



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

PROJ. #: 23-06000055

Received: 9/25/23 Paid: 10/25/23

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEES

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

### PROJECT

PROJECT NAME:			
PARCEL ID #(S):			
DESCRIPTION OF PROJECT:			
EXISTING USE(S):		PROPOSED USE(S):	
ZONING:	FUTURE LAND USE:	TOTAL ACREAGE:	BCC DISTRICT: 5: Herr
WATER PROVIDER:		SEWER PROVIDER: / City of Sanford	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
<b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b> EXISTING BUILDING AREA: _____ NEW BUILDING AREA: _____ TOTAL: _____ EXISTING PAVEMENT AREA: _____ NEW PAVEMENT AREA: _____ TOTAL: _____  TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____ (TOTAL SQUARE FEET OF <b>NEW</b> ISA _____ / 1,000 = _____) x \$25 + \$2,500 = <b>FEE DUE:</b> _____  (TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE <b>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</b> *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

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

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

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

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**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:

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TEST NOTICE:

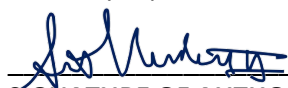
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- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation 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

Subject: Agent Authorization  
Project: Thermotane Propane-Sanford Facility  
Parcel Id: 33-19-31-300-0320-0000  
Folio #:

To whom It may Concern:

I, Chandler Robertson of Thermotane Propane LLC. hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

[Signature]  
Owner's Signature

8-10-23  
Date

P.O. Box 635 Sanford Florida 32772  
Address

407-322-5854  
Phone Number

crobertson@thermotane.com  
E-mail address

State of FL  
County of Orange

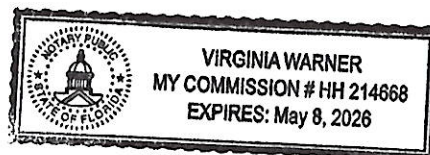
The foregoing instrument was acknowledged before me this 10 day of Aug 2023

by Chandler Robertson who is personally known to me or who has produced personally known as identification.

Virginia Warner  
(Notary Signature)

Notary Stamp

My Commission expires: May 8, 2026



Subject: Agent Authorization  
Project: Thermotane Propane-Sanford Facility  
Parcel Id: 33-19-31-300-0330-0000  
Folio #:

To whom It may Concern:

I, Chandler Robertson of Sipes Propane LLC. hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

CR  
Owner's Signature

8-10-23  
Date

P.O. Box 635 Sanford Florida 32772  
Address

407-322-5854  
Phone Number

crobertson@thermotane.com  
E-mail address

State of FL  
County of Orange

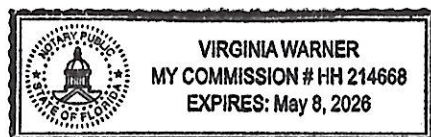
The foregoing instrument was acknowledged before me this 10 day of Aug 2023

by Chandler Robertson who is personally known to me or who has produced  
personally known as identification.

Virginia Warner  
(Notary Signature)

Notary Stamp

My Commission expires: May 8, 2026





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

## Detail by Entity Name

Florida Limited Liability Company

**THERMOTANE PROPANE, LLC**

### Filing Information

<b>Document Number</b>	L15000041387
<b>FEI/EIN Number</b>	59-0585327
<b>Date Filed</b>	03/06/2015
<b>Effective Date</b>	03/26/1947
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	03/06/2015
<b>Event Effective Date</b>	NONE

### Principal Address

414 WEST 9TH STREET  
SANFORD, FL 32771

### Mailing Address

po box 635  
SANFORD, FL 32772

Changed: 03/06/2017

### Registered Agent Name & Address

**Robertson, Chandler J**

414 WEST 9TH STREET  
SANFORD, FL 32771

Name Changed: 02/02/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title AMGR

ROBERTSON, CLYDE H, JR.  
414 WEST 9TH STREET  
SANFORD, FL 32771

Title MGR

ROBERTSON, CHANDLER J  
414 WEST 9TH STREET  
SANFORD, FL 32771

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/26/2021
2022	02/07/2022
2023	04/06/2023

#### **Document Images**

<a href="#">04/06/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2015 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

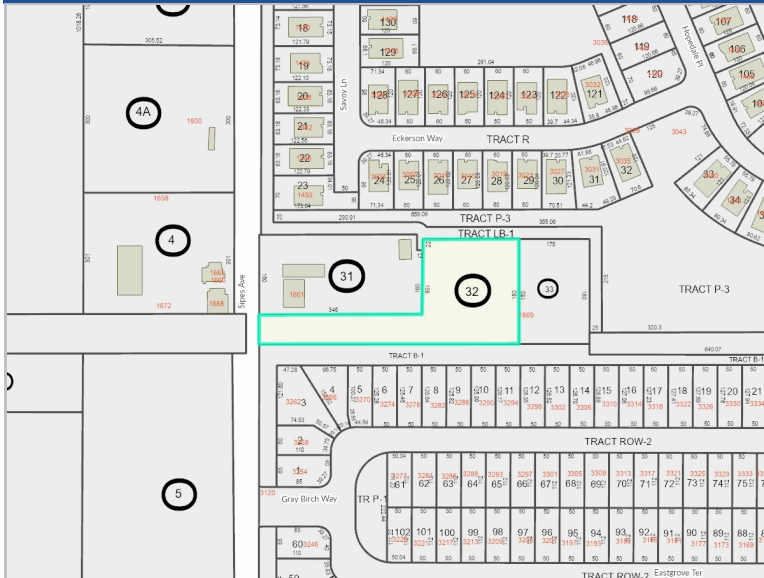
# Property Record Card



**Parcel** 33-19-31-300-0320-0000

**Property Address** SANFORD, FL 32771

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	33-19-31-300-0320-0000
<b>Owner(s)</b>	THERMOTANE PROPANE LLC
<b>Property Address</b>	SANFORD, FL 32771
<b>Mailing</b>	PO BOX 635 SANFORD, FL 32772-0635
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	40-VAC INDUSTRIAL GENERAL
<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>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$122,882	\$118,010
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$122,882	\$118,010
<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>	\$122,882	\$118,010

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$1,582.29</b>
<b>2022 Tax Bill Amount</b>	<b>\$1,582.29</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 19S RGE 31E  
E 175 FT OF W 521 FT OF S 205 FT OF  
NW 1/4 OF NW 1/4 (LESS N 22 FT OF W  
12 FT) & W 521 FT OF ABANDONED ACL  
RR R/Y



## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$122,882	\$0	\$122,882
SJWM(Saint Johns Water Management)	\$122,882	\$0	\$122,882
FIRE	\$122,882	\$0	\$122,882
COUNTY GENERAL FUND	\$122,882	\$0	\$122,882
Schools	\$122,882	\$0	\$122,882

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/01/1982	01385	0333	\$4,000	No	Vacant
WARRANTY DEED	01/01/1976	01083	0967	\$11,500	Yes	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			67666	\$2.27	\$122,882

## 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
M-1	Industrial	IND	Industrial

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	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 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

## School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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# Property Record Card

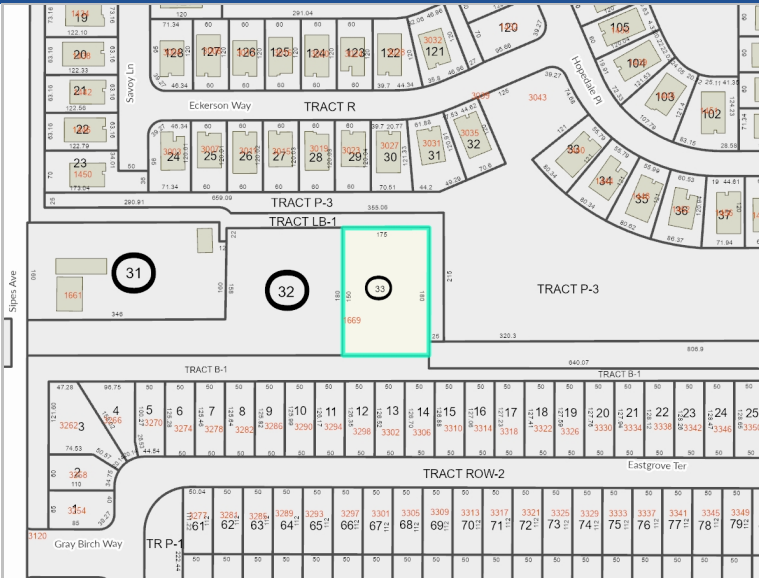


**Parcel** 33-19-31-300-0330-0000

**Property Address** 1669 SIPES AVE SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2023 Working Values	2022 Certified Values
<b>Parcel</b>	33-19-31-300-0330-0000		
<b>Owner(s)</b>	SIPES PROPANE LLC		
<b>Property Address</b>	1669 SIPES AVE SANFORD, FL 32771		
<b>Mailing</b>	PO BOX 635 SANFORD, FL 32772-0635		
<b>Subdivision Name</b>			
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	4013-VAC INDUST W/SITE IMPROVEMENTS		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>		\$4,027	\$3,641
<b>Land Value (Market)</b>		\$74,485	\$71,531
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$78,512	\$75,172
<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>		\$78,512	\$75,172

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$1,007.91</b>
<b>2022 Tax Bill Amount</b>	<b>\$1,007.91</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 19S RGE 31E  
BEG 521 FT E & 1118.56 FT S OF NW  
COR RUN S 150 FT E 146.5 FT S 40 FT  
E 28.5 FT N 190 FT W 175 FT TO BEG  
& E 175 FT OF W 696 FT OF ABANDONED  
ACL RR R/Y

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$78,512	\$0	\$78,512
SJWM(Saint Johns Water Management)	\$78,512	\$0	\$78,512
FIRE	\$78,512	\$0	\$78,512
COUNTY GENERAL FUND	\$78,512	\$0	\$78,512
Schools	\$78,512	\$0	\$78,512

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/07/2022	10367	1273	\$100	No	Improved
WARRANTY DEED	02/01/1982	01385	0333	\$4,000	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			43750	\$2.27	\$74,485

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10726	1669 SIPES AVE: GENERATOR-Gas Company	County	\$5,000		9/11/2019
18917	1669 SIPES AVE: FENCE/WALL COMMERCIAL-Existing Propane Supplier-replace fence	County	\$19,000		2/23/2023

## Extra Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1979	738	\$2,999	\$7,498
COMM: CARPORT	01/01/2015	225	\$1,028	\$1,512

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	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 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

## School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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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:** 10/25/2023 1:06:55 PM  
**Project:** 23-06000055  
**Credit Card Number:** 37\*\*\*\*\*3008  
**Authorization Number:** 224211  
**Transaction Number:** 251023C2B-270681A6-1DD3-4256-ACE6-039E3B514515  
**Total Fees Paid:** 3649.74

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	60.99
SITE PLAN	3588.75
Total Amount	3649.74