



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

PROJ. #: 23-20500018

Received: 9/20/23 Paid: 9/21/23

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>10 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤10 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤10 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA <u>5,742 S.F.</u> /1,000 = <u>5.74</u>)^ x \$25 + \$2,500 = FEE DUE: <u>\$2,643.50</u>	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Atlantic Drive Self Storage	
PARCEL ID #(S): 19-21-30-514-0B00-0080	
LOCATION: 150 Atlantic Drive, Maitland, Florida 32751	
EXISTING USE(S): Amusement Park	PROPOSED USE(S): Mini Warehouse / Self-Storage
TOTAL ACREAGE: 1.42 Acres	BCC DISTRICT: District 4 - Amy Lockhart
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐

NAME: Gary Cardamone	COMPANY: Nuvo Development Partners, LLC
ADDRESS: PO Box 356	
CITY: Winter Park	STATE: FL ZIP: 32789
PHONE: 407-276-6183	EMAIL: rich@nuvocompany.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Sam Sebaali	COMPANY: Florida Engineering Group, Inc.
ADDRESS: 5127 S. Orange Ave Suite 200	
CITY: Orlando	STATE: FL ZIP: 32809
PHONE: 407-895-0324	EMAIL: SSebaali@feg-inc.us

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Kline Ronald E Trust	
ADDRESS: 3909 Mooring Ln	
CITY: Orlando	STATE: FL ZIP: 32810-7032
PHONE: 407-255-3865	EMAIL: kline.konnies@gmail.com

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Gary Cardamone	COMPANY:	Nuvo Development Partners, LLC
ADDRESS:	PO Box 356		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	407-276-6183	EMAIL:	rich@nuvocompany.com

CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME:	Sam Sebaali	COMPANY:	Florida Engineering Group, Inc.
ADDRESS:	5127 S. Orange Ave Suite 200		
CITY:	Orlando	STATE:	FL ZIP: 32809
PHONE:	407-895-0324	EMAIL:	SSebaali@feg-inc.us

OWNER(S)		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S):	Ronald E. Kline Trust		
ADDRESS:	3909 Mooring Ln		
CITY:	Orlando	STATE:	FL ZIP: 32810-7032
PHONE:	407-255-3865	EMAIL:	kline.konnie@gmail.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
<input type="checkbox"/>	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.)	
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input checked="" type="checkbox"/>	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.	
<input type="checkbox"/>	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

05/2023

9.14.23

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, Ronald E. Kline Trust, the owner of record for the following described property [Parcel ID Number(s)] 19-21-30-514-0B00-0080 hereby designates Nuvo Development Partners, LLC to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

9/15/2023
Date

Konnie Kline
Property Owner's Signature

KONNIE KLINE, TRUSTEE
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 Konnie Kline (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 15 day of September, 2023.



JASON DOMINGUEZ
Notary Public
State of Florida
Comm# HH415366
Expires 6/27/2027

[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☐ Corporation ☒ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: Ronald E. Kline Trust, Konnie Kline Trustee

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
Ronald E. Kline Trust	Konnie Kline	3909 Mooring Lane, Orlando FL 32810-7032	100%

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: Nuvo Development Partners, LLC

NAME	ADDRESS	% OF INTEREST
Nuvo Development Partners, LLC	1675 Spruce Ave., Winter Park, FL 32789	100%

(Use additional sheets for more space)

Date of Contract: September 4, 2020

Specify any contingency clause related to the outcome for consideration of the application: N/A

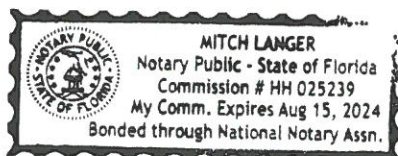
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

9.14.23
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of September, 2023, by Loay Cardenas, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Mitch Langer
Print, Type or Stamp Name of Notary Public

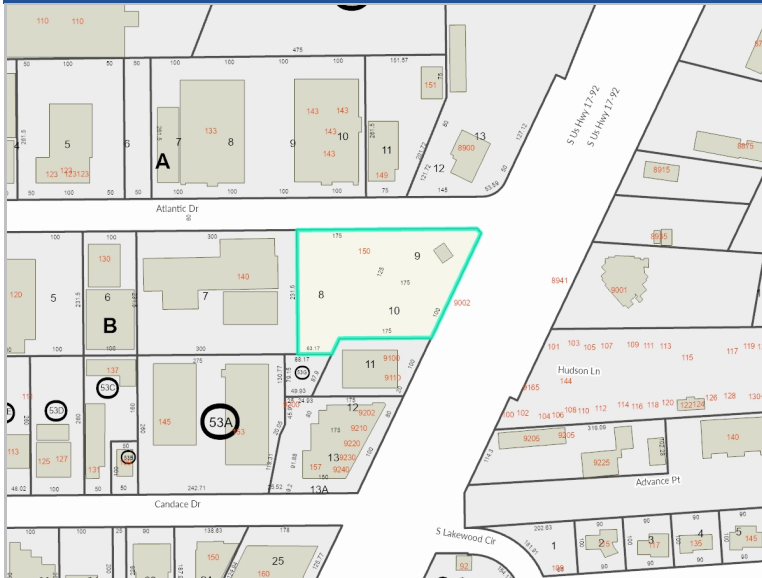
Property Record Card



Parcel 19-21-30-514-0B00-0080

Property Address 150 ATLANTIC DR MAITLAND, FL 32751

Parcel Location



Site View



1921305140B000080 03/22/2022

Parcel Information

Parcel	19-21-30-514-0B00-0080
Owner(s)	KLINE RONALD E TRUST - Trust
Property Address	150 ATLANTIC DR MAITLAND, FL 32751
Mailing	3909 MOORINGS LN ORLANDO, FL 32810-7032
Subdivision Name	SEMINOLE INDUSTRIAL PARK 1ST ADD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	37-RACE TRACK-HORSE DOG AUTO
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$22,066	\$19,653
Depreciated EXFT Value	\$14,094	\$13,458
Land Value (Market)	\$561,652	\$540,230
Land Value Ag		
Just/Market Value	\$597,812	\$573,341
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$12,966
P&G Adj	\$0	\$0
Assessed Value	\$597,812	\$560,375

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$7,687.41	2022 Tax Savings with Exemptions	\$103.05
2022 Tax Bill Amount	\$7,584.36		

* Does NOT INCLUDE Non Ad Valorem Assessments

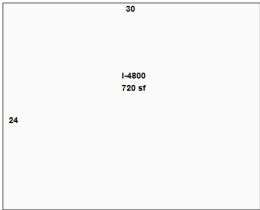
Legal Description

LOTS 8 9 + 10 BLK B
SEMINOLE INDUSTRIAL PARK
1ST ADD
PB 14 PG 30

ROAD DISTRICT	\$597,812	\$0	\$597,812
FIRE	\$597,812	\$0	\$597,812
Schools	\$597,812	\$0	\$597,812

SQUARE FEET	66943	\$8.39	\$561,652

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1968	1	720.00	METAL PREFINISHED	\$22,066	\$55,165	Description	Area



Sketch by Ryan Skatch

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	06/01/1979	5,076	\$8,284	\$20,710
6' CHAIN LINK FENCE	06/01/1979	780	\$3,170	\$7,925
ALUM UTILITY BLDG W/CONC FL	01/01/1979	600	\$2,640	\$6,600

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
PD		Planned Development		PD		Planned Development		
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 - Cory Mills		Dist 38 - DAVID SMITH		Dist 10 - Jason Brodeur		56
School Information								
Elementary School District			Middle School District			High School District		
English Estates			South Seminole			Lyman		
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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: 9/21/2023 5:05:36 PM
Project: 23-20500018
Credit Card Number: 37*****1009
Authorization Number: 209980
Transaction Number: 210923O2D-D35C2931-320B-4A4B-A3ED-BDAA84622A75
Total Fees Paid: 2678.02

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	2643.50
CC CONVENIENCE FEE -- PZ	34.52
Total Amount	2678.02