



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

PROJ. #: 24-80000131

Received: 11/14/24

Paid: 11/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Seminole County Little League	
PARCEL ID #(S): 26-19-29-300-0040-0000	
TOTAL ACREAGE: 10.39 acres	BCC DISTRICT: 5
ZONING: A-1	FUTURE LAND USE: SE

APPLICANT

NAME: Richard R. Vaughan	COMPANY: Vaughan Inc.	
ADDRESS: 107 West Commercial Street		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE:	EMAIL:	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

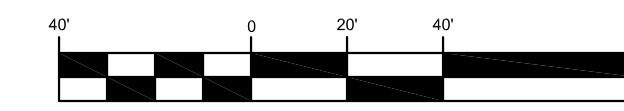
<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Sports Complex with two baseball fields, an infield, covered practice area, bathrooms, concession stands, gravel parking (4 paved handicapped spaces), a dumpster and associated infrastructure.</u>				

STAFF USE ONLY

COMMENTS DUE: 11/22	COM DOC DUE: 11/26	DRC MEETING: 12/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of W SR 46, west of Orange Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 11/27

GRAPHIC SCALE



1"=40'
DATUM: NAVD88



SITE DATA

PROPERTY LOCATION: WEST STATE ROAD 46
 PARCEL ID: 26-19-29-300-0040-0000
 LOCAL MUNICIPALITY: SEMINOLE COUNTY
 FUTURE LAND USE: SE
 CURRENT ZONING: A-1
 PROPOSED USE: SPORTS COMPLEX
 TOTAL OVERALL PARCEL AREA: 10.39 AC

PARKING PROVIDED: 96 SPACES
 STANDARD PARKING SPACES: 96 SPACES
 HANDICAPPED PARKING SPACES: 4 SPACES
 TOTAL PARKING PROVIDED: 100 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.



TANNATH DESIGN, INC.
 2494 ROSE SPRING DRIVE
 ORLANDO, FLORIDA 32825
 (407) 982-9878
 www.tannathdesign.com
 FL. CERT. OF AUTH. #27199



PRELIMINARY SITE PLAN

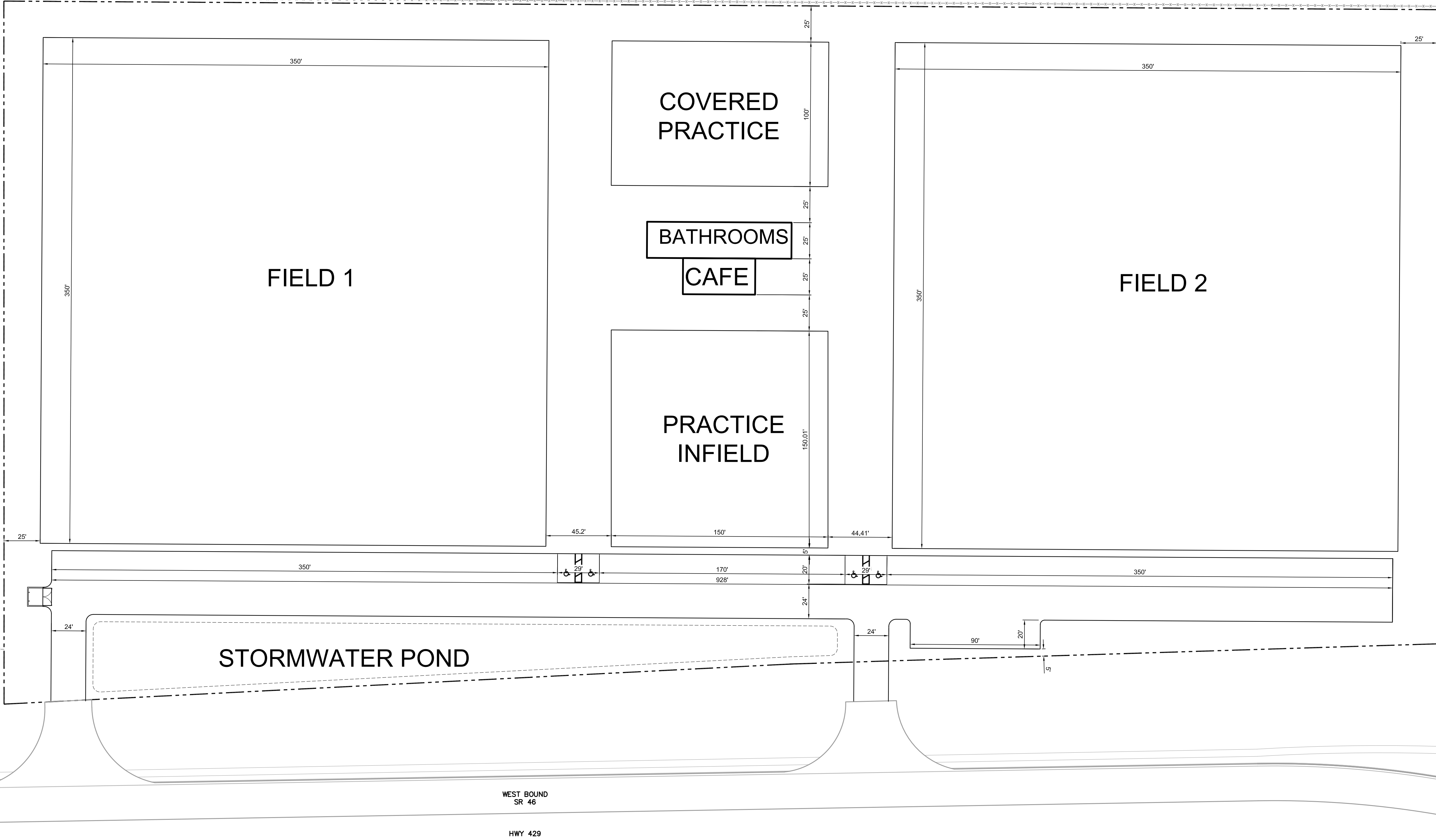
SEMINOLE COUNTY LITTLE LEAGUE
 WEST STATE ROAD 46
 SANFORD, FL 32771-1213

DATE: 11/13/24
 SCALE: 1"=40'
 DRAWN-BY: CMF

PROJECT NUMBER: 067-005

A
CONCEPT

NO.	REVISIONS	BY	DATE



CONCEPT PLAN DISCLAIMER:
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. JURISDICTIONAL DELINEATION OR ARBORIST REPORT LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

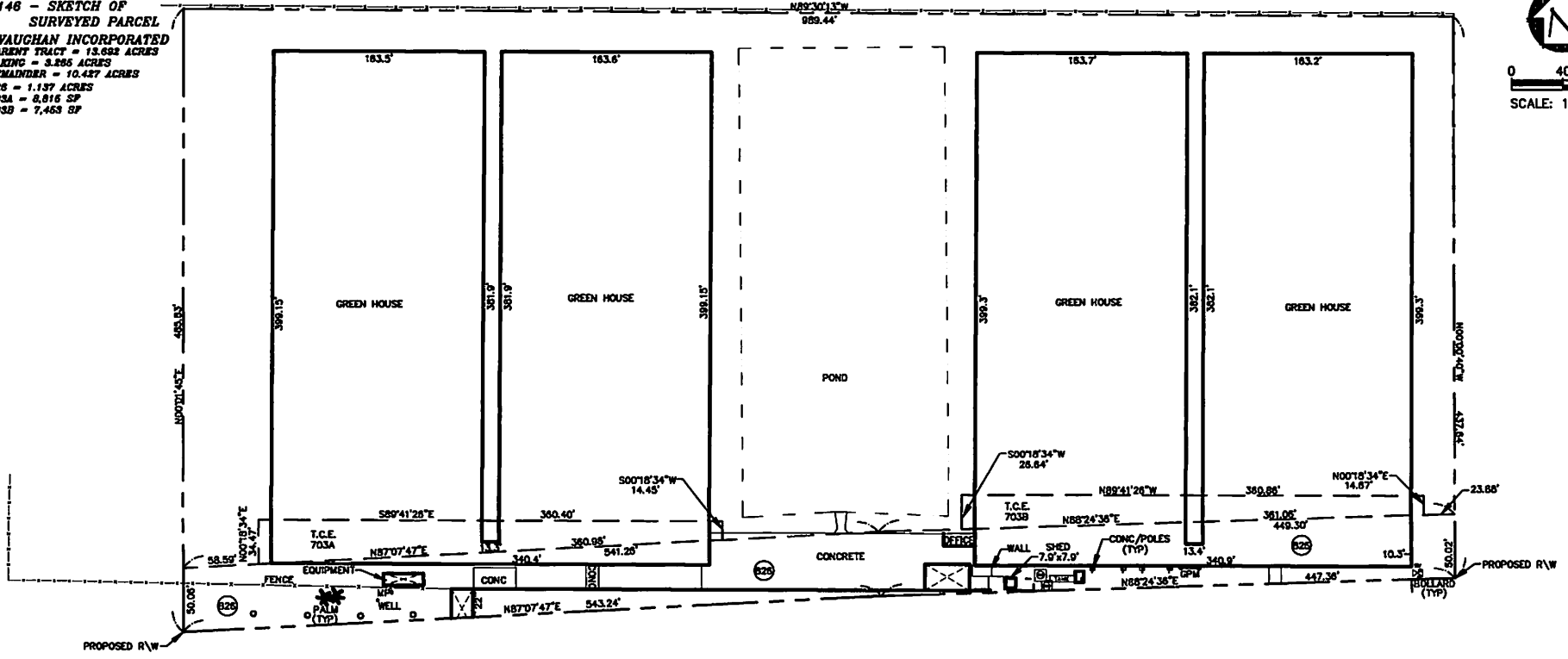
STATE ROAD 429 - SEMINOLE COUNTY, FLORIDA

PARCEL 146 - SKETCH OF SURVEYED PARCEL

OWNER: VAUGHAN INCORPORATED
 AREA OF PARENT TRACT = 13.682 ACRES
 AREA OF TAKING = 3.285 ACRES
 AREA OF REMAINDER = 10.427 ACRES
 AREA OF 825 = 1.137 ACRES
 AREA OF 703A = 0.815 SP
 AREA OF 703B = 7.463 SP



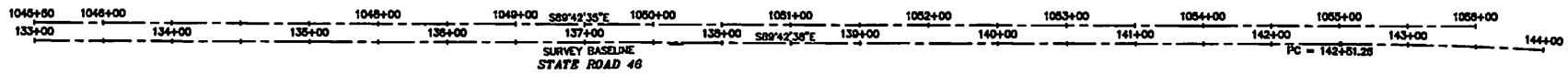
0 40 80
 SCALE: 1" = 80'



30

LEGEND

- PP POWER POLE
- SIGN
- R/W RIGHT OF WAY
- MP METER POLE
- TYP TYPICAL
- EDP EDGE OF PAVEMENT
- MES MITERED END SECTION
- RA RAMP
- H/WALL HEADWALL
- OPM GAS MTR
- LST LANDSCAPE TABBERS
- LSA LANDSCAPED AREA
- "TYP" HAND-CAP PARKING SIGN
- BCP BURIED CABLE POST
- LINE NOT TO SCALE
- CONC CONCRETE
- TPED TELEPHONE PEDESTAL
- SD SEE DETAIL
- FP FLAG POLE



NOTES:
 THIS IS A SKETCH ONLY, THIS IS NOT A BOUNDARY SURVEY
 THE PURPOSE OF THIS SKETCH IS TO AID IN THE APPRAISAL OF THE SUBJECT PARCEL.

ALL BOUNDARY INFORMATION AND CALCULATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SEMINOLE COUNTY, FL PROJECT NO. 240200-2

DATE	REVISIONS
1/18/18	UPDATED SKETCH
4/18/18	ADDED T.C.E.
9/18/18	REVISED T.C.E.

FIELD BOOK/PAGE:	178/17
SKETCH DATE:	1/15/18

CORNERSTONE LAND SURVEYING, INC.

OFFICE ADDRESS: 2837 KERRY FOREST PKWY. S-81 TALLAHASSEE, FLORIDA 32308

PHONE: (904) 868-7330
 MOBILE: (904) 933-7715
 FAX: (904) 894-6983

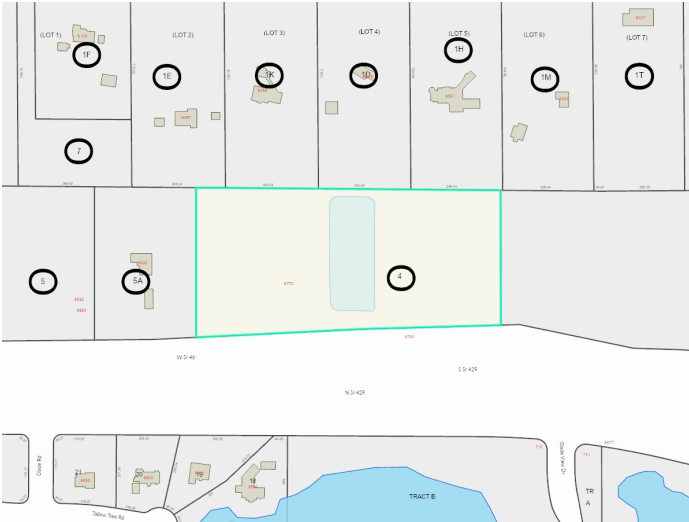
PROJECT:	STATE ROAD 429 - SEMINOLE COUNTY, FL - PAR 146
SHEET TITLE:	SKETCH OF SURVEY AREA OF REMAINDER
CLIENT:	KELLY COLLINS & GENTRY
DRAWING NO.:	2015022-144
SHEET NO.:	3 of 3

Property Record Card



Parcel: **26-19-29-300-0040-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **VAUGHAN INC**
 2025 Market Value \$935,100 Assessed Value \$523,867
 2024 Tax Bill \$8,713.00 Tax Savings with Non-Hx Cap \$3,638.74
 Vacant Residential property has a lot size of 10.39 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0040-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	107 W COMMERCIAL ST SANFORD, FL 32771-1213
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$935,100	\$935,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$935,100	\$935,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$411,233	\$458,857
P&G Adjustment	\$0	\$0
Assessed Value	\$523,867	\$476,243

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,351.74
Tax Bill Amount	\$8,713.00
Tax Savings with Exemptions	\$3,638.74

Owner(s)

Name - Ownership Type
 VAUGHAN INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 19S RGE 29E
W 3/4 OF N 1/2 OF NE 1/4
OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$523,867	\$0	\$523,867
Schools	\$935,100	\$0	\$935,100
FIRE	\$523,867	\$0	\$523,867
ROAD DISTRICT	\$523,867	\$0	\$523,867
SJWM(Saint Johns Water Management)	\$523,867	\$0	\$523,867

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/1987	\$100	01906/1370	Vacant	No
WARRANTY DEED	2/1/1987	\$173,000	01823/1102	Vacant	Yes
WARRANTY DEED	11/1/1984	\$150,000	01598/0328	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01259/1565	Vacant	No
QUIT CLAIM DEED	1/1/1979	\$100	01263/0978	Vacant	No

Land

Units	Rate	Assessed	Market
10.39 Acres	\$90,000/Acre	\$935,100	\$935,100

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
08052	DEMO ALL COMMERCIAL BLDGS.	\$9,000		6/13/2017
01773	EXT GREENHOUSE MISC ELECTRIC	\$6,000		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

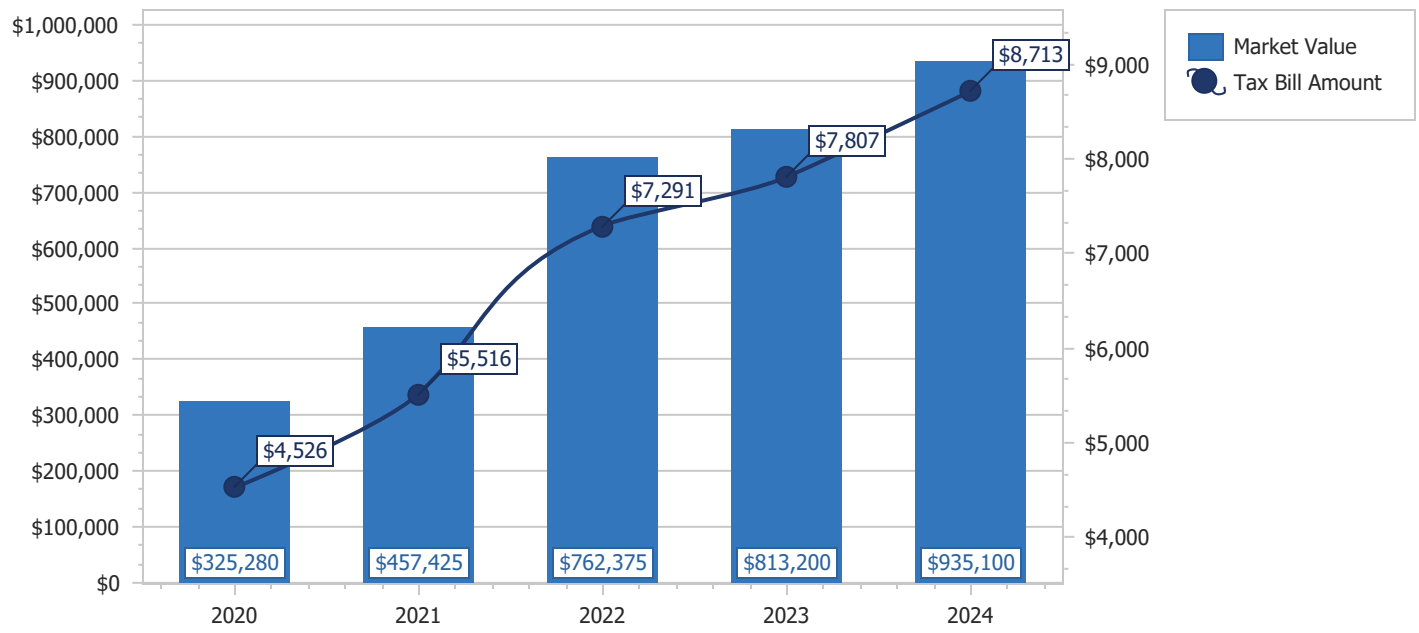
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 1

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 342
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 8:58:17 AM
Project: 24-80000131
Credit Card Number: 37*****1003
Authorization Number: 287425
Transaction Number: 141124C1D-AB42AD88-E6AA-47AB-90E2-F6A722900F1D
Total Fees Paid: 52.50

Fees Paid

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