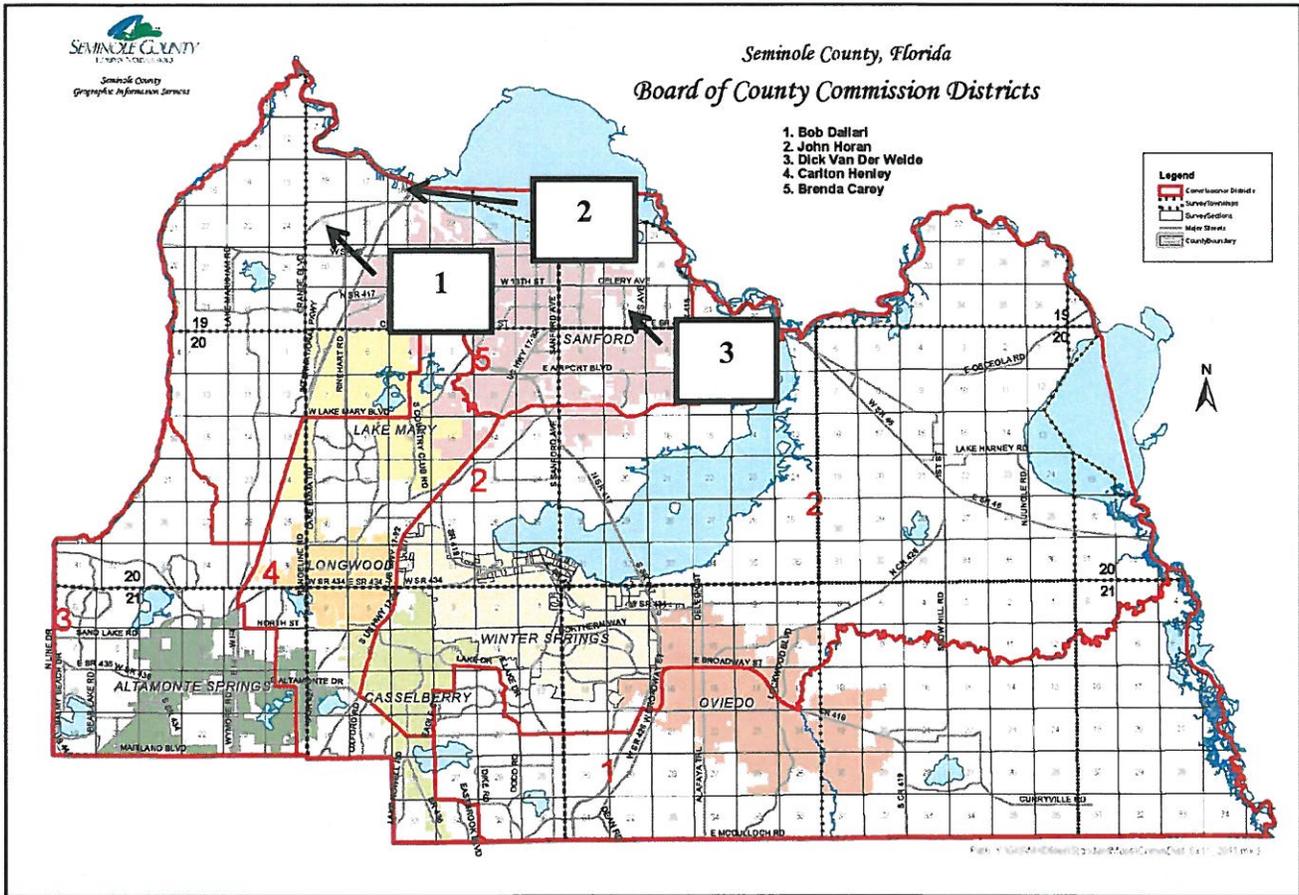


SEMINOLE COUNTY GOVERNMENT

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 **TUESDAY 07/03/2012**



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 – FINAL ENGINEERING	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	MI HOMES OF ORLANDO, LLC	P. BRIAN DALRYMPLE	(407) 531-5133
PROJECT DESC	FINAL ENGINEERING SUBDIVISION PLAN APPROVAL FOR A 63 LOT SUBDIVISION LOCATED ON 26.08 ACRES ZONED PUD		
LOCATION	EAST SIDE OF ORANGE BLVD NORTH OF E SR 46		
PARCEL ID	19-19-30-300-012A-0000+++		
BCC DISTRICT	5-CAREY		

CANCELLED

ITEM NO: 2	PZ - LAND USE AMENDMENT (W/O REZ)	PROJ NO 12-11000001	TIME 9:20 AM
PROJECT NAME	ORANGE BLVD (4300) AKA LA MESA SSLUA	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	MCKEE CONSTRUCTION	BOBBY VON HERBULIS	(407) 323-1150
PROJECT DESC	PROPOSED FUTURE LAND USE AMENDMENT FROM PUBC TO M-1		
LOCATION	NORTH SIDE OF ORANGE BLVD EAST OF CASTNER PL		
PARCEL ID	16-19-30-5AB-0A00-0030		
BCC DISTRICT	5-CAREY		

ITEM NO: 3	DR - SITE PLAN	PROJ NO 12-06000038	TIME 9:40 AM
PROJECT NAME	ST JAMES HOUSE OF PRAYER - SP	PROJECT MANAGER	BRIAN WALKER (407) 665-7337
APPLICANT	ST JAMES HOUSE OF PRAYER	JACQUELYN COOPER	(407) 405-8295
PROJECT DESC	SITE PLAN APPROVAL FOR CONSTRUCTING 13,800 SF CHURCH ON 18.6 ACRES ZONED A-1		
LOCATION	SOUTHSIDE OF CELERY & WEST OF SIPES AVE		
PARCEL ID	32-19-31-300-0070-0000		
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 Monday 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.



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

12-05500003

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"/>

5-carey
 FP2
 AT&T

FEES

- DEVELOPMENT PLAN --- \$250.00 + \$5.00 PER LOT
 - PRELIMINARY PLAN --- \$1,000.00 + \$15.00 PER LOT (\$2,270.00 MAXIMUM FEE)
 - FINAL ENGINEERING PLAN --- \$3,500.00 + \$25.00 PER LOT ^(63 LOTS) (\$5,300.00 MAXIMUM FEE) = \$5,075
 - 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 ABJA Date: 5-24-17
P. Brian Dalrymple, Vice President

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

12-11000001

SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT



PLANNING DIVISION
1101 EAST FIRST STREET,
SUITE 2201
SANFORD, FL 32771
(407) 665-7450 PHONE
(407) 665-7385 FAX

APPL NO. Z2012-011
PROJ NO. 12-80000048 12-11000001
FLUA NO. 06-1285-01

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 Planning & Development Department, Planning Division.

APPLICATION SUBMITTAL CHECKLIST:	**THIS BOX FOR STAFF USE ONLY**
<input checked="" type="checkbox"/> COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE	
<input checked="" type="checkbox"/> PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE	
<input checked="" type="checkbox"/> PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)	
<input checked="" type="checkbox"/> OWNERSHIP DISCLOSURE FORM	
<input type="checkbox"/> SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)	
<input checked="" 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: Public/county TO: MI
 - 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

RECEIVED MAY 31 2012

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Martinas LLC	Bobby VonHerbulis
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	4370 Carraway Pl Sanford, FL 32771	790 Monroe Rd Sanford, FL 32771
PHONE 1	407-322-1610 x 305	407-323-1150
PHONE 2		
FAX		407-323-9304
E-MAIL		bobbyv@mckeeg.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 Bobby VonHerbulis
407-323-1150

PROJECT INFORMATION

PROJECT NAME	LA MESA	
SITE ADDRESS	4300 Orange Blvd Sanford FL 32771	
BCC DISTRICT	5 - Carey	
EXISTING USE(S)	ZONED M1 Residential USE	
PROPOSED USE(S)	M1	
PROPERTY ID NUMBER(S)	16-19-30-5AB-0A00-0030	
SIZE OF PROPERTY	1.6	acres
GENERAL LOCATION	North side of Orange Blvd, East of Kautner Pl	
SOURCE OF WATER		
SOURCE OF SEWER		
RECLAIM PROVIDER		

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.	

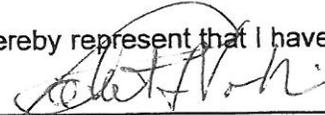
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval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

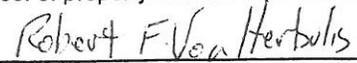
I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and,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


5/30/12

SIGNATURE OF AUTHORIZED APPLICANT* **DATE**

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



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 Marinas LLC, Joe Pozo, the fee simple owner of the following described property (Provide Legal Description or Tax Parcel ID Number(s)) 16-19-30-54B-0A00-0030
4300 orange blvd Sanford, FL 32771

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map (circle one or more) from public/cemetery to M1 and affirm that Robby Van Herbulis is hereby designated to act as my / our authorized agent and to file the attached application for the stated amendment and make binding statements and commitments regarding the amendment request.

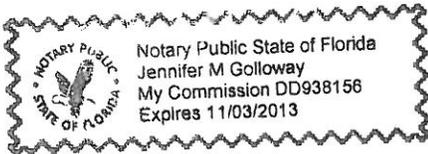
Marinas LLC, Joe Pozo Owner's Name
[Signature] Owner's Signature

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 30 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 Joe Pozo, who is personally known to me or who has produced known person has 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 30 day of may, 2012.



Jennifer Golloway
Notary Public in and for the County and State
Aforementioned
My Commission Expires: 11/3/13

**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
Joseph Pozo	4370 Carraway Pl Sanford FL 32771	407-322-7610 x 303

(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

(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
Joseph Pozo	MGR	4370 Curraway Pl Sanford FL 32771	100%

(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, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 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 rezoning, 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.

5/30/12
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF Seminole

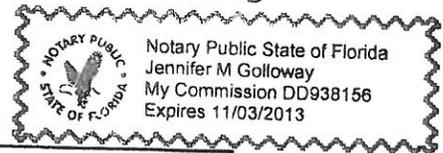
Sworn to (or affirmed) and subscribed before me this 30 day of May, 2013 by Joe Pozo

Jennifer Galloway
Signature of Notary Public

Jennifer Galloway
Print, Type or Stamp Name of Notary Public

Personally Known OR Produced Identification _____

Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____

APPLICATION FEE SCHEDULE

Rezoning Application Fees	
REZONING FEES (Excluding PUD / PCD)	
Single-Family / Duplex / Agriculture	\$1,500.00 + \$50.00 / Acre up to \$3,000.00
All Other Classifications (Excluding PD's)	\$2,000.00 + \$70.00 / Acre up to \$3,800.00
REZONING FEES (PUD / PCD)	
Residential Rezoning & Preliminary Master Plan / Site Plan/Myrtle Street Conservation Village	\$2,000 + \$10.00 / DU up to \$5,300.00
Nonresidential Rezoning & Preliminary Master Plan / Site Plan	\$2,000 + \$25.00 / Acre up to \$5,300.00
Final Master Plan Review	\$2,300.00
Final Master Plan Filing Extension	\$135.00
Major Revisions to PUD / PCD Master Plan	\$2,000.00
Minor Revisions to PUD / PCD Master Plan	\$600.00
Concurrent Rezoning & FLU Amendment or DRI	50% of the Regular Rezoning Fee
MISCELLANEOUS FEES	
Non-Substantial Change of Site Plan / Use in RP District	\$450.00
Substantial Change of Site Plan / Use in RP District	Same as Rezoning Fee
Myrtle Street Conservation Village	Same as PUD Rezoning Fee
Future Land Use Amendment Fees	
Residential Large Scale Amendment (> 10 Acres)	\$200.00 / Acre up to \$3,500.00
Residential Small Scale Amendment (< 10 Acres)	\$2,000.00
Non-Residential Large Scale Amendment (> 10 Acres)	\$350.00 / Acre up to \$7,500.00
Non-Residential Small Scale Amendment (< 3 Acres)	\$2,000.00
Non-Residential Small Scale Amendment (3 – 10 Acres)	\$3,500.00
DRI Fees	
DRI with Plan Amendment	\$10,000.00
DRI without Plan Amendment	\$7,000.00
Application for Determination of Substantial Deviation to DRI	\$2,800.00



Since 1973

May 30, 2012

Ms. Joy Williams, Project Manager
Seminole County Land Development Dept
1101 East First St
Sanford, Florida 32771

RE: Project# 12-80000048
LaMesa RV Future Storage Site
PID: 16-19-30-5AB-0A00-0030

We are requesting that the subject site's Future Land use designation be changed from Public Land/Cemetery to M1.

The reason for this request is to be able to make our site compatible with all the surrounding properties with respect to the Future Land use. Our site is currently zoned M1 and this is merely a clean up on the Future Land use maps.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert F. VonHerbulis", written over a horizontal line.

Robert F. VonHerbulis/President
Agent to Owner



Transmittal

Date: 05/30/2012 Job Number: 253.001

- P-25 Chuluota – Communication Facility & Tower
- P-25 Geneva – Communication Facility & Tower
- P-25 Landfill – Communication Facility & Tower

Project Name: P-25 Yankee Lake – Communication Facility & Tower

To: Seminole County – Growth Management Attn: Jodi Doyle
Seminole County Growth Management
1101 E. First Street, Room 2028
Sanford, FL 32771 Phone: (407) 665-7369

We are sending these by:

- U.S. Mail FedEx Hand Deliver
 Other: _____

We are sending you:

- Attached Under separate _____ the following items:
 Shop Drawings Prints/Plans Samples Specs Change Orders
 Other: See below.

<i>Copies</i>	<i>Description</i>
4	Signed & Sealed PEDDS Signature File (P&Z Resubmittals for all 4 projects)
4	Signed & Sealed PEDDS Signature File (BP Resubmittals for all 4 projects)

These are transmitted as checked below:

- As requested Approved as noted Submit Copies for distribution
 For review Corrections needed Return Corrected prints

Signed:

Brad Karns

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Entity Name Search

[Events](#)
 [No Name History](#)

Detail by Entity Name

Florida Limited Liability Company

MARINAS, LLC

Filing Information

Document Number L05000096803
FEI/EIN Number 203574842
Date Filed 09/29/2005
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/13/2009
Event Effective Date NONE

Principal Address

4370 CARRAWAY PLACE
SANFORD FL 32771

Changed 01/25/2007

Mailing Address

4370 CARRAWAY PLACE
SANFORD FL 32771

Changed 01/24/2011

Registered Agent Name & Address

POZO, JOSEPH
679 LAKE HARBOR CR
EDGEWOOD FL 32809 US

Name Changed: 02/06/2012

Address Changed: 02/06/2012

Manager/Member Detail

Name & Address

Title MGR

POZO, JOSEPH J
679 LAKE HARBOR CR.
EDGEWOOD FL 32809

Title MGR

POWER OF ATTORNEY

Date: May 30, 2012

I hereby name and appoint Robert VonHerbulis President of, McKee Construction Co. to be my lawful attorney in fact to act for me concerning all permitting issues required for work to be performed at:

Job Name:
La Mesa RV

Property Address:
4300 Orange Blvd
Sanford, FL 32771

Parcel ID:
16-19-30-5AB-0A00-0030

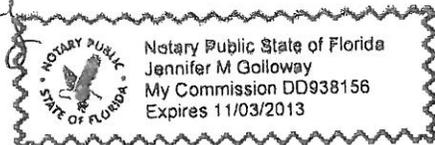
and to sign my name and to do all things necessary to this appointment.

Signature 
Joe Pozo - Marinas LLC

<u>Jennifer Golloway</u>	<u>Jennifer Golloway</u>
Witness Signature	Print Name
<u>Jessica Davis</u>	<u>Jessica Davis</u>
Witness Signature	Print Name

Acknowledged before me this 30 day of May 30, 2012 by Joe Pozo who is personally known to me and did not take an oath.

Notary Public: Jennifer Golloway
My Commission Expires: 11/3/13



APPL No. _____
PROJ No. 12-80000048
FLUA No. _____



ATTACHMENT A
FUTURE LAND USE MAP AMENDMENT APPLICATION

**SEMINOLE COUNTY PLANNING DIVISION
1101 EAST FIRST STREET, ROOM 2201
SANFORD, FL 32771-1468
PHONE (407) 665-7444 - FAX (407) 665-7385**

**SEMINOLE COUNTY LAND PLANNING AGENCY/ PLANNING AND ZONING COMMISSION
AND BOARD OF COUNTY COMMISSIONERS**

The Future Land Use Map of the Seminole County Comprehensive Plan (Plan) is a graphic representation of the policies of the Plan and must be consistent with Plan policies. Amendments to the Future Land Use Map are reviewed against planning, timing, compatibility, and public facility policies of the Plan. Each application is reviewed to determine Countywide impacts or significant areawide impacts, including effects on internal consistency and fiscal structure of the Plan. The County also evaluates proposed amendments for consistency with the State Comprehensive Plan, the Central Florida Regional Growth Vision and the East Central Florida Strategic Regional Policy Plan. The locations of these documents are identified in this application package.

Four (4) major categories of Plan policies are checked to determine consistency of a proposed amendment with the Seminole County Comprehensive Plan. These are:

- A. Programs: Plan policies address continuance, expansion and initiation of government service and facility programs, including capital facilities. Each application for a land use amendment shall include an assessment of impacts on any Plan-related programs (particularly on the timing/financing of these programs) that the amendment will create if approved.
- B. Regulations: The Plan also contains general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines are part of the evaluation of the overall consistency of the land use amendment with the Comprehensive Plan.
- C. Development Policies: Additional criteria and standards are included in the Plan describing when, where and how development is to occur. The applicant must ensure consistency of the proposal with policies directing the appropriateness of a proposed use, including intensity, location, and timing of the requested amendment.
- D. Coordination: Each application shall be evaluated to determine any potential additional intergovernmental coordination activities that would be generated, and how those should be addressed.

<i>Staff Use Only</i>	
Reviewer's Name: _____	Application Date: _____
Item Sufficient for Processing: <input type="checkbox"/> Yes <input type="checkbox"/> No	Review Date: _____

RECEIVED MAY 31 2012

OUTLINE OF APPLICATION

STANDARDS OF REVIEW FOR LARGE AND SMALL SCALE FUTURE LAND USE MAP AMENDMENTS:

Applicant to complete the following steps:

1. Future Land Use Intensities And Allowable Zoning Classifications
2. Comprehensive Plan Consistency With Development, Regulatory And Intergovernmental Coordination Policies
 - a. Compatibility With Development Policies
 - b. Supporting And Furthering Seminole County Comprehensive Plan Development And Regulatory Goals, Objectives And Policies
 - c. Consistency with Regional Vision and Regional and State Plans And Furthering Of Intergovernmental Coordination
3. Data And Analysis - Assessment Of Impact On Plan Programs To Ensure Internal Consistency:
 - a. Evaluation of Requirements for Services and Facilities
 - b. Comprehensive Plan Internal Consistency – Assessment Of Impacts On Programs
 - i. List of Facility Capacity Impact Assessments to be reviewed and completed
 - ii. Facility Capacity Impact Assessment Worksheets 1 through 5
 - c. Assessment Of Need For Special Area Data And Analysis Evaluation
 - i. Standards of Review for Amending the East Rural Area, Including The Urban/Rural Boundary
 - ii. Standards of Review for Amendments Within The Econlockhatchee Protection Area
 - iii. Standards of Review for Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)
 - iv. Standardized Plan Amendment Requesting Planned Development (PD)
 - v. Standard for Plan Amendments With Potential Impact On Employment Centers
 - vi. Standards of Review for Amendments Within The Wekiva River Protection Area Including the East Lake Sylvan Transitional Area
 - d. Special Area Data And Analysis Evaluation Requirements - *Complete Only If Applicable*
 - i. Standards For Amending The East Rural Area, Including The Urban/Rural Boundary
 - ii. Standards For Amendments Within The Econlockhatchee River Protection Area
 - iii. Standards For Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)
 - iv. Standards For Plan Amendments Requesting “Planned Development” (PD) Future Land Use Designation
 - v. Standards For Plan Amendments With Potential Impact On Employment Centers
 - vi. Standards For Plan Amendments Within The Wekiva River Protection Area, Including The East Lake Sylvan Transition Area

STANDARDS OF REVIEW FOR LARGE AND SMALL SCALE FUTURE LAND USE MAP AMENDMENTS¹

The County shall use the standards described below in evaluating all applications for amendments to the Future Land Use Map of the Seminole County Comprehensive Plan. With respect to Special Area requirements, applicants must fill in the boxes provided to indicate whether or not an item is applicable to the request. The application must be submitted in a digital format as an editable file created in Microsoft Word and labeled/numbered according to the Application Outline. All submissions are included in the official file for the project and will become a part of staff memoranda for public, Board and State Agency review. Staff review will verify if the applicant is correct in determining whether a question is applicable.

**ALL APPLICABLE INFORMATION MUST BE PROVIDED.
INCOMPLETE SUBMITTALS SHALL BE RETURNED TO THE APPLICANT.**

1. FUTURE LAND USE INTENSITIES AND ALLOWABLE ZONING CLASSIFICATIONS

All proposed future land use designations (FLU) and zoning classifications must be consistent with *Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications of the Comprehensive Plan (Attached)*.

Requested FLU Designation(s) MI
 Requested Zoning Classification (if any) MI EXISTING

2. COMPREHENSIVE PLAN CONSISTENCY WITH DEVELOPMENT, REGULATORY AND INTERGOVERNMENTAL COORDINATION POLICIES

a. Compatibility With Development Policies

Seminole County Comprehensive Plan Objectives FLU 2, 4 and 5 focus upon compatibility issues with respect to development and redevelopment. The Seminole County Comprehensive Plan defines 'compatibility' as follows:

"A condition in which land uses can coexist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use."

Please complete the following:

- FLU Designation to the north of subject property MI
- FLU Designation to the south of subject property MI
- FLU Designation to the east of subject property MI
- FLU Designation to the west of subject property MI

¹ Small Scale Amendment involves areas of 10 acres or less or residential densities of 10 units or less per acre [Section 163.3187(1)(c), Florida Statutes]. Large Scale Amendment involves areas of more than 10 acres or residential densities of more than 10 units per acre [Sections 163.3184, 3187, and 3189, FS for provisions regarding amendments].

Applicants shall provide a brief narrative, labeled with the number of this question, addressing the issue of whether the character of the surrounding area has changed enough to warrant a different land use designation, including the following information:

- Recent changes (within past five years) to the character of the surrounding area that support the need for or justify a different land use designation for the subject property
- Approved but uncompleted projects (private and public) within the surrounding area that will change the character of the area within the next five years, and
- Appropriateness of the timing of the request for a change in land use designation for the subject property (i.e., consistency with planned public facility improvements).

b. Supporting and Furthering Seminole County Comprehensive Plan Development and Regulatory Goals, Objectives and Policies

Applicants shall identify Seminole County Comprehensive Plan goals, objectives and policies with which the proposed amendment is consistent, and/or which the proposed amendment supports and furthers, and shall attach a brief typed narrative, labeled with this Question number, detailing how the application demonstrates that consistency, supportiveness and furthering of those goals, objectives and policies.

(See <http://www.seminolecountyfl.gov/pd/planning/compplan.asp>)

c. Consistency with Regional Vision and Regional and State Plans and Furthering of Intergovernmental Coordination

Applicants shall identify which of the six regional growth principles from the Central Florida Regional Growth Vision are supported and furthered by this application, and which policies of the Regional and State Plans are supported and furthered.

Applicants shall identify how the application is consistent with and furthers intergovernmental coordination policies of the Seminole County Plan, and Regional and State Plans.

3. DATA AND ANALYSIS - Assessment Of Impacts On Plan Programs To Ensure Internal Consistency

The following table enables the applicant to assess the facility requirements of the proposed amendment and identify which Facility Capacity Impact Assessment Table(s) need to be completed.

a. Evaluation of Requirements for Service and Facilities

LAND USE (1)	Rural 3, Rural 5, Rural 10	Suburban Estates	Low Density Residential	Medium Density Residential	High Density Residential	Office	Higher Intensity Planned Development	Commercial	Industrial	Mixed Development
SERVICE FACILITIES:										
Central Water		X	•	•	•	•	✓	•	•	•
Central Sewer		X	•	•	•	•	✓	•	•	•
Paved Road		•	•	•	•	•	✓	•	•	•
Solid Waste Collection	•	•	•	•	•	•	✓	•	•	•
Sidewalks Internal		•	•	•	•	•	✓	•	X	•
Sidewalks External	X	X	•	•	•	•	✓	•	X	•
Transit		X	X	X	X	X	✓	X	X	X
Street Lights		X	•	•	•	•	✓	•	•	•

(1) The Planned Development future land use is not specifically listed on this table as it allows for a variety of uses and intensities within a development site, and service and facility requirements will vary according to development intensity. At a minimum, services and facilities must be consistent with the requirements of individual future land use designations which correspond to the uses and intensities on the development site.

- X May be required on a site specific basis
- Services and facilities required
- ✓ See appropriate future land use designation

NOTE: In some cases central water and sewer may not be in close proximity to infill development parcels and well or septic may be used on an interim basis. However, at such time central water and sewer become available, the development will be required to connect to those systems. Also, any future expansion, redevelopment or site change will subject the property to the requirement to connect to central water and sewer.

b. Comprehensive Plan Internal Consistency – Assessment of Impacts on Programs

As part of the required submittal for a Future Land Use Map Amendment, the applicant shall include complete information on estimated demand of proposed use and available capacity of public facilities at levels of service (LOS) contained in the Seminole County Comprehensive Plan. Submitted worksheet calculations shall demonstrate that the service provider has sufficient surplus capacity to meet the proposed demand at the adopted LOS. For central water and central sewer service, the servicing utility must provide: (a) a completed worksheet; (b) letter stating capacity is available to serve; and (c) a willingness to serve the proposed development.

The purpose of this facility analysis is to establish whether sufficient capacities are available or are planned to be available to support the proposed amendment. This facility analysis is required by the Future Land Use Element section entitled “Plan Amendment Standards of Review”.

NOTE: This analysis is NOT a concurrency review and DOES NOT reserve facility capacity for any specific development.

For each applicable public facility, the applicant must provide the following information:

Facility	Facility Capacity Impact Assessment
Basic Information:	Complete attached Worksheet #1 <i>Calculate Residential and Non-Residential Test Figures here for use in each of the following A through G facility demand calculations.</i>
A. Potable Water	Complete attached Worksheet #2
B. Sanitary Sewer	Complete attached Worksheet #3
C. Solid Waste Disposal	Complete attached Worksheet #4
D. Recreation/ Open Space & Mass Transit	Complete attached Worksheet #5
E. Transportation	Applicants must hold a methodology meeting with Public Works staff within 30 days of submission of the application to determine the type and scale of the required traffic study. Contact 407 665 5707.
F. Drainage	Applicants must design the development to meet the specifications of Capital Improvements Element Exhibit CIE: “Facility LOS – Drainage”, and Policies DRG 5.1 and 5.2.
G. Schools	Applicants must submit necessary data to the Facilities Planning Office at the Seminole County School Board for review and analysis of proposed amendments. This analysis is not a concurrency review and DOES NOT reserve school capacity for any specific development (2007 Interlocal Agreement for Public School Facility Planning and School Concurrency). Contact the Facilities Planning Office at 407-320-0071 for direction in completing this analysis.

Seminole County
Facility Capacity Impact Assessment Worksheet 1 of 5
Basic Information

Applicant Name:	<u>Bobby VonHerbulis</u>		
Project Name:	<u>LA MESA</u>		
Amendment Type:	<u>Future landuse</u>		
Proposed Future Land Use Change	From:	<u>PUBLIC</u>	To: <u>M1</u>

Worksheets Completed By:	
Name:	<u>Bobby VonHerbulis</u>
Date Completed	<u>5/30/12</u>

Compute TEST FIGURES for Maximum Allowable Development Under Proposed Land Use		
A. Proposed Future Land Use	<u>M1</u>	FLU*
B. Allowable Residential Maximum Dwelling Units/Acre	—	Units/acre
C. Allowable Non-Residential Maximum FAR (floor area ratio)	—	Percent
D. Net Buildable Acres (Gross minus sum of any Wet, Flood, or Power Transm Easemt)	<u>1.6</u>	Acres
E. RESIDENTIAL TEST FIGURE for Maximum Facility Demand *	—	Units (B times D)
F. NON-RESIDENTIAL TEST FIGURE for Maximum Facility Demand *	—	Sq Ft (C times [D*43560])

* If proposed FLU is PD, directly enter proposed units as Res Test Figure, proposed sq. ft. as Non-Res Test Figure without calculation.

Enter Water and Sewer Level of Service Provided by Serving Utility ** <u>N/A</u>						
Potable Water	Residential		gpd/Unit	Non-Res		gpd/sqft
Sanitary Sewer	Residential		gpd/Unit	Non-Res		gpd/sqft

** For Residential LOS: for County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan; for private providers, enter authorized unit demand standard. For Non-Residential LOS: use 0.1 gal/sqft unless a more accurate figure can be substantiated.

Seminole County County-Wide Levels of Service - Applies to all land use amendments						
Solid Waste	Landfill	4.2	lbs/per/day	TransferSt	4.3	lbs/per/day
Recreation Acres	Total	3.6	acres/1K pop	Developed	1.8	acres/1K pop
Mass Transit	Countywide	1.03	rev mile/per			

NOTE: The impact assessments for Transportation and for Schools are provided under separate covers by the applicant. The impact assessment for Drainage is performed following site plan submittal.

Facility Capacity Impact Assessment - Table 2 of 5

Potable Water Facilities Worksheet

Proj.Name: LA MESA Applicant: Bobby Venetoulis Date Completed: 5/30/12

Utility provider to complete form and attach a signed letter stating: "Sufficient permitted withdrawal capacity is available to provide the requested service without reducing the current level of service provided utility customers."

- For Seminole County water information, contact Environmental Services, Becky Noggle, 407 665 2143.
- For other utilities, contact that utility.

Utility Owner: _____	Phone: _____
Facility Name and Service Area Name: <u>N/A</u>	
Facility Location: _____	
Facility Identifier #: _____	
SJRWMD CUP #: _____	Expiration Date: _____
Is the facility operating under a temporary permit? - Mark "X" to the right: YES _____ NO _____	

Line	Facility Capacity/Demand Status	Entries	Notes/Units
1	Current year		Year
2	Facility Design Capacity		AADF mgd (Annual Average Daily Flow)
3	Consumptive Use Permitted Withdrawal Capacity (CUP)		AADF mgd (Annual Average Daily Flow)
4	Current Demand *		Most recent 12 months AADF mgd
5	Committed Withdrawal Demand		AADF mgd for service not currently provided but committed to be provided
6	Available Capacity Surplus(Deficit) [Lines 3 - (4+5)]		Available permitted capacity mgd

RESIDENTIAL DEMAND TEST (Use Residential Test Figure from Worksheet 1 of 5)				
	Res. Test Figure	Level Of Service (LOS) ** gpd	Demand	Notes/Units
7				Unit Test Figure x ((LOS per unit)/1.0mgd)
NON-RESIDENTIAL DEMAND TEST (Use Non-Res Test Figure from Worksheet 1 of 5; show demand calculation method in space below)				
8	Enter results of non-res demand calculation here:			Non-Res Demand mgd
9	Total Proposed Withdrawal Demand (Lines 7 + 8)			Total Demand mgd

10	Remaining Capacity Surplus(Deficit) (Line 6 - 9)		Remaining permitted capacity mgd
----	---------------------------------------------------------	--	----------------------------------

* Based on submitted Monthly Operating Reports (MORs)

** Residential LOS: For County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan. For private providers, enter authorized unit demand standard.

Facility Capacity Impact Assessment - Table 3 of 5

Sanitary Sewer Facilities Worksheet

Proj. Name: LA MESA Applicant: Bobby Von Herbold Date Completed: 5/30/12

Utility provider to complete form and attach a signed letter stating: "Sufficient permitted withdrawal capacity is available to provide the requested service without reducing the current level of service provided utility customers."

- For Seminole County sewer information, contact Environmental Services, Becky Noggle, 407 665 2143.
- For other utilities, contact that utility.

Utility Owner: _____	Phone: _____
Facility Name and Service Area Name: _____	
Facility Location: _____	
Facility Identifier #: _____	
DEP Capacity Permit # _____	Expiration Date: _____
Is the facility operating under a temporary permit? - Mark "X" to the right: YES _____ NO _____	

Line	Facility Capacity/Demand Status	Entries	Notes/Units
1	Current year		Year
2	Facility Design Capacity		AADF mgd (Annual Average Daily Flow)
3	DEP Permitted Disposal Capacity		AADF mgd (Annual Average Daily Flow)
4	Current Disposal Demand *		Most recent 12 months AADF mgd
5	Committed Disposal Demand		AADF mgd for service not currently provided but committed to be provided
6	Available Capacity Surplus(Deficit) [Lines 3 - (4+5)]		Available permitted capacity mgd

RESIDENTIAL DEMAND TEST (Use Residential Test Figure from Worksheet 1 of 5)

Line	Res. Test Figure	Level Of Service (LOS) ** gpd	Demand	Notes/Units
7				Unit Test Figure x ((LOS per unit)/1.0mgd)

NON-RESIDENTIAL DEMAND TEST (Use Non-Res Test Figure from Worksheet 1 of 5; show demand calculation method in space below)

8	Enter results of non-res demand calculation here:		Non-Res Demand mgd
9	Total Proposed Withdrawal Demand (Lines 7 + 8)		Total Demand mgd

10	Remaining Capacity Surplus(Deficit) (Line 6 - 9)		Remaining permitted capacity mgd
----	---------------------------------------------------------	--	----------------------------------

* Based on submitted Monthly Operating Reports (MORs)

** Residential LOS: For County/City utilities, enter LOS adopted in jurisdiction's Comprehensive Plan. For private providers, enter authorized unit demand standard.

Facility Capacity Impact Assessment - Table 4 of 5

County-wide Solid Waste Facilities Worksheet

Proj. Name: LA MESA Applicant: Bobby Vontbertalis Date Completed: 5/30/12

Residential Test Figure	Multiply	Persons per Household	Equals	Calculate Population
	times	2.6	=	

FACILITY	Items	Calculations	Notes/Units
Landfill	NOTE: Annual Level of Service (LOS) for the Osceola Landfill is 4.2 lbs/person/day equating to .7665 tons per person per year. Calculate and insert annual non-residential disposal tonnage using rates found on the websites noted at bottom or other acceptable methodology.		
1 *	Surplus disposal tonnage	23,100,000.0000	Tons
2	Enter Population		Persons
3	LOS in terms of Residential tons/person/year	0.7665	Tons
4	Enter Line 2 times Line 3	→	Demand Tons
5 **	Enter Non-Residential waste in tons per year	→	Demand Tons
6	Surplus(Deficit) Enter Line 1 minus Lines 4 & 5	→	23,100,000.0000

Transfer Station	NOTE: Daily Level of Service (LOS) for the Transfer Station is 4.3 lbs/person/day equating to .0022 tons per person per day. Calculate and insert daily non-residential disposal tonnage using rates found on the websites noted at bottom or other acceptable methodology.		
1 *	Surplus transfer tonnage	950.0000	Tons
2	Enter Population		Persons
3	LOS in terms of Residential tons/person/day	0.0022	Tons
4	Enter Line 2 times Line 3	→	Demand Tons
5 **	Enter Non-Residential waste in tons per day	→	Demand Tons
6	Surplus(Deficit) Enter Line 1 minus Lines 4 & 5	→	950.0000

**** NON-RESIDENTIAL DEMAND TEST** (Using Non-Res Test Figure, show demand calculation in space below. ***)

* Based on adopted 2008 CIE Update. To be used until next CIE Update.
 *** Use the following sites to obtain estimated waste disposal rates for a variety of non-residential activities if applicable:
<http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/Commercial.htm>
http://www.greentreks.org/gpcrc/regulatory_toolsand.asp#ctable
http://www.swa.org/pdf/commercial_generation_study.pdf

Facility Capacity Impact Assessment - Table 5 of 5

County-wide Recreation and Mass Transit Facilities Worksheet

Proj. Name: L.A. MESA Applicant: Bobby VonHerbils Date Completed: 5/30/12

Note: If the Residential Test Figure in Wrksht 1 of 5 is zero, simply enter zero in "Res. Test Fig." and "Cal. Pop" boxes.

Residential Test Figure	Multiply	Persons per Household	Equals	Calculate Population
	times	2.6	=	

RECREATION	Items	Calculations	Notes/Units
Total Acres	NOTE: Level of Service (LOS) for total developed and passive recreation lands is 3.6 acres per 1000 population equating to .0036 acres per person.		
1	Surplus acres *	1,394.0000	Acres
2	Enter Population		Persons
3	LOS acres per person	0.0036	Acres
4	Enter Line 2 times Line 3	→	Demand Acres
5	Surplus(Deficit) Line 1 minus Line 4	→	1,394.0000

Developed Acres	NOTE: Level of Service (LOS) for developed recreation land is 1.8 acres per 1000 population equating to .0018 acres per person.		
1	Surplus acres *	178.0000	Acres
2	Enter Population		Persons
3	LOS acres per person	0.0018	Acres
4	Enter Line 2 times Line 3	→	Demand
5	Surplus(Deficit) Enter Line 1 minus Line 4	→	178.0000

MASS TRANSIT	Items	Calculations	Notes/Units
1	Current year available revenue miles *	696,700.00	Rev Miles
2	Enter Population		Persons
3	LOS revenue miles per person **	1.03	Rev Miles
4	Enter Line 2 times Line 3	→	Demand Acres
5	Surplus(Deficit) Enter Line 1 minus Line 4	→	696,700.00

* Based on adopted 2008 CIE Update and correct through 11/30/2008.
 ** Accounts for employees in overall county-wide LOS

c. Assessment of Need for Special Area Data and Analysis Evaluation

If applicant responses to this evaluation indicate that Special Area requirements are not applicable and staff findings concur, Special Area data is not needed for the application.

Issue	Applicable (Yes/No)
<p>i. Standards of Review for Amending the East Rural Area, Including the Urban/Rural Boundary</p> <p>Does the amendment request require a change to the Urban/Rural Boundary?</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p> <p>Does the amendment request a change to a future land use designation within the East Rural Area not involving the boundary?</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p>	<p>• <u>NO</u></p> <p>• <u>NO</u></p>
<p>ii. Standards of Review for Amendments Within The Econlockhatchee River Protection Area</p> <p>Does the amendment request a change within the protection area?.</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p>	<p>• <u>NO</u></p>
<p>iii. Standards of Review for Amendments Within Environmentally Sensitive Lands Overlay (ESLO)</p> <p>Does the proposed amendment include property affected by the Environmentally Sensitive Lands Overlay that may be regulated by the provisions of Policy FLU 1.3 and Policy CON 7.4? (<i>See FLU Exhibit Series – Exhibit Environmentally Sensitive Lands Overlay</i>).</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p> <p><i>NOTE: Wetlands mitigation is not permitted in the Wekiva River Protection Area.</i></p>	<p>• <u>NO</u></p>
<p>iv. Standardized Plan Amendment Requesting Planned Development (PD)</p> <p>Does the amendment application request the Planned Development (PD) future land use designation?</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p>	<p>• <u>NO</u></p>

Issue	Applicable (Yes/No)
<p>v. Standards for Plan Amendments With Potential Impact on Employment Centers</p> <p>Does the proposed amendment reclassify land from an employment-generating designation (e.g., any of the High Intensity Planned Development Future Land Uses and/or Industrial Future Land Use) to an exclusively residential one?</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p> <p><i>NOTE: A request for Planned Development (PD) shall be considered "exclusively residential" if less than 10% of the subject property is proposed for nonresidential use.</i></p>	<p>• <u>NO</u></p>
<p>vi. Standards of Review For Amendments Within Wekiva River Protection Area, including the East Lake Sylvan Transitional Area</p> <p>Does the amendment application request a change in the designated future land use within the protection area, either within the East Lake Sylvan Transitional Area or outside of it?</p> <p>If "Yes", applicant must provide information required in the "Special Area Data and Analysis Evaluation Requirements" section of this application.</p> <p><i>NOTE: Wetlands mitigation is not permitted in the Wekiva River Protection Area.</i></p>	<p>• <u>NO</u></p>

d. Special Area Data And Analysis Evaluation Requirements - COMPLETE ONLY IF APPLICABLE

i. Standards For Amending The Urban/Rural Boundary

Seminole County has established an Urban/Rural Boundary as a part of the Seminole County Comprehensive Plan and Home Rule Charter. Any proposed amendment to the Boundary must comply with the standards established in the Seminole County Comprehensive Plan (Objective FLU 11 and its attendant policies, and the Future Land Use Element Standards of Review section entitled "Standards for Amending the Urban/Rural Boundary") and Home Rule Charter (Seminole County Comprehensive Plan, Future Land Use Element).

The County shall use the standards listed in this section to evaluate needs analysis statements, economic impact statements, environmental impact statements, and land use compatibility analyses. The Board of County Commissioners shall transmit any amendment, along with the required documentation and related support material to the Urban/Rural boundary to the Florida Department of Community Affairs, and other agencies for review and comment prior to adoption.

The County shall not consider amendments to the Urban/Rural Boundary, as depicted on *Exhibit FLU - Special Area Boundaries*, unless all of the following standards are clearly met (all of the following information is required for Urban/Rural Boundary Amendments):

Demonstration of Need
1. Provide data and analysis to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of the Seminole County Comprehensive Plan; or
2. Provide data and analysis to document that additional lands are needed to support affordable, workforce or obtainable housing opportunities in proximity to employment opportunities and public transportation, or that the requested amendment is necessary to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the existing urban area; or
3. Provide data and analysis to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or
4. Provide data and analysis to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

Locational Analysis
1. Demonstrate the availability of facilities and services, and the orderly, efficient and cost effective provision of services.
2. Verify fiscal capacity of the County to meet levels of service adopted in the Comprehensive Plan with this amendment. Alternatively, verify fiscal capacity to meet LOS with developer mitigation (fair share).
3. Document the protection of environmental and natural resources, including regionally significant natural areas. This should include an analysis showing that the amendment would not adversely affect the interconnected system of wetlands/uplands that exist in the Rural area. The analysis must describe how the amendment protects the wetlands/uplands systems, including: <ul style="list-style-type: none"> • retaining the connectivity of wetlands • retaining/improving the ecological quality of wetlands • retaining the functional and structural values of wetlands in the Rural Area
4. Demonstrate contiguity to existing boundary and urban development patterns
5. Demonstrate adequate transitions to maintain compatibility with adjacent existing communities

Mandatory Consistency with Goals, Objectives and Policies of the Comprehensive Plan, Regional and State Plans
Any proposed amendment to the Urban/Rural Boundary and change of land use must be assessed for consistency with applicable goals, objectives and policies of this Plan, the Strategic Regional Policy Plan, the Central Florida Regional Growth Vision, and the State Comprehensive Plan. The applicant must attach a written statements demonstrating how the proposed amendment is consistent with and supports the applicable goals, objectives and policies.
1. Demonstrate the availability of facilities and services, and the orderly, efficient and cost effective provision of services.
2. East Central Florida Regional Planning Council's Strategic Regional Policy Plan
3. Central Florida Regional Growth Vision
4. State of Florida Comprehensive Plan

Legal Description
For amendments proposing to change either the Urban/Rural boundary or the Seminole County Home Rule Charter Rural Boundary, provide a revised legal description in digital format.

ii. Standards For Amendments Within The Econlockhatchee River Protection Area

In order to be considered for a Future Land Use Amendment within the Econlockhatchee River Protection Area as depicted in *Exhibit FLU- Special Area Boundaries*, an applicant must provide the following information in compliance with Policy FLU 1.10.

Mandatory Consistency with the Goals, Objectives and Policies of the County Plan
<p>1. Projects within this Protection Area must comply with restrictions that limit uses within a 550-foot development restriction zone (from stream's edge of the channels of the Big Econlockhatchee River and the Little Econlockhatchee River) to the creation of wetlands and passive recreational uses.</p> <p>If the subject property contains lands located within the restriction zone, provide data to verify that the subject property is of sufficient size to allow for the proposed land use and comply with this restriction.</p>
<p>2. For property located within 1100 feet landward as measured from the stream's edge of the main channels of the Big Econlockhatchee River and the Little Econlockhatchee River, only residential uses are permitted.</p> <p>Does the amendment request a residential land use designation? Yes ___ No ___</p>
<p>3. Critical upland habitat and environmentally sensitive lands (see Exhibit FLU: FLU Series – Exhibit Environmentally Sensitive Lands Overlay) are required to be protected within the Econlockhatchee River Protection Area.</p> <p>If the subject property is affected by the Environmentally Sensitive Lands Overlay, provide data to verify that the subject property is of sufficient size to allow for the proposed land use and comply with this restriction.</p>
<p>4. All lands within 2,000 feet of stream's edge, and lands identified on Exhibit FLU: Areas of Archaeological Potential, have the potential to contain significant archaeological resources.</p> <p>If the subject property contains lands within 2,000 feet of stream's edge and/or contains lands identified on the aforementioned exhibit, provide data to verify that the subject property is of sufficient size or adequate configuration to allow for the proposed land use and preserve potentially significant archaeological features.</p>
<p>5. Minimal removal of native habitats is permitted within the Econlockhatchee River Protection Area, including limits on fragmentation of forested habitats, and limitations on any additional crossings of the river system.</p> <p>Provide data to verify that the subject property is of sufficient size to allow for the proposed land use while limiting disturbance of native habitats through fragmentation of forest habitats and/or additional river crossings.</p>

iii. Standards For Amendments Within The Environmentally Sensitive Lands Overlay (ESLO)

In order to be considered for a future land use amendment on a property affected by the ESLO, the following standards must be met:

Mandatory Consistency with the Comprehensive Plan

Provide data to verify that the subject property is of sufficient size to allow for the proposed use and consistency with *Policy FLU 1.3 Wetlands Protection* and *Policy CON 7.4 Wetland Regulation – Buffers, Performance Standards and Compatibility*, part D - Wetland Compatibility Criteria, which prohibits encroachment on locally significant wetlands except for construction of, or improvement of, public facilities that benefit the general public.

If applicant is requesting planned Development (PD) land use, the Master Plan must show location of protected environmentally sensitive areas.

iv. Standards For Plan Amendments Requesting ‘Planned Development’ (PD) Future Land Use Designation

In order to be considered for a Future Land Use amendment to ‘Planned Development’ (PD) future land use, an applicant must provide the following information in compliance with the Purpose and Intent Statement and Definition of the Planned Development Future Land Use designation, contained in the portion of the Seminole County Future Land Use Element entitled “Definitions of Future Land Use Designations and Overlays”

Mandatory Consistency with the Comprehensive Plan

1. Application for future land use designation to ‘PD’ must be accompanied by a complete rezoning application, including associated master plan identifying maximum density and/or intensity of proposed uses. (See Exhibit FLU: Future Land Use Designations and Allowable Zoning Classifications for applicable zoning districts.)
2. Master Plan will further the public interest by providing: sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site;
3. Master Plan will further the public interest by providing dedications or contributions of environmentally significant lands or open space lands in excess of Land Development Code requirements;
4. Master Plan will further the public interest by providing a range of obtainable housing opportunities and choices, including affordable or workforce housing;
5. Master Plan will further the public interest by providing economic development opportunities;
6. Master Plan will further the public interest by enabling a reduction in transportation impacts on area-wide roads or reduction in vehicle miles traveled from the site to major employers;

Mandatory Consistency with the Comprehensive Plan
7. Master Plan will further the public interest by including mass transit-ready features and a variety of transportation choices;
8. Master Plan includes multiple, safe mobility options for pedestrians and bicyclists integrated within the Master Plan;
9. Master Plan will further the public interest by protecting environmentally sensitive wetlands and flood prone areas.

v. Standards For Plan Amendments With Potential Impact On Employment Centers

This standard applies to a change from an employment generating land use (such as High Intensity Planned Development or Industrial) to an exclusively residential land use designation. (Note: a request for Planned Development (PD) future land use shall be considered 'exclusively residential' if less than 10% of the subject property is proposed for nonresidential use.)

The designation of land areas for nonresidential use is intended to allow for future development of employment opportunities in Seminole County. Calculation of the number of nonresidential acres needed to accommodate employment is a part of the requirements of Chapter 163, Florida Statutes. In order to understand the impacts of the proposed change, the applicant must calculate the potential impact of the amendment on the County's jobs-to-housing balance. This information is measured according to the following procedure:

Economic Impact Assessment	Provide Ratio
Create a ratio using statistics available from METROPLAN Orlando, between total County employment and allowable housing units, including the potential units resulting from the subject request.	

vi. Standards For Plan Amendments Within The Wekiva River Protection Area, Including The East Lake Sylvan Transition Area

In order to be eligible for a Future Land Use Designation amendment within the Wekiva River Protection Area, as depicted in *Exhibit FLU - Special Area Boundaries*, an applicant for a Plan amendment shall comply with the requirements of Objective FLU 12 and its attendant policies; in particular, Policy FLU 12.2 (if within the East Lake Sylvan Transition Area), Policy FLU 12.3 if outside of the East Lake Sylvan Transition Area, Policy FLU 12.8.

Mandatory Consistency with the Comprehensive Plan
1. For purposes of allowing clustering of dwelling units to preserve environmentally significant features, but not for increasing allowable maximum densities, an application may request the Planned Development future land use designation with an associated PD (Planned Development) zoning district. Such an application shall comply with the requirements for a PD Future Land Use amendment as shown above.

- | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Subject property has a nonresidential Future Land Use designation and is proposing an amendment to Suburban Estates or Recreation, consistent with Policy FLU 12.3. |
| 3. The proposal conforms to the requirements of Part II, Chapter 369, Florida Statutes. |
| 4. The proposal conforms to the requirements of part II, Chapter 369, Florida Statutes. |

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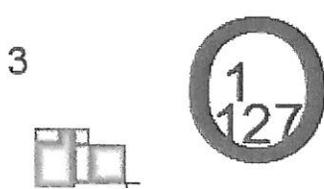
Parcel: 16-19-30-5AB-0A00-0030

Owner: MARINAS LLC

Property Address: 4300 ORANGE BLVD SANFORD, FL 32771

< Back Save Layout Reset Layout New Search

1.60 Acres

<p>Parcel: 16-19-30-5AB-0A00-0030</p> <p>Property Address: 4300 ORANGE BLVD Owner: MARINAS LLC Mailing: 4370 CARRAWAY PL SANFORD, FL 32771</p> <p>Subdivision Name: <u>SANFORD FARMS</u> Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 01-SINGLE FAMILY</p> <div style="text-align: center; margin-top: 20px;">  </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> </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;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$46,590</td> <td style="text-align: right;">\$49,778</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$160,816</td> <td style="text-align: right;">\$160,816</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td style="text-align: right;">\$207,406</td> <td style="text-align: right;">\$210,594</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;">\$207,406</td> <td style="text-align: right;">\$210,594</td> </tr> </tbody> </table> <p style="margin-top: 10px;">Tax Amount without SOH: \$3,272 <u>2011 Tax Bill Amount</u> \$3,272 <u>Tax Estimator</u> 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	1	1	Depreciated Bldg Value	\$46,590	\$49,778	Depreciated EXFT Value			Land Value (Market)	\$160,816	\$160,816	Land Value Ag			<u>Just/Market Value **</u>	\$207,406	\$210,594	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$207,406	\$210,594
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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description

LEG S 200 FT OF LOT 3 BLK A SANFORD FARMS PB 1 PG 128

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$207,406	\$0	\$207,406
Schools	\$207,406	\$0	\$207,406
Fire	\$207,406	\$0	\$207,406
Road District	\$207,406	\$0	\$207,406
SJWM(Saint Johns Water Management)	\$207,406	\$0	\$207,406
County Bonds	\$207,406	\$0	\$207,406

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	01/2006	06111	0951	\$62,500	Improved	No
SPECIAL WARRANTY DEED	01/2006	06075	1739	\$125,000	Improved	Yes
WARRANTY DEED	02/1997	03203	1554	\$190,000	Improved	Yes
PROBATE RECORDS	07/1996	03104	1867	\$100	Improved	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
SQUARE FEET	0	0	69,920.000	2.30	\$160,816

Building Information

#	Description	Year Built	Fixtures	Base Area	Total SF	Heated SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1958	6	1,434.00	2,292.00	1,642.00	CONC BLOCK	\$46,590	\$71,677	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>UTILITY UNFINISHED</td> <td>84</td> </tr> <tr> <td>CARPORT UNFINISHED</td> <td>467</td> </tr> <tr> <td>ENCLOSED PORCH FINISHED</td> <td>208</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>99</td> </tr> </tbody> </table>	Description	Area	UTILITY UNFINISHED	84	CARPORT UNFINISHED	467	ENCLOSED PORCH FINISHED	208	OPEN PORCH FINISHED	99
Description	Area																			
UTILITY UNFINISHED	84																			
CARPORT UNFINISHED	467																			
ENCLOSED PORCH FINISHED	208																			
OPEN PORCH FINISHED	99																			

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Blt	Units	Value	Cost New

12-06000038



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: ST. JAMES HOUSE OF PRAYER	CONTACT: JACQUELYN COOPER
ADDRESS: 2146 CHURCH ST.	
CITY: SANFORD	STATE: FL ZIP: 32771
PHONE: 407.405.8295	FAX: NONE EMAIL: johnnycooper75@gmail.com

CONSULTANT INFORMATION

ENGINEER: AMERICAN CIVIL ENGINEERING CO.	CONTACT: JOHN HERBERT, P.E.
ADDRESS: 207 N. MOSS RD., SUITE 211	
CITY: WINTER SPRINGS	STATE: FL ZIP: 32708
PHONE: 407.327.7700	FAX: 407.327.0227 EMAIL: johnherbert@bellSouth.net

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 #: 32-19-31-300-0070-0000
PROJECT NAME: ST. JAMES HOUSE OF PRAYER
DESCRIPTION OF PROJECT: CONSTRUCT A 13,800 SF CHURCH
INTENDED USE OF PROPERTY: CHURCH
LOCATION: CELERY AVE., MIDWAY
ZONING: A-1 FUTURE LAND USE: SE TOTAL ACREAGE: 18.6 BCC DISTRICT: 5

UTILITIES

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

ARBOR

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

RECEIVED JUN - 4 2012

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :	49,823.5				
BUILDING AREA:	YES	EXISTING:	0	NEW:	13,800
PAVEMENT AREA:	YES	EXISTING:	0	NEW:	
IF DREDGE & FILL, HOW MANY CUBIC YARDS OF FILL IS PROPOSED? 0					

FEEES ARBOR 2.71 AC x \$25.00 = \$67.75

SMALL SITE PLAN OR FILL:	\$200.00
DREDGE & FILL:	\$650.00
REGULAR SITE PLAN : Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)	49,823.50
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: \$ 1,996.47
Σ \$1000+ $\left[\frac{\text{New Impervious}}{1000} \right] \times \20	+ 67.75 = Fee Amount 2,064.22

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: SEE ATTACHED LETTER 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: Jackie D. Cooper Date: 6-1-12

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED: