



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

PROJ. #: 25-80000069
PM: Kaitlyn
REC'D: 6/13/25
Paid: 6/13/25

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

PROJECT NAME: HCA Site
PARCEL ID #(S): 29-19-30-300-0280-0000
TOTAL ACREAGE: ±21.61 BCC DISTRICT: 5: Herr
ZONING: PD FUTURE LAND USE: HIPTI

APPLICANT

NAME: Benjamin L. Collins COMPANY: Crescent Communities
ADDRESS: 213 West Comstock Ave., Suite 103
CITY: Winter Park STATE: FL ZIP: 32789
PHONE: 615-589-3020 EMAIL: BCollins@crescentcommunities.com

CONSULTANT

NAME: Brooks Stickler COMPANY: Kimley- Horn and Associates, Inc.
ADDRESS: 6876 Marwick Lane., Suite 350
CITY: Orlando STATE: FL ZIP: 32827
PHONE: 407-502-2258 EMAIL: Brooks.Stickler@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposing Multifamily development

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

STAFF USE ONLY

COMMENTS DUE: 6/20 COM DOC DUE: 6/26 DRC MEETING: 7/2

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD FLU: HIPTI LOCATION: on the east side of International Pkwy,
W/S: Seminole County BCC: 5: Herr south of Wayside Dr



June 11, 2025

Seminole County
Planning & Development Division
1101 East First Street room 2028
Sanford, FL 32771

E-Transmittal: Plandesk@seminolecountyfl.gov

To whom this may concern,

This narrative is intended to provide additional context for our request for a pre-application meeting and to outline the details of our proposed project. We are proposing a multifamily residential development on a 21.61-acre site located at the intersection of International Parkway and Wilson Road in Seminole County, Florida. The subject property is identified by Parcel ID 29-19-30-300-0280-0000 and is currently zoned Planned Development (PD).

The purpose of the pre-application meeting is to discuss the feasibility of the proposed development, review zoning and land use considerations, and receive initial feedback from County staff prior to formal application submission.

Should you have any concerns or questions please use the contact information below

Sincerely,

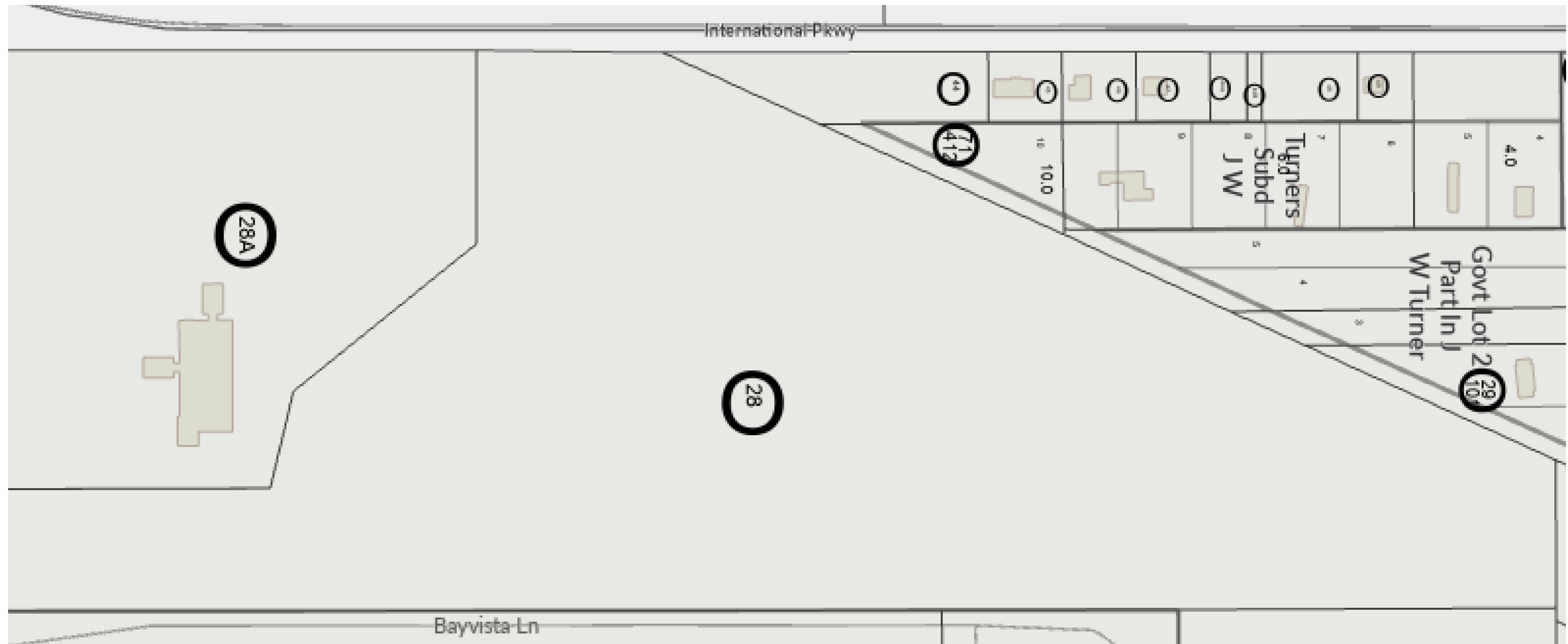
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Brooks Stickler".

Brooks Stickler, P.E.
Sr. Vice President
Brooks.Stickler@kimley-horn.com

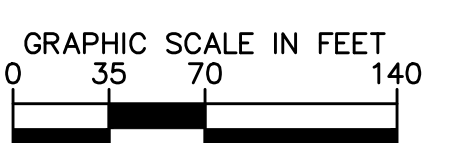
Site Map Existing Conditions:





Site Sketch Proposal Parcel: 29-19-30-300-0280-0000

06/11/2025 - CONTACT: BROOKS A. STICKLER, P.E. (407) 427-1677



Kimley»Horn



K:\LKN_Civil\149761008-HCA Site\CAD\CONCEPT\SCHEME A.dwg

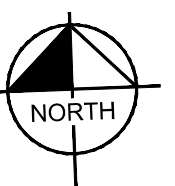
HCA SITE

SEMINOLE COUNTY, FLORIDA

CONCEPTUAL SKETCH "A"

6/12/2025 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677

GRAPHIC SCALE IN FEET
0 20 40 80



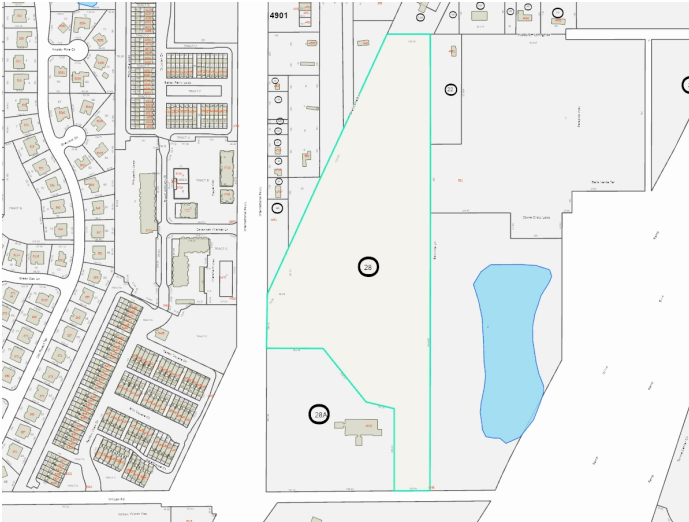
Kimley»Horn

Property Record Card



Parcel: 29-19-30-300-0280-0000
 Property Address:
 Owners: CENTRAL FLA REGIONAL HOSPITAL INC
 2025 Market Value \$7,022,275 Assessed Value \$4,862 Taxable Value \$4,862
 2024 Tax Bill \$50.24 Tax Savings with Exemptions \$72,513.74
 Grazing Land property has a lot size of 21.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Land Value Agriculture	\$4,862	\$4,862
Just/Market Value	\$7,022,275	\$7,022,275
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$4,862	\$4,862

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	\$50.24
Tax Savings with Exemptions	\$72,513.74

Owner(s)

Name - Ownership Type

CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E
 163.99 FT N 2099.08 FT
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W
 1127.83 FT S 151.01 FT W 66.38 FT
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70
 FT E 263.26 FT
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG
 34 MIN 57 SEC E 135.10 FT
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

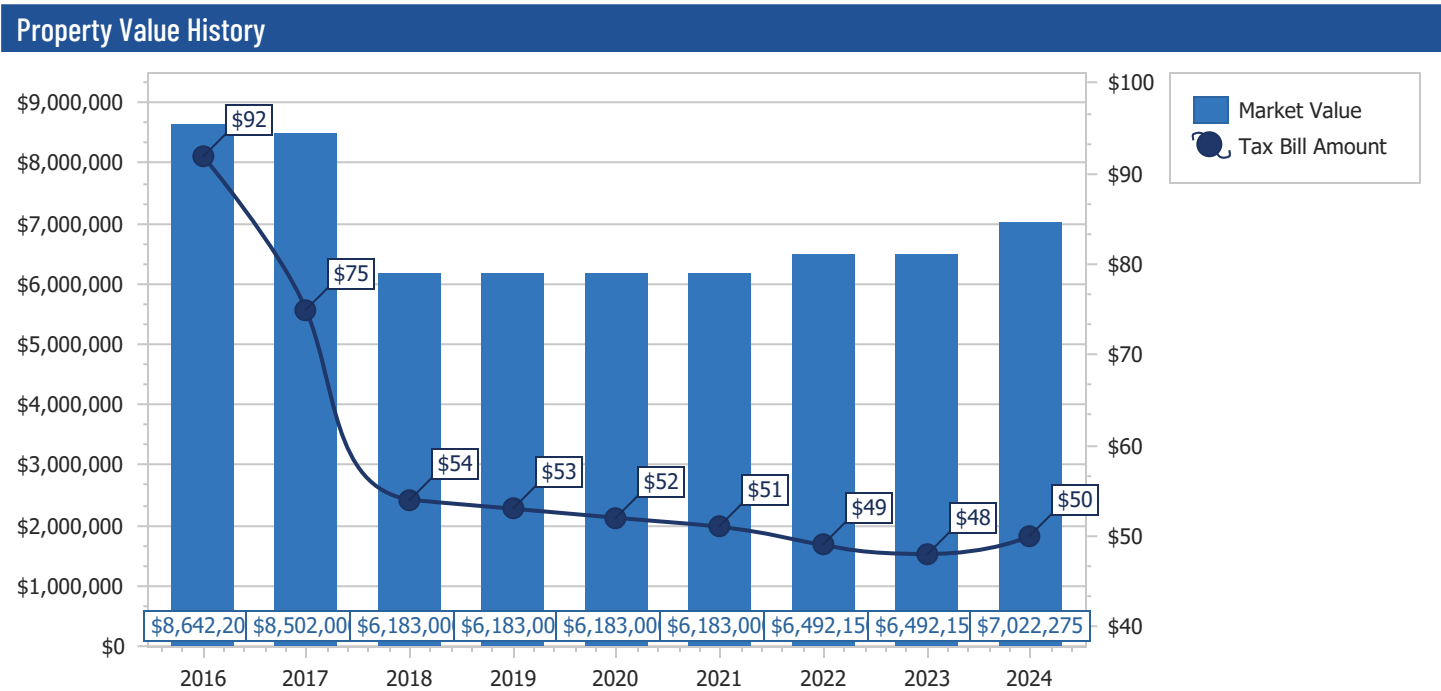
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



**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
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/13/2025 11:13:05 AM
Project: 25-80000069
Credit Card Number: 37*****2004
Authorization Number: 220291
Transaction Number: 130625C1B-E945F96D-EFDD-42C7-9D21-1E622E850551
Total Fees Paid: 52.50

Fees Paid

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