



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

PROJ. #: 24-80000089

Received: 6/17/24  
Paid: 6/20/24

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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## PROJECT

PROJECT NAME:	Glamping Haven		
PARCEL ID #(S):	23-20-30-5Ag-0000-0060		
TOTAL ACREAGE:	19.47	BCC DISTRICT:	2
ZONING:	A-1	FUTURE LAND USE:	SE

## APPLICANT

NAME:	Reynaldo Suarez	COMPANY:	
ADDRESS:	2759 Howell Branch Rd.		
CITY:	Winter Park	STATE:	FL ZIP: 32792
PHONE:	(813) 713-1663	EMAIL:	suarezrey@live.com

## CONSULTANT

NAME:	Zach Stoltenberg	COMPANY:	clockwork
ADDRESS:	423 Delaware St.		
CITY:	Kansas City	STATE:	MO ZIP: 64105
PHONE:	(785) 550-4919	EMAIL:	Zach@clockwork-ad.com

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development:

(per county recommendation)

Glamping Business

## STAFF USE ONLY

COMMENTS DUE:	6/28	COM DOC DUE:	7/3	DRC MEETING:	7/10
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	SE	LOCATION:	
W/S:	Seminole County	BCC:	2: Zembower	on the west side of Sanford Ave, south of Myrtle St	

# \*\*\*Glamping Haven\*\*\*

## A Sustainable and Luxurious Outdoor Retreat

As a child, I spent countless hours exploring the enchanting wetlands and towering trees. Now, as an adult with a passion for conservation and a keen sense of entrepreneurship, I dream of sharing this serene beauty with others in a way that would protect and preserve it.

The concept of glamping—glamorous camping—had always intrigued me. I envision luxurious tents and treehouses nestled high among the treetops, offering breathtaking views and immersive experiences without disturbing the delicate ecosystem below. The glamping retreat would be a sanctuary for nature enthusiasts drawing in visitors from all around.

I have assembled a team of architects, environmental scientists, and local artisans, all of whom share my commitment to sustainable development. Together, we devised a plan to build eco-friendly, elevated structures allowing guests to stay among the leaves and branches while leaving the sensitive forest floor untouched.

My team will meticulously map out areas where the treehouses could be built, ensuring minimal to no impact on the land. We have worked with biologists to identify and protect local wildlife habitats, even designing the structures to blend seamlessly into the natural landscape. Each glampsite will have a blend of rustic charm and modern luxury, with large windows offering panoramic views of the surrounding nature and a spacious deck that feel like an extension of the treetop canopy. A place where nature enthusiasts, adventure seekers, and those simply looking for a peaceful retreat could truly disconnect from the hustle and bustle of daily life and reconnect with nature.

Establishing a glamping business high among the trees offers a unique, eco-friendly retreat that stands as a testament to sustainable tourism and responsible business practices. This innovative approach not only provides an unforgettable experience for nature enthusiasts but also demonstrates a deep commitment to environmental stewardship, especially in protecting vulnerable wetland ecosystems.

### *Glamping Haven*

Nestled in the serene beauty of nature, our glamping haven offers a luxurious escape for those seeking adventure and tranquility. Our 25-site glamping business is designed to provide an unforgettable experience, combining comfort with the great outdoors. Each site is meticulously planned to ensure sustainability, safety, and minimal environmental impact, while offering a range of engaging activities and amenities.

#### **-Embracing Nature Without Disruption**

One of the most compelling reasons to choose tree-top glamping is its minimal impact on the natural landscape. Elevated and tree-top accommodations can be constructed using non-invasive techniques that preserve the ground below, allowing wetlands and other sensitive ecosystems to thrive undisturbed. Tree-top glamping can be built using sustainable materials and methods, further reducing its environmental footprint.

### **-Protecting Wetlands: The Ecological Significance**

Wetlands are among the most productive ecosystems on the planet, offering a myriad of ecological services such as water filtration, flood control, and providing habitat for a diverse array of wildlife. They act as natural sponges, absorbing and slowly releasing water, which helps mitigate the impact of floods and maintain water quality. By choosing to elevate glamping sites above the ground, we can ensure these crucial areas remain intact and functioning, supporting biodiversity and ecosystem health.

### **-Enhancing Guest Experience Through Eco-consciousness**

Guests are increasingly seeking experiences that allow them to connect with nature while also contributing to its preservation. Tree-top glamping offers a serene, immersive experience where guests can wake up to birdsong and panoramic views of the forest canopy, all while knowing their stay supports conservation efforts. This unique vantage point provides a deeper appreciation for the natural world, fostering a sense of responsibility and awareness about environmental issues.

### **-Economic Benefits with Environmental Harmony**

From an economic perspective, tree-top glamping can attract a niche market of eco-tourists willing to pay a premium for sustainable and unique experiences. This not only boosts local economies but also promotes sustainable tourism practices. Local communities can benefit from job creation and increased demand for local goods and services, all while ensuring that the natural environment remains a draw for future visitors.

### **-Educational Opportunities and Advocacy**

Tree-top glamping sites can serve as powerful platforms for environmental education and advocacy. By partnering with conservation organizations, these businesses can offer guided tours, workshops, and informational sessions that highlight the importance of wetlands and the broader ecosystem. Such initiatives can inspire guests to become advocates for environmental protection in their own communities.

### **-Amenities**

#### **-Luxurious and Sustainable Accommodations**

At Glamping Haven, our accommodations blend luxury with sustainability. Each site features spacious, high-quality canvas tents equipped with all the modern comforts including plush bedding, water, electricity, and private decks with breathtaking views. To eliminate environmental impact, each site has waste holding tanks. These tanks are regularly serviced by a local septic company, ensuring proper waste disposal and minimal environmental impact.

**-Natural Pool:** Incorporating a natural pool as an amenity for our glamping business offers an unparalleled blend of luxury, sustainability, and immersive nature experience that sets us apart. Our natural pool aligns perfectly with the ethos of glamping, which is to provide luxurious experiences in an eco-friendly manner. Designed to blend seamlessly with the surrounding landscape, it mimics the look of a serene pond or a hidden forest lagoon. The presence of plant life and the natural surroundings can also have a calming effect, reducing stress and promoting a sense of well-being. Our guests can truly rejuvenate both body and mind in this peaceful environment. The natural pool area can be used for more than just swimming. It's an ideal setting for outdoor yoga sessions, meditation, or even intimate evening gatherings around the water. The versatility of the space allows us to offer a variety of activities that enhance our guests' overall experience.

### **-Engaging Outdoor Activities**

Partnering with local businesses to provide a variety of outdoor activities:

1. Boating: Guests can enjoy serene boating experiences on the nearby lakes and the St. Johns river, courtesy of our partnership with local boating companies.
2. Horseback Riding: Explore the scenic trails on horseback with guided tours provided by the local equestrian community. This offers a unique way to experience the natural beauty of the area.
3. Yoga and Wellness: Yoga sessions are held in our tranquil wellness area, allowing guests to rejuvenate their mind and body.
4. Walking Trails: Our property features well-maintained walking trails, perfect for morning strolls or evening hikes. These trails wind through picturesque landscapes, offering guests a chance to connect with nature.
5. Year-Round Events Venue: We have a versatile venue structure available for events, ensuring year-round operation. From weddings to corporate retreats, our venue provides a stunning backdrop for any occasion.

### **-Management, Safety and Security**

Ensuring the safety and security of our guests is paramount. We have a 24-hour onsite operator to handle emergencies and provide assistance at any time. We will have additional employees to carry on daily maintenance tasks and facilitate the guest experience. All units will be cleaned, and linens changed between every guest stay.

### **-Fire Protection**

All sites and structures are equipped with smoke/ carbon monoxide detectors and have individual fire extinguishers for added safety. All canvas structures are treated with fire retardants. There will be designated fire pits that are safely constructed, regularly maintained and use will be permitted only during favorable conditions. Hosts will remove fuel sources during any/all burn bans or high fire risk periods. We will place signage at our entrance, community spaces and each individual site letting guests know of fire warnings that may be present during their stay. The property is 8 minutes away (3.8miles) from Sanford fire station #32 and is easily served by local fire protection services. The proximity to the highway and the proposed parking area improvements will ensure safe and immediate access for emergency vehicles.

### **-Lighting**

All lighting proposed on site is limited in scope and size. Most fixtures will be building mounted and all proposed lighting will meet dark skies compliance. Guests will be supplied with rechargeable lanterns/flashlights for use within the glamping units.

### **-Layout and Utilities**

A proposed well and septic service will be permitted with engineered drawings. Proposed main building will serve as the venue, office, guest check in and small store. Main structure, pool, well, septic system, consolidated parking and storage/equipment facility will be constructed in the upland/dry areas of the property. A road will be required to be built from Sanford Ave to the rear side of the property. The site has adequate cellular coverage from multiple carriers. We will have WiFi on site from a local broadband provider so that guests can access the internet.

**-Traffic Management**

Our site layout is designed to minimize traffic impact, with well-planned access routes that allow emergency vehicles easy entry even at full capacity. Our site is designed to handle guest traffic efficiently, reducing congestion and ensures that our operations do not disrupt the surrounding community. No major impact is anticipated to existing traffic flows due to the limited size of the proposed development.

**-Landscaping**

Our desire to create an immersive guest experience in a beautiful and natural setting has led to a responsive development plan that the only anticipated removal of any existing landscaping would be to facilitate the construction of the road and proposed main structures on the dry areas of the property.

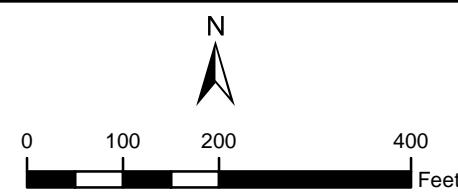
**Conclusion: A Vision for the Future**

Tree-top glamping represents an ideal intersection of business innovation, environmental sustainability, and unparalleled guest experiences. By operating high among the trees, such businesses can protect vital wetland ecosystems, promote sustainable tourism, and foster a deeper connection between people and nature. This forward-thinking approach not only sets a standard for eco-friendly practices but also ensures that these precious natural habitats are preserved for future generations to enjoy. The outdoor hospitality industry is rapidly growing and our desire is to create unique accommodations and experiences that bring people to nature and to our amazing town of Sanford. We ask for your support and look forward to continuing to work with the city to ensure a premium guest experience in a safe and responsible glamping development.



Figure 1.  
Wetland Delineation Map  
Parcel #: 23-20-30-5Aq-0000-0060  
Seminole County, Florida

Source: Esri, DigitalGlobe Imagery, 2021; Water & Air Research, Inc., 2023.

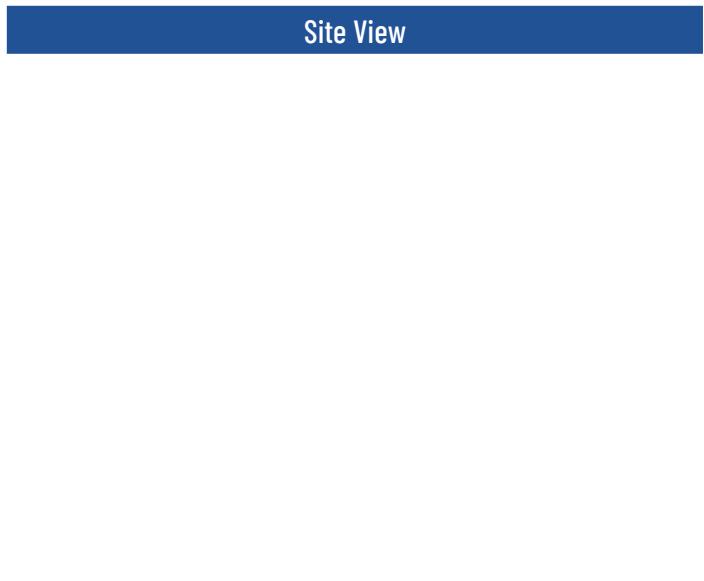
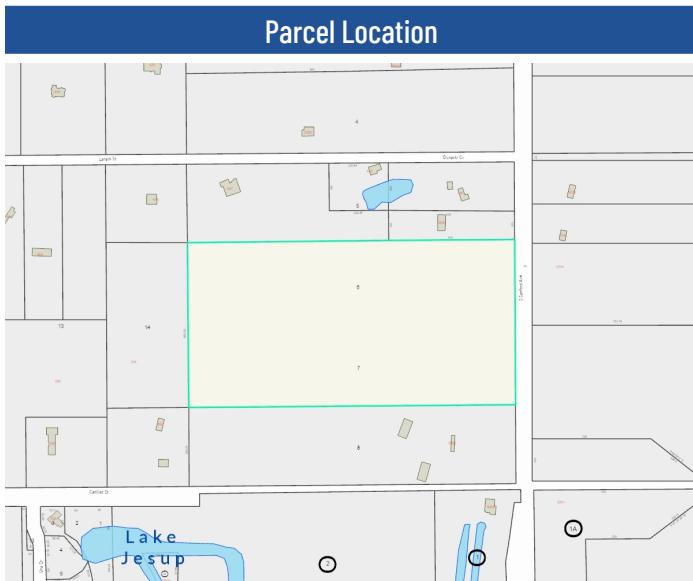




# Property Record Card



**Parcel:** 23-20-30-5AQ-0000-0060  
**Property Address:**  
**Values:** 2024 Market \$142,775 Assessed \$142,775  
**Owners:** SUAREZ, REYNALDO



**Parcel Information**

Parcel	23-20-30-5AQ-0000-0060
Property Address	
Mailing Address	2759 HOWELL BRANCH RD WINTER PARK, FL 32792-6095
Subdivision	EUREKA HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

**Value Summary**

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$142,775	\$138,775
Land Value Agriculture	\$0	\$0
Market Value	\$142,775	\$138,775
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$142,775	\$138,775

**2023 Certified Tax Summary**

Tax Amount w/o Exemptions	\$1,846.82
Tax Bill Amount	\$1,846.82
Tax Savings with Exemptions	\$0.00

**Owner(s)**

Name - Ownership Type
SUAREZ, REYNALDO

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 6 & 7  
(LESS RD)  
EUREKA HAMMOCK  
PB 1 PG 106

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$142,775	\$0	\$142,775
Schools	\$142,775	\$0	\$142,775
FIRE	\$142,775	\$0	\$142,775
ROAD DISTRICT	\$142,775	\$0	\$142,775
SJWM(Saint Johns Water Management)	\$142,775	\$0	\$142,775

### Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/26/2022	\$165,000	10307/1063	Vacant	Yes
WARRANTY DEED	3/7/2022	\$100	10192/1875	Vacant	No
WARRANTY DEED	3/4/2022	\$100,000	10189/1627	Vacant	No
WARRANTY DEED	11/1/1982	\$40,000	01425/1370	Vacant	No
WARRANTY DEED	6/1/1978	\$28,000	01173/0346	Vacant	Yes

### Land

Units	Rate	Assessed	Market
2 Acres	\$67,000/Acre	\$134,000	\$134,000
17.55 Acres	\$500/Acre	\$8,775	\$8,775

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Construction	
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	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

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 23

Utilities	
Fire Station #	Station: 35 Zone: 351
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

**Receipt Details**

**Date:** 6/20/2024 11:05:47 AM  
**Project:** 24-80000089  
**Credit Card Number:** 42\*\*\*\*\*2099  
**Authorization Number:** 06412G  
**Transaction Number:** 200624018-6C6DF8E0-9D15-4015-AB34-6A47751822BE  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50