



PM: Kaitlyn

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

PROJ. # 24-06000076  
 Received & paid: 12/4/24

**SITE PLAN/DREDGE & FILL**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEES**

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

**PROJECT**

PROJECT NAME: ALLEN'S COMMERCIAL CENTER			
PARCEL ID #(S): 01-20-30-506-0000-0990			
DESCRIPTION OF PROJECT: EXISTING COMMERCIAL CENTER WITH PROPOSED PARKING AND STORMWATER			
EXISTING USE(S): COMMERCIAL OFFICES		PROPOSED USE(S): COMMERCIAL OFFICES	
ZONING: C-2	FUTURE LAND USE: COM	TOTAL ACREAGE: 0.827	BCC DISTRICT:
WATER PROVIDER: SEMINOLE COUNTY		SEWER PROVIDER: SEMINOLE COUNTY	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
<b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>			
EXISTING BUILDING AREA: <u>2,801</u>	NEW BUILDING AREA: <u>2,801</u>	TOTAL: <u>2,801</u>	
EXISTING PAVEMENT AREA: <u>27,154</u>	NEW PAVEMENT AREA: <u>10,387</u>	TOTAL: <u>10,387</u>	
TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA _____ / 1,000 = _____) x \$25 + \$2,500 = <b>FEE DUE: \$2,500</b>			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE			
<b>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</b>			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: ALLEN PYLE	COMPANY: ALLEN'S FRIENDLY AUTO	
ADDRESS: 2630 S. SANFORD AVE		
CITY: SANFORD	STATE: FL	ZIP: 32773
PHONE: (407) 321-4414	EMAIL: ALLENLOT@HOTMAIL.COM	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: DAVID F GLUNT, PE	COMPANY: SPRUCE CREEK CIVIL ENGINEERING, INC.	
ADDRESS: 1982 SR 44, SUITE 360		
CITY: NEW SMYRNA BEACH	STATE: FL	ZIP: 32168
PHONE: (407) 325-5579	EMAIL: DAVID.GLUNT@SCCIVIL.COM	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): ALLEN PYLE	ALLEN'S FRIENDLY AUTO	
ADDRESS: 2630 S. SANFORD AVE		
CITY: SANFORD	STATE: FL	ZIP: 32773
PHONE: (407) 321-4414	EMAIL: ALLENLOT@HOTMAIL.COM	

**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

11-25-24  
 \_\_\_\_\_  
 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, ALLEN PYLE, the owner of record for the following described property (*Tax/Parcel ID Number*) 01-20-30-506-0000-0990 hereby designates SPRUCE CREEK CIVIL ENGINEERING, INC. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" 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.

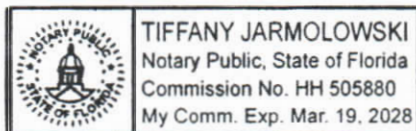
11-25-24  
Date

Allen Pyle  
Property Owner's Signature

Allen Pyle  
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 Allen Pyle (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 25<sup>th</sup> day of November, 2024.



Tiffany Jarmolowski  
Notary Public

# Property Record Card



Parcel: **01-20-30-506-0000-0990**  
 Property Address: **2634 SANFORD AVE SANFORD, FL 32773**  
 Owners: **PYLE FAMILY REV LIVING TRUST**  
 2025 Market Value \$471,369 Assessed Value \$471,369  
 2024 Tax Bill \$5,932.15 Tax Savings with Non-Hx Cap \$102.34  
 Mixed Commercial/Residential property w/1st Building size of 1,376 SF and a lot size of 0.85 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	01-20-30-506-0000-0990
Property Address	2634 SANFORD AVE SANFORD, FL 32773
Mailing Address	3261 OHIO AVE SANFORD, FL 32773-6648
Subdivision	WOODRUFFS SUBD FRANK L
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$269,821	\$257,944
Depreciated Other Features	\$8,721	\$6,076
Land Value (Market)	\$192,827	\$192,827
Land Value Agriculture	\$0	\$0
Just/Market Value	\$471,369	\$456,847
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$12,906
P&G Adjustment	\$0	\$0
Assessed Value	\$471,369	\$443,941

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,034.49
Tax Bill Amount	\$5,932.15
Tax Savings with Exemptions	\$102.34

## Owner(s)

Name - Ownership Type  
 PYLE FAMILY REV LIVING TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 99 100 101 102 103 + 104 (LESS RD R/W)  
FRANK L WOODRUFFS SUBD PB 3 PG 44

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$471,369	\$0	\$471,369
Schools	\$471,369	\$0	\$471,369
FIRE	\$471,369	\$0	\$471,369
ROAD DISTRICT	\$471,369	\$0	\$471,369
SJWM(Saint Johns Water Management)	\$471,369	\$0	\$471,369

## Sales

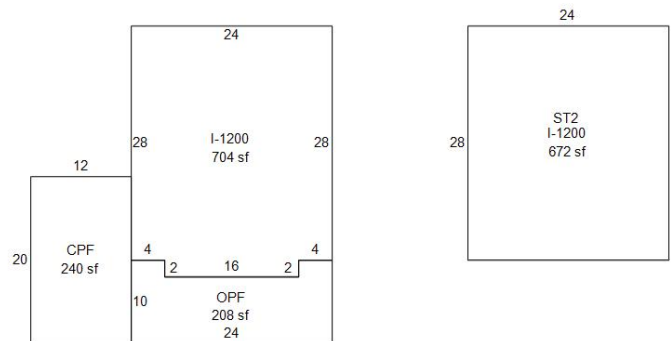
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/5/2024	\$100	10695/1385	Improved	No
QUIT CLAIM DEED	5/1/1992	\$100	02435/1431	Improved	No
WARRANTY DEED	11/1/1987	\$132,500	01913/0998	Improved	Yes
WARRANTY DEED	11/1/1984	\$63,800	01594/0920	Improved	Yes

## Land

Units	Rate	Assessed	Market
37,011 SF	\$5.21/SF	\$192,827	\$192,827

## Building Information

#	1
Use	COMM/RES
Year Built*	1938/1985
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1376
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$174,153
Assessed	\$140,629



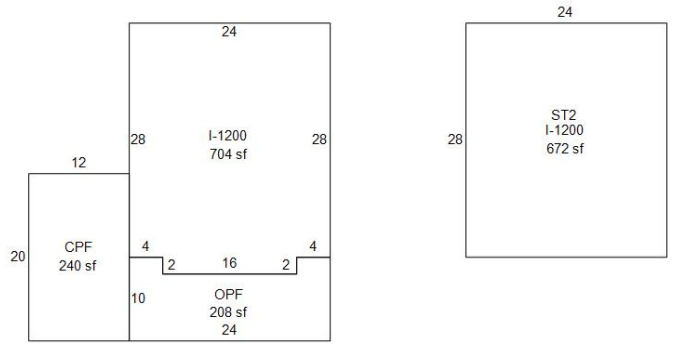
Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	240
OPEN PORCH FINISHED	208

Building Information	
#	2
Use	COMM/RES
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	650
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$77,342
Assessed	\$62,454



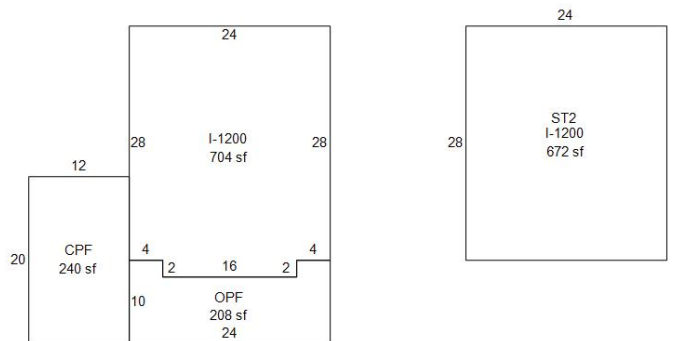
Building 2

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	28

Building Information	
#	3
Use	COMM/RES
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	702
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$79,687
Assessed	\$66,738



Building 3

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
17599	2643 PALMETTO AVE: REROOF COMMERCIAL-Single Family [WOODRUFFS SUBD FRANK L]	\$15,500		10/30/2020
06551	REPLACE DAMAGED PARTS ON 400 AMP ELECTRICAL SERVICE - GOLD SEAL DAY-CARE	\$1,100		8/12/2009
02799	FIRE ALARM SYSTEM-2634 S SANFORD AVE	\$2,567		4/15/2009
02801	FIRE ALARM SYSTEM- 2643 PALMETTO AVE	\$2,567		4/15/2009
02800	FIRE ALARM SYS PERMIT PAD 2649 PALMETTO AVE	\$2,567		4/15/2009
02521	FIRE ALARM SYSTEM	\$2,566		4/6/2009
10164	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2634 S SANFORD AVE	\$1,800		10/1/2001
08776	FENCE/WALL	\$2,400		9/1/2001
07010	PAD PER PERMIT: 2649 PALMETTO AVE SCHOOL EDUCATION BUIDING-MODULAR BUILDING.	\$25,000	11/15/2001	7/1/2001
00849	ELECTRICAL	\$2,500		1/1/2001
00851	12 X 20 SHED; MRS MICHELLES HOUSE	\$6,960		1/1/2001
00852	ELECTRIC WIRING	\$999		1/1/2001
07839	INSTALL FIRE ALARM SYSTEM	\$2,200		8/23/2000
03911	MRS MICHELLES HOUSE - MOD BLDG - DAYCARE; FIRE PROTECTION; PAD PER PERMIT 2639 PALMETTO AVE; CONTRACTOR - M D CONSTRUCTION SERVICES USA	\$70,000	9/22/2000	4/28/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE	1989	646	\$10,007	\$4,003
4' CHAIN LINK FENCE	1989	132	\$1,419	\$568
VINYL FENCE/COMM	1999	150	\$3,816	\$1,526
ALUM UTILITY BLDG NO FLOOR	2001	336	\$3,098	\$1,239
COMMERCIAL CONCRETE DR 4 IN	1989	240	\$1,306	\$522
WALKS CONC COMM	1985	150	\$816	\$326
WALKS CONC COMM	1989	108	\$588	\$235
WOOD WALKWAY	1989	100	\$755	\$302

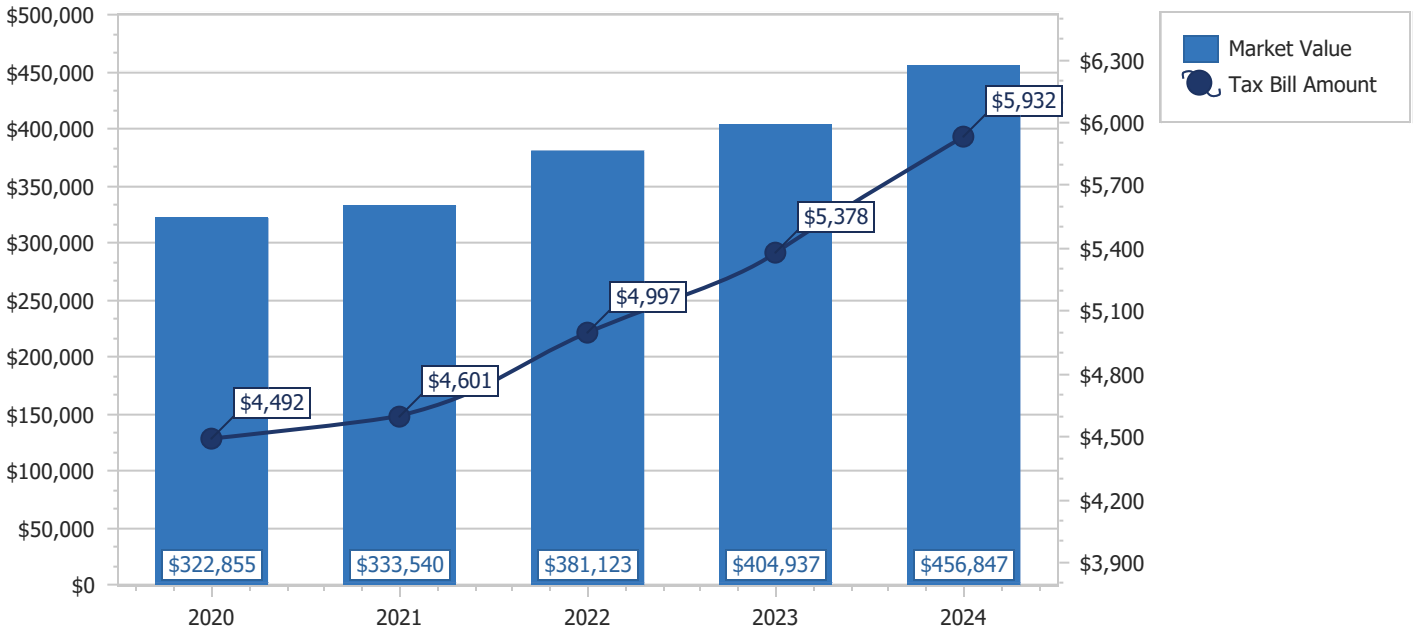
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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 17

Utilities	
Fire Station #	Station: 32 Zone: 322
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



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12/04/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:33:37

PROJ # 24-06000076

RECEIPT # 0340003

OWNER:

JOB ADDRESS:

LOT #:

SITE PLAN	2500.00	2500.00	.00
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TOTAL FEES DUE.....:	<u>2500.00</u>
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AMOUNT RECEIVED.....:	<u>2500.00</u>
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\* DEPOSITS NON-REFUNDABLE \*

\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 000000001561

CASH/CHECK AMOUNTS...: 2500.00

COLLECTED FROM: PYLE LANDHOLDINGS LLC

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE