



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

PROJ. #

24-20000003
Received: 2/23/24
Paid: 2/23/24

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 (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 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 (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 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 checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input 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 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 _____ /1,000 = _____)^^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<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:	MISSION RD		
PARCEL ID #(S):	09-21-31-300-0220-0000		
LOCATION:	MISSION RD OVIEDO FL 32765		
EXISTING USE(S):	VACANT RESIDENTIAL	PROPOSED USE(S):	RIAAA single family residential
TOTAL ACREAGE:	0.45	BCC DISTRICT:	2: Zembower
WATER PROVIDER:	OVIEDO	SEWER PROVIDER:	N/A SEPTIC
CURRENT ZONING:	A1	PROPOSED ZONING:	RIAAA
CURRENT FUTURE LAND USE:	MDR	PROPOSED FUTURE LAND USE:	MDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	SHEA SMITH		
COMPANY:	SONTRUST CONSTRUCTION		
ADDRESS:	215 ARNOLD LN		
CITY:	WINTER SPRING	STATE:	FL
ZIP:	32708		
PHONE:	407-468-0376	EMAIL:	SHEASMITA2002@gmail.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	AAZ LLC		
ADDRESS:	17209 LONGBOAT LN		
CITY:	ORLANDO	STATE:	FL
ZIP:	32820		
PHONE:	321-388-5744	EMAIL:	adiserafin@gmail.com

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☐ 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:

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.

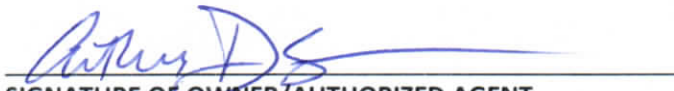
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

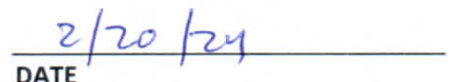
I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

**SIGNATURE OF OWNER/AUTHORIZED AGENT**

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

**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, ANTHONY DI SERAFINO, the owner of record for the following described property [Parcel ID Number(s)] 09-21-31-300-0220-0000 hereby designates SHEA SMITH CONTRACT CONSTRUCTION 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 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 checked="" type="checkbox"/> Rezone	<input 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.

Date

02/20/2024

Property Owner's Signature

ANTHONY DI SERAFINO

Property Owner's Printed Name

ANTHONY DI SERAFINO

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 ANTHONY DI SERAFINO (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 20 day of February, 20 24.



GEMA BENITO ROEHRICK
Notary Public, State of Florida
Commission# HH 294334
My comm. expires July 27, 2026

Notary Public

Gema B. Roehrick

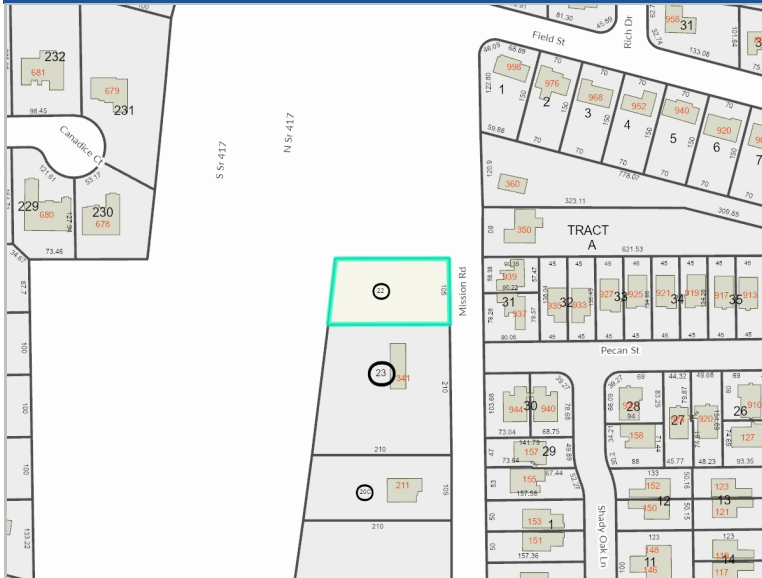
Property Record Card



Parcel 09-21-31-300-0220-0000

Property Address 347 MISSION RD OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	09-21-31-300-0220-0000
Owner(s)	AAZ LLC
Property Address	347 MISSION RD OVIEDO, FL 32765
Mailing	17209 LONG BOAT LN ORLANDO, FL 32820-2702
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$64,770	\$64,770
Land Value Ag		
Just/Market Value	\$64,770	\$64,770
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$962
P&G Adj	\$0	\$0
Assessed Value	\$64,770	\$63,808

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$861.96	2023 Tax Savings with Non-Hx Cap	\$7.63
2023 Tax Bill Amount	\$854.33		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 09 TWP 21S RGE 31E
N 105 FT OF N 315 FT OF E 210 FT OF
SW 1/4 OF SW 1/4 (LESS RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$64,770	\$0	\$64,770
SJWM(Saint Johns Water Management)	\$64,770	\$0	\$64,770
FIRE	\$64,770	\$0	\$64,770
COUNTY GENERAL FUND	\$64,770	\$0	\$64,770
Schools	\$64,770	\$0	\$64,770

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	09/08/2023	10507	0392	\$105,000	Yes	Vacant
WARRANTY DEED	08/17/2023	10495	0263	\$50,000	Yes	Vacant
QUIT CLAIM DEED	05/01/2016	08697	0978	\$16,000	No	Vacant
TAX DEED	02/01/2016	08648	1472	\$13,100	No	Vacant
QUIT CLAIM DEED	05/01/2001	04097	0895	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.51	\$127,000.00	\$64,770

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Medium Density Residential	MDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	OVIEDO	CITY OF OVIEDO	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	70

School Information		
Elementary School District	Middle School District	High School District
Lawton	Jackson Heights	Oviedo



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

Detail by Entity Name

Florida Limited Liability Company

AAZ, LLC

Filing Information

Document Number	L04000057139
FEI/EIN Number	20-1776609
Date Filed	08/02/2004
Effective Date	08/02/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/12/2004
Event Effective Date	NONE

Principal Address

17209 Longboat Lane
Orlando, FL 32820

Changed: 03/26/2018

Mailing Address

17209 LONGBOAT LANE
ORLANDO, FL 32820

Changed: 04/14/2009

Registered Agent Name & Address

DICKSON, RUSSELL KJR
20 NORTH ORANGE AVENUE
SUITE 1100
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGRM

DISERAFINO, ANTHONY VSR

17209 LONG BOAT LANE
ORLANDO, FL 32820

Title MGRM

DISERAFINO, ZOILA D
17209 LONG BOAT LANE
ORLANDO, FL 32820

Title Manager

DiSerafino, Anthony V, II
342 Grey Owl Run
Chuluota, FL 32766

Annual Reports

Report Year	Filed Date
2022	03/01/2022
2023	03/01/2023
2024	01/25/2024

Document Images

01/25/2024 -- ANNUAL REPORT	View image in PDF format
03/01/2023 -- ANNUAL REPORT	View image in PDF format
03/01/2022 -- ANNUAL REPORT	View image in PDF format
02/14/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
03/10/2017 -- ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
03/29/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
02/01/2013 -- ANNUAL REPORT	View image in PDF format
04/15/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/05/2008 -- ANNUAL REPORT	View image in PDF format
01/13/2007 -- ANNUAL REPORT	View image in PDF format
08/04/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
11/12/2004 -- Amendment	View image in PDF format
08/02/2004 -- Florida Limited Liability	View image in PDF format

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2/23/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:31:14
PROJ # 24-20000003 RECEIPT # 0055310
OWNER:
JOB ADDRESS: LOT #:

REZONE TO COM, IND, OP/RP 14	2575.00	2575.00	.00
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TOTAL FEES DUE.....: 2575.00

AMOUNT RECEIVED.....: 2575.00

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002031	
CASH/CHECK AMOUNTS...:	2575.00	
COLLECTED FROM:	AAZ LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	