



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

PROJ. #: 25-80000043

Received: 3/28/25

Paid: 3/28/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: All Terrain Tractor Special Exception

PARCEL ID #(S): 33-19-31-300-0050-0000

TOTAL ACREAGE: 9.36

BCC DISTRICT: 5: Herr

ZONING: M-1

FUTURE LAND USE: Industrial

APPLICANT

NAME: James Crow

COMPANY: JCMJ, LLC

ADDRESS: 1980 Cameron Ave

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE:

EMAIL:

CONSULTANT

NAME: Logan Opsahl

COMPANY: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

ADDRESS: 215 N Eola Dr

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-418-6237

EMAIL: Logan.Opsahl@lowndes-law.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development:

Special Exception for the use of the property for limited concrete crushing.

STAFF USE ONLY

COMMENTS DUE: 4/4

COM DOC DUE: 4/10

DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the west side of Cameron Ave,
 north of SR 46

Agenda: 4/11

MEMORANDUM

TO: Seminole County Planning & Development Division

FROM: Logan J. Opsahl

DATE: March 27, 2025

RE: Detailed Narrative

Applicant is the owner of that certain real property located at 1980 Cameron Ave, Sanford, FL 32771, Parcel ID: **33-19-31-300-0050-0000** (the "Property"). The Property is zoned M-1 (Industrial District), and its Future Land Use is Industrial.

As part of its operations as a civil site development company, Applicant seeks to conduct, from time-to-time, limited and infrequent concrete crushing on the Property (the "Intended Use"). Under Seminole County's Land Development Code, concrete crushing is permitted as a special exception. Under County Ordinance Section 30.3.1.5(a)(1)-(5), a special exception is granted when the intended use:

- 1) Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area; and
- 2) Does not have an unduly adverse effect on existing traffic patterns, movements and volumes; and
- 3) Is consistent with the County's comprehensive plan; and
- 4) Will not adversely affect the public interest; and
- 5) Meets any special exception criteria described in Additional Use Standards.

The request for special exception to permit the Intended Use complies with the requirements for a special exception:

1. The request is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area.

The Property is zoned industrial, and the future land use is industrial. Further, many uses in the area remain industrial, with several nearby properties being used as industrial, including another civil construction company (Brockman Site Development, 4000 Pipe Down Cv Sanford FL 32771), a welding company (Butt Welders USA, 1683 Beardall Ave), auto repair (Southern Diesel Performance and Repair, 1683 Beardall Ave SUITE 101, Sanford, FL 32771), auto salvage (Marc's Import Auto Salvage, 1661 Sipes Ave, Sanford, FL 32771), and a railing system supply company (Aerotec Aluminum, 1696 Beardall Ave,

2. The request does not have an unduly adverse effect on existing traffic patterns, movements and volumes.

The use of the Property and surrounding areas have ongoing industrial uses which have not (and continue not to) adversely affect traffic patterns, movements and volumes. The Intended Use will not increase traffic in the area. Likewise, allowing the Intended Use in this industrial area will not have an unduly adverse effect on existing traffic patterns, movements and volumes. Traffic patterns and trips from the Property are de minimis – particularly in comparison to any commercial or residential trips within the immediate and broader vicinity of the Property.

3. The request is consistent with the County's Comprehensive Plan.

The Property has a Future Land Use designation of Industrial and an M-1 zoning designation, which is a consistent and appropriate zoning classification of the Industrial Future Land Use Designation.

Policy FLU 5.3.4 provides that "[t]he purpose and intent of this land use is to identify locations for a variety of heavy commercial and industrial land uses oriented toward wholesale distribution, storage, manufacturing, and other industrial uses." Further, "Industrial uses in proximity to residential areas should be light industrial uses to protect residences from smoke, fumes, vibrations, odors, and noise."

Applicant has voluntarily offered to place numerous conditions on the concrete crushing, such as time of day restrictions, screening, and moving the Intended Use to a centralized location on the 9.36-acre lot to further screen the use. All of these conditions will protect nearby residential properties from any potential byproducts of the use.

4. The request will not adversely affect the public interest.

Applicant provides a valuable service to the public through concrete crushing. Additionally, the property size, proposed conditions, and conditions suggested by staff will mitigate and avoid any potential adverse effects to nearby properties and the public. The general area is historically and presently industrial in nature. From a review of public records, arials, information and belief, residential development in the area has occurred within the last 4-5 years, while the area was originally designated to support agricultural and industrial uses and development.

The M-1 zoning district specifically contemplates industrial uses and development in proximity to residential districts. The purpose of the M-1 zoning district is to "permit the normal operation of the majority of industrial uses under such conditions of operations as will protect abutting residential and commercial uses and adjacent industrial uses." The Intended Use is a permitted, Special Exception use under the County Code, provided the criteria described herein are met. Special Exceptions are granted based upon findings of fact specifically delineated in Section 30.3.1.5 of the Code and affords the Board of County Commissioners the ability to subject the Intended Use to conditions. The Applicant's voluntary conditions, as outlined herein, are offered to bolster the Intended Use's adherence to these specific criteria under the Code.

5. The Use does not conflict with any applicable Additional Use Standards.

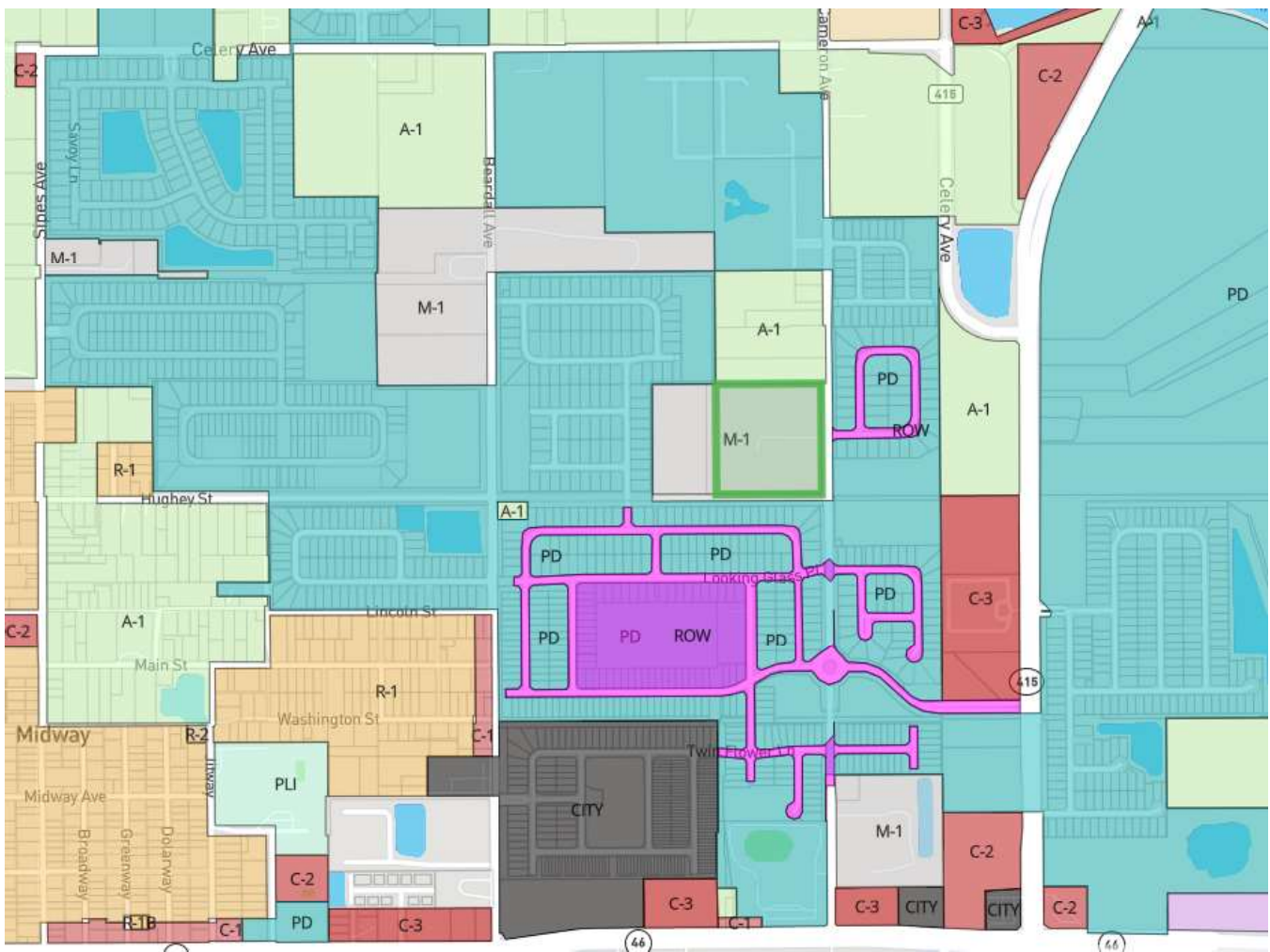
Chapter 30, Part 6 of the Seminole County Land Development Code contains various Additional Use Standards for development in the County. There are no Additional Use Standards applicable to the Intended Use. Furthermore, no Supplemental Regulations found in Chapter 30, Part 9 of the Seminole County Land Development Code are applicable to the Intended Use. Therefore, there is no conflict.

March 27, 2025

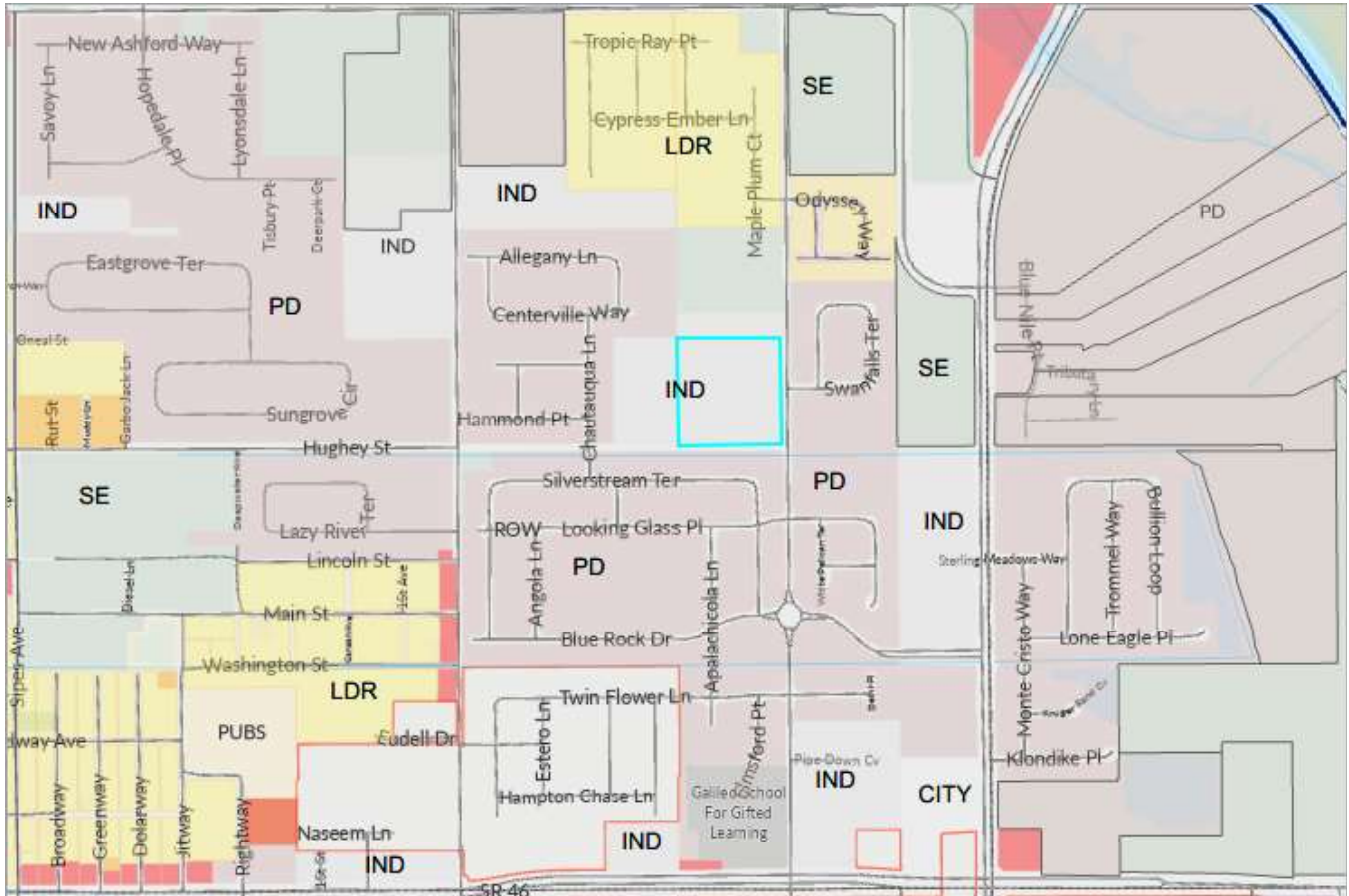
Page 2

Sanford, FL 32771). The newly constructed nearby residential properties - developed subsequent to the ongoing, permitted, industrial uses of the Property – have PD zoning and future land use. Outside of the limited residential properties that are zoned PD, several of the parcels to the north, south, and east have a Future Land Use designation of Industrial.

Zoning Map:



Future Land Use Map:



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, Christine Crow, the owner of record for the following described property [Parcel ID Number(s)] 33-19-31-300-0050-0000 hereby designates Logan Opsahl and Lowndes Law 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 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 type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" 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.

3/26/2025

Date



Property Owner's Signature

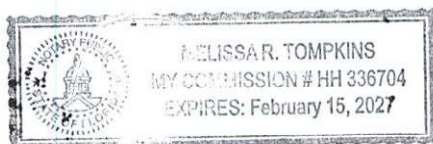
Christine Crow

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 Christine Crow (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 26th day of MARCH, 2025.



Melissa R. Tompkins
Notary Public

Property Record Card



Parcel: 33-19-31-300-0050-0000
Property Address: 1980 CAMERON AVE SANFORD, FL 32771
Owners: JCMJ LLC
 2025 Market Value \$750,378 Assessed Value \$712,232 Taxable Value \$712,232
 2024 Tax Bill \$8,561.55 Tax Savings with Non-Hx Cap \$13.42
 Warehouse-Distr & Storage property w/1st Building size of 4,160 SF and a lot size of 9.36 Acres

Parcel Location



Site View



33193130000500000 05/09/2023

Parcel Information

Parcel	33-19-31-300-0050-0000
Property Address	1980 CAMERON AVE SANFORD, FL 32771
Mailing Address	1980 CAMERON AVE SANFORD, FL 32771-3409
Subdivision	
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$365,554	\$329,192
Depreciated Other Features	\$11,142	\$8,821
Land Value (Market)	\$373,682	\$311,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$750,378	\$649,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$38,146	\$1,692
P&G Adjustment	\$0	\$0
Assessed Value	\$712,232	\$647,484

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,574.97
Tax Bill Amount	\$8,561.55
Tax Savings with Exemptions	\$13.42

Owner(s)

Name - Ownership Type
 JCMJ LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
SW 1/4 OF SE 1/4 OF NE 1/4
(LESS RR & E 40 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$712,232	\$0	\$712,232
Schools	\$750,378	\$0	\$750,378
FIRE	\$712,232	\$0	\$712,232
ROAD DISTRICT	\$712,232	\$0	\$712,232
SJWM(Saint Johns Water Management)	\$712,232	\$0	\$712,232

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2021	\$750,000	10091/0165	Improved	No
WARRANTY DEED	6/1/2013	\$575,000	08061/1488	Improved	No
WARRANTY DEED	6/1/2000	\$550,000	03878/0722	Improved	No
QUIT CLAIM DEED	3/1/1992	\$450,000	02399/1994	Improved	No
WARRANTY DEED	2/1/1991	\$490,000	02271/1848	Improved	No
WARRANTY DEED	4/1/1990	\$310,000	02171/0088	Improved	No
WARRANTY DEED	12/1/1988	\$125,000	02021/0609	Improved	No

Land

Units	Rate	Assessed	Market
344,920 SF	\$2.99/SF	\$309,393	\$309,393
66,552 SF	\$3.22/SF	\$64,289	\$64,289

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4160
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$422,330
Assessed	\$219,612

* Year Built = Actual / Effective

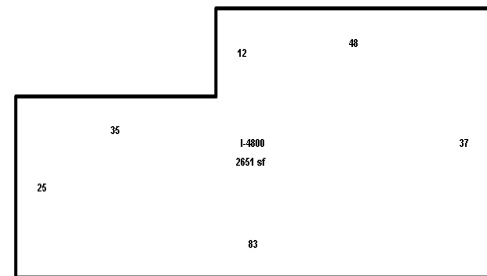
Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2651
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$235,390
Assessed	\$145,942

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1



Sketch by Apex Media™

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date

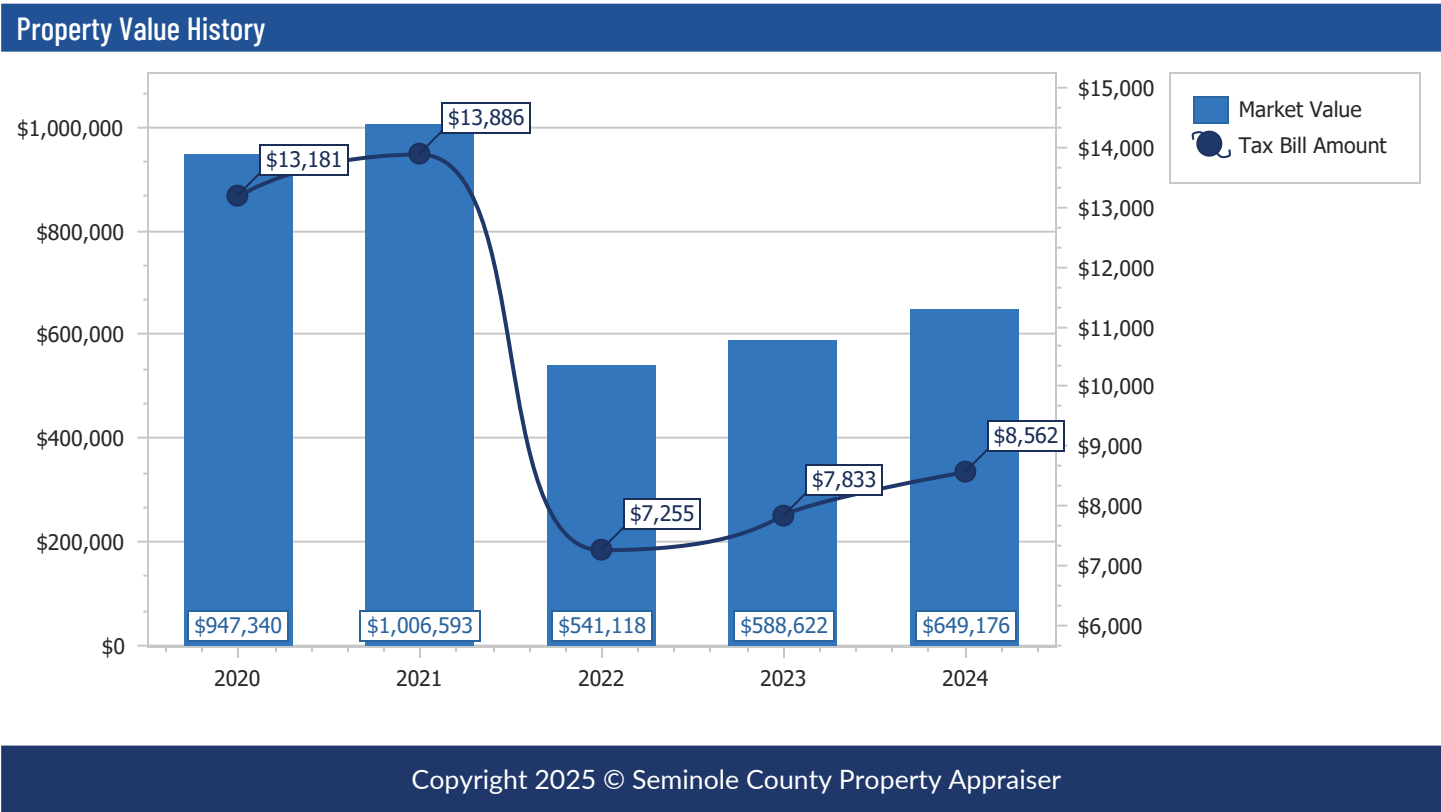
Extra Features				
Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1979	1138	\$17,628	\$7,051
COMMERCIAL CONCRETE DR 4 IN	1990	1880	\$10,227	\$4,091

Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

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 10

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	





**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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/28/2025 2:27:36 PM
Project: 25-80000043
Credit Card Number: 37*****7319
Authorization Number: 221909
Transaction Number: 280325C29-08FDEECD-F7B6-465D-847D-4D158585B036
Total Fees Paid: 52.50

Fees Paid

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