



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

PROJ. #: 26-80000078
PM: Annie
REC'D: 6/25/26
Paid: 6/25/26

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:	<u>Jones Agricultural Operations Building</u>		
PARCEL ID #(S):	<u>34-20-32-300-0160-0000</u>		
TOTAL ACREAGE:	<u>14.95</u>	BCC DISTRICT:	<u>2: Zembower</u>
ZONING:	<u>A-5 Agriculture</u>	FUTURE LAND USE:	<u>A-5</u>

APPLICANT

NAME:	<u>John Edward Jones, Trustee</u>	COMPANY:	<u>John Edward Jones Living Trust</u>
ADDRESS:	<u>450 Andrews Dr.</u>		
CITY:	<u>Longwood,</u>	STATE:	<u>FL.</u>
PHONE:	<u>407-310-0512</u>	ZIP:	<u>32750</u>
EMAIL:	<u>[REDACTED]</u>		

CONSULTANT

NAME:	<u>Andrew Jones</u>	COMPANY:	<u>Authorized Representative for Owner</u>
ADDRESS:	<u>450 Andrews Dr.</u>		
CITY:	<u>Longwood</u>	STATE:	<u>FL.</u>
PHONE:	<u>407-310-0512</u>	ZIP:	<u>32750</u>
EMAIL:	<u>[REDACTED]</u>		

PROPOSED DEVELOPMENT

Brief description of proposed development: Ag operations building and equipment barn with office and incidental support space for management of communally owned ag and timber-managed properties

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

STAFF USE ONLY

COMMENTS DUE:	<u>7/2</u>	COM DOC DUE:	<u>7/9</u>	DRC MEETING:	<u>7/22</u>
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	<u>A-5</u>	FLU:	<u>RS</u>	LOCATION: <u>On the east side of Snow Hill Rd.</u>	
W/S:	<u>N/A</u>	BCC:	<u>2: Zembower</u>	<u>South of Old Mims Rd</u>	

AUTHORIZATION OF OWNER'S REPRESENTATIVE

Date: 6/24/26

I, John Edward Jones, as Trustee of the John Edward Jones Living Trust, owner of the real property identified as:

Parcel ID No.: 34-20-32-300-0160-0000

Property Address: Snow Hill Rd., Geneva, Florida

hereby authorize my son, Andrew "AJ" Jones, to act as my representative with respect to all matters relating to the proposed "Jones Agricultural Operations Building" and any pre-application, zoning, planning, development, or permitting discussions with Seminole County concerning the above-referenced property.

This authorization includes, but is not limited to, the authority to:

- Submit applications and supporting materials;
- Communicate with Seminole County staff and departments;
- Receive comments, correspondence, and requests for information;
- Attend meetings and conferences on my behalf;
- Discuss potential development options, zoning interpretations, and permitting requirements concerning the property.

This authorization is intended solely to allow Andrew "AJ" Jones to represent my interests concerning this proposed project and shall remain in effect until revoked by me in writing.

OWNER:


John Edward Jones, Trustee
John Edward Jones Living Trust

Date: 6/24/26

AUTHORIZED REPRESENTATIVE:


Andrew "AJ" Jones

Date: 6/24/26

JONES AGRICULTURAL OPERATIONS BUILDING NARRATIVE

Owner: John Edward Jones Living Trust
Property: Parcel ID No. 34-20-32-300-0160-0000
Approximately 14.95 Acres
Zoning: A-5 Agriculture
Future Land Use: R-5 Residential
Geneva, Florida

PURPOSE OF REQUEST

The owner seeks guidance from Seminole County concerning the construction of an Agricultural Operations Building and Equipment Barn on the above-referenced property. The proposed building would serve as the operational base for the management of approximately 41.7 acres of commonly owned agricultural and timber-managed properties located in Geneva and Osteen, Florida.

EXISTING AGRICULTURAL AND FORESTRY USE

The subject property is actively utilized for bona fide agricultural and forestry purposes and is subject to an active Timber Management Plan prepared by the Florida Forest Service. The Timber Management Plan has previously been submitted to the Seminole County Property Appraiser's Agricultural Classification Team and is available for review upon request. The property contains mature timber and large trees managed in accordance with the Timber Management Plan. The property is further improved with a five-strand barbed-wire perimeter fence, gated entrance, and security cameras utilized to monitor and protect the property and agricultural activities occurring thereon. The subject property is part of a larger agricultural and forestry operation consisting of approximately 41.7 acres of commonly owned agricultural and timber-managed property located in Geneva and Osteen.

PROPOSED AGRICULTURAL OPERATIONS BUILDING

The proposed structure will function primarily as an Agricultural Operations Building and Equipment Barn. The precise dimensions of the building have not yet been determined and are subject to further planning and County guidance. The structure is anticipated to include two large equipment bays capable of accommodating agricultural equipment, enclosed trailers, and support vehicles utilized in the management of the subject property and related commonly owned agricultural and timber-managed properties.

The building is proposed to house and protect:

- Skid steer
- Tractor
- Timco sprayer
- Side-by-side
- Agricultural trailers and implements
- Forestry and land management equipment
- Fencing materials, tools, and supplies

The proposed building is also anticipated to include a modest enclosed office, bathroom facilities, and limited incidental support space for persons engaged in the management and maintenance of the agricultural operation.

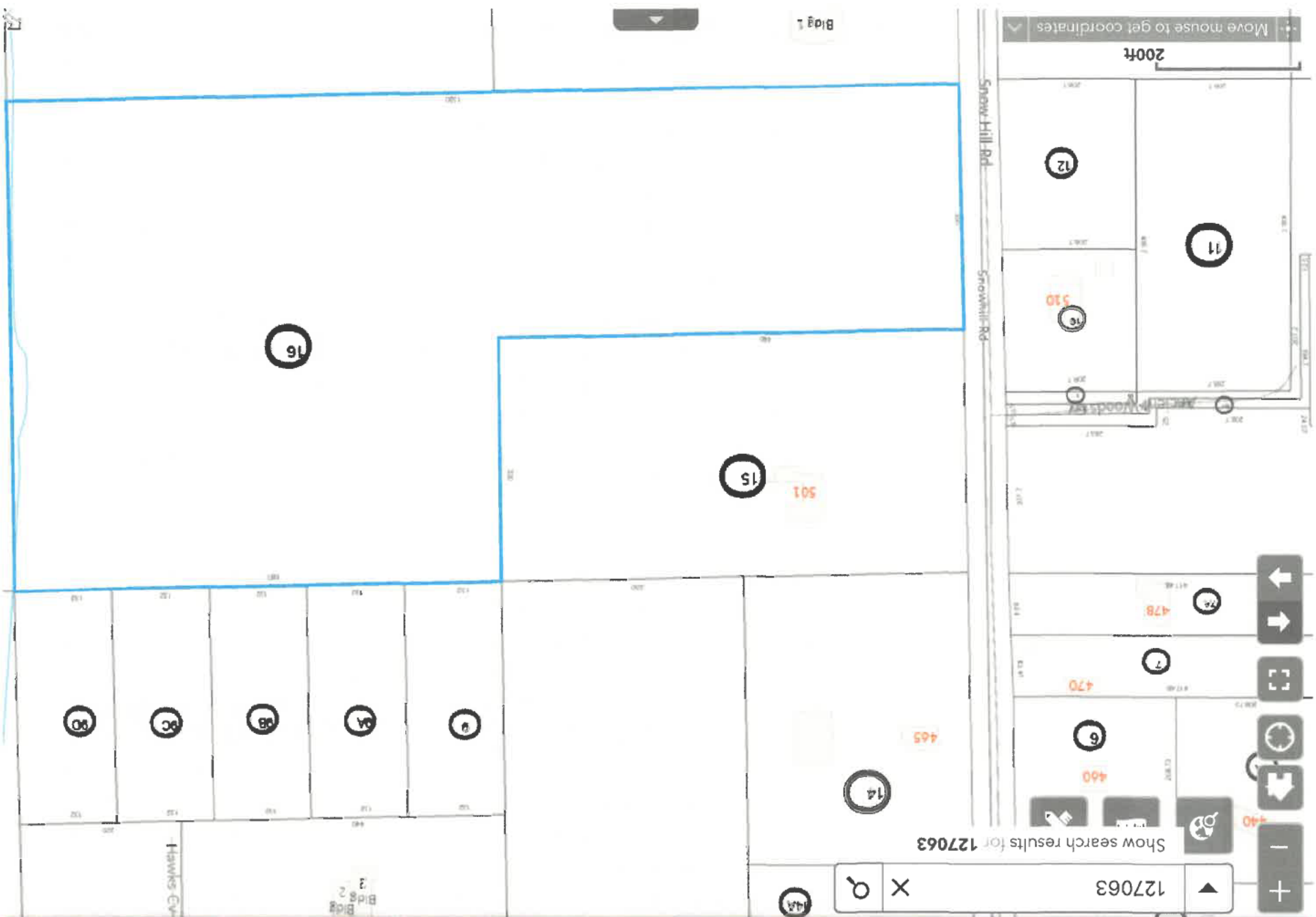
PURPOSE OF THE PROPOSED BUILDING

- Timber management activities
- Agricultural land management
- Equipment storage and security
- Storm response and cleanup
- Wildfire monitoring and response
- Fence and gate maintenance
- Contractor coordination and supervision
- Prevention of trespass and illegal dumping

EXISTING PROPERTY IMPROVEMENTS AND AGRICULTURAL INFRASTRUCTURE

- A-5 Agricultural zoning designation.
- Agricultural classification of the property.
- Active Timber Management Plan prepared by the Florida Forest Service and previously submitted to the Seminole County Property Appraiser's Agricultural Classification Team.
- Mature timber and large trees managed pursuant to the Timber Management Plan.
- Five-strand barbed-wire perimeter fence.
- Gated entrance and existing access drive.
- Security cameras monitoring the property.
- Ongoing agricultural and forestry management activities.
- Property serves as part of approximately 41.7 acres of commonly owned agricultural and timber-managed properties in Geneva and Osteen.

Suggested Attachments: Property Appraiser Map, Aerial Photograph with Proposed Building Location and Access Route, Survey (if available), Equipment Photographs, and Timber Management Plan upon request.



Approximate Proposed Agricultural Operations Building Location
 Approximate Proposed Access Drive
 for Discussion Purposes Only - Not surveyed/engineered site plan



white dot (proposed)
barn location

black dots w/n
boundary are security
cameras
timber is picture
on aerial

red boundary
line is also
location of fence

black dot on
Snowhill is location
of gate

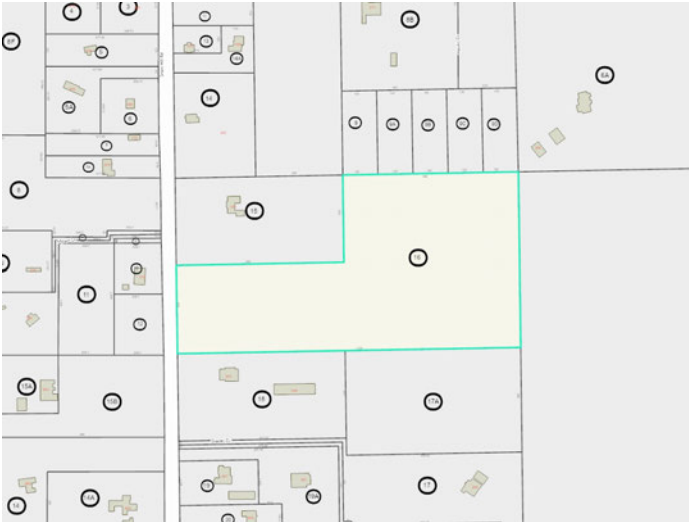
gold line will be
pathway to barn
(proposed)

2026 Property Record Card



Parcel: **34-20-32-300-0160-0000**
 Property Address:
 Owners: **JONES JOHN E LIVING TRUST**
 2026 Market Value \$645,000 Assessed Value \$2,670 Taxable Value \$2,670
 2025 Tax Bill \$28.85 Tax Savings with Exemptions \$7,749.60
 Timberland property has a lot size of 14.95 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	34-20-32-300-0160-0000
Property Address	
Mailing Address	450 ANDREWS DR LONGWOOD, FL 32750-6156
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	55:Timberland
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 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)	\$645,000	\$720,000
Land Value Agriculture	\$2,670	\$2,670
Just/Market Value	\$645,000	\$720,000
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	\$2,670	\$2,670

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,778.45
Tax Bill Amount	\$28.85
Tax Savings with Exemptions	\$7,749.60

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

JONES JOHN E LIVING TRUST

Legal Description

SEC 34 TWP 20S RGE 32E
N 1/2 OF SW 1/4 OF NW 1/4
(LESS N 1/2 OF W 1/2)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,670	\$0	\$2,670
SCHOOLS	\$2,670	\$0	\$2,670
WATER MANAGEMENT DISTRICT	\$2,670	\$0	\$2,670

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/2/2020	\$100	09788/1349	Vacant	No
QUIT CLAIM DEED	2/1/2014	\$100	08214/1615	Vacant	No
WARRANTY DEED	1/1/1973	\$35,000	01005/0119	Vacant	Yes
WARRANTY DEED	1/1/1970	\$100	00790/0084	Vacant	No

Land

Units	Rate	Assessed	Market
15 Acres	\$43,000/Acre Market, \$178/Acre AG	\$2,670	\$645,000

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

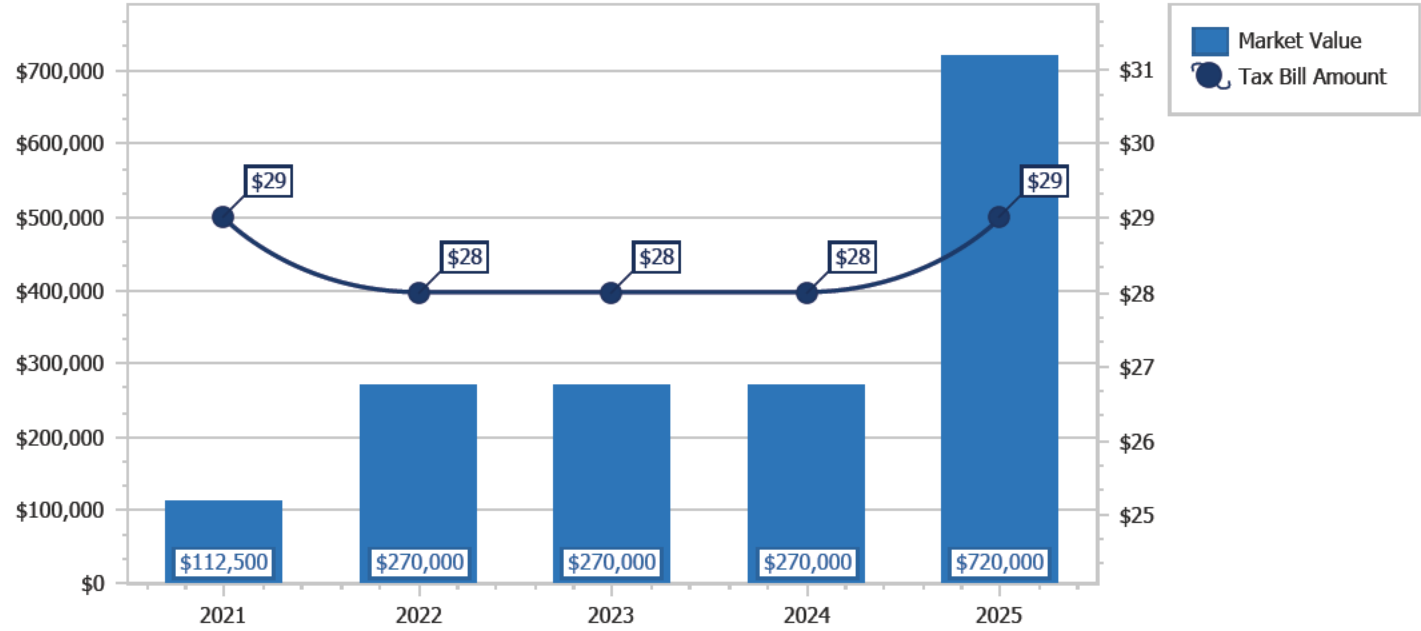
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 73

Utilities	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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6/25/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:44:12
PROJ # 26-80000078 RECEIPT # 0171392

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....:	000000009176
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CASH/CHECK AMOUNTS...:	50.00
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COLLECTED FROM:	JOHN EDWARD JONES
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DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -	4 - FINANCE
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