



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

**PROJ. #:** 25-20500005

Received: 4/25/25

Paid: 4/28/25

## REZONE/FUTURE LAND USE AMENDMENT

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

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> <b>LARGE SCALE FLU AMENDMENT AND REZONE (&gt;50 ACRES)</b>	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)</b>	\$3,500
<input type="checkbox"/> <b>SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)</b>	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> <b>TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$3,000
<input type="checkbox"/> <b>TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)</b>	\$1,000
<input type="checkbox"/> <b>REZONE (NON-PD)**</b>	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> <b>PD REZONE**</b>	
<input checked="" type="checkbox"/> <b>PD REZONE</b>	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN</b>	\$1,000
<input type="checkbox"/> <b>PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN</b>	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^^^ x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^^^ x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> <b>PD MAJOR AMENDMENT</b>	\$4,000 + \$75/ACRE** (\$10K MAX. FEE)
<input type="checkbox"/> <b>PD MINOR AMENDMENT</b>	\$1,000
<input type="checkbox"/> <b>DEVELOPMENT OF REGIONAL IMPACT (DRI)</b>	
<input type="checkbox"/> <b>DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)</b> \$3,500.00	

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: Marsden Building	
PARCEL ID #(S): 18-21-30-515-0B00-0060	
LOCATION: On the Southeast corner of Division St. and Wells Ave.	
EXISTING USE(S): Stormpond & Undeveloped	PROPOSED USE(S): Commercial
TOTAL ACREAGE: 0.47 Acre	BCC DISTRICT: 4: Lockhart
WATER PROVIDER: <del>Seminole County</del> Casselberry	SEWER PROVIDER: Seminole County
CURRENT ZONING: C-2	PROPOSED ZONING: <del>C-2 Commercial</del> PD
CURRENT FUTURE LAND USE: <del>Vacant Commercial</del> MXD	PROPOSED FUTURE LAND USE: MXD

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

NAME: Daniel Marsden	COMPANY: Marsden Construction Company	
ADDRESS: 617 Prairie Lake Dr, Fern Park		
CITY: Fern Park	STATE: Florida	ZIP: 32730
PHONE: (321) 231-1607	EMAIL: dmarsden2000@yahoo.com	

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

NAME: Johnny Herbert	COMPANY: American Civil Engineering Co.	
ADDRESS: 207 N Moss Rd STE 211		
CITY: Winter Springs	STATE: Florida	ZIP: 32708
PHONE: (407) 376-1777	EMAIL: johnny@americancivilengineering.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Daniel Marsden		
ADDRESS: 617 Prairie Lake Dr, Fern Park		
CITY: Fern Park	STATE: Florida	ZIP: 32730
PHONE: (321) 231-1607	EMAIL: dmarsden2000@yahoo.com	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

☐ 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 CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

TEST NOTICE:

☐ Concurrency application has been submitted online and the appropriate fee is 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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

8-31-25  
**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, Daniel Marsden, the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-515-0B00-0060 hereby designates Johnny Herbert PE - American Civil Engineering Co. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input 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 Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

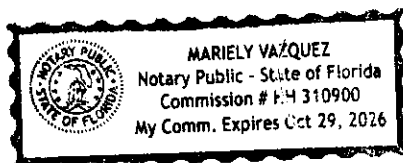
3-31-25  
Date

[Signature]  
Property Owner's Signature

Daniel Marsden  
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 Daniel J Marsden (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 31 day of March, 2025.



[Signature]  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

☒ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): \_\_\_\_\_

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Daniel Marsden	617 Prairie Lake Dr. Fern Park 32730	321-231-1607
Diana Marsden	( Same )	321-231-1794

(Use additional sheets for more space)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

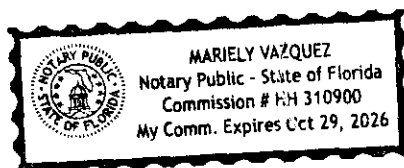
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

3-31-25  
Date

[Signature]  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of March, 2025, by Daniel S Marsden, who is ☒ personally known to me, or ☐ has produced Furl as identification.



Signature of Notary Public

Mariely Vazquez  
Print, Type or Stamp Name of Notary Public

# Property Record Card



Parcel: **18-21-30-515-0B00-0060**  
 Property Address:  
 Owners: **MARSDEN , DIANA; MARSDEN , DANIEL**  
 2025 Market Value \$144,123 Assessed Value \$105,615 Taxable Value \$105,615  
 2024 Tax Bill \$1,268.25  
 Vac General-Commercial property has a lot size of 0.47 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	18-21-30-515-0B00-0060
Property Address	
Mailing Address	617 PRAIRIE LAKE DR FERN PARK, FL 32730-2027
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$144,123	\$96,014
Just/Market Value	\$144,123	\$96,014
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,268.25
Tax Bill Amount	
Tax Savings with Exemptions	\$0.00

## Owner(s)

### Name - Ownership Type

MARSDEN , DIANA - Tenants in Common :50  
 MARSDEN , DANIEL - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 6  
BLK B  
PRAIRIE LAKE PARK  
PB 7 PG 64

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$105,615	\$0	\$105,615
Schools	\$144,123	\$0	\$144,123
FIRE	\$105,615	\$0	\$105,615
ROAD DISTRICT	\$105,615	\$0	\$105,615
SJWM(Saint Johns Water Management)	\$105,615	\$0	\$105,615

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/1/2017	\$600	09046/0277	Vacant	No
WARRANTY DEED	10/1/2011	\$100	07654/1725	Vacant	No
SPECIAL WARRANTY DEED	1/1/1994	\$50,000	02710/1631	Vacant	Yes
QUIT CLAIM DEED	10/1/1993	\$100	02668/1759	Vacant	No

## Land

Units	Rate	Assessed	Market
20,299 SF	\$7.10/SF	\$144,123	\$144,123

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective



Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

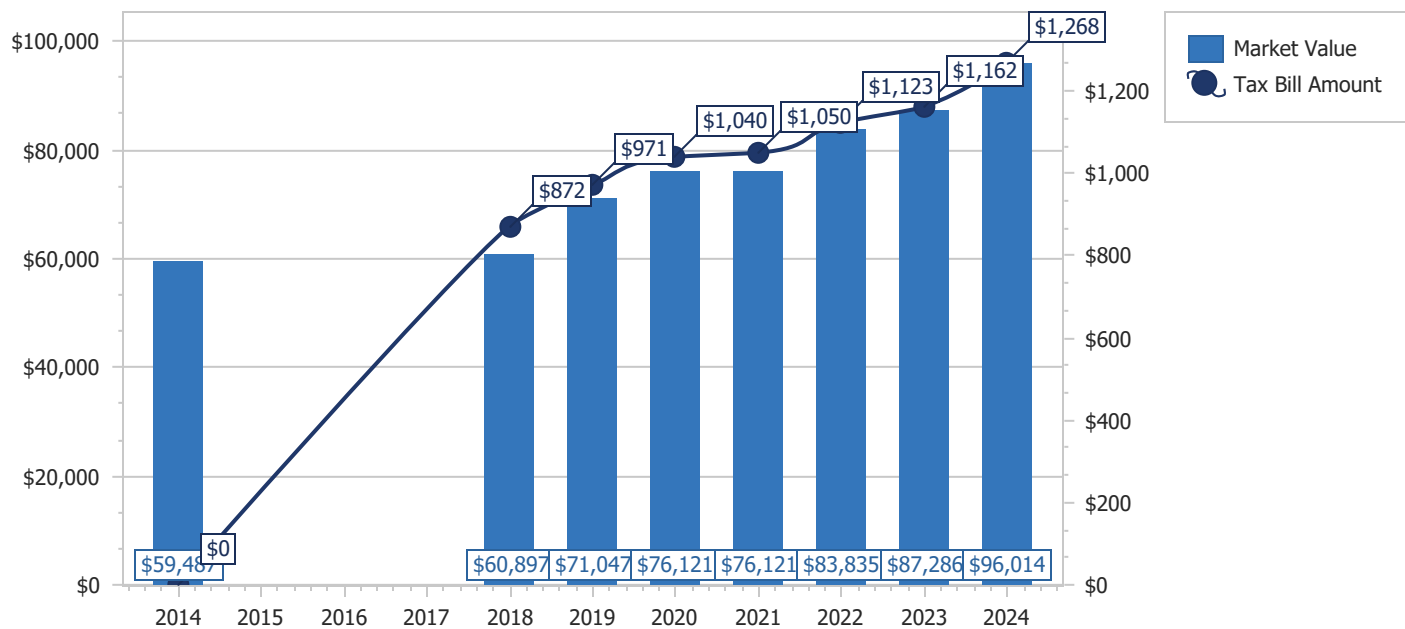
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



Copyright 2025 © Seminole County Property Appraiser

**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  
[epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/28/2025 4:39:27 PM  
**Project:** 25-20500005  
**Credit Card Number:** 41\*\*\*\*\*0715  
**Authorization Number:** 38763G  
**Transaction Number:** 280425O13-7018905B-B16B-4AF0-91E3-536AEC0AE31D  
**Total Fees Paid:** 4149.60

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	74.60
REZ & MASTER DEVEL PLAN 14	4075.00
Total Amount	4149.60