



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

PROJ. #: 25-80000003
 PM: Annie
 REC'D: 1/3/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Suncor Construction Inc. - Headquarters - International Parkway

PARCEL ID #(S): 31-19-30-300-0090-0000

TOTAL ACREAGE: .39 BCC DISTRICT: Andria Herr

ZONING: PD ~~10 - VAG GENERAL COMMERCIAL~~ FUTURE LAND USE: HIPTI

APPLICANT

NAME: Robert Horian COMPANY: Suncor Construction Inc.
 ADDRESS: 541 N. Palmetto Ave, Suite 10
 CITY: Sanford STATE: FL ZIP: 32771
 PHONE: 407-687-4788 EMAIL: Bhorian@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Relocating Headquarters from Sanford to International Parkway Office with Warehouse

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1/10 COM DOC DUE: 1/16 DRC MEETING: 1/22

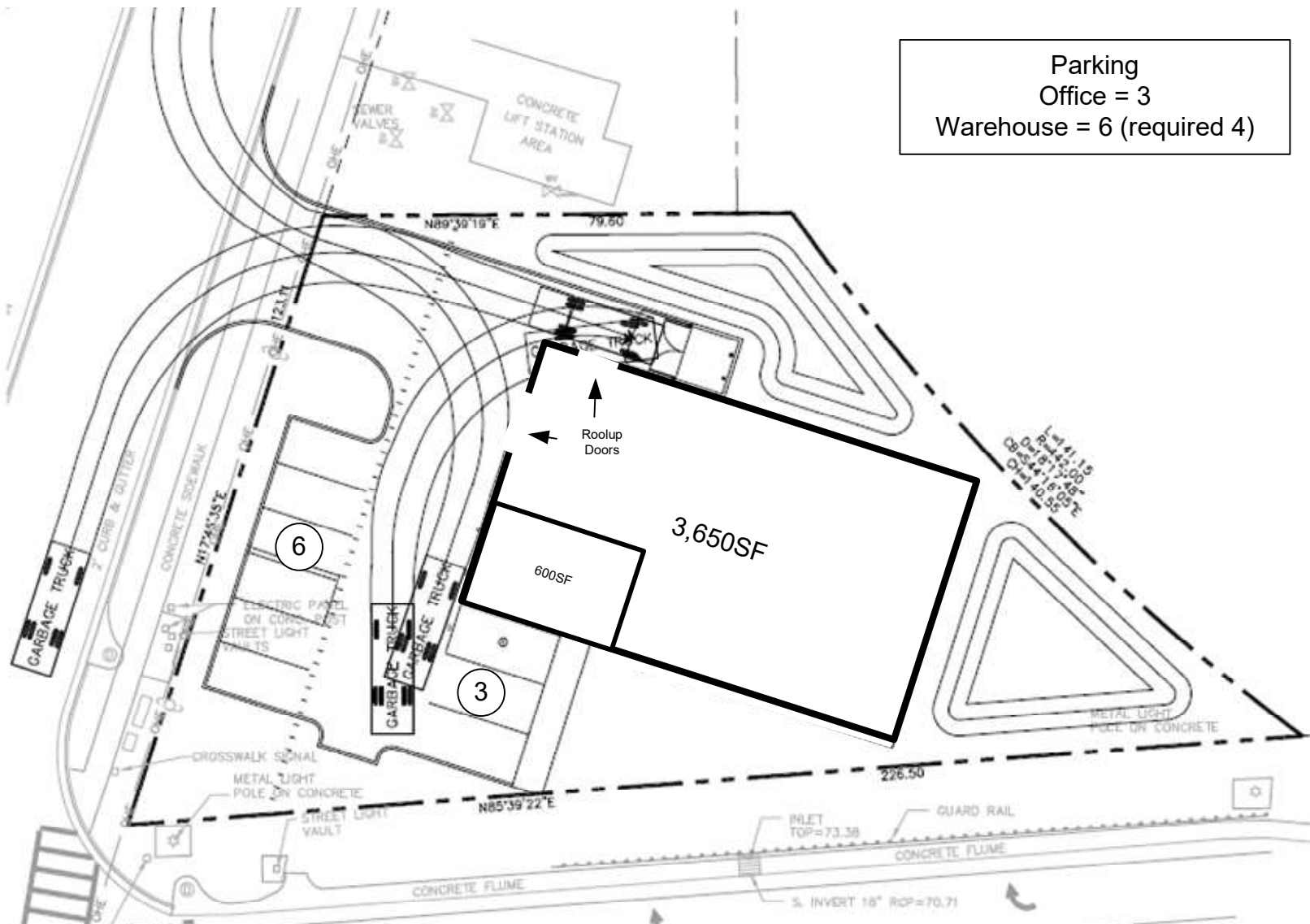
PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: HIPTI LOCATION: on the east side of International Pkwy, south of Pebble Ridge Ln
 W/S: Seminole County BCC: 5: Herr

Narrative:

Suncor Construction Inc., a 22 year old Seminole County General Contractor is expanding and moving to a new location on International Parkway. The company will use part of the property for its office and the remainder for non combustibile material storage. Suncor chose this site for its close proximity to all the major arteries as its needs have grown to include projects in other counties. The project includes 600 sf of Office and 3,650SF of Warehouse. Warehouse will have two roll-up doors, one 8ft and one 12ft. Suncor relies on sub contractors and therefore only requires a small office area.

Parking
Office = 3
Warehouse = 6 (required 4)





View Table



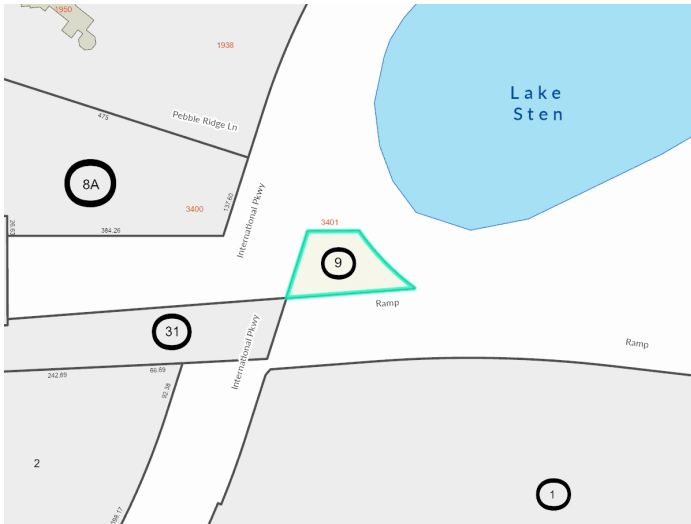
Table 11.3-A: Minimum Parking Required	
Food and Beverage (free-standing)	5 spaces / 1,000 sq. ft.
Medical Office, Veterinarians, and Kennels	
First 3,000 SF	4 spaces / 1,000 sq. ft.
Above 3,000 SF	3 spaces / 1,000 sq. ft.
Furniture and appliance store	
First 10,000 SF	5 spaces / 1,000 sq. ft.
Above 10,000 SF	<u>1.5</u> spaces / 1,000 sq. ft.
Manufacturing Concerns and Warehouses	1 space / 2 employees Plus 1 space / company vehicle
Commercial - Non-Retail	1 space/ 2 employees Plus 1 space / company vehicle
Hospitals	1 space/bed

Property Record Card



Parcel: **31-19-30-300-0090-0000**
 Property Address:
 Owners: **IPH LLC**
 2025 Market Value \$182,002 Assessed Value \$182,002
 2024 Tax Bill \$2,404.06
 Vac General-Commercial property has a lot size of 0.39 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-300-0090-0000
Property Address	
Mailing Address	541 N PALMETTO AVE STE 105 SANFORD, FL 32771-1371
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)	\$182,002	\$182,002
Land Value Agriculture	\$0	\$0
Just/Market Value	\$182,002	\$182,002
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$182,002	\$182,002

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,404.06
Tax Bill Amount	\$2,404.06
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 IPH LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 19S RGE 30E
 S 13 CH OF NE 1/4 W OF W LINE
 SANFORD GT & E OF E LINE GRANT LINE
 RD & N OF N LINE SCL RY (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$182,002	\$0	\$182,002
Schools	\$182,002	\$0	\$182,002
FIRE	\$182,002	\$0	\$182,002
ROAD DISTRICT	\$182,002	\$0	\$182,002
SJWM(Saint Johns Water Management)	\$182,002	\$0	\$182,002

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2019	\$170,000	09324/0880	Vacant	Yes
SPECIAL WARRANTY DEED	3/1/1991	\$450,000	02293/1204	Improved	No
WARRANTY DEED	11/1/1985	\$550,000	01690/0024	Improved	Yes
WARRANTY DEED	12/1/1981	\$153,000	01370/0981	Improved	No
WARRANTY DEED	2/1/1981	\$95,000	01325/1313	Improved	Yes

Land

Units	Rate	Assessed	Market
16,958 SF	\$14.31/SF	\$182,002	\$182,002

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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 3

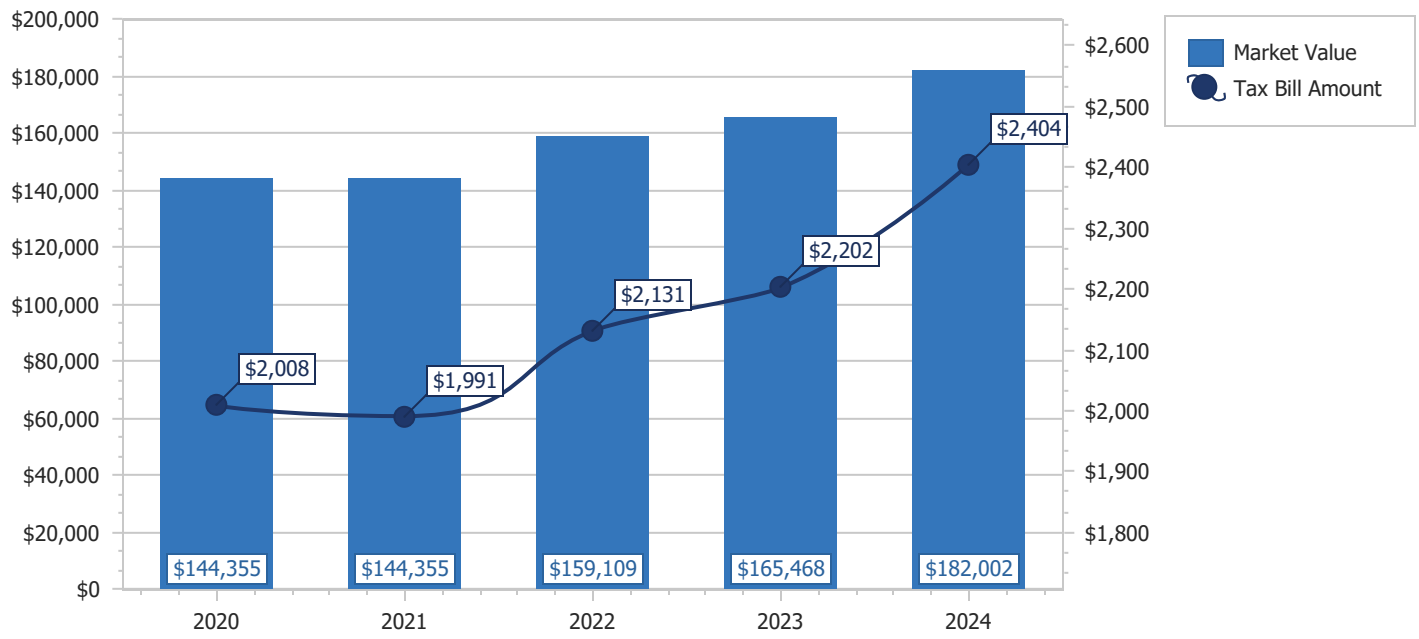
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 343
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: 1/3/2025 10:21:13 AM
Project: 25-80000003
Credit Card Number: 37*****1006
Authorization Number: 208794
Transaction Number: 030125C1D-91CF34D0-4496-4127-A29B-734A498EEF1D
Total Fees Paid: 52.50

Fees Paid

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