

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: **PRE-APPLICATION REVIEWS: 08/5/09**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

Note: If a meeting is required, staff will notify the Applicant by 07/30/09.

PRE-APPLICATION REVIEW		
TIME 9:40 AM	Project Name: Dixie Way (1401) / Hope Assisted Living Type: Special Exception Applicant: Peter & Evellyn Etoh Proj Manager(s): Kathy Fall /Cynthia Sweet Proj #: 09-8000052	PID: 35-19-30-514-0000-0210 Dist: 5-Carey Zoning: R-2 Acres: 1.0 Project Location: 1401 Dixie Way
TIME 10:00 AM	Project Name: Aloma Avenue (3053) / Price Chopper Type: Rezone Applicant: Robert Reynolds / R.L. Haines Construction, LLC Proj Manager(s): Ian Sikonia / Brian Walker Proj #: 09-8000053	PID: 31-21-31-300-0050-0000 Dist: 1-Dallari Zoning: PD Acres: 9 Project Location: Corner of Dean Rd & Aloma Ave
No Meeting Required	Project Name: Plumosa Avenue (525) Type: Site Plan Applicant: Nathaniel & Nadine Weaver Proj Manager(s): Brian Walker Proj #: 09-8000054	PID: 07-21-30-510-0A00-0270 Dist: 2-McLean Zoning: RP Acres: 0.2 Project Location: Ronald Reagan Blvd & Plumosa Ave
TIME 10:20 AM	Project Name: US 17/92 CRA Redevelopment Parcels Type: Site Plan Applicant: Judy Stewart / Dave Schmitt Engineering Proj Manager(s): Tina Williamson/Alan Willis Proj #: 09-8000055	PID: 26-20-30-5AR-0D00-0171++++ Dist: 2-McLean Zoning: Varies Acres: Project Location: US 17/92

DEVELOPMENT REVIEW DIVISION

PRE-APPLICATION REVIEW

TIME 10:40 AM	Project Name: US 17/92 CRA Redevelopment Parcel Type: Site Plan Applicant: Judy Stewart / Dave Schmitt Engineering Proj Manager(s): Tina Williamson/Alan Willis Proj #: 09-8000056	PID: 11-20-30-5AN-0000-0090+++ Dist: 2-McLean Zoning: Varies Acres: 34.47 & 284.3 Project Location: US 17/92
TIME 11:00 AM	Project Name: US 17/92 CRA Redevelopment & Fernwood Type: Site Plan Applicant: Judy Stewart / Dave Schmitt Engineering Proj Manager(s): Tina Williamson / Alan Willis Proj #: 09-8000057	PID: 17-21-30-509-0A00-0040+++ Dist: 2-McLean Zoning: Varies Acres: 30.6 & 69.8 Project Location: US 17/92 & Fern Park Blvd
TIME 11:20 AM	Project Name: SR 434 West (1253) Type: Rezone Applicant: Ethel Hammer / Engelhardt, Hammer & Associates Proj Manager(s): Ian Sikonia / Cynthia Sweet Proj #: 09-8000058	PID: 03-21-29-300-001F-0000+ Dist: 3-Van Der Weide Zoning: PUD Acres: 1.4 Project Location: SR 434 West (2153)
TIME 11:40 AM	Project Name: Alafaya Trail (2987) Type: Special Exception Applicant: Edgar Rivas Proj Manager(s): Denny Gibbs / Alan Willis Proj #: 09-8000051	PID: 27-21-31-5CC-0A00-0110 Dist: 1-Dallari Zoning: C-2 Acres: 0.36 Project Location: 2987 Alafaya Trail

JUL 9 2009

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 35-19-30-514-0000-0210
Attach list of all parcel ID numbers associated with the project site.

NAME: PETER/EVELYN ETOH

COMPANY: HOPE ASSISTED LIVING FACILITY

EMAIL ADDRESS (REQUIRED): EVE@ETOH.COM

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 688-0842 FAX NUMBER: (407) 688-1735

SUBJECT PROPERTY ADDRESS: 1401 DIXIE WAY SANFORD FL 32711
CALL 407 415-5064

OF ACRES: 1 ACRE

PROJECT NAME: HOPE ASSISTED LIVING FACILITY

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: ASSISTED LIVING CURRENT USE: ASSISTED RESIDENTIAL

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Land Use Amendment Special Exception
Current _____ Proposed _____
Current _____ Proposed _____

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: KF RECEIVE DATE: 7/8/09 COMMENTS DUE: _____

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

KF/CDS

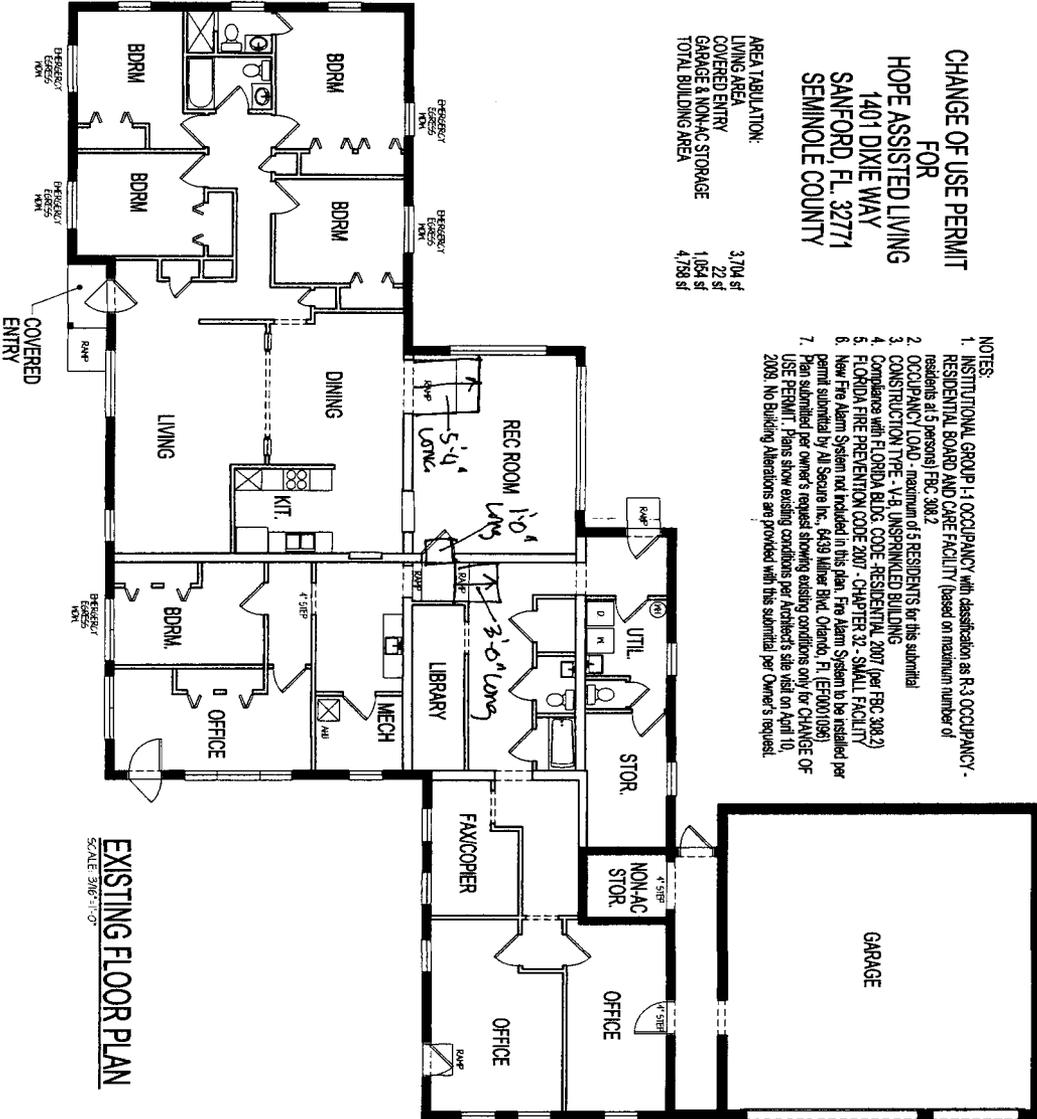
09-80000052

**CHANGE OF USE PERMIT
FOR
HOPE ASSISTED LIVING**
1401 DIXIE WAY
SANFORD, FL. 32771
SEMINOLE COUNTY

AREA TABULATION:

LIVING AREA	3,704 SF
COVERED ENTRY	22 SF
GARAGE & NON-AC STORAGE	1,094 SF
TOTAL BUILDING AREA	4,758 SF

- NOTES:
1. INSTITUTIONAL GROUP I-1 OCCUPANCY with classification as R-3 OCCUPANCY - RESIDENTIAL BOARD AND CARE FACILITY (based on maximum number of residents at 5 persons) FBC 308.2
 2. OCCUPANCY LOAD - maximum of 5 RESIDENTS for this submitted CONSTRUCTION TYPE - V-B UNSPRINKLED BUILDING
 3. COMPLIANCE WITH FLORIDA BLDG. CODE - RESIDENTIAL 2007 (per FBC 308.2)
 4. FLORIDA FIRE PREVENTION CODE 2007 - CHAPTER 32 - SMALL FACILITY
 5. New Fire Alarm System not included in this plan. Fire Alarm System to be installed per permit submitted by All Secure Inc., 6439 Miller Blvd, Orlando, FL (EFD0001098)
 6. USE PERMIT: Plans show existing conditions per Architect's site visit on April 10, 2009. No Building Alterations are provided with this submitted per Owner's request.



EXISTING FLOOR PLAN
SCALE 3/16" = 1'-0"

**CHANGE OF USE PERMIT APPLICATION
for HOPE ASSIST LIVING**
1401 DIXIE WAY, SANFORD, FL.
SEMINOLE COUNTY, FL.

BRIAN WERLING ARCHITECT
12513 WESTFIELD LAKES CR.
WINTER GARDEN, FL. 34787
407-467-3143



DATE OF PLAN
REVISIONS
INITIAL SUBMITTAL 05/11/09

JUL 8 2009

DEVELOPMENT DIVISION

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 31-21-31-300-0050-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Robert Reynolds

COMPANY: R L Haines Construction, LLC

EMAIL ADDRESS (REQUIRED): rreynolds@rlhaines.com

ADDITIONAL EMAIL ADDRESS: rlhaines@rlhaines.com

DAYTIME PHONE: (321) 426-2373 FAX NUMBER: (407) 384-1908

SUBJECT PROPERTY ADDRESS: 3053 ALOMA AVE OVIEDO FL

OF ACRES: 9

PROJECT NAME: Price Chopper

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: _____ CURRENT USE: WIND DIXIE

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone *Current _____ Proposed _____*
 Land Use Amendment *Current _____ Proposed _____*
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

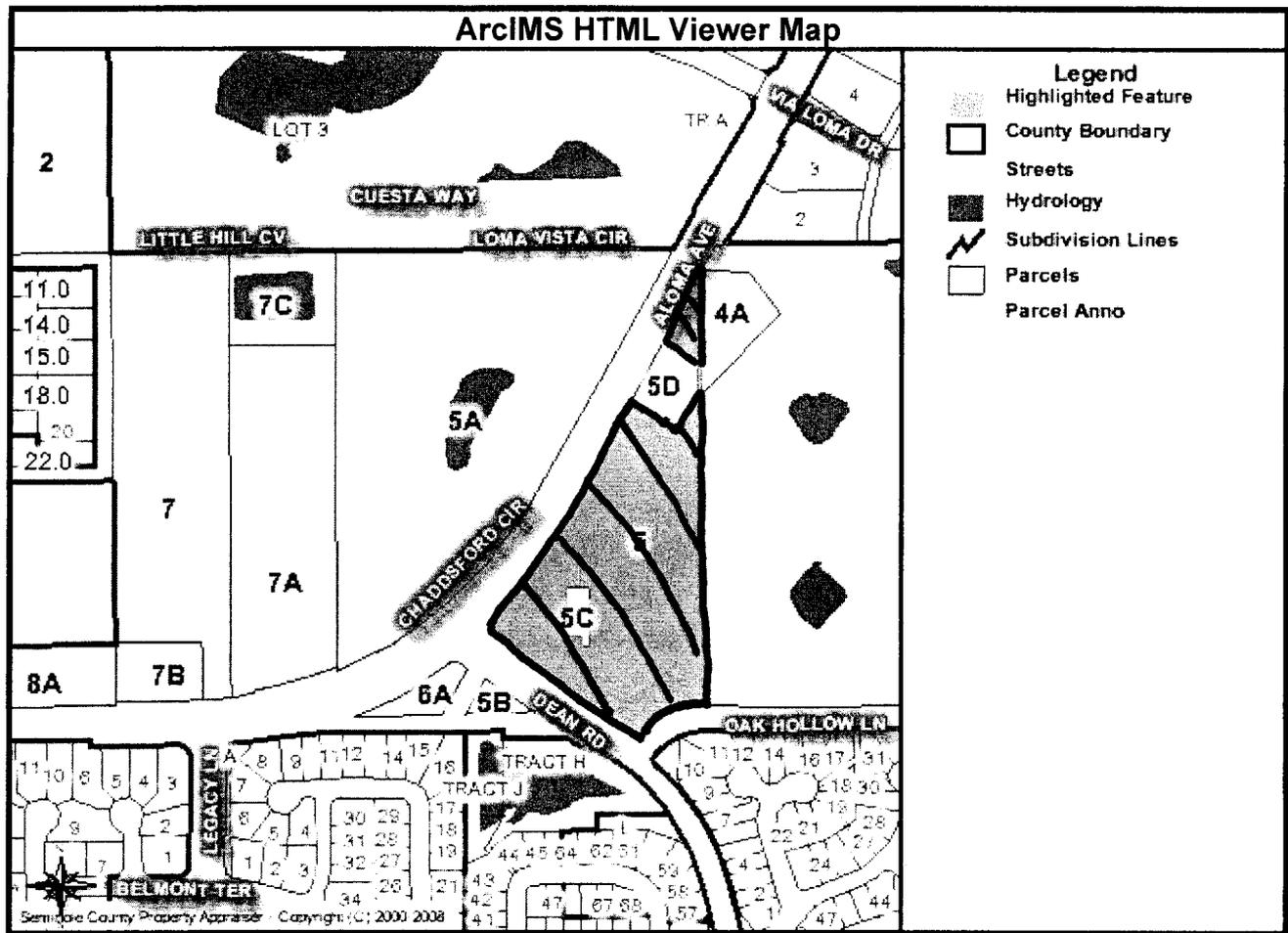
PROJECT MANAGER: _____ RECEIVE DATE: _____ COMMENTS DUE: _____

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

IS/Bmw

09-80000053



Seminole County Pre-Application Information Request

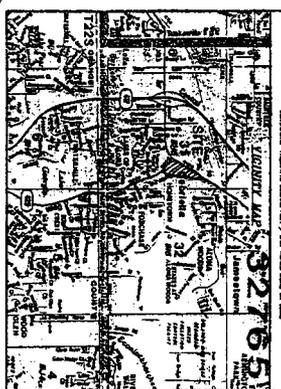
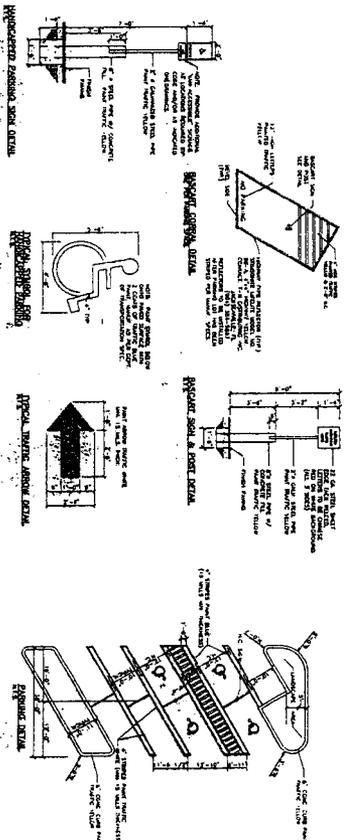
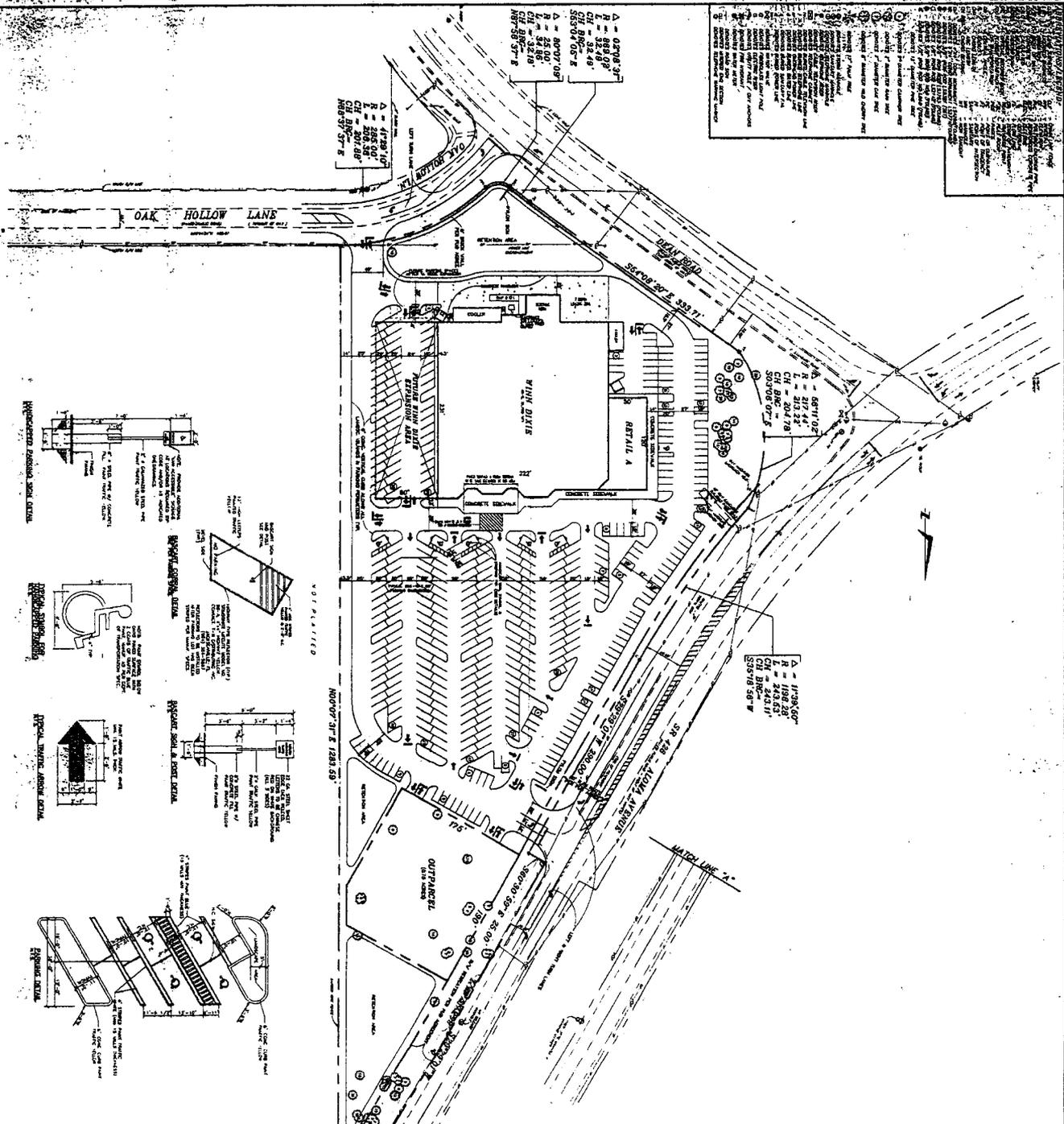
Narrative with Project Description

My name is Robert Reynolds and I am the Senior Estimator with RL Haines General Contractors. We are located in Orlando, Fl and are representing a client that is looking to purchase property in Seminole County. The Parcel ID number is 31-21-31-300-0050-0000. The lot currently has an "Abandoned" Winn Dixie grocery store constructed onsite and is located at the corner of Dean Road and Aloma Avenue. We would like to discuss the following:

- An option for Light Manufacturing
 - Can this take place under current zoning
- An option for plat the site to have an "Out Parcel" along Aloma Avenue
 - Review of current PD with board for complete understanding
- Process and duration for above options

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



SITE DATA

PROJECT: WINN DIXIE AT ALOMA BEND

OWNER: D&L LAND COMPANY

DATE: APRIL 1987

SCALE: 1" = 50'

LABOR DESCRIPTION

1. EXISTING SITE SURVEY

2. EXISTING SITE PLAN

3. EXISTING SITE PHOTOGRAPHS

4. EXISTING SITE TOPOGRAPHY

5. EXISTING SITE UTILITIES

6. EXISTING SITE EROSION CONTROL

7. EXISTING SITE DRAINAGE

8. EXISTING SITE FLOODING

9. EXISTING SITE WIND

10. EXISTING SITE SOILS

11. EXISTING SITE VEGETATION

12. EXISTING SITE HISTORICAL

13. EXISTING SITE CULTURAL

14. EXISTING SITE ARCHITECTURAL

15. EXISTING SITE ARTISTIMATIONS

16. EXISTING SITE ANTHROPOLOGY

17. EXISTING SITE PALEONTOLOGY

18. EXISTING SITE GEOLOGY

19. EXISTING SITE SEISMOLOGY

20. EXISTING SITE CLIMATE

21. EXISTING SITE METEOROLOGY

22. EXISTING SITE HYDROLOGY

23. EXISTING SITE ENVIRONMENTAL

24. EXISTING SITE SOCIAL

25. EXISTING SITE ECONOMIC

26. EXISTING SITE POLITICAL

27. EXISTING SITE LEGAL

28. EXISTING SITE REGULATORY

29. EXISTING SITE COMPLIANCE

30. EXISTING SITE REPORTS

Design Service Group

1000 GRANT STREET
 LONGWOOD, FLORIDA 32750
 (407) 331-3775

ARCHITECTURAL CONSULTING ENGINEERING
 ENVIRONMENTAL PERMITTING

SITE GEOMETRY PLAN

**WINN DIXIE
 AT ALOMA BEND**

SEMINOLE COUNTY, FLORIDA

PREPARED FOR:

D&L LAND COMPANY
 POST OFFICE BOX 730
 WINDERMERE, FLORIDA 34786
 (407) 876-2555

REVISIONS

NO.	DATE	DESCRIPTION
01/27/87	01/27/87	ISSUE FOR PERMITTING
02/20/87	02/20/87	ISSUE FOR PERMITTING
03/17/87	03/17/87	ISSUE FOR PERMITTING
04/17/87	04/17/87	ISSUE FOR PERMITTING
05/17/87	05/17/87	ISSUE FOR PERMITTING

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: Parcel # 07-21-30-510-0 A00-0270 (attached)
Attach list of all parcel ID numbers associated with the project site.

NAME: Nathaniel + Nadine Weaver

COMPANY: N/A

EMAIL ADDRESS (REQUIRED): N3Weaver@CS.com

ADDITIONAL EMAIL ADDRESS: N/A

DAYTIME PHONE: (407) 493-2654 FAX NUMBER: (407) 332-1310

SUBJECT PROPERTY ADDRESS: 525 Plumosa Ave, Altamonte Springs, 32701

OF ACRES: 0.2

PROJECT NAME: 525 Plumosa Ave

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: RP (As of May 2009) CURRENT USE: House

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone *Current RP Proposed*
 Land Use Amendment *Current Proposed*
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS - See site plan of existing
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT - See site plan

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: BMW RECEIVE DATE: 7/9/2009 COMMENTS DUE: 7/30/2009

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

JW/BMW 09-80000054

Ariel View,
525 Plumosa Ave,



Subject property,
in red box,
surrounded by
commercial and
industrial
buildings.

Freight train
serving
commercial and
industrial
neighbors noted
by arrow.

High volume SR
427 noted by
yellow highlight



<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: 07-21-30-510-0A00-0270</p> <p>Owner: WEAVER NATHANIEL & NADINE</p> <p>Mailing Address: 107 HAMLIN CT S</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: 525 PLUMOSA AVE ALTAMONTE SPRINGS 32701</p> <p>Subdivision Name: LAKE MOBILE SHORES REPLAT</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 01-SINGLE FAMILY</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;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> <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> </thead> <tbody> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$46,594</td> <td style="text-align: right;">\$65,622</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: right;">\$10,413</td> <td style="text-align: right;">\$10,413</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: right;">\$57,007</td> <td style="text-align: right;">\$76,035</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;">Assessed Value (SOH)</td> <td style="text-align: right;">\$57,007</td> <td style="text-align: right;">\$76,035</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$46,594	\$65,622	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$10,413	\$10,413	Land Value Ag	\$0	\$0	Just/Market Value	\$57,007	\$76,035	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$57,007	\$76,035
VALUES	2009 Working	2008 Certified																																	
Value Method	Cost/Market	Cost/Market																																	
Number of Buildings	1	1																																	
Depreciated Bldg Value	\$46,594	\$65,622																																	
Depreciated EXFT Value	\$0	\$0																																	
Land Value (Market)	\$10,413	\$10,413																																	
Land Value Ag	\$0	\$0																																	
Just/Market Value	\$57,007	\$76,035																																	
Portability Adj	\$0	\$0																																	
Save Our Homes Adj	\$0	\$0																																	
Assessed Value (SOH)	\$57,007	\$76,035																																	
2009 TAXABLE VALUE WORKING ESTIMATE																																			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																
County General Fund	\$57,007	\$0	\$57,007																																
Schools	\$57,007	\$0	\$57,007																																
Fire	\$57,007	\$0	\$57,007																																
Road District	\$57,007	\$0	\$57,007																																
SJWM(Saint Johns Water Management)	\$57,007	\$0	\$57,007																																
County Bonds	\$57,007	\$0	\$57,007																																
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																			
SALES		<p style="text-align: center;">2008 VALUE SUMMARY</p> <p style="text-align: right;">2008 Tax Bill Amount: \$1,145</p> <p style="text-align: right;">2008 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																													
WARRANTY DEED	08/2006	06396	0119	\$95,000	Improved	Yes																													
SPECIAL WARRANTY DEED	04/2003	04838	0215	\$43,000	Improved	No																													
SPECIAL WARRANTY DEED	12/2002	04721	0650	\$100	Improved	No																													
CERTIFICATE OF TITLE	12/2002	04642	0227	\$100	Improved	No																													
WARRANTY DEED	11/2000	03963	1862	\$65,000	Improved	Yes																													
SPECIAL WARRANTY DEED	07/2000	03895	0463	\$33,000	Improved	No																													
CERTIFICATE OF TITLE	05/2000	03851	1038	\$100	Improved	No																													
WARRANTY DEED	01/1994	02719	1541	\$19,000	Improved	No																													
WARRANTY DEED	05/1991	02305	1823	\$52,800	Improved	No																													
CERTIFICATE OF TITLE	01/1991	02261	0482	\$100	Improved	No																													
Find Comparable Sales within this Subdivision																																			
LAND		<p style="text-align: center;">LEGAL DESCRIPTION</p> <p style="text-align: center;">PLATS: Pick...</p> <p>LEG LOT 27 + W 20 FT OF LOT 28 BLK A REPLAT OF LAKE MOBILE</p> <p>SHORES PB 8 PG 55</p>																																	
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																														
FRONT FOOT & DEPTH	70	106	.000	175.00	\$10,413																														
BUILDING INFORMATION																																			
Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																										
Building Sketch	1 SINGLE FAMILY	1966	3	925	1,147	925	BRICK/WOOD FRAMING	\$46,594	\$60,512																										
Appendage / Sqft		OPEN PORCH FINISHED / 24																																	
Appendage / Sqft		CARPORT UNFINISHED / 198																																	

Development Review Narrative

Special Note:

Request to rezone subject property from R-2 (One or Two Family Dwelling) to RP (Residential Professional) was unanimously approved by the Seminole County Board of County Commissioners on April 28, 2009. Development Order #08-20000010 was duly executed on May 18, 2009. The Development Order and approved site plan are attached.

Certificate of Concurrence was issued on April 27, 2009. A copy of the certificate is attached.

Subject Property:

525 Plumosa Ave, Altamonte Springs, FL 32701

Objective:

To change the use of the subject property in a manner consistent with Future Land Use as defined in Seminole County's Vision 2020 Comprehensive Plan. Subject property has become nonviable for quality residential use as auto and rail traffic has increased along hwy 427 to support commercial and industrial neighbors. The property is located in medium density area with R1 & R2 uses surrounded by commercial and industrial uses. **This is a request for change in use to Residential Professional (RP). Residential Professional is an allowable use in medium density residential areas.** As referenced, given the declining residential quality, the highest and best allowable use is Residential Professional. **Please see Ariel views on the following page for full understanding of the objective.**

Upon approval, the property owner will locate his small accounting business, The Orlando Tax Room, Inc, into the property. The office will operate from 9AM to 5PM, no weekends or holidays. 93% of the company's clients request meetings at the client's site for convenience of scheduling. Therefore, no increase in traffic is expected. The business owner and one employee will use the property on a regular basis.

Support:

McKeon Engineering, Orlando office, has been engaged and drafted the required site development plan. The impact on residential neighbors is relatively low. Additionally, this request supports the following policies of the Vision 2020 Comprehensive Plan.

- Targeted Industry Uses – Office uses,
- Policy FLU 2.4 – Neighborhood Commercial Uses,
- Policy FLU 4.1 – Redevelopment of Low Income Neighborhoods and
- Policy FLU 2.6 – Conversion of Residential Structures.

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST 2009

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: See attached Map
Attach list of all parcel ID numbers associated with the project site.

NAME: Judy Stewart

COMPANY: Dave Schmitt Engineering

EMAIL ADDRESS (REQUIRED): judy.stewart@dsearl.com

ADDITIONAL EMAIL ADDRESS: D/A

DAYTIME PHONE: (407) 207-9088 FAX NUMBER: (407) 207-9089

SUBJECT PROPERTY ADDRESS: See attached map

OF ACRES: Sites D & E = 78.06 ± Ac.

PROJECT NAME: #92 CPA Redevelopment Parcels

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: Varies CURRENT USE: Varies

REVIEW TYPE: Site Plan Concept Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:
 ATTACH NARRATIVE WITH PROJECT DESCRIPTION
 ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
 ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

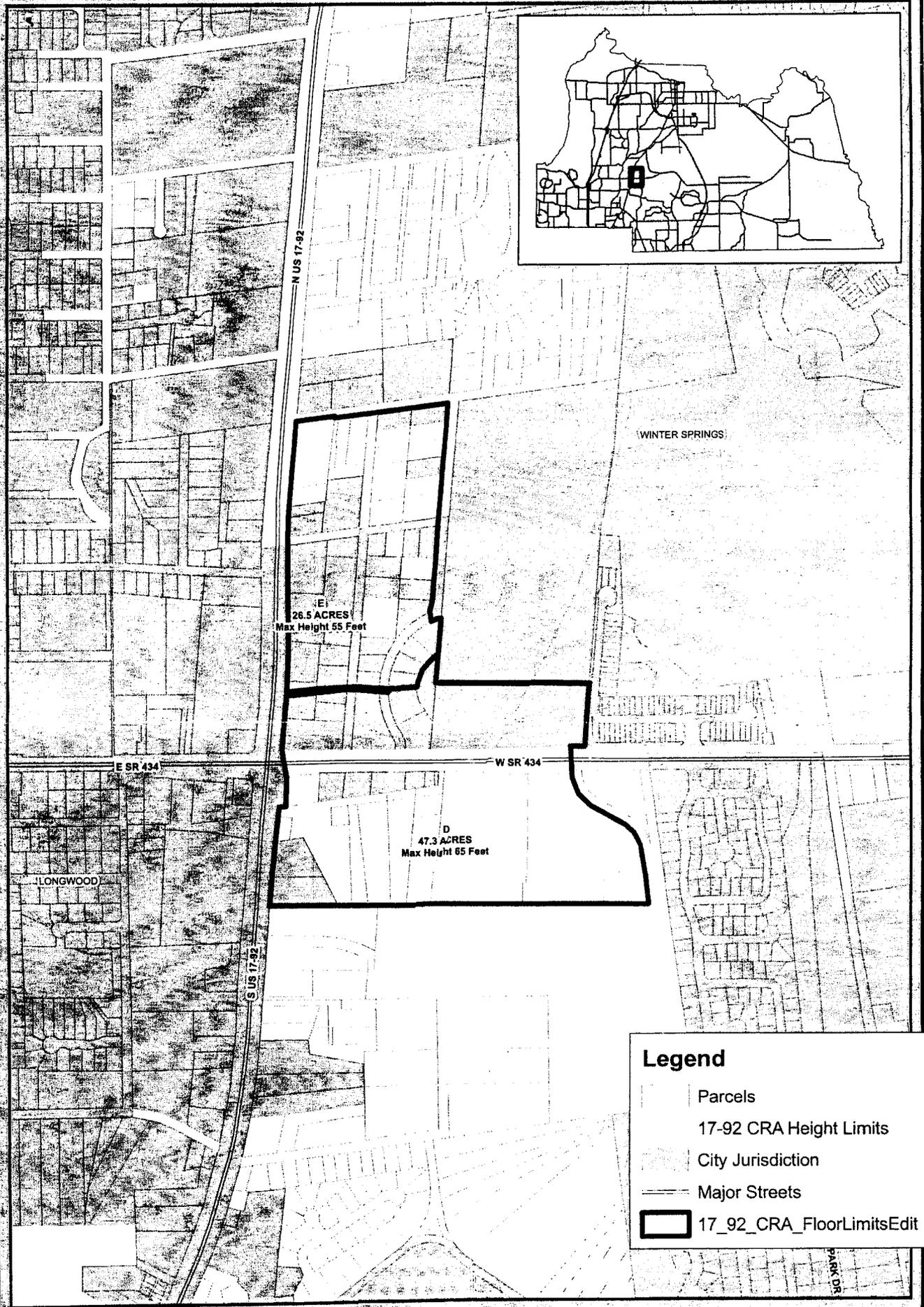
***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: _____ RECEIVE DATE: _____ COMMENTS DUE: _____

ATTACH PROPERTY APPRAISER DATA SHEET.
 PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000055

TW/ADW



Legend

-  Parcels
-  17-92 CRA Height Limits
-  City Jurisdiction
-  Major Streets
-  17_92_CRA_FloorLimitsEdit



**17-92 Community
Redevelopment Agency**
Target Zone Height Limits, Sites D & E
Exhibit A, Page 3 of 4



City Jurisdiction is for Purposes of Illustr



DAVE SCHMITT
ENGINEERING, INC.
 3880 AVA ON PARK EAST BLVD.
 SUITE 310
 ORELAND, FL 32068
 407-207-9088 FAX: 407-207-9089
 Certification of Authorization #27171

CONSTRUCTION NOTED BY:
 This drawing is based on the information provided by the client. The engineer is not responsible for the accuracy of the information provided. The engineer is not responsible for the construction of the project. The engineer is not responsible for the construction of the project. The engineer is not responsible for the construction of the project.

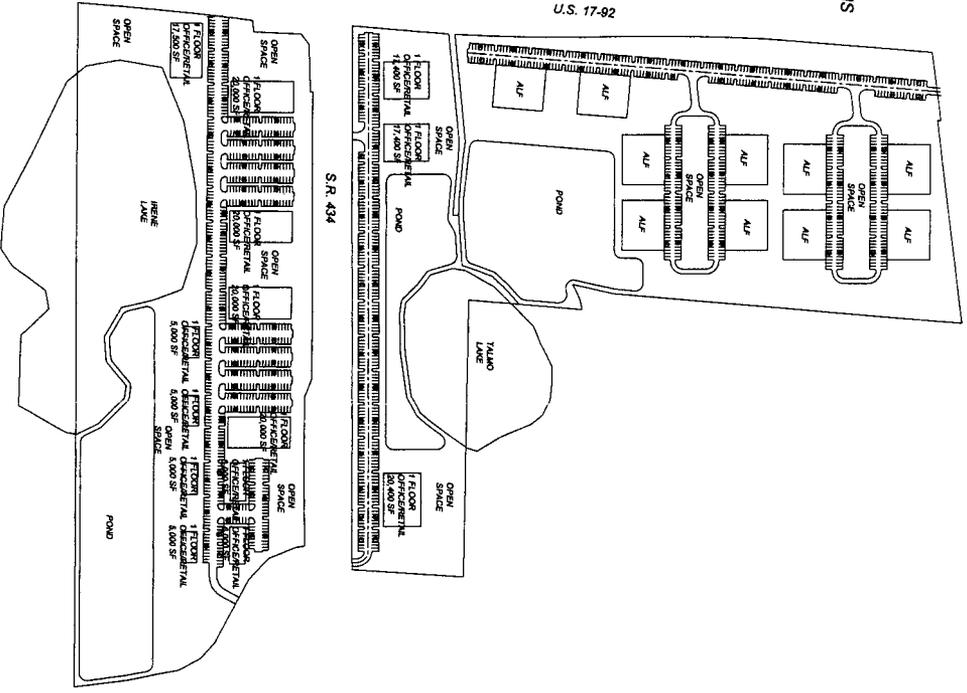
DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

CONCEPTUAL SITE PLAN (D, E)
 17-92 CRA
 SEMINOLE COUNTY, FLORIDA

DATE: MARCH 2008
 PROJECT NO.:
 DRAWN BY: GAG
 CHECKED BY: TRS
 SCALE: 1"=100'
 SHEET: 1 OF 1

SITE D & E: CONCEPTUAL SITE DATA

GROSS ACREAGE	78.06 AC.
DEVELOPABLE ACREAGE	68.61 AC.
ASSISTED LIVING FAC.	290 UNITS
PARKING REQUIRED	367 = 1 SPACE PER 2 ROOMS
OFFICE/COMMERCIAL	184,700 S.F.
PARKING REQUIRED	924 = 1 SPACE PER 200 S.F.
PARKING PROVIDED	1291 SPACES
POND	12.94 AC.
LAKE	9.45 AC.



3 17-92 • Nursery Rd

- 1, 2620 305A ROD00017I
- 2 3320 3051 30E 00001B
- 3 3320 3051 30E 00001A
- 4 3320 3051 30E 000010
- 5 2620 305A ROD 00017F
- 6 3320 3051 30E 000020
- 7 2620 305A ROD 00017T
- 8 3320 3051 30E 000040
- 9 2620 305A ROD 00017U
- 10 2620 305A ROD 00017J
- 11 3320 3051 30D 000010
- 12 3320 3051 30D 000120
- 13 3320 3051 30D 000020
- 14 3320 3051 30D 000110
- 15 3320 3051 30D 000030
- 16 3320 3051 30D 000100
- 17 3320 3051 30D 000040
- 18 3320 3051 30D 000090
- 19 3320 3051 30D 000050
- 20 3320 3051 30D 000080
- 21 3320 3051 30D 000060
- 22 3320 3051 30D 000070

#3 17-92 = OAK

- 1 3320 305120A 000090
- 2 3320 305120A 000120
- 3 3320 305120A 000130
- 4 3320 305130A 000080
- 5 3320 305120A 000160
- 6 3320 305120A 000070
- 7 3320 305120A 000060
- 8 3320 305120A 000170
- 9 3320 305120A 000040
- 10 3320 305120A 00017A
- 11 3320 305120A 000190
- 12 3320 305120A 000030
- 13 3320 305120A 000200
- 14 3320 305120A 000020
- 15 3320 305120A 000210
- 16 3320 305120A 000010
- 17 3320 305130B 000040
- 18 3320 305130B 000030
- 19 3320 305130B 000020
- 20 3320 305130B 000010
- 21 3320 305130B 000050
- 22 3320 305130B 000190
- 26 3320 305130B 000060
- 27 3320 305130B 000180

#3 17-92 & OAK

28 3320 305130 B 000070

29 3320 305130 B 000160

30 3320 305130 B 000080

31 3320 305130 B 000090

32 3320 305130 B 000100

33 3320 305130 B 000110

34 3320 305130 C 000080

35 3320 305130 C 000070

36 3320 305130 C 000060

37 3320 305130 C 000050

4 17-92 = 434

- 1 3320 305120A 0000 20
- 2 3320 305120A 0000 200
- 3 3320 305120A 0000 210
- 4 3320 305120A 0000 10
- 5 3320 305130B 0000 120
- 6 3320 305130C 0000 30
- 7 3320 305130C 0000 10
- 8 2620 305AR 00016G
- 9 2620 305AR 000 170
- 10 2620 305AROD 00017L
- 11 2620 305AROD 00017N
- 12 2620 305AROD 00017K
- 13 2620 305AROD 000 17R
- 14 2620 305AROD 000 17P
- 15 2620 305AROD 000 16C
- 16 2620 305AROD 000 58N
- 17 2620 305AROD 000 58S
- 18 2620 305AROD 000 58B
- 19 2620 305AROD 000 58F
- 20 2620 305AROD 000 58K
- 21 2620 305AROD 000 58O
- 22 2620 305AROD 000 58H
- 23 2620 305AROD 000 58G
- 24 2620 305AROD 000 58L
- 25 2620 305AROD 000 58A

4 17-92 = 434

26 2620 305 AR0D 00058J
27 2620 305 AR0D 00058L
28 0421 305270A 000000
29 0421 305270B 000000
30 0421 305270C 000000
31 0421 305270D 000000
32 0421 305270E 000000
33 0421 305270 000008Z0
34 0421 305270G 000000
35 0421 305250 00000 10
36 0421 305250 00000 20

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

7 200

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: See Attached Map
Attach list of all parcel ID numbers associated with the project site.

NAME: Judy Stewart

COMPANY: Dave Schmitt Engineering

EMAIL ADDRESS (REQUIRED): judy.stewart@dsr.orl.com

ADDITIONAL EMAIL ADDRESS: N/A

DAYTIME PHONE: (407) 207-9088 FAX NUMBER: (407) 207-9089

SUBJECT PROPERTY ADDRESS: see attached map

OF ACRES: Site F = 34.47 ± Ac. Site G = 284.3 ± Ac.

PROJECT NAME: CRA Redevelopment Parcels

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: VARIES CURRENT USE: VARIES

REVIEW TYPE: Site Plan Concept Plan Subdivision: Commercial Single Family
 Rezone Plan Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: _____ RECEIVE DATE: _____ COMMENTS DUE: _____

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

TW/ADW 09-8000056



17-92 Community Redevelopment Area

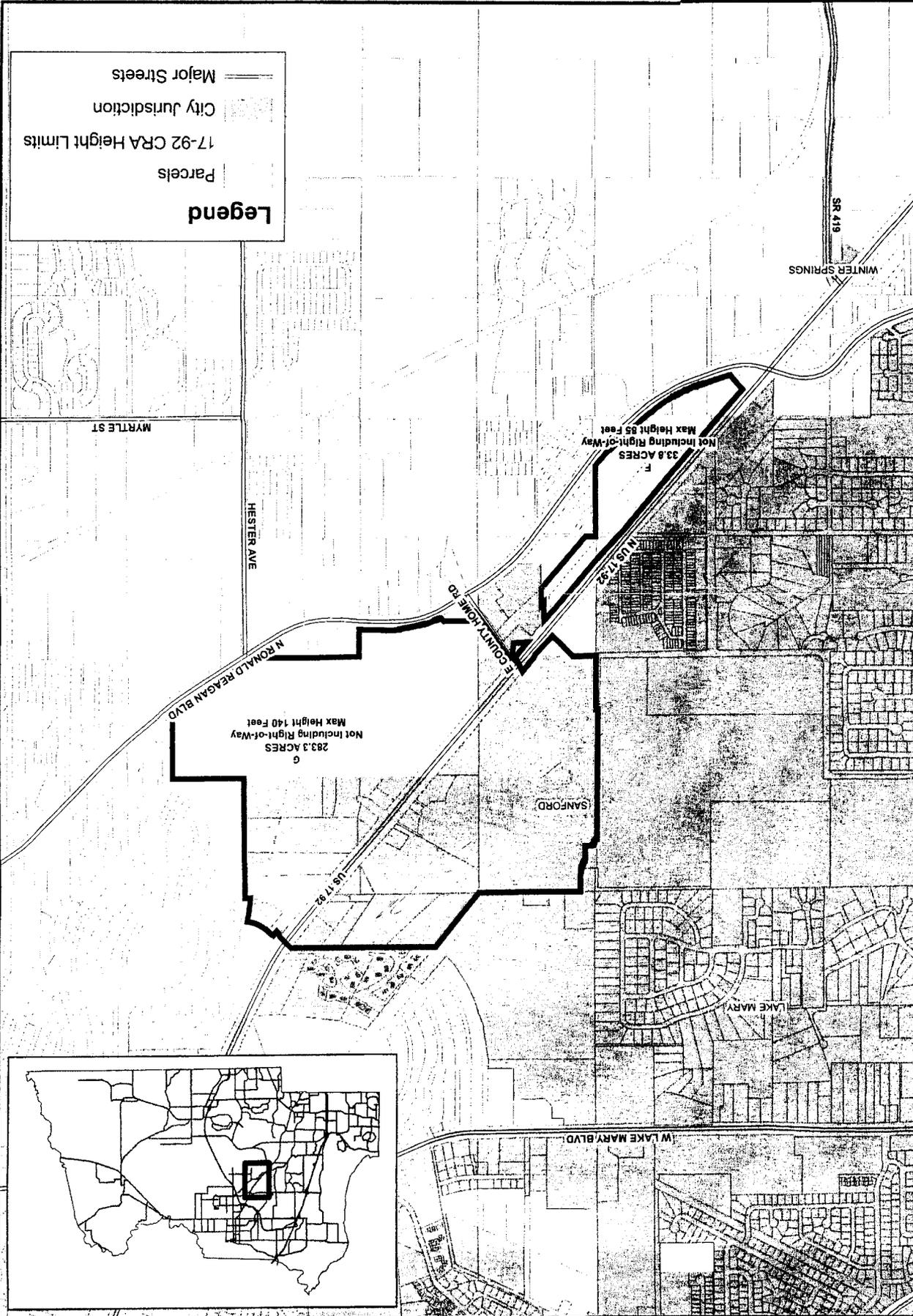
Target Zone Height Limits, Sites F & G
9/21/2006

City Jurisdiction is for Purpose of Illustration Only
L:\projects\2006 Work Request\17_92 CRA_FloorLimits\SiteF&G.mxd



Legend

- Major Streets
- City Jurisdiction
- 17-92 CRA Height Limits
- Parcels



CONCEPTUAL SITE DATA (61)

GROSS ACREAGE
DEVELOPABLE ACREAGE

RESIDENTIAL
OFFICE/COMMERCIAL
PARKING REQUIRED
PARKING PROVIDED

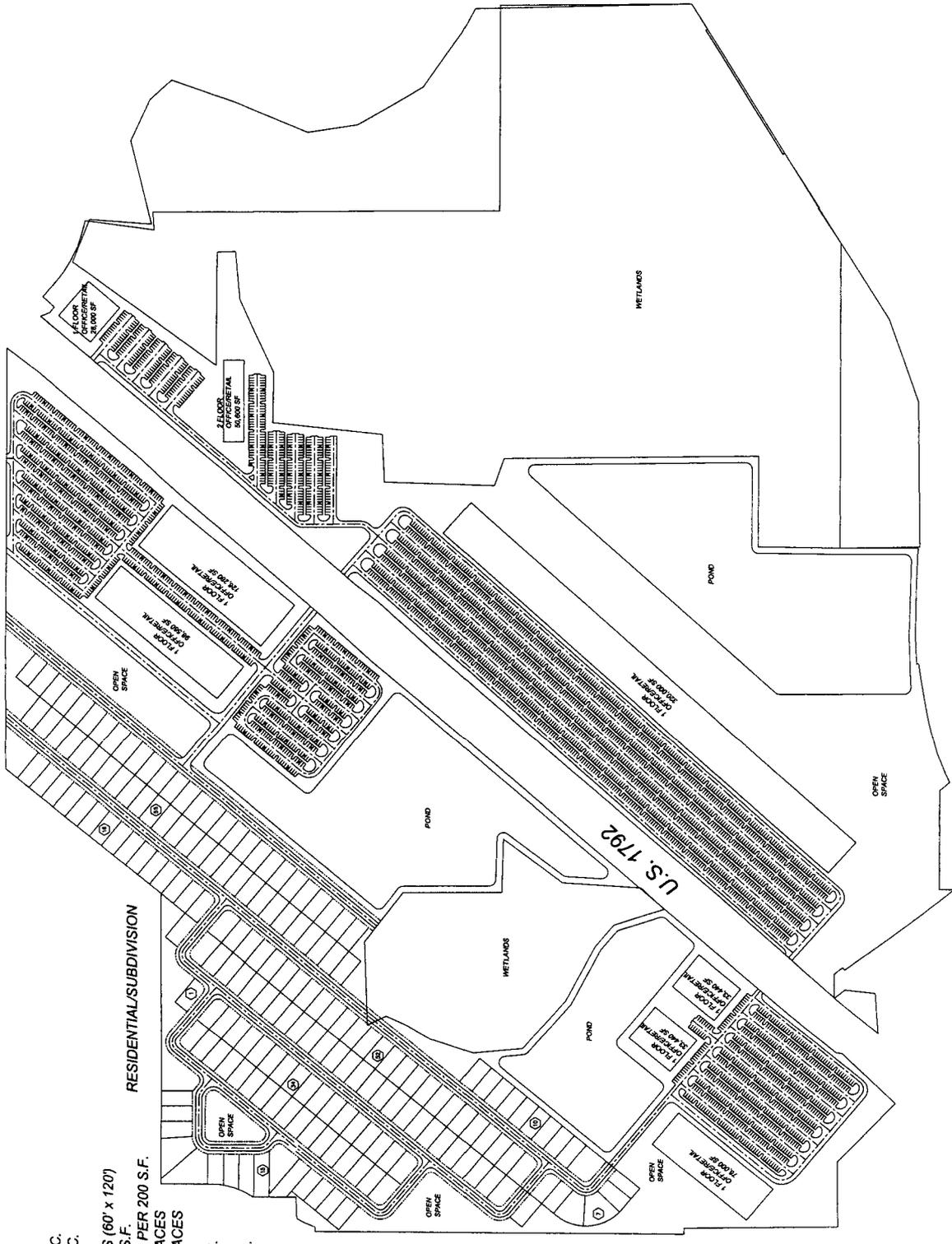
POND
WETLAND

284.30 AC.
196.87 AC.

190 LOTS (60' x 120')
766,320 S.F.
1 SPACE PER 200 S.F.
3832 SPACES
3877 SPACES

36.08 AC.
87.43 AC.

RESIDENTIAL/SUBDIVISION



CONCEPTUAL SITE PLAN (G)
17-92 CRA
SEMINOLE COUNTY, FLORIDA

DATE: MARCH 2009
PROJECT NO.:
DRAWN BY: GAG
CHECKED BY: TFS
SCALE: 1"=400'
SHEET: 1 OF 1

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

CONTRACTOR'S ACKNOWLEDGE:
I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly licensed and qualified to practice as a Professional Engineer in the State of Florida.
I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly licensed and qualified to practice as a Professional Engineer in the State of Florida.
I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am duly licensed and qualified to practice as a Professional Engineer in the State of Florida.

DAVE SCHMITT
ENGINEERING, INC.
3680 AVALON PARK EAST BLVD.
SUITE 310
ORLANDO, FL 32825
407.207.0080 FAX 407.207.0089
Certification of Authorization #27471

Purch I.D's - # 1

- 1, 1120305AN00000090
- 2 1120305AN00000050
- 3 1120305AN00000030
- 4 1120305AN00000010
- 5 1120305AN000000K
- 6 1120305AN0000001A
- 7 1120305AN0000001B
- 8 1420300001200000
- 9 14203030001100000
- 10 142030300001000000
- 11 142030300012A0000
- 12 142030300013D0000
- 13 142030300013L0000
- 14 14203030001400000
- 15 15203030004400000
- 16 14203050106000090
- 17 14203050106000110
- 18 14203050106000000
- 19 142030002400000
- 20 14203030002300000
- 21 14203030002200000
- 22 142030305160B000000
- 23 1420305160A000000
- 24 14203051600000050
- 25 14203051600000090
- 26 14203051600000040

27 14 20 30 516 000 000 30

28 14 20 30 516 000 000 20

29 14 20 50 16 000 000 10

30 14 20 30 3000 15 000 00

31 14 20 30 3000 15A 0000

32 222 0 30 30000 2 00 000

33 15 20 30 3 000 44A 0000

34 220 30 518 000 000 30

2

1 2220303000040000

2 222030300007A0000

3 1520305A0000051A

4 22203030001000000

5 22203030001C0000

6 22203030001B0000

7 222030300010A0000

8 1520305A000043A0

9 222030300033A0000

10 2220300033B0000

11 22203030001900000

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov
SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: See Attached Map
Attach list of all parcel ID numbers associated with the project site.

NAME: Judy Stewart

COMPANY: Dave Schmitt Engineering

EMAIL ADDRESS (REQUIRED): judy.stewart@cs.com

ADDITIONAL EMAIL ADDRESS: N/A

DAYTIME PHONE: (407) 207-9088 FAX NUMBER: (407) 207-9089

SUBJECT PROPERTY ADDRESS: See attached map

OF ACRES: Site A = 30.6 ± Ac. Sites B+C = 69.8 ± Ac.

PROJECT NAME: CRA Redevelopment Parcels

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: varies CURRENT USE: varies

REVIEW TYPE: Site-Plan Concept Plans Subdivision: Commercial Single Family
 Rezone Plans Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:
 ATTACH NARRATIVE WITH PROJECT DESCRIPTION
 ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
 ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

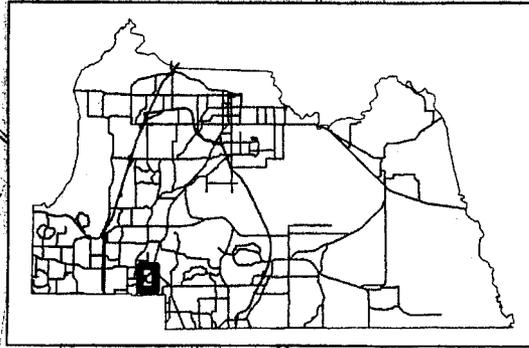
PROJECT MANAGER: _____ RECEIVE DATE: _____ COMMENTS DUE: _____

ATTACH PROPERTY APPRAISER DATA SHEET.
 PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

TW/ADW 09-80000057

E ALTAMONTE DR

ALTAMONTE SPRINGS



SR 436

FERNWOOD BLVD

S US 17-92

PRAIRIE LAKE DR

SOUTH ST

B
56.7 ACRES
Not Including Right-of-Way
Max Height 55 Feet

C
13.1 ACRES
Not Including Right-of-Way
Max Height 140 Feet

LAKE OF THE WOODS BLVD

OXFORD RD

OBRIEN RD

A
30.6 ACRES
Not Including Right-of-Way
Max Height 55 Feet

Legend

- Parcels
- 17-92 CRA Height Limits
- City Jurisdiction
- Major Streets



**17-92 Community
Redevelopment Area**
Target Zone Height Limits, Sites A, B & C
Exhibit A, Page 2 of 4



City Jurisdiction for Purposes of Illustration Only.

9/21/2006

L:\projects\2006 Work\Recess 117_92_CRA_FloorLimits\SitesA_B&C.mxd



DAVE SCHMITT
ENGINEERING, INC.
3860 AVIATION PARK EAST BLDG.
SUITE 310
ORLANDO, FL 32835
407.202.2000
Certification of Authorization: 627471

CONTRACTOR'S USE ONLY
I hereby certify that I am the duly Licensed Professional Engineer in the State of Florida, License No. 627471, and that I am the author of the design and calculations shown on this drawing. I am not aware of any other persons who have prepared or assisted in the preparation of this drawing. This statement is based upon the information provided to me by the client. I am not responsible for the accuracy of the information provided to me by the client. I am not responsible for the accuracy of the information provided to me by the client. I am not responsible for the accuracy of the information provided to me by the client.

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

CONCEPTUAL SITE PLAN (A,B,C)
17-92 CRA
SEMINOLE COUNTY, FLORIDA

DATE: MARCH 2008
PROJECT NO.:
DRAWN BY: GAG
CHECKED BY: TSS
SCALE:
SHEET: 1 OF 1

SITE B & C: CONCEPTUAL SITE DATA

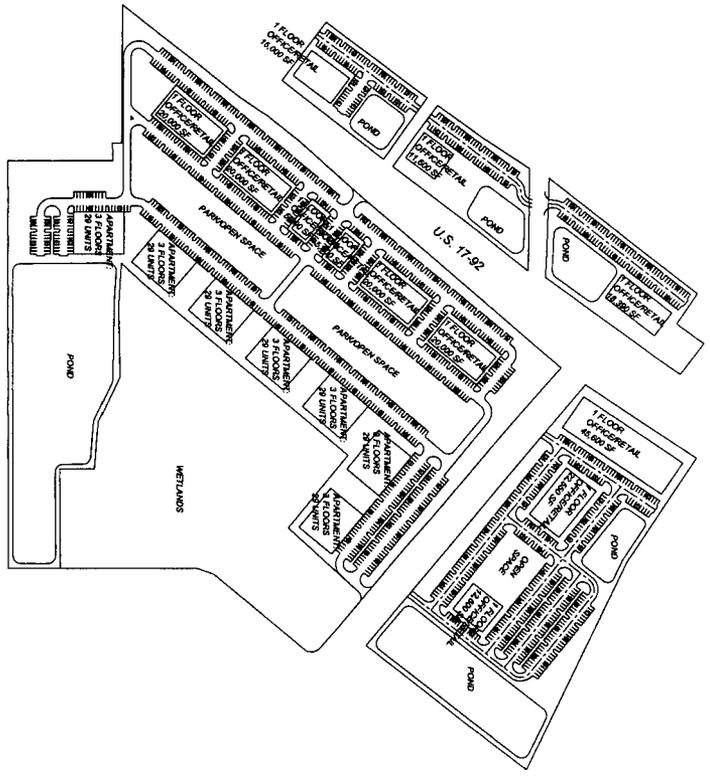
GROSS ACREAGE 69.81 AC.
DEVELOPABLE ACREAGE 56.02 AC.

APARTMENTS 203 UNITS
PARKING REQUIRED 406 = 2 PER UNIT

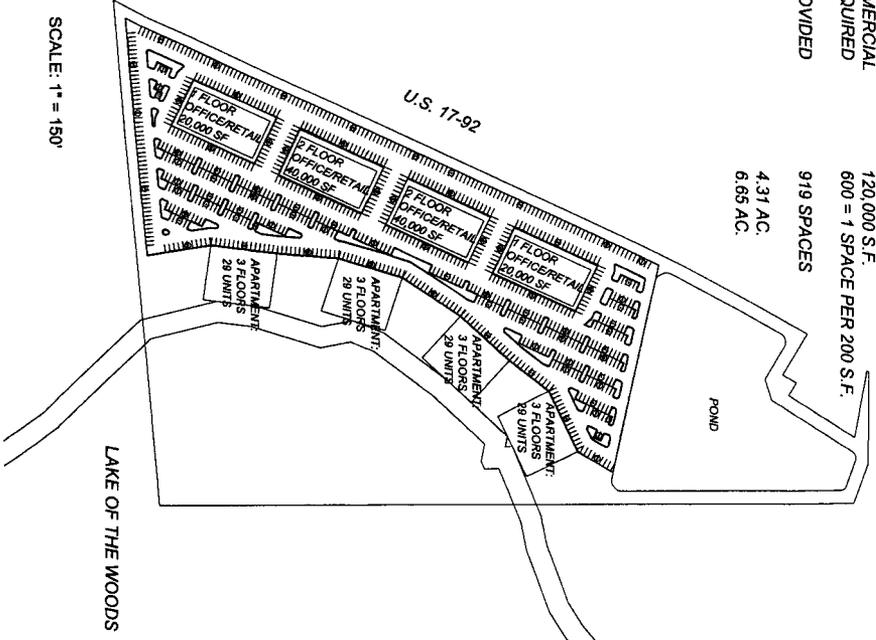
OFFICE/COMMERCIAL 217,340 S.F.
PARKING REQUIRED 1087 = 1 SPACE PER 200 S.F.

PARKING PROVIDED 1538 SPACES
POND 9.96 AC.

WETLAND 13.79 AC.



SCALE: 1" = 200'



SCALE: 1" = 150'

SITE A: CONCEPTUAL SITE DATA

GROSS ACREAGE 30.60 AC.
DEVELOPABLE ACREAGE 23.95 AC.

APARTMENTS 116 UNITS
PARKING REQUIRED 232 = 2 SPACES PER UNIT

OFFICE/COMMERCIAL 120,000 S.F.
PARKING REQUIRED 600 = 1 SPACE PER 200 S.F.

PARKING PROVIDED 919 SPACES
POND LAKE 4.31 AC.
LAKE 6.55 AC.



#5 US 17-92 E FERWOOD BLVD.

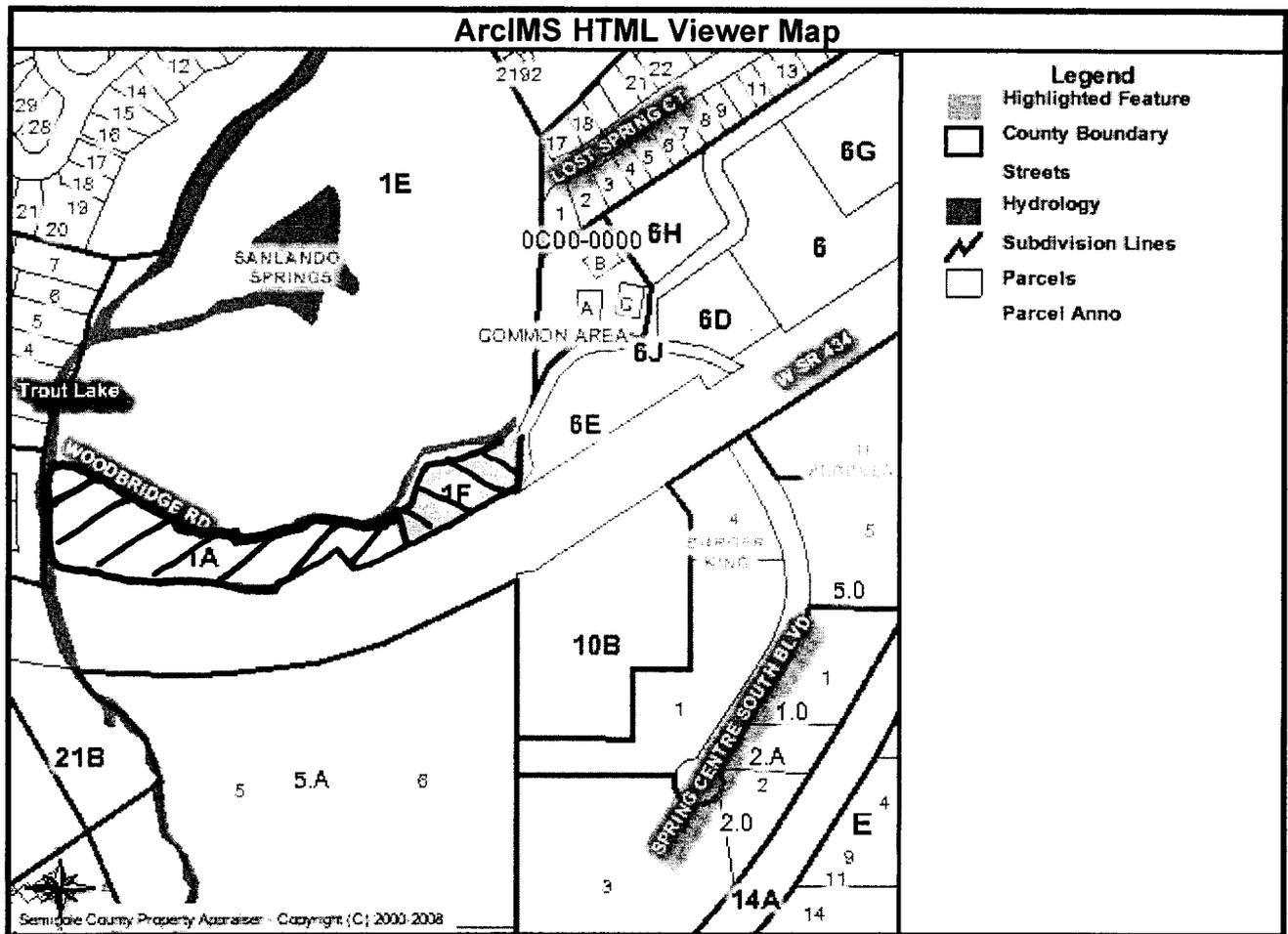
- 1 1721305090A 000040
- 2 1721305090A 000050
- 3 1721305090A 000140
- 4 1721305090A 000060
- 5 1721305090A 000130
- 6 1721305090A 000070
- 7 1721305090A 000120
- 8 1721305090A 000080
- 9 1821305150B 000010
- 10 1821305150B 000060
- 11 1821305150B 00002A
- 12 1821305150B 000070
- 13 1821305150B 000040
- 14 1821305150C 000010
- 15 1821305150C 000020
- 16 1821305150C 00005A
- 17 1821305150C 000030
- 18 1821305150C 000060
- 19 172130510000000030
- 20 172130510000000046
- 21 172130300022 000000
- 22 182130300022 000000
- 23 172130300023 000000
- 24 182130300021 000000
- 25 182130300020 000000

#5 17-92 = FERWOOD

26 1821 30 3000 2000000
27 1721 30 3000 1800000
28 1721 30 3000 2360000
29 2021 30 3000 260000
30 2021 30 3000 140000
31 1721 30 3000 2380000
32 1721 30 3051 0000000 4H
33 1721 30 3000 2950000
34 1721 30 51 0000000 4B
35 1721 30 51 0000000 4D
36 1721 30 51 0000000 4J
37 1721 30 51 0000000 4F
38 1721 30 51 0000000 4C
39 1721 30 51 0000000 4K
40 1721 30 51 0000000 4M
41 1721 30 51 0000000 4L
42 1721 30 51 0000000 4E

#6 17-92 e O'BRIEN RD.

- 1 1921 30 501 000000 1A
- 2 1921 30 501 000000 2D
- 3 1921 30 501 000000 20
- 4 1921 30 501 000000 30
- 5 1921 30 501 000000 2E
- 6 1921 30 501 000000 4B
- 7 1921 30 501 000000 40
- 8 1921 30 501 000000 4C
- 9 1921 30 501 000000 4A
- 10 1921 30 501 000000 70
- 11 1921 30 501 000000 80
- 12 1921 30 501 000000 9A
- 13 1921 30 501 000000 93
- 14 1921 30 501 000000 100
- 15 1921 30 501 000000 10A
- 16 1921 30 501 000000 110



Saxon Property on SR 434 within The Springs PUD

Narrative/Project Description:

This request proposes a major Planned Unit Development amendment rezoning application from Planned Unit Development – Open Space to Planned Unit Development – Office on 1.4 acres within The Springs PUD to allow office development. The subject property was occupied until recently by a real estate office through approval granted by the Seminole County Board of County Commissioners in 1976. The proposed amendment would be consistent with the original office use approved on the subject property and would serve as a transition between the existing commercial uses within The Springs PUD to the east and the recreational uses to the north and northwest of the subject property. The proposed amendment would also continue to provide open space within The Springs PUD in excess of the 25 percent required by Seminole County.

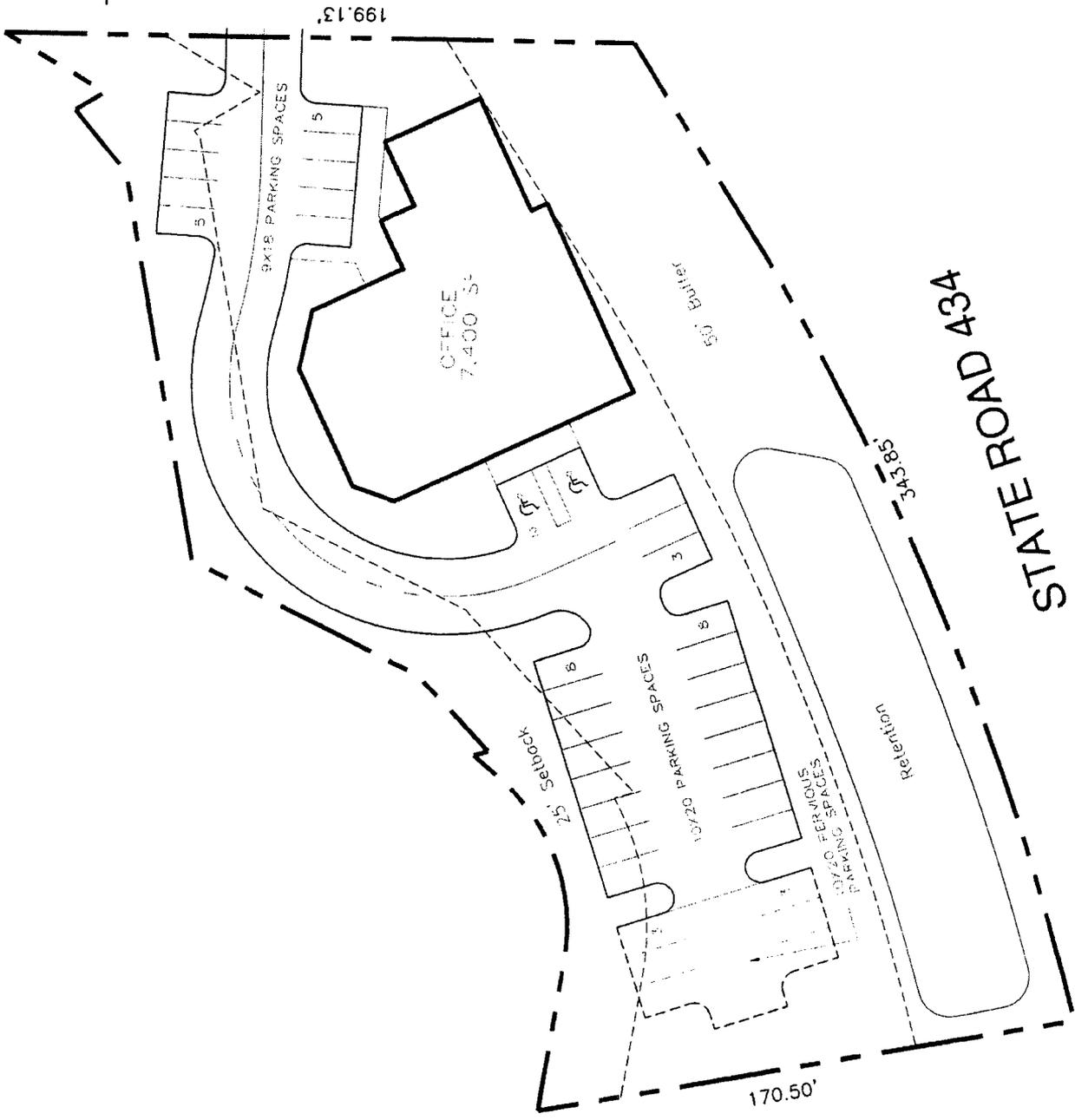
Because of the history and the complexity of this request, we would respectfully request that a face to face meeting occur at the DRC so that we may explain the basis and justification for this request and receive direct feedback from staff.

LEGEND

--- PROPERTY LINE

SITE DATA

SITE AREA: 1.40 AC
 DEVELOPMENT AREA: 1.00 AC
 PROPOSED RETENTION: 0.15 AC / 15%
 PROPOSED USE: OFFICE
 BUILDING AREA: 7,400 SF
 EXISTING ZONING: P-UD
 PARKING REQUIREMENTS: 1 SPACE/200 SF
 PARKING PROVIDED: 37 SPACES



STATE ROAD 43A

SAXON MAJOR PUD
 AMENDMENT REZONING
 THE SPRINGS PUD

ENGELHARDT, HAMMER & ASSOCIATES
 Landscape Planning - GIS Support Territory
 430 Archer Place, Suite 220, Tampa, Florida 33604
 Telephone: (813) 889-8100, Fax: (813) 889-8011

JUL 8 2009

DEVELOPMENT REVIEW

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov
SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 2771315CCOAO000110
Attach list of all parcel ID numbers associated with the project site.
NAME: Edgar Rivas
COMPANY: Aamco Transmissions
EMAIL ADDRESS (REQUIRED): rivas5913@bellsouth.net
ADDITIONAL EMAIL ADDRESS: spilegio@verizon.net
DAYTIME PHONE: (407) 497-9925 FAX NUMBER: ()
SUBJECT PROPERTY ADDRESS: 2987 Alafaya Trail Oviedo, FL 32765
OF ACRES: .36 Acres
PROJECT NAME: Aamco Transmissions
PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential
CURRENT ZONING: C-7 CURRENT USE: vacant
REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed X
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

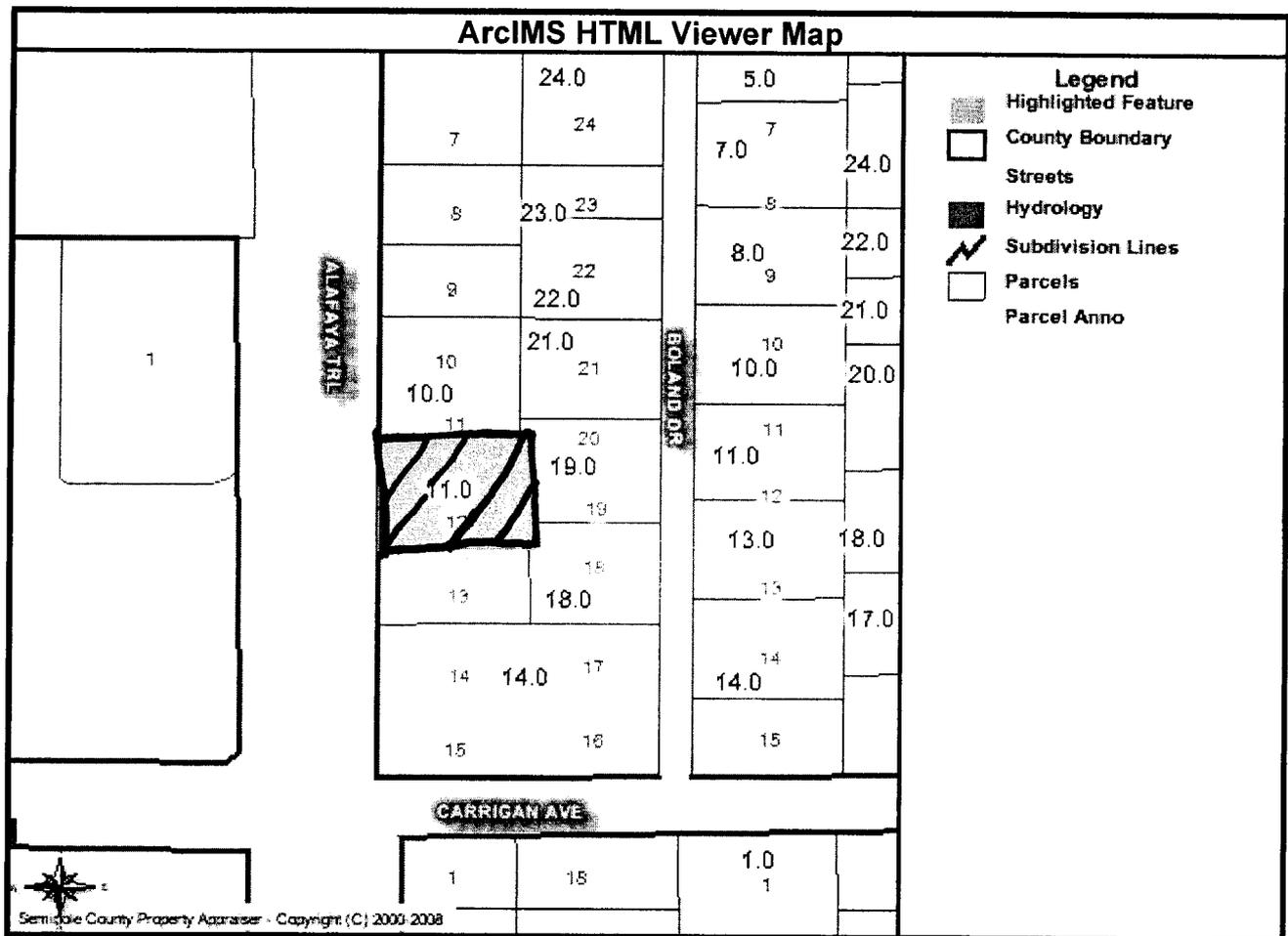
***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: AW RECEIVE DATE: 7/8 COMMENTS DUE: 7/30

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000051

DG ~~KA~~ / ADW



NARRATIVE

Subject Property:
2987 Alafaya Trail
Oviedo, FL 32765

Proposing existing property currently zoned C-2 commercial to allow a special exception for general automotive repair specializing in transmission repair. The proposed changes made to building would be:

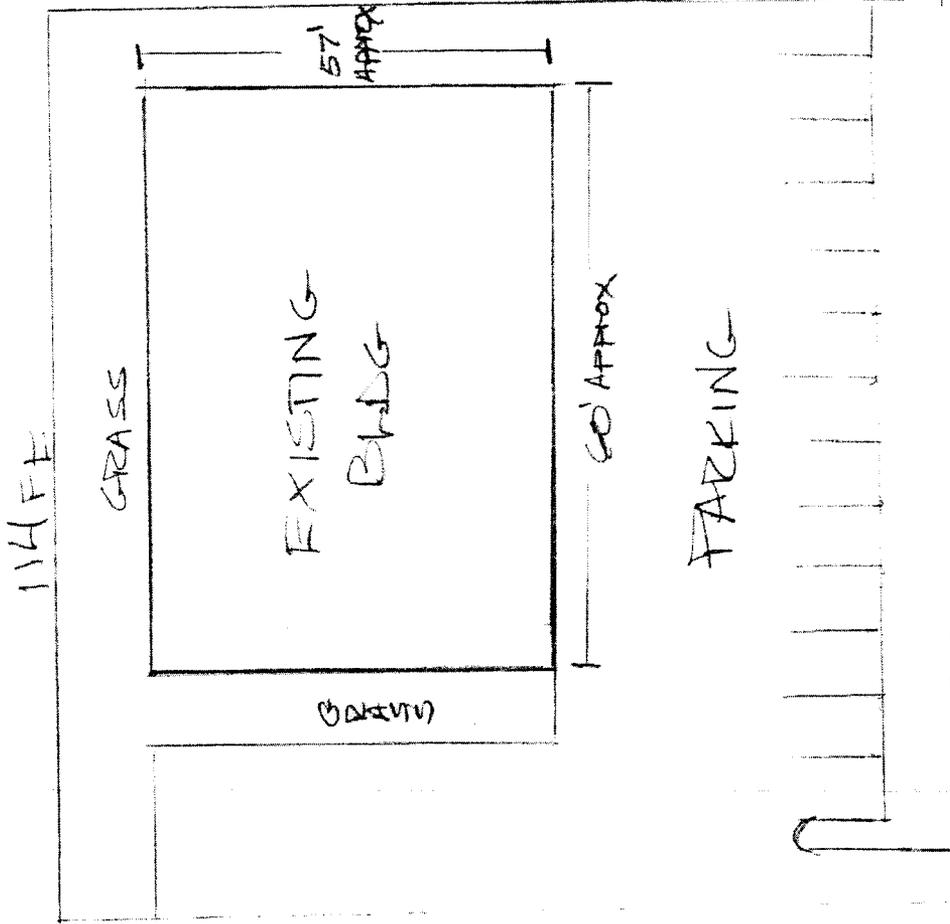
1. 4 roll-up garage doors added to part of the front façade where currently there is glass & aluminum (please see attached photo showing placement of future garage doors).
2. One (1) metal man door on the left side of building for employee access to front office.

SITE PLAN (NTS)

LOT SIZE
15,796 SF

Bldg Size
3900 SF Under
Roof
3600 SF Under
A/C

PARKING
23 SPACES



ALAFIA TRAIL