

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: Growth Management Department, Planning and Development Division
RE: PRE-APPLICATION REVIEWS: 03/02/2011

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 Planning and Development 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.

PRE-APPLICATION REVIEW		
TIME 9:40AM	Project Name: Sustain Farmer's Market Type: Site Plan Applicant: Paul & Tammy Dragon Proj Manager(s): Ian Sikonia Proj #: 11-8000017	PID: 07-21-29-300-022B-0000 Dist: 3 – Van Der Weide Zoning: PCD/C-1 Acres: 7.5 Project Location: South Side of E SR 436 East of Balmy BeachDR.
TIME 10:00AM MEETING CANCELLED BY APPLICANT	Project Name: Westmonte Animal Clinic Type: Site Plan Applicant: Sharon Sernik, DVM Proj #: 11-8000020 Proj Manager(s): Ian Sikonia	PID: 16-21-29-501-0000-0040 Dist: 3 – Van Der Weide Zoning: C-3 Acres: 33,863sf Project Location: North Side of W SR 436 East of Laurel ST.
TIME 10:20AM MEETING CANCELLED BY APPLICANT	Project Name: Lighthouse Baptist Church Type: Site Plan Applicant: Don Wruck Proj #: 11-8000018 Proj Manager(s): Cynthia Sweet	PID: 34-21-30-300-0040-0000 Dist: 1 – Dallari Zoning: A-1 Acres: 4.91 Project Location: South Side of Howell Branch RD., 1 Lot East of Betty ST.

PRE-APPLICATION REVIEW

TIME 10:40AM	Project Name: Sweetwater Oaks Clubhouse Replacement Type: Site Plan Applicant: James R. Jones, Jr. Proj #: 11-8000021 Proj Manager: Cynthia Sweet	PID: 33-20-29-508-0D00-0000 Dist: 3 – Van Der Weide Zoning: PUD / C1 Acres: 1.623 Project Location: West Side of Fox Valley DR., 1 Lot N of Wekiva Springs RD.
TIME 11:00AM	Project Name: Cosha Hair Design Type: Special Exception Applicant: Anthony Brooks Proj #: 11-8000019 Proj Manager: Denny Gibbs	PID: 22-20-30-503-0000-0030 Dist: 2 Horan Zoning: C-2 Acres: 19,500sf Project Location: West Side of 17-92, 3 Lots South of Silkwood CT.
TIME 11:20AM	Project Name: Wireless Towers Type: Site Plan Applicant: Mary Solik Proj #: 11-8000022 Proj Manager: Kathy Hammel	PID: 15-21-30-300-0010-0000 Dist: 1- Dallari Zoning: PUD Acres: 134 Project Location: 300 Daneswood Way
TIME 12:00 NOON CANCELLED BY APPLICANT	Project Name: Markham Woods Presbyterian Church Expansion Type: Special Exception/Site Plan Applicant: Kevin Spolski Proj #: 11-8000026 Proj Manager: Denny Gibbs	PID: 02-20-29-300-030B-0000+ Dist: 5-Carey Zoning: A-1 Acres: 10+/- Project Location: 5210 Markham Woods RD.

JAN 28 2011

NAV # 11-80000017

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, Planning & Development 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 #: 072129300022B0000
Attach list of all parcel ID numbers associated with the project site.

NAME: Paul & Tammy DRAGON

COMPANY: Sustain Natural Market

EMAIL ADDRESS (REQUIRED): info@sustainnaturalmarket.com

ADDITIONAL EMAIL ADDRESS: pdragon@cfl.rr.com

DAYTIME PHONE: (407) 489-1167 FAX NUMBER: (407) 682-5800

SUBJECT PROPERTY ADDRESS: 3030-3060 E. Semoran Blvd Apopka FL 32703

OF ACRES: 7.5 acres

PROJECT NAME: Sustain Farmers Market

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

CURRENT ZONING: C-1 (Retail/Commercial) CURRENT USE: Health Food Store

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 - 1 page
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS - 3 pages
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT - 2 pages

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

PROJECT MANAGER: I.S. RECEIVE DATE: 1/28/11 COMMENTS DUE: 2/23/11

ATTACH PROPERTY APPRAISER DATA SHEET.

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

BCC - 3 van der Weide Power - Progress
 Zoning - PCD/C-1 phone - Emburg
 FLU - PD/Com
 Water - Sem. Co.
 Sewer - Sem. Co.

Location:
 South side of
 E SR 436 east
 of Balm Beach
 DR.

9:40
 3/2/11

Seminole County Pre-Application Narrative 1-27-11

Sustain Farmers Market

We are small business owners. In 04/2010 we opened a health food store called Sustain Natural Market in the Colonial Shoppes at Bear Lake. We strive to be a source of knowledge and information for our community. We currently carry products from over 25 local Florida companies inside our store. We believe in boosting our local economy by supporting local. We would like to have a Sunday farmers market outside in front of the store. Because we cannot carry everyone's products in our store, our goal is to provide a venue for our local farmers, growers and producers to sell their products, and also to give our community an opportunity to connect with these vendors.

We have promoted this idea to our customers and the other businesses in the plaza, and it has been met with great enthusiasm from the community and the other businesses welcome a safe and family oriented weekend activity in the plaza. Our property manager and holding company have given us their blessing. We have been inspected and approved for this from Department of Agriculture.

Our plan is to hold this market on Sunday's from 10-2 outside the front of the store as well as on the grass in front of the store. We will have local fishermen, local soap makers, local produce growers, local apiaries, and local jams. All of our vendors have the appropriate resale certificates/growers permits as well as liability insurance.

Several of the businesses in the plaza are closed on Sundays and so there is ample parking especially since there are over 300 parking spots available. Our plans do not obstruct traffic on SR 436/Hunt Club Blvd or Balmy Beach Dr since the market will be held in the plaza in front of our store, nor will we obstruct any of the four entrance/exits into the plaza, we will not obstruct any handicap parking spots or ramps, and we will not obstruct the flow of traffic in the plaza for general traffic or emergency vehicles. We believe that we meet the requirements for ingress-egress parking and setbacks as specified by SCLDC 30.1378. Our vendors will arrive in pick-up trucks, or SUV with a small trailer attached. There will be no semi-tractors or other cargo trailers. They will unload their goods for their section and then will move their vehicles to the parking spots at the East entrance of the plaza.

EXISTING CONDITIONS.

Colonial Shoppes Bear Lake

3030 - 3060 E. Semoran Blvd (S.R. 436)

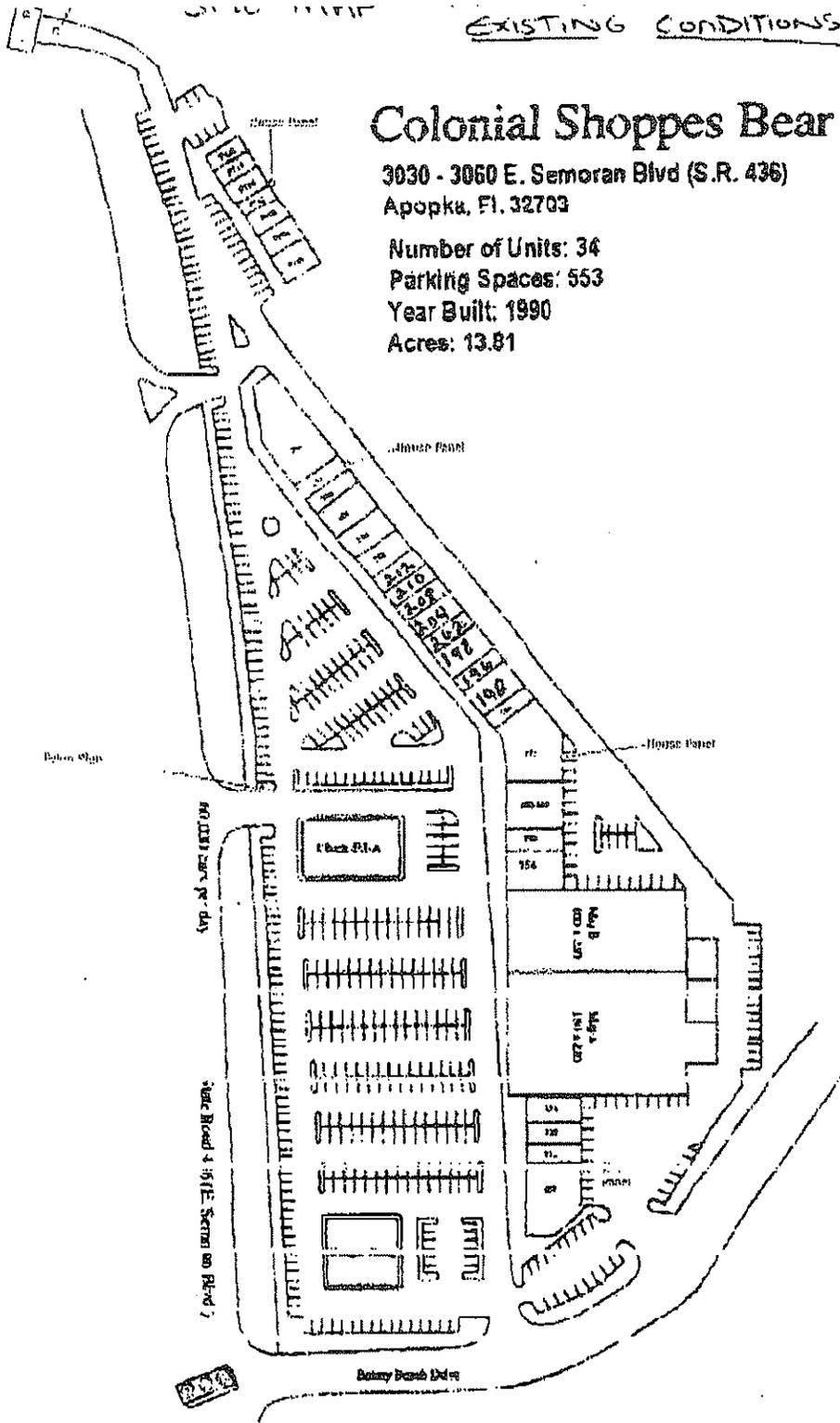
Apopka, Fl. 32703

Number of Units: 34

Parking Spaces: 553

Year Built: 1990

Acres: 13.81



THE SOUTHERLY RIGHT OF WAY LINE OF A 200.00 FEET WIDE RIGHT OF WAY FOR STATE ROAD NO. 436, SEMORAN BOULEVARD); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 1198.35 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 37 MINUTES 22 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 59 MINUTES 58 SECONDS WEST FOR 697.37 FEET TO THE ABOVEMENTIONED EASTERLY RIGHT OF WAY LINE OF BALMY BEACH DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: SOUTH 36 DEGREES 02 MINUTES 30 SECONDS WEST FOR 215.04 FT. TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 286.05 FT.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 201.38 FT. THROUGH A CENTRAL ANGLE OF 40 DEGREES 20 MINUTES 19 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00 FT.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 156.03 FT. THROUGH A CENTRAL ANGLE OF 19 DEGREES 13 MINUTES 34 SECONDS TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 635.00 FT.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 262.07 FT. THROUGH A CENTRAL ANGLE OF 23 DEGREES 38 MINUTES 48 SECONDS TO THE POINT OF BEGINNING.

CONTAINING 13.732 ACRES, (598, 196.0 SQUARE FEET), MORE OR LESS.

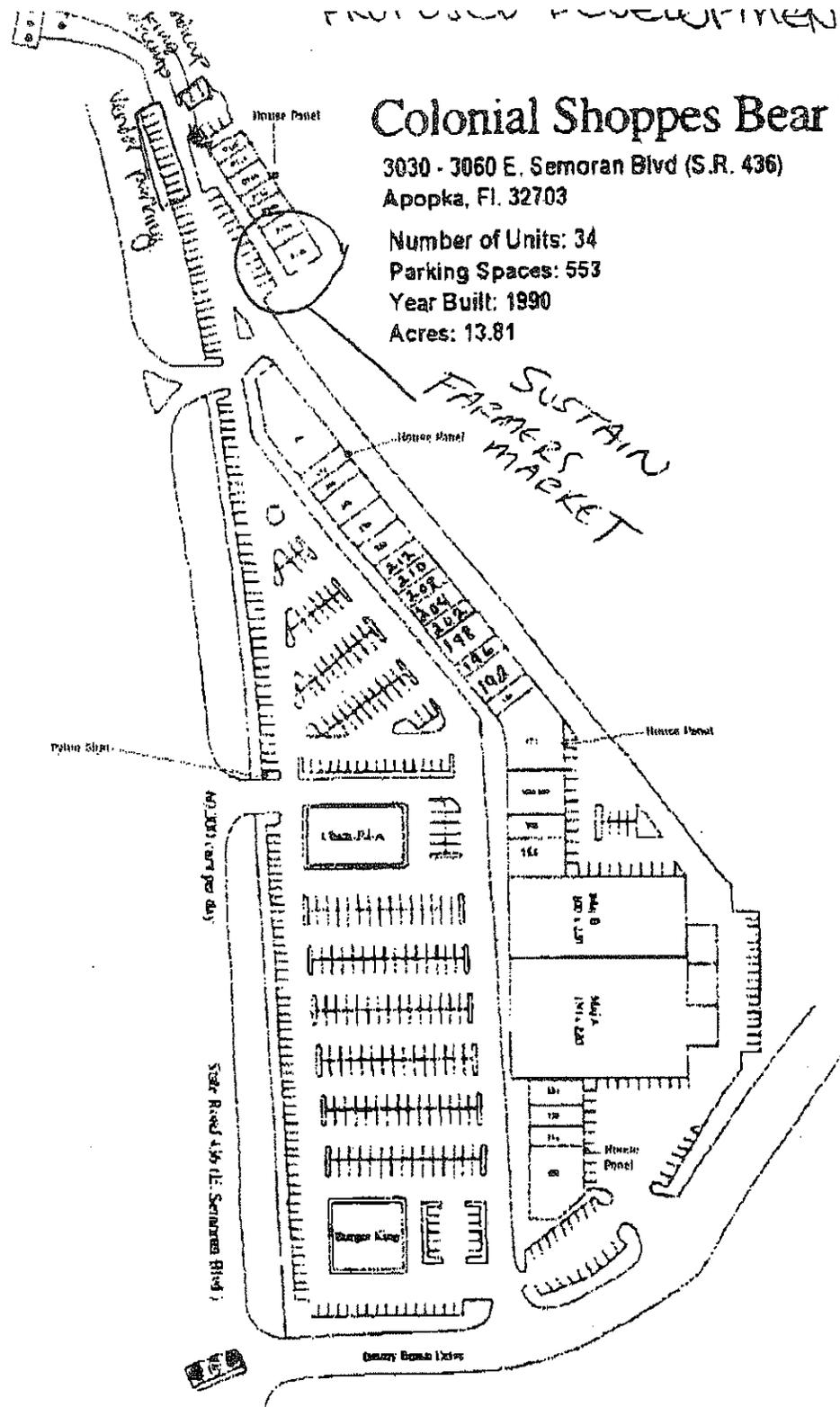
THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18, ALL BEING IN TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

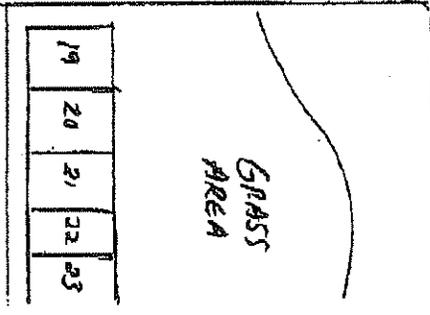
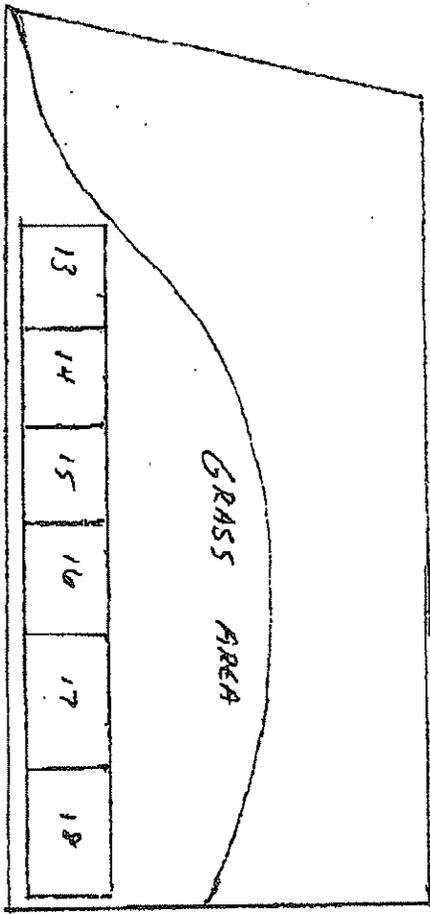
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7 FOR 1333.34 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BALMY BEACH DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 2055, PAGES 129 AND 130, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST ALONG SAID SOUTH LINE FOR 1101.95 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 15 MINUTES 59 SECONDS EAST ALONG SAID WEST LINE FOR 100.00 FEET TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE NORTHEAST QUARTER OF SECTION 18; THENCE NORTH 89 DEGREES, 41 MINUTES, 41 SECONDS EAST ALONG SAID SOUTH LINE FOR 660.00 FEET TO THE EAST LINE OF THE WEST 660.00 FEET OF SAID NORTHEAST QUARTER OF SECTION 18; THENCE NORTH 00 DEGREES 15 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE FOR 74.43 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2042.08 FEET AND A TANGENT BEARING OF NORTH 87 DEGREES 37 MINUTES 20 SECONDS WEST (SAID CURVE BEING

Colonial Shoppes Bear Lake

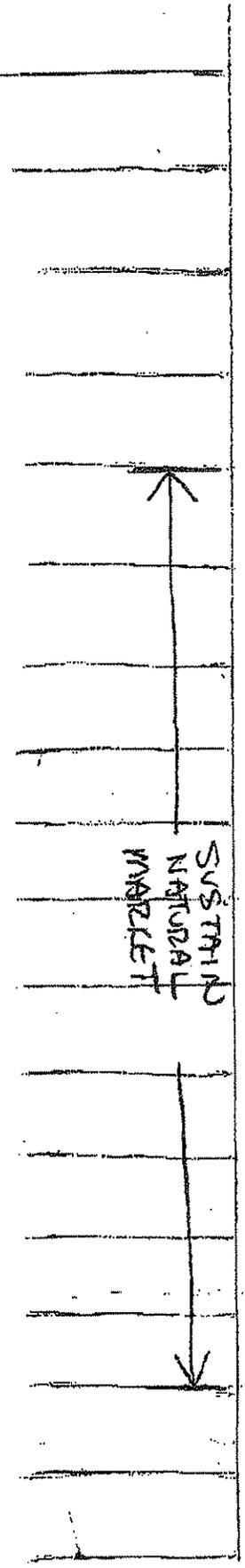
3030 - 3060 E. Semoran Blvd (S.R. 436)
Apopka, Fl. 32703

Number of Units: 34
Parking Spaces: 553
Year Built: 1990
Acres: 13.81





SIDE WALK



THE NUMBERED SQUARES ARE VENDOR SPACES.

BASED UPON (6 FT) TABLES

BRICK COLUMNS SUPPORTING OVERHANG SUSTAIN FARMER'S MARKET - INNER PLAN

MAGNIFIED

3080 E. Semoran Blvd, Ste 100
Apopka, FL 32703
407-409-1167
407-682-5800
www.sustainnaturalmarket.com



Fax

To: Jodi Doyle
From: Paul Dragon

Fax: 407-665-7456
Pages: 8

Phone: 407-665-7432
Date: 1/28/11

Re: Pre-Application Information
cc:

- Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

I have included my pre application information and have completed all of the required documents. Please let me know what the next step in this process is.

*Rec'd 1/28/11.
3/2/11 meeting Date*

Project Master Maintenance

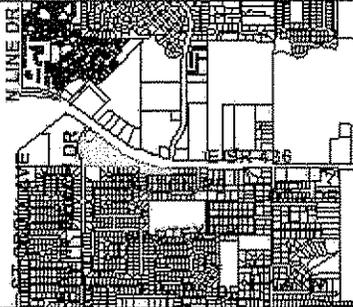
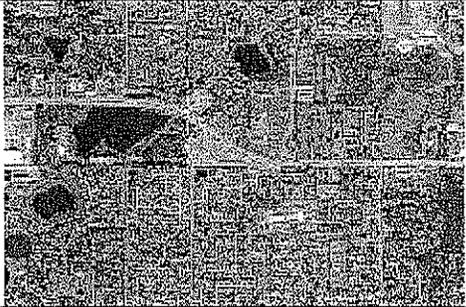
Previous Reviews

Parcel ID#	s-t-r-sb-bl-1t	Project Nbr	Project Description
07-21-29-300-022B-0000	02	13000004	FIREWORKS WORLD - SEASONAL SALES
07-21-29-300-022B-0000	06	27000025	SR 436 E (3030) - ZONING LETTER
07-21-29-300-022B-0000	07	27000009	SR 436 E (3030) - ZONING LETTER
07-21-29-300-022B-0000	07	27000011	SR 436 E (3030) - ZONING LETTER
07-21-29-300-022B-0000	08	22000002	BEAR LAKE VILLAGE PUB REZONE
07-21-29-300-022B-0000	08	80000046	436 SR E. (3030)
07-21-29-300-022B-0000	10	41000024	SEMORAN EAST (3030) ARBOR
07-21-29-300-022B-0000	11	49000006	SR 436 (3060) - TEMPORARY USE PERMIT
07-21-29-300-0220-0000	08	80000042	WEST SR 436 BALMY BEACH DR.
07-21-29-300-0220-0000	08	00900011	S.R. 436 (SWC) AND BALMY BEACH DRIVE
07-21-29-300-0260-0000	06	27000089	FOXHILL CIR (3000) - ZONING LETTER
07-21-29-300-030A-0000	06	27000115	E SR 436 (3555) - ZONING LETTER
07-21-29-300-033B-0000	10	27500011	E SR 436 (3060) - ALCOHOLIC BEV LICE

- OK
- Exit
- Add
- Change view
- Subset
- Set path

This is a subsetted list.

Personal Property

<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 407-665-7508</p>		
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GENERAL

Parcel Id: 07-21-29-300-022B-0000
 Owner: AMERICAN FEDERATED TITLE CORP
 Own/Addr: TR
 Mailing Address: 3850 HOLLYWOOD BLVD STE 400
 City,State,ZipCode: HOLLYWOOD FL 33021
 Property Address: 3030 436 SR E APOPKA 32703
 Facility Name: BEAR LAKE VILLAGE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 16-RETAIL CENTER-ANCHOR

VALUE SUMMARY		
VALUES	2011 Working	2010 Certified
Value Method	Income	Income
Number of Buildings	5	5
Depreciated Bldg Value	\$0	\$0
Depreciated EXFT Value	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Ag	\$0	\$0
Just/Market Value	\$12,076,272 *	\$12,076,272 *
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value (SOH)	\$12,076,272 *	\$12,076,272 *
Tax Estimator		
(* Income Approach used.)		

2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$12,076,272	\$0	\$12,076,272
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$12,076,272	\$0	\$12,076,272
Fire	\$12,076,272	\$0	\$12,076,272
Road District	\$12,076,272	\$0	\$12,076,272
SJWM(Saint Johns Water Management)	\$12,076,272	\$0	\$12,076,272
County Bonds	\$12,076,272	\$0	\$12,076,272

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

SALES						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	04/2007	06673	0352	\$100	Improved	No
TRUSTEE DEED	04/2007	06673	0344	\$20,600,000	Improved	No
SPECIAL WARRANTY DEED	06/1995	02937	0110	\$24,468,200	Improved	No
SPECIAL WARRANTY DEED	04/1992	02411	1692	\$9,743,700	Improved	No
WARRANTY DEED	03/1990	02161	1595	\$100	Vacant	No
QUIT CLAIM DEED	08/1987	01881	1379	\$100	Vacant	No
WARRANTY DEED	06/1984	01559	1003	\$1,660,000	Vacant	No
WARRANTY DEED	06/1984	01559	1001	\$100	Vacant	No
WARRANTY DEED	02/1984	01528	0179	\$1,400,000	Vacant	Yes
TRUSTEE DEED	06/1983	01467	0500	\$518,000	Vacant	Yes

Find Sales within this DOR Code

2010 VALUE SUMMARY

2010 Tax Bill Amount: \$189,628

2010 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

LEGAL DESCRIPTION

LEG SEC 07 TWP 21S RGE 29E S 1/4 SLY OF SR 436 & ELY OF BALMY BEACH DR (LESS BEG INT SLY R/W ST RD 436 & ELY R/W BALMY BEACH DR RUN S 36 DEG 17 MIN 48

Land Assess Method Frontage Depth Land Units Unit Price Land Value
 SQUARE FEET 0 0 516,645 7.50 \$3,874,838

SEC W 200 FT S 53 DEG 43 MIN 46 SEC E 200 FT N 36 DEG 17 MIN 48 SEC E 200 FT N 53 DEG 43 MIN 46 SEC W 200 FT TO BEG) & N 100 FT OF W 660 FT OF NE 1/4 OF 18-21-29 (LESS ST RD R/W)

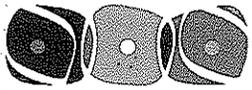
BUILDING INFORMATION

	Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u>	1	MASONRY PILAS	1988	54	56,015	1	CONCRETE BLOCK - MASONRY	\$2,017,006	\$2,707,391
	Subsection / Sqft		OPEN PORCH FINISHED / 500						
	Subsection / Sqft		OPEN PORCH FINISHED / 6724						
	Subsection / Sqft		OPEN PORCH FINISHED / 1880						
<u>Building Sketch</u>	2	MASONRY PILAS	1988	14	29,274	1	CONCRETE BLOCK - MASONRY	\$1,118,972	\$1,425,442
	Subsection / Sqft		OPEN PORCH FINISHED / 360						
	Subsection / Sqft		OPEN PORCH FINISHED / 576						
<u>Building Sketch</u>	3	MASONRY PILAS	1988	18	9,000	1	BRICK COMMON - MASONRY	\$364,920	\$489,826
	Subsection / Sqft		OPEN PORCH FINISHED / 1296						
<u>Building Sketch</u>	4	MASONRY PILAS	1988	36	22,200	1	CONCRETE BLOCK - MASONRY	\$926,722	\$1,180,537
	Subsection / Sqft		OPEN PORCH FINISHED / 1200						
<u>Building Sketch</u>	5	WOOD BEAM/COL	1996	8	2,681	1	BRICK VENEER WITH WOOD OR METAL STUDS	\$232,418	\$285,176
Permits									

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1989	280,500	\$114,865	\$255,255
BRICK WALL	1989	5,406	\$14,596	\$32,436
POLE LIGHT STEEL 1 ARM	1989	12	\$11,568	\$11,568
CHILL ROOM	1993	878	\$8,297	\$8,297
FREEZE ROOM	1993	764	\$8,022	\$8,022
LOAD WELL	1993	3,500	\$2,888	\$5,250
AUTO DOORS	1993	84	\$294	\$294
WALKS CONC COMM	1996	711	\$1,471	\$2,353
CONCRETE PATIO	1996	1,040	\$1,625	\$2,600
OVERRIDE	1996	88	\$352	\$352
OVERRIDE	1996	224	\$1,926	\$1,926
POLE LIGHT STEEL 1 ARM	1996	2	\$1,928	\$1,928
POLE LIGHT STEEL 2 ARM	1996	3	\$7,560	\$7,560
COMMERCIAL CONCRETE DR 4 IN	1996	2,856	\$3,802	\$6,083

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



RECEIVED FEB 08 2011

SELECT STRATEGIES

BROKERAGE, FLORIDA DIVISION, LLC

Real Estate Development Management and Brokerage

January 27, 2011

Seminole County Building Department
Permitting and Inspections
1101 E. First Street
Sanford, Florida 32771
(407) 665-7050

RE: Permit for Farmers Market Event @ Colonial Shoppes Bear Lake

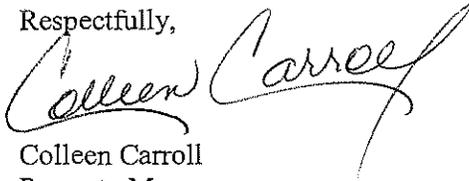
To Whom It May Concern:

We here at Select Strategies Brokerage, as agent for American Federated Title Corporation, give to Sustain Natural Market and its owner Paul Dragon and Tammy Dragon the right to hold weekly "Farmers' Market" in the front of their store, 3060 East Semoran Blvd., Suites 100 & 101, Apopka, FL 32713. The Property ID, parcel number is #072129300022B0000. The time of the Event is from 10:00am through 2:00pm on Sunday until Landlord's further notice.

**For: Sustain Natural Market
3030 E. Semoran Blvd. # 100 - 101
Apopka, FL 32703
Colonial Shoppes Bear Lake**

Select Strategies Brokerage, A Florida Division, as agent for
COLONIAL SHOPPES BEAR LAKE LLC

Respectfully,



Colleen Carroll
Property Manager

NAV # 11-80000020

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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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) 865-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 865-7456
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROPERTY APPRAISER ID #: 16-21-29-501-0000-0040
Attach list of all parcel ID numbers associated with the project site.

NAME: Sharon Sernik DVM

COMPANY: Westmonte Animal Clinic

EMAIL ADDRESS (REQUIRED): westmonteanimalclinic@gmail.com

ADDITIONAL EMAIL ADDRESS: sharonsernik@gmail.com

DAYTIME PHONE: (407) 862-6892 W **FAX NUMBER:** (407) 862-9549

SUBJECT PROPERTY ADDRESS: (407) 227-0968-C 749 W. 436, Alt. Spg., FL 32714

OF ACRES: ?

PROJECT NAME: _____

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

CURRENT ZONING: C3 **CURRENT USE:** closed retail store

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

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: IS **RECEIVE DATE:** 2/9/11 **COMMENTS DUE:** 2/23/11

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: None avail.
(list project name and GUI number)

BCC - 3 Vanderweide Power - Progress
Zoning - C3 phone - Embarg
FLU - HIP-TR
water - alt Spgs
sewer - alt Spgs

Location:
North side of
W SR 436
East a Laurel
Street.

10.



WESTMONTE ANIMAL CLINIC

230 Wymore Road
Altamonte Springs, FL 32714
phone 407.882.6892
fax 407.882.9549

www.WestmonteAnimalClinic.com



February 9, 2011

Dear Sir/Madam:

I would like to look into purchasing the old warehouse/closed retail store at 749 W. highway 436 in Altamonte Springs and converting it into a veterinary clinic with indoor only boarding facilities. I am new to the whole process, and it was suggested to me that I set up a meeting with the county to find out all that is involved.

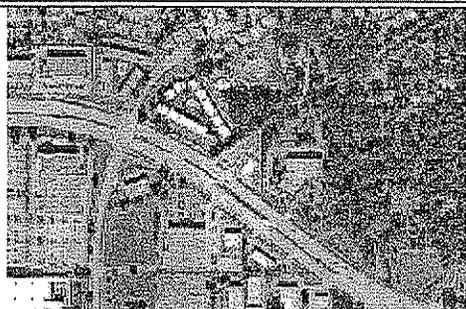
I am mostly planning to just renovate the existing buildings. The only visible changes planned for the property at this time, are some fences to create play yards for dogs.

Please let me know if there is anything else that I need to submit for this. Thank you for your time.

Sincerely,


Sharon Sernik DVM

Personal Property

<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 407-665-7508</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 16-21-29-501-0000-0040</p> <p>Owner: NOLEN FAMILY CAMPERS INC</p> <p>Mailing Address: 9865 LAKE GEORGIA DR</p> <p>City,State,ZipCode: ORLANDO FL 32817</p> <p>Property Address: 749 436 W ALTAMONTE SPRINGS 32714</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 11-STORES GENERAL-ONE S</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2011 Working</th> <th style="text-align: center;">2010 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> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$111,897</td> <td style="text-align: right;">\$112,990</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$3,516</td> <td style="text-align: right;">\$3,516</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$507,945</td> <td style="text-align: right;">\$507,945</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;"><u>Just/Market Value</u></td> <td style="text-align: right;">\$623,358</td> <td style="text-align: right;">\$624,451</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$623,358</td> <td style="text-align: right;">\$624,451</td> </tr> <tr> <td colspan="3" style="text-align: center;"><u>Tax Estimator</u></td> </tr> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	3	3	Depreciated Bldg Value	\$111,897	\$112,990	Depreciated EXFT Value	\$3,516	\$3,516	Land Value (Market)	\$507,945	\$507,945	Land Value Ag	\$0	\$0	<u>Just/Market Value</u>	\$623,358	\$624,451	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$623,358	\$624,451	<u>Tax Estimator</u>		
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2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$623,358	\$0	\$623,358
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$623,358	\$0	\$623,358
Fire	\$623,358	\$0	\$623,358
Road District	\$623,358	\$0	\$623,358
SJWM(Saint Johns Water Management)	\$623,358	\$0	\$623,358
County Bonds	\$623,358	\$0	\$623,358

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

<p style="text-align: center;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp Qualified</p> <p style="text-align: center;"><u>Find Sales within this DOR Code</u></p>	<p style="text-align: center;">2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$9,805</p> <p style="text-align: center;"><u>2010 Certified Taxable Value and Taxes</u></p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	33,863	15.00	\$507,945								

BUILDING INFORMATION									
	Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost New
<u>Building Sketch</u>	1	STEEL/PRE ENG	1970	5	5,000	1	METAL PREFINISHED	\$80,169	\$200,422
<u>Building Sketch</u>	2	STEEL/PRE ENG	1980	0	720	1	METAL PREFINISHED	\$15,413	\$26,574
<u>Permits</u>	3	STEEL/PRE ENG	1980	0	750	1	METAL PREFINISHED	\$16,315	\$28,129

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1979	7,142	\$2,600	\$6,499
6' CHAIN LINK FENCE	1979	458	\$916	\$2,290

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

NAV # 11-80000018

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@seminolecountynvfl.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) 665-7458

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROPERTY APPRAISER ID #: 34-21-30-200-0040-0000

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

NAME: Don Wruck

COMPANY: Lighthouse Baptist Church

EMAIL ADDRESS (REQUIRED): donwruck@yahoo.com

ADDITIONAL EMAIL ADDRESS: pastorfrasier@gmail.com

DAYTIME PHONE: (407) 678-3890 FAX NUMBER: (407) 678-4412

SUBJECT PROPERTY ADDRESS: 3838 Howell Branch Rd.

OF ACRES: 4.91

PROJECT NAME: Clear back part of property / Future Expansion

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

CURRENT ZONING: A-1 CURRENT USE: Church

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: CDS RECEIVE DATE: 2/7/11 COMMENTS DUE: 2/23/11

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: 09-80000011
(Not project name and GUI number) 09-06000048

BCC - 1 - Dallari
Zoning - A-1
FLU - LDR
Water - City of Cass
Sewer - City of Cass

Power - Progress
Phone - Embarg

Location
South side of
Howell Branch Rd.,
one lot East of
Betty St.

Fax Cover Sheet

LIGHTHOUSE BAPTIST CHURCH
Dr. Mike Frazier , Pastor
3838 HOWELL BRANCH ROAD
WINTER PARK , FLORIDA 32792
407.678.3890

CONFIDENTIAL

CONFIDENTIAL

Send to: <i>Development Review Seminole County Pre-App.</i>	From: <i>Don Wruck</i>
Attention:	Date: <i>2-7-11</i>
Office Location: <i>Sanford, FL.</i>	Office Location: Winter Park , FL
Fax Number: <i>407-665-7456</i>	Phone Number: 407-678-3890

- Urgent
- Reply ASAP
- Please comment
- Please Review
- For your information

Total pages, including cover: *4*

Comments:

Would like a meeting with someone to go over some idea's we have about our property. Included is a drawing of the property with notes and ideas of what we might do someday soon.

*Thanks,
Don*

8 FT. LANDSCAPE BUFFER
493

492

491

490

489

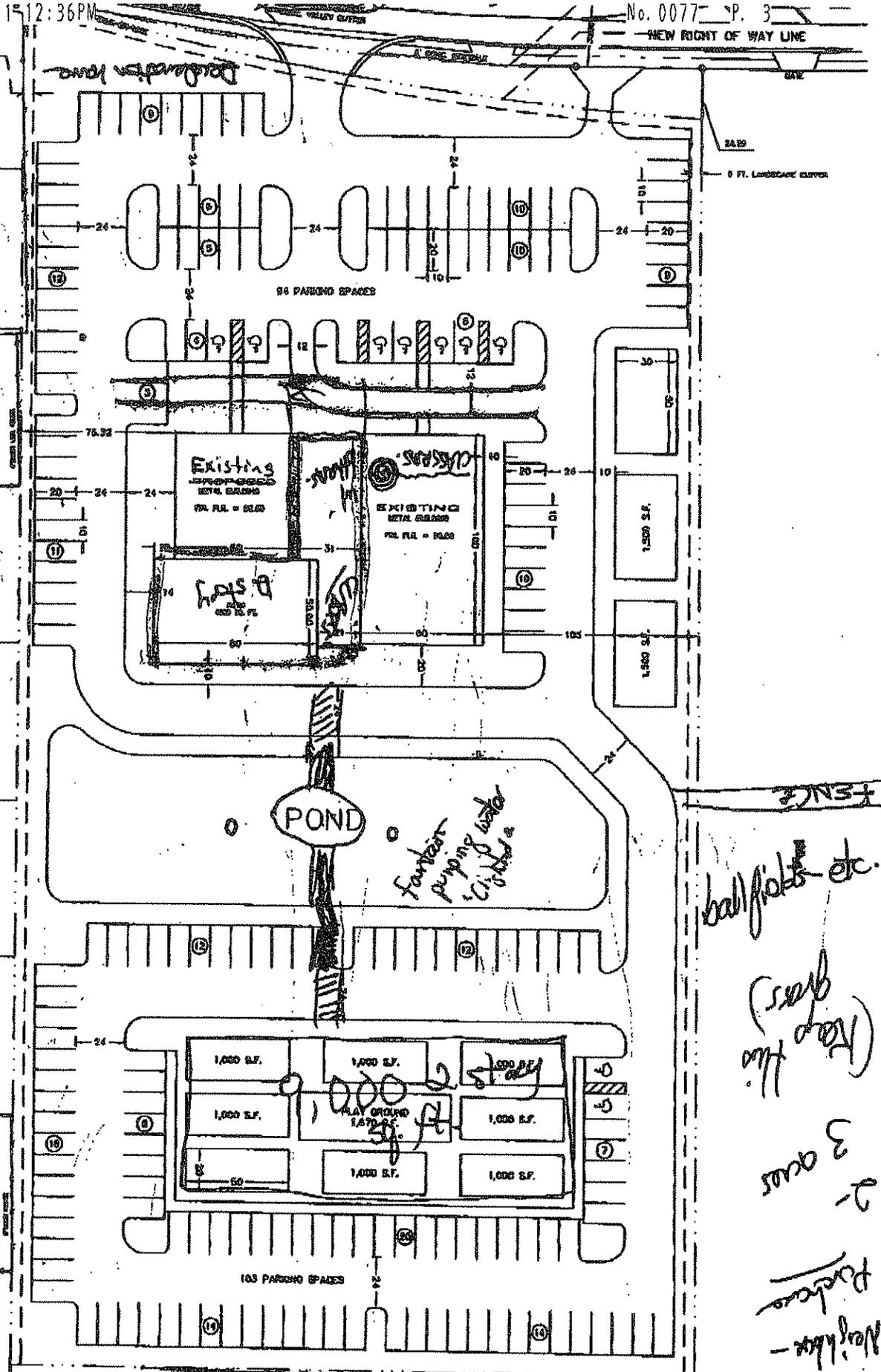
488

487

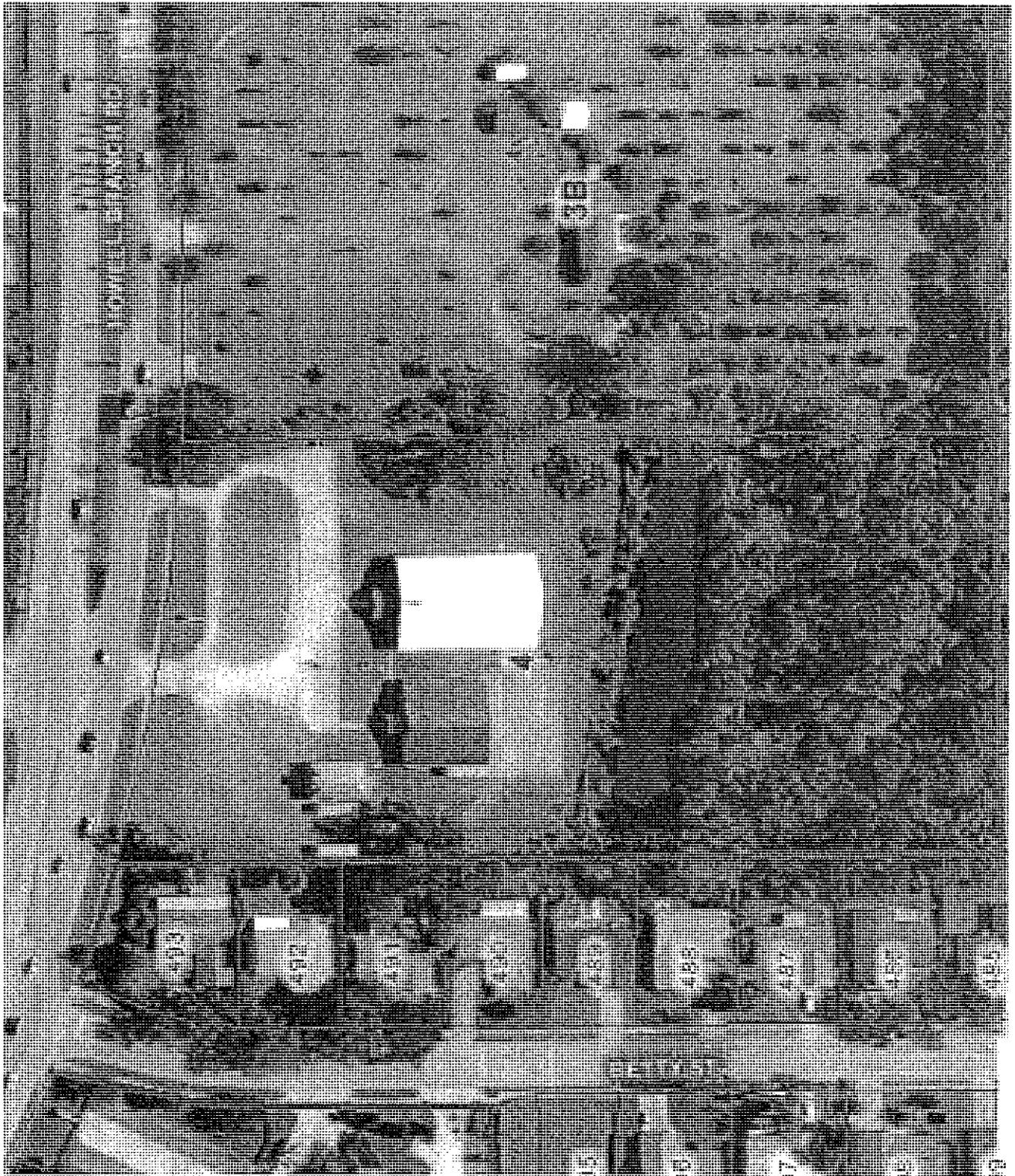
486

485

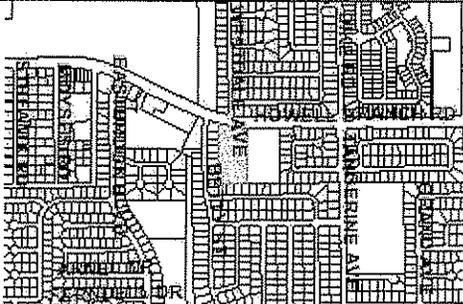
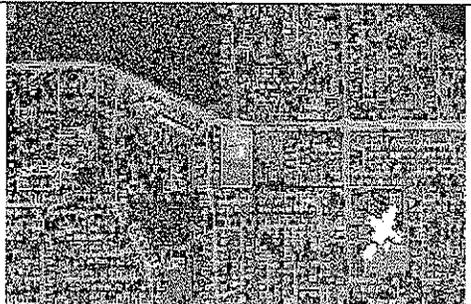
PLAT BOOK 24 PAGES 65 AND 66



ball fields etc.
 (Keep this grass)
 3 acres
 2- parking
 -



Personal Property

<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>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 34-21-30-300-0040-0000</p> <p>Owner: CHURCH LIGHTHOUSE BAPTIST OF</p> <p>Own/Addr: CENTRAL FLA INC</p> <p>Mailing Address: 3838 HOWELL BRANCH RD</p> <p>City,State,ZipCode: WINTER PARK FL 32792</p> <p>Property Address: 3838 HOWELL BRANCH RD WINTER PARK 32792</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: 36-CHURCH/RELIGIOUS ()</p> <p>Dor: 71-CHURCHES</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2011 Working</th> <th style="text-align: center;">2010 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> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$588,956</td> <td style="text-align: right;">\$600,205</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$160</td> <td style="text-align: right;">\$160</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$207,202</td> <td style="text-align: right;">\$207,202</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$796,318</td> <td style="text-align: right;">\$807,567</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$796,318</td> <td style="text-align: right;">\$807,567</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	3	3	Depreciated Bldg Value	\$588,956	\$600,205	Depreciated EXFT Value	\$160	\$160	Land Value (Market)	\$207,202	\$207,202	Land Value Ag	\$0	\$0	Just/Market Value	\$796,318	\$807,567	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$796,318	\$807,567	Tax Estimator		
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County Bonds	\$796,318	\$796,318	\$0

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

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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	4.910	42,200.00	\$207,202								

BUILDING INFORMATION									
Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost	New
<u>Building Sketch</u>	2 MASONRY PILAS	1980	10	6,000	1	METAL PREFINISHED	\$326,431	\$498,368	
<u>Building Sketch</u>	3 MASONRY PILAS	1993	9	3,600	1	METAL PREFINISHED	\$235,057	\$299,436	
Subsection / Sqft		OPEN PORCH FINISHED / 120							
Permits									

BUILDING INFORMATION

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1945	4	1,156	1,302	1,156	SIDING AVG	\$27,468	\$54,936
	Appendage / Sqft	SCREEN PORCH UNFINISHED / 96							
	Appendage / Sqft	SCREEN PORCH UNFINISHED / 50							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1979	1	\$160	\$400

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

NAV # 11-8000021

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, Planning & Development 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 #: 33-20-29-508-0D00-0000

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

NAME: JAMES R. JONES, JR.

COMPANY: JRJJ & ASSOCIATES ARCHITECTS, INC.

EMAIL ADDRESS (REQUIRED): bjones@jrjjarchitects.com

ADDITIONAL EMAIL ADDRESS: JRJJ0001@AOL.COM FAX NUMBER: 800-571-5751

DAYTIME PHONE: (407) 421-5621 FAX NUMBER: (407) 421-5621

SUBJECT PROPERTY ADDRESS: 810 FOX VALLEY DRIVE, LONGWOOD, FL 32791

OF ACRES: 1.623

PROJECT NAME: EXISTING CLUBHOUSE REPLACEMENT

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

CURRENT ZONING: C-1 CURRENT USE: HOA CLUBHOUSE

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: CS RECEIVE DATE: 2/9/11 COMMENTS DUE: 2/23/11

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: None avail
(list project name and GUI number)

BCC - 3 VanDerWerde Sewer - Utilities Inc.
Zoning - PUD / C1 Power - Progress
FLU - PD / Com phone - Embarg
Water - Utilities Inc.

Location:
West side of
Fox Valley Drive.
1 lot N. of Wekwa
Springs Rd.

Doyle, Jodi

From: Bob Jones [bjones@jrj]architects.com]
Sent: Wednesday, February 09, 2011 12:13 PM
To: devrevdesk
Subject: Sweetwater Oaks Clubhouse Pre-Application forms
Attachments: Sweetwater Oaks Clubhouse PreApplicationApp Binder 02-09-11.pdf

To whom it may concern,

Please accept this site plan pre application package for review. Please contact me at this e-mail address or by the phone and fax numbers shown below.

Thank you for your help,

Bob Jones

Architect

JRJJ & Associates Architects Inc.

1964 Howell Branch Road, Ste. 103

Winter Park, FL 32792

407-421-5621 phone

800-571-5751 fax

JRJJ & ASSOCIATES
ARCHITECTS INCORPORATED
LICENSE NO. AA C002017
1964 HOWELL BRANCH ROAD, SUITE 103
WINTER PARK, FLORIDA 32792
(407) 421-5621 FAX: (800) 571-5751
bjones@jrjjarchitects.com

PROJECT MEMO

DATE: February 9, 2011

SUBJECT: EXISTING CLUBHOUSE REPLACEMENT FOR:
SWEETWATER OAKS HOMEOWNERS ASSOCIATION
810 FOX VALLEY DRIVE
LONGWOOD, FL 32791

PROJECT NO.: D02838

TO: SEMINOLE COUNTY GOVERNMENT
PLANNING AND DEVELOPMENT DIVISION
1101 EAST FIRST STREET, WEST WING, SECOND FLOOR
SANFORD, FLORIDA 32771

FROM: JAMES R. JONES, JR., ARCHITECT, AR0009534

COPIES: FILE

TRANSM. VIA: E-MAIL TO devrevdesk@seminolecountyfl.gov

MEMO: SITE PLAN NARRATIVE

THE EXISTING CLUBHOUSE IS IN POOR CONDITION AND NEEDS MANY REPAIRS. SWEETWATER OAKS HOME OWNER'S ASSOCIATION DESIRES TO REMOVE THE EXISTING CLUBHOUSE (SEE ATTACHED EXISTING CONDITIONS SURVEY) AND CONSTRUCT A NEW CLUBHOUSE BUILDING IN THE SAME LOCATION AS THE EXISTING CLUBHOUSE.

THE NEW CLUBHOUSE WILL BE MOSTLY CONSTRUCTED OVER THE EXISTING CLUBHOUSE FOUNDATIONS AND FLOOR SLAB (SEE ATTACHED NEW CONDITIONS SITE PLAN). THE EXISTING HEATED AND COOLED CLUBHOUSE SPACE IS 2,215 S.F. AND THE NEW HEATED AND COOLED CLUBHOUSE SPACE WILL BE 2,081 S.F.

THE EXISTING PARKING LOT, DRIVEWAYS AND STORM WATER RETENTION AREAS WILL NOT BE DISTURBED AS PART OF THIS SCOPE OF WORK.

ATTACHED WITH THIS NARRATIVE ARE:

EXISTING CONDITIONS SITE PLAN
NEW CONDITIONS SITE PLAN
NEW CONDITIONS CLUBHOUSE FLOOR PLAN REPLACING THE EXISTING CLUBHOUSE
NEW CONDITIONS CLUBHOUSE ELEVATIONS REPLACING THE EXISTING CLUBHOUSE

END OF MEMO

<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 407-855-7506</p>	
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<p align="center">GENERAL</p> <p>Parcel Id: 33-20-29-508-0D00-0000</p> <p>Owner: SWEETWATER OAKS HOMEOWNERS</p> <p>Own/Addr: ASSN INC C/O SENTRY MGMT, INC</p> <p>Mailing Address: 2180 W SR 434 STE 5000</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 810 FOX VALLEY DR</p> <p>Facility Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: N-INFORMATION/REFERENC</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="width:50%;">VALUES</th> <th style="width:25%;">2011 Working</th> <th style="width:25%;">2010 Certified</th> </tr> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td align="right" colspan="3">Tax Estimator</td> </tr> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$0	\$0	Land Value Ag	\$0	\$0	Just/Market Value	\$0	\$0	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$0	\$0	Tax Estimator		
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2011 TAXABLE VALUE WORKING ESTIMATE

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$0	\$0	\$0
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$0	\$0	\$0
Fire	\$0	\$0	\$0
Road District	\$0	\$0	\$0
SJWM(Saint Johns Water Management)	\$0	\$0	\$0
County Bonds	\$0	\$0	\$0

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

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LOT	0	0	1.000	.00									

BUILDING INFORMATION								
Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost New
1	MASONRY PILAS	1973	10		1	WOOD SIDING WITH WOOD OR METAL STUDS	\$0	\$0
	Subsection / Sqft	OPEN PORCH FINISHED / 28						
	Subsection / Sqft	OPEN PORCH FINISHED / 768						
	Subsection / Sqft	OPEN PORCH FINISHED / 208						
<u>Permits</u>								

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
OVERRIDE	1979	3,300		\$0
OVERRIDE	1979	49,600		\$0
OVERRIDE	1979	2,650		\$0
OVERRIDE	1979	480		\$0
OVERRIDE	1979	352		\$0
OVERRIDE	1979	833		\$0
OVERRIDE	1979	1		\$0
OVERRIDE	1979	2		\$0
OVERRIDE	1979	12		\$0
OVERRIDE	1979	352		\$0
OVERRIDE	1979	1		\$0
OVERRIDE	1979	2		\$0
OVERRIDE	1979	12		\$0
OVERRIDE	1979	352		\$0

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

11-80000019

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 #: 22-20-30-503-0000-0030
 NAME: ~~Mogul Realty Management~~ Anthony Brooks / Darien Olive
 COMPANY: ~~Compass Real Estate Management, Inc.~~ *ANTBRQ76@msn.com
 EMAIL ADDRESS (REQUIRED): linda@investfla.com *DLQ1261@AOL.com
 ADDITIONAL EMAIL ADDRESS: mogul@mogul.net
 DAYTIME PHONE: (407) 687-7309 NUMBER: 407 , 221-8107
 SUBJECT PROPERTY ADDRESS: 3260 North Hwy 17-92 , Longwood, Fla 32750

* Send cc doc to these email as well

OF ACRES: _____
 PROJECT NAME: Cosha Hair Design
 PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential
 CURRENT ZONING: _____ CURRENT USE: _____
 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: DL RECEIVE DATE: 2/9/11 COMMENTS DUE: 2/23/11

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: None avail -
(list project name and GUI number)

BCC - 2 HORAN
 Zoning - C-2
 FLU - MXD
 Water - Sem.co.

Sewer - Sem.co.
 Power - Progress
 phone - A T AT

Location:
 West Side of 17-92
 3 lots South of
 Silkwood Ct.

10.00

2/8/11

To home it may concern:

We, the owner of Cosha Hair Design would like to add a bar to our salon. We don't plan on changing the anything on the outside of the salon.

We plan on having clients sit at the bar when drinking alcohol. There will be no alcohol outside the business.

The two uses will be separated by so many feet as you may require.

A handwritten signature in black ink that reads "Andy Brooks". The signature is written in a cursive, flowing style.



— N — →

Personal Property | Please Select Account

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7508</p>																																												
<p>GENERAL</p> <p>Parcel Id: 22-20-30-503-0000-0030 Owner: MORSE REALTY INC TRUSTEE Own/Addr: FBO Mailing Address: 861 W MORSE BLVD STE 250 City, State, Zip Code: WINTER PARK FL 32789 Property Address: 3260 17-92 HWY Facility Name: Tax District: 04-COUNTY- 17-92 REDVDST Exemptions: Dor: 11-STORES GENERAL-ONE S</p>	<p>VALUE SUMMARY</p> <table border="1"> <thead> <tr> <th>VALUES</th> <th>2011 Working</th> <th>2010 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$158,943</td> <td>\$161,136</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$7,586</td> <td>\$8,061</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$136,500</td> <td>\$136,500</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$303,029</td> <td>\$305,697</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$303,029</td> <td>\$305,697</td> </tr> </tbody> </table> <p>Tax Estimator</p>	VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$158,943	\$161,136	Depreciated EXFT Value	\$7,586	\$8,061	Land Value (Market)	\$136,500	\$136,500	Land Value Ag	\$0	\$0	Just/Market Value	\$303,029	\$305,697	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$303,029	\$305,697							
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NAV # 11-80000622

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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

SEMINOLE COUNTY, Planning & Development 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 #: 15-21-30-300-0010-0000

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

NAME: MARY SOLIK

COMPANY: LAW OFFICES OF JOHN L. DIMASI PA

EMAIL ADDRESS (REQUIRED): msolik@orlando-law.com

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 839-3383 FAX NUMBER: (407) 839-3384

SUBJECT PROPERTY ADDRESS: 300 Daneswood Way

OF ACRES: 134

PROJECT NAME: Wireless Towers 135' Flagpole Telecommunications Tower

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

CURRENT ZONING: PUD CURRENT USE: Golf Course

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family

TBD Rezone Current _____ Proposed _____

Land Use Amendment Current _____ Proposed _____

Special Exception Major Amdmt to PUD/PCD

REQUIRED ATTACHMENTS:

ATTACH NARRATIVE WITH PROJECT DESCRIPTION

*See Attached
Draft Site Plan*

ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

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

PROJECT MANAGER: R.A. RECEIVE DATE: 3/2/11 COMMENTS DUE: 2/23/11

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: 04-05500018
(list project name and GUI number) 04-20500001

*BCC - 1 Dallas Power - Progress Esy Location
Zoning - PUD phone - Embarg Central parcel
FLU - PD in the middle of
Water - Sem Co/City of Cass Eagle Circle
Sewer - Sem Co. (Deer Run Country Club)*

Personal Property Please Select Account

<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>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 15-21-30-300-0010-0000</p> <p>Owner: GOLF ENTERPRISES OF CENTRAL</p> <p>Own/Addr: FLA INC</p> <p>Mailing Address: 300 DANESWOOD WAY</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 300 DANESWOOD WAY CASSELBERRY 32707</p> <p>Facility Name: DEER RUN COUNTRY CLUB</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p style="padding-left: 40px;">Dor: 38-GOLF COURSE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2011 Working</th> <th style="text-align: center;">2010 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> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$220,582</td> <td style="text-align: right;">\$220,582</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$35,829</td> <td style="text-align: right;">\$35,829</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$537,102</td> <td style="text-align: right;">\$537,102</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$793,513</td> <td style="text-align: right;">\$793,513</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$793,513</td> <td style="text-align: right;">\$793,513</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	2	2	Depreciated Bldg Value	\$220,582	\$220,582	Depreciated EXFT Value	\$35,829	\$35,829	Land Value (Market)	\$537,102	\$537,102	Land Value Ag	\$0	\$0	Just/Market Value	\$793,513	\$793,513	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$793,513	\$793,513	Tax Estimator		
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2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$793,513	\$0	\$793,513
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$793,513	\$0	\$793,513
Fire	\$793,513	\$0	\$793,513
Road District	\$793,513	\$0	\$793,513
SJWM(Saint Johns Water Management)	\$793,513	\$0	\$793,513
County Bonds	\$793,513	\$0	\$793,513

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

SALES						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	09/2002	04540	0128	\$1,500,000	Improved	No
QUIT CLAIM DEED	12/2001	04336	0921	\$100	Improved	No
SPECIAL WARRANTY DEED	04/1991	02289	1308	\$4,103,200	Improved	No
SPECIAL WARRANTY DEED	10/1990	02234	1628	\$3,875,000	Improved	No
WARRANTY DEED	09/1989	02110	1174	\$3,100,000	Improved	No
SPECIAL WARRANTY DEED	08/1987	01882	0745	\$1,493,000	Vacant	No
WARRANTY DEED	12/1980	01314	1011	\$6,700,000	Vacant	No
Find Sales within this DOR Code						

2010 VALUE SUMMARY

2010 Tax Bill Amount: \$12,460

2010 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND						
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	
ACREAGE	0	0	80.920	1,000.00	\$24,276	

LEGAL DESCRIPTION

SEC 15 TWP 21S RGE 30E GOVT LOTS 2 3 4 & 5 & E 1/2 OF SEC 5 OF SOUTH DR & N OF GT LI (LESS STERLING PARK UNITS 1 TO 4 & DEER RUN UNITS 1 5 6 7A 8A 8B 9A 9B 10 22 & FAIRWAY OAKS AT DEER RUN & FIRST REPLAT & BEG 80 FT N 34 DEG 21 MIN 49 SEC W OF MOST NLY COR LOT 15 DEER RUN UNIT 8-A RUN N 89 DEG 48 MIN 18 SEC W 150 FT S 45 DEG 46 MIN 17 SEC W 100 FT S 17 DEG 59 MIN 23 SEC W 114.98 FT N 89 DEG 46 MIN 06 SEC W

ACREAGE	0	0	54.700	100.00	\$1,641	222.88 FT N 34 DEG 17 MIN 02 SEC W 146.55 FT N 55 DEG 42 MIN 58 SEC E 577.64 FT S 34 DEG 17 MIN 02 SEC E 77.68 FT SLY ON CURVE 165.08 FT S 45 DEG 40 MIN 01 SEC E TO A PT N 44 DEG 19 MIN 59 SEC E OF BEG S 44 DEG 19 MIN 59 SEC W TO BEG) & PT OF NW 1/4 OF 22-21-30 N OF EAGLE CIRCLE S & W OF DEER RUN UNIT 8B & E OF DEER RUN UNIT 22 & PT OF 14-21-30 LYING S OF SOUTH DR & N OF GRANT LINE & SLY & WLY OF STERLING PARK UNIT 4 & GOVT LOT 4 (LESS PT PLATTED STERLING PARK UNIT 4 & DEER RUN UNITS 9A 9B 10 11 & 14B & VILLAS AT DEER RUN)
LOT	0	0	1.000	999,999.00	\$300,000	
LOT	0	0	1.000	703,949.00	\$211,185	

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u>	1 WOOD BEAM/COL	1983	14	5,170	1	WOOD SIDING WITH WOOD OR METAL STUDS	\$182,590	\$450,839
	Subsection / Sqft	OPEN PORCH FINISHED / 2858						
	Subsection / Sqft	UTILITY UNFINISHED / 386						
	Subsection / Sqft	UTILITY FINISHED / 498						
<u>Building Sketch</u>	2 STEEL/PRE ENG	1978	0	3,223	1	METAL PREFINISHED	\$37,992	\$135,687
	Subsection / Sqft	CARPORT UNFINISHED / 3527						
Permits								

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
OVERRIDE	1983	1,496	\$13,920	\$13,920
OVERRIDE	1983	4,197	\$4,885	\$4,885
OVERRIDE	1983	2,502	\$3,328	\$3,328
OVERRIDE	1983	27,105	\$7,480	\$7,480
OVERRIDE	1972	224	\$439	\$439
OVERRIDE	1972	800	\$1,344	\$1,344
OVERRIDE	1972	16,465	\$3,826	\$3,826
OVERRIDE	1972	1,084	\$607	\$607

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

Doyle, Jodi

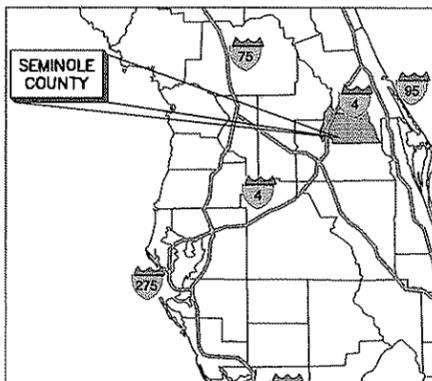
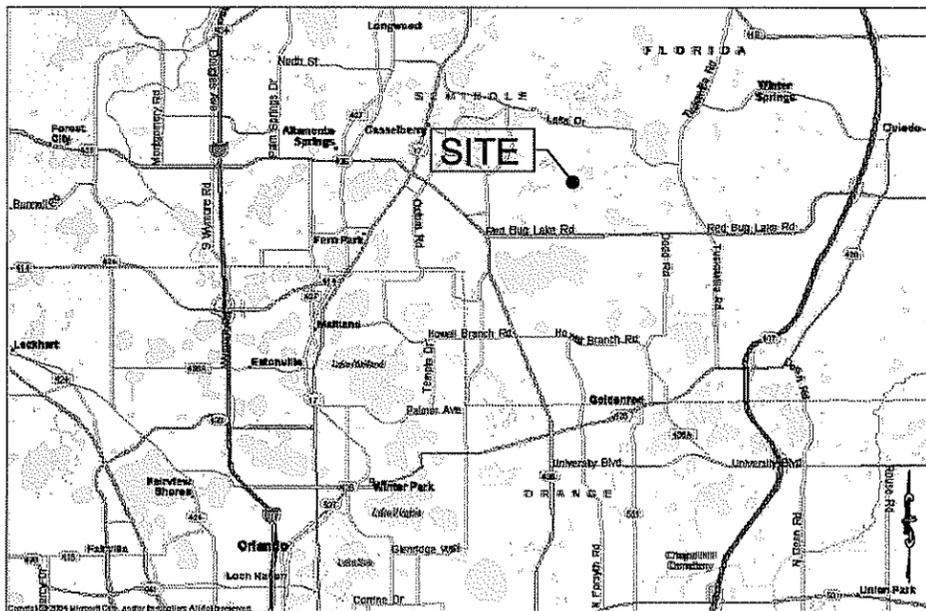
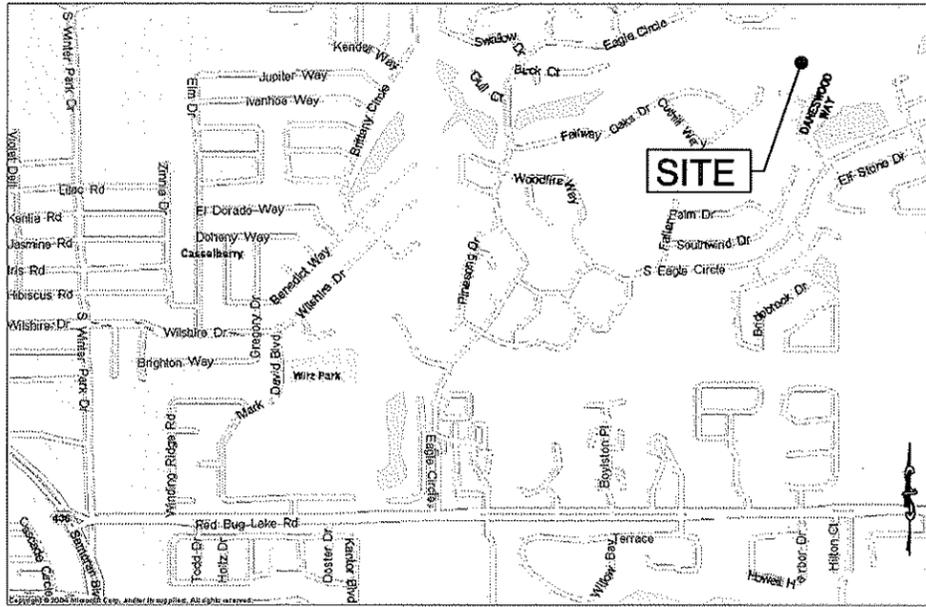
From: Mary Doty Solik [msolik@orlando-law.com]
Sent: Thursday, February 10, 2011 4:03 PM
To: devrevdesk
Subject: Pre app meeting Request
Attachments: WT102 Deer Run ZD_1-24-11.pdf; 02-10-2011.pdf

PARCEL ID: 15-21-30-300-0010-0000

WIRELESS TOWERS, LLC

WT-102 DEER RUN

PROPERTY ADDRESS
300 DANESWOOD WAY
(TOWER ADDRESS TO BE ASSIGNED)
CASSELBERRY, FLORIDA 32707



FROM I-4:
 ~TAKE SR436/ALMONTE SPRINGS ROAD EXIT (EXIT 92)
 ~TRAVEL EAST ON SR436/ALMONTE SPRINGS/SEMORAN BLVD.
 ROAD/SEMORAN BLVD.
 ~TURN EAST (LEFT) ON RED BUG LAKE RD.
 ~TURN NORTH (LEFT) ON EAGLE CIRCLE
 ~TURN EAST (RIGHT) ON SOUTH EAGLE CIRCLE.
 ~TURN NORTH (LEFT) ON DANESWOOD WAY. SITE WILL BE AT
 THE END OF THE ROAD ON THE RIGHT

DRIVING DIRECTIONS

***** CAUTION *****
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



FOR EMERGENCIES CALL: 911

WIRELESS TOWERS, LLC IS PROPOSING TO CONSTRUCT A 135' FLAGPOLE TOWER AND COMMUNICATIONS FACILITY.

PROJECT SUMMARY

POWER
 PROGRESS ENERGY
 TEL: (800) 877-8744

TELEPHONE
 CENTURY LINK
 TEL: (877) 290-5458

UTILITIES

PROPERTY OWNER (PARENT PARCEL):
 GOLF ENTERPRISES OF CENTRAL FLORIDA
 300 DANESWOOD WAY
 CASSELBERRY, FLORIDA 32707
 PARCEL ID.:
 15-21-30-300-0010-0000
 ZONING: PUD
 FLU: PD

CONTACTS

SHEET	DESCRIPTION	REV
T-1	COVER SHEET	A
Z-1	OVERALL SITE PLAN	A
Z-2	SITE PLAN & TOWER ELEVATION	A
Z-3	LANDSCAPING & FENCE	A

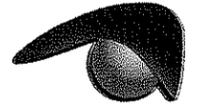
SHEET INDEX

SITE DATA:
 LATITUDE : 28° 39' 31.97" NORTH (NAD83)
 LONGITUDE : 81° 18' 5.08" WEST (NAD83)
 GROUND ELEVATION = 70.0' FT (NAVD88)
 PROPOSED TOWER = 135' FLAGPOLE TOWER

FLOODPLAIN DESIGNATION: COMMUNITY PANEL NO. 120289 D170 F OF THE FLOOD INSURANCE RATE MAPS FOR SEMINOLE COUNTY, FLORIDA, DATED 09/28/07 THE SUBJECT PROPERTY IS IN FIRM ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DESIGN DATA:
 DESIGN CODE : FLORIDA BLDG. CODE-2007 (WITH 2009 SUPPLEMENTS) & TA/EIA 222-G
 BASIC WIND SPEED : 110 MPH (3 SECONND GUST)
 EXPOSURE CATEGDRY : C
 INTERNAL PRESSURE COEF. : N/A
 COMPONENT & CLADDING : N/A
 WIND PRESSURES

PROJECT DATA



foresite group

Foresite Group, Inc.
 10150 Highland Manor Drive
 Suite 210
 Tampa, Florida 33610

o | 813.549.3250
 f | 813.621.3580

www.foresitegroupinc.com
 FL CA 26115

SEAL:

DRAFT PLAN SET

PROJECT:

WT102 DEER RUN

LOCATED AT:
 300 DANESWOOD WAY
 (TOWER ADDRESS TO BE ASSIGNED)
 CASSELBERRY, FLORIDA 32707

DEVELOPER/TOWER OWNER:
WIRELESS TOWERS, LLC
 1123 SOLANA AVE.
 WINTER PARK, FLORIDA 32789
 (407) 622-1377 (0)

CONTACT: MR. TIM O'SHAUGHNESSY

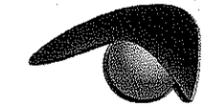
REVISIONS DATE

ISSUED FOR: REVIEW
 PROJECT MANAGER: RCS
 DRAWING BY: RCS
 JURISDICTION: SEMINOLE COUNTY, FL
 DATE: 01/20/11
 TITLE:

COVER SHEET

SHEET NUMBER: T-1

JOB/FILE NUMBER: 282.011



**foresite
group**

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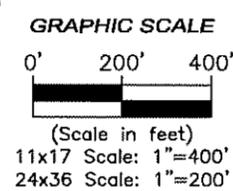
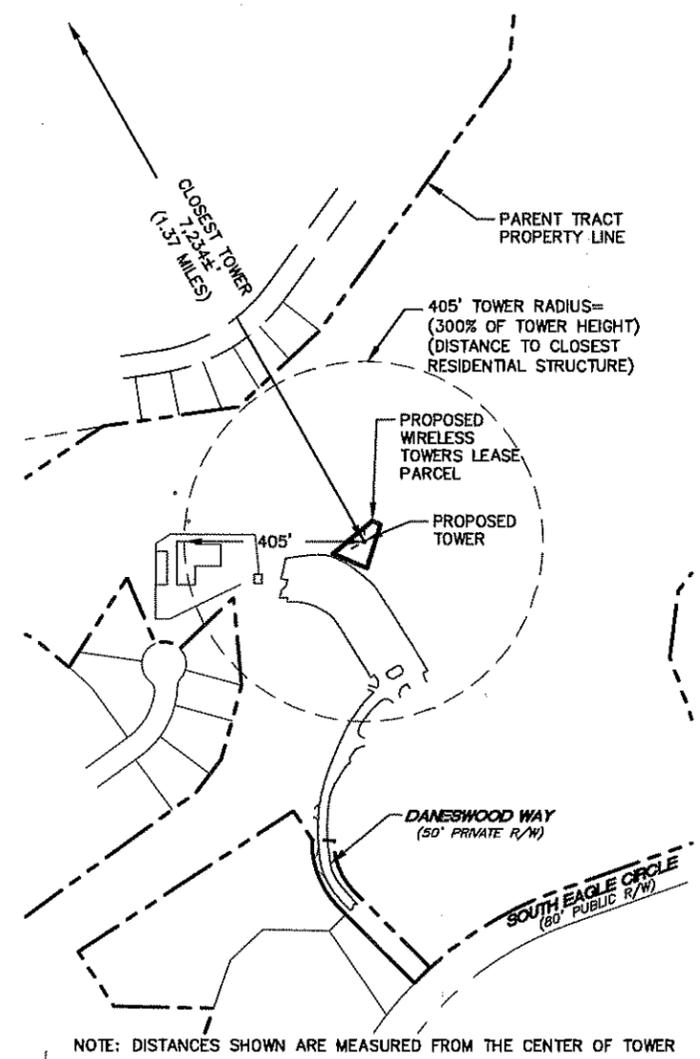
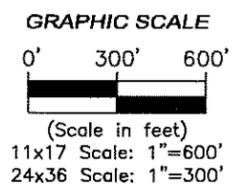
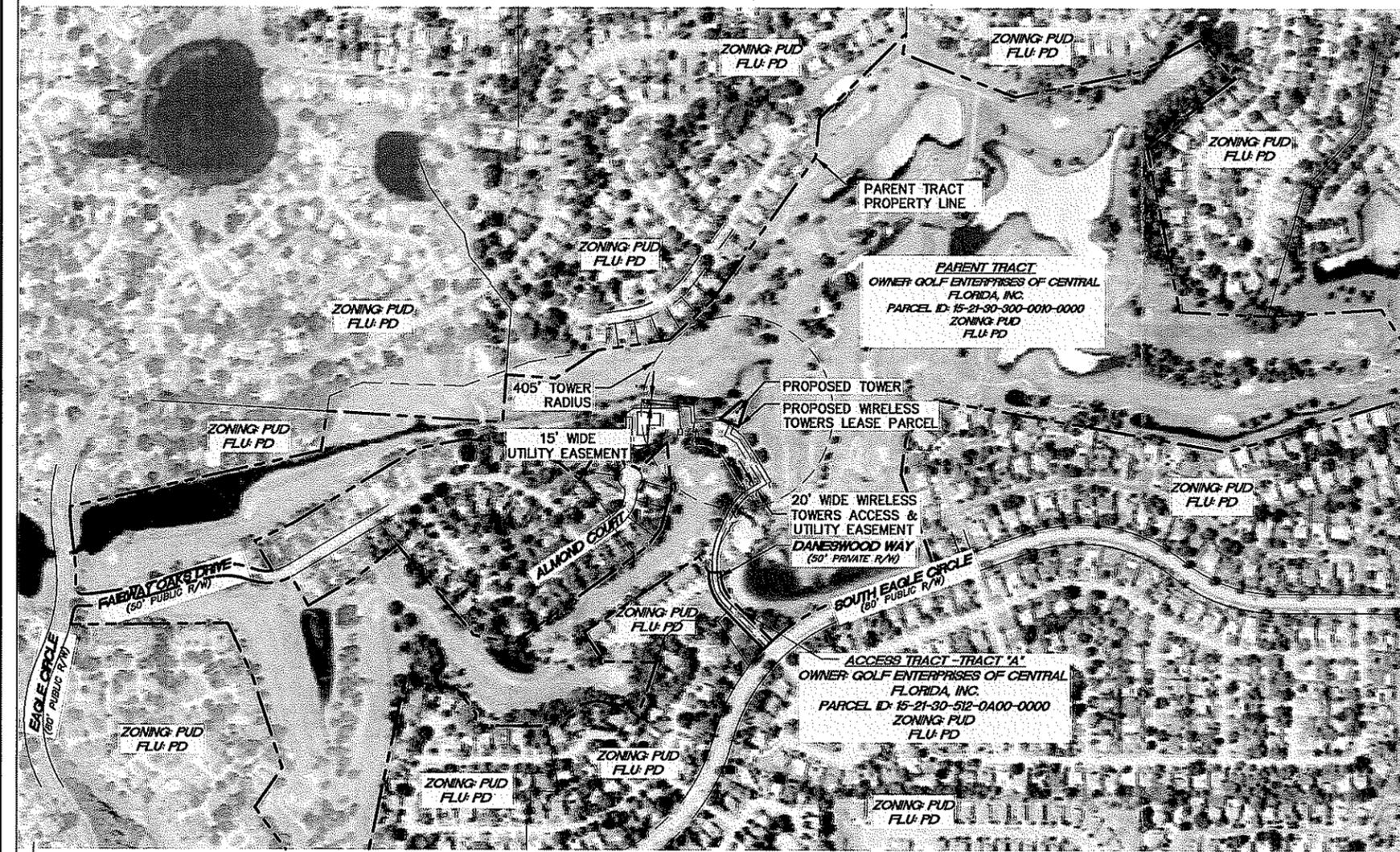
DEVELOPER/TOWER OWNER:
WIRELESS TOWERS, LLC
1123 SOLANA AVE.
WINTER PARK, FLORIDA 32789
(407) 622-1377 (O)

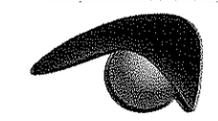
CONTACT: MR. TIM O'SHAUGHNESSY

REVISIONS	DATE

ISSUED FOR: _____ REVIEW
PROJECT MANAGER: _____ RCS
DRAWING BY: _____ RCS
JURISDICTION: SEMINOLE COUNTY, FL
DATE: _____ 01/20/11
TITLE:

OVERALL SITE PLAN
SHEET NUMBER: **Z-1**
JOB/FILE NUMBER: **282.011**





**foresite
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f 813.621.3580
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SEAL:

**DRAFT
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PROJECT:
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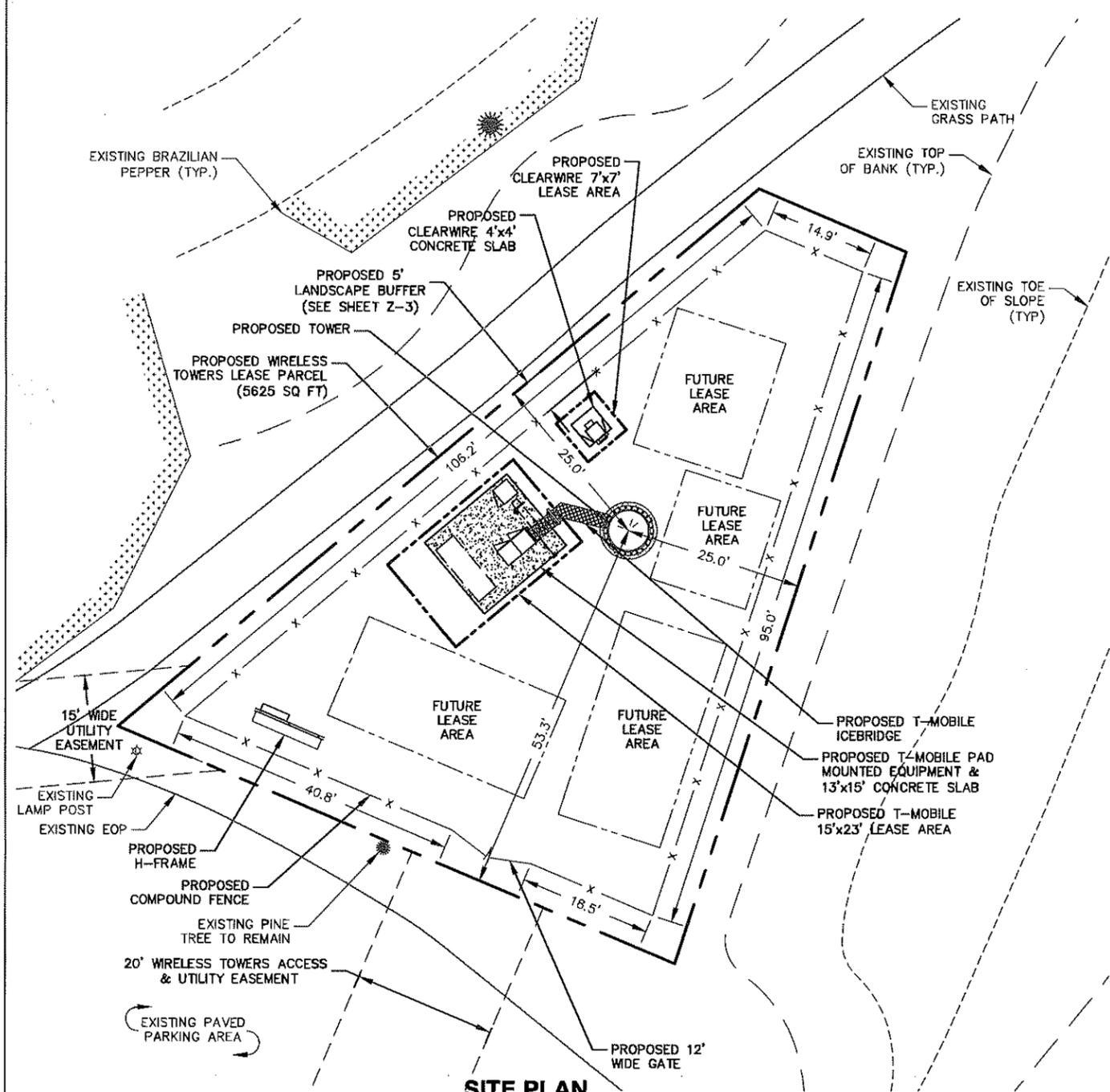
REVISIONS	DATE

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PROJECT MANAGER: _____ RCS
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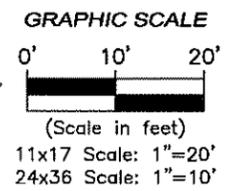
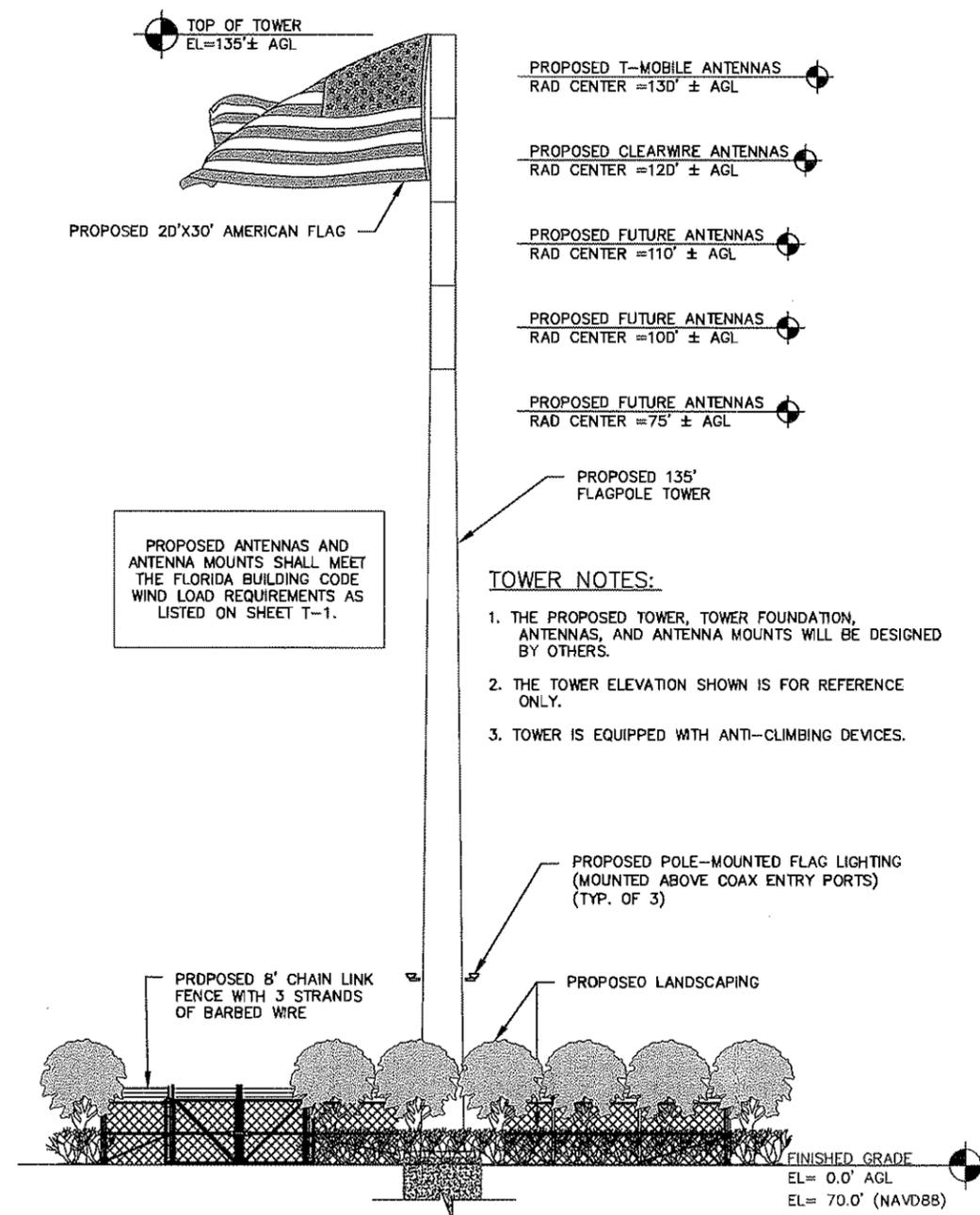
**SITE PLAN &
TOWER ELEVATION**

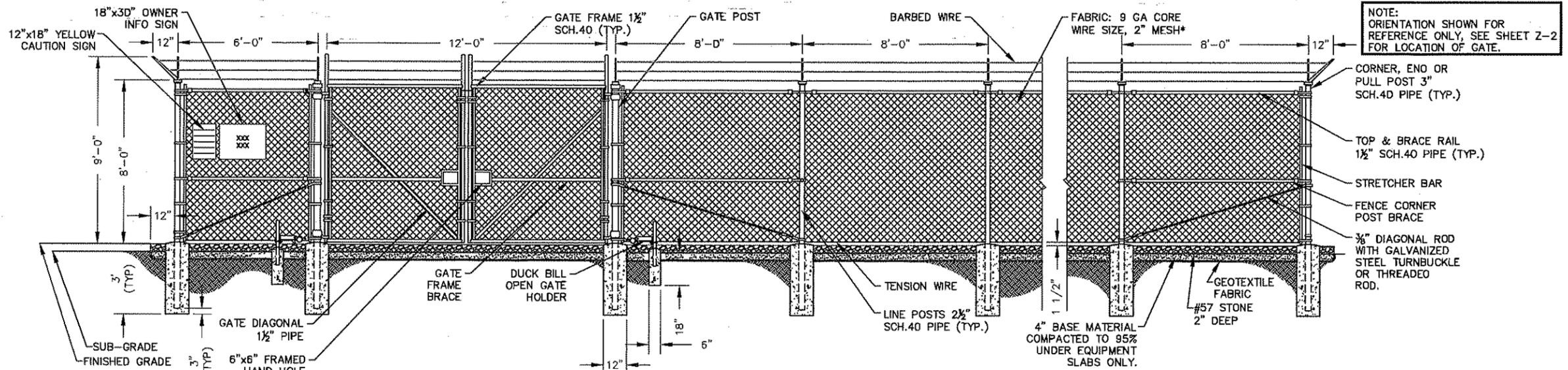
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JOB/FILE NUMBER: **282.011**

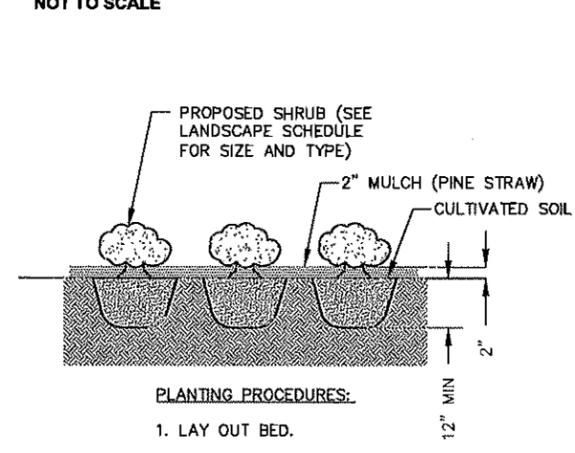
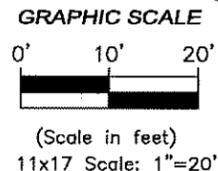
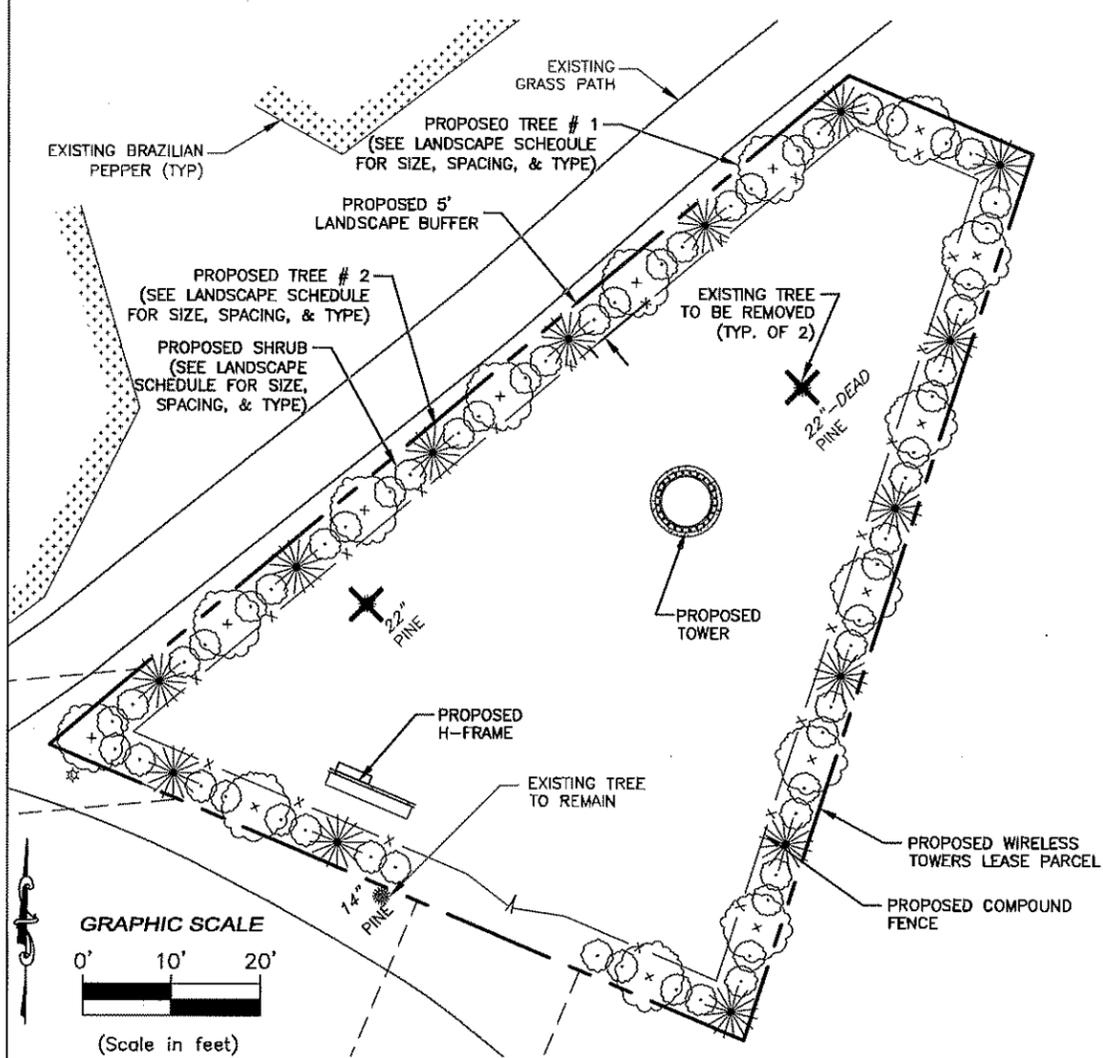


- LEGEND**
- x- PROPOSED FENCE
 - PROPOSED LEASE PARCEL
 - - - FUTURE CARRIER LEASE AREA
 - EXISTING TOE OF SLOPE
 - EXISTING TOP OF BANK



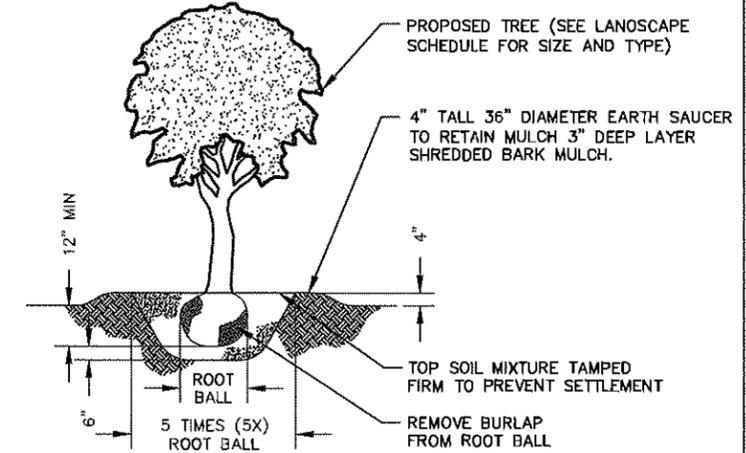


FENCE / COMPOUND DETAIL
NOT TO SCALE



- PLANTING PROCEDURES:**
1. LAY OUT BED.
 2. ROTOTILL BED TO 12" DEPTH.
 3. INSTALL PLANTS AND MULCH.
 4. WATER THOROUGHLY.
 5. IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE (FOR EACH PLANT) 12" WIDE AND 6" DEEPER THAN CONTAINER.

SHRUB PLANTING DETAIL
NOT TO SCALE



- LANDSCAPING NOTES:**
1. ALL TREES AND SHRUBS TO BE XERISCAPE SPECIES INDICATED ON PLANS. LANDSCAPING INTENDED TO SURVIVE ON NORMAL RAINFALL.
 2. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLACE ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.

TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE						
	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	SPACING (MAX.)	COMMENTS
TREES #1	LIVE OAK (QUERCUS VIRGINIANA)	8'	14	2" DBH	10' O.C.	XERISCAPE TOLERANT
TREES #2	SLASH PINE	8'	14	2" DBH	10' O.C.	XERISCAPE TOLERANT
SHRUBS	VIBURNUM (VIBURNUM ODORATISSIMUM)	24" TALL (MIN) AT PLANTING	5B	-	3' O.C.	XERISCAPE TOLERANT, CAPABLE OF REACHING 36" WITHIN 12 MONTHS

NOTE: ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR GREATER

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REVISIONS	DATE

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PROJECT MANAGER:	RCS
DRAWING BY:	RCS
JURISDICTION:	SEMINOLE COUNTY, FL
DATE:	01/20/11
TITLE:	

LANDSCAPING & FENCE DETAILS

SHEET NUMBER: **Z-3**

JOB/FILE NUMBER: **282.011**