



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

PROJ. #: 25-80000067

Received & paid:
6/6/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: SKY MARINE + CARTS

PARCEL ID #(S): 22-20-30-300-0040-0000 / 22-20-30-300-0074-0000

TOTAL ACREAGE: ~~5.77~~ 5.65

BCC DISTRICT: 2: Zembower

ZONING: C2

FUTURE LAND USE: MXD

APPLICANT

NAME: JAMES GREGORY PUGH

ADDRESS: 4165 N US HWY 17-92

CITY: SANFORD

STATE: FL

ZIP: 32773

PHONE: (703) 403-5068

EMAIL: jgregpugh@gmail.com

CONSULTANT

NAME: JAMES CHRISTIAN LOPEZ PUGH COMPANY:

ADDRESS: 433 W NEW ENGLAND AVE #303

CITY: WINTER PARK

STATE: FL

ZIP: 32789

PHONE: (703) 309-4300

EMAIL: JAMES.P@SKYMAXINEORLANDO.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: boat repair

STAFF USE ONLY

COMMENTS DUE: 6/13

COM DOC DUE: 6/19

DRC MEETING: 6/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:
on the south side of US Hwy 17-92,
west of Country Home Rd

W/S: Seminole County

BCC: 2: Zembower

Agenda: 6/20

SKY MARINE

4165 N US HWY 17-92

THE SITE OPERATED AS A TRUCK DEALERSHIP.

WE ACQUIRED THE SITE AND PLAN TO OPERATE
A BOAT / GOLF CART DEALERSHIP.

PLANNED HOURS OF OPERATION

MONDAY TO SATURDAY 9 AM TO 6 PM

NUMBER OF EMPLOYEES = 10

PLAN TO OPEN WITH SALES DEPARTMENT.

SERVICE DEPARTMENT TO OPERATE AFTER
(FOR REPAIRS)

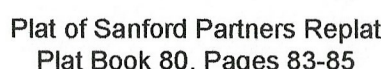
SPECIAL EXCEPTION IS APPROVED.

NAME OF BUSINESS IS SKY MARINE

Legal Description:

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
BRENDA AND JAMES MACKENNEY



Lot 1

Plat of Sanford Partners Replat
Plat Book 80, Pages 83-85

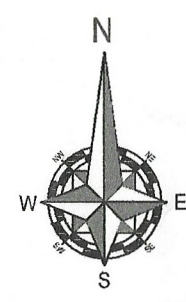
Lot 2

Point of Beginning
(Parent Parcel)
Fnd. 5/8" Rebar & Cap
"LB 3461"

Plat of Reagan Pointe
Plat Book 81, Pages 45-52

Tract

Note: The referenced prior survey was performed by Rockett & Associates.
Dated: 12/19/02
Project No.: 72737.001



Graphic Scale

A horizontal scale bar with a black top half and a white bottom half. The top half is divided into four equal segments by three vertical tick marks. Below the bar, the numbers 0', 20', 40', and 80' are aligned with the tick marks. The 0' mark is at the left end, and the 80' mark is at the right end.

Scale: 1"=40'

I hereby certify that this Boundary-Correlation or other Described Property is True and Correct to the Best of My Knowledge and Belief as recently Surveyed under my Direction on this Date (Date), Being an affirmation furnished to Me by the Subscribed and Correlated Parties and their Agents for Land Surveying in the State of Florida in accordance with Chapter 467, F.S. 126, Florida Administrative Code, Pursuant to Paragraph 12.22 of Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7675
This Survey is Intended ONLY for the Use of Said Certified Parties.
This Survey WILL UNLESS Signed and Embossed WILL Survivors Seal

Ireland & Associates Surveying, Inc.
900 Courtney Circle, Suite 1020
Lakeland, FL 32746
www.iandassurveysing.com
Office 407 678-3366 Fax 407 320-8165

Field Date: 06/08/22	Date Completed: 06/21/22
Drawn By: DJC	File Number: IS-105303

Legend:			
C	- Calculated	PC	Point of Curvature
C ₁	- Centerline	P	- Page
CC	- Concrete Block	P ₁	Point of Intersection
CM	- Concrete Monument	P.O.B.	Point of Beginning
Conc.	- Concrete	P.O.L.	Point on Line
D	- Driveway	P.P.	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reservation
E	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor	R	- Radius
Fnd.	- Foundation	R ₁	- Radius
G	- Gate	R&C	- Roof & Cap
L	- Length	R ₂	- Radius
N	- North	Rd	- Road
NAD	- North American Datum	Rd ₁	- Road 1
NBR	- Non-Radial	Set	- Set
OR	- Official Records Book	Set 1	- Set 1 of 2
P	- Point	Typ	- Typical
P.B.	- Plat Book	U	- Utility Easement
P.C.	- Point of Curvature	VM	- Water Meter
		Δ	- Delta (Central Angle)
		Chm	- Chain Link Fence

-Notes-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Property Owners have NOT been Researched for Gaps, Overlaps and/or Htatus.
- Subject to any Easements and/or Restrictions of Record.
- If a NOT shown property hereon, is Assumed and Based upon the Line Denoted with a "B".
- Building Lines are NOT to be used to reconstruct Property Lines.
- If a NOT shown property hereon, is Assumed and Based upon the Line Denoted with a "B".
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drained/located locations are approximate and MUST be verified by a Licensed Professional Engineer.
- Use of This Survey for Purposes other than Intended, Without Written Consent, May Result in Liability to the Surveyor.
- No Liability for the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone other than those Confirmed.
- Force Zone Determination Shows: Heaton is Given as a Preliminary, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NOT HEREON shown.
- This is a Preliminary Survey. It is Not to be Used for Flood Elevation and Associates Surveying Inc. and the signing surveyor assume no liability for any errors or omissions.

I/We/They Certify that this Boundary Survey is of the above Described Property is True and Correct to the Best of My Knowledge and Belief as recently Surveyed and under my Direction on this Date. Special: Based on information furnished to me as Noted and Conforms to the Statistical Transfer for Land Survey in the State of Florida in accordance with Chapter 347.32, F.S. Florida Statutes, Administrative Code, Pursuant to Section 27.227, Florida Statutes.

Patrick K. Ireland PSM 6637 LB 767
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal

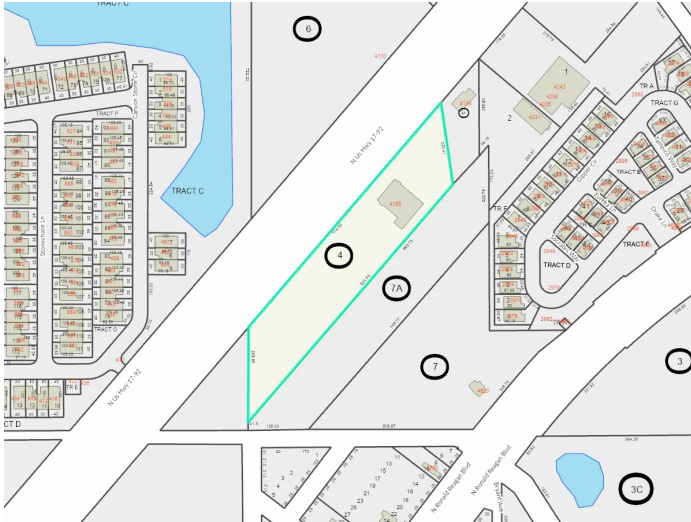
Ireland & Associates Surveying, Inc.
800 Curran City Circle, Suite 1020
Lakes Mary, Fl 32746
www.irelandsurveying.com
Office 407 678 3366 Fax 407 320 8165

Property Record Card



Parcel: 22-20-30-300-0040-0000
 Property Address: 4165 N US HWY 17-92 SANFORD, FL 32773
 Owners: PFL SANFORD RE LLC
 2025 Market Value \$2,096,147 Assessed Value \$1,593,885 Taxable Value \$1,593,885
 2024 Tax Bill \$20,858.68 Tax Savings with Non-Hx Cap \$2,582.29
 Used Car Sales property w/1st Building size of 5,184 SF and a lot size of 3.00 Acres

Parcel Location



Site View



22203030000400000 03/06/2025

Parcel Information

Parcel	22-20-30-300-0040-0000
Property Address	4165 N US HWY 17-92 SANFORD, FL 32773
Mailing Address	1104 FINLEY LN ALEXANDRIA, VA 22304-6193
Subdivision	
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$404,236	\$269,042
Depreciated Other Features	\$127,938	\$123,303
Land Value (Market)	\$1,563,973	\$1,382,276
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,096,147	\$1,774,621
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$502,262	\$325,635
P&G Adjustment	\$0	\$0
Assessed Value	\$1,593,885	\$1,448,986

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$23,440.97
Tax Bill Amount	\$20,858.68
Tax Savings with Exemptions	\$2,582.29

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PFL SANFORD RE LLC

Legal Description

SEC 22 TWP 20S RGE 30E BEG 292.69 FT E +
685.42 FT S OF NW COR OF NE 1/4 OF NE 1/4
RUN S 40 DEG 41 MIN W 450.2 FT S 255.89 FT
N 40 DEG 41 MIN E 824.93 FT N 8 DEG 31 MIN
W 220.41 FT S 40 DEG 41 MIN W 324.73 FT TO
BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,593,885	\$0	\$1,593,885
Schools	\$2,096,147	\$0	\$2,096,147
FIRE	\$1,593,885	\$0	\$1,593,885
ROAD DISTRICT	\$1,593,885	\$0	\$1,593,885
SJWM(Saint Johns Water Management)	\$1,593,885	\$0	\$1,593,885

Sales

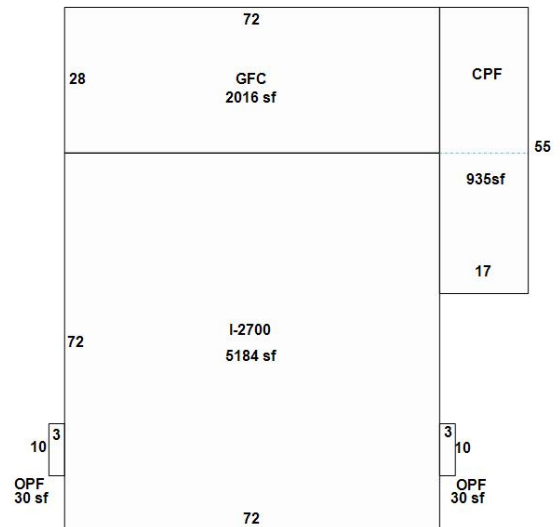
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/31/2025	\$5,200,000	10800/1245	Improved	Yes
WARRANTY DEED	12/1/2002	\$1,725,000	04647/0379	Improved	No
SPECIAL WARRANTY DEED	8/1/2000	\$2,200,000	03916/2022	Improved	No
SPECIAL WARRANTY DEED	11/1/1997	\$1,810,000	03327/1959	Improved	No
CORRECTIVE DEED	8/1/1997	\$100	03279/0276	Improved	No
WARRANTY DEED	7/1/1995	\$1,810,000	02938/1868	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$1,550,000	02499/1657	Improved	No
WARRANTY DEED	10/1/1988	\$1,425,000	02009/0769	Improved	Yes
TRUSTEE DEED	9/1/1985	\$335,700	01672/1216	Vacant	No

Land

Units	Rate	Assessed	Market
114,998 SF	\$13.60/SF	\$1,563,973	\$1,563,973

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1986/2010
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5184
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$489,983
Assessed	\$404,236

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
CARPORT FINISHED	935
GARAGE FINISHED C.B.S.	2016
OPEN PORCH FINISHED	30
OPEN PORCH FINISHED	30

Permits

Permit #	Description	Value	CO Date	Permit Date
18871	4165 N US HWY 17-92 : REROOF COMMERCIAL-Commercial Reroof	\$45,470		12/27/2024
17952	4165 N US HWY 17-92 : FENCE/WALL COMMERCIAL-6ft tall black chainlink	\$20,250		12/27/2024
08918	4165 N US HWY 17-92 : MECHANICAL - COMMERCIAL-Replacement of split AC system	\$8,300		5/31/2022
07296	4165 N US HWY 17-92 : SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,350		5/23/2022
08743	4165 N US HWY 17-92 : MECHANICAL - COMMERCIAL-Car lot/Office Building	\$17,089		5/26/2021
10646	SIGN - NATION TRUCKS & SUV; PAD PER PERMIT 4159 N US HWY 17-92	\$0		9/22/2003
06892	SIDING/AWNINGS/AL ROOF/CANOPY	\$902		7/1/2001
02313	OVERHEAD DOOR/WALL/FIXTURE/CANOPY	\$7,000		3/1/1999
00244	5 POLES & LIGHTS & UPGRADE	\$0		1/1/1999
07418	FIRE ALARM	\$813		9/1/1998
07390	MISC ELECTRIC	\$1,400		9/1/1998

05964	REROOF 90 SQ; SUZUKI DEALERSHIP	\$19,000	7/1/1998
-------	---------------------------------	----------	----------

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	41800	\$112,860	\$45,144
COMMERCIAL CONCRETE DR 4 IN	1986	1459	\$7,937	\$3,175
POLE LIGHT 2 ARM	1986	5	\$18,025	\$18,025
POLE LIGHT 1 ARM	1986	6	\$11,124	\$11,124
POLE LIGHT 2 ARM	1999	6	\$21,630	\$21,630
POLE LIGHT 4 ARM	1999	3	\$23,175	\$23,175
POLE LIGHT 3 ARM	1999	1	\$5,665	\$5,665

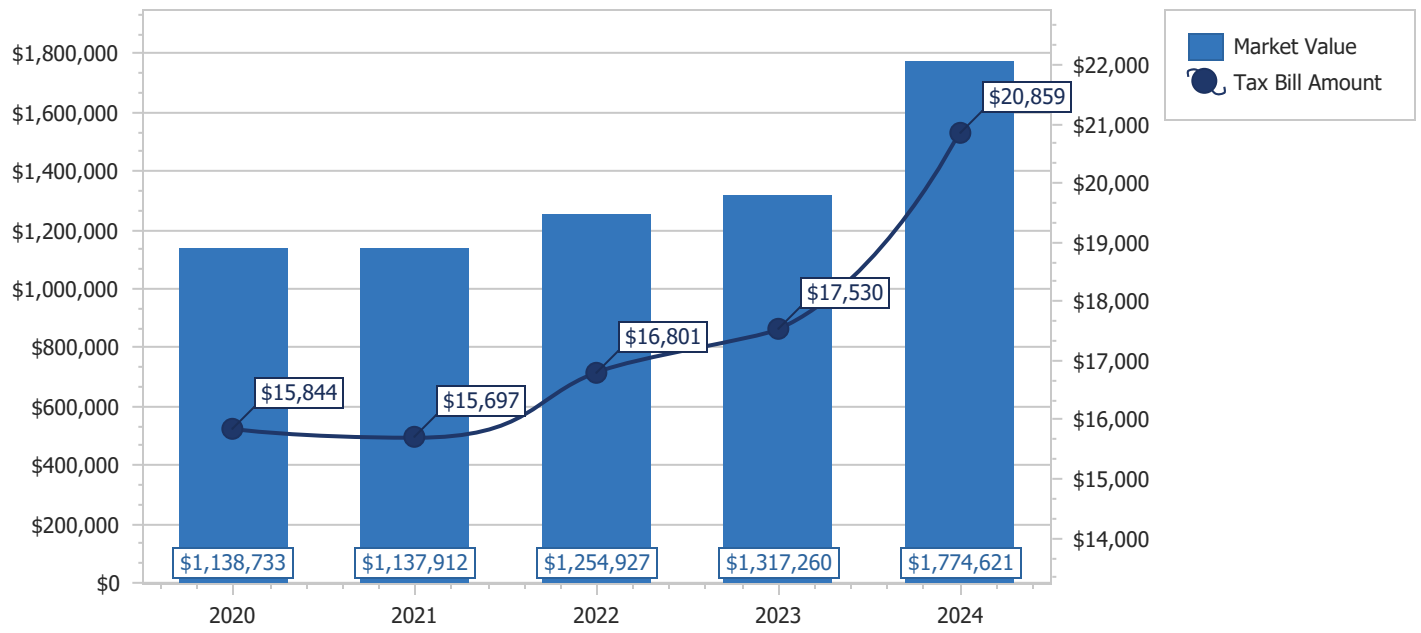
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



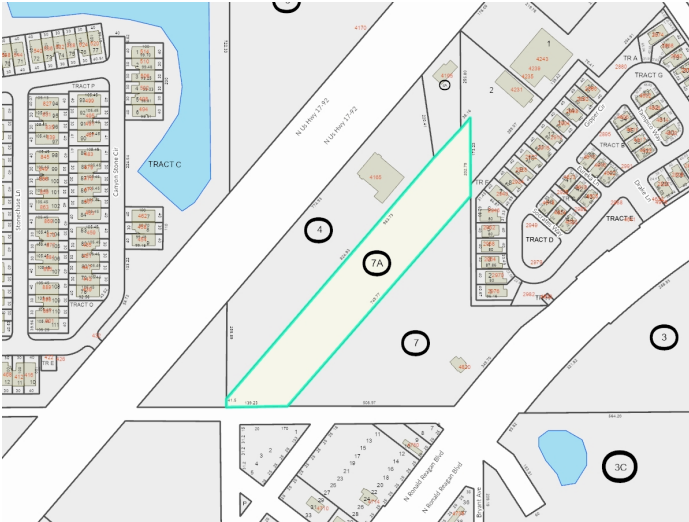
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 22-20-30-300-007A-0000
 Property Address:
 Owners: PFL SANFORD RE LLC
 2025 Market Value \$746,957 Assessed Value \$552,462 Taxable Value \$552,462
 2024 Tax Bill \$7,737.85 Tax Savings with Non-Hx Cap \$1,658.09
 Vac General-Commercial property has a lot size of 2.65 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-300-007A-0000
Property Address	
Mailing Address	1104 FINLEY LN ALEXANDRIA, VA 22304-6193
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
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)	\$746,957	\$711,329
Land Value Agriculture	\$0	\$0
Just/Market Value	\$746,957	\$711,329
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$194,495	\$209,091
P&G Adjustment	\$0	\$0
Assessed Value	\$552,462	\$502,238

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,395.94
Tax Bill Amount	\$7,737.85
Tax Savings with Exemptions	\$1,658.09

Owner(s)

Name - Ownership Type
 PFL SANFORD RE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E BEG 627.1 FT E & 557
 FT S OF NW COR OF NE 1/4 OF NE 1/4 RUN S
 40 DEG 47 MIN 07 SEC W 963.73 FT S 41.50 FT
 E 139.23 FT N 40 DEG 47 MIN 07 SEC E 749.77
 FT N 202.79 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$552,462	\$0	\$552,462
Schools	\$746,957	\$0	\$746,957
FIRE	\$552,462	\$0	\$552,462
ROAD DISTRICT	\$552,462	\$0	\$552,462
SJWM(Saint Johns Water Management)	\$552,462	\$0	\$552,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/31/2025	\$5,200,000	10800/1245	Vacant	Yes
WARRANTY DEED	12/1/2002	\$1,725,000	04647/0379	Vacant	No
SPECIAL WARRANTY DEED	8/1/2000	\$2,200,000	03916/2022	Vacant	No
SPECIAL WARRANTY DEED	11/1/1997	\$1,810,000	03327/1959	Vacant	No
CORRECTIVE DEED	8/1/1997	\$100	03279/0276	Vacant	No
WARRANTY DEED	7/1/1995	\$1,810,000	02938/1868	Vacant	No
WARRANTY DEED	1/1/1993	\$250,000	02528/1383	Vacant	Yes

Land

Units	Rate	Assessed	Market
80,972 SF	\$9.22/SF	\$746,562	\$746,562
0.79 Acres	\$500/Acre	\$395	\$395

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

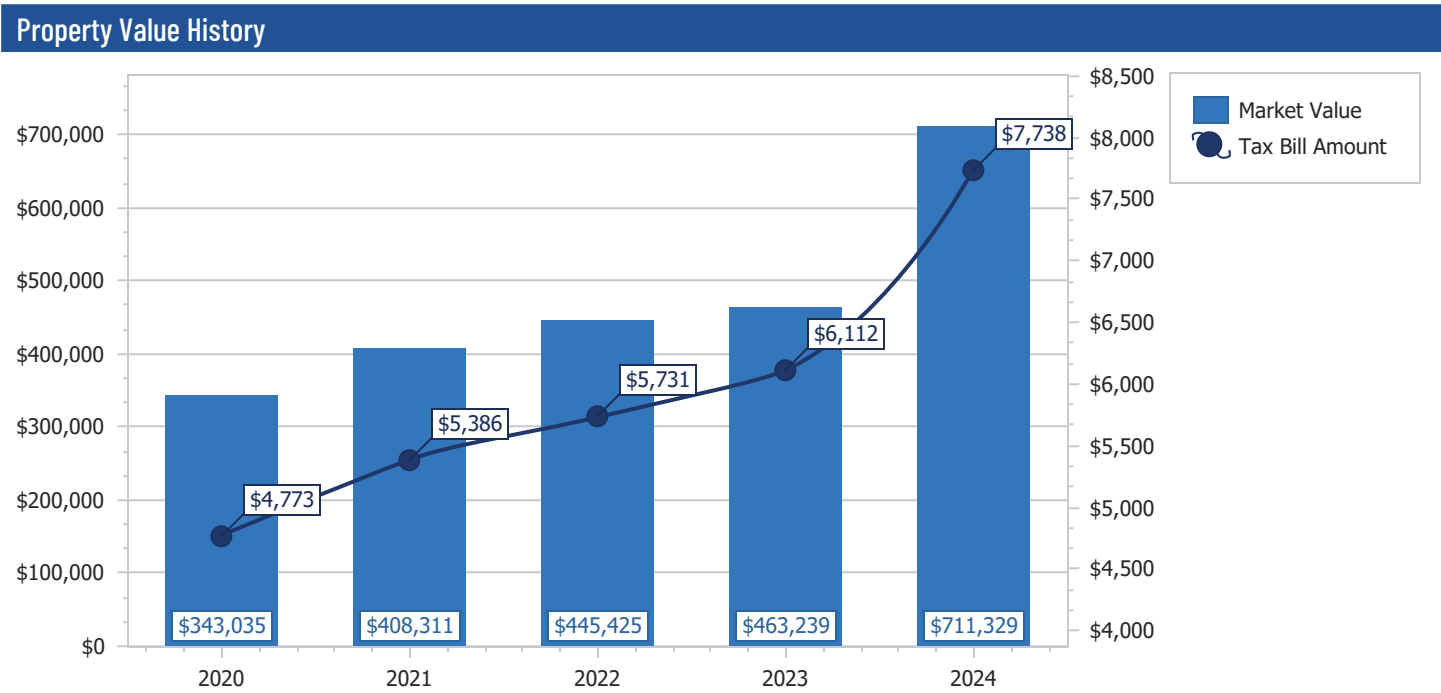
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

Utilities	
Fire Station #	Station: 35 Zone: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Copyright 2025 © Seminole County Property Appraiser



**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: 6/6/2025 2:31:08 PM
Project: 25-80000067
Credit Card Number: 42*****2183
Authorization Number: 03608G
Transaction Number: 060625C1B-B758ECA9-17A8-451C-835E-4279C9698AF3
Total Fees Paid: 52.50

Fees Paid

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