



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

PROJ. #: 24-80000136

Received: 12/5/24

Paid: 12/6/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

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

PROJECT NAME: Terracina

PARCEL ID #(S): 30-19-30-300-002P-0000 &amp; 30-19-30-516-0000-0C40

TOTAL ACREAGE: 3.53

BCC DISTRICT: 5: Herr

ZONING: PD

FUTURE LAND USE: HIPTI &amp; PD

#### APPLICANT

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead &amp; Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: Send eplan invite to:  
[nicole@madden-eng.com](mailto:nicole@madden-eng.com)

#### CONSULTANT

NAME: Same as Applicant

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

 SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

 Description of proposed development: We wish to discuss uses of drive thru restaurants or multi family housing in accordance with the Live Local Act.

#### STAFF USE ONLY

COMMENTS DUE: 12/13

COM DOC DUE: 12/19

DRC MEETING: 1/8

 PROPERTY APPRAISER SHEET   
  PRIOR REVIEWS:

ZONING: PD

FLU: PD/HIPTI

LOCATION:

W/S: Seminole County

BCC: 5: HERR

 on the north side of SR 46,  
 west of International Parkway



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

12/5/2024

**RE: Terracina**  
**30-19-30-300-002P-0000 & 30-19-30-516-0000-0C40**  
**3.53 acres**

**Reason for Pre-application Meeting:** We wish to discuss uses of drive-thru restaurants or multi-family housing in accordance with the Live Local Act. At this time, we only have a concept plan for the proposed drive-thru restaurants and do not currently have a concept plan for the possible multi-family use.

David A. Stokes, P.E.  
President  
Madden, Moorhead & Stokes, LLC.  
431 E. Horatio Ave, Suite 260  
Maitland, FL 32751  
P 407-629-8330  
[dstokes@madden-eng.com](mailto:dstokes@madden-eng.com)



Lake Forest Blvd

Tacetta Way

Via Pontina Run

Fiorella Ln

Benini Way

W State Road 46

W State Road 46

TRACT "H"  
(OPEN SPACE)  
(P.B. 74, PGS. 8-16)

TRACT "A"  
DISCONTINUED EASEMENT  
1/4 AC. (P.B. 74, PGS. 8-16)  
FOUND 4" X 4" C.M.  
PRM. 7345

TRACT "A"  
LAKE FOREST BOULEVARD  
(P.B. 41, PGS. 11)

VIA PONTINA RUN  
(30' PRIVATE ROADWAY)  
(P.B. 74, PGS. 8-16)

SANITARY MANHOLE  
TOP EL. = 33.33'  
N. INV. = 26.65' (8" PVC)  
E. INV. = 26.64' (8" PVC)

STORM MANHOLE  
TOP EL. = 33.65'  
N. INV. = 28.65' (12" RCP)  
E. INV. = 28.65' (12" RCP)

SANITARY MANHOLE  
TOP EL. = 34.12'  
N. INV. = 25.20' (8" PVC)  
E. INV. = 25.14' (8" PVC)

36  
PARKING SPACES  
BLDG 3  
±4,550 S.F.

33  
PARKING SPACES  
BLDG 3  
±4,550 S.F.

29  
PARKING SPACES  
BLDG 3  
±4,550 S.F.

WEST STATE ROAD NO. 46  
(200' R/W WIDTH)  
(FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP SECTION 77030-2505)

P.O.B.  
(LESS DUTY)  
SW CORNER W. 320.00'  
SE 1/4, NE 1/4  
SECTION 30-10-30  
FOUND 4" X 4" C.M.  
(NO I.D.)

STORM MANHOLE  
TOP EL. = 35.00'  
E. INV. = 30.48' (18" CPP LINER)  
W. INV. = 30.48' (18" CPP LINER)  
(0.80' OF WATER)

STORM MANHOLE  
TOP EL. = 34.16'  
W. INV. = 29.52' (18" CPP LINER)  
E. INV. = 29.52' (18" CPP LINER)  
(3.16' OF WATER)

STORM MANHOLE  
TOP EL. = 33.84'  
E. INV. = 29.65' (15" RCP)

STORM MANHOLE  
TOP EL. = 34.11'  
N. INV. = 28.91' (18" RCP)  
S. INV. = 28.98' (18" RCP)  
E. INV. = 28.10' (18" RCP)  
W. INV. = 23.26' (18" RCP)  
(2.00' OF WATER)

STORM MANHOLE  
TOP EL. = 34.20'  
W. INV. = 29.71' (15" RCP)  
E. INV. = 29.71' (15" RCP)  
(1.00' OF WATER)



W Florida 46

Via Pontina Run

Via Pontina Ru

Lake Forest Blvd

Bernini way

MD No  
Care

46

46

High Water Ln

Starbu

# Property Record Card



Parcel: **30-19-30-516-0000-0C40**  
 Property Address:  
 Owners: **ROBERT T HATTAWAY 1996 TRUST**  
 2025 Market Value \$1,764,064 Assessed Value \$1,764,064  
 2024 Tax Bill \$23,301.52  
 Vac General-Commercial property has a lot size of 2.77 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	30-19-30-516-0000-0C40
Property Address	
Mailing Address	377 MAITLAND AVE STE 1001 ALTAMONTE SPG, FL 32701-5460
Subdivision	TERRACINA AT LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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)	\$1,764,064	\$1,764,064
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,764,064	\$1,764,064
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	\$1,764,064	\$1,764,064

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$23,301.52
Tax Bill Amount	\$23,301.52
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 ROBERT T HATTAWAY 1996 TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT C-4  
TERRACINA AT LAKE FOREST  
PB 74 PGS 8 - 16

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,764,064	\$0	\$1,764,064
Schools	\$1,764,064	\$0	\$1,764,064
FIRE	\$1,764,064	\$0	\$1,764,064
ROAD DISTRICT	\$1,764,064	\$0	\$1,764,064
SJWM(Saint Johns Water Management)	\$1,764,064	\$0	\$1,764,064

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No

## Land

Units	Rate	Assessed	Market
120,661 SF	\$14.62/SF	\$1,764,064	\$1,764,064

## 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
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
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 3

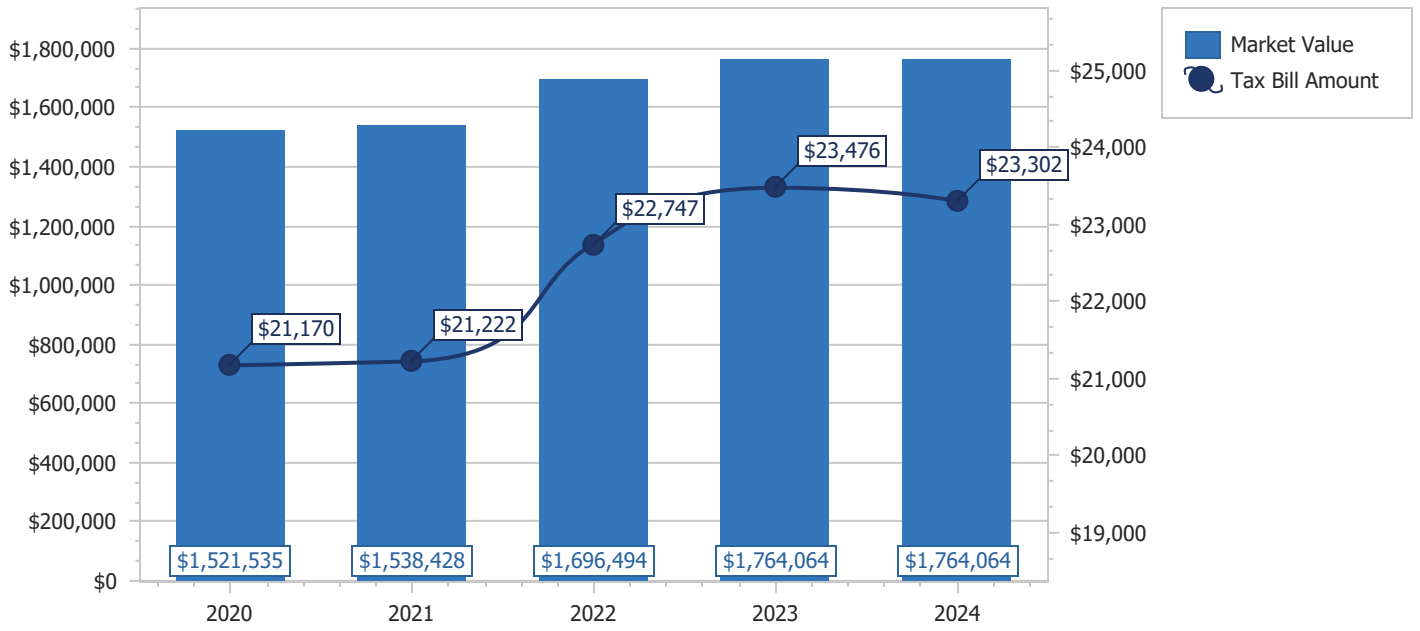
### School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

### Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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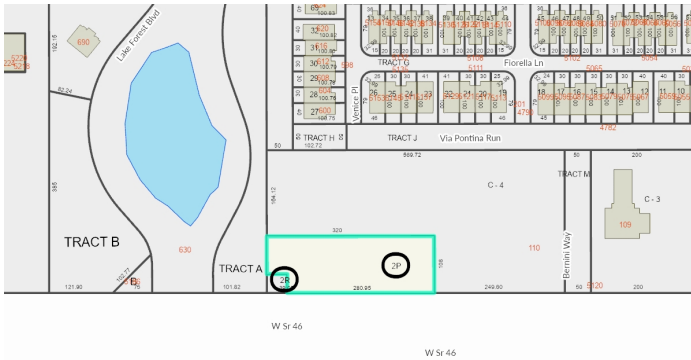


# Property Record Card



Parcel: **30-19-30-300-002P-0000**  
 Property Address:  
 Owners: **ROBERT T HATTAWAY 1996 TRUST**  
 2025 Market Value \$145,080 Assessed Value \$145,080  
 2024 Tax Bill \$1,916.36  
 Vac General-Commercial property has a lot size of 0.76 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	30-19-30-300-002P-0000
Property Address	
Mailing Address	377 MAITLAND AVE STE 1001 ALTAMONTE SPG, FL 32701-5460
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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)	\$145,080	\$145,080
Land Value Agriculture	\$0	\$0
Just/Market Value	\$145,080	\$145,080
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	\$145,080	\$145,080

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,916.36
Tax Bill Amount	\$1,916.36
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 ROBERT T HATTAWAY 1996 TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 30 TWP 19S RGE 30E  
W 320 FT OF SE 1/4 OF NE 1/4 N  
OF NEW ST RD 46 (LESS BEG SW COR RUN E  
39.05 FT N 35.96 FT W 39.07 FT S 35.94 FT TO  
BEG)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$145,080	\$0	\$145,080
Schools	\$145,080	\$0	\$145,080
FIRE	\$145,080	\$0	\$145,080
ROAD DISTRICT	\$145,080	\$0	\$145,080
SJWM(Saint Johns Water Management)	\$145,080	\$0	\$145,080

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No
SPECIAL WARRANTY DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

## Land

Units	Rate	Assessed	Market
33,444 SF	\$14.46/SF	\$145,080	\$145,080

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

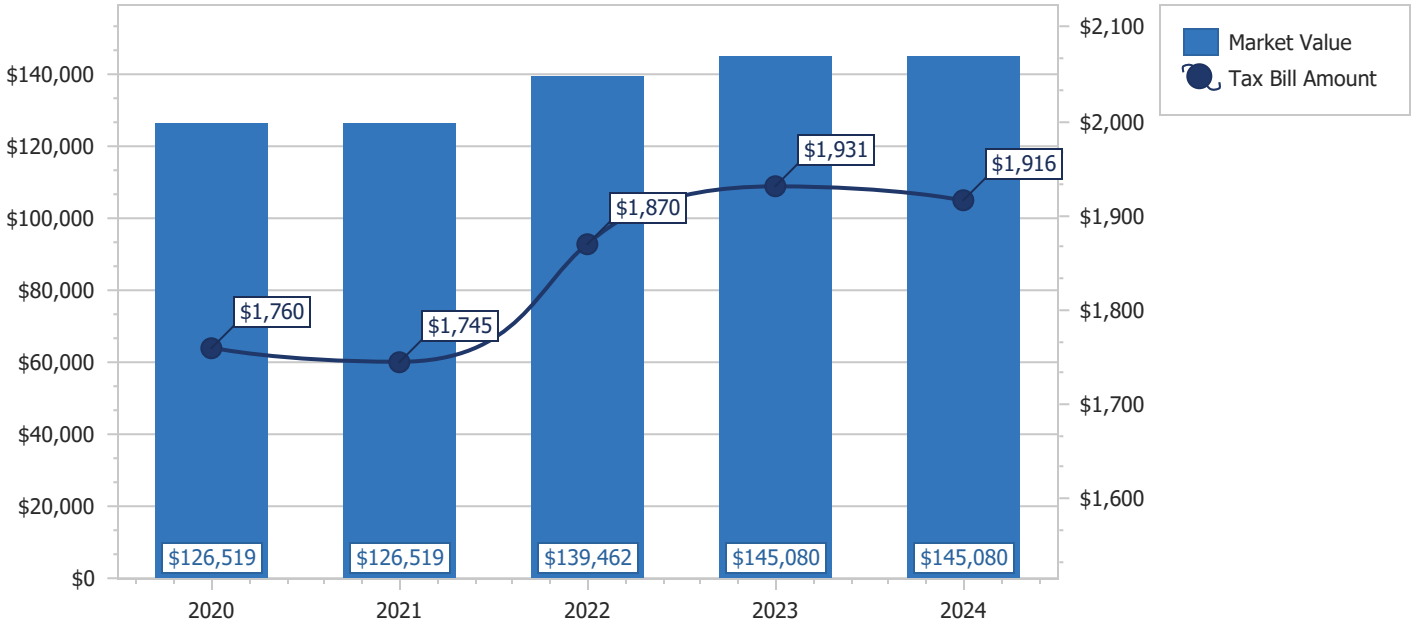
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
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 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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

**Receipt Details**

**Date:** 12/6/2024 8:58:58 AM  
**Project:** 24-80000136  
**Credit Card Number:** 55\*\*\*\*\*9433  
**Authorization Number:** 045305  
**Transaction Number:** 061224013-62808172-C784-4038-AB2A-9CD8C54BC3DB  
**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