

PM: Annie



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

PROJ. #:

24-80000000

Received: 4/18/24

Paid: 4/18/24

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

### PROJECT

PROJECT NAME: Brisson Ave Industrial

PARCEL ID #(S): 08203150100000010 - 08-20-31-501-0000-0010

TOTAL ACREAGE: 18.53

BCC DISTRICT: Seminole Gardens

ZONING: A-1

FUTURE LAND USE: INDUSTRIAL

### APPLICANT

NAME: Fabian Cook

COMPANY: TEN Investment Group of FL LLC

ADDRESS: P.O. Box 585373

CITY: Orlando

STATE: Florida ZIP: 32858

PHONE:

EMAIL: FCOOK79@gmail.com

### CONSULTANT

NAME: Rene Fossey

COMPANY: A+ROI Property

ADDRESS: 3981 Aldergate PL

CITY: Winter Springs

STATE: FL ZIP: 32708

PHONE: 407 718 7994

EMAIL: aPositiveROI@Live.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Warehouse / Storage / Office

### STAFF USE ONLY

COMMENTS DUE: 4/26

COM DOC DUE: 5/2

DRC MEETING: 5/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 3: Herr

On the north side of Lake Mary Blvd, east of Red Cleveland Blvd

Agenda: 5/3



T & N Investment Group of Florida LLC  
Fabian Cook, President  
P.O.Box 585373  
Orlando, FL  
32858

April 13, 2024

Seminole County, Multiple Departments  
Pre-Application  
BRISSON AVENUE  
Sanford FL  
Future Land Use -Industrial

Seminole County, Pre-Application Departments;

T & N Investments Group of Florida LLC will provide Seminole County, the Orlando Sanford Airport and the City of Sanford a project with a constellation of benefits to the area that fit the future land use of **Industrial**. The intended use is Public Storage, Warehousing, Office space with a portion of Park & Pay that will be Airport supportive. The concept buildings can be used for different purposes with a similar aesthetic. In other words, the buildings will look similar but with different proposed and approved uses. Site/civil engineers, surveyors, soil analysis, architects, plumbing, mechanical contractors, and other trades will be consulted and made part of the team to join the General Contractor to complete the desired vision of the Airport, County and City. This project will support the comprehensive plan utilizing accepted building codes, public safety / fire marshal, public works, planning and development while taking care to protect and preserve as much of the natural resources as possible. The majority of the land is suitable to build. Another important point is the plethora of new home subdivisions under construction around E Lake Mary Blvd have either zero lot lines or no opportunity for storage on their property.

This parcel was originally owned by Seminole County and used as a landfill therefore, this proposed project will be an improvement. **Exhibit A** includes pages from the 131 page comprehensive report "Supplemental Site Assessment Report" for the "Brisson Avenue Landfill" "Contract No: HW559" dated April 2015 "Prepared for: Florida Department of Environmental Protection" "Prepared by: AMEC Environment & Infrastructure, Inc." is included with this Pre-Application. Five pages of photographs demonstrate the fact that most of the land is dry and has evidence of surface trash. Photograph 7 on page 4 shows the wet area "Looking west at ravine barrier at BL032, with trash". The first page of 10 stapled together demonstrate the "Approximate ravine location" which goes along the entire East property line, approximately half of the West property line and curves from the NE corner toward the center West, designated

by the double dashed red lines and highlighted with yellow arrows. It is important to note the elevation lines highlighted in yellow designates 494.5 for the majority of usable land, which is the same as the existing house on the adjacent property at the NE corner. The elevation goes up gradually by 1.5 feet going north. The balance of the 10 pages is the beginning of a 131 page report including the Table of Contents, Introduction and Site Background. The Site Description, page 2, has a yellow highlighted section stating the portion of the property is low and swampy which is demonstrated in the NW section of the pictorial map.

**Exhibit B** Pertinent pages from the “Orlando Sanford International Airport” SFB “Airport Master Plan Update” October 2021 are attached for the Brisson Ave Pre-App. Page 1 of 10 confirms the report from the paragraph above that the Brisson property is Not shown in the 100 year Floodplain. Other highlighted sections reference “Land Use and Zoning”...“compatible land use for areas surrounding an airport, however commercial and industrial land uses are more compatible.” “Currently Vacant and Underutilized Land” addresses current land uses surrounding the Airport specifically mentions “Industrial uses are seen to the south of the Airport property.” The report mentions the Commerce Park’s “existing buildings within the commerce park are currently at 95% capacity” and the “area can benefit from the availability of low-cost warehouse space.” Perhaps the demand will spill off of the Airport’s property and this Brisson project can assist with this need. The “Airport Maintenance Facilities” section states the facility has “exceeded its useful life”. “The storage area within this facility is currently insufficient.” “Additional storage bays” are recommended. Perhaps the Brisson project may assist with this need offsite due to its boundary being adjacent to the airport. Additional Parking is another future need of the Airport as stated on page 313. “As discussed in the Demand Capacity and Facility Requirements chapter, the existing landside roadway requirements and automobile parking infrastructure is anticipated to be deficient through the planning period.” It also states “both Red Cleveland Boulevard and the landside parking facilities will be required to be expanded to accommodate the increased forecasted demand.” The NW corner of Brisson touches Red Cleveland/the South entrance to the Airport. The Brisson property is in a great location for a short shuttle to the terminal. Maps are presented demonstrating the Airport’s need for additional Storage and Parking. The Airport Master Plan discusses Seminole County Land Use, the Comprehensive Plan and Future Land Use around the Airport including “Industrial parks, Corporate business parks, Office complexes and Commercial development.” This proposed Brisson project fits perfectly.

**Exhibit C** The City of Sanford’s Comprehensive Plan confirms a need for this project with warehouse, self storage, office space and parking. The future land use is Industrial according to the City [map 5]. Map 10 shows the Brisson Ave property only has the NW corner in the Wetlands which is consistent with the AMEC report. Page II-14 Under Industrial Land Use Designation, the City states Industrial uses include: warehousing and storage activities. The City of Sanford’s Comprehensive Plan references the Airport Master Plan on numerous pages. Page II-15 “Maintain General Pattern of Industrial Land Use” states “evolving centers of major industrial activity are the 1) airport and airport environs.” Therefore, the needs of the airport are the first priority. The Airport needs more warehouses, storage, and parking. “The existing and

proposed future transportation facilities including SR 417 and improvements to Airport Boulevard shall enhance the accessibility of the industrial centers to Regional markets.” Brisson is in the perfect position to accommodate. Page II-16 refers to generating high levels of employment, services and/or products which complement the needs in the region, attract prime industrial land uses, and contribute a net revenue to the City. Page II-20 refers to adjacent lands capable of supporting industrial uses. Airport Industry Commerce is intended for Industrial and Business Parks and Office Complexes. The City states “Implement Airport Master Plan” on page II-40. This project will support social mobility with a diverse workforce while expanding an independent business.

Grassland Enterprises, Inc will move their large commercial electrical business into the office portion of the building. This may also benefit the airport and surrounding vicinity since they have successfully completed numerous winning bids for large scale commercial jobs such as entire school systems, the Orange County Convention Center, the Moffitt Center, etc. Grassland Enterprises currently supports approximately 60 employees and they are still growing. Grassland is a State Certified Minority Business Enterprise (MBE) Electrical Contractor Company. This project will open the door for many opportunities for local residents as well as providing needed services for this growing corridor while supporting the Airport. Other potential applicants might manufacture product that would contaminate the soil and water. Other companies may need to support significantly more weight due to the nature of their businesses, storing excessive weight and using heavier trucks.

The “**Site Plan**” **Exhibit D** was drawn utilizing the map created by AMEC which designates the wet area as well as the ravine around the perimeter. The site plan is drawn to scale and provides significantly more buffer and set back areas than required. The site plan is under the maximum floor area ratio for the proposed buildings. The NW portion of Brisson will be preserved including the current trees and plants. The attached Concept photos **Exhibit E** are preliminary and placement of the buildings may change based on the input of numerous experienced professionals. All of the building architecture for this project will be cohesive and is intended to be similar to the Concept pictures which will be attractive at the south entrance of the Airport. The construction may be accomplished in phases or sections such as open parking first then public storage or warehouses second. This project will be more on the surface level of the property as to not disturb the soil underneath or compromise the delicate nature of the St Johns water. This proposed Brisson project is a winning situation for the Airport, County, City and Residents.

We are looking forward to working with the Development Review Committee to make adjustments as necessary.

Respectfully,

Fabian Cook, President  
T&N Investment Group of Florida LLC



*Exhibit A Photos*  
*Brisson property*



Photograph 1: Southern property border along East Lake Mary Blvd.



Photograph 2: Typical vegetation and density within wooded area

Environment & Infrastructure  
2533 Greer Road, Suite 6  
Tallahassee, Florida 32308

**SUPPLEMENTAL SITE ASSESSMENT REPORT**  
BRISSON AVENUE LANDFILL SITE  
SANFORD, SEMINOLE COUNTY, FLORIDA  
Agreement #: RP-00D13513  
AMEC PROJECT NO.: 6090140035

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Photograph 3: Dirt Pile (DP) located at GPS Point BLDP3



Photograph 4: Additional vegetation and evidence of surface trash

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Photograph 5: Assorted surface trash



Photograph 6: Surface trash and Dirt Pile at GPS Point BLDP1

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Photograph 7: Looking west at ravine barrier at BL032, with trash



Photograph 8: Tires

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Photograph 9: Southwest corner, debris and surface trash



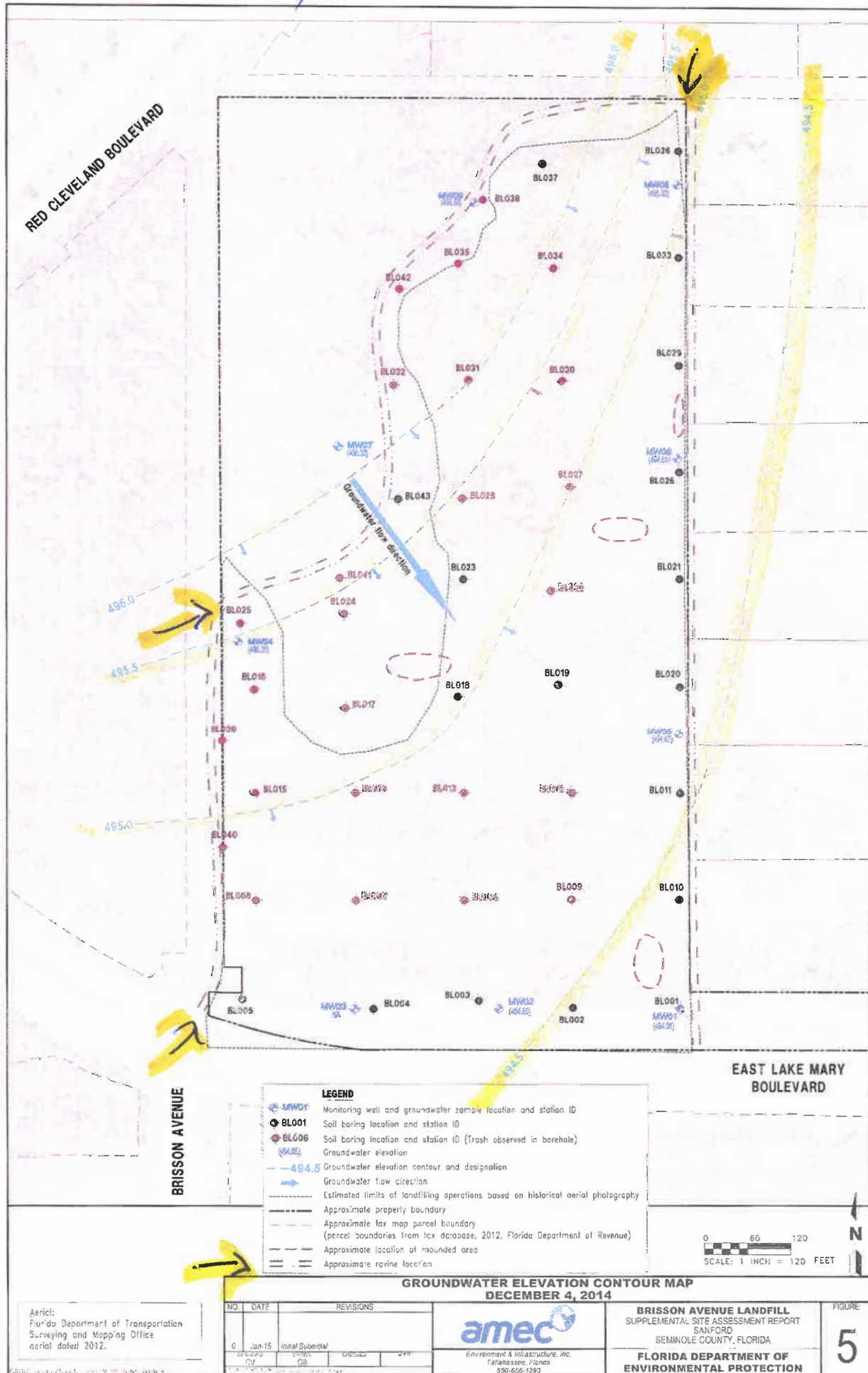
Photograph 10: Compromised drums/containers

Environment & Infrastructure  
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Tallahassee, Florida 32308

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AMEC PROJECT NO.: 6090140035

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Exhibit A





*Exhibit A*



# **SUPPLEMENTAL SITE ASSESSMENT REPORT**

## **BRISSON AVENUE LANDFILL**

*Sanford, Seminole County, Florida*

**Conducted for Carolyn Hughey (Trustee) Under  
USEPA State Response Program Cooperative Agreement No.: RP-00D13513**

**Solid Waste Facility ID# 83721**

**Contract No.: HW559**

**AMEC Project No.: 6090140035.1000**

*Prepared for:*

**Florida Department of Environmental Protection  
Bureau of Waste Cleanup, State Brownfields Program  
2600 Blair Stone Road  
Tallahassee, Florida 32301**

*Prepared by:*

**AMEC  
Environment & Infrastructure, Inc.  
2533 Greer Road, Suite 6  
Tallahassee, Florida 32308**

**APRIL 2015**



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## REFERENCES

## APPENDICES

- Appendix A: Advanced Environmental Laboratories, Inc., Laboratory Report
- Appendix B: Micro-Well Construction Logs
- Appendix C: Groundwater Sampling Logs
- Appendix D: Site Assessment Photographs





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2	Site Location Map
3	Site Map
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Florida Department of Environmental Protection  
Brisson Avenue Landfill  
Sanford, Seminole County, Florida  
Supplemental Site Assessment Report

### **PROFESSIONAL REVIEW CERTIFICATION**

The investigation activities described in this report was conducted and the document prepared in accordance with commonly accepted procedures consistent with the applied standards of practice under the direction of the undersigned professional geologist.

This report is based on the geologic investigation and associated information detailed in the text and appended to this report. If conditions are determined to exist that differ from those described, the undersigned should be notified to evaluate the effects of any additional information on the report findings.

The Supplemental Site Assessment was conducted at the Brisson Avenue Landfill in Sanford, Seminole County, Florida in accordance with Florida Department of Environmental Protection directives and U.S. Environmental Protection Agency protocol, and the report should not be construed to apply for any other purpose or to any other site.

---

Ronald D. White  
Professional Geologist  
Florida License No.: 0002068  
Expires July 31, 2016

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Date





## **1.0 INTRODUCTION**

The Florida Department of Environmental Protection (FDEP) tasked AMEC Environment & Infrastructure (AMEC) to conduct a Supplemental Site Assessment (SSA) at the Brisson Avenue Landfill site in Sanford, Seminole County, Florida. The SSA was conducted and this report has been prepared in response to FDEP's USEPA State Response Program Cooperative Agreement No. RP-00D13513, issued to AMEC under FDEP Contract No. HW559.

This SSA was conducted at the site to evaluate *Recognized Environmental Conditions* (RECs) identified by AMEC and FDEP during the site reconnaissance that was conducted on August 18, 2014 and to conduct assessment activities based on the observations made and the known site history. FDEP is conducting this project with Brownfields State Response Program grant funding to assist the property owner with evaluating site conditions prior to redevelopment of the property. The scope of work was developed based on a records review, meetings conducted with FDEP State Brownfields Section personnel, Central District personnel, the property owner and AMEC and the observations and findings of the site reconnaissance and previous assessments conducted at the site. FDEP file material is available in its Oculus records management system under Solid Waste Facility ID Number 83721 and Waste Cleanup Facility ID Number 35-1.

The objective of the SSA was to determine the presence and extent of trash or solid waste and groundwater contamination at the site. The site RECs primarily include the presence of both surface and subsurface trash and solid waste, including but not limited to tires, appliances and drums of various undetermined contents.

This SSA report summarizes the results of assessment activities conducted at the Brisson Avenue Landfill site (Figure 1). AMEC conducted the SSA field investigation during the week of December 1, 2014. The scope of work included collecting soil samples for visual observation to assess the presence and extent of solid waste and screening for methane with a Flame Ionization Detector (FID) unit. Micro-wells were installed with a direct-push technology (DPT) rig and groundwater samples were collected for offsite laboratory analysis. The locations of initial soil and groundwater samples were selected based on the observations made during the site reconnaissance review of historical aerial photographs. Once the approximate limits of the past dumping activities were determined, a 150-foot x 150-foot grid pattern was applied to sufficiently cover the landfill area. Additional locations were added as necessary based on the observations made in the field.

This SSA report presents the site background, the number of samples that were collected and their locations, describes the screening, sampling and analytical methodologies and presents the findings and results of the assessment activities.

The SSA was conducted in accordance with the approved October 2014 work plan that was submitted by AMEC to the FDEP's State Brownfields Section. The work plan outlined a scope of work in accordance with the FDEP Standard Operating Procedures (SOPs) and prescribed guidance documents set forth by the United States Environmental Protection Agency (USEPA) Region IV, including the USEPA Science and Ecosystem Support Division (SESD) Region IV Environmental Investigation Standard Operating Procedures and Quality Assurance Manual (EISOPQAM). The scope of work is specifically applied to sampling locations, sample types, sampling procedures, use of data, data types and field quality assurance/quality control (QA/QC) samples.



## **2.0 SITE BACKGROUND**

### **2.1 Site Description**

The Brisson Avenue Landfill is located on the north side of E. Lake Mary Boulevard (Parcel # 08-20-31-501-0000-0010) approximately 1,750 feet east of Red Cleveland Boulevard, which is the road that leads to the Orlando-Sanford International Airport in Sanford, Seminole County, Florida. The site was previously bounded on the south by Kentucky Street, where it connected with Brisson Avenue. Lake Mary Boulevard was constructed after the landfill was closed sometime after 2001 and was directed around the southern boundary of the site. Kentucky Street was removed from this area when Lake Mary Boulevard was constructed but a portion of Kentucky Street still exists approximately 2,000 feet to the east of the site, off of Sipes Avenue. The geographical coordinates are Latitude 28° 45' 29" North and Longitude 81° 14' 16" West in Section 8 of Township 20 South and Range 31 East (Figure 1). The site is an approximately 20-acre unfenced former landfill owned by Ms. Carolyn Hughey (Trustee) of Osteen, Florida. The property was previously owned by her husband, Mr. L.I. Hughey, who purchased the property in an auction from Seminole County in 1980. The site is presently densely overgrown with palmetto, palm, scrub oaks, large trees, pine vegetation and heavy undergrowth. The landfill reportedly accepted old appliances, machinery and construction debris. It was also reported that 55-gallon drums of unknown contents were disposed onsite. The western side of the property is low and swampy. The eastern portion is bounded by a stream, which separates the site from a sparsely populated neighborhood with homes on acreage (Seminole Gardens Subdivision). All homes in the area are believed to be on private wells and septic tanks. The northern side is bounded by the Orlando-Sanford International Airport. The southern side is bounded by E. Lake Mary Boulevard and then undeveloped land, much of which was formerly used as agricultural land (Figure 2). There are no structures on the property. According to Mr. Hughey in an interview conducted by FDEP in approximately 2000 – 2001, and based on reviews of historical aerial photographs, burial activities mainly took place in two long trenches oriented in a north-south direction, along the eastern edge of the landfill.

### **2.2 Site History and Operations**

Again based on an interview conducted numerous years ago with Mr. Hughey, Seminole County operated the landfill until sometime between 1973 and 1980 under the name Cameron City Landfill. However, a newspaper article dated February 10, 1980 noted that the property has not been used as a dump since the 1960s. Mr. Hughey bought that property at auction in 1980 to graze cattle on the property. He also reportedly considered building a home on the property but was later informed that he could never build on the property.

### **2.3 Previous Assessment History**

In September 1985, FDEP's Central District Office received several complaints from local residents. On October 1, 1985, 12 groundwater samples were collected from private wells located 200 feet to 1,500 feet from the landfill. Results indicated that the samples contained less than the minimum detectable levels of pesticides, polychlorinated biphenyls (PCBs), acid extractable and base/neutral extractable organic. Several samples contained trace quantities of cadmium, iron, lead and zinc. Levels of methylene chloride and acetone detected from one residential well sample and methylene chloride detected from two other private wells were determined by FDEP to be attributable to laboratory contamination.

In April 1986, eight onsite shallow monitoring wells were installed by FDEP at depths of ranging between 4 feet below land surface (bls) to 35 feet bls. Two surface water samples were also





collected from the stream adjoining the site on the east. However, laboratory analytical problems resulted in only partial analysis. Re-sampling was conducted in March 1987. Samples collected from the shallow monitoring wells contained concentrations of arsenic (2.1 micrograms per liter [ $\mu\text{g/l}$ ], 2.7  $\mu\text{g/l}$  and 3.1  $\mu\text{g/l}$ ), iron (1,841  $\mu\text{g/l}$  to 60,200  $\mu\text{g/l}$ ), methylene chloride (12  $\mu\text{g/l}$ , 13  $\mu\text{g/l}$ , 16  $\mu\text{g/l}$  and 23  $\mu\text{g/l}$ ) and benzene (6.6  $\mu\text{g/l}$ ). Surface water samples contained iron (7,650  $\mu\text{g/l}$  and 2,950  $\mu\text{g/l}$ ) and methylene chloride (14  $\mu\text{g/l}$  and 11  $\mu\text{g/l}$ ).

In 1995, a portion of the landfill was being considered as part of a right-of-way (ROW) for the Silver Lake Drive extension. As part of the engineering study, an electromagnetic (EM) conductivity survey was conducted in April 1995 by Environmental Management Systems, Inc., to determine the suitability for road construction. Observed on the surface in the planned ROW were car parts, tires, household trash, 5-gallon tar buckets, glass, furniture, scrap metal, white goods and 55-gallon drums. An oily sheen was also observed in the stream located adjacent to the ROW. Results of the EM study suggested areas of anomalous terrain representing buried metal. In June 1995, trenches were dug along the proposed ROW. Several 55-gallon drums containing fiberglass resins, as well as trash, demolition debris, bottles, tires, automobile parts, and large metal objects were noted in the excavations. Also, chemical odors were detected and an oily sheen was observed on the surface of water in the excavated trenches. Samples collected from standing water in the excavated trenches contained chromium (498  $\mu\text{g/l}$ ) and lead (334  $\mu\text{g/l}$ ).

In January 1996, 45 soil borings were installed along the proposed ROW corridor to an average depth of 10 feet bls, with the deepest boring at 26 feet bls. The borings were used to determine the location of the abandoned landfill trenches. Soil headspace readings using an organic vapor analyzer (OVA) were also collected from representative borings. Eight temporary monitoring wells were also installed and sampled in the area of the ROW. Laboratory results reported arsenic (2  $\mu\text{g/l}$  to 8.8  $\mu\text{g/l}$ ), barium (56  $\mu\text{g/l}$  to 560  $\mu\text{g/l}$ ), chromium (4  $\mu\text{g/l}$  to 8.2  $\mu\text{g/l}$ ) and selenium (3.8  $\mu\text{g/l}$  to 7.2  $\mu\text{g/l}$ ). Additionally, toluene (2.1  $\mu\text{g/l}$  and 2.3  $\mu\text{g/l}$ ), ethyl benzene (6.6  $\mu\text{g/l}$ ), chlorobenzene (2.9  $\mu\text{g/l}$  and 3.3  $\mu\text{g/l}$ ), chloroethane (3.5  $\mu\text{g/l}$  and 18  $\mu\text{g/l}$ ), chloromethane (3.7  $\mu\text{g/l}$  to 6.2  $\mu\text{g/l}$ ), and dichlorodifluoromethane (7.0  $\mu\text{g/l}$  to 16  $\mu\text{g/l}$ ) were detected in groundwater samples. OVA readings exceeded 50 parts per million (ppm) at one location where elevated concentrations of chloromethane were detected. Further sampling of nearby private wells was conducted in March 1996. Twelve private potable wells were sampled. The samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals. No compounds were detected above detection limits. The proposed ROW was subsequently relocated from the site.

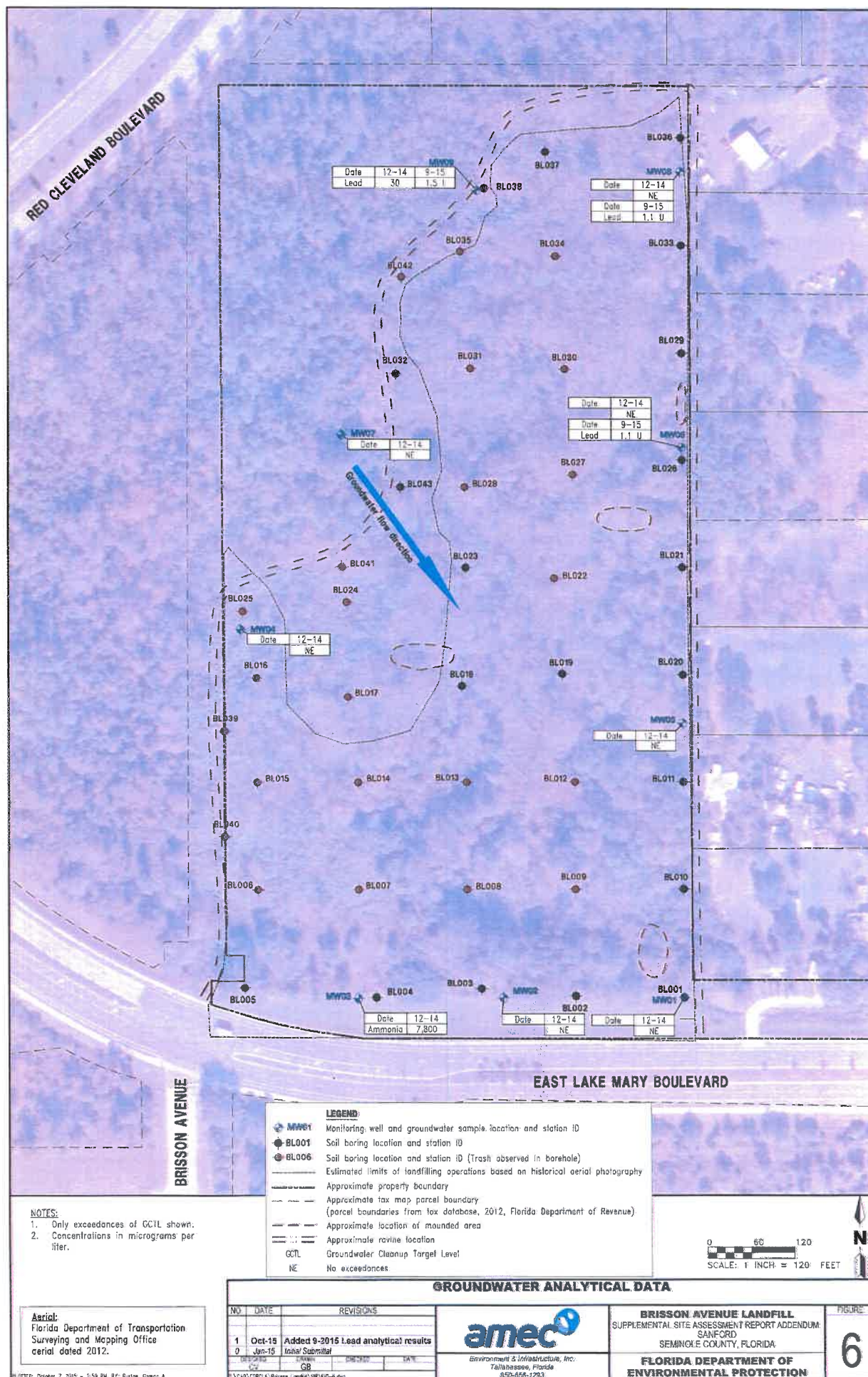
In June, 2001, Harding ESE (currently AMEC), conducted a CERCLA Site Inspection (SI) at the former Brisson Avenue Landfill site. The SI field program included collection of groundwater, surface soil and sediment samples to evaluate the presence of contamination at the site. Six micro-wells were installed and groundwater samples were collected for laboratory analysis. Five surface soil samples, and three sediment samples were collected for laboratory analysis. Each of the samples was analyzed for Target Compound List (TCL) VOCs, SVOCs, pesticides, PCBs and Target Analyte List (TAL) inorganics (including cyanide). Analytical results indicated that four groundwater samples contained one or more of the following inorganics (aluminum, boron, iron and manganese) at concentrations that exceeded the State and Federal Secondary maximum contaminant levels (MCLs) and one groundwater sample contained benzene at a concentration that exceeded the State's Primary MCLs. The results of the soil samples confirmed the presence of arsenic in one soil sample at a concentration above the residential exposure levels contained in Chapter 62-777, FAC. One sediment sample contained benzo(a)pyrene, DDD-p,p', DDE-p,p' and mercury at concentrations that exceeded the Florida Sediment Quality Assessment Guidelines (SQAGs) Toxic Effect Level and/or Probable Effect Level.



On July 1, 2014, the Seminole County Department of Health (DOH) collected a water sample from the private potable well at the residence located at 3750 Laura Avenue, located in the Seminole Gardens Subdivision adjacent to the eastern side of the Brisson Avenue Landfill. The sample was analyzed for Organic Priority Pollutants using EPA Methods 8260C and 8270D and select metals using EPA Methods 200.8, sodium using EPA Method 200.7 and mercury using EPA Method 245.1. Sodium (262 mg/l), barium (17 µg/l) and chromium (0.61 µg/l) were the only analytes detected in this sample. No other metals or organic analytes were reported at concentrations above their respective laboratory method detection limit. Reportedly, this was the only residence that would give the Seminole County DOH permission to collect samples from their wells.

On August 18, 2014, a site reconnaissance was conducted by AMEC and FDEP staff for the following purposes: establish site conditions, select possible sampling locations, assess site accessibility and surrounding properties, and meet with the property owner. Due to the excessive overgrowth on the site, only the southern perimeter of the site was observed.









Example of warehousing use appropriate in the ELMB Business Center

Brinson Ave.

#### 4.11 E. Lake Mary Boulevard Mixed-Use District

This district covers land between E. Lake Mary Boulevard and Lake Jesup wetlands/floodplain from Cameron Avenue to the wetland areas south of Red Cleveland Boulevard.

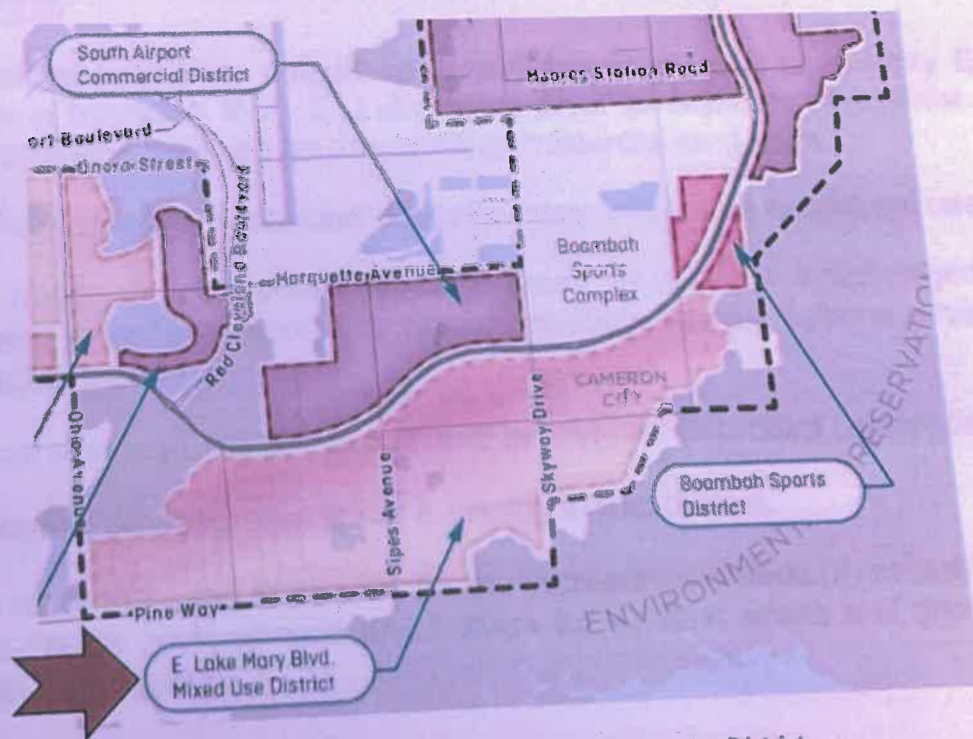


Figure 13: E. Lake Mary Blvd. Mixed-Use District



Exhibit E

Concept for Brisson Ave. (B)

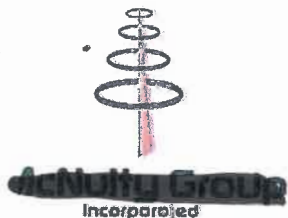


Exhibit E

Concept (C)  
Brisson Ave.







Brisson Ave. Concept (S)

# FOR SALE/LEASE

Exhibit E

## 3,000 SF to 21,000 SF Available



Chuck McNulty

Broker

Mobile: (407) 619-4211

Chuck@mcnultygroupinc.com

**2870 Clarcona Rd  
Apopka, FL 32703**

Office Address:

3315 S. ...

... 32804

Orlando, Florida 32804

www.mcnultygroupinc.com

**Building 2: 3,000 - 15,040 ± SF**

**Min. Bay Size: 3,000 ± SF**

**Doors: (10) 9'x10' Dock  
(1) 14'x16' Grade**

**Building 1: 3,000 - 21,000 ± SF**

**Grade Doors: 14'x16'**

**Min. Bay Size: 3,000 ± SF**

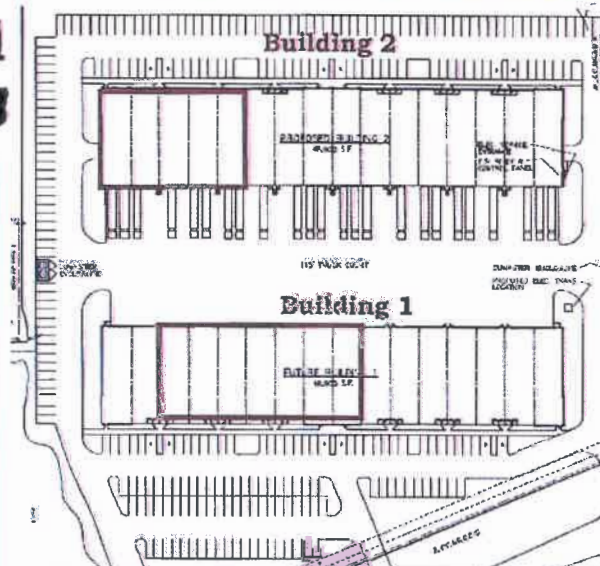
**Construction: Tilt-wall Clearspan**

**Ceiling Height: 24'-26'**

**Apopka Zoning: I-L**

**Additional Features:**

- **ESFR Fire Sprinklers**
- **R30 Insulation**

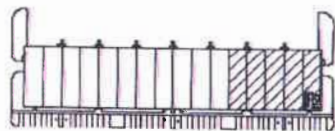


McNulty Group Incorporated is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

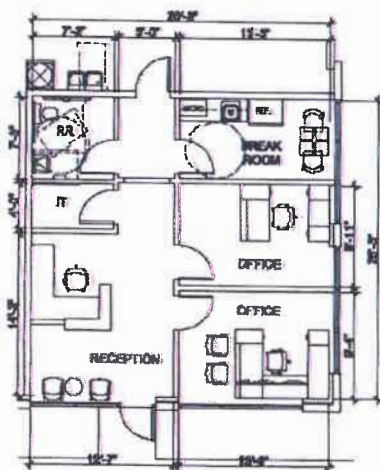


## Building 2

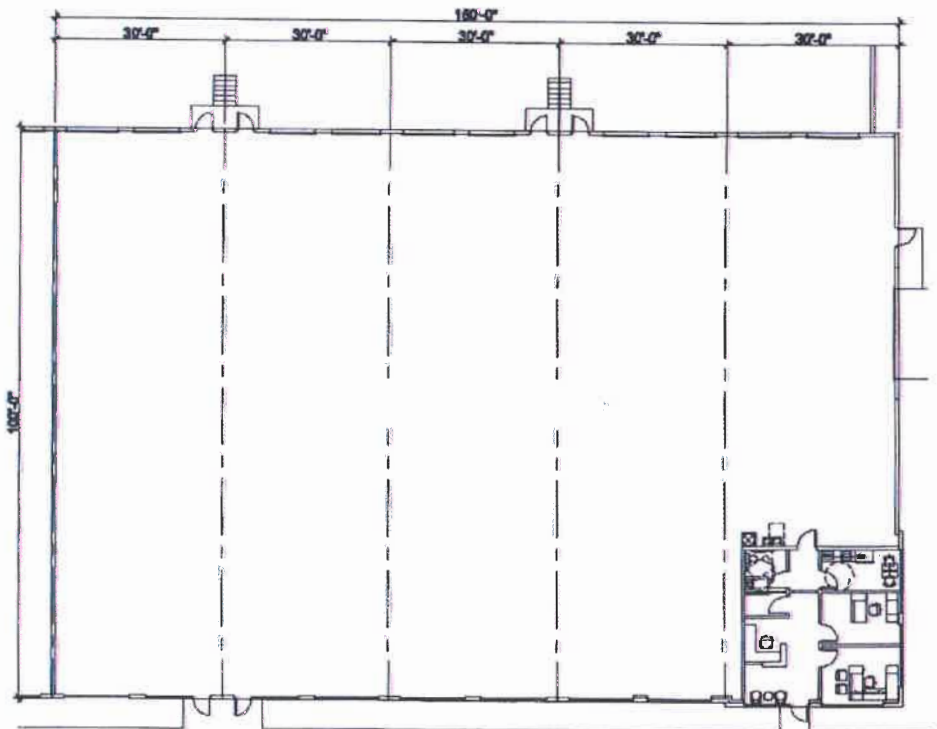
<b>3,000 SF Unit:</b>	<b>\$975,000</b>
Office Size:	550 ± SF
Doors:	(2) Dock
<b>6,000 SF Unit:</b>	<b>\$1,775,000</b>
Office Size:	750 ± SF
Doors:	(4) Dock
<b>9,000 SF Unit:</b>	<b>\$295/PSF</b>
Build Out:	750 SF Office
Doors:	(6) Dock
<b>15,040 SF Unit:</b>	<b>\$275/PSF</b>
Build Out:	750 SF Office
Doors:	(10) Dock (1) Grade



KEY PLAN



OFFICE R1 - 764 SF



OVERALL SUITE - 15,041 SF



SCALE: 1/8" = 1'-0"

MARCH 8, 2014

2070 CLARCONA RD.

ASOPKA, FLORIDA

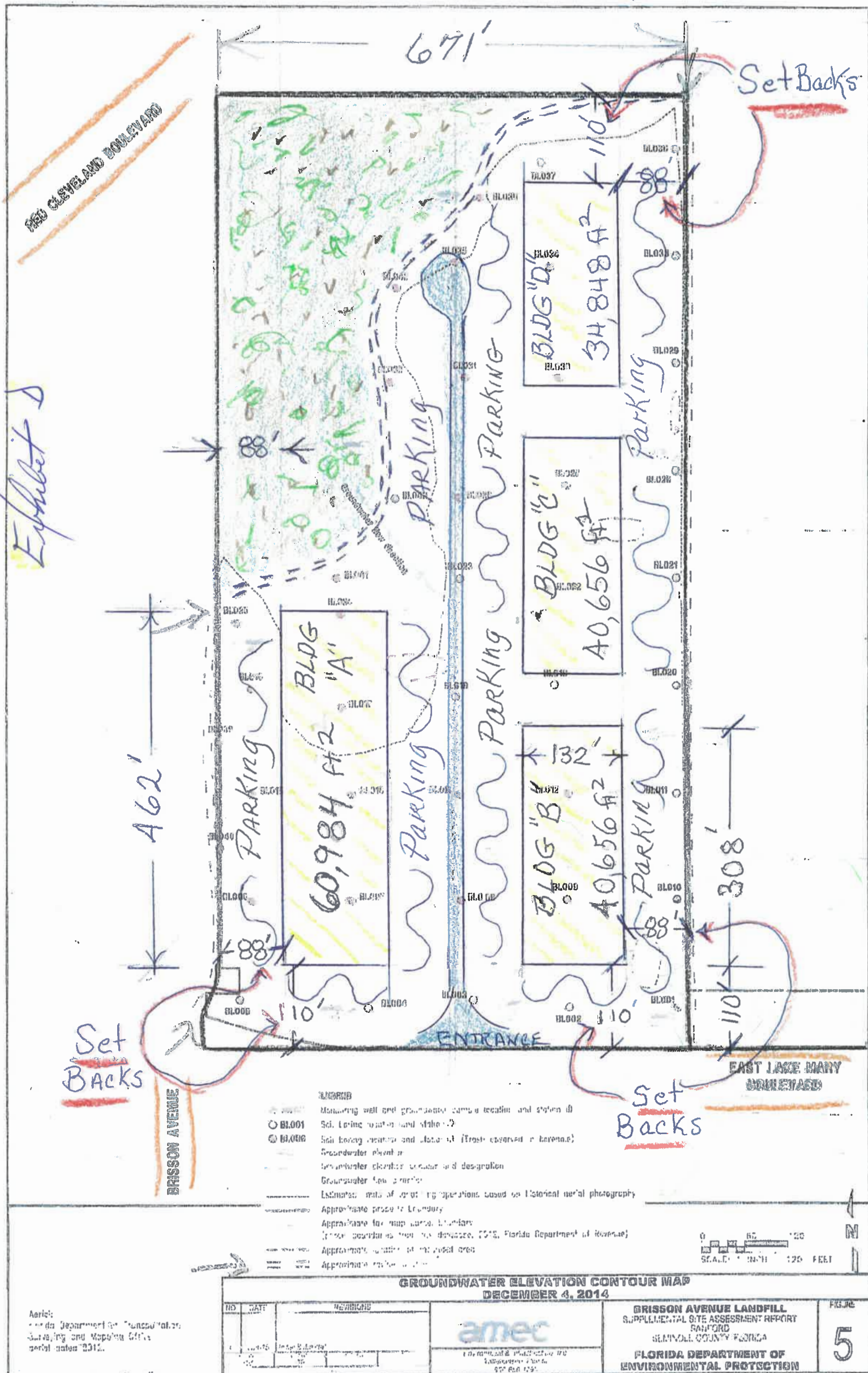
MCNULTY

MCNULTY GROUP, INC.





Site PLAN — SCALE:  $\frac{1}{8}" = 18' \text{ ft}$

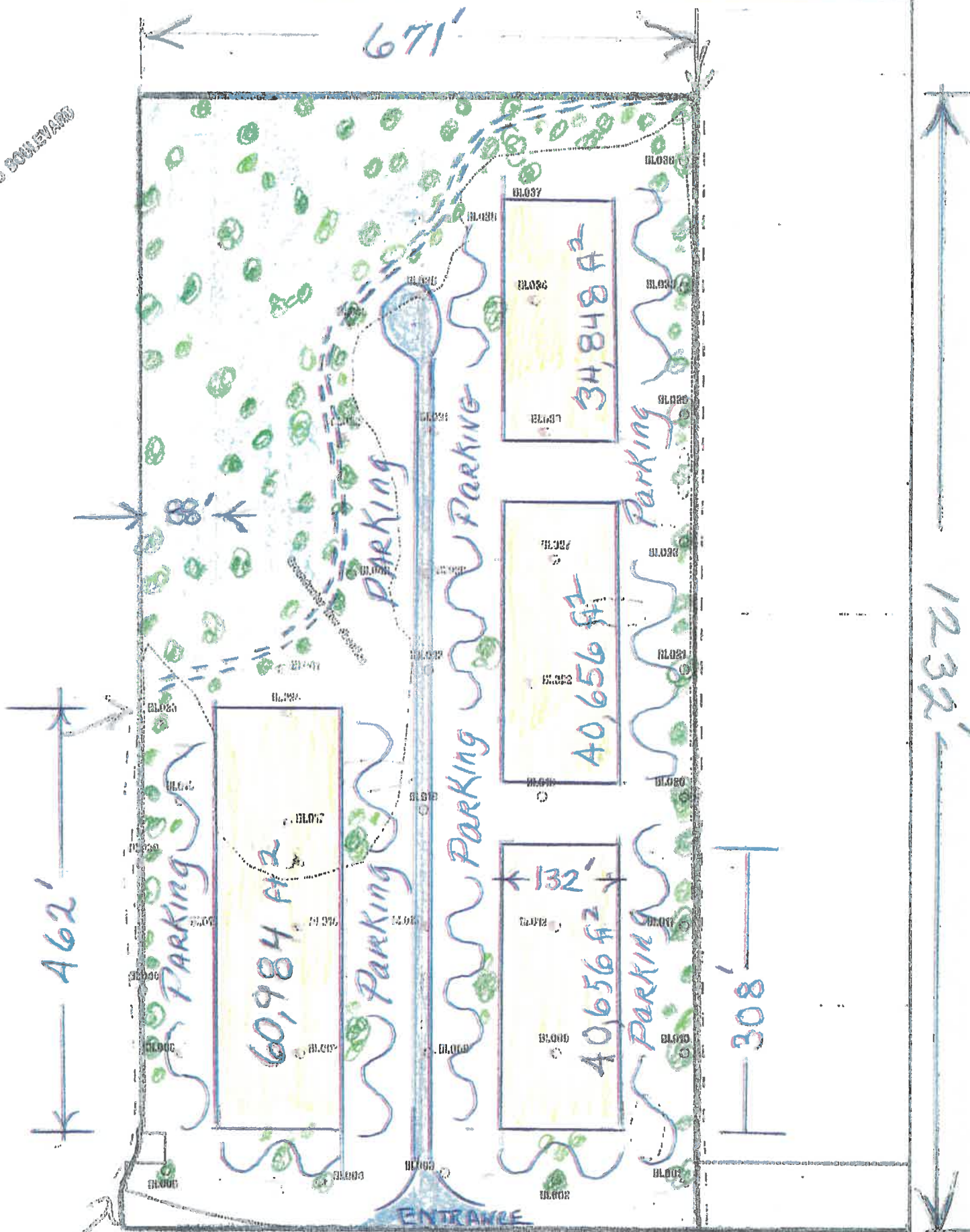




SCALE 1/8" = 8' ±

723 CLEVELAND BOULEVARD

Exhibit D



BRISSON AVENUE

EAST LAKE MARY BOULEVARD

- LEGEND**
- Manurep well and groundwater sample location and system ID
  - BL001 Sol. boring system and status (D)
  - BL002 Sol. boring system and status (A) (first reserved & inactive)
  - Groundwater elevation
  - Groundwater elevation and description
  - Groundwater flow direction
  - Estimated soils of area by appearance based on historical aerial photography
  - Approximate pressure boundary
  - Approximate topographic boundary
  - Approximate boundary of the site (Florida Department of Revenue)
  - Approximate boundary of the road area
  - Approximate boundary of the site

0 45 90 135 180  
SCALE: 1" = 80' ±

**GROUNDWATER ELEVATION CONTOUR MAP**  
DECEMBER 2, 2014

Aerial  
Florida Department of Transportation  
Aerial Photo Map  
2011

NO.	DATE	DESCRIPTION
1	12/2/14	Initial map

**amec**  
Environmental & Planning  
10000 E. 11th Ave.  
Suite 100  
Miami, FL 33131

**BRISSON AVENUE LANDFILL  
SUPPLEMENTAL SITE ASSESSMENT REPORT**  
HARTFORD  
FLORIDA COUNTY, FLORIDA  
FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

5



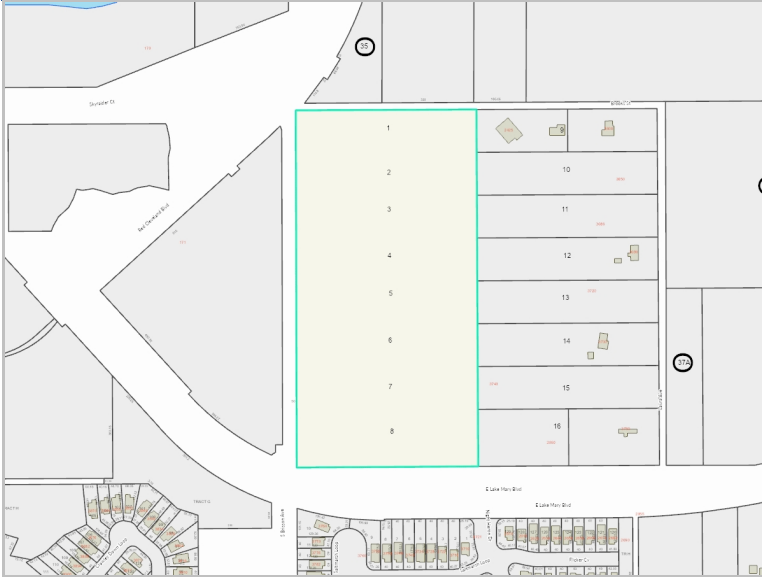
# Property Record Card



**Parcel** 08-20-31-501-0000-0010

**Property Address** BRISSON AVE SANFORD, FL 32773

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	08-20-31-501-0000-0010
<b>Owner(s)</b>	CAROLYN J HUGHEY REV TRUST
<b>Property Address</b>	BRISSON AVE SANFORD, FL 32773
<b>Mailing</b>	PO BOX 790 OSTEEN, FL 32764-0790
<b>Subdivision Name</b>	SEMINOLE GARDENS
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No
<b>Facility Name</b>	former dump

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Building Value</b>		
<b>Depreciated Other Features</b>		
<b>Land Value (Market)</b>	\$598,276	\$585,270
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$598,276	\$585,270
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$585,110	\$573,301
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$13,166	\$11,969

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Non-Hx Cap** \$7,788.77 **2023 Tax Savings with Non-Hx Cap** \$4,546.27  
**2023 Tax Bill Amount** \$3,242.50

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 1 TO 8 & VACD ST ADJ ON S  
OF LOT 8  
SEMINOLE GARDENS  
PB 5 PG 23

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,166	\$0	\$13,166
SJWM(Saint Johns Water Management)	\$13,166	\$0	\$13,166
FIRE	\$13,166	\$0	\$13,166
COUNTY GENERAL FUND	\$13,166	\$0	\$13,166
Schools	\$598,276	\$0	\$598,276

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	03/01/2005	05683	0996	\$100	No	Vacant
WARRANTY DEED	03/01/1980	01272	0822	\$21,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			18.58	\$92,000.00	\$598,276

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	

Other Features					
Description	Year Built	Units	Value	New Cost	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Industrial	IND	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information		
Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



\* 4/18/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:29:57  
PROJ # 24-80000060 RECEIPT # 0111033  
OWNER:  
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
TOTAL FEES DUE.....:		50.00	
AMOUNT RECEIVED.....:		50.00	

\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001090	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	A POSITIVE ROI PROPERTY	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	