



**SEMINOLE COUNTY**  
**PLANNING & DEVELOPMENT DIVISION**  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 PHONE: (407) 665-7441 FAX: (407) 665-7385  
<http://www.seminolecountyfl.gov/gm/devrev/index.aspx>

PROJECT #: 25-80000106

Received: 9/24/25

Paid: 9/25/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICANT INFORMATION

NAME: Ron Semans	COMPANY: 5th Street Development, LLC
ADDRESS: 151 Fulton St, Sanford, FL 32771	
CITY: <u>Sanford</u>	STATE: <u>FL</u> ZIP: <u>32771</u>
PHONE: 407-687-1596	EMAIL: <u>rasemans@gmail.com</u>

#### CONSULTANT INFORMATION

NAME: Jose Chavez	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE: 321-246-8811	EMAIL: <u>jose@storybookteam.com</u>

#### SITE INFORMATION

PARCEL ID #(s): 26-19-30-5AE-5100-0000			
PROJECT NAME: 5th St Industrial Park			
DESCRIPTION OF PROJECT: Industrial Park Project - 3 Buildings			
PROPOSED USE: <input type="checkbox"/> COMMERCIAL/RETAIL <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OFFICE <input type="checkbox"/> MIXED-USE <input type="checkbox"/> RESIDENTIAL			
LOCATION: 5th St between MLK and Airport			
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>Industrial</u>	TOTAL ACREAGE: <u>2.4</u>	BCC DISTRICT: <del>04</del> <u>5: Herr</u>

#### REVIEW TYPE(S) (CHECK ALL THAT APPLY)

<input type="checkbox"/> REZONE:	CURRENT: _____ PROPOSED: _____	<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LAND USE AMENDMENT:	CURRENT: _____ PROPOSED: _____	<input type="checkbox"/> SPECIAL EXCEPTION
<input type="checkbox"/> SUBDIVISION: (SELECT ONE)	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> OTHER (EXPLAIN IN NARRATIVE)

#### REQUIRED ATTACHMENTS (ATTACH DOCUMENTS TO APPLICATION)

<input checked="" type="checkbox"/> NARRATIVE WITH DESCRIPTION	<input checked="" type="checkbox"/> SITE MAP OF EXISTING CONDITIONS	<input checked="" type="checkbox"/> SITE SKETCH OF PROPOSAL
--	---	---

#### \*\*\*STAFF USE ONLY\*\*\*

PM:	REC'D DATE: <u>9/24/25</u>	COMMENTS DUE:	MEETING DATE:
<input type="checkbox"/> PROPERTY APPRAISER SHEET(S)	<input type="checkbox"/> PRIOR REVIEWS/APPROVALS: _____		
BCC: <u>5: Herr</u>	W/S: <u>City of Sanford</u>	LOCATION: <u>on the south side of W 5th St, east of Martin Luther King Jr Blvd</u>	
ZONING: <u>A-1</u>	POWER:		
FLU: <u>HIPTI</u>	PHONE:		

## Narrative:

This development is strategically positioned to address a recognized need within the local market. Currently, there is a limited supply of "small" industrial spaces, particularly when compared to the abundance of "large" industrial spaces available on the nearby St. John's Parkway. The 5th Street Development project directly targets this gap, providing smaller-scale industrial units that are in high demand and short supply, thereby fostering economic growth and catering to businesses that require more modest footprints and more affordable rents. 5th Street Development has held ownership of the parcel for four years, during which time its zoning has been designated as Vacant Industrial. The proposed project aims to transform this parcel into a functional industrial space, featuring three distinct buildings. Each building will be single story and encompass a modest 7,200 square feet, bringing the total industrial square footage to 21,600 square feet.

**SITE DATA**

PARCEL ID: 26-19-30-5AE-5100-0000  
 ADDRESS: W 5TH STREET, SANFORD, FL 32771  
 SITE AREA: 2.39 AC (104,108 SF)  
 PROPOSED USE: OFFICE / WAREHOUSE  
 PROPOSED BUILDING AREA:  
 - BUILDING 1: 7,200 SF  
 - BUILDING 2: 7,200 SF  
 - BUILDING 3: 7,200 SF  
 TOTAL BUILDING AREA: 21,600 SF  
 PROPOSED UNITS: 12 UNITS (PROPOSED 150 SF OFFICE AREA PER UNIT)

**SITE STANDARDS**

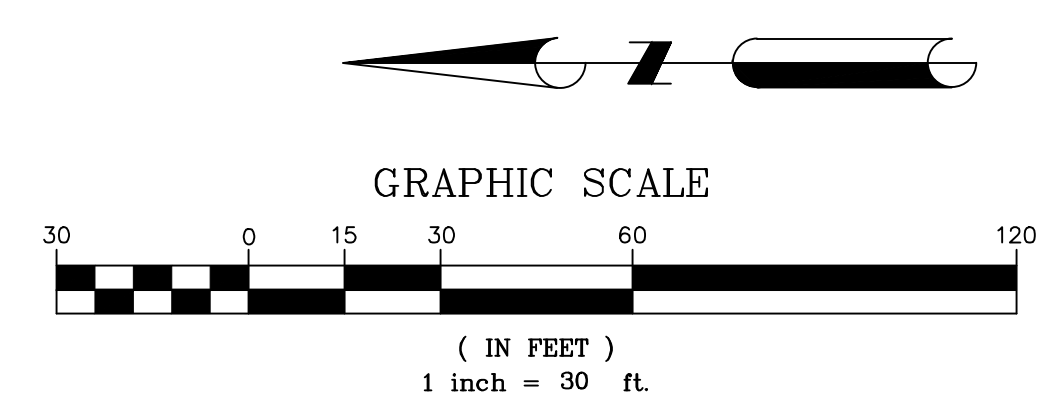
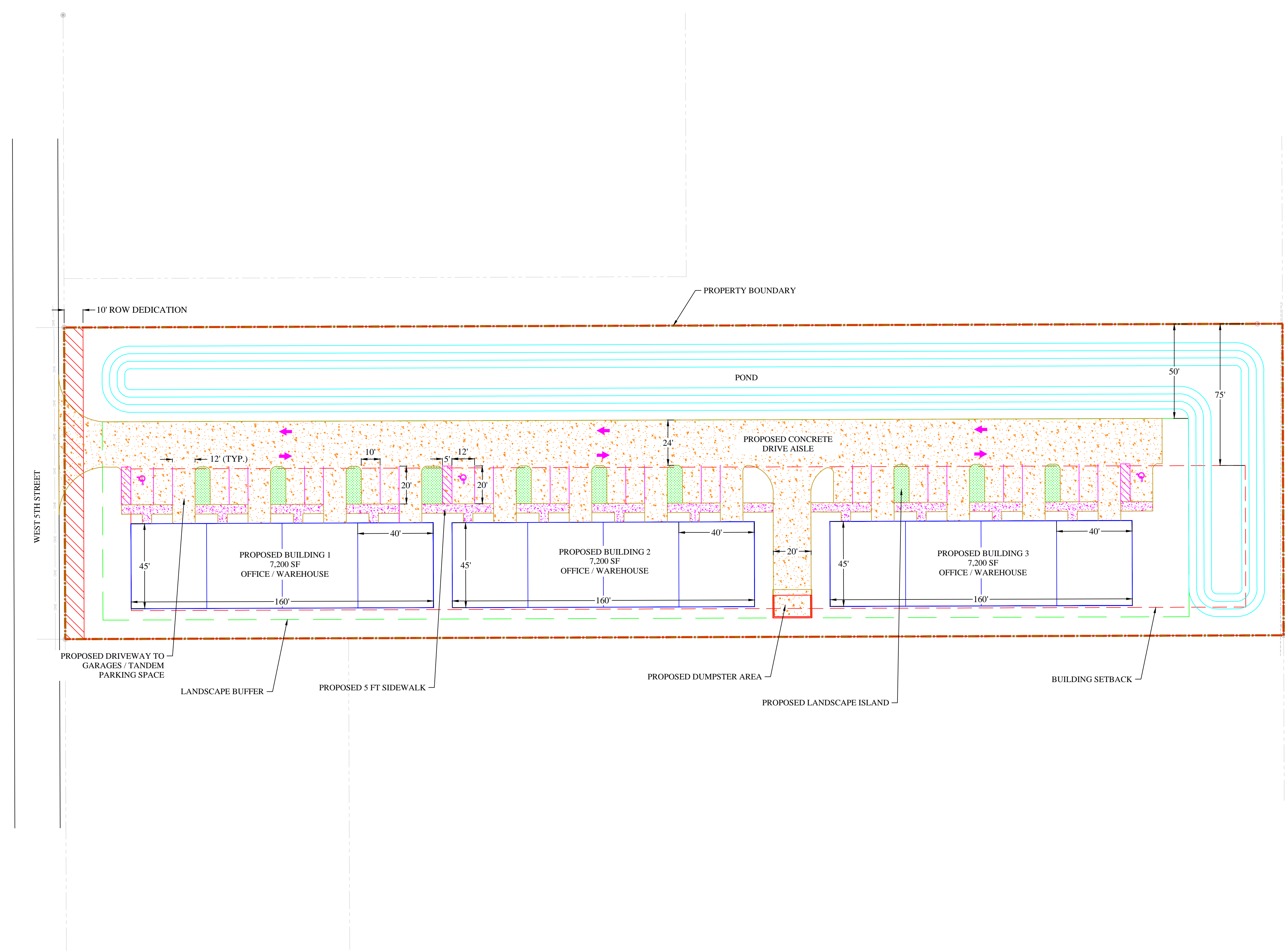
REQUIRED SETBACKS  
 - NORTH: 35'  
 - EAST: 75'  
 - WEST: 15'  
 - SOUTH: 20'  
 PROVIDED SETBACKS  
 - NORTH: 35'  
 - EAST: 104'  
 - WEST: 16'  
 - SOUTH: 80'  
 REQUIRED MAX. HEIGHT: 35'  
 REQUIRED MAX. INTENSITY (FAR): 0.50  
 PROVIDED INTENSITY (FAR): 0.21

GROSS PROJECT AREA: 2.39 AC 104,108 SF 100%  
 TOTAL IMPERV. AREA: 1.14 AC 49,533 SF 48%  
 BUILDING COVERAGE (TOTAL): 0.50 AC 21,600 SF 21%  
 PAVEMENT & SIDEWALK COVERAGE: 0.64 AC 27,933 SF 27%  
 TOTAL PERVIOUS AREA: 1.25 AC 54,575 SF 52%  
 POND AREA: 0.59 AC 25,688 SF 24%  
 OPEN SPACE: 0.66 AC 28,887 SF 28%

PARKING:  
 REQUIRED (OFFICE):  
 4 SPACES PER 1,000 SF (150 SF X 12 UNITS = 1,800 SF)  
 $(1,800 SF) / (1,000 SF) = 4 SPACES$   
 7 PARKING SPACES  
 REQUIRED (WAREHOUSE):  
 1 SPACES PER 1,000 SF  
 $(19,800 SF) / (1,000 SF) = 19.8 SPACES$   
 20 PARKING SPACES  
 TOTAL REQUIRED: 27 PARKING SPACES  
 2 PARKING SPACES REQUIRED TO MEET ADA STANDARDS  
 PROVIDED: 34 STANDARD SPACES  
 3 ADA COMPATIBLE SPACES  
 37 TOTAL PARKING SPACES

**UTILITIES**

POTABLE WATER: CITY OF SANFORD  
 SANITARY SEWER: CITY OF SANFORD  
 POWER: FPL



STORYBOOK DEVELOPMENT SERVICES, LLC  
 CERTIFICATE OF AUTHORIZATION NO. 33749  
 JOSE A. CHAVES  
 JOSE@STORYBOOKTEAM.COM  
 321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
 PROFESSIONAL ENGINEER, LICENSE NO. 78518  
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES,  
 PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND  
 SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

5TH STREET INDUSTRIAL  
 CONCEPTUAL SITE PLAN  
 CONCEPTUAL SITE PLAN (2.39 ACRES)  
 SEMINOLE COUNTY, FLORIDA  
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 09/16/2025  
 PROJECT No.:  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: 1" = 50'  
 SHEET:



# Property Record Card



Parcel: **26-19-30-5AE-5100-0000**  
 Property Address: **W 5TH ST SANFORD, FL 32771**  
 Owners: **5TH ST DEVELOPMENT LLC**  
 2025 Market Value \$209,213 Assessed Value \$209,213 Taxable Value \$209,213  
 2024 Tax Bill \$2,763.49  
 Vac Industrial General property has a lot size of 2.39 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	26-19-30-5AE-5100-0000
Property Address	
Mailing Address	151 FULTON ST SANFORD, FL 32771-1218
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	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$209,213	\$209,213
Land Value Agriculture	\$0	\$0
Just/Market Value	\$209,213	\$209,213
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$209,213	\$209,213

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,763.49
Tax Bill Amount	\$2,763.49
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 5TH ST DEVELOPMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

W 1/2 OF E 1/2 OF BLK 51 M M SMITHS SUBD  
PB 1 PG 55

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$209,213	\$0	\$209,213
Schools	\$209,213	\$0	\$209,213
FIRE	\$209,213	\$0	\$209,213
ROAD DISTRICT	\$209,213	\$0	\$209,213
SJWM(Saint Johns Water Management)	\$209,213	\$0	\$209,213

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/7/2021	\$199,000	10071/0372	Vacant	Yes
PROBATE RECORDS	11/1/2004	\$100	05530/0044	Improved	No
PROBATE RECORDS	6/1/2003	\$100	04884/0984	Improved	No

## Land

Units	Rate	Assessed	Market
2.39 Acres	\$125,000/Acre	\$209,213	\$209,213

## 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	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

### 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 5

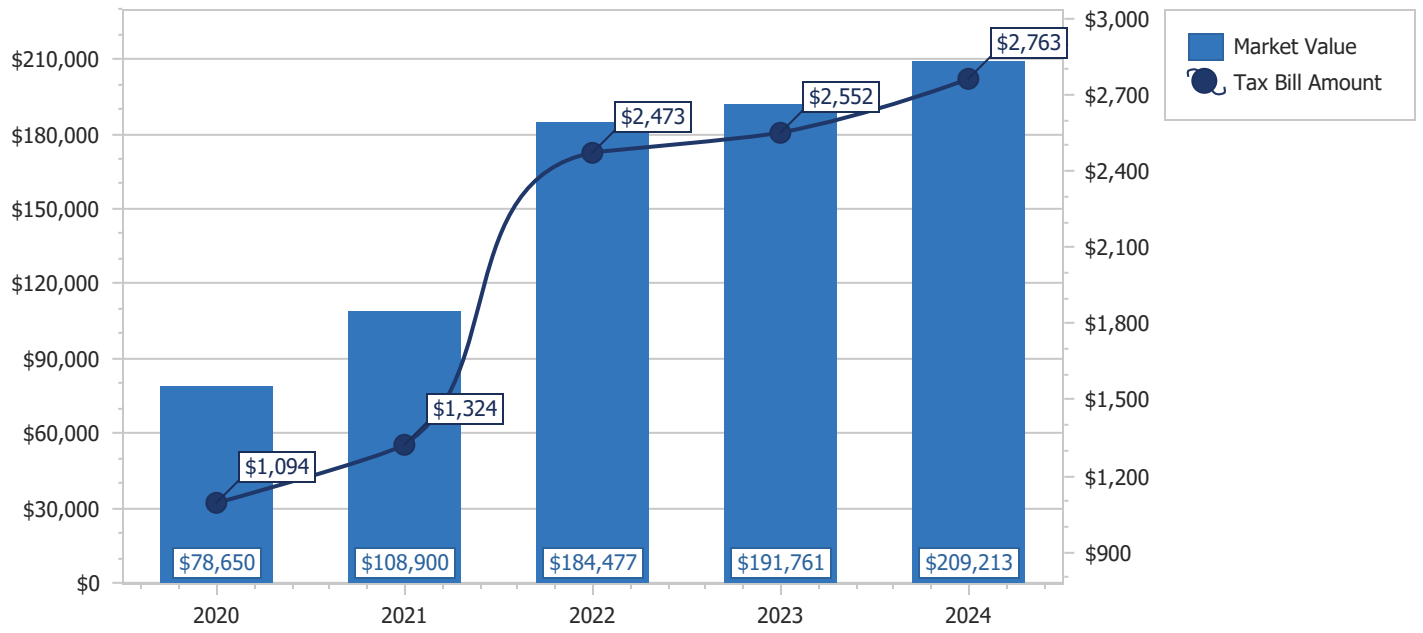
### School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

### Utilities

Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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:** 9/25/2025 9:25:58 AM  
**Project:** 25-80000106  
**Credit Card Number:** 55\*\*\*\*\*0115  
**Authorization Number:** 08625Q  
**Transaction Number:** 250925C2A-A3DAECE7-B0A8-43C2-9B2A-05043023A0DB  
**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