



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

PROJ. #: 25-80000084PM: KaitlynREC'D: 07/23/2025

## 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 NAME: Enterprise Truck &amp; Car Rental

PARCEL ID #(S): 33-20-30-506-0000-0010

TOTAL ACREAGE: 1.21

BCC DISTRICT: 2

ZONING: C-2

FUTURE LAND USE: MDX

NAME: Marvin Sealy

COMPANY: Enterprise Truck &amp; Car Rental

ADDRESS: 5442 Hoffner Avenue

CITY: Orlando

STATE: FL

ZIP: 32812

PHONE: 786-236-1626

EMAIL: marvin.sealy@em.com

NAME: Julie Farr

COMPANY: Z Development Services

ADDRESS: 1201 Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-271-8910

EMAIL: permits@zdevelopmentservices.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Minor renovation to add parking, with re-stripping & sealcoat of pavementand adding a canopy over the manual hand car wash area, in order to re-open the existing Enterprise Truck & Car Rental Facility.

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

COMMENTS DUE: 08/01/2025COM DOC DUE: 08/07/2025DRC MEETING: 08/13/2025☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:ZONING: C-2FLU: MXD

LOCATION:

east of N US Hwy 17-92, south of Florida Ave,  
west of N Brassie DrW/S: City of LongwoodBCC: 2: Zembower



July 23, 2025

Seminole County Planning & Development Division  
1101 E First Street, Room 2028  
Sanford, FL 32771

Re: Enterprise Truck & Car Rental, 595 N. US HWY 17-92, Longwood, FL - Narrative

To whom it may concern:

The above-mentioned site was previously operating as an Enterprise Truck and Car Rental Facility and closed in March. We are proposing to do a minor renovation that will include adding parking, re-striping and sealcoat of the pavement and adding a canopy over the manual car wash. The site would re-open as an Enterprise Truck and Car Rental Facility.

Please feel free to contact me for additional information.

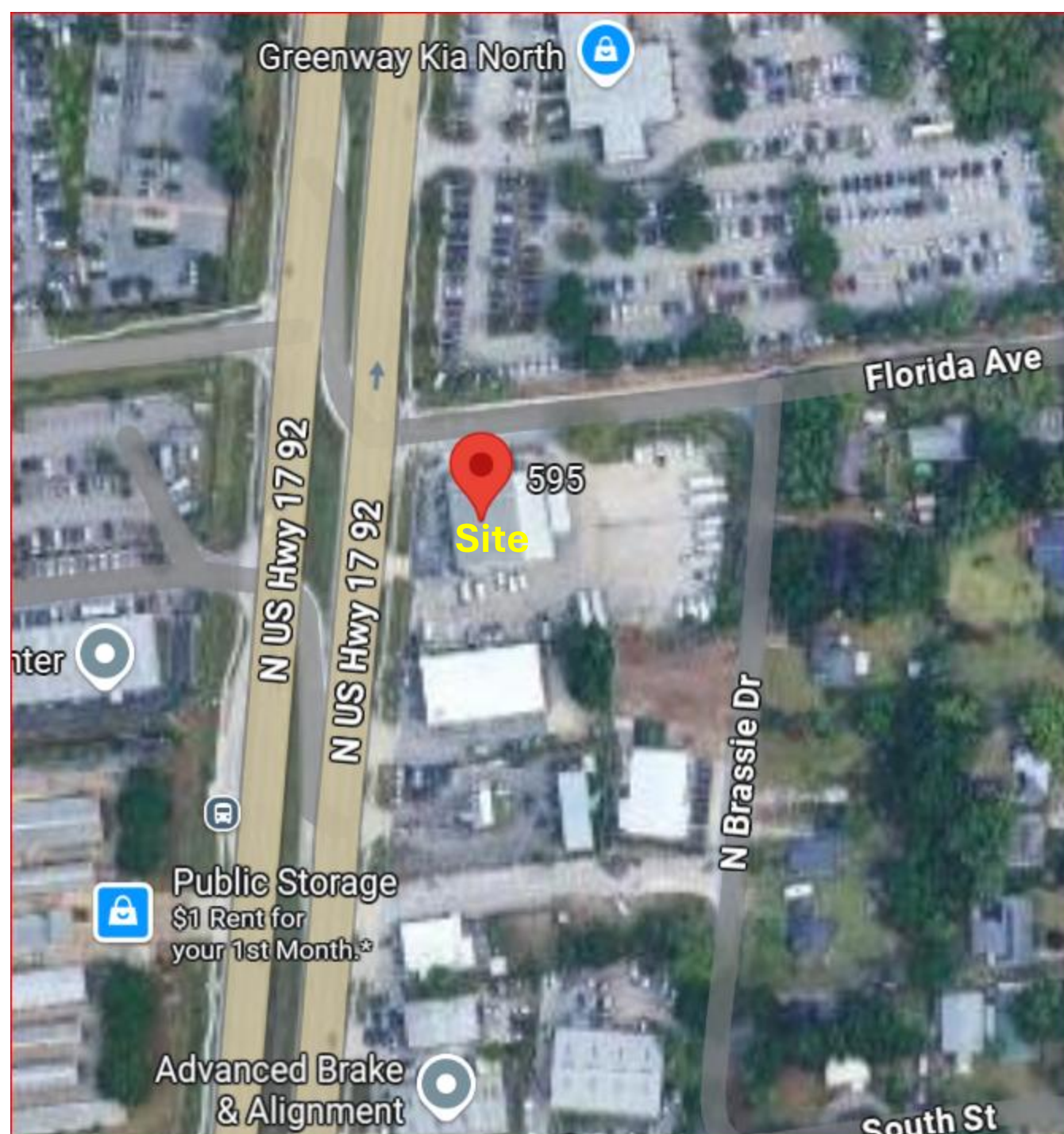
Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Farr'.

Julie Farr  
PM Government Relations

**1201 E. Robinson St.  
Orlando, Florida 32801**

**Phone: (407) 271-8910**





SITE DATA

PARCEL AREA: 52,698 SF / ±1.21 AC

JURISDICTION: SEMINOLE COUNTY

ZONING: C-2 (RETAIL COMMERCIAL DISTRICT)

BUILDING AREA: 4,600 SF

IMPERVIOUS:  
PERVIOUS: 9,191 SF (17.4%)  
IMPERVIOUS: 43,507 SF (82.6%)

PARKING REQUIRED:  
GENERAL BUSINESS:  
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA.  
= 4,600 SF / 200  
= 23 SPACES

PARKING REQUIRED: 23 SPACES  
PARKING PROVIDED: 23 SPACES

|                           |          |          |
|---------------------------|----------|----------|
| BUILDING SETBACKS:        | REQUIRED | PROVIDED |
| FRONT (WEST, N 17-92 HWY) | 25 FT    | 28.9 FT  |
| SIDE (NORTH, FLORIDA AVE) | 25 FT    | 20.2 FT  |
| SIDE (SOUTH)              | 0 FT     | 73.2 FT  |
| REAR (EAST, N BRASSIE DR) | 25 FT    | 188.7 FT |

|                           |       |                       |
|---------------------------|-------|-----------------------|
| LANDSCAPE BUFFERS:        |       |                       |
| FRONT (WEST, N 17-92 HWY) | 10 FT | 4.3 FT MIN. (VARIES)  |
| SIDE (NORTH, FLORIDA AVE) | 10 FT | 10.0 FT MIN. (VARIES) |
| SIDE (SOUTH)              | 5 FT  | 1.5 FT MIN. (VARIES)  |
| REAR (EAST, N BRASSIE DR) | 10 FT | 10.0 FT MIN. (VARIES) |

LEGEND

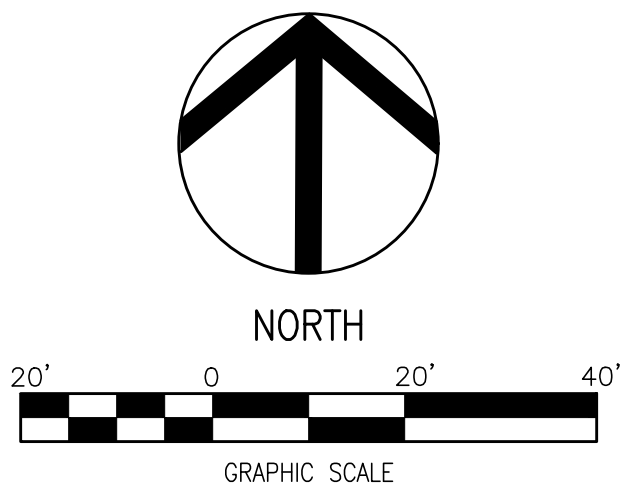
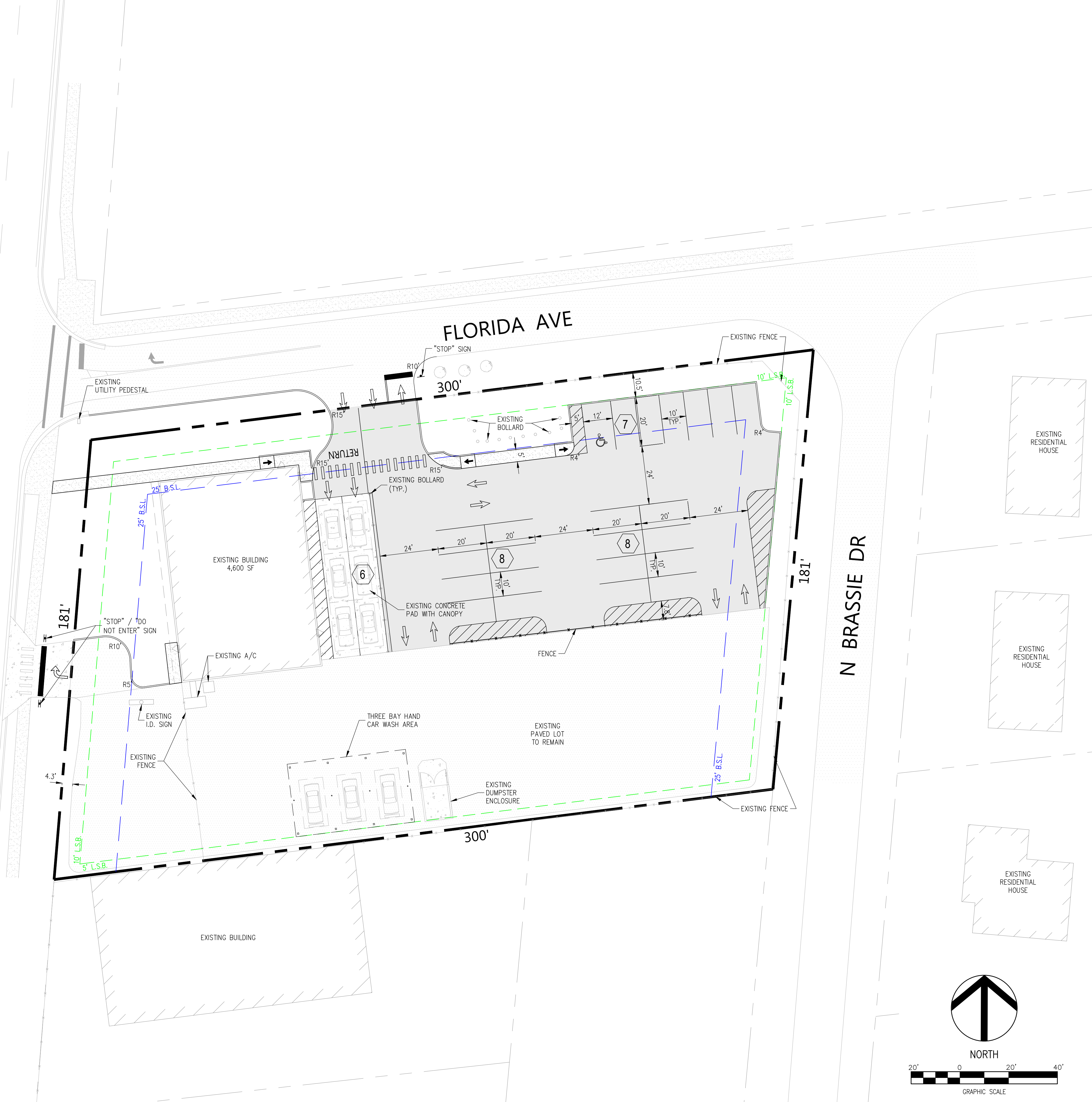
PROPERTY LINE

BUILDING SETBACK LINE (B.S.L.)

LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

N US HWY 17-92



| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |
|          |      |

ENTERPRISE  
TRUCK & CAR RENTAL  
595 N US HWY 17-92  
LONGWOOD, FLORIDA

DATE: 07/18/25  
DRAWN: LH  
CHECKED: RZ

CP5

PROJECT NO.: 2024.135

1201 E. ROBINSON STREET  
ORLANDO, FL 32801  
CA 29354  
PH: (407) 271-8910

# Property Record Card



**Parcel:** 33-20-30-506-0000-0010  
**Property Address:** 595 N US HWY 17-92 LONGWOOD, FL 32750  
**Owners:** C2C CONSULTANTS AND MORE LLC  
 2025 Market Value \$1,257,487 Assessed Value \$1,148,689 Taxable Value \$1,148,689  
 2024 Tax Bill \$14,247.69 Tax Savings with Non-Hx Cap \$682.01  
 Light Manufacturing property w/1st Building size of 5,040 SF and a lot size of 1.21 Acres

## Parcel Location



## Site View



## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 33-20-30-506-0000-0010                       |
| Property Address  | 595 N US HWY 17-92<br>LONGWOOD, FL 32750     |
| Mailing Address   | 8507 BAY HILL BLVD<br>ORLANDO, FL 32819-4917 |
| Subdivision       | BEASON SUBD                                  |
| Tax District      | 01:County Tax District                       |
| DOR Use Code      | 41:Light Manufacturing                       |
| Exemptions        | None   |
| AG Classification | No   |

## Value Summary

|   | 2025 Working Values | 2024 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method                              | Cost/Market         | Cost/Market           |
| Number of Buildings                           | 1                   | 1                     |
| Depreciated Building Value                    | \$368,434           | \$380,513             |
| Depreciated Other Features                    | \$35,164            | \$33,013              |
| Land Value (Market)                           | \$853,889           | \$716,741             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$1,257,487         | \$1,130,267           |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| Non-Hx 10% Cap (AMD 1)                        | \$108,798           | \$86,004              |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$1,148,689         | \$1,044,263           |

## 2024 Certified Tax Summary

|                             |             |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions   | \$14,929.70 |
| Tax Bill Amount             | \$14,247.69 |
| Tax Savings with Exemptions | \$682.01    |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

C2C CONSULTANTS AND MORE LLC

## Legal Description

LOTS 1 + 2 + 50 FT ST BETWEEN LOTS 1 + 2  
BEASON SUBD PB 7 PG 85

## Taxes

| Taxing Authority                   | Assessed    | Exempt Amount | Taxable     |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND                | \$1,148,689 | \$0           | \$1,148,689 |
| Schools                            | \$1,257,487 | \$0           | \$1,257,487 |
| FIRE                               | \$1,148,689 | \$0           | \$1,148,689 |
| ROAD DISTRICT                      | \$1,148,689 | \$0           | \$1,148,689 |
| SJWM(Saint Johns Water Management) | \$1,148,689 | \$0           | \$1,148,689 |

## Sales

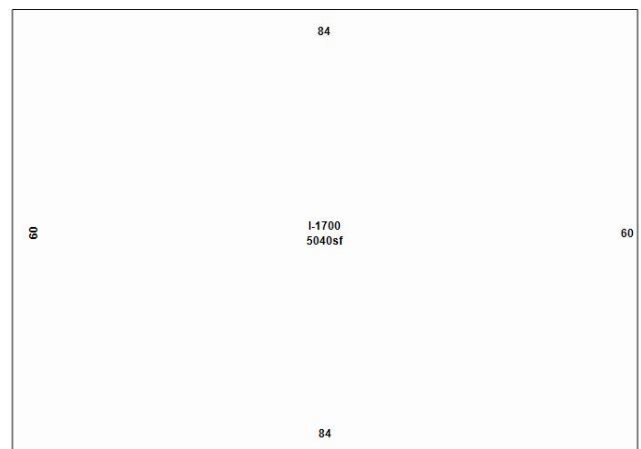
| Deed Type             | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 3/13/2019 | \$950,000   | 09321/1549  | Improved  | Yes        |
| SPECIAL WARRANTY DEED | 2/1/2019  | \$100       | 09298/1139  | Improved  | No         |
| WARRANTY DEED         | 1/1/1997  | \$300,000   | 03183/0269  | Improved  | Yes        |
| WARRANTY DEED         | 2/1/1981  | \$210,000   | 01322/1635  | Improved  | Yes        |
| WARRANTY DEED         | 1/1/1976  | \$100       | 01144/1926  | Improved  | No         |

## Land

| Units     | Rate       | Assessed  | Market    |
|-----------|------------|-----------|-----------|
| 52,547 SF | \$16.25/SF | \$853,889 | \$853,889 |

## Building Information

|                               |                                      |
|-------------------------------|--------------------------------------|
| #                             | 1                                    |
| Use                           | STEEL/PRE ENGINEERED.                |
| Year Built*                   | 1970/1990                            |
| Bed                           |                                      |
| Bath                          |                                      |
| Fixtures                      | 0                                    |
| Base Area (ft <sup>2</sup> )  | 5040                                 |
| Total Area (ft <sup>2</sup> ) |                                      |
| Constuction                   | WOOD SIDING WITH WOOD OR METAL STUDS |
| Replacement Cost              | \$708,527                            |
| Assessed                      | \$368,434                            |



Building 1

\* Year Built = Actual / Effective

| Permits  |   |           |           |             |
|----------|---|-----------|-----------|-------------|
| Permit # | Description   | Value     | CO Date   | Permit Date |
| 08993    | ILLUMINATED POLE & WALL SIGN - ENTERPRISE COMMERCIAL TRUCKS       | \$6,000   |           | 12/4/2012   |
| 12587    | INSTALL NEW ALUMINUM CANOPY - ENTERPRISE RENT-A-TRUCK             | \$3,458   |           | 11/28/2007  |
| 03433    | ELECTRICAL  | \$1,200   |           | 4/4/2007    |
| 11772    | INTERIOR BUILDOUT DRAWING IN FUTURE FILE                          | \$152,000 | 5/10/2007 | 10/17/2006  |
| 06398    | INSTALLING 5 SIGNS; PAD PER PERMIT 591 N US HWY 17-92             | \$2,485   |           | 5/31/2006   |
| 00929    | INSTALL 3 POLE LIGHTS IN PARKING LOT; PAD PER PERMIT 133 E CHURCH | \$4,000   |           | 5/16/2005   |
| 09909    | AWNING - SIGN   | \$0       |           | 9/5/2003    |
| 07515    | ADD COLUMNS & SIDING ON FRONT                                     | \$11,000  |           | 7/3/2003    |
| 00377    | SLAB & 30X85 ALUMINUM CANOPY                                      | \$57,600  |           | 1/1/1998    |
| 07985    | METAL ROOF OVER; MID FLA GOLF CAR DISTRIBUTORS                    | \$7,800   |           | 12/1/1997   |
| 00443    | WOOD & CHAIN LINK FENCE   | \$995     |           | 1/1/1997    |
| 03771    | MID FLA GOLF CARS A/C REPLACMT                                    | \$6,000   |           | 6/1/1996    |

| Extra Features               |            |       |          |          |
|------------------------------|------------|-------|----------|----------|
| Description                  | Year Built | Units | Cost     | Assessed |
| COMMERCIAL ASPHALT DR 2 IN   | 1979       | 4959  | \$13,389 | \$10,376 |
| CANOPY AVG COMM              | 1997       | 2400  | \$31,728 | \$12,691 |
| 6' CHAIN LINK FENCE - LIN FT | 1997       | 471   | \$7,296  | \$2,918  |
| POLE LIGHT 1 ARM             | 2005       | 3     | \$5,562  | \$5,562  |
| CANOPY AVG COMM              | 2008       | 684   | \$9,042  | \$3,617  |

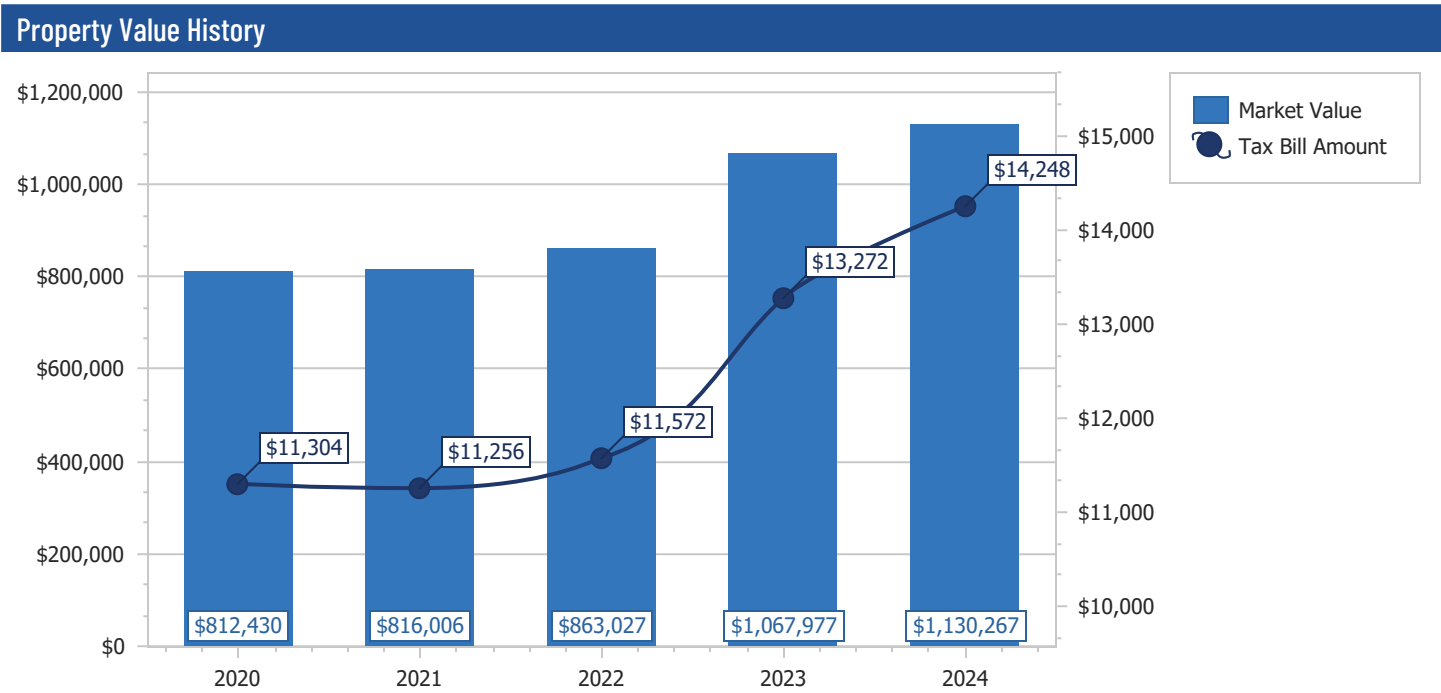
| Zoning          |     |
|-----------------|-----|
| Zoning          | OUT |
| Description     |     |
| Future Land Use | Out |
| Description     |     |

| School Districts |                |
|------------------|----------------|
| Elementary       | Winter Springs |
| Middle           | South Seminole |
| High             | Winter Springs |



| Political Representation |                             |
|--------------------------|-----------------------------|
| Commissioner             | District 2 - Jay Zembower   |
| US Congress              | District 7 - Cory Mills     |
| State House              | District 36 - Rachel Plakon |
| State Senate             | District 10 - Jason Brodeur |
| Voting Precinct          | Precinct 28                 |

| Utilities      |                       |
|----------------|-----------------------|
| Fire Station # | Station: 17 Zone: 171 |
| Power Company  | DUKE                  |
| Phone (Analog) | CENTURY LINK          |
| Water          | Longwood              |
| Sewage         | City Of Longwood      |
| Garbage Pickup |                       |
| Recycle        |                       |
| Yard Waste     |                       |
| Hauler #       |                       |



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

**Receipt Details**

**Date:** 7/23/2025 4:07:21 PM  
**Project:** 25-80000084  
**Credit Card Number:** 42\*\*\*\*\*8395  
**Authorization Number:** 02211G  
**Transaction Number:** 230725C18-AAF758B0-A270-4B5F-8CD9-704EA2DB021C  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| <b>Total Amount</b>      | <b>52.50</b>  |