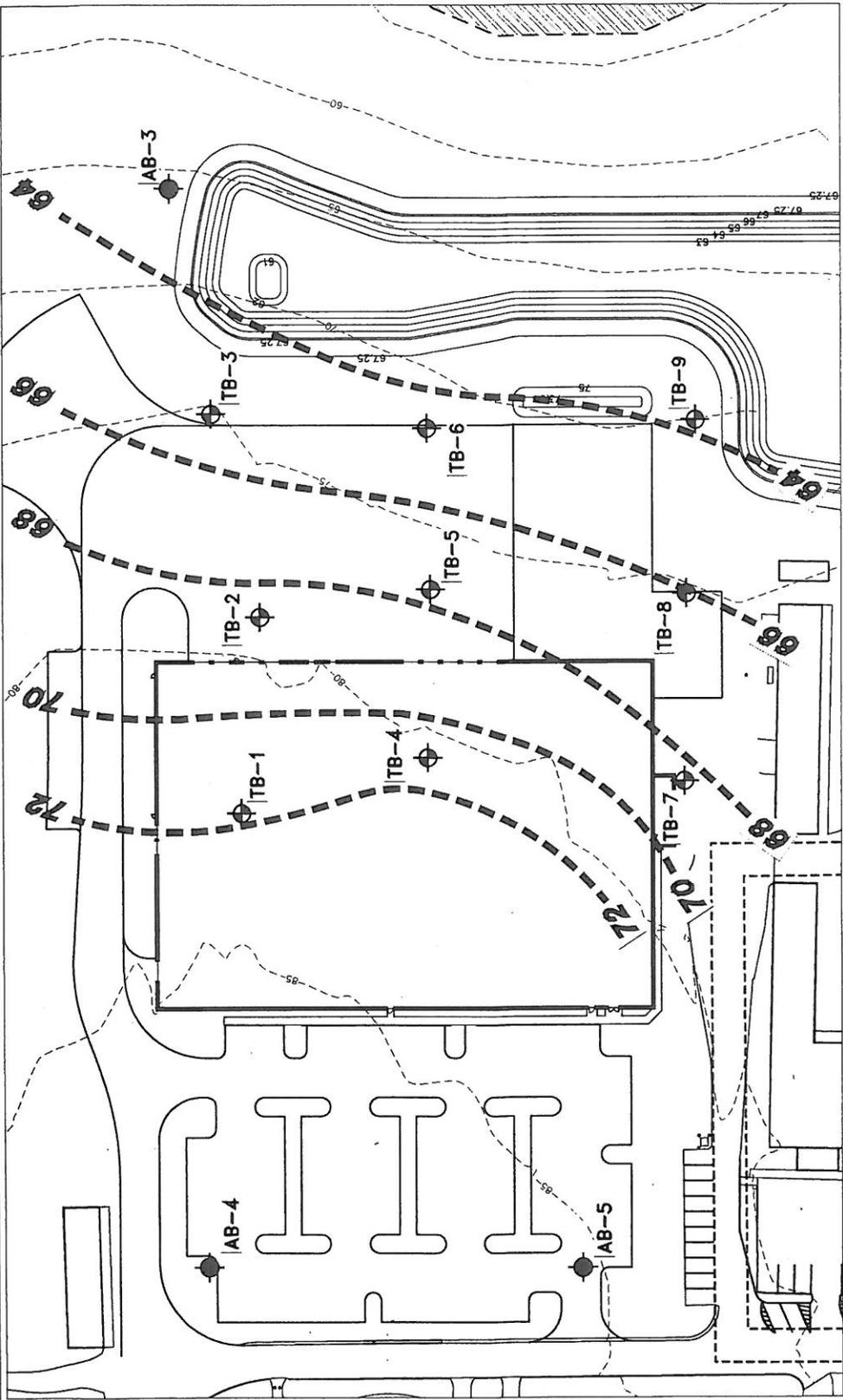
SUBSOIL & GROUNDWATER LEVEL INVESTIGATION
**PROPOSED FLORIDA HOSPITAL
 LAUNDRY FACILITY**
 SEMINOLE COUNTY, FLORIDA

DRAWN : CJM	SCALE : NOTED	JOB NO. : 12-E1420.05
APPROVED : DJY	DATE : 4/11/12	FIGURE: 3

soil_profiles.dwg



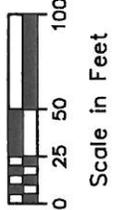
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 Sciences, Geotechnolgy, Hydrogeolgy
 and Construction Materials Testing



**GENERALIZED CONTOURS ESTIMATED
SEASONAL HIGH 'PERCHED' GROUNDWATER LEVEL
BUILDING AND PAVEMENT AREAS**

LEGEND

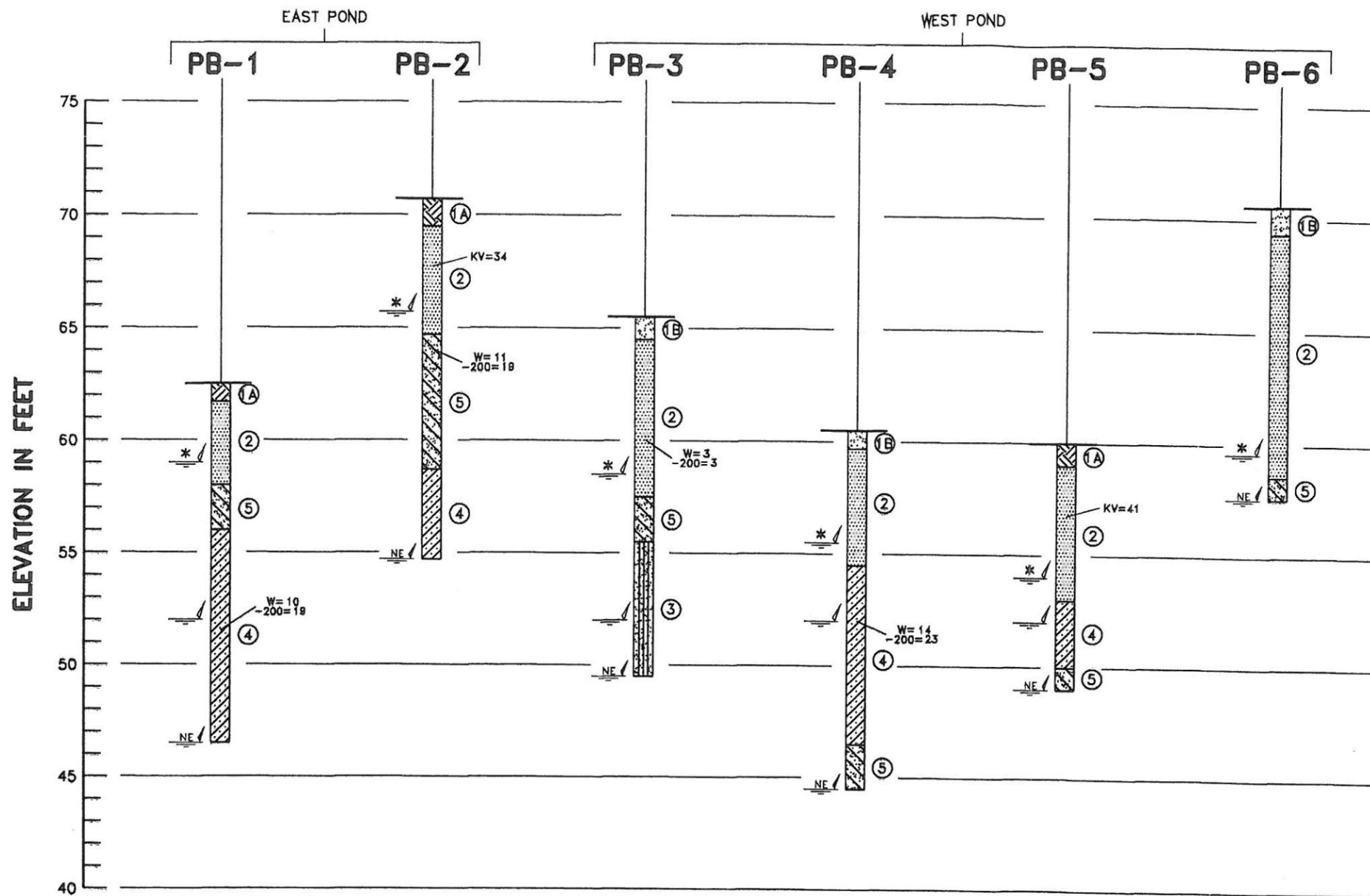
-  AUGER BORING LOCATION
-  STANDARD PENETRATION TEST BORING LOCATION
-  GENERALIZED CONTOURS ESTIMATED SEASONAL HIGH "PERCHED" GROUNDWATER LEVEL IN FEET



SUBSOIL & GROUNDWATER LEVEL INVESTIGATION		JOB NO. :	12-E1420.05
PROPOSED FLORIDA HOSPITAL LAUNDRY FACILITY		SCALE :	NOTED
SEMINOLE COUNTY, FLORIDA		APPROVED :	DJY
DRAWN :		CJM	DATE :
APPROVED :		DJY	4/11/12
FIGURE :			5

Consulting Engineers in the Earth
Sciences, Geotechnology, Hydrogeology
and Construction Materials Testing





LEGEND

- 1A GRAY TO GRAYISH BROWN FINE SAND WITH OCCASIONAL SMALL ROOTS (TILLED TOPSOIL)
 - 1B BROWN FINE SAND WITH TRACES OF CRUSHED CONCRETE AND/OR SMALL PIECES OF ROCK (FILL)
 - 2 LIGHT BROWN TO PALE BROWN FINE SAND (SP)
 - 3 LIGHT GRAYISH BROWN TO LIGHT GRAY SILTY TO SLIGHTLY CLAYEY FINE SAND (SM)(SM-SC)
 - 4 LIGHT BROWN TO LIGHT GRAYISH BROWN SLIGHTLY CLAYEY TO CLAYEY FINE SAND WITH ORANGE MOTTLING (SM-SC)(SC)
 - 5 ORANGISH BROWN SLIGHTLY CLAYEY TO CLAYEY FINE SAND (SM-SC)(SC)
- (SP) UNIFIED SOIL CLASSIFICATION GROUP SYMBOL
- 6.3' ✓ DEPTH TO GROUNDWATER LEVEL (MEASURED 4/12)
- NE ✓ DEPTH TO GROUNDWATER LEVEL NOT ENCOUNTERED
- ✓ ESTIMATED SEASONAL HIGH GROUNDWATER LEVEL
- * ✓ ESTIMATED TEMPORARILY PERCHED SEASONAL HIGH GROUNDWATER LEVEL
- W NATURAL MOISTURE CONTENT IN PERCENT
- 200 PERCENT FINES PASSING U.S. NO. 200 SIEVE
- KV COEFFICIENT OF VERTICAL PERMEABILITY (FEET/DAY)

SOIL PROFILES

SUBSOIL & GROUNDWATER LEVEL INVESTIGATION		
PROPOSED FLORIDA HOSPITAL LAUNDRY FACILITY		
SEMINOLE COUNTY, FLORIDA		
DRAWN : CJM	SCALE : NOTED	JOB NO. : 12-E1420.05
APPROVED : DJY	DATE : 4/11/12	FIGURE: 4

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for 6/20/2012 at 10 am. The DRC Agenda can be found at
<http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

REVIEW STAFF COMMENTS

PROJECT NAME:	FLORIDA HOSPITAL LAUNDRY PROJ #:	12-06000034
	FACILITY SP	
APPLICATION FOR:	DR - SITE PLAN	
APPLICATION DATE:	5/23/12	
RELATED NAMES:	KATHERINE FAIRCHILD	
PROJECT MANAGER:	BRIAN WALKER 407-665-7337	
PARCEL ID NO.:	08-21-29-300-0110-0000	
PROJECT DESC	PROPOSED SITE PLAN TO RELOCATEE LAUNDRY FACILITY ON +-8.5	
	ACRES ZONED PUD	
NO OF ACRES	8.48 ACRES	
BCC DISTRICT	3- VAN DER WEIDE	
CURRENT ZONING	PUD	
LOCATION	EAST OF STATE RD 436 & NORTHWEST OF W LAKE BRANTLEY	
CURRENT LAND USE-FUTURE	PD	
SEWER UTILITY	UTILITIES INC.	
WATER UTILITY	UTILITIES INC.	

Applicant:	Consultant
FLORIDA CONFERENCE ASSOCIATION	ZEV COHEN & ASSOCIATES INC
KATHERINE FAIRCHILD	SAMUEL C HAMILTON P E
KATHERINE FAIRCHILD	300 INTERCHANGE BLVD
WINTER PARK FL 32789	ORMOND BEACH FL 32174
PHONE (407) 644-5000	PHONE (386) 677-2482
FAX (407) 644-7438	FAX (386) 677-2505
EMAIL Kathy.fairchild@floridaconference.com	EMAIL shamihon@zevcohen.com

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 <http://www.seminolecountyfl.gov/guide/codes.aspx> - be sure to check recently added ordinances)

Wekiva Study Area and Wekiva River Protection Area:

- Subject property is within the Wekiva Study Area. (SCLDC Chapter 30 Part 58; FLU Element Exhibit-22; GIS layer)
- Most Effective Recharge Areas (SCLDC Chapter 30 Part 58; FLU Element Exhibit-41; GIS layer)

B. Planning & Development Division

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

1. Consistency with the Comprehensive Plan

- a) The project is consistent with the applicable policies of the Comprehensive Plan.

2. Project Manager:

Reviewer: (Brian M. Walker) 407-665-7337

- a) Please show where Building # 637 will be relocated.
- b) Please place height of the new facility on the plans. Maximum height allowed is thirty five feet.
- c) Please provide a signed and sealed special purpose boundary survey of the affected area. Check for development within easements.
- d) Will a dumpster be placed at this location? If so, show location and detail for screening.
- e) The stormwater pond is required to be amenitized.
- f) Please choose replacement trees from among those listed in Chapter 60 of the LDC. The Magnolia Grandiflora is acceptable.
- g) The Bosque Elm in the parking area needs to be replaced with a canopy tree.
- h) The parking area abutting the east side of Opportunity Loop is required to have 4 canopy trees planted every 100 feet along the ROW and a hedge that will reach 3 feet within 1 year.
- i) Provide an irrigation plan showing the backflow preventer and rain sensor device.
- j) The project does not meet the tree replacement requirements. Please clarify whether you wish to:
 - Pay into the tree fund, or
 - Plant additional trees on site

If you choose to plant additional trees on site please submit a tree replanting plan showing where the trees will be placed, their size and type.

If you choose instead to pay into the tree fund the amount would be \$31,000.

- k) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
- l) The subject property is Tract 3 of the Forest Lake Academy PUD and has a Planned Development (PD) Future Land Use.

- m) The subject property shall comply with all conditions of the approved Final Master Plan and Developer's Commitment Agreement.
- n) Is any lighting proposed? All commercial, office, industrial and multi-family development shall 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.
- o) Please submit the Arbor Permit application along with the application fee per SCLDC 60.22.
- p) **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.aspx> Seminole County #1 Stamp.
- q) **IMPORTANT NOTE:** Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 15 day waiting period from the time the Site Plan is approved and any action is taken on that approval.
- r) **NOTE:** On 6/28/11, the Board of County Commissioners adopted Ordinance 2011-17 which extends development permits until January 1, 2016 for permit issued by Seminole County that carry an expiration date between September 1, 2008 and December 31, 2015. Development Permits, defined in Florida Statute 380.04, include: site plans, subdivision plans, master plans, building permits, site development permits, special exception approvals, et. al.
- s) 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.

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

3. Natural Resources:

Reviewer: (Alan Willis) 407 665-7332

- a) Provide a signed and sealed survey showing the wetlands boundary and state the regulatory reviewers name and date of review and approval by reviewer.
- b) 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.

4. Water and Sewer Utilities:

Reviewer: (Alan Willis) 407 665-7332

- a) Provide a letter from Utilities Inc. approving the utility plan.
- b) Please remove the Seminole County details from sheet C-10 and replace them with Utilities Inc. details.

C. Building Division

1. Building Code Comments:

Reviewer: (Jeff Johnson) 407 665-7585

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 2012 Florida Accessibility Code shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.
- b) In accordance with the 2012 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 the 2012 Florida Accessibility Code.
- d) 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
- e) 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.
- f) Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2010 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.

D. Impact Analysis

Reviewer: (name) 407 665-73--

1. **TRAFFIC RESULTS:** The proposed Development is in the County's Dense Urban Land Area (DULA) and is exempt from the concurrency review process. A site impact analysis was performed and the following improvements, if any, are required: None
2. **NOTE:** Warehouse credit of 10,845 SF will be given for building demo'd to make way for new laundry facility. Impact fees/credits will be assessed at building permit.
3. Concurrency approved. (JF 06/05/12)

E. Public Safety

1. Addressing Comments:

Reviewer: (Diane Koschwitz) 407 665-5190, email: addressing@seminolecountyfl.gov

- a) Corrections needed (DK 5-30-12).

- b) On plan pages C-2, C-3 and C-5, please indicate street names. Campus Loop, Directions Lane and Self Esteem Way.
- c) On plan page C-4, please indicate street names. Campus Loop, Directions Lane and Self Esteem Way, Education Loop and E SR 436.
- d) The plan C-2 did not indicate an address for 4 buildings proposed to be demo'd, although they do have addresses. Please ensure the following addresses are indicated when applications are submitted for demo permits. The storage shed located to the east of 3940 Directions Ln has an address of 3944 Directions Lane. The very south restroom is 625 Self Esteem Way, the middle storage is 623 Self Esteem Way and the north restroom is 621 Self Esteem Way. The modular camper located to the East of the restroom buildings, is 615 Self Esteem Way.
- e) The Distance Learning Building, 637 Campus Loop, after relocation will no longer utilize this address. After relocation the numbers 637 will need to be removed from the building and new address will be assigned at permitting based on the new site location. The new assigned address will need to be posted prior to final inspection.
- f) The proposed Laundry Facility appears to front and have access to Campus Loop. With an approved site plan at permitting, this building will be assigned an address to Campus Loop.
- g) Ensure the Self Esteem Way street sign remains during and after completed project. Existing addresses to Self Esteem Way: 635 Self Esteem Way (Storage building), 633 Self Esteem Way (Harbor Medical), 627 Self Esteem Way (power) and 631 Self Esteem Way (cell tower).
- h) Ensure the Directions Lane street sign remains during and after completed project. Existing addresses to Directions Lane: 3932 (Cottage-housing), 3934 (unknown bldg), 3936 (turned laundry).
- i) Posting Information: All numbers are to be clearly visible from the right of way, shall be made of durable weather resistant material and contrast with the surrounding background, per Seminole County Land Development Code, Chapter 90.
- j) Posting Information: If the main entrance to the building is not readily visible from the street, the number or range of address numbers shall be posted on the following: at the entrance or driveway access to the property; on both sides of an address post, mailbox or fence; and on the building; per Seminole County Land Development Code, Chapter 90.
- k) Posting Information: Numerals shall be no less than four (4) inches in height for residential buildings, structures or portions thereof, and at least six (6) inches in height for all other buildings, structures, or portions thereof, per National Fire Protection Association 10.13.1.2

2. Fire Loss Comments:

Reviewer: (Ed Davis) 407 665-2683

- a) Provide adequate fire lanes at the Fire Hydrants, Fire Department Connection (FDC) and the building's main entrance.
- b) Provide Fire Flow tests results from the nearest existing hydrant that has been witnessed by a utilities inspector.
- c) Any fire line charged by the FDC shall be DR-14 pipe.
- d) No other water connection shall be off of the fire line.

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.

3. Sheriff's Comments:

- e) No Comments Provided

F. Public Works

1. Roadway Conditions:

Reviewer: (Jim Potter) 407 665-5764

- a) A callout and leader was found for the stop bar, but not found for the stop signs. Please call out the proposed stop signs.
- b) The truck located at the most northern dock space does not seem to be able to make the u-turn to leave the site. Provide an auto turn or other turning analysis to show it can make the movement all the way exiting the site.

2. Stormwater Management:

Reviewer: (Jim Potter) 407 665-5764

- a) Provide a SJRWMD permit for the development.
- b) Provide a call-out for a handrail for the retaining wall.
- c) Add a note that retaining walls require a separate building permit.
- d) Please explain the invert difference at structures F-06 and G-08. There seems to be an existing water line to be removed crossing G-08 but no other existing lines shown.
- e) Please raise the M.E.S. #2 to natural pond bottom elevation 63 if possible.

II. SUMMARY

PLANNING & DEVELOPMENT	
Comprehensive Plan:	No objections. (BMW 6/11/12)
Project Manager:	Corrections required. (BMW 6/12/12)
Natural Resources:	Corrections required. (ADW 6/12/12)
Water and Sewer Utilities:	Corrections required. (ADW 6/12/12)
Building Review:	No objections. (JJ 6/4/12)
Impact Analysis:	Approved (JF 06/05/12)
PUBLIC SAFETY	
Addressing:	Corrections Needed (DK 5/30/12)
Fire Review:	Corrections Required (ED 6/5/2012)
Sheriff's Office:	No Comments Provided
PUBLIC WORKS	
Traffic Review:	Corrections Required (JP 6/12/12)
Stormwater Management:	Corrections Required (JP 6/12/12)
HEALTH DEPARTMENT	
Septic Comments:	N/A

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

1st REVISION 2nd REVISION (fee due) 3rd 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:
6/12/12	5	\$ 00.00	Brian M. Walker, Alan Willis, Diane Koschwitz, Ed Davis, Jim Potter, + 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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Analysis: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KH Kathy Hammel, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	LB Laurie Bailey, Community Service Officer, 665-6480
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation **FDOT** www.dot.state.fl.us
Florida Dept of Enviro Protection **FDEP** (407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District **SJRWMD** (407) 659-4800 www.sjrwm.com

Other Resources:

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

01/20/12
DSC

12-20500008

RECEIVED MAY 23 2012

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



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

APPL # Z 2012-010
PROJ # 12-20500008
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input type="checkbox"/> CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____	
<input type="checkbox"/> BOUNDARY SURVEY (2 COPIES)	
<input type="checkbox"/> ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)	
<input type="checkbox"/> APPLICATION FEE \$ _____	
SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT	

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
- PUD/PCD MAJOR AMENDMENT
- PUD/PCD MINOR AMENDMENT
- PUD FINAL MASTER PLAN
- DEVELOPMENT OF REGIONAL IMPACT NOPC
- MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Crystal River Inv Inc.	Garden Grove Apartments, Ltd.
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	P.O. Box 520247 Longwood, FL 32752	700 W. Morse Blvd. Ste. 220 Winter Park, FL 32789
PHONE 1		407-741-8666
PHONE 2		
FAX		407-643-2554
E-MAIL		m.gauthier@atlantichousing.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD David A. Stokes, P.E.,
Madden, Moorhead + Glunt, Inc., 407-629-8330

PROJECT INFORMATION

PROJECT NAME	Garden Grove	
SITE ADDRESS	17-92	
BCC DISTRICT	4-Henley	
EXISTING USE(S)	mobile home park PUO / Com	
PROPOSED USE(S)	multi-family and commercial	
PROPERTY ID NUMBER(S)	19-21-30-300-0320-0000	
SIZE OF PROPERTY	6.73	acres
GENERAL LOCATION	West side of 17-92, north of Obrien Rd.	
SOURCE OF WATER	Seminole County	
SOURCE OF SEWER	Seminole County	
RECLAIM PROVIDER	Seminole County	

Progress Energy Embarg

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

✓	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.	
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)	
	<u>TYPE OF CERTIFICATE:</u> VESTING: TEST NOTICE:	<u>CERTIFICATE NUMBER:</u> CV- _____ _____
	<u>DATE ISSUED:</u> _____ _____	
	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.	

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

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

SIGNATURE OF AUTHORIZED APPLICANT*

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

Garden Grove Apartments, Ltd., a Florida limited partnership
 By: SAS Garden Grove Apartments Managers, L.L.C., a Florida limited liability company, its general partner
 By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its sole member
 By: Jay P. Brock, Executive Vice President 2/16/12 Date

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

Crystal River Inv Inc., the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) 19-21-30-300-0320-0000

hereby affirm that Garden Grove Apartments, Ltd. is hereby designated to act as my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit.* Final Master Plan

and make binding statements and commitments regarding the request.

X *[Signature]*
Robert F. Sterling
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

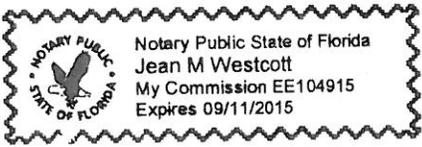
SWORN TO AND SUBSCRIBED before me this 17th day of May, 2012

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert F Sterling who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of May, 2012

[Signature]
Notary Public in and for the County and State
Aforementioned

My Commission Expires: Sept. 11, 2015



SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- Individual Corporation Land Trust
 Limited Liability Company Partnership
 Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Crystal River Inv Inc		P.O. Box 520247 Longwood, FL 32752	100

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)



- REAL ESTATE
- PERSONAL
- TAX ROLL
- SALES SEARCH

Real Estate Property Search
 Select only one of the following search criteria. **HELP**

Owner Name (Last Name First Name)		Facility Name	
Parcel Number		Subdivision Name	
19-19-30-300-0120-0000			
Street #	Street Name (Do Not Include Blvd., St., Dr., etc.)	Book	Page
		Plats :	
<input type="button" value="Query"/> <input type="button" value="Clear Form"/>			

**** See our Portability Calculator on the detail page ****

- BACK
- HOME
- CONTACT

Comdoc Date: 6/12/12

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for June 20, 2012, at 10:20AM. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/pd/devrev/drc.asp>.

REVIEW STAFF COMMENTS

PROJECT NAME:	GARDEN GROVE PSP –	PROJ #:	12-05500004
	SEE ALSO 12-2050008 FMP		
APPLICATION FOR:	DR - SUBDIVISIONS		
APPLICATION DATE:	5/23/12		
RELATED NAMES:	MADDEN, MOORHEAD & GLUNT		
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399		
PARCEL ID NO.:	19-21-30-300-0320-0000		
PROJECT DESC	PRELIMINARY SUBDIVISION APPROVAL FOR A 3 LOT SUBDIVISION LOCATED ON 6.73 ACRES ZONED PUD		
NO OF ACRES	6.73		
BCC DISTRICT	4-HENLEY		
CURRENT ZONING	PUD		
LOCATION	WEST SIDE OF 17-92 NORTH OF OBRIEN RD		
NUMBER OF LOTS	3		
CURRENT LAND USE-FUTURE	COM		
SEWER UTILITY	SEMINOLE COUNTY UTILITIES		
WATER UTILITY			

Applicant:	Consultant:
GARDEN GROVE APARTMENTS, LTD MARC GAUTHIER 700 W MORSE BLVD STE 220 WINTER PARK FL 32789 PHONE (407) 741-8666 FAX (407) 643-2554 EMAIL m.gauthier@atlantichousing.com	MADDEN, MOORHEAD & GLUNT, INC DAVID STOKES, PE 431 E HORATIO AVE STE 260 MAITLAND FL 32751 PHONE (407) 629-8330 FAX (407) 629-8336 EMAIL dstokes@madden-eng.com

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. - be sure to check recently added ordinances)

US 17-92

- Community Redevelopment Area (Along US 17-92) Seminole Economic Enhancement District (SEED) (FLU Element Exhibit-5)
- Transportation Concurrency Exception Area (except WRPA & Rural area) (TRA Element Exhibit-28)
- Mixed Use Development Area (Along US 17-92)

Other:

- Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-21)
- Energy Conservation Overlay (along certain roadways per FLU Element Exhibit-TBD)

B. Planning & Development Division

The **Seminole County Land Development Code** can be found at:

<http://www.seminolecountyfl.gov/guide/codes.asp>

1. Project Manager:

- a) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
- b) The use of "Garden Grove" as the development name has been denied. Coordinate with Addressing for an approved name; change title on plans accordingly. (JW 6/12/12)
- c) Provide draft Developer's Commitment Agreement in digital format. (JW 6/12/12)
- d) Some of the sheets are labeled as "Preliminary Plan"; please change to "Final Master Plan/PSP". PSP Plan requires a scale of 1" = 100'. (JW 6/12/12)
- e) Please move notes from sheet NT-1 to the Master Plan PSP-1 sheet. Remove Development Order from notes. (JW 6/12/12)
- f) FMP shows Lot 1 as .62 acres; Approved Preliminary Master Plan shows Lot 1 as .63 acres, all acreage should match exactly to the Preliminary Master Plan. (JW 6/12/12)
- g) Under "Project Density", "Max Gross Density" calculation should not included acreage from commercial parcel. (JW 6/12/12)
- h) Open Space and Net Buildable calculations are incorrect. Net buildable acreage and Open Space does not include access for ingress/egress, streets, drive aisles, sidewalks, and parking spaces; please list breakdown calculations. In order to count retention pond area towards open space, must meet criteria per Sec. 30.1344.
- i) List size, height, and use for each building/structure; number all buildings/structures. (JW 6/12/12)
- j) Provide Building Size square footage in calculations. (JW 6/12/12)
- k) On sheet PSP-1, Master Plan; must show amenities and label open space. (JW 6/12/12)
- l) Under "Site Data", remove notes #5 & #6, & #18; add a note for permitted uses and list the Conditions from the Development Order : B. Permitted Uses shall consist of the following: a), b), & c). (JW 6/12/12)

- m) Under "Site Data" list building setbacks per Development Order. (JW6/12/12)
- n) List the use of all buildings shown on plan. (JW 6/12/12)
- o) Under "Parking Data"; remove note about special exception. List provided parking data for residential units, and provide a note that commercial development on Lot 1 will meet required parking per Sec. 30.1221 of the Seminole County Land Development Code. (JW 6/12/12)
- p) Must provide parking study to support proposed parking waiver. (JW 6/12/12)
- q) It's difficult to differentiate between lot boundaries and buildings by showing each lot boundary with bold lines; dimensioned lot lines and clearly define the cross-access easement for ingress/egress between each lot. (JW 6/12/12)
- r) Building 3 appears to be separated into three divisions, what is the purpose for divisions? (JW 6/12/12)
- s) Please give a status update on the mobile home removal/resident relocation process.
- t) Parking spaces and drive aisles are not permitted in the required landscape buffer area. The west buffer does not meet the active buffer requirements, which include a 50' buffer width and 8 trees per 100 linear feet. Per the development order, a "performance buffering" approach may be substituted in which a narrower width is balanced by additional plant material within the buffer. Any variation from Code requirements must be justified as having equivalent or greater screening action for the benefit of the single family development to the west. (JH 6-12-12)
- u) Provide typical drawings of architectural design and internal signage for the site. (JH 6/12/12)
- v) Extend the pedestrian path around the back of Building 3 with access to the enclosed area at the rear of the building. (JH 6-12-12)
- w) The retention pond should be configured as an open space/recreational amenity.
- x) The pedestrian circulation system should tie the residential and commercial parts of the site together. Pedestrian connections to Lot 1 should be provided from Lot 2 to the west and Lot 3 to the north.
- y) Is any lighting proposed? All commercial, office, industrial and multi-family development shall 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.
- z) If any trees are to be removed, please submit the Arbor Permit application along with the application fee per SCLDC 60.22.
- aa) 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.
- bb) 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.

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

2. Natural Resources:

a) No objections to the preliminary master plan or PSP. (ADW 6/11/12)

3. Water and Sewer Utilities:

No objections to the preliminary master plan or PSP.

Informational:

a) 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.

4. Potable Water Capacity and Conservation:

No objections to the preliminary master plan or PSP.

Informational:

a) Please provide an irrigation plan. (ADW 6/11/12)

b) Provide source for the proposed irrigation. (ADW 6/11/12)

C. Building Division

A) Need to show accessible parking, access aisle & route will meet the 2012 Florida Accessibility Code.

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 2012 Florida Accessibility Code, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.

b) In accordance with the 2012 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 the 2012 Florida Accessibility Code.

d) Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.

- e) 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.
- f) Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2010 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.

D. Impact Analysis

- 1. Impact Analysis (aka Concurrency) Deferral application has been received.
- 2. Deferred approved.

E. Public Safety:

1. Addressing Comments:

- a) There are 2 Parcels (19213030002600000 & 19213030002700000) which abut the existing street, Thunderbird Way. The parcel indicated as Guy & Janet Monico, have existing structures and is addressed to 104 & 106 Thunderbird Way. Where will the ingress/egress be located for this property after the proposed development? Please indicate on plans. If it is to be accessed via the new internal road, then this property address is subject to change to the new named street. Further comments will be provided, based on your reply.
- b) *Garden Grove Apartments* is not approved for use. *Garden Grove* exists in the County. Please submit a new Apartment/Complex name for review. It will be necessary for the Addressing Office to review subdivision and complex names that are submitted in order to prevent duplicate or similar sounding names of existing developments from being approved.
- c) Thunderbird Way, Julie Marie Way, Goldies Fern Way, Fancy Fern Loop and Button Fern Lane are all existing streets. The Apartments will require 2 street names. Its suffix will be Court (CT), Cove (CV) or Point (PT) and Circle (CIR). Do you wish to use any of the existing names? If not see below (c).
- d) Street Naming: If not using an existing street name as mentioned in (b) above, it will be necessary to name streets. Duplicate or similar sounding street names will not be approved. When naming a street several criteria per the Seminole County Land Development Code, Chapter 90 shall be followed. Such as street names cannot be named after an individual, cannot duplicate or sound like an existing name, or is currently reserved on our street name list. The website: <http://www.seminolecountyfl.gov/dps/e911/streetIndexSearch.asp>, may be useful in choosing street names. Street names existing on this website will not be approved. Please submit to our office the proposed number of street names choices for approval.
- e) Release of Address Information: Per Seminole County Land Development Code, Chapter 90, 'subdivisions will be addressed within 14 working days after recording the plat in the public records'. Until the plat is recorded, any address associated with the project shall be subject to change.
- f) Prior to Final Plat Approval: Approved street names including designations, approved subdivision names and addressing fees are required prior to review of the final plat submittal. Additional fees may be assessed at permitting.
- g) Prior to Building Permit Approval: Per Seminole County Ordinance Chapter 40, Building and Construction Chapter 40, Part 10, Section 40.231, "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. All signs require cross blades with intersecting streets. Contact our office after temporary signs are installed for an inspection. Details of temporary street sign requirements can be found at: <http://www.seminolecountyfl.gov/dps/admin/addressing/tempstreetsign.asp>.

- h) Prior to Certificate of Occupancy: Permanent street signs shall be installed and inspected. For Permanent Street Sign requirements please contact the Seminole County Traffic Engineering Division at 407-665-5677.
- i) Prior to Building Permit Approval: Per Seminole County Land Development Code, Chapter 90, 'model homes requiring estoppel letters require street name approval of the plat prior to issuance of building permit. Names once approved shall be held until subdivision or site plan is no longer valid by exceeding development approval time limits. Said name shall be the only conspicuous name posted on the property. (This means the street names need to be approved and on site plans, prior to any estoppels permits).
- j) Prior to Building Permit Approval: Developers of commercial sites with multiple occupants or residential projects (apartments or condos) shall be required to coordinate individual addressing prior to issuance of any building permits. This can be accomplished by providing the addressing coordinator with a building layout plan and site plan at least ten (10) working days prior to the submission of building permit applications. The plan should include adjacent road names, main access into each unit, and all possible occupant division lines for each floor. Per Seminole County Land Development Code, Chapter 90.5.6(b).
- k) Unit Number Information: Apartments will be issued a building number from the grid and further issued (3) digit unit numbers, Per Seminole County Land Development Code, Chapter 90.
- l) Unit Number Information: Multi tenant commercial buildings will be issued an address from the grid and further assigned four (4) digit unit numbers, per Seminole County Land Development Code, Chapter 90.
- m) Posting a Range of Addresses: For plazas or other such commercial occupancies with multiple addresses, the range of the addresses shall be posted on the main plaza or occupancy sign readily viewed from the street visible from both directions in addition to each structure being properly posted, per Seminole County Land Development Code, Chapter 90.

2. Fire Loss Comments: Ed Davis 407-665-2683

- a) No objection to Re-Zone
- b) Provide adequate Fire Lanes at the fire Hydrants and Fire Department Connections (FDC).
- c) Show the blue identification markers for the hydrants.
- d) A clearance of 7'-6" to the front and the sides and a 4' clearance at the rear of Fire Hydrants is required.
- e) An overhead clearance of 13'-6" is required for Fire Department access.
- f) Provide a Fire Hydrant detail that's in compliance with the SCLDC.
- g) Show the Fire line size and type.
- h) Fire Department access roads must be 20' wide minimum.

- i) Entry gates must be 20' wide minimum.
- j) Fire Department access roads shall have a turning radii of 42', provide Auto cad turns.
- k) The buildings may be required to have Fire sprinklers and Fire Alarms per NFPA Ch.30
- l) Indicate how many units there will be in each building and how many stories the structures are proposed to be.

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) No objections to the final master plan or PSP (JP 6/1/12)

2. Stormwater Management:

No objections to the final master plan or PSP (JP 6/1/12)

Please note for final engineering.

- a) There does not seem to be a positive legal outfall for the site. If the drainage goes to US 17-92, an FDOT drainage connection permit will be required. Otherwise the site will be required to hold the entire 100 year storm event onsite.

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

PLANNING & DEVELOPMENT	
Comprehensive Plan:	
Project Manager:	Corrections Needed (JW 6/12/12)
Natural Resources:	No objections (ADW 6/11/12)
Water and Sewer Utilities:	No objections (ADW 6/11/12)

Building Review:	As Noted (JJ 6/4/12)
Impact Analysis:	Deferred (JF 06/10/12)
PUBLIC SAFETY	
Addressing:	As noted (DK 6/1/12)
Fire Review:	As Noted (ED 6/4/2012)
Sheriff's Office:	
PUBLIC WORKS	
Traffic Review:	No objections (JP 6/1/12)
Stormwater Management:	No objections (JP 6/1/12)
HEALTH DEPARTMENT	
Septic Comments:	

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

1st REVISION 2nd REVISION (**fee due**) 3rd REVISION (**fee due**) Final for Stamping

Please submit **6 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:
6/12/12	5+ 1	\$ 00.00	+ Concurrency JW, JP, ED, DK, JJ

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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Fees/Concurrency: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KF Kathy Fall, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	MK Maggie Ketcham, Addressing, 665-5045 AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	MML Margaret Levins, Community Service Officer, CPU, 665-6748
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District	SJRWMD	(407) 659-4800 www.sjrwmd.com

Other Resources:

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

RECEIVED MAY 23 2012

12-05500004



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

APPLICANT INFORMATION

APPLICANT: Garden Grove Apartments, Ltd.	CONTACT: Marc Gauthier
ADDRESS: 700 W. Morse Blvd., Ste. 220	
CITY: Winter Park	STATE: FL ZIP: 32789
PHONE: 407-741-8666	FAX: 407-643-2554 EMAIL: m.gauthier@atlantichousing.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: Madden, Moorhead + Glunt, Inc.	CONTACT: David A. Stokes, P.E.
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	FAX: 407-629-8336 EMAIL: dstokes@madden-eng.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER: Crystal River Inv Inc	CONTACT:
ADDRESS: PO Box 520247	
CITY: Longwood	STATE: FL ZIP: 32752
PHONE:	FAX: EMAIL:

SUBDIVISION INFORMATION

PARCEL ID #: 19-21-30-300-0320-0000	
PROJECT NAME: Garden Grove	
DESCRIPTION OF PROJECT: multi-family and commercial	
LOCATION: West side of 17-92, north of Obrien Rd.	
NUMBER OF LOTS: 3	TOTAL ACREAGE: 6.73
ZONING: PUD	FUTURE LAND USE: COM

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 checked="" type="checkbox"/>

ARBOR

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

300 - 4 Henley

FEEES

- DEVELOPMENT PLAN --- \$250.00 + \$5.00 PER LOT
 - PRELIMINARY PLAN --- \$1,000.00 + \$15.00 PER LOT ^(3 LOTS) (\$2,270.00 MAXIMUM FEE) = \$1,045.00
 - FINAL ENGINEERING PLAN --- \$3,500.00 + \$25.00 PER LOT (\$5,300.00 MAXIMUM FEE)
 - FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING --- \$200.00*
- *A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL
- FINAL PLAT --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
 - MINOR PLAT ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

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 subdivision plan review must include all required submittals as specified in Chapter 35, 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.

Garden Grove Apartments, Ltd., a Florida limited partnership
 By: SAS Garden Grove Apartments Managers, L.L.C., a Florida limited liability company, its general partner
 By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, its sole member
 By: _____
 Jay P. Brock, Executive Vice President

Applicant's Signature:

5/11/12
Date

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:



Parcel: 19-21-30-300-0320-0000

Owner: CRYSTAL RIVER INV INC

Property Address: 8330 S 17-92 HWY FERN PARK, FL 32730

< Back Save Layout Reset Layout New Search

Parcel: 19-21-30-300-0320-0000

Property Address: 8330 S 17-92 HWY

Owner: CRYSTAL RIVER INV INC

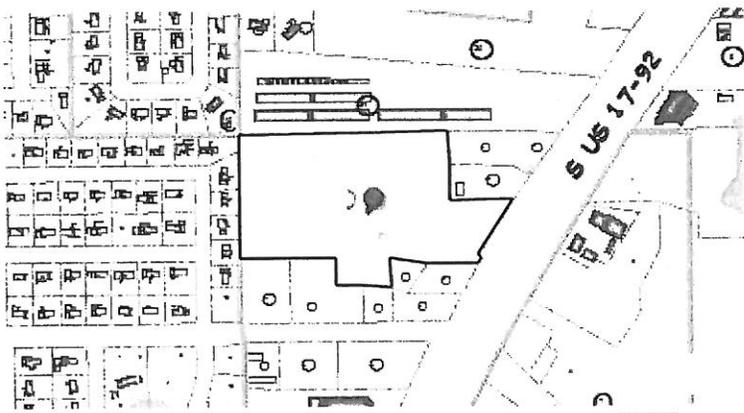
Mailing: PO BOX 520247
LONGWOOD, FL 32752 - 0247

Facility Name: FERN PARK-M H

Tax District: 04-COUNTY- 17-92 REDVDST

Exemptions:

DOR Use Code: 28-MOBILE HOME PARK



Map Aerial Both Footprint + - Extents Center

Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Income	Income
Number of Buildings	3	3
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$1,304,629	\$1,350,567
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$1,304,629	\$1,350,567

Tax Amount without SOH: \$20,986

2011 Tax Bill Amount \$20,986

Tax Estimator

Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LEG SEC 19 TWP 21S RGE 30E BEG 855.14 FT E + 204.4 FT S OF NW COR OF SW 1/4 OF NE 1/4 RUN W 200 FT N 1 DEG 50 MIN W 204.5 FT W 648.6 FT S 391 FT E 464 FT S 78 DEG 40 MIN E 105 FT E TO RD NELY ON RD TO BEG & E 156 FT OF W 464 FT OF S 93 FT OF N 484 FT OF SW 1/4 OF NE 1/4

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$1,304,629	\$0	\$1,304,629
Schools	\$1,304,629	\$0	\$1,304,629
Fire	\$1,304,629	\$0	\$1,304,629
Road District	\$1,304,629	\$0	\$1,304,629
SJWM(Saint Johns Water Management)	\$1,304,629	\$0	\$1,304,629
County Bonds	\$1,304,629	\$0	\$1,304,629

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	08/1997	03281	1989	\$100	Vacant	No
WARRANTY DEED	07/1997	03281	1991	\$800,000	Vacant	Yes
WARRANTY DEED	12/1983	01514	1819	\$500,000	Improved	Yes

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT	0	0	78.000	26,240.00	\$1,023,360

Building Information

Comdoc Date: 6/12/12

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for June 20, 2012, at 10:20AM. The DRC Agenda can be found at <http://www.seminolecountyfl.gov/pd/devrev/drc.asp>.

REVIEW STAFF COMMENTS

PROJECT NAME:	GARDEN GROVE PSP –	PROJ #:	12-05500004
	SEE ALSO 12-2050008 FMP		
APPLICATION FOR:	DR - SUBDIVISIONS		
APPLICATION DATE:	5/23/12		
RELATED NAMES:	MADDEN, MOORHEAD & GLUNT		
PROJECT MANAGER:	JOY WILLIAMS Phone Number 407-665-7399		
PARCEL ID NO.:	19-21-30-300-0320-0000		
PROJECT DESC	PRELIMINARY SUBDIVISION APPROVAL FOR A 3 LOT SUBDIVISION LOCATED ON 6.73 ACRES ZONED PUD		
NO OF ACRES	6.73		
BCC DISTRICT	4-HENLEY		
CURRENT ZONING	PUD		
LOCATION	WEST SIDE OF 17-92 NORTH OF OBRIEN RD		
NUMBER OF LOTS	3		
CURRENT LAND USE-FUTURE	COM		
SEWER UTILITY	SEMINOLE COUNTY UTILITIES		
WATER UTILITY			

Applicant:	Consultant:
GARDEN GROVE APARTMENTS, LTD MARC GAUTHIER 700 W MORSE BLVD STE 220 WINTER PARK FL 32789	MADDEN, MOORHEAD & GLUNT, INC DAVID STOKES, PE 431 E HORATIO AVE STE 260 MAITLAND FL 32751
PHONE (407) 741-8666 FAX (407) 643-2554 EMAIL m.gauthier@atlantichousing.com	PHONE (407) 629-8330 FAX (407) 629-8336 EMAIL dstokes@madden-eng.com

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. - be sure to check recently added ordinances)

US 17-92

- Community Redevelopment Area (Along US 17-92) Seminole Economic Enhancement District (SEED) (FLU Element Exhibit-5)
- Transportation Concurrency Exception Area (except WRPA & Rural area) (TRA Element Exhibit-28)
- Mixed Use Development Area (Along US 17-92)

Other:

- Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-21)
- Energy Conservation Overlay (along certain roadways per FLU Element Exhibit-TBD)

B. Planning & Development Division

The **Seminole County Land Development Code** can be found at:

<http://www.seminolecountyfl.gov/guide/codes.asp>

1. Project Manager:

- a) When submitting revised plans please insure they are folded. Plans submitted for final stamping must be rolled.
- b) The use of "Garden Grove" as the development name has been denied. Coordinate with Addressing for an approved name; change title on plans accordingly. (JW 6/12/12)
- c) Provide draft Developer's Commitment Agreement in digital format. (JW 6/12/12)
- d) Some of the sheets are labeled as "Preliminary Plan"; please change to "Final Master Plan/PSP". PSP Plan requires a scale of 1" = 100'. (JW 6/12/12)
- e) Please move notes from sheet NT-1 to the Master Plan PSP-1 sheet. Remove Development Order from notes. (JW 6/12/12)
- f) FMP shows Lot 1 as .62 acres; Approved Preliminary Master Plan shows Lot 1 as .63 acres, all acreage should match exactly to the Preliminary Master Plan. (JW 6/12/12)
- g) Under "Project Density", "Max Gross Density" calculation should not include acreage from commercial parcel. (JW 6/12/12)
- h) Open Space and Net Buildable calculations are incorrect. Net buildable acreage and Open Space does not include access for ingress/egress, streets, drive aisles, sidewalks, and parking spaces; please list breakdown calculations. In order to count retention pond area towards open space, must meet criteria per Sec. 30.1344.
- i) List size, height, and use for each building/structure; number all buildings/structures. (JW 6/12/12)
- j) Provide Building Size square footage in calculations. (JW 6/12/12)
- k) On sheet PSP-1, Master Plan; must show amenities and label open space. (JW 6/12/12)
- l) Under "Site Data", remove notes #5 & #6, & #18; add a note for permitted uses and list the Conditions from the Development Order : B. Permitted Uses shall consist of the following: a), b), & c). (JW 6/12/12)

- m) Under "Site Data" list building setbacks per Development Order. (JW6/12/12)
- n) List the use of all buildings shown on plan. (JW 6/12/12)
- o) Under "Parking Data"; remove note about special exception. List provided parking data for residential units, and provide a note that commercial development on Lot 1 will meet required parking per Sec. 30.1221 of the Seminole County Land Development Code. (JW 6/12/12)
- p) Must provide parking study to support proposed parking waiver. (JW 6/12/12)
- q) It's difficult to differentiate between lot boundaries and buildings by showing each lot boundary with bold lines; dimensioned lot lines and clearly define the cross-access easement for ingress/egress between each lot. (JW 6/12/12)
- r) Building 3 appears to be separated into three divisions, what is the purpose for divisions? (JW 6/12/12)
- s) Please give a status update on the mobile home removal/resident relocation process.
- t) Parking spaces and drive aisles are not permitted in the required landscape buffer area. The west buffer does not meet the active buffer requirements, which include a 50' buffer width and 8 trees per 100 linear feet. Per the development order, a "performance buffering" approach may be substituted in which a narrower width is balanced by additional plant material within the buffer. Any variation from Code requirements must be justified as having equivalent or greater screening action for the benefit of the single family development to the west. (JH 6-12-12)
- u) Provide typical drawings of architectural design and internal signage for the site. (JH 6/12/12)
- v) Extend the pedestrian path around the back of Building 3 with access to the enclosed area at the rear of the building. (JH 6-12-12)
- w) The retention pond should be configured as an open space/recreational amenity.
- x) The pedestrian circulation system should tie the residential and commercial parts of the site together. Pedestrian connections to Lot 1 should be provided from Lot 2 to the west and Lot 3 to the north.
- y) Is any lighting proposed? All commercial, office, industrial and multi-family development shall 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.
- z) If any trees are to be removed, please submit the Arbor Permit application along with the application fee per SCLDC 60.22.
- aa) 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.
- bb) 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.

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

2. Natural Resources:

a) No objections to the preliminary master plan or PSP. (ADW 6/11/12)

3. Water and Sewer Utilities:

No objections to the preliminary master plan or PSP.

Informational:

a) 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.

4. Potable Water Capacity and Conservation:

No objections to the preliminary master plan or PSP.

Informational:

a) Please provide an irrigation plan. (ADW 6/11/12)

b) Provide source for the proposed irrigation. (ADW 6/11/12)

C. Building Division

A) Need to show accessible parking, access aisle & route will meet the 2012 Florida Accessibility Code.

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 2012 Florida Accessibility Code, shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.
- b) In accordance with the 2012 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 the 2012 Florida Accessibility Code.
- d) Food service establishments shall provide a minimum 750 gallon grease trap per Florida Administrative Code 64E-6.

- e) 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.
- f) Vertical construction will be reviewed for, and shall be designed and built in accordance with the 2010 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.

D. Impact Analysis

- 1. Impact Analysis (aka Concurrency) Deferral application has been received.
- 2. Deferred approved.

E. Public Safety:

1. Addressing Comments:

- a) There are 2 Parcels (19213030002600000 & 19213030002700000) which abut the existing street, Thunderbird Way. The parcel indicated as Guy & Janet Monico, have existing structures and is addressed to 104 & 106 Thunderbird Way. Where will the ingress/egress be located for this property after the proposed development? Please indicate on plans. If it is to be accessed via the new internal road, then this property address is subject to change to the new named street. Further comments will be provided, based on your reply.
- b) *Garden Grove Apartments* is not approved for use. *Garden Grove* exists in the County. Please submit a new Apartment/Complex name for review. It will be necessary for the Addressing Office to review subdivision and complex names that are submitted in order to prevent duplicate or similar sounding names of existing developments from being approved.
- c) Thunderbird Way, Julie Marie Way, Goldies Fern Way, Fancy Fern Loop and Button Fern Lane are all existing streets. The Apartments will require 2 street names. Its suffix will be Court (CT), Cove (CV) or Point (PT) and Circle (CIR). Do you wish to use any of the existing names? If not see below (c).
- d) Street Naming: If not using an existing street name as mentioned in (b) above, it will be necessary to name streets. Duplicate or similar sounding street names will not be approved. When naming a street several criteria per the Seminole County Land Development Code, Chapter 90 shall be followed. Such as street names cannot be named after an individual, cannot duplicate or sound like an existing name, or is currently reserved on our street name list. The website: <http://www.seminolecountyfl.gov/dps/e911/streetIndexSearch.asp>, may be useful in choosing street names. Street names existing on this website will not be approved. Please submit to our office the proposed number of street names choices for approval.
- e) Release of Address Information: Per Seminole County Land Development Code, Chapter 90, 'subdivisions will be addressed within 14 working days after recording the plat in the public records'. Until the plat is recorded, any address associated with the project shall be subject to change.
- f) Prior to Final Plat Approval: Approved street names including designations, approved subdivision names and addressing fees are required prior to review of the final plat submittal. Additional fees may be assessed at permitting.
- g) Prior to Building Permit Approval: Per Seminole County Ordinance Chapter 40, Building and Construction Chapter 40, Part 10, Section 40.231, "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. All signs require cross blades with intersecting streets. Contact our office after temporary signs are installed for an inspection. Details of temporary street sign requirements can be found at: <http://www.seminolecountyfl.gov/dps/admin/addressing/tempstreetsign.asp>.

- h) Prior to Certificate of Occupancy: Permanent street signs shall be installed and inspected. For Permanent Street Sign requirements please contact the Seminole County Traffic Engineering Division at 407-665-5677.
- i) Prior to Building Permit Approval: Per Seminole County Land Development Code, Chapter 90, 'model homes requiring estoppel letters require street name approval of the plat prior to issuance of building permit. Names once approved shall be held until subdivision or site plan is no longer valid by exceeding development approval time limits. Said name shall be the only conspicuous name posted on the property. (This means the street names need to be approved and on site plans, prior to any estoppels permits).
- j) Prior to Building Permit Approval: Developers of commercial sites with multiple occupants or residential projects (apartments or condos) shall be required to coordinate individual addressing prior to issuance of any building permits. This can be accomplished by providing the addressing coordinator with a building layout plan and site plan at least ten (10) working days prior to the submission of building permit applications. The plan should include adjacent road names, main access into each unit, and all possible occupant division lines for each floor. Per Seminole County Land Development Code, Chapter 90.5.6(b).
- k) Unit Number Information: Apartments will be issued a building number from the grid and further issued (3) digit unit numbers, Per Seminole County Land Development Code, Chapter 90.
- l) Unit Number Information: Multi tenant commercial buildings will be issued an address from the grid and further assigned four (4) digit unit numbers, per Seminole County Land Development Code, Chapter 90.
- m) Posting a Range of Addresses: For plazas or other such commercial occupancies with multiple addresses, the range of the addresses shall be posted on the main plaza or occupancy sign readily viewed from the street visible from both directions in addition to each structure being properly posted, per Seminole County Land Development Code, Chapter 90.

2. Fire Loss Comments: Ed Davis 407-665-2683

- a) No objection to Re-Zone
- b) Provide adequate Fire Lanes at the fire Hydrants and Fire Department Connections (FDC).
- c) Show the blue identification markers for the hydrants.
- d) A clearance of 7'-6" to the front and the sides and a 4' clearance at the rear of Fire Hydrants is required.
- e) An overhead clearance of 13'-6" is required for Fire Department access.
- f) Provide a Fire Hydrant detail that's in compliance with the SCLDC.
- g) Show the Fire line size and type.
- h) Fire Department access roads must be 20' wide minimum.

- i) Entry gates must be 20' wide minimum.
- j) Fire Department access roads shall have a turning radii of 42', provide Auto cad turns.
- k) The buildings may be required to have Fire sprinklers and Fire Alarms per NFPA Ch.30
- l) Indicate how many units there will be in each building and how many stories the structures are proposed to be.

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) No objections to the final master plan or PSP (JP 6/1/12)

2. Stormwater Management:

No objections to the final master plan or PSP (JP 6/1/12)

Please note for final engineering.

- a) There does not seem to be a positive legal outfall for the site. If the drainage goes to US 17-92, an FDOT drainage connection permit will be required. Otherwise the site will be required to hold the entire 100 year storm event onsite.

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

PLANNING & DEVELOPMENT	
Comprehensive Plan:	
Project Manager:	Corrections Needed (JW 6/12/12)
Natural Resources:	No objections (ADW 6/11/12)
Water and Sewer Utilities:	No objections (ADW 6/11/12)

Building Review:	As Noted (JJ 6/4/12)
Impact Analysis:	Deferred (JF 06/10/12)
PUBLIC SAFETY	
Addressing:	As noted (DK 6/1/12)
Fire Review:	As Noted (ED 6/4/2012)
Sheriff's Office:	
PUBLIC WORKS	
Traffic Review:	No objections (JP 6/1/12)
Stormwater Management:	No objections (JP 6/1/12)
HEALTH DEPARTMENT	
Septic Comments:	

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

1st REVISION 2nd REVISION (fee due) 3rd REVISION (fee due) Final for Stamping

Please submit **6 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:
6/12/12	5+ 1	\$ 00.00	+ Concurrency JW, JP, ED, DK, JJ

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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Fees/Concurrency: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KF Kathy Fall, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 IS Ian Sikonia, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	MK Maggie Ketcham, Addressing, 665-5045 AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	MML Margaret Levins, Community Service Officer, CPU, 665-6748
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood Oviedo	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org (407) 971-5555 www.cityofoviedo.net

Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation **FDOT** www.dot.state.fl.us
Florida Dept of Enviro Protection **FDEP** (407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District **SJRWMD** (407) 659-4800 www.sjrwm.com

Other Resources:

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

12-06000036



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

RECEIVED MAY 24 2012

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

DREDGE & FILL: YES NO

APPLICANT INFORMATION

APPLICANT: McDonald's Corporation		CONTACT: Ramon Santos
ADDRESS: 10150 Highland Manor Dr. Suite 470		
CITY: Tampa	STATE: FL	ZIP: 33610
PHONE: 407-701-1718	FAX:	EMAIL:

CONSULTANT INFORMATION

ENGINEER: CPH Engineers, Inc.		CONTACT: Justin T. Polk
ADDRESS: 500 West Fulton Street		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-322-6841	FAX: 407-330-0639	EMAIL: JPolk@cphengineers.com

OWNER INFORMATION

Is Owner's Authorization Attached? YES NO

OWNER: YRG HOTEL GROUP II LLC		CONTACT:
ADDRESS: 6000 MEMORIAL PKWY S		
CITY: HUNTSVILLE	STATE: AL	ZIP: 35801
PHONE:	FAX:	EMAIL:

SITE INFORMATION

PARCEL ID #: 31-19-30-508-0000-0020			
PROJECT NAME: McDonald's International Parkway			
DESCRIPTION OF PROJECT: Construction of a new McDonald's Restaurant			
INTENDED USE OF PROPERTY: Fast-Food Restaurant			
LOCATION: INTERNATIONAL PKWY LAKE MARY 32746			
ZONING: PUD	FUTURE LAND USE: PUD	TOTAL ACREAGE: 1.24	BCC DISTRICT: 01

UTILITIES

WATER PROVIDER: Seminole County Utilities		SEWER PROVIDER: Seminole County Utilities	
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 type="checkbox"/>	NO <input checked="" type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :			
BUILDING AREA:	EXISTING:	0 SF	NEW: 4,211 SF
PAVEMENT AREA:	EXISTING:	0 SF	NEW: 36,730 SF
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED?			

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 http://www.seminolecountyfl.gov/gm/pd_calc.asp	Fee Amount: \$ 1,818.82
$\Sigma \quad \$1000+ \left[\frac{\text{New Impervious}}{1000} \right] \times \$20 = \text{Fee Amount}$	

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:  (Agent) Date: 5/4/12

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

RECEIVED MAY 24 2012

NOTARIZED AUTHORIZATION OF OWNER

I/We YRG Hotel Group II, LLC as the sole or joint fee
Print Owner's Name(s)

simple title holder(s) of the property described as (parcel number and legal description):

Parcel ID: 31-19-30-508-0000-0020

Legal Description:

LOT 2 LAKE MARY WESTIN PB 76 PGS 11 - 12

authorize McDonald's Corporation / CPH Engineers Inc to act as
my agent to seek a (select one) conditional use; rezoning; variance; or
other All applicable permits, on the above referenced
property.

Property Address: INTERNATIONAL PKWY LAKE MARY 32746

Srinath Gedla
Owner's Signature

Date: _____

Srinath Gedla
Print or type name

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of
April, 2012 by Srinath Gedla, who is personally
known to me or who has produced _____ as
identification and who (did / did not) take an oath.

Kristy Anderson
Notary Public - State of Florida Alabama

Notary seal

Date: _____

Kristy Anderson
Print or type name

KRISTY ANDERSON
MY COMMISSION EXPIRES
SEPTEMBER 19, 2012

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																						
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 31-19-30-508-0000-0020 Owner: YRG HOTEL GROUP II LLC Mailing Address: 6000 MEMORIAL PKWY S City,State,ZipCode: HUNTSVILLE AL 35801 Property Address: INTERNATIONAL PKWY LAKE MARY 32746 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 10-VAC GENERAL-COMMERC</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2012 Working</th> <th style="text-align: center;">2011 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$1,959,534</td> <td style="text-align: center;">\$1,959,534</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$1,959,534</td> <td style="text-align: center;">\$1,959,534</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$1,959,534</td> <td style="text-align: center;">\$1,959,534</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2012 Working	2011 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$1,959,534	\$1,959,534	Land Value Ag	\$0	\$0	Just/Market Value	\$1,959,534	\$1,959,534	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$1,959,534	\$1,959,534
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2012 TAXABLE VALUE WORKING ESTIMATE																																						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																			
County General Fund	\$1,959,534	\$0	\$1,959,534																																			
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$1,959,534	\$0	\$1,959,534																																			
Fire	\$1,959,534	\$0	\$1,959,534																																			
Road District	\$1,959,534	\$0	\$1,959,534																																			
SJWM(Saint Johns Water Management)	\$1,959,534	\$0	\$1,959,534																																			
County Bonds	\$1,959,534	\$0	\$1,959,534																																			
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																						
SALES	2011 VALUE SUMMARY																																					
Deed Date Book Page Amount Vac/Imp Qualified Find Sales within this DOR Code	2011 Tax Bill Amount: \$30,449 2011 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																																					
LAND	LEGAL DESCRIPTION																																					
Land Assess Method Frontage Depth Land Units Unit Price Land Value SQUARE FEET 0 0 108,863 18.00 \$1,959,534	PLATS: Pick... LOT 2 LAKE MARY WESTIN PB 76 PGS 11 - 12																																					
<p>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.</p>																																						

Comdoc Date: 6/13/12

Approval Date:

SEMINOLE COUNTY GOVERNMENT

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

Your DRC meeting is scheduled for 6/20/12 at 11:00 AM. The DRC Agenda can be found at
<http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

REVIEW STAFF COMMENTS

REVISED

PROJECT NAME:	MCDONALD'S INTERNATIONAL PARKWAY	PROJ #:	12-06000036
APPLICATION FOR:	DR - SITE PLAN		
APPLICATION DATE:	5/24/12		
PROJECT MANAGER:	CYNTHIA SWEET 407-665-7443		
PARCEL ID NO.:	31-19-30-508-0000-0020		
PROJECT DESC	SITE PLAN APPROVAL FOR A 4,211 SF FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITIES ON 1.24 ACRES ZONED PUD		
NO OF ACRES	1.24		
BCC DISTRICT	5-CAREY		
CURRENT ZONING	PUD		
LOCATION	NW CORNER OF CR 46A & INTERNATIONAL PARKWAY - LAKE MARY WESTIN PUD		
CURRENT LAND USE-FUTURE	PD		
SEWER UTILITY	SEMINOLE COUNTY		
WATER UTILITY	SEMINOLE COUNTY		

Applicant:	Consultant
MCDONALD'S CORPORATION RAMON SANTOS 10150 HIGHLAND MANOR DR SUITE 470 TAMPA FL 33610 PHONE (407) 701-1718 EMAIL: ramon.santos@us.mcd.com	CPH ENGINEERS INC JUSTIN T POLK 500 WEST FULTON ST SANFORD FL 32771 PHONE (407) 322-6841 FAX (407) 330-0639 EMAIL jpolk@cphengineers.com

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 (SCLDC) list the pertinent sections. The SCCP and SCLDC are available on the County's Web page at www.seminolecountyfl.gov. - be sure to check recently added ordinances)

Aquifer Recharge (Part 54 Chapter 30; FLU Element Exhibit-21)

B. Planning & Development Division

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

1. Consistency with the Comprehensive Plan

a) No issues. (CDS 5/31/12)

2. Project Manager:

Reviewer: (Cynthia Sweet) 407 665-7443

- a) The subject property has a PUD (Planned Unit Development) zoning classification and PD (Planned Development) Future Land Use.
- b) The subject property is within the Lake Mary Westin PUD and shall comply with all conditions of the approved Final Master Plan and Developer's Commitment Agreement (DCA).
- c) Submit the revised plat for the Lake Mary Westin to accommodate the subdividing of the lots for the proposed project. The plat can run concurrently with the site plan approval process. A Preliminary Subdivision Plan (PSP) for 3 (three) lots was approved by the Planning and Zoning Commission on March 7, 2012. The legal description as shown on the plans will need to be changed when the new Plat is recorded. (CDS 5/31/12)
- d) The parcel identification number on the plans in the Seminole County Approval stamp block is incorrect. (CDS 5/31/12)
- e) Change the name of FDEP (add "al) to match for Drinking Water and Wastewater on the cover page. (CDS 5/31/12)
- f) Correct the required building setbacks on the Site Dimension Plan, sheet C-6 under the Site Data to match the approved PUD Developer's Commitment Agreement dated March 27, 2012. The north, south, and east building setbacks are required to be 45' (forty-five feet). Internal property lines (**side setbacks**) minimum 10 feet building setback and landscape buffer. Building setbacks shall be in accordance with the approved DCA (6) – Permitted Uses. The minimum width is 10 feet. (CDS 5/31/12)
- g) Since no buffer is required between Lots 2 and 3, a landscape buffer along the entire road frontage including Lot 3 is required to fully screen the property from view of CR 46A. See SCLDC Sec. 30.1231. Landscaping in buffers shall wrap around parking to prevent an unbroken view. See SCLDC Section 30.1230. (CDS 5/31/12)
- h) The plan shows that the landscape buffer between the Westin site and this site will be removed. These trees are required to be replaced per SCLDC Chapter 60, Section 60.22. (CDS 5/31/12)
- i) The boundary and topographic survey submitted shows there are several trees that exist on the property, but the application indicates no trees are proposed for removal. Please submit an Arbor Permit application and the required fee for the removal of trees including the trees that are proposed to be removed that exist in the landscape buffer next to the Westin site. Include a tree replacement plan or show in a table on

the landscape plan and include the required tree replacement on the Landscape Plan. See SCLDC Chapter 60, Section 60.22.

- j) Include a tree barrier detail on the landscape plan for the protection of the existing trees that will remain. See SCLDC Sec. 60.4. - Tree preservation during development and construction. (CDS 5/31/12)
- k) Include the tree replacement count on the plans and show replacement trees on the landscape plan. Palm trees do not count towards any tree requirement. Trees being removed are required to be replaced per code. See LDC Section 60.22. (CDS 5/31/12)
- l) Provide internal landscaping requirements. All parking areas shall have sufficient internal landscaping, to provide visual and environmental relief from pavement and to control pedestrian and vehicular circulation. Interior landscaping shall cover a minimum of ten (10) percent of parking areas. One (1) canopy tree shall be planted for every two hundred (200) square feet of required interior landscaping. Internal tree islands shall be used to subdivide parking areas into parking bays with not more than forty (40) spaces; provided, however, that no more than twenty (20) spaces shall be in an uninterrupted row. Tree islands shall be a minimum of one hundred (100) square feet in size and a minimum of eight (8) feet in width. Sec. 30.1230 (a) (1). (CDS 5/31/12)
- m) Clearly label the widths of the landscape buffers on the landscape plan. The width of the buffer shall be 15 feet but can be reduced to 10 feet when adjacent to internal drive aisles or parking stalls. The buffer shall consist of two (2) canopy trees, ten (10) understory trees, and forty (40) shrubs per 100 linear feet per the approved DCA 3 (i). Information as noted on sheet L-1 for R.O.W. buffer is incorrect. Trees can be staggered in multiple rows to meet this requirement. (CDS 5/31/12)
- n) Include the water use of the plant material in the Plant Legend on the Landscape Plan, sheet L-1. See SCLDC Ch 30, Part 64, Figure 1. (CDS 6/13/12)
- o) All trees shall be planted a minimum of 2.5" (two and one-half inches) caliper with an overall average of 3" (three inches) caliper measured 1' (one foot) above ground. See SCLDC Ch 30, Part 64, Section 30.1228 (b). (CDS 6/13/12)
- p) Revise the note under Notes on the Landscape Plan sheet L-1 that references City Staff. (CDS 6/13/12)
- q) Park benches are required in the east and south buffers. Per DCA (n) need to include on this plan; if already there place note on plan. (CDS 5/31/12)
- r) A directional left turn lane on CR 46A is required per the approved First Amended Development Order (p). Prior to final certificate of completion. (CDS 5/31/12)
- s) There is a 20' wide sign and utility easement recorded by the present plat located on the south side of the site and is dedicated to the public. The plan shows site improvements proposed in the recorded easement. Please note that any development in the easement that is not authorized may cause a cloud on the title and may require the easement to be vacated. (CDS 5/31/12)
- t) The proposed identification sign as shown on the plans encroach outside of the recorded sign easement. (CDS 5/31/12)

- u) The Typical Handicap Sign detail on sheet C-9 shall read "\$250 FINE F. S. 316.1955". Please change. (CDS 6/13/12)
- v) The parking requirements for Lot 2 per the approved Final Master Plan are 54 parking spaces and the proposed site plan only shows 50. Four (4) additional spaces are required per the approved Final Master Plan. (CDS 5/31/12)
- w) The 90° parking spaces can be reduced to a minimum of 9' x 18' and the 60° parking spaces can be reduced to 9' x 20.3' since the site is in a high recharge area. See SCLDC Section 30.1223. See SCLDC Ch 30, Part 54, Section 30.1026. (CDS 6/13/12)
- x) The maximum area covered by structures and impervious surface shall not exceed sixty-five percent (65%) of the total land area. Pervious areas may be used to satisfy landscaping, setback, buffer strip, drain field and passive recreation area requirements or any other purpose not requiring covering with a material which prevents infiltration of water into the ground. See SCLDC Ch 30, Part 54, Section 30.1027. (CDS 6/13/12)
- y) Need to provide on-site loading and clearly call-out on the plans. See SCLDC Section 30.1224. (CDS 5/31/12)
- z) Lot 2 shall have a minimum of 0.33 acres for open space per the approved DCA (5) - Open Space Calculations. (CDS 5/31/12)
- aa) The three (3) proposed light poles shall not exceed 16' (sixteen feet) high on the west side of the building. The other light poles on the east side of the building can be the same as on the Westin site if higher than 16' maximum of 25'. Sheet C-6 under Key Notes states 25 feet maximum. Provide a detail lighting plan that includes fixtures, poles, etc., to prevent the issuance of the building permit from being delayed. Lighting plans including the photometric plan must be signed and sealed by the proper authority; if not signed and sealed, it is only preliminary and will not be approved. Lighting shall comply with Sec. 30.1234 of the Land Development Code. (CDS 5/31/12)
- bb) On the west side of the site next to the Townhome project setbacks for the parking lot light pole shall be a minimum of 50' to the west property line and shall be a maximum of 16' feet above ground. See SCLDC Ch 30, Part 64, Section 30.1234. (CDS 6/13/12)
- cc) What is the use of the two concrete pads proposed on the north east side of the site next to the drive aisle? (CDS 6/13/12)
- dd) 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.aspx> Seminole County #1 Stamp.
- ee) **IMPORTANT NOTE:** Seminole County Land Development Code, Chapter 40, Sec. 40.14 and Sec 1.12 allows Site Plan approvals to be appealed to the BCC, therefore there must be a 15 day waiting period from the time the Site Plan is approved and any action is taken on that approval.

ff) **NOTE:** On 6/28/11, the Board of County Commissioners adopted Ordinance 2011-17 which extends development permits until January 1, 2016 for permit issued by Seminole County that carry an expiration date between September 1, 2008 and December 31, 2015. Development Permits, defined in Florida Statute 380.04, include: site plans, subdivision plans, master plans, building permits, site development permits, special exception approvals, et. al.

gg) 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.

hh) A separate permit issued by the Building Division is required for the dumpster and any signage. Informational.

3. Natural Resources:

Reviewer: (Cynthia Sweet) 407 665-7443

a) No issues.

4. Water and Sewer Utilities:

Reviewer: (Alan Willis) 407 665-7332

a) Please call-out the core bore to the existing manhole, reference #1.

b) The proposed water meter and Double Detector Check Valve are required to be in the right of way or have a 15' utility easement over the utilities up to and including the meter and valve. SCLDC App. F 2.1(c).

c) An area for the proposed water and reclaimed water meters for Lot 3 will be required to be in the right of way or have a 15' utility easement over the utilities up to and including the meter and valve. SCLDC App. F 2.1(c).

d) 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.

e) 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) The proposed reclaimed water meter and RPZ are required to be in the right of way or have a 15' utility easement over the utilities up to and including the meter and valve. SCLDC App. F 2.1(c).

C. Building Division

1. Building Code Comments:

Reviewer: (Jeff Johnson) 407 665-7585

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 2012 Florida Accessibility Code , shall show the accessible route from the required accessible parking spaces to the accessible entrance to the structure.
- b) In accordance with the 2012 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 the 2012 Florida Accessibility 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 2010 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.

D. Impact Analysis

Reviewer: (Jami Forte) 407 665-7356

- ~~1. Impact Analysis review application has been received and forwarded to traffic engineering and environmental services for capacity determinations; results will be updated in this document. (JF 05/30/12)~~
- ~~2. **Corrections needed;** pending review results/comments. (JF 05/30/12)~~
- 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 06/06/12)
- ~~4. **Corrections needed;** pending Traffic review results/comments. (JF 06/06/12)~~
- 5. **TRAFFIC RESULTS:** The proposed Development is in the County's Dense Urban Land Area (DULA) and is exempt from the concurrency review process. A site impact analysis was performed and the following improvements, if any, are required: None
- 6. Concurrency approved. (JF 06/15/12)

E. Public Safety

1. Addressing Comments:

Reviewer: (Diane Koschwitz) 407 665-5190

- a) On sheet C-1 & C-6, please correct the parcel number in the *Approved for Construction Box* to: 31-19-30-508-0000-0020.
- b) The McDonald's address and fees will be assigned at permitting, upon an approved site plan.

- c) Posting Information: Address numbers shall be at least six (6) inches in height for all other buildings, structures, or portions thereof, per National Fire Protection Association 10.13.1.2.
- d) Posting Information: Address numbers are to be posted facing International Pkwy, easily viewed upon approach of the building with no obstructions, shall be made of durable weather resistant material and contrast with the surrounding background; per Seminole County Land Development Code, Chapter 90
- e) Posting Information: If the main entrance to the building is not readily visible from the street, the address number shall be posted on signage at the entrance or driveway access to the property and on the building; per Seminole County Land Development Code, Chapter 90.

2. Fire Loss Comments:

Reviewer: (Ed Davis) 407 665-2683

- a) Show the Fire Line size and location.
- b) Show a double detector check valve that's tampered.
- c) Show the location of the Fire Department connection (FDC)

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.

3. Sheriff's Comments:

No issues. (VC 6/13/12)

F. Public Works

1. Roadway Conditions:

Reviewer: (Jim Potter) 407 665-5764

- a) The March 27, 2012 BCC Meeting included a discussion about making the trail crossing safer (i.e. moving trail crossing east). Please evaluate and address with your response to comments.

2. Stormwater Management:

Reviewer: (Jim Potter) 407 665-5764

- a) Provide a SJRWMD permit modification or letter of exemption.
- b) The proposed drainage connection to CR 46A is not permitted as it does not drain into the International Parkway collection system. Revise the connection to the originally modeled and permitted connection located on International Parkway.
- c) Due to the change in connection location an open cut of the trail will be required. Provide demolition and construction details for the trail.
- d) The plans call to remove the existing curbing for the connection to the west driveway. Provide a 3-foot valley gutter for both connections.

II. SUMMARY

PLANNING & DEVELOPMENT	
Comprehensive Plan:	Approved. (CDS 5/31/12)
Project Manager:	Corrections required. (CDS 5/31/12)
Natural Resources:	Approved. (CDS 5/31/12)
Water and Sewer Utilities:	Corrections required (ADW 6/12/12)
Building Review:	Approved (JJ 6/4/12)
Impact Analysis:	Corrections required. (JF 05/30/12)(JF 06/06/12)Approved (JF 06/15/12)
PUBLIC SAFETY	
Addressing:	Corrections required. (DK 6/1/12)
Fire Review:	Corrections required (ED 6/6/2012)
Sheriff's Office:	As noted. (VC 6/13/12)
PUBLIC WORKS	
Traffic Review:	Approved Pending(JP 6/12/12)
Stormwater Management:	Corrections Required (JP 6/12/12)

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

1st REVISION 2nd REVISION (**fee due**) 3rd REVISION (**fee due**) Final for Stamping

Please submit (6 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. Incorrect 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:
6/13/12	6	\$ 00.00	CDS, JF, DK, ED, JP, ADW

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 407-665-7409, 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

Building: FAX: (407) 665-7486	PW Paul Watson, Building & Fire Official, 665-7460 TC Tony Coleman, Plans Examiner, 665-7581 SC Stacy Casertano, Plans Examiner, 665-7485 JJ Jeff Johnson, Plans Examiner, 665-7585
Impact Analysis: FAX: (407) 665-7456	SLN Sandy Riley, Program Manager, 665-7474 JF Jami Forte, Impact Fee/Concurrency Coordinator, 665-7356
Planning & Development Division: FAX: (407) 665-7385	NG Nicole Guillet, Growth Management Director, 665-7397 TDW Tina Williamson, Planning & Development Mgr, 665-7353 KH Kathy Hammel, Principal Planner, 665-7389 DG Denny Gibbs, Principal Planner, 665-7387 CDS Cynthia Sweet, Senior Planner, 665-7443 WW William (Bill) Wharton, Senior Planner, 665-7398 BMW Brian Walker, Senior Planner, 665-7337 JW Joy Williams, Planner, 665-7399 ADW Alan Willis, Planner & Plans Examiner, Utilities, 665-7332
Engineering FAX: (407) 665-7456	LS Lee Shaffer P.E., Principal Engineer, 665-5762 AN Anthony (Tony) Nelson, Senior Engineer, Traffic, 665-5763 JP Jim Potter P.E., Senior Engineer, Stormwater, 665-5764 SS Shad Smith P.E., Principal Engineer, 407-665-5707
Fire Safety/Bldg. Dept.: FAX: (407) 665-7407	BB Bob Beck, Division Chief, Public Safety, 665-5185 GC Gail Crews, Fire Inspector, Public Safety, 665-2680
Addressing: 150 Bush Blvd Sanford, FL 32773 FAX: (407) 665-5026	Vacant, Addressing, 665-5045 AC Amy Curtis, Addressing, 665-5191 DK Diane Koschwitz, Addressing, 665-5190
Sheriff's Office: 100 Bush Blvd Sanford, FL 32773	LB Laurie Bailey, Community Service Officer, 665-6480
Water & Sewer Utilities/ Environmental Services: 500 W Lake Mary Blvd Sanford, FL 32773-7499	BN Becky Noggle, Utilities & Permitting, 665-2143 JM James Monahan, Environmental Services, 665-2021 TM Terry McCue, Environmental Services, 665-2039
Health Department: Mailing Address: 400 W Airport Blvd Sanford, FL 32773 Office Location: 132 Sausalito Blvd. Casselberry, FL 32707	KH Karl Henry, Environmental Health Manager, 665-3606 JH Jerry Henkins, Environmental Health/Septic, 665-3621 MH Mary Howard, Environmental Health/Septic, 665-3619
Cities: Altamonte Springs Casselberry Lake Mary Longwood	(407) 571-8000 www.altamonte.org (407) 262-7700 www.casselberry.org (407) 585-1449 www.lakemaryfl.com (407) 260-3440 www.longwoodfl.org

Oviedo (407) 971-5555 www.cityofoviedo.net
Sanford (407) 688-5000 www.sanfordfl.gov
Winter Springs (407) 327-1800 www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation **FDOT** www.dot.state.fl.us
Florida Dept of Enviro Protection **FDEP** (407) 894-7555 www.dep.state.fl.us
St. Johns River Water Mgmt District **SJRWMD** (407) 659-4800 www.sjrwmd.com

Other Resources:

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