



**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Edwin Guerrero, PE		COMPANY: CivilCorp Engineering, Inc.
ADDRESS: 630 North Wymore Rd Suite 310		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-615-0727	EMAIL: eguerrero@civilcorpeng.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Stephen Allen, PE		COMPANY: CivilCorp Engineering, Inc.
ADDRESS: 630 North Wymore Rd Suite 310		
CITY: Maitland	STATE: Florida	ZIP: 32751
PHONE: 407-516-0437	EMAIL: sallen@civilcorpeng.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Mark Awad		
ADDRESS: 5840 RED BUG LAKE RD, UNIT 640		
CITY: Winter Springs	STATE: FL	ZIP: 32708
PHONE: 407-257-4489	EMAIL: mark@aipcompanies.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 CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

\_\_\_\_\_

TEST NOTICE:

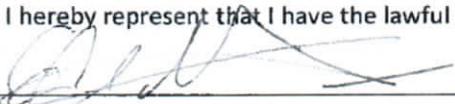
\_\_\_\_\_

- 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

1/6/23  
 \_\_\_\_\_  
 DATE

# 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, Mark Awad, agent for 4820 Capital LLC, the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-0070-0000 hereby designates Edwin Guerrero, PE to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> 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 January 10, 2023

  
Property Owner's Signature

Mark Awad  
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 Mark Awad (property owner).

by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Dr Lic A300-540-77-123-0 as identification, and who executed the foregoing instrument and sworn an oath on this 10 day of January, 2023.



  
Notary Public

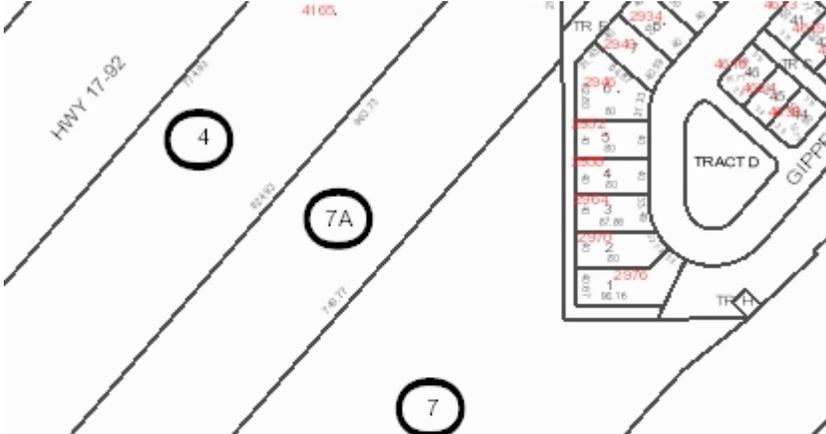
# Property Record Card



**Parcel** 22-20-30-300-0070-0000

**Property Address** 4820 N RONALD REAGAN BLVD SANFORD, FL 32773

## Parcel Location



## Site View



22203030000700000 12/06/2021

## Parcel Information

<b>Parcel</b>	22-20-30-300-0070-0000
<b>Owner(s)</b>	4820 CAPITAL LLC
<b>Property Address</b>	4820 N RONALD REAGAN BLVD SANFORD, FL 32773
<b>Mailing</b>	5703 RED BUG LAKE RD #171 WINTER SPGS, FL 32708-4969
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$2,819	\$2,587
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$155,480	\$155,480
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$158,299	\$158,067
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$158,299	\$158,067

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$2,119.38**  
**2022 Tax Bill Amount** **\$2,119.38**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 22 TWP 20S RGE 30E  
 BEG 627.1 FT E & 759.79 FT S OF  
 NW COR OF NE 1/4 OF NE 1/4 RUN S  
 40 DEG 47 MIN 07 SEC W 749.77  
 FT E 508.97 FT NELY ON RD 349.7  
 FT W 234.9 FT N TO BEG (LESS RD)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$158,299	\$0	\$158,299
SJWM(Saint Johns Water Management)	\$158,299	\$0	\$158,299
FIRE	\$158,299	\$0	\$158,299
COUNTY GENERAL FUND	\$158,299	\$0	\$158,299
Schools	\$158,299	\$0	\$158,299

## Sales

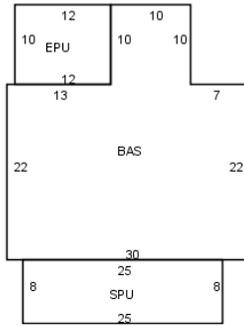
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	09/02/2021	10037	0076	\$100	No	Improved
ADMINISTRATIVE DEED	09/02/2021	10037	0074	\$570,000	No	Improved
PROBATE RECORDS	08/01/2019	09407	0256	\$100	No	Improved
PROBATE RECORDS	04/02/2019	09326	1416	\$100	No	Improved
PROBATE RECORDS	10/01/1999	03742	0179	\$100	No	Improved
QUIT CLAIM DEED	09/01/1978	01188	1158	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.59	\$60,000.00	\$155,400
ACREAGE			0.8	\$100.00	\$80

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1925	1	1.0	3	760	1,080	760	SIDING GRADE 3	\$2,819	\$7,047	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>ENCLOSED PORCH UNFINISHED</td> <td>120.00</td> </tr> <tr> <td>SCREEN PORCH UNFINISHED</td> <td>200.00</td> </tr> </tbody> </table>	Description	Area	ENCLOSED PORCH UNFINISHED	120.00	SCREEN PORCH UNFINISHED	200.00
Description	Area																	
ENCLOSED PORCH UNFINISHED	120.00																	
SCREEN PORCH UNFINISHED	200.00																	



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00860	REROOF 14 SQ	County	\$1,000		2/1/1996

## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Office	OFF	Agricultural-1Ac

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

## School Information

Elementary School District	Middle School District	High School District
Layer	Greenwood Lakes	Lake Mary

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

## Detail by Entity Name

Florida Profit Corporation  
CIVILCORP ENGINEERING, INC.

### Filing Information

<b>Document Number</b>	P11000011066
<b>FEI/EIN Number</b>	27-4733188
<b>Date Filed</b>	02/01/2011
<b>Effective Date</b>	02/01/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

630 N WYMORE RD  
STE 310  
MAITLAND, FL 32751

Changed: 07/01/2016

### Mailing Address

630 N WYMORE RD  
STE 310  
MAITLAND, FL 32751

Changed: 07/01/2016

### Registered Agent Name & Address

ALLEN, STEPHEN T  
971 STONEWOOD LANE  
MAITLAND, FL 32751

Address Changed: 01/07/2015

### Officer/Director Detail

#### **Name & Address**

Title P

ALLEN, STEPHEN T  
971 STONEWOOD LANE  
MAITLAND, FL 32751

Title Officer

Allen, Jennifer  
971 Stonewood Ln  
Maitland, FL 32751

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	01/11/2021
2021	05/11/2021
2022	02/14/2022

**Document Images**

<a href="#">02/14/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/11/2021 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2021 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/23/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/03/2011 -- ADDRESS CHANGE</a>	View image in PDF format
<a href="#">05/23/2011 -- AC</a>	View image in PDF format
<a href="#">02/01/2011 -- Domestic Profit</a>	View image in PDF format



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 1/9/2023 1:26:01 PM  
**Project:** 23-06000002  
**Credit Card Number:** 41\*\*\*\*\*1655  
**Authorization Number:** 08030G  
**Transaction Number:** 09012302D-876088C2-C160-4E31-9F4E-115441B51C08  
**Total Fees Paid:** 3756.13

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	63.88
SITE PLAN	3692.25
Total Amount	3756.13