



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

PROJ. #: 23-06000007

Rec: 1/30/23

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

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

PROJECT

PROJECT NAME: <u>Stonewall place</u>			
PARCEL ID #(S): <u>22-20-30-300-036B-0000</u>			
DESCRIPTION OF PROJECT: <u>maintenance</u> <u>Landscape Maintance Company</u>			
EXISTING USE(S): <u>Vacant</u>		PROPOSED USE(S): <u>Auto Sales with Repairs</u>	
ZONING: <u>M1</u>	FUTURE LAND USE: <u>IND</u>	TOTAL ACREAGE: <u>2.48 3.81</u>	BCC DISTRICT: <u>1-Zembower</u>
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>Seminole County</u>	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: <u>0</u>		NEW BUILDING AREA: <u>4,400 SF</u>	TOTAL: <u>4,400SF</u>
EXISTING PAVEMENT AREA: <u>0 sf</u>		NEW PAVEMENT AREA: <u>7,909 SF</u>	TOTAL: <u>7,909 sf</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>10,109</u>			
(TOTAL SQUARE FEET OF NEW ISA <u>10,109SF</u> / 1,000 = <u>10.109</u>) x \$25 + \$2,500 = FEE DUE: <u>2,752.75 75</u>			
(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: Stephen Allen	COMPANY: CivilCorp ENgineering INC		
ADDRESS: 630 N Wymore Rd Ste 310			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE: 407-516-0437	EMAIL: sallen@civilcorpeng.com		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): TPML Holdings LLC			
ADDRESS: 1010 Bucksaw PL			
CITY: Longwood	STATE: FL	ZIP: 32750	
PHONE:	EMAIL:		

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 CERTIFICATECERTIFICATE NUMBERDATE 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

1/25/2023

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, Robert Clites, the owner of record for the following described property (Tax/Parcel ID Number) 22-20-30-300-036B-0000 hereby designates Stephen Allen PE to act as my authorized agent for the filing of the attached application(s) for:

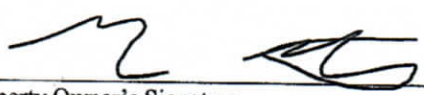
<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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.

1/25/23

Date


Property Owner's Signature

Robert Clites
Property Owner's Printed Name

STATE OF FLORIDA


COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Robert Clites (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 25th day of January, 2023.



Kendra Servello
Notary Public
State of Florida
Comm# HH093691
Expires 2/16/2025


Notary Public



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

Detail by Entity Name

Florida Limited Liability Company
TPML HOLDINGS, LLC

Filing Information

Document Number L19000236174
FEI/EIN Number 84-3518413
Date Filed 09/18/2019
State FL
Status ACTIVE

Principal Address

1010 BUCKSAW PLACE
LONGWOOD, FL 32750

Mailing Address

1010 BUCKSAW PLACE
LONGWOOD, FL 32750

Registered Agent Name & Address

PARDUN, ANDREW R, ESQ.
5858 CENTRAL AVENUE
SUITE A
ST. PETERSBURG, FL 33707

Authorized Person(s) Detail

Name & Address

Title MGR

CLITES, ROBERT L
1010 BUCKSAW PLACE
LONGWOOD, FL 32750

Title MGR

CLITES, KOLBIE
1010 BUCKSAW PLACE
LONGWOOD, FL 32750

Annual Reports

Report Year	Filed Date
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2020	03/26/2020
2021	02/10/2021
2022	02/22/2022

Document Images

[02/22/2022 -- ANNUAL REPORT](#)

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[02/10/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/26/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/18/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

Property Record Card

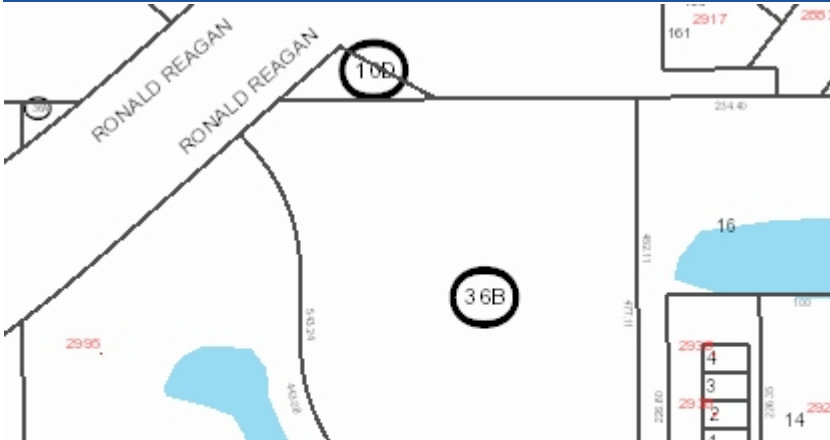


Parcel 22-20-30-300-036B-0000

Property Address STONEWALL PL SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	22-20-30-300-036B-0000		
Owner(s)	TPML HOLDINGS LLC		
Property Address	STONEWALL PL SANFORD, FL 32773	Valuation Method	Cost/Market
Mailing	8056 PEACEFUL CIR SANFORD, FL 32771-8241	Number of Buildings	0
Subdivision Name		Depreciated Bldg Value	
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code	40-VAC INDUSTRIAL GENERAL	Land Value (Market)	\$217,400
Exemptions	None	Land Value Ag	
AG Classification	No	Just/Market Value	\$217,400
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$217,400

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$2,914.92

2022 Tax Savings with Exemptions

\$3.90

2022 Tax Bill Amount

\$2,911.02

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
BEG NW COR OF NE 1/4 OF SE 1/4
RUN S 477.11 FT S 88 DEG 52 MIN
13 SEC W 188.81 FT NWLY ALG CURVE
543.24 FT NELY ALG SLY R/W N CR 427
TO A PT W OF BEG E TO BEG (LESS RD)
4.02 AC

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$217,400	\$0	\$217,400
SJWM(Saint Johns Water Management)	\$217,400	\$0	\$217,400
FIRE	\$217,400	\$0	\$217,400
COUNTY GENERAL FUND	\$217,400	\$0	\$217,400
Schools	\$217,400	\$0	\$217,400

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	09/26/2019	09448	0549	\$220,000	Yes	Vacant
QUIT CLAIM DEED	03/01/2016	08814	1393	\$100	No	Vacant
FINAL JUDGEMENT	09/01/2011	07633	1249	\$100	No	Vacant
WARRANTY DEED	04/01/2006	06228	0635	\$275,000	Yes	Vacant
SPECIAL WARRANTY DEED	10/01/2004	05492	0646	\$60,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			56000	\$3.86	\$216,160
ACREAGE			2.48	\$500.00	\$1,240

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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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
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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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: 1/31/2023 9:25:38 AM
Project: 23-06000007
Credit Card Number: 40*****7449
Authorization Number: 006189
Transaction Number: 31012302C-A5416F46-36C3-4C7A-A3EE-179594C206FF
Total Fees Paid: 2790.33

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	37.58
SITE PLAN	2752.75
Total Amount	2790.33