



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 22-80000 K69
PM: Annie
REC'D: 12/19/22

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: South Seminole Industrial Park Expansion	
PARCEL ID #(S): 19-21-30-300-0460-0000	
TOTAL ACREAGE: 9.75	BCC DISTRICT: 4
ZONING: M-1A	FUTURE LAND USE: IND

APPLICANT

NAME: Bryan Potts, P.E.	COMPANY: Tannath Design Inc.	
ADDRESS: 2494 Rose Spring Dr		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: (407) 982-9878	EMAIL: bpotts@tannathdesign.com	

CONSULTANT

NAME: Same as Applicant	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT

Brief description of proposed development: Pavement Expansion for additional parking and truck maneuvering area

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>12-22-22</u>	COM DOC DUE: <u>12-28-22</u>	DRC MEETING: <u>1/4/23</u>
☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:		
ZONING: <u>M-1A</u>	FLU: <u>IND</u>	LOCATION: <u>SW of O'Brien Rd</u>
W/S: <u>Altamonte Springs</u>	BCC: <u>4-lockhart + SUS Hwy 17-92</u>	

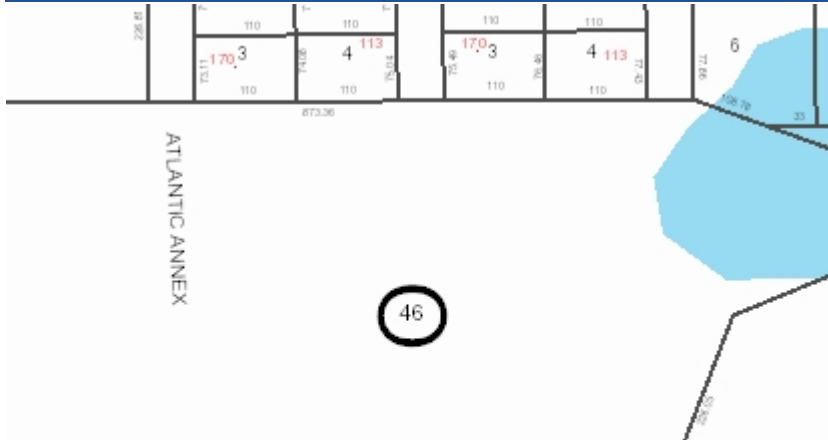
Property Record Card



Parcel 19-21-30-300-0460-0000

Property Address 111 ATLANTIC ANNEX PT MAITLAND, FL 32751

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-300-0460-0000
Owner(s)	SOUTH SEMINOLE INV LLC
Property Address	111 ATLANTIC ANNEX PT MAITLAND, FL 32751
Mailing	PO BOX 1618 MAITLAND, FL 32794-1618
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	4102-COMMERCE CENTER
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$6,433,577	\$6,433,577
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$6,433,577	\$6,433,577

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$86,262.04**

2022 Tax Bill Amount **\$86,262.04**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 19 TWP 21S RGE 30E
SE 1/4 OF NW 1/4 (LESS BEG CEN OF SEC RUN N 288 FT N 70 DEG W 110 FT S 67 DEG 56 MIN 25 SEC W 306.73 FT S 22 DEG 44 MIN W 226.05 FT E 475 FT TO BEG + PT PLATTED FERN TERRACE + FERN TERRACE REVISION + PT LYING WLY OF ACL RR)

Taxes

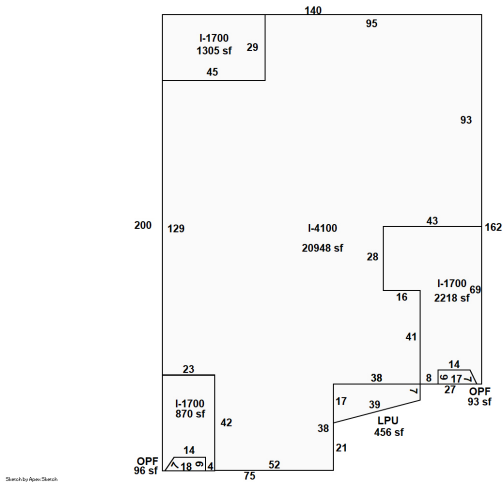
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$6,433,577	\$0	\$6,433,577
SJWM(Saint Johns Water Management)	\$6,433,577	\$0	\$6,433,577
FIRE	\$6,433,577	\$0	\$6,433,577
COUNTY GENERAL FUND	\$6,433,577	\$0	\$6,433,577
Schools	\$6,433,577	\$0	\$6,433,577

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.7	\$10.70	\$18
SQUARE FEET			351945	\$5.01	\$1,763,244

1	MASONRY PILASTER .	1986/1990	1	25341.00	CONCRETE BLOCK-STUCCO - MASONRY	\$1,707,871	\$2,647,862
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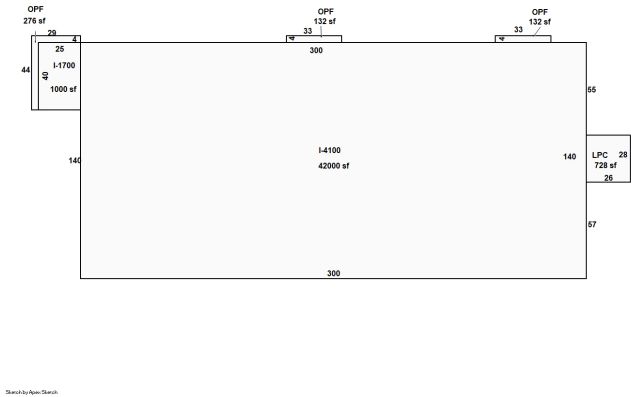
Description	Area
LOADING PLATFORM W/O CANOPY	456.00
OPEN PORCH FINISHED	93.00
OPEN PORCH FINISHED	96.00



Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
2	MASONRY PILASTER .	1991	1	43000.00	METAL PREFINISHED - INSULATED	\$2,907,388	\$4,438,760

Description	Area
LOADING PLATFORM CANOPY	728.00
OPEN PORCH FINISHED	276.00
OPEN PORCH FINISHED	132.00
OPEN PORCH FINISHED	132.00



Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
3	MASONRY PILASTER .	2001	1	9000.00	METAL PREFINISHED - INSULATED	\$910,487	\$1,205,943

Description	Area
CANOPY	150.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06401	SHELL UPDATE PERMIT 9001159	County	\$215,400		6/1/1993
04215	PLUMMER INC-OCCUPANCY	County	\$5,000		6/1/1995
10309	ELECTRIC WIRING; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$0		11/1/2000
00739	INTERIOR REMODEL	County	\$15,000	8/10/2001	1/1/2001
02575	POSTED WITHOUT PERMIT; ADD/ALT NON RESIDENTIAL STRUCTURES	County	\$0	7/11/2000	7/1/2000
05378	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$1,200		6/1/2000
11683	INTERIOR ALTERATION; 111 ATLANTIC ANNEX SUITE 2	County	\$2,500		12/1/2001
03555	FIRE SPRINKLERS/MAIN; ATLANTIC ANNEX COMMERCE PARK	County	\$19,558		4/1/2000
08504	STGE BLDG F - SO SEM COMM PARK	County	\$250,000	10/9/2001	12/1/1999
12649	DESTRUCT 1 COLUMN & CONSTRUCT 2	County	\$2,000		11/10/2003
05897	MISC MECHANICAL & CONDENSOR	County	\$754		6/26/2000
04248	INSTALL FIRE SPRINKLERS/MAIN; ATLANTIC ANNEX COMMERCE PARK	County	\$61,430		5/9/2000
08882	ADD SHOWROOM & EXTERIOR DOOR - TRIANGLE FASTNER CORP; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$31,365	11/10/2008	8/28/2008
09938	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 114 ATLANTIC ANNEX PT	County	\$1,754		9/29/2008
00191	SIGN	County	\$1,062		1/12/2009
01819	WALL SIGN - #102	County	\$660		2/25/2015
01009	CREATING NEW OFFICES, BREAK ROOM, & ACCESSIBLE TOILET ROOMS - ENLARGING AN EXISTING DOOR & RAMP - ADDING 2 HC PARKING SPACES - #102 - ABC SUPPLY CO, INC	County	\$102,340	6/3/2014	2/5/2014
06522	INSTALLATION OF RACKS - #102 - ABC SUPPLY COMPANY	County	\$1,500		7/3/2014
03858	INSTALL 8 NON-ILLUMINATED WALL SIGNS - #102	County	\$1,996		4/7/2016
05312	DEMOLISH & REMOVE SFR - 200 VALENCIA DR	County	\$6,000		7/16/2012
04511	FIRESPRINKLERS 111 ATLANTIC ANNEX PT 102	County	\$1,800		5/1/2001
02506	ADD & RELOCATE 13 FIRE SPRINKLERS - #102	County	\$2,600		3/21/2014
03582	INSTALL POLE LIGHT FIXTURES - DIRECT BURY	County	\$18,000		4/21/2014
03734	ELECTRICAL - #102	County	\$1,500		4/24/2014
02184	REPLACE 290' OF 6' WOOD FENCE	County	\$1,855		4/1/1997
05302	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 114 ATLANTIC ANNEX PT; CONTRACTOR - BARTLETT, STEVEN	County	\$14,760		6/8/2000
12783	125 ATLANTIC ANNEX PT: SITE LIGHTING	County	\$9,000		9/15/2020
14708	125 ATLANTIC ANNEX PT: INDUSTRIAL BUILDINGS-NEW COMMERCIAL BUILDING NEED C.O.	County	\$1,493,456	5/5/2022	2/15/2021
SIP-0173-2021	SOUTH SEMINOLE COMMERCE PARK PHASE IV - UTILITY IMPROVEMENTS TO SERVE A 14,520 SF WAREHOUSE IN SOUTH SEMINOLE COMMERCE PARK LOCATED IN UNINCORPORATED SEMINOLE COUNTY. POTABLE WATER SERVICE IS TO BE PROVIDED BY THE CITY OF ALTAMONTE SPRINGS. - DRC APPROVED PROJECT: 18-40000013 & SPF-0122-2020	Altamonte Springs	\$9,654	8/1/2022	2/4/2021
20898	125 ATLANTIC ANNEX PT: ELECTRICAL - COMMERCIAL-Warehouse	County	\$1,941		12/2/2021

Extra Features				
Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	01/01/2021	1,404	\$5,402	\$5,686
COMMERCIAL CONCRETE DR 4 IN	01/01/2021	15,138	\$58,675	\$61,763
POLE LIGHT STEEL 1 ARM	01/01/2021	3	\$3,534	\$3,534
6' CHAIN LINK FENCE	01/01/2010	340	\$1,959	\$3,454
COMMERCIAL CONCRETE DR 4 IN	01/01/2010	3,857	\$10,622	\$15,737
LOAD RAMP	01/01/2010	1,760	\$2,376	\$3,520
WALKS CONC COMM	01/01/2010	1,404	\$3,838	\$5,686
COMMERCIAL CONCRETE DR 4 IN	01/01/2010	5,390	\$14,844	\$21,991
COMMERCIAL ASPHALT DR 2 IN	01/01/2010	27,975	\$38,522	\$57,069
WALKS CONC COMM	01/01/2010	880	\$2,406	\$3,564
LOAD RAMP	01/01/2010	400	\$540	\$800
LOAD WELL	01/01/2010	671	\$906	\$1,342

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1A	Industrial	IND	Very Light Industrial

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
22.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	56

School Information		
Elementary School District	Middle School District	High School District
English Estates	South Seminole	Lyman



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/9/2022 2:49:25 PM
Project: 22-80000169
Credit Card Number: 42*****5826
Authorization Number: 07744G
Transaction Number: 09122202C-67E1E647-52FA-47D5-93D7-8613E9B78EE1
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50