



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

PROJ. #: 24-80000057

Received: 4/5/24

Paid: 4/16/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Brisson Ave

PARCEL ID #(S): 08203150100000010

TOTAL ACREAGE: 18.53

BCC DISTRICT: ~~Seminole Gardens~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: IND

APPLICANT

NAME: Nick Tomasino

COMPANY: Landmark Precast LLC

ADDRESS: 438 NW 10th Ave

CITY: Homestead

STATE: FL

ZIP: 33030

PHONE: 786-252-1892

EMAIL: nick.tomasino@landmarkprecast.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: we would like to rezone the property to develop a 40,000 sq ft concrete precast facility

STAFF USE ONLY

COMMENTS DUE: 4/26

COM DOC DUE: 5/2

DRC MEETING: 5/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the north side of Lake Mary Blvd, east of
 Red Cleveland Blvd



Landmark Precast, LLC
438 NW 10th Ave
Homestead, FL 33030

(786) 242-8888
LandmarkPrecast.com

To Seminole County:

Landmark Precast is poised to embark on a transformative project along Brisson Avenue, aiming to rezone the current agricultural land and future land use of industrial to industrial use, in a strategic move to enhance local infrastructure and economic growth. Our vision encompasses the establishment of a state-of-the-art, 40,000 square foot open-air facility dedicated to the production of concrete precast components, essential for robust drainage systems. This facility is designed to include a 3,000 square foot office space, symbolizing our commitment to operational excellence and innovation in the precast manufacturing sector.

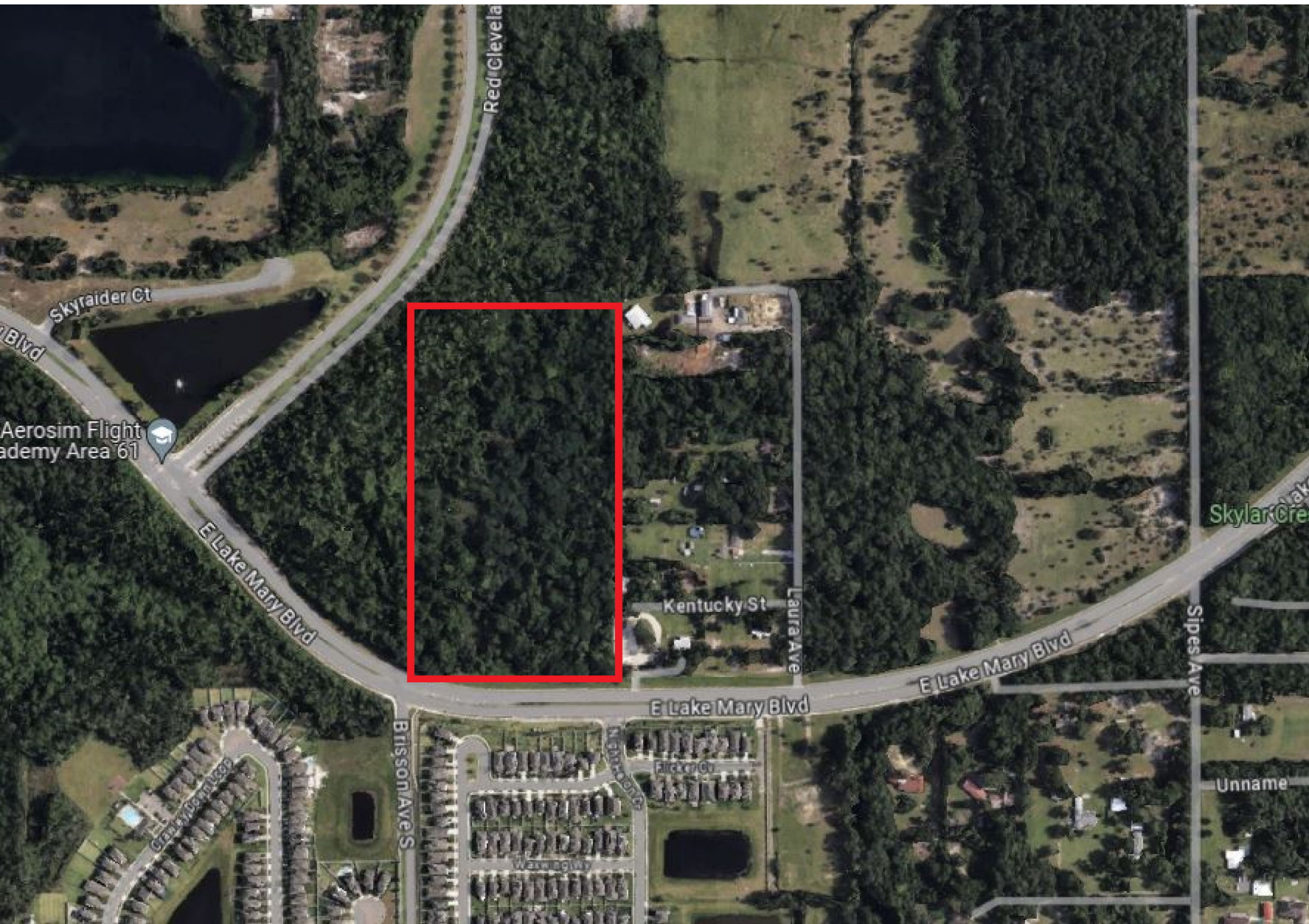
Our project is not merely about the construction of a manufacturing unit; it's about laying down the foundations for sustainable development and job creation in the area. We are estimating a significant capital expenditure of approximately \$4 to \$5 million dollars for the development of this facility. This investment underlines our confidence in the project's potential to contribute positively to the local economy and environment.

Furthermore, Landmark Precast is committed to bringing substantial employment opportunities to Seminole County, with the creation of 30-40 new jobs. These positions will range across various levels of expertise and skill, providing a much-needed boost to local employment and fostering a skilled workforce within the community.

The remaining expanse of the property, approximately 13.5 acres, is planned to be meticulously utilized for storage purposes. This will ensure that while the core activities revolve around manufacturing, the majority of the land will be utilized for storage, maintaining a balance with the natural surroundings and minimizing the ecological footprint of our operations.

This rezoning initiative represents more than a change in land use; it signifies Landmark Precast's dedication to being at the forefront of industrial innovation, sustainability, and community development. By transitioning from agricultural to industrial zoning, we aim to create a ripple effect of benefits, including economic upliftment, job creation, and enhanced infrastructure capabilities. Our project stands as a testament to our commitment to building a sustainable future for the Brisson Avenue area, firmly rooted in community, innovation, and environmental stewardship.

Nick Tomasino
Vice President





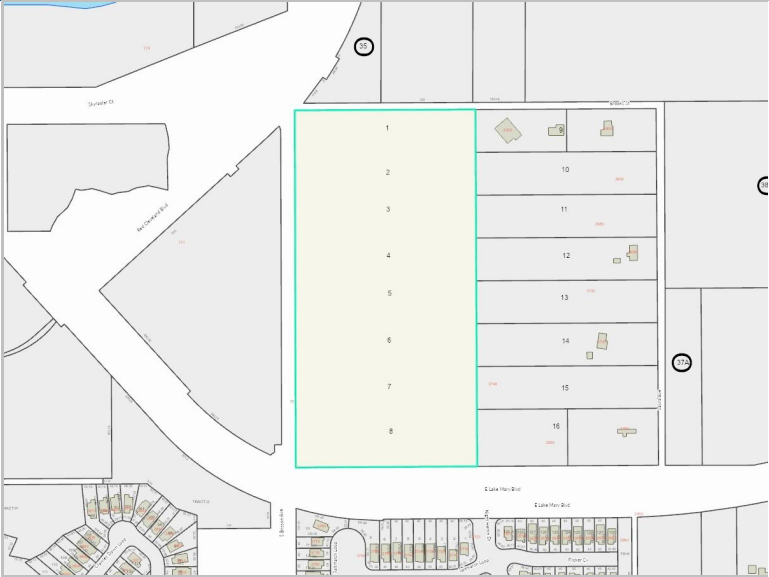
Property e or r



P r el 08-20-31-501-0000-0010
Property A ress BRISSON AV SANFORD, FL 32773

P r el Lo tion

Site View



Sorry, No Image
Available at this Time

P r el Information

V lue Summary

P r el	08-20-31-501-0000-0010
Owner(s)	CAROLYN J HUGH Y R V TRUST
Property A ress	BRISSON AV SANFORD, FL 32773
M iling	PO BOX 790 OST N, FL 32764-0790
Sub ivision N me	S MINOL GARD NS
T x Distri t	01-COUNTY-TX DIST 1
DOR Use o e	00-VACANT R SID NTIAL
Exemptions	None
AG l ssifi tion	No

	2024 Working V lues	2023 ertifie V lues
V lu tion Metho	Cost/Market	Cost/Market
Number of Buil ings	0	0
Depre i te BI g V lue		
Depre i te EXFT V lue		
L n V lue (Market)	\$598,276	\$585,270
L n V lue Ag		
Just/Market V lue	\$598,276	\$585,270
Port bility A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$585,110	\$573,301
P&G A j	\$0	\$0
Assesse V lue	\$13,166	\$11,969

2023 ertifie T x Summary

2023 T x Amount w/o Non-Hx p \$7,788.77 2023 T x S vings with Non-Hx p \$4,546.27
2023 T x Bill Amount \$3,242.50

* Does NOT IN LUDE Non A V lorem Assessments

Leg l Des ription

LOTS 1 TO 8 & VACD ST ADJ ON S
OF LOT 8
S MINOL GARD NS
PB 5 PG 23

Taxes						
Taxing	ori y	ssessmen Val e		Exemp Val es		Taxable Val e
ROAD DISTRICT		\$ 3, 66		\$0		\$ 3, 66
SJWM(Saint Johns Water Management)		\$ 3, 66		\$0		\$ 3, 66
FIRE		\$ 3, 66		\$0		\$ 3, 66
COUNTY GENERAL FUND		\$ 3, 66		\$0		\$ 3, 66
Schools		\$598,276		\$0		\$598,276

Sales						
Descrip ion	Da e	Book	Page	mo n	Q ualified	Vac/Imp
ADMINISTRATIVE DEED	03/0 /2005	05683	0996	\$ 00	No	Vacant
WARRANTY DEED	03/0 / 980	0 272	0822	\$2 ,000	Yes	Vacant

Land						
Me od	Fron age	Dep	Uni s	Uni s Price	Land Val e	
ACREAGE			8.58	\$92,000.00	\$598,276	

B ilding Informa ion						
Permi s						
Permi #	Descrip ion	gency		mo n	CO Da e	Permi Da e

Ex ra Fea res						
Descrip ion	Year B il		Uni s	Val e	New Cos	

Zoning						
Zoning	Zoning Descrip ion		F re Land Use	F re Land Use Descrip ion		
A-	Industrial		IND	Agricultural- Ac		

U ili y Informa ion								
Fire S a ion	Power	P one(nalog)	Wa er Provider	Sewer Provider	Garbage Pick p	Recycle	Yard Was e	Ha ler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Poli ical Represen a ion						
Commissioner	US Congress	S a e Ho se		S a e Sena e		Vo ing Precinc
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON		Dist 0 - Jason Brodeur		8

Sc ool Informa ion						
Elemen ary Sc ool Dis ric		Middle Sc ool Dis ric			Hig Sc ool Dis ric	
Region 3		Sanford			Seminole	



**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: 4/16/2024 1:16:50 PM
Project: 24-80000057
Credit Card Number: 41*****6070
Authorization Number: 09501G
Transaction Number: 160424O10-C0A4BD27-CFCE-4AF7-968B-D783B62ED52F
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50