



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

PROJ. #: ~~23-20500004~~

Received: 11/2/23

Paid: 11/2/23

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<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 (≤10 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤10 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 type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" 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 checked="" 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 <u>0</u> /1,000 = <u>0</u>)^ [^] x \$25 + \$2,500 = FEE DUE: <u>\$2,500</u>	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<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: THE GOOD POUR	
PARCEL ID #(S): 04-21-29-523-0000-0010	
LOCATION: 2648 W. SR 434, LONGWOOD FL 32779	
EXISTING USE(S): COMMERCIAL RETAIL	PROPOSED USE(S): COMMERCIAL RETAIL
TOTAL ACREAGE: 0.74 ACRES	BCC DISTRICT: 3
WATER PROVIDER: SEMINOLE COUNTY UTILITIES SEWER PROVIDER: SEMINOLE COUNTY UTILITIES	
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: COM	PROPOSED FUTURE LAND USE: COM

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: MICHAEL HUSKA		COMPANY: TGPL, LLC
ADDRESS: 210 NOB HILL CIRCLE		
CITY: LONGWOOD	STATE: FL	ZIP: 32779
PHONE: (321) 239-9753	EMAIL: MIKEHUSKA@MAC.COM	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: JASON MAHONEY, PE		COMPANY: NV5, INC.
ADDRESS: 6200 LEE VISTA BLVD, SUITE 400		
CITY: ORLANDO	STATE: FL	ZIP: 32822
PHONE: (321) 436-5229	EMAIL: JASON.MAHONEY@NV5.COM	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): WEKIVA 434, LLC		
ADDRESS: 558 W. NEW ENGLAND AVENUE, SUITE 200		
CITY: WINTER PARK	STATE: FL	ZIP: 32789
PHONE: (407) 725-7400	EMAIL: TWH@HEWITTRESIDENTIAL.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)

11-2-23
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, Thomas W Hewitt, the owner of record for the following described property [Parcel ID Number(s)] 04-21-29-523-0000-0010 hereby designates Michael Huska to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" 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 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

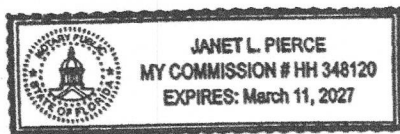
OTHER: _____
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 9/21/23

Thomas W Hewitt
Property Owner's Signature
Thomas W Hewitt
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Thomas W Hewitt (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 21 day of September, 2023.



Janet L Pierce
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

WEKIVA 434, LLC

Filing Information

Document Number L14000027627

FEI/EIN Number 46-4855167

Date Filed 02/17/2014

State FL

Status ACTIVE

Principal Address

558 W New England Ave.

SUITE 200

Winter Park, FL 32789

Changed: 01/27/2021

Mailing Address

558 W New England Ave.

SUITE 200

Winter Park, FL 32789

Changed: 01/27/2021

Registered Agent Name & Address

HEWITT, THOMAS W

558 W New England Ave.

SUITE 200

Winter Park, FL 32789

Address Changed: 01/27/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

H&M PROJECTS, LLC

558 W New England Ave.

SUITE 200

Winter Park, FL 32789

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	02/10/2022
2023	03/08/2023

Document Images

03/08/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/17/2014 -- Florida Limited Liability	View image in PDF format

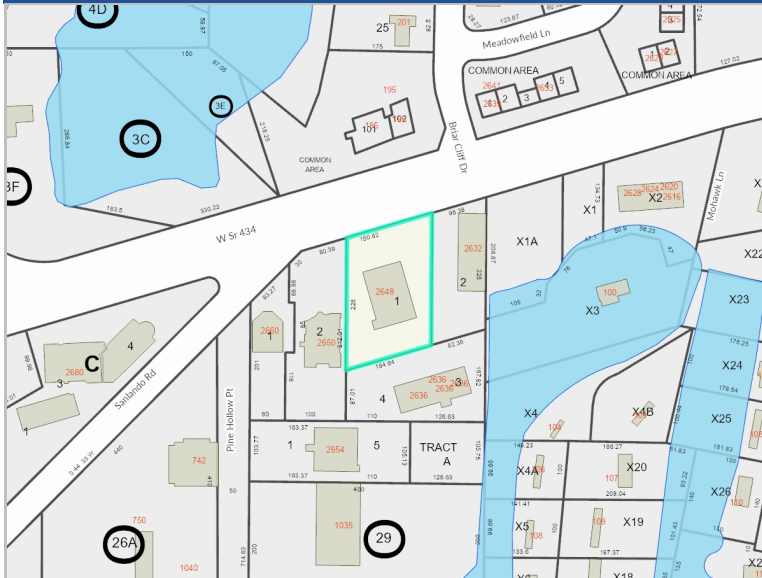
Property Record Card



Parcel 04-21-29-523-0000-0010

Property Address 2648 W SR 434 LONGWOOD, FL 32779

Parcel Location



Site View



04212952300000010 03/15/2022

Parcel Information

Parcel	04-21-29-523-0000-0010
Owner(s)	WEKIVA 434 LLC
Property Address	2648 W SR 434 LONGWOOD, FL 32779
Mailing	558 W NEW ENGLAND AVE STE 200 WINTER PARK, FL 32789-4256
Subdivision Name	VILLAGE SPRINGS CENTER PH 3
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	11-STORES GENERAL-ONE STORY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$440,146	\$412,262
Depreciated EXFT Value	\$22,468	\$19,428
Land Value (Market)	\$425,997	\$425,997
Land Value Ag		
Just/Market Value	\$888,611	\$857,687
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$888,611	\$857,687

2023 Certified Tax Summary

2023 Tax Amount without Exemptions	\$11,414.10
2023 Tax Bill Amount	\$11,414.10

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

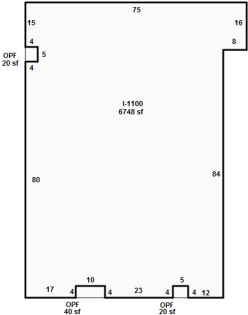
LOT 1 (LESS ELY 14.02 FT)
VILLAGE SPRINGS CENTER PH 3
PB 30 PG 1

ROAD DISTRICT	\$888,611	\$0	\$888,611
FIRE	\$888,611	\$0	\$888,611
Schools	\$888,611	\$0	\$888,611

WARRANTY DEED	05/01/1984	01556	0737	\$130,000	Yes	Vacant
SQUARE FEET				33890	\$12.57	\$425,997

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1985/2010	1	6748.00	CONCRETE BLOCK-STUCCO - MASONRY	\$440,146	\$525,547	Description	Area
								OPEN PORCH FINISHED	20.00
								OPEN PORCH FINISHED	40.00
								OPEN PORCH FINISHED	20.00



Sketch by Ryan Skerch

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
07003	NO DESCRIP UNIT 104	County	\$12,000	12/7/1994	10/1/1994
00902	PH 3 STE B NO DESCRIPTION	County	\$15,000	10/11/1994	2/1/1994
10123	SOUTHERN REALTY - INTERIOR	County	\$12,000		11/1/1993
07200	INTERIOR PRS CAREER ACADEMY	County	\$2,000		7/1/1993
08054	H & R BLOCK	County	\$1,800		12/1/1994
10262	INSTALL 18" CHANNEL LETTERS	County	\$1,986		5/23/2005
09244	PERMIT DOES NOT STATE WORK DESCRIPTION; SO REALTY/HR BLOCK STE 100 & 104	County	\$2,800	12/17/1998	11/1/1998
11003	ELECTRICAL	County	\$6,500		11/10/2014
09986	TWO 3' X 6' WALL SIGNS - TRUE VALUE	County	\$600		10/8/2014
07479	DUMPSTER ENCLOSURE	County	\$5,000		7/30/2014
06035	INSTALL WALL SIGN & HOOK-UP TO EXISTING ELECTRICAL	County	\$3,000		6/19/2014
07480	FENCE - SCREEN WALL ENCLOSURE	County	\$7,000		7/30/2014
02531	INTERIOR ALTERATION/REROOF - TRUE VALUE HARDWARE	County	\$143,483	9/22/2014	3/24/2014
04194	REROOF	County	\$24,500		5/7/2014

Extra Features					
Description	Year Built	Units	Value	New Cost	
WALKS CONC COMM	02/01/1985	630	\$1,174	\$2,936	
COMMERCIAL ASPHALT DR 2 IN	02/01/1985	11,352	\$11,125	\$27,812	
WALKS CONC COMM	02/01/2014	351	\$1,227	\$1,636	
BLOCK WALL	02/01/2014	1,062	\$7,328	\$9,770	
BLOCK WALL	02/01/2014	156	\$1,076	\$1,435	
6' CHAIN LINK FENCE	02/01/2014	69	\$538	\$806	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Commercial	COM	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	40

School Information		
Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley



**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: 11/2/2023 4:30:03 PM
Project: 23-20500021
Credit Card Number: 49*****7030
Authorization Number: 031532
Transaction Number: 021123C19-9D490244-54AE-4F23-AA65-87F155DE7941
Total Fees Paid: 2530.50

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	2500.00
CC CONVENIENCE FEE -- PZ	30.50
Total Amount	2530.50