



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

PROJ. #: 25-80000103
PM: Kaitlyn
REC'D: 9/16/25

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: Enterprise Car Rental
PARCEL ID #(S): 33-20-30-506-0000-0010
TOTAL ACREAGE: 1.21 BCC DISTRICT: 2
ZONING: C-2 FUTURE LAND USE: MDX

APPLICANT

NAME: Marvin Sealy COMPANY: Enterprise Car Rental
ADDRESS: 5442 Hoffner Avenue
CITY: Orlando STATE: FL ZIP: 32812
PHONE: 786-236-1626 EMAIL: marvin.sealy@em.com

CONSULTANT

NAME: Julie Farr COMPANY: Z Development Services
ADDRESS: 1201 Robinson Street
CITY: Orlando STATE: FL ZIP: 32801
PHONE: 407-271-8910 EMAIL: permits@zdevelopmentservices.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Minor renovation to add parking, with re-striping & sealcoat of pavement
and adding a canopy over the manual hand car wash area, in order to re-open the existing Enterprise Car Rental Facility.

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

STAFF USE ONLY

COMMENTS DUE: 9/26 COM DOC DUE: 10/2 DRC MEETING: 10/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2 FLU: MXD LOCATION: on the southeast corner of N US Hwy 17-92
W/S: City of Longwood BCC: 2: Zembower and Florida Ave



September 12,2025

Seminole County Planning & Development Division
1101 E First Street, Room 2028
Sanford, FL 32771

Re: Enterprise Car Rental, 595 N. US HWY 17-92, Longwood, FL - Narrative

To whom it may concern:

The above-mentioned site was previously operating as an Enterprise Truck and Car Rental Facility and closed in March. We are proposing to do a minor renovation that will include adding parking, re-striping and sealcoat of the pavement and adding a canopy over the manual car wash. The site would re-open as an Enterprise Car Rental Facility.

We have additional stormwater and transportation questions that we need clarification on, based on our previous pre-application meeting.

Please feel free to contact me for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Farr'.

Julie Farr
PM Government Relations

Phone: (407) 271-8910

**1201 E. Robinson St.
Orlando, Florida 32801**

SITE DATA

PARCEL AREA: 52,698 SF / ±1.21 AC

JURISDICTION: SEMINOLE COUNTY

ZONING: C-2 (RETAIL COMMERCIAL DISTRICT)

BUILDING AREA: 4,600 SF

IMPERVIOUS:

EXISTING PERVIOUS: 5,686 SF (10.8%)
EXISTING IMPERVIOUS: 47,012 SF (89.2%)

PROPOSED PERVIOUS: 9,591 SF (18.2%)
PROPOSED IMPERVIOUS: 43,107 SF (81.8%)

IMPERVIOUS REDUCTION: 3,908 SF (7.4%)

PARKING REQUIRED:

GENERAL BUSINESS:

ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA.

= 4,600 SF / 200
= 23 SPACES

PARKING REQUIRED: 23 SPACES

PARKING PROVIDED: 23 SPACES

BUILDING SETBACKS:

FRONT (WEST, N 17-92 HWY) 25 FT
SIDE (NORTH, FLORIDA AVE) 25 FT
SIDE (SOUTH) 0 FT
REAR (EAST, N BRASSIE DR) 25 FT

REQUIRED

25 FT
25 FT
0 FT
25 FT

PROVIDED

28.9 FT
20.2 FT
73.2 FT
188.7 FT

LANDSCAPE BUFFERS:

FRONT (WEST, N 17-92 HWY) 10 FT
SIDE (NORTH, FLORIDA AVE) 10 FT
SIDE (SOUTH) 5 FT
REAR (EAST, N BRASSIE DR) 10 FT

4.3 FT MIN. (VARIES)
10.0 FT MIN. (VARIES)
1.5 FT MIN. (VARIES)
10.0 FT MIN. (VARIES)

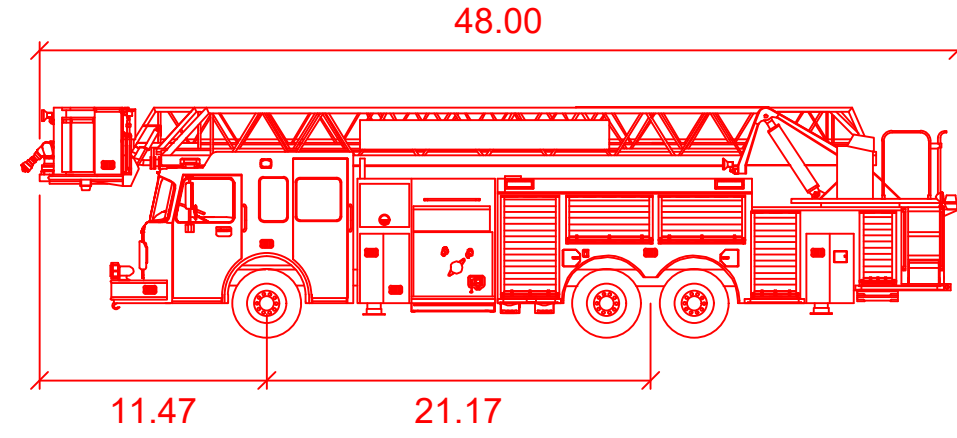
LEGEND

--- PROPERTY LINE
--- BUILDING SETBACK LINE (B.S.L.)
--- LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

N US HWY 17-92

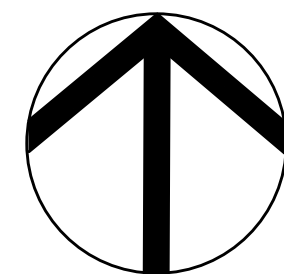
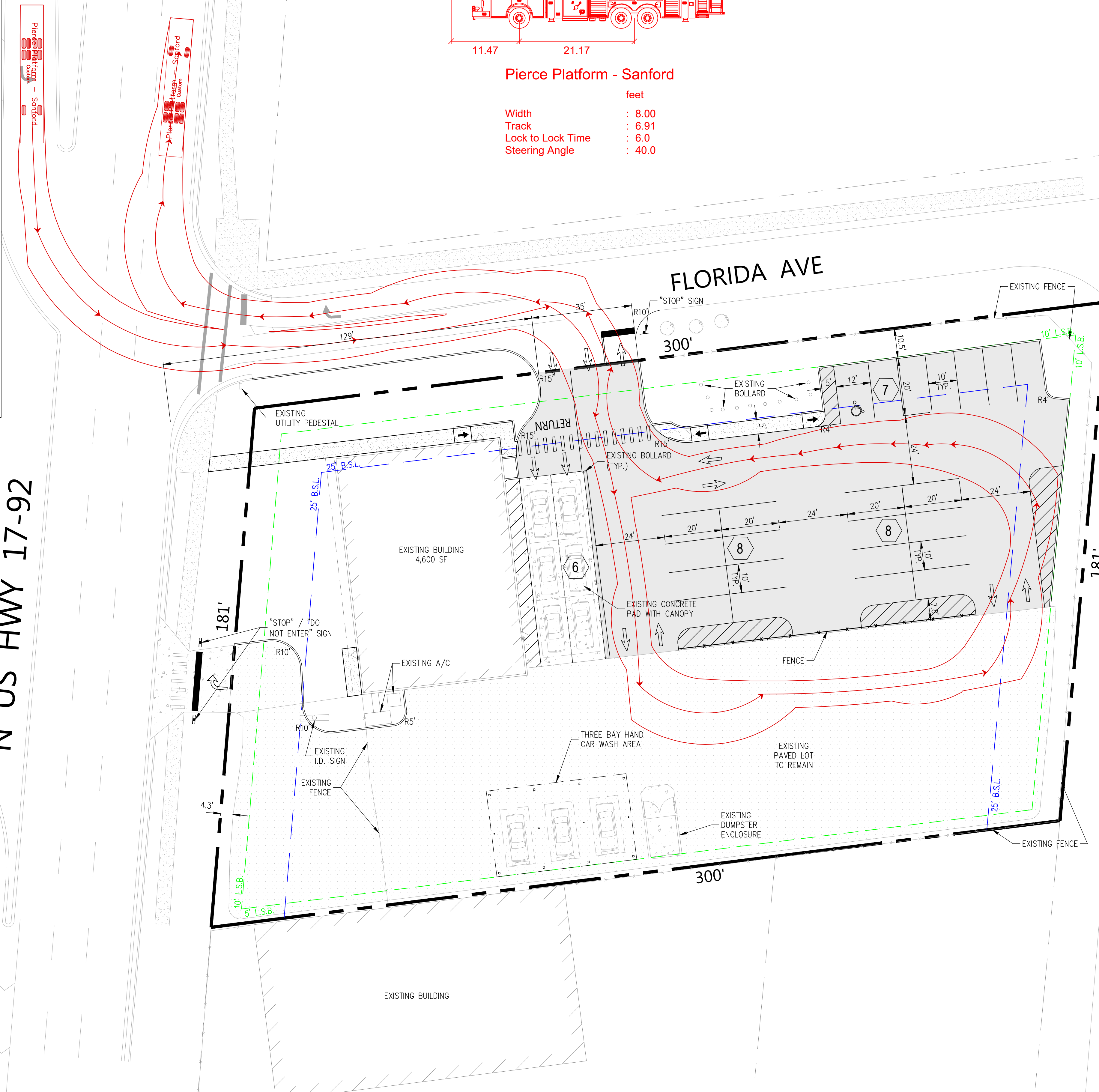
N BRASSIE DR



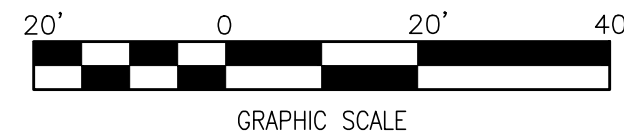
Pierce Platform - Sanford

feet

Width : 8.00
Track : 6.91
Lock to Lock Time : 6.0
Steering Angle : 40.0



NORTH



GRAPHIC SCALE



REVISION	DATE

ENTERPRISE
CAR RENTAL
595 N US HWY 17-92
LONGWOOD, FLORIDA

DATE: 09/08/25
DRAWN: LH
CHECKED: RZ

CP6

PROJECT NO.: 2024.135

Z DEVELOPMENT
SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

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FRONT (WEST, N 17-92 HWY)	25 FT	28.9 FT
SIDE (NORTH, FLORIDA AVE)	25 FT	20.2 FT
SIDE (SOUTH)	0 FT	73.2 FT
REAR (EAST, N BRASSIE DR)	25 FT	188.7 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, N 17-92 HWY)	10 FT	4.3 FT MIN. (VARIES)
SIDE (NORTH, FLORIDA AVE)	10 FT	10.0 FT MIN. (VARIES)
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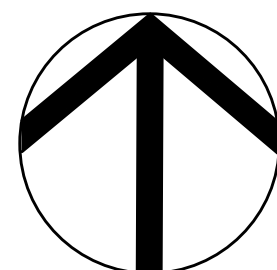
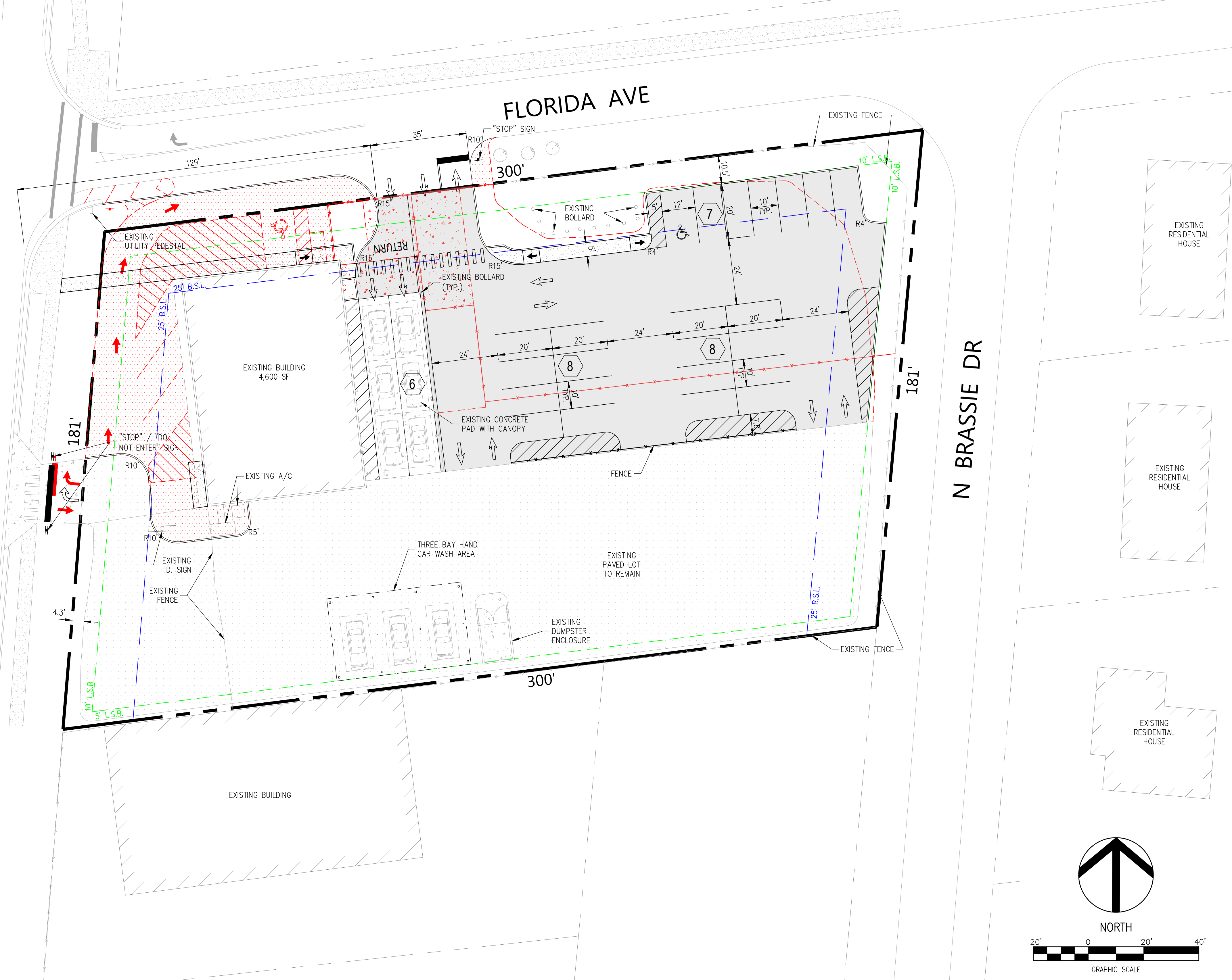
	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

N US HWY 17-92

N BRASSIE DR

FLORIDA AVE

CONCEPTUAL SITE PLAN



NORTH

20' 0 20' 40'

GRAPHIC SCALE



CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

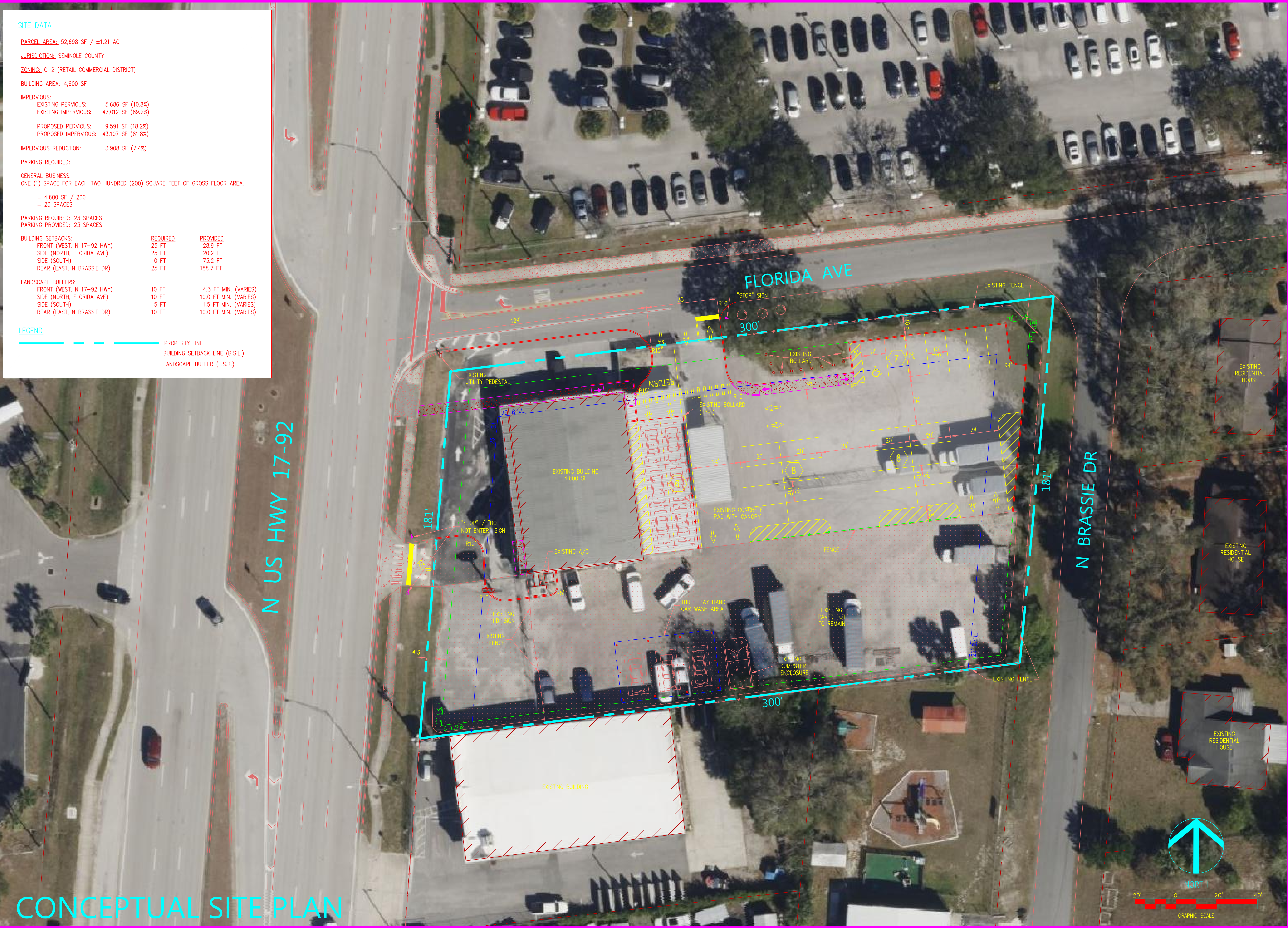
REVISION	DATE

ENTERPRISE
CAR RENTAL
595 N US HWY 17-92
LONGWOOD, FLORIDA

DATE: 09/08/25
DRAWN: LH
CHECKED: RZ

CP6

PROJECT NO: 2024.135



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	LANDSCAPE BUFFER (L.S.B.)

CONCEPTUAL SITE PLAN

REVISION	DATE

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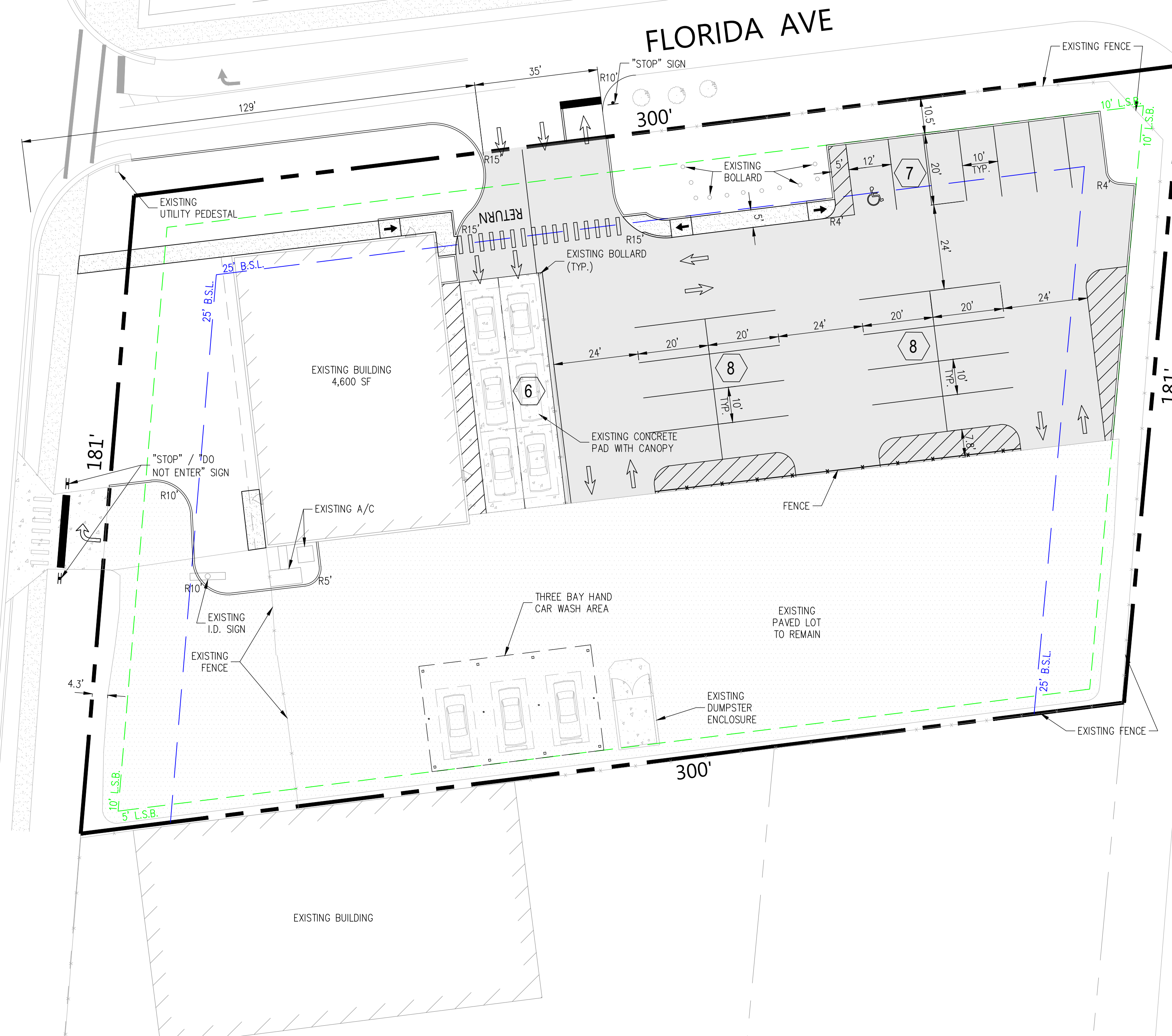
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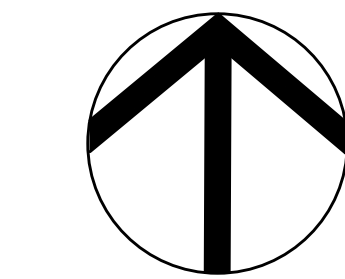
LEGEND

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	BUILDING SETBACK LINE (B.S.L.)
	LANDSCAPE BUFFER (L.S.B.)

N US HWY 17-92



N BRASSIE DR



CONCEPTUAL SITE PLAN

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE

ENTERPRISE
CAR RENTAL
595 N US HWY 17-92
LONGWOOD, FLORIDA

DATE: 09/08/25
DRAWN: LH
CHECKED: RZ

CP6
PROJECT NO.: 2024.135

Property Record Card



Parcel: 33-20-30-506-0000-0010
Property Address: 595 N US HWY 17-92 LONGWOOD, FL 32750
Owners: C2C CONSULTANTS AND MORE LLC
 2025 Market Value \$1,257,487 Assessed Value \$1,148,689 Taxable Value \$1,148,689
 2024 Tax Bill \$14,247.69 Tax Savings with Non-Hx Cap \$682.01
 Light Manufacturing property w/1st Building size of 5,040 SF and a lot size of 1.21 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-20-30-506-0000-0010
Property Address	
Mailing Address	8507 BAY HILL BLVD ORLANDO, FL 32819-4917
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
Number of Buildings	1	1
Depreciated Building Value	\$368,434	\$380,513
Depreciated Other Features	\$35,164	\$33,013
Land Value (Market)	\$853,889	\$716,741
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,257,487	\$1,130,267
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,798	\$86,004
P&G Adjustment	\$0	\$0
Assessed Value	\$1,148,689	\$1,044,263

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,929.70
Tax Bill Amount	\$14,247.69
Tax Savings with Exemptions	\$682.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

C2C CONSULTANTS AND MORE LLC

Legal Description

LOTS 1 + 2 + 50 FT ST BETWEEN LOTS 1 + 2
BEASON SUBD PB 7 PG 85

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,148,689	\$0	\$1,148,689
Schools	\$1,257,487	\$0	\$1,257,487
FIRE	\$1,148,689	\$0	\$1,148,689
ROAD DISTRICT	\$1,148,689	\$0	\$1,148,689
SJWM(Saint Johns Water Management)	\$1,148,689	\$0	\$1,148,689

Sales

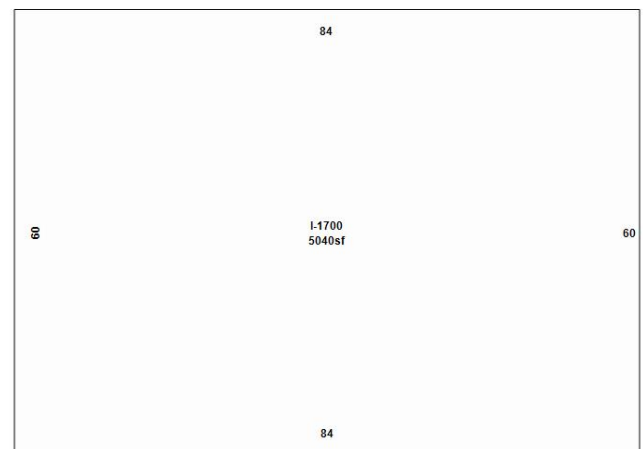
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	3/13/2019	\$950,000	09321/1549	Improved	Yes
SPECIAL WARRANTY DEED	2/1/2019	\$100	09298/1139	Improved	No
WARRANTY DEED	1/1/1997	\$300,000	03183/0269	Improved	Yes
WARRANTY DEED	2/1/1981	\$210,000	01322/1635	Improved	Yes
WARRANTY DEED	1/1/1976	\$100	01144/1926	Improved	No

Land

Units	Rate	Assessed	Market
52,547 SF	\$16.25/SF	\$853,889	\$853,889

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1970/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5040
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$708,527
Assessed	\$368,434



Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
08993	ILLUMINATED POLE & WALL SIGN - ENTERPRISE COMMERCIAL TRUCKS	\$6,000		12/4/2012
12587	INSTALL NEW ALUMINUM CANOPY - ENTERPRISE RENT-A-TRUCK	\$3,458		11/28/2007
03433	ELECTRICAL	\$1,200		4/4/2007
11772	INTERIOR BUILDOUT DRAWING IN FUTURE FILE	\$152,000	5/10/2007	10/17/2006
06398	INSTALLING 5 SIGNS; PAD PER PERMIT 591 N US HWY 17-92	\$2,485		5/31/2006
00929	INSTALL 3 POLE LIGHTS IN PARKING LOT; PAD PER PERMIT 133 E CHURCH	\$4,000		5/16/2005
09909	AWNING - SIGN	\$0		9/5/2003
07515	ADD COLUMNS & SIDING ON FRONT	\$11,000		7/3/2003
00377	SLAB & 30X85 ALUMINUM CANOPY	\$57,600		1/1/1998
07985	METAL ROOF OVER; MID FLA GOLF CAR DISTRIBUTORS	\$7,800		12/1/1997
00443	WOOD & CHAIN LINK FENCE	\$995		1/1/1997
03771	MID FLA GOLF CARS A/C REPLACMT	\$6,000		6/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	4959	\$13,389	\$10,376
CANOPY AVG COMM	1997	2400	\$31,728	\$12,691
6' CHAIN LINK FENCE - LIN FT	1997	471	\$7,296	\$2,918
POLE LIGHT 1 ARM	2005	3	\$5,562	\$5,562
CANOPY AVG COMM	2008	684	\$9,042	\$3,617

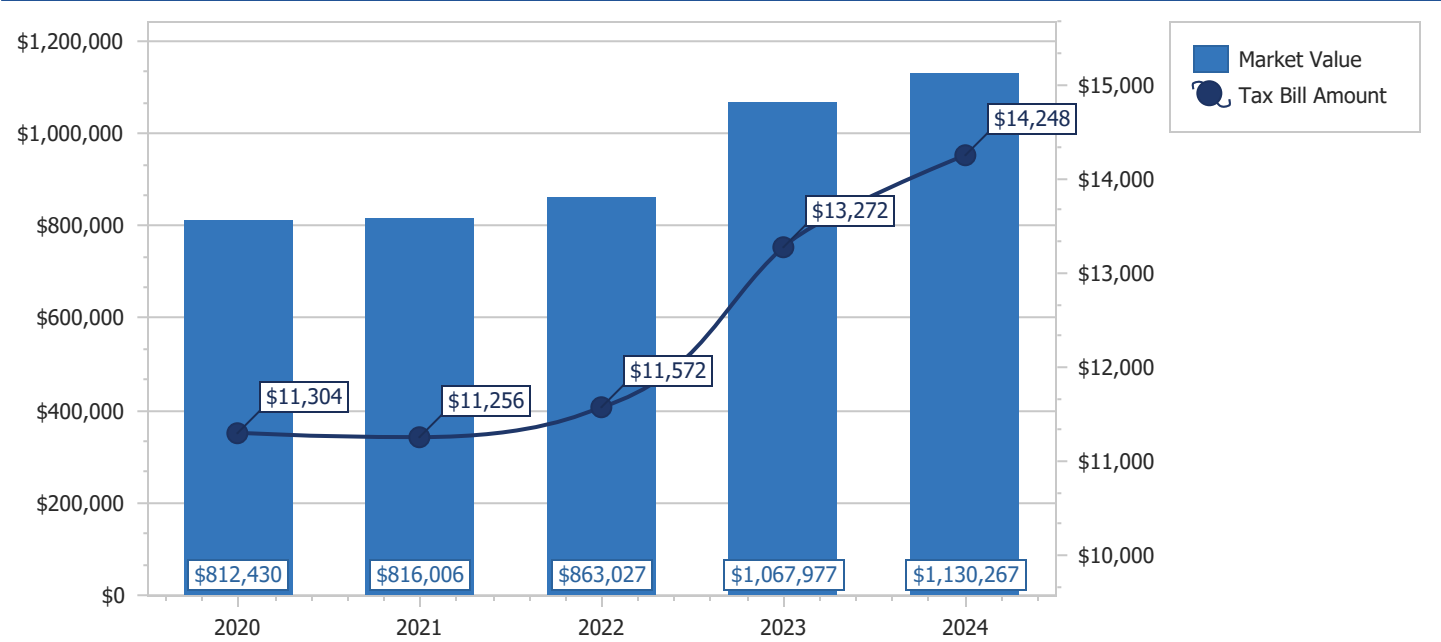
Zoning	
Zoning	OUT
Description	
Future Land Use	Out
Description	

School Districts	
Elementary	Winter Springs
Middle	South Seminole
High	Winter Springs

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 28

Utilities	
Fire Station #	Station: 17 Zone: 171
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Longwood
Sewage	City Of Longwood
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 or call us at: (407) 665-7371.

Receipt Details

Date: 9/16/2025 4:28:30 PM
Project: 25-80000103
Credit Card Number: 42*****8395
Authorization Number: 05200G
Transaction Number: 160925O18-3BBE0A6D-0C35-44F2-8789-20E65E80A66D
Total Fees Paid: 52.50

Fees Paid

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