

24-80000132



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

PROJ. #: _____

PM: JoyREC'D: 11/14/24

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: ParkwayPARCEL ID #(S): 29-19-30-300-0280-0000TOTAL ACREAGE: 21.2BCC DISTRICT: 5: HerrZONING: PDFUTURE LAND USE: HIPTI

APPLICANT

NAME: Benjamin S. Beckham, P.E.COMPANY: Madden, Moorhead & Stokes, LLCADDRESS: 431 E. Horatio Ave, Suite 260CITY: MaitlandSTATE: FLZIP: 32751PHONE: 407-629-8330EMAIL: For ePlan use: nicole@madden-eng.com

CONSULTANT

NAME: Benjamin S. Beckham, P.E.COMPANY: Madden, Moorhead & Stokes, LLCADDRESS: 431 E. Horatio Ave, Suite 260CITY: MaitlandSTATE: FLZIP: 32751PHONE: 407-629-8330EMAIL: For ePlan use: nicole@madden-eng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Residential Development: Estimated ± 336 Units Apartment Units,Commercial Development: Medical Office : ± 3.7 Ac, and Out Parcel Area : ± 2.8 Ac **SUBDIVISION** **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

 PROPERTY APPRAISER SHEET PRIOR REVIEWS:ZONING: PDFLU: HIPTI

LOCATION:

W/S: Seminole CountyBCC: 5: Herron the east side of International Pkwy,
south of Wayside Dr

Revised Oct 2020



MADDEN

MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

November 13, 2024

RE: PARKWAY

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 29-19-30-300-0280-0000

Location: NW corner of International Pkwy. and Wilson Rd.

Proposing: **Residential Development**

- Estimated Apartment Units : ± 336 Units

Parking

- New Parking : ± 550 Cars (1.6/DU)

Commercial Development

- Medical Office : ± 3.7 Ac
Estimated Building Area : ± 40,000 SF
Parking Provided : ± 190 (4.75/1000SF)
- Out Parcel Area : ± 2.8 Ac

We wish to discuss zoning, land use, access, utilities, general site design issues, and permitting process.

Benjamin S. Beckham, P.E.
Senior Project Manager
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
bbeckham@madden-eng.com

DEVELOPMENT SUMMARY

LAYOUT 4

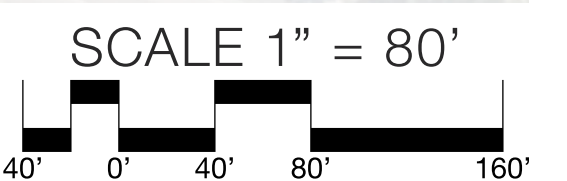
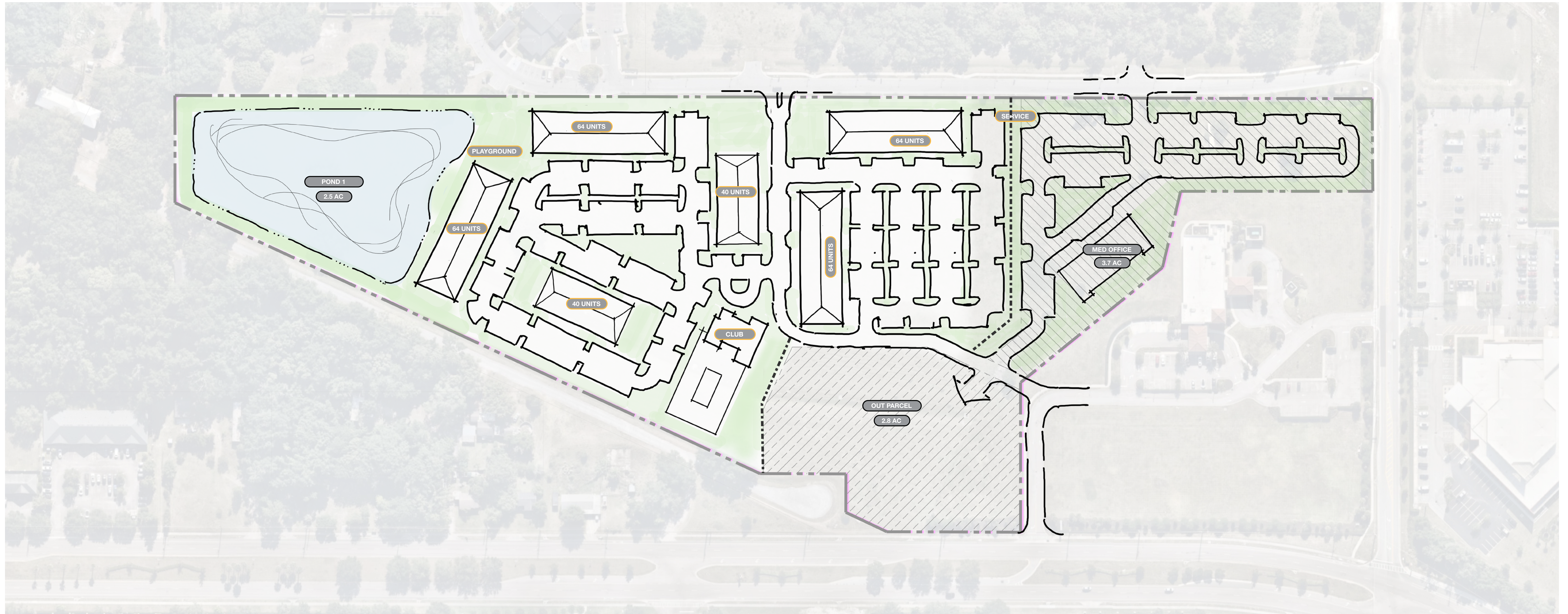
Total Gross Site Area : 21.2 Ac
Pond Area : 2.5 Ac (11.8%)

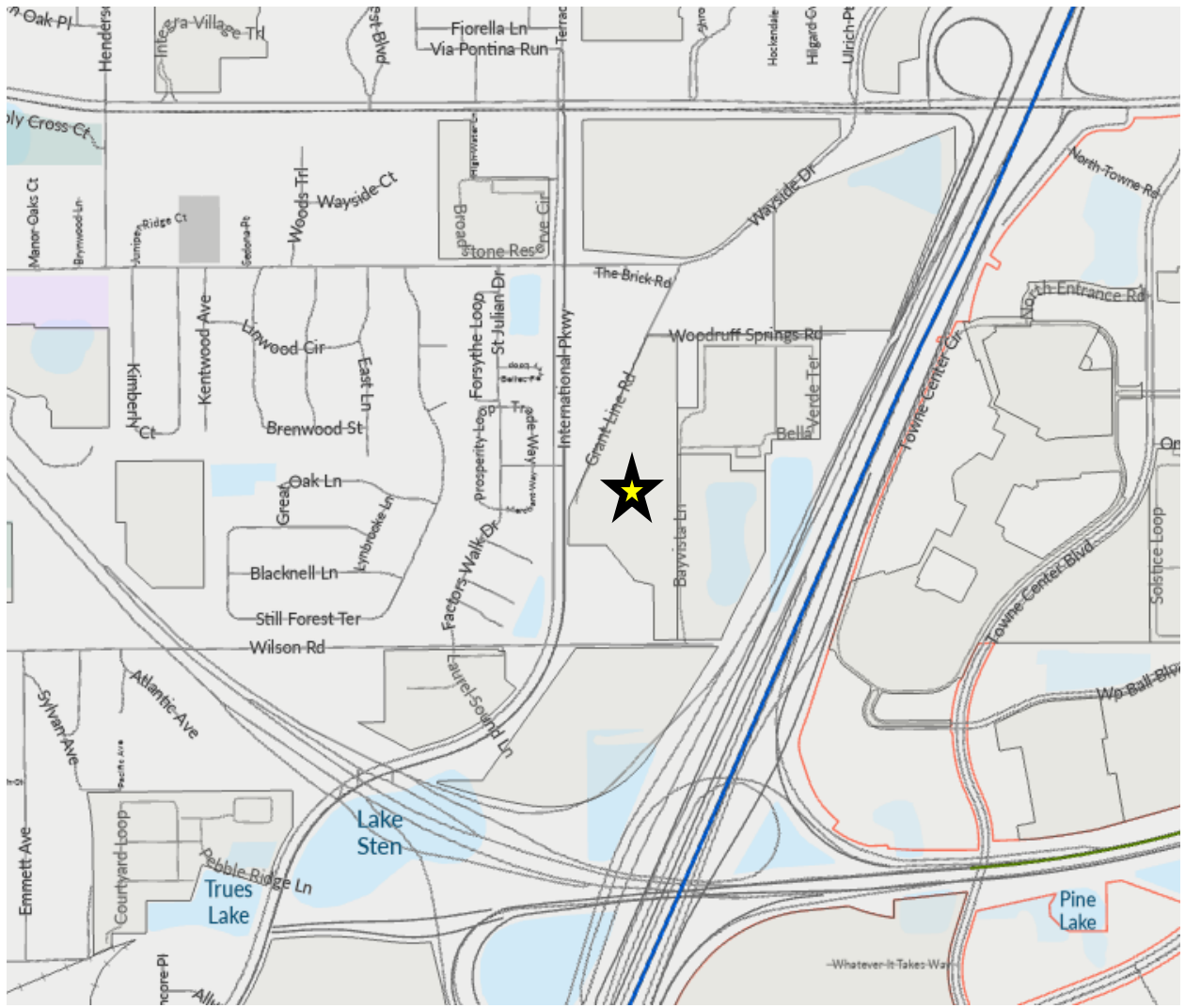
Residential Development
• Estimated Apartment Units : ± 336 Units

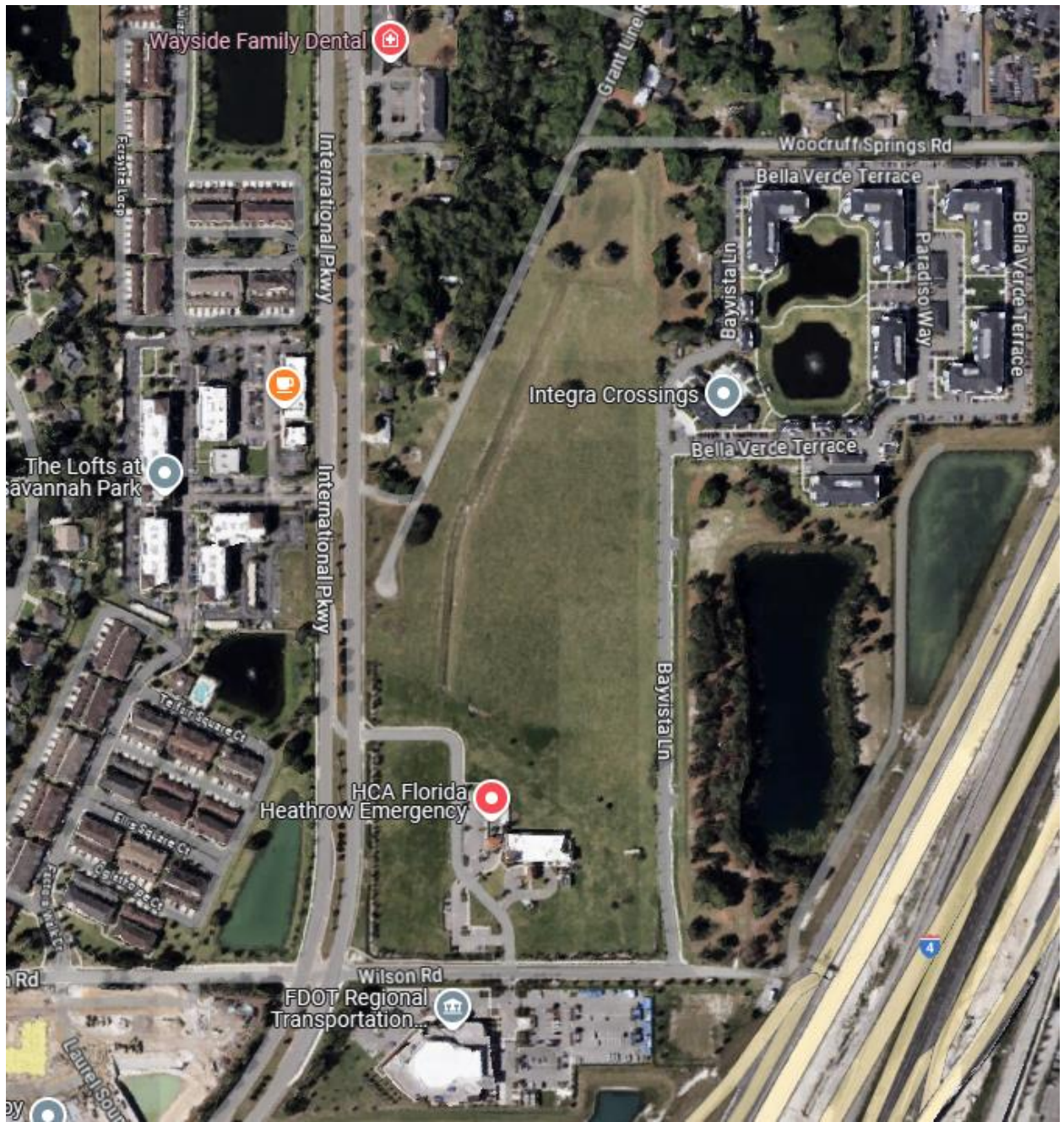
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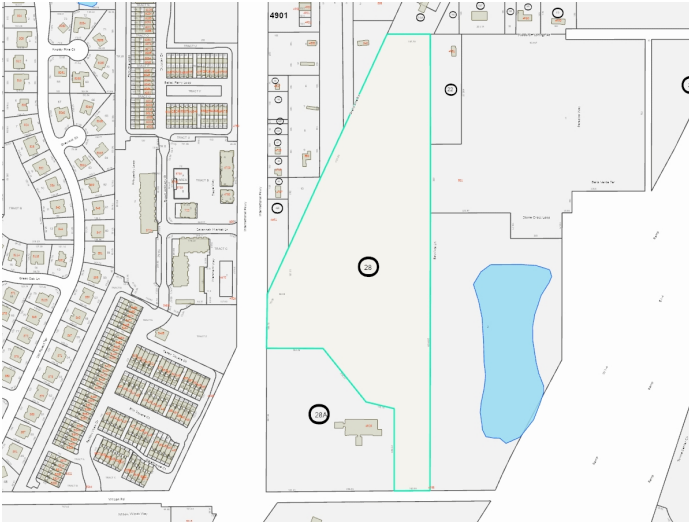


Property Record Card



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
 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	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$7,022,275	\$7,022,275
Just/Market Value	\$7,022,275	\$7,022,275
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	
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 (ft ²)	
Total Area (ft ²)	
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

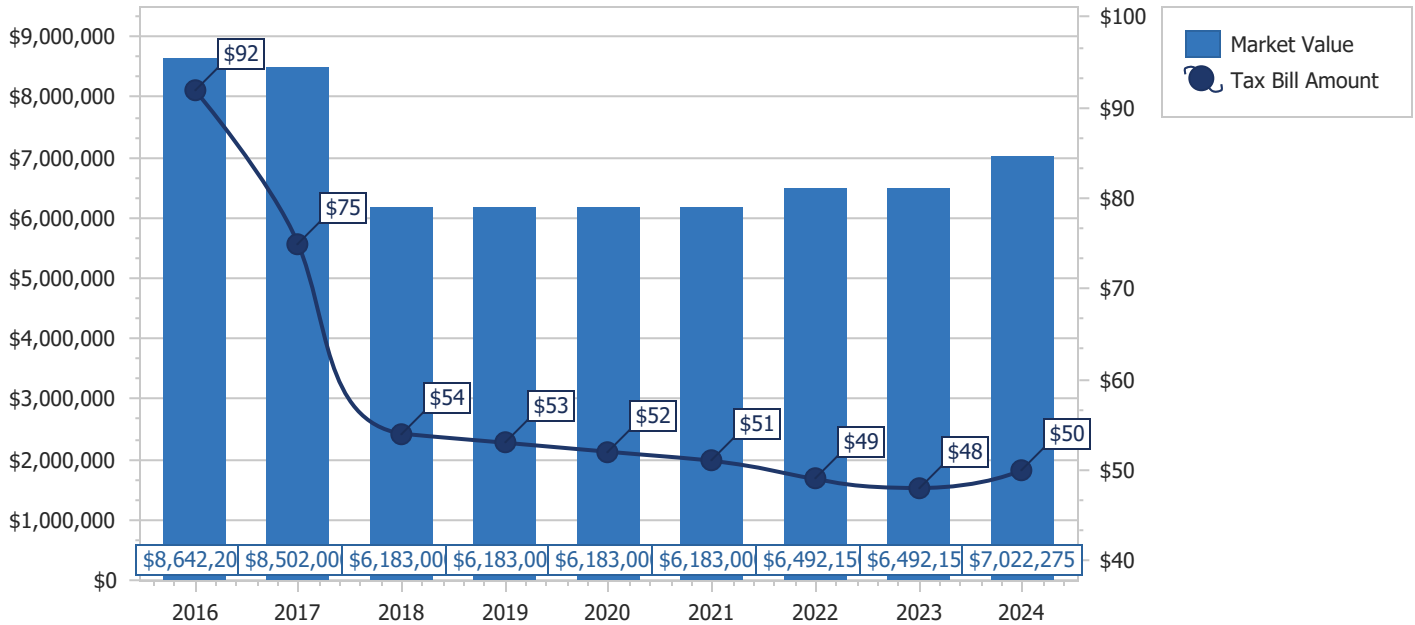
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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 #	

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: 11/14/2024 8:36:04 PM
Project: 24-80000132
Credit Card Number: 37*****2631
Authorization Number: 264922
Transaction Number: 141124018-84F5C07E-790E-4FF2-BB86-1E563D7BE593
Total Fees Paid: 52.50

Fees Paid

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