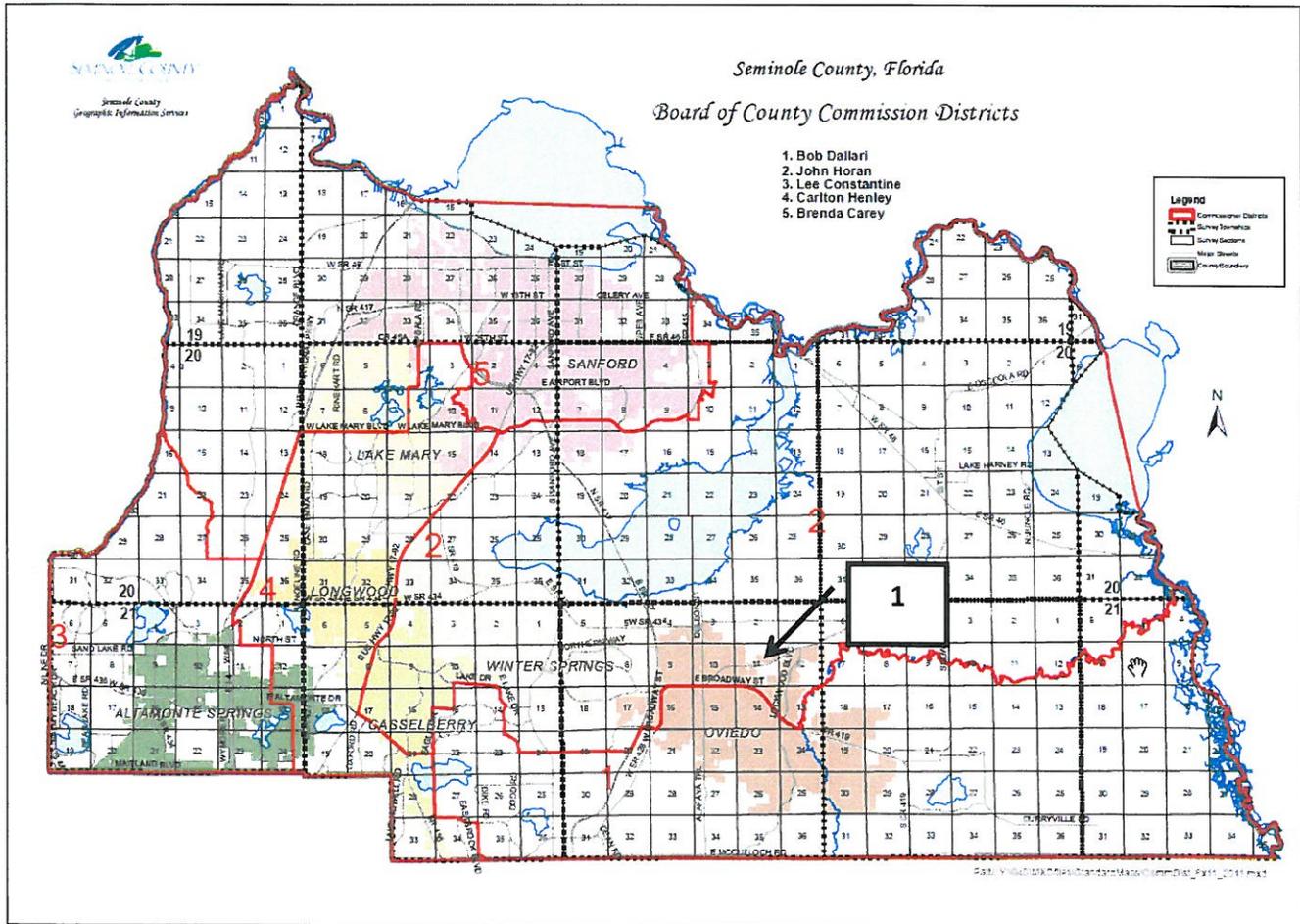


SEMINOLE COUNTY GOVERNMENT

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

www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties
From: Economic and Community Development Services, Planning & Development Division
Subject: **DEVELOPMENT REVIEW COMMITTEE MEETING FOR WEDNESDAY 01/30/2013**



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

ITEM NO: 1	DR - SITE PLAN	PROJ NO	12-0600075	TIME	9:00 AM
PROJECT NAME	WILSON OFFICE- 1725 KENNEDY POINT PARKWAY	PROJECT MANAGER		BILL WHARTON	(407) 665-7398
APPLICANT	PARKS WILSON	1227 E BROADWAY ST, STE 101		(407) 365-0906	
CONSULTANT	JOHN FRITH	8811 GREAT COVE DR		(407) 761-8608	
PROJECT DESC	PROPOSED SITE PLAN TO CONSOLIDATE OFFICES ZONED M-1 ON 1.2 ACRES				
LOCATION	SOUTH OF KENNEDY POINT				
PARCEL ID	11-21-31-506-0000-0080				
BCC DISTRICT	2-HORAN				

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 the Planning and Development Division 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 the Planning and Development Division so the agenda may be adjusted accordingly.

Thank you.

12-06000075



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:	The Wilson Family Living Trust Dated March 9, 1998		CONTACT:	Park Wilson
ADDRESS:	1227 East Broadway St Suite 101			
CITY:	Oviedo	STATE:	FL	ZIP: 32765
PHONE:	(407) 365-0906	FAX:	(407) 365-0806	EMAIL: parkswilson@wilsoncompany.net

CONSULTANT INFORMATION

ENGINEER:	Fritth Associates		CONTACT:	John Fritth
ADDRESS:	8811 Great Cove Drive			
CITY:	Oviedo	STATE:	FL	ZIP: 32819
PHONE:	(407) 761-8608	FAX:	(407) 363-2978	EMAIL: jfritth@aol.com

OWNER INFORMATION

Is Owner's Authorization Attached? YES NO

OWNER:	The Wilson Family Living Trust Dated March 9, 1998		CONTACT:	Park Wilson
ADDRESS:	520 Lake Charm Ct			
CITY:	Oviedo	STATE:	FL	ZIP: 32765
PHONE:	407-365-0906 x103	FAX:	407-365-0806	EMAIL: parkswilson@wilsoncompany.net

SITE INFORMATION

PARCEL ID #:	11-21-31-506-0000-0080			
	Wilson Office-			
PROJECT NAME:	1725 Kennedy Point Parkway			
DESCRIPTION OF PROJECT:	Warehouse Office			
INTENDED USE OF PROPERTY:	Warehouse Office			
LOCATION:				
ZONING:	M-1	FUTURE LAND USE:	M-7	TOTAL ACREAGE: 1.2 BCC DISTRICT: 2-Horan

UTILITIES

WATER PROVIDER:	Seminole County	SEWER PROVIDER:	
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"/>

RECEIVED DEC 29 2012

ADDITIONAL SITE INFORMATION

IMPERVIOUS SURFACE AREA :					
BUILDING AREA:		EXISTING:		NEW:	
PAVEMENT AREA:		EXISTING:		NEW:	
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 : *Sq. ft. of all NEW Impervious Surfaces (rounded to 2 decimal points)*

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:	\$
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Σ	\$1000+	$\left[\frac{26,142 \text{ New Impervious}}{1000} \right] \times \20	= Fee Amount
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$1000 + 522.84 =$

\$ 1522.84

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: B. Paly Date: 12/18/12

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

Your Application for Concurrency Review has been submitted to Seminole County Government. A copy of your completed application is included for your records.

APPLICANT INFORMATION

* **Applicant Name:** The Wilson Family Living Trust Dated March 9, 1998
* **Mailing Address:** 520 Lake Charm Court
* **City:** Oviedo
* **State:** FL
* **Zip:** 32765
* **Phone Number:** 407 365-0906
Fax Number: 407 365-0806
Email: parkswilson@wilsoncompany.net

OWNER INFORMATION

* **Owner Name:** The Wilson Family Living Trust Dated March 9, 1998
* **Mailing Address:** 520 Lake Charm Court
* **City:** Oviedo
* **State:** FL
* **Zip:** 32765
* **Phone Number:** 407 365-0906
Fax Number: 407 365-0806
Email: parkswilson@wilsoncompany.net

PROJECT INFORMATION

* **Project/Subdivision Name:** 1725 Kennedy Point Parkway
* **Property Address:** 1725 Kennedy Point Parkway
* **City:** Oviedo
* **State:** FL
* **Zip:** 32765

Please list all Tax Parcel ID numbers for all properties included in this proposal/request.

Tax Parcel I.D. #1: 11-21-31-506-0000-0080

Tax Parcel I.D. #2:

Tax Parcel I.D. #3:

Tax Parcel I.D. #4:

APPLICATION INFORMATION

* **This application:** is submitted in conjunction with a development plan.

If submitted with a development application, select the type of development order applied for below:

TYPES OF FINAL DEVELOPMENT ORDERS

Concurrency Review is: Required

Unless Applicant provides an Affidavit of Prior Vesting / Concurrency Certificate

FOR SEMINOLE COUNTY SCHOOLBOARD USE ONLY

[] PROVISION OF PUBLIC FACILITIES / SERVICE TO SCHOOL SITE

This proposal:

Is for new development / construction

A Signed and Sealed Traffic Impact Study is:

NOT REQUIRED: since this application is specifically for:
Warehousing (<100,000 sq. ft.)

Utility Service Provision:

a) **Water Service (Utility Provider):** Served by Seminole County

b) **Sewer Service (Utility Provider):** Not Served Septic Tank

c) **Landscape Irrigation System:**

Will this project use Potable Water for Landscape Irrigation?

No

A water and Sewer Demand Estimate Prepared By a Certified Engineer is:

NOT INCLUDED: I understand that Seminole County will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purpose of paying connection fees. If sufficient data to perform an accurate demand calculation is not provided, applicants engineer will need to meet with the County Environmental Services Division prior to completing a utility agreement and payment of fees to determine a final demand calculation.

PROJECT SIZE AND PHASING: Below, clearly identify past or existing uses or structures, if applicable, and proposed new development/construction. Credit for prior uses can only be given if the information is clear and complete. (Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximums for estimating project demand and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on this application)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE (S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS / LOTS
<i>Example: Phase I</i>	<i>15</i>	<i>Single Family</i>	<i>95 Units</i>
1	1.2	Warehouse	6021

CERTIFICATION

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

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

I understand that submission of the form initiates a process and does not imply approval by Seminole County. I further understand that issuance of a Certificate of Concurrency will require successful completion of Development Review and payment of Facility Reservation Fees, and that likewise no final development order will be issued except upon successful completion of this Concurrency Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued, and therefore no binding assurance of future capacity, and that a new Concurrency Review application will be required in conjunction with the first final development order applies for on this property.

I have read and agree with the statements above.