



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

PROJ. #: 24-80000142

Received: 12/26/24

Paid: 12/26/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Stone Commercial Office Center PD

PARCEL ID #(S): 16-21-31-5CA-0000-067A

TOTAL ACREAGE: 7.34 BCC DISTRICT: Seminole County

ZONING: ~~Vacant Commercial PUD~~ PD FUTURE LAND USE: PD

APPLICANT

NAME: Doug Kern COMPANY: Universal Window Coverings

ADDRESS: 12139 Science Dr, Orlando, FL 32826-3232

CITY: Orlando STATE: FL ZIP: 32826

PHONE: 4077040623 EMAIL: dougk@universalwc.com

CONSULTANT

NAME: Rob Kirkwood COMPANY: MavRealty

ADDRESS: 2616 Bass Lake Blvd Orlando FL 32806

CITY: Orlando STATE: FL ZIP: 32826

PHONE: 3212976489 EMAIL: Robert@mavrealty.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Mr. Kern would like to construct a new HQ facility locally here in Seminole from Orange. Concrete tilt wall, 70-80K SF, 26 ft ceiling height, light manufacturing facility with an upgraded facade.

STAFF USE ONLY

COMMENTS DUE: 1/3 COM DOC DUE: 1/9 DRC MEETING: 1/15

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the south side of Slavia Rd,
east of Red Bug Lake Rd

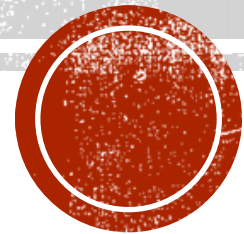
Agenda: 1/10

RE-ZONE REQUEST

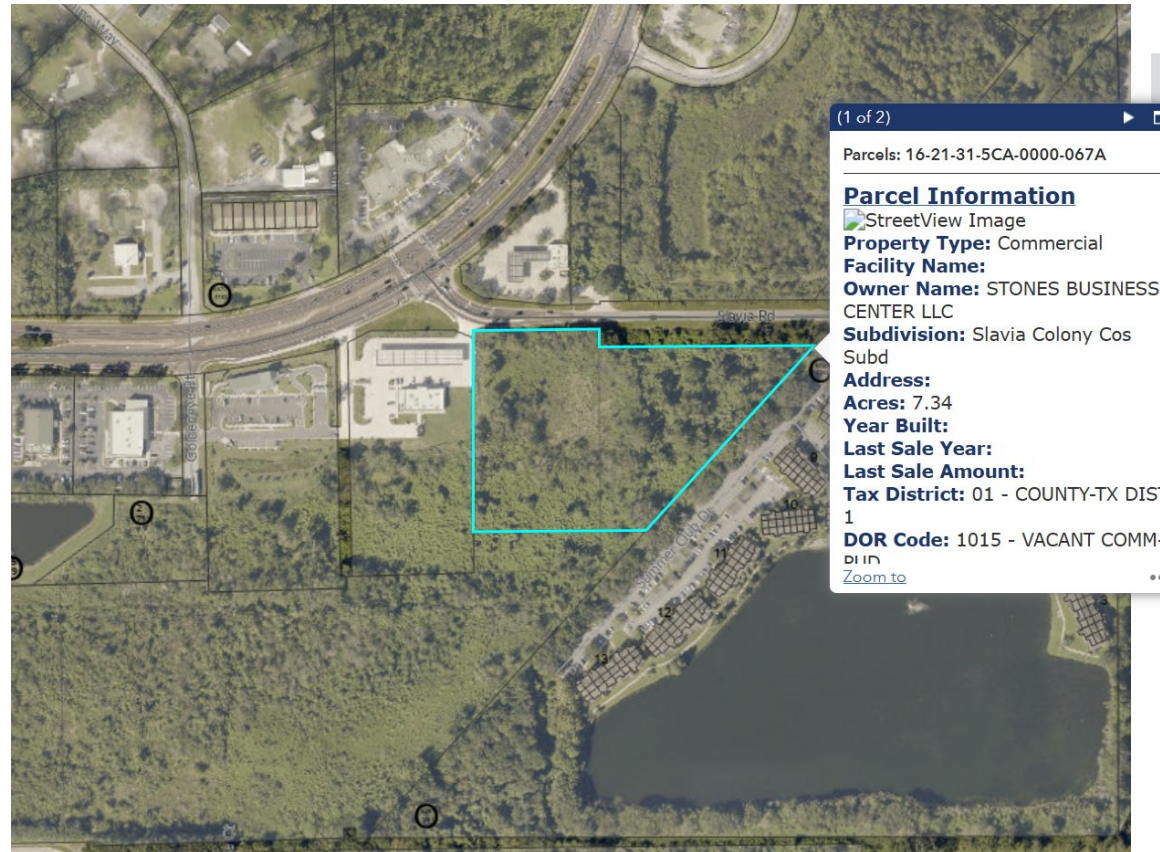
Doug Kern of Universal Window Coverings – Applicant

Rob Kirkwood, MavRealty – Consultant

Parcel ID: 16-21-31-5CA-0000-067A



EXISTING CONDITIONS



CURRENT ZONING & FLU



Vacant Commercial PUD



PD



PROPOSED DEVELOPMENT — 80K SF



CURRENT PD INFO

- A. The project shall not exceed 90,000 square feet.
- B. Permitted Uses: zoning district and a sit-down restaurant (no drive-thru) drive-in restaurants may serve alcohol in accordance with Section 30.1353 of the S County Land Development Code.
- C. The operating hours for a restaurant shall be between 7 A.M. and 11 P.M.
- D. Outdoor amplification of sound is prohibited.
- E. No bar facilities shall allowed In outdoor dining areas.
- F. Maximum allowable building height is 3 stories and the structure shall not exceed 45' in height.

G. The setbacks shall be as follows:

North: 15' ~

South: 376' ~

East: 270' ~

West: 30' ~

H. The buffers shall be as follows:

North: 15' landscaped buffer containing Live Oak canopy trees planted 40' on center ~

South: 10' landscaped buffer containing 4 canopy and 4 subcanopy facultative wetland trees every 100 linear feet.

East: 10' landscaped buffer containing 4 canopy and 4 subcanopy facultative wetland trees every 100 linear feet.

West: 10' landscaped buffer containing 8 canopy trees every 100 linear feet



PD BENEFITS OF A REZONE

- (1) How the proposed development addresses the goals of the Comprehensive Plan. - **One goal of the comprehensive plan is to promote growth in local businesses within the community and this will bring over 100 jobs to Seminole County from Orange County. It will also bring retail spending to nearby businesses in the immediate area.**
- (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district. - **The current PD is outdated and has expired according to planner of the day.**
- (3) How the proposed development provides an innovative approach to land development. - **The product design of the building improvement that UWC plans to develop is a highly adaptable asset for a multitude of uses. This asset will be able to mold into future uses such as retail, as density continues to increase in the area.**
- (4) A description of benefits to the County that cannot be achieved under the existing provisions of this Code.- **The PD is expired; nothing can be achieved at the moment.**
- a)Comprehensive Plan Consistency. In approving a planned development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan, and effectively implements any performance criteria that the Plan may provide.(b)Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented though existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following:(1)Natural resource preservation.(2)Crime Prevention (CPTED).(3)Neighborhood/community amenities.(4)Provision of affordable or workforce housing.(5)Reduction in vehicle miles traveled per household.(6)Transit-oriented development.(7)Provision of new multimodal connectivity.(8)Innovation in water or energy conservation.(9)Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan. – **Two benefits that this location would serve to benefit the county with this use from the above list are (5) Reduction of vehicle miles traveled per household and (8) Innovation in water or energy conservation. The local nature for the employee base would decrease the miles traveled. Additionally, UWC specialized in energy conservation/savings with their shading products.**



THANK YOU FOR YOUR TIME!

- Questions?

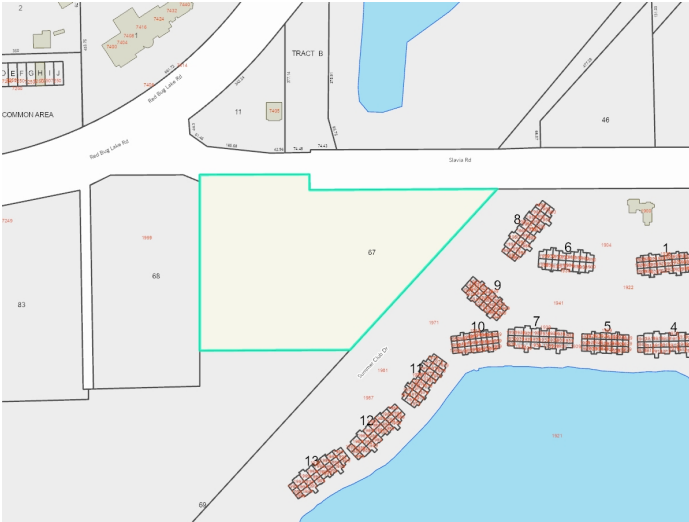


Property Record Card



Parcel: **16-21-31-5CA-0000-067A**
 Property Address:
 Owners: **STONES BUSINESS CENTER LLC**
 2025 Market Value \$1,376,752 Assessed Value \$1,376,752
 2024 Tax Bill \$18,185.52
 Vacant Comm-Pud property has a lot size of 7.34 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-21-31-5CA-0000-067A
Property Address	
Mailing Address	1110 SW IVANHOE BLVD UNIT 19 ORLANDO, FL 32804-6305
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

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)	\$1,376,752	\$1,376,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,376,752	\$1,376,752
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	\$1,376,752	\$1,376,752

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,185.52
Tax Bill Amount	\$18,185.52
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
STONES BUSINESS CENTER LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOTS 67 & 68 DESC AS BEG NW COR OF
 E 1/2 OF LOT 68 RUN S 81 DEG 47 MIN 28 SEC
 E 43.17 FT N 83 DEG 17 MIN 04 SEC E 85.42 FT
 E 188.15 FT S 39.62 FT E 546.32 FT S 42 DEG 15
 MIN 13 SEC W 665.71 FT W 406.29 FT N 524.01
 FT TO BEG
 SLAVIA COLONY COS SUBD
 PB 2 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,376,752	\$0	\$1,376,752
Schools	\$1,376,752	\$0	\$1,376,752
FIRE	\$1,376,752	\$0	\$1,376,752
ROAD DISTRICT	\$1,376,752	\$0	\$1,376,752
SJWM(Saint Johns Water Management)	\$1,376,752	\$0	\$1,376,752

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/26/2010	\$100	07341/0740	Improved	No

Land

Units	Rate	Assessed	Market
167,488 SF	\$6.45/SF	\$1,080,298	\$1,080,298
167,488 SF	\$5.90/SF	\$296,454	\$296,454

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

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	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

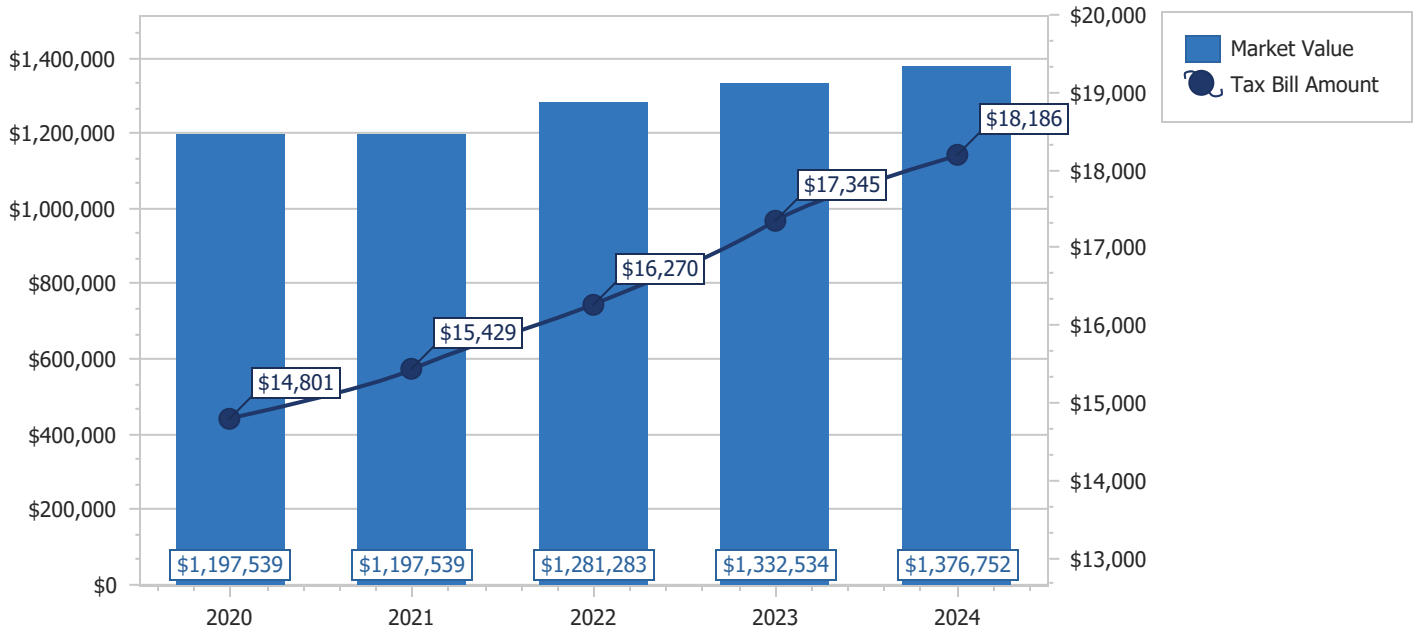
School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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: 12/26/2024 1:06:04 PM
Project: 24-80000142
Credit Card Number: 55*****8745
Authorization Number: 06308Q
Transaction Number: 261224O2D-B689D27C-D73B-4716-AAEF-0492A1B9F61E
Total Fees Paid: 52.50

Fees Paid

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