



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

PROJ. #:

22-06000060

RECEIVED

NOV 22 2022

SITE PLAN/DREDGE & FILL

Planning & Development
Division

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
☐ DREDGE & FILL	\$750.00
☐ FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: I-4 Industrial Park, 4th Section - Lot 2	
PARCEL ID #(S): 21-19-30-506-0000-0020	
DESCRIPTION OF PROJECT: Construct an 18,150 SF Office/Warehouse Facility	
EXISTING USE(S): Undeveloped	PROPOSED USE(S): Office/Warehouse
ZONING: M-1	FUTURE LAND USE: IND
TOTAL ACREAGE: 1.63	BCC DISTRICT: 5
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A	
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)	
EXISTING BUILDING AREA: 0	NEW BUILDING AREA: 18,150
EXISTING PAVEMENT AREA: 0	NEW PAVEMENT AREA: 31,055
TOTAL: 18,150	
TOTAL: 31,055	
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 49,205	
(TOTAL SQUARE FEET OF NEW ISA 49,205 / 1,000 = 49.205) x \$25 + \$2,500 = FEE DUE: 3,730.13	
3,730.00	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Andre F. Hickman, Pres.	COMPANY: Space Port U.S.A., Inc.	
ADDRESS: 1801 Lee Road, Suite 200		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 629-1688	EMAIL: hickman@email.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Bryan Potts	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32825
PHONE: 407-982-9878	EMAIL: bpotts@tannathdesign.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Space Port U.S.A., Inc.		
ADDRESS: 1801 Lee Road, Suite 200		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (407) 629-1688	EMAIL: hickman@email.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ 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.

- ☐ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT

11/22/2022
DATE

Property Record Card



Parcel 21-19-30-506-0000-0020

Property Address HICKMAN DR SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values		2022 Certified Values	
		Cost/Market		Cost/Market	
Parcel	21-19-30-506-0000-0020				
Owner(s)	SPACEPORT USA INC				
Property Address	HICKMAN DR SANFORD, FL 32771				
Mailing	PO BOX 941618 MAITLAND, FL 32794-1618				
Subdivision Name	I-4 INDUSTRIAL PARK SEC 4				
Tax District	01-COUNTY-TX DIST 1				
DOR Use Code	40-VAC INDUSTRIAL GENERAL				
Exemptions	None				
AG Classification	No				
		Valuation Method		Cost/Market	
		Number of Buildings		0	
		Depreciated Bldg Value			
		Depreciated EXFT Value			
		Land Value (Market)		\$331,769	
		Land Value Ag			
		Just/Market Value		\$331,769	
		Portability Adj			
		Save Our Homes Adj		\$0	
		Amendment 1 Adj		\$0	
		P&G Adj		\$0	
		Assessed Value		\$331,769	

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,448.39**

2022 Tax Bill Amount **\$4,448.39**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
I-4 INDUSTRIAL PARK 4TH SEC
PB 34 PG 77

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$331,769	\$0	\$331,769
SJWM(Saint Johns Water Management)	\$331,769	\$0	\$331,769
FIRE	\$331,769	\$0	\$331,769
COUNTY GENERAL FUND	\$331,769	\$0	\$331,769
Schools	\$331,769	\$0	\$331,769

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
-------------	------	------	------	--------	-----------	---------

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			75402	\$4.40	\$331,769

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
11309	ABB POWER DIST-CRANE ON ROOF 201 HICKMAN DR	County	\$60,000		12/1/1993

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
M-1	Industrial	IND	Industrial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	6

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

Copyright 2022 © Seminole County Property Appraiser



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

Detail by Entity Name

Florida Profit Corporation
SPACE PORT U.S.A., INC.

Filing Information

Document Number 269701
EI/EI Number 59-1461923
Date Filed 05/07/1963
State FL
Status ACTIVE
Last Event AMENDMENT m
Event Date Filed 04/02/1997
Event Effective Date NONE

Principal Address

1801 LEE ROAD
SUITE 200
WINTER PARK, FL 32789

Changed: 01/05/2009

Mailing Address

P.O. BOX 941618
MAITLAND, FL 32794

Changed: 01/19/2007

Registered Agent Name & Address

HICKMAN, ANDRE F
1801 LEE ROAD, SUITE 200
WINTER PARK, FL 32789

me Na Changed: 03/19/2010

Address Changed: 01/19/2007

Office /Director Detail

Name & Address

Title PVST

HICKMAN, ANDRE F m

1801 LEE RO A ITE 200
WINTER P RK FL 32789

Annual Reports

Report Year	Filed Date
2020	04/28/2020
2021	04/08/2021
2022 p	04/18/2022

Document Images

04/18/2022 -- NN L REPORT	View image in PDF format
04/08/2021 -- NN L REPORT	View image in PDF format
04/28/2020 -- NN L REPORT	View image in PDF format
04/05/2019 -- NN L REPORT	View image in PDF format
04/06/2018 -- NN L REPORT	View image in PDF format
04/03/2017 -- NN L REPORT	View image in PDF format
04/06/2016 -- NN L REPORT	View image in PDF format
04/08/2015 -- NN L REPORT	View image in PDF format
04/02/2014 -- NN L REPORT	View image in PDF format
03/22/2013 p NN L REPORT	View image in PDF format
03/22/2012 -- NN L REPORT	View image in PDF format
02/16/2011 -- NN L REPORT	View image in PDF format
03/19/2010 -- NN L REPORT	View image in PDF format
01/05/2009 -- NN L REPORT	View image in PDF format
02/20/2008 -- NN L REPORT	View image in PDF format
01/19/2007 -- NN L REPORT	View image in PDF format
02/16/2006 -- NN L REPORT	View image in PDF format
04/01/2005 -- NN L REPORT	View image in PDF format
04/22/2004 p NN L REPORT	View image in PDF format
01/27/2003 -- NN L REPORT	View image in PDF format
02/27/2002 -- NN L REPORT	View image in PDF format
02/01/2001 -- NN L REPORT	View image in PDF format
02/14/2000 -- NN L REPORT	View image in PDF format
03/05/1999 -- NN L REPORT	View image in PDF format
02/24/1998 -- NN L REPORT	View image in PDF format
05/06/1997 -- NN L REPORT	
04/02/1997 -- MEN MEN p	View image in PDF format
04/03/1996 -- NN L REPORT	View image in PDF format
03/30/1995 -- NN L REPORT	View image in PDF format

p



**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: 11/23/2022 11:29:30 AM
Project: 22-06000060
Credit Card Number: 37*****2005
Authorization Number: 225979
Transaction Number: 231122C19-F4055AF0-F445-47EE-9578-3FEDA7B60281
Total Fees Paid: 3794.94

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	64.94
SITE PLAN	3730.00
Total Amount	3794.94