

RECEIVED
JAN 12 2022

SEMINOLE COUNTY
PLANNING & DEVELOPMENT
DIVISION

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

PROJ. #:

23-0600005

Jay

RECEIVED

JAN 12 2022

PLANNING & DEVELOPMENT
DIVISION

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
☐ DREDGE & FILL	\$750.00
☐ FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: SW OFFICE BUILDING			
PARCEL ID #(S): 35-19-30-517-1300-0140			
DESCRIPTION OF PROJECT: 800 SQFT OFFICE BUILDING SITE			
EXISTING USE(S): VACANT LOT		PROPOSED USE(S): OFFICE	
ZONING: C-1	FUTURE LAND USE: COM	TOTAL ACREAGE: 0.12	BCC DISTRICT: 5-HERR
WATER PROVIDER: SANFORD		SEWER PROVIDER: Sanford	
ARE ANY TREES BEING REMOVED? YES ☐ NO ☒ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)

EXISTING BUILDING AREA:	NEW BUILDING AREA: 800	TOTAL: 800
EXISTING PAVEMENT AREA:	NEW PAVEMENT AREA: 2,516	TOTAL: 2,516

TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 3,316
(TOTAL SQUARE FEET OF NEW ISA 3,316 / 1,000 = 3.316) x \$25 + \$2,500 = FEE DUE: 2,582.9

(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE

EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**

2,583.00

.12 acres

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Alejandro Gonzalez

COMPANY: ACAM Investments, LLC

ADDRESS: 988 Westwood Sq, Ste 1002

CITY: Oviedo

STATE: FL

ZIP: 32765-6566

PHONE: 407-715-5427

EMAIL: acam.oviedo@gmail.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Jose Arvelo

COMPANY: Professional Engineering Management, Inc

ADDRESS: 9582 Cypress Pine St

CITY: Orlando

STATE: FL

ZIP: 32827

PHONE: 407-832-1390

EMAIL: aarvelo@usapem.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ACAM Investments, LLC

ADDRESS: 988 Westwood Sq, Ste 1002

CITY: Oviedo

STATE: FL

ZIP: 32765-6566

PHONE: 407-715-5427

EMAIL: acam.oviedo@gmail.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

- ☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☐ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

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

SIGNATURE OF AUTHORIZED APPLICANT

DATE

01/10/2023

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Alejandro R. Gonzalez, the owner of record for the following described property (Tax/Parcel ID Number) 35-19-30-517-1300-0140 hereby designates Jose Arvelo to act as my authorized agent for the filing of the attached application(s) for:

☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering	☐ Final Plat
☐ Future Land Use	☐ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 1/20/23

Property Owner's Signature

Alejandro Gonzalez
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Alejandro Gonzalez (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL drivers license as identification, and who executed the foregoing instrument and sworn an oath on this 20th day of January, 2023.



Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ACAM INVESTMENTS, LLC

Filing Information

Document Number	L17000193504
FEI/EIN Number	82-2813862
Date Filed	09/18/2017
Effective Date	09/18/2017
State	FL
Status	ACTIVE

Principal Address

988 WESTWOOD SQ
STE 1002
OVIEDO, FL 32765

Changed: 02/04/2022

Mailing Address

988 WESTWOOD SQ
STE 1002
OVIEDO, FL 32765

Changed: 02/04/2022

Registered Agent Name & Address

tax care inc
988 WESTWOOD SQ
STE 1002
OVIEDO, FL 32765-9070

Name Changed: 01/12/2022

Address Changed: 01/12/2022

Authorized Person(s) Detail

Name & Address

Title President

Gonzalez, Alejandro Rafael

1603 woodchuck ct
Winter springs, FL 32708

Title VP

Gonzalez, Carol Maria
1603 woodchuck ct
Winter springs, FL 32708

Annual Reports

Report Year	Filed Date
2021	02/26/2021
2022	01/12/2022
2023	01/11/2023

Document Images

01/11/2023 -- ANNUAL REPORT	View image in PDF format
01/12/2022 -- ANNUAL REPORT	View image in PDF format
02/26/2021 -- ANNUAL REPORT	View image in PDF format
06/19/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
09/18/2017 -- Florida Limited Liability	View image in PDF format

Property Record Card



Parcel 35-19-30-517-1300-0140

Property Address SOUTHWEST RD SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	35-19-30-517-1300-0140		2023 Working Values	2022 Certified Values
Owner(s)	ACAM INVESTMENTS LLC	Valuation Method	Cost/Market	Cost/Market
Property Address	SOUTHWEST RD SANFORD, FL 32771	Number of Buildings	0	0
Mailing	988 WESTWOOD SQ STE 1002 OVIEDO, FL 32765-6566	Depreciated Bldg Value		
Subdivision Name	LOCKHARTS SUBD	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$19,233	\$18,520
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$19,233	\$18,520
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$5,927	\$6,424
		P&G Adj	\$0	\$0
		Assessed Value	\$13,306	\$12,096

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$248.32

2022 Tax Savings with Exemptions

\$51.06

2022 Tax Bill Amount

\$197.26

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 14 BLK 13
LOCKHARTS SUBD
PB 3 PG 70

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,306	\$0	\$13,306
SJWM(Saint Johns Water Management)	\$13,306	\$0	\$13,306
FIRE	\$13,306	\$0	\$13,306
COUNTY GENERAL FUND	\$13,306	\$0	\$13,306
Schools	\$19,233	\$0	\$19,233

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	05/01/2019	09352	0440	\$10,400	No	Vacant
QUIT CLAIM DEED	05/01/2006	06252	0881	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			5936	\$3.24	\$19,233

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
38.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	5

School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary

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**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: 1/18/2023 9:47:30 PM
Project: 23-06000005
Credit Card Number: 47*****8619
Authorization Number: 184672
Transaction Number: 180123C2A-03E1A5A5-4BB4-4BC6-B2BE-5E3AE88C2149
Total Fees Paid: 2872.82

Fees Paid

Description	Amount
MINOR CONCURRENCY TEST	250.00
CC CONVENIENCE FEE -- PZ	39.82
SITE PLAN	2583.00
Total Amount	2872.82