



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

PROJ. #: 22-0600006

RECEIVED

SITE PLAN/DREDGE & FILL

DEC 07 2022

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

Planning & Development
Division

APPLICATION TYPES/FEES

☐ 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:	Broadstone Retail, Lot 3		
PARCEL ID #(S):	30-19-30-531-0000-0020		
DESCRIPTION OF PROJECT:	2,325 SF fast food restaurant, and associated stormwater and utilities.		
EXISTING USE(S):	vacant	PROPOSED USE(S):	Fast Food Restaurant
ZONING:	PD	FUTURE LAND USE:	PD
TOTAL ACREAGE:	1.23	BCC DISTRICT:	
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:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA:	0 SF	NEW BUILDING AREA:	2,325 SF
TOTAL:	2,325 SF		
EXISTING PAVEMENT AREA:	6,515 SF	NEW PAVEMENT AREA:	31,630
TOTAL:	38,145 SF		
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:	33,955 SF		
(TOTAL SQUARE FEET OF NEW ISA	33,955 SF	/ 1,000 =	33.955
			) x \$25 + \$2,500 = FEE DUE: \$3,348.88
			+ 800 (concurrency)
			Total: \$4,148.88
(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: Bryan Schultz, Managing Member	COMPANY: International 46, LLC
ADDRESS: c/o 2202 N. West Shore Boulevard, Suite 200	
CITY: Tampa	STATE: FL ZIP: 33607
PHONE: 813-760-2621	EMAIL: b.schultz@oceanbleugroup.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Benjamin S. Beckham, P.E.	COMPANY: Madden, Moorhead & Stokes, LLC
ADDRESS: 431 E. Horatio Ave., Ste. 260	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-629-8330	EMAIL: bbeckham@madden-eng.com ePlan contact: nicole@madden-eng.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Same as Applicant		
ADDRESS:		
CITY:	STATE:	ZIP:
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.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
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 Bryan Schultz
Managing Member

12/7/2022
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).

Bryan Schultz, Managing Member

I, International 46, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 30-19-30-531-0000-0020 hereby designates Benjamin S. Beckham, P.E. and Nicole Martin Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

☒ Arbor Permit	☒ Construction Revision	☒ Final Engineering	☒ Final Plat
☒ Future Land Use	☐ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☒ Preliminary Sub. Plan	☒ Site Plan	☒ Special Exception	☒ Rezone
☐ Vacate	☒ Variance	☐ Temporary Use	☐ 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.

12/7/22
Date


Property Owner's Signature

Bryan Schultz
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Bryan Schultz (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 7th day of Dec, 20 22



NICOLE MARTIN
Commission # HH 249622
Expires August 5, 2026


Notary Public

Property Record Card

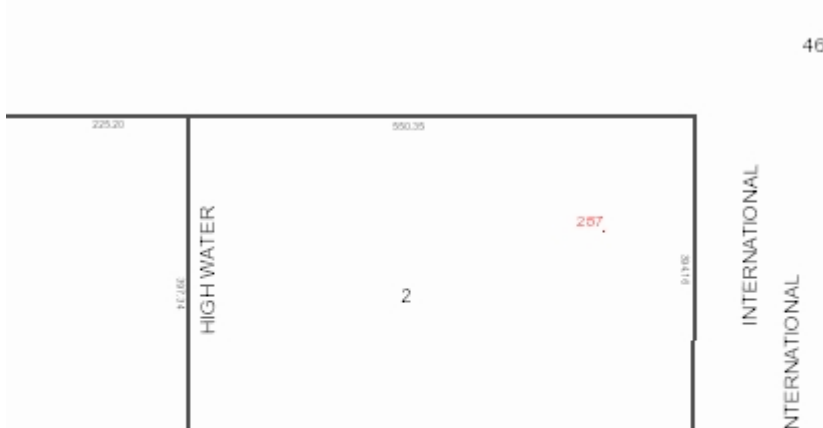


Parcel 30-19-30-531-0000-0020

Property Address 287 HIGH WATER LN SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	30-19-30-531-0000-0020		2023 Working Values	2022 Certified Values
Owner(s)	INTERNATIONAL 46 LLC	Valuation Method	Cost/Market	Cost/Market
Property Address	287 HIGH WATER LN SANFORD, FL 32771	Number of Buildings	0	0
Mailing	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-1527	Depreciated Bldg Value		
Subdivision Name	BROADSTONE PARKWAY	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$3,602,412	\$3,602,412
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value Ag		
Exemptions	None	Just/Market Value	\$3,602,412	\$3,602,412
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$3,602,412	\$3,602,412

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$48,301.50**

2022 Tax Bill Amount **\$48,301.50**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 BROADSTONE PARKWAY PB 87 PGS 23-25

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$3,602,412	\$0	\$3,602,412
SJWM(Saint Johns Water Management)	\$3,602,412	\$0	\$3,602,412
FIRE	\$3,602,412	\$0	\$3,602,412
COUNTY GENERAL FUND	\$3,602,412	\$0	\$3,602,412
Schools	\$3,602,412	\$0	\$3,602,412

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/20/2021	10129	1885	\$4,000,000	Yes	Vacant
QUIT CLAIM DEED	12/20/2021	10129	1889	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			217800	\$16.54	\$3,602,412

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
19754	5031 BROADSTONE RESERVE CIR: ELECTRICAL - COMMERCIAL-	County	\$2,200		1/6/2021

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Planned Development	PD	Planned Development

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	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	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: 12/8/2022 8:38:54 AM
Project: 22-06000061
Credit Card Number: 37*****4003
Authorization Number: 227447
Transaction Number: 081222C19-CDECDAD6-C8AD-4955-BE3B-B7F4C4A6459B
Total Fees Paid: 4225.67

Fees Paid

Description	Amount
MAJOR CONCURRENCY TEST	800.00
CC CONVENIENCE FEE -- PZ	76.67
SITE PLAN	3349.00
Total Amount	4225.67



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