



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 & 30-19-30-516-0000-0C40
TOTAL ACREAGE:	3.53
ZONING:	PD
BCC DISTRICT:	5: Herr
FUTURE LAND USE:	HIPTI & PD

APPLICANT

NAME:	David A. Stokes, P.E.	COMPANY:	Madden, Moorhead & 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

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
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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	

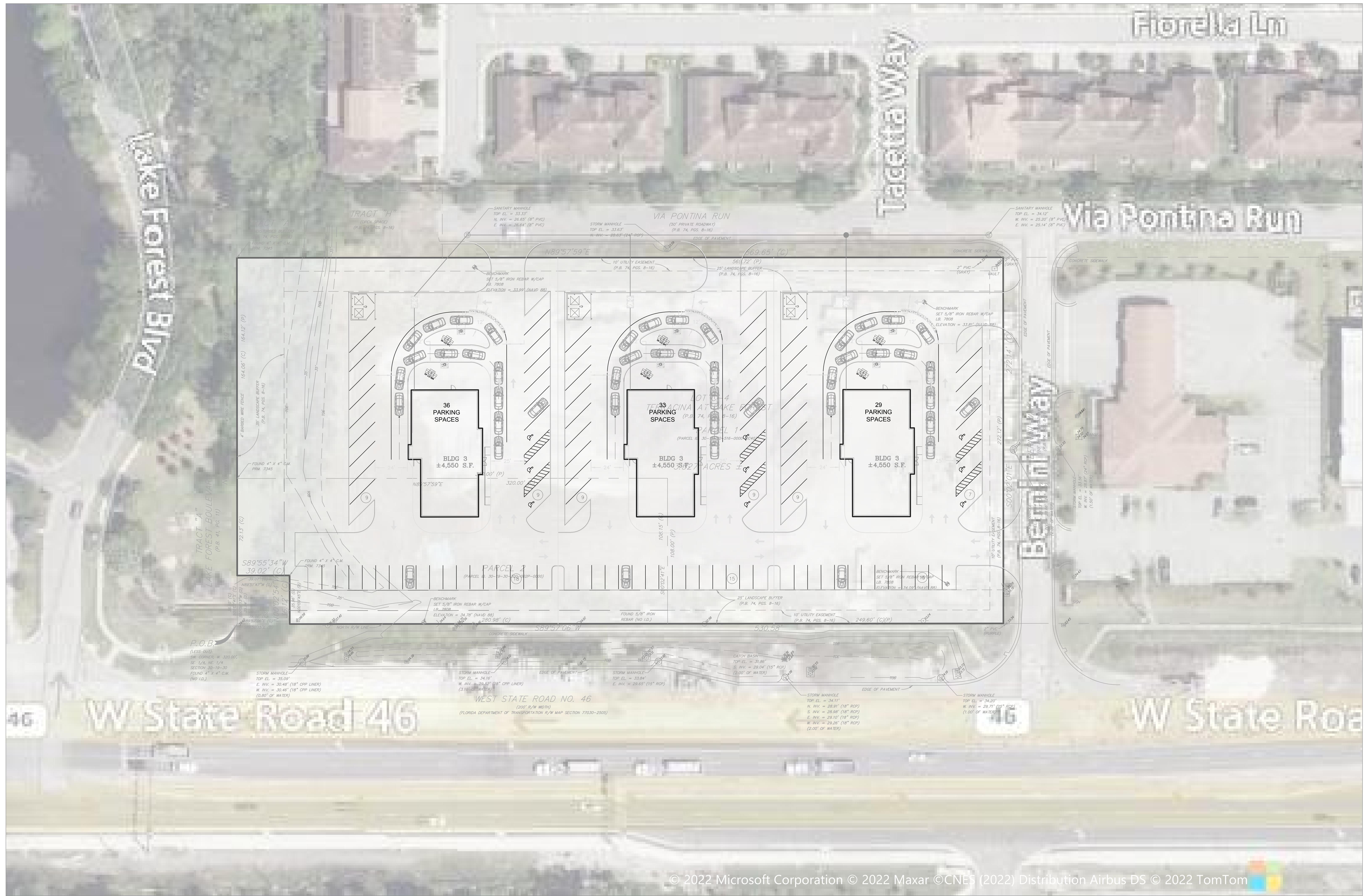


12/5/2024

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





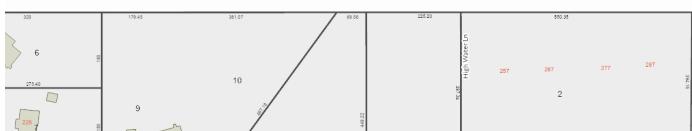
Property Record Card



Parcel: 30-19-30-516-0000-0C40
 Property Address: ROBERT T HATTAWAY 1996 TRUST
 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



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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBERT T HATTAWAY 1996 TRUST - Trust

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 ²)	
Total Area (ft ²)	
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

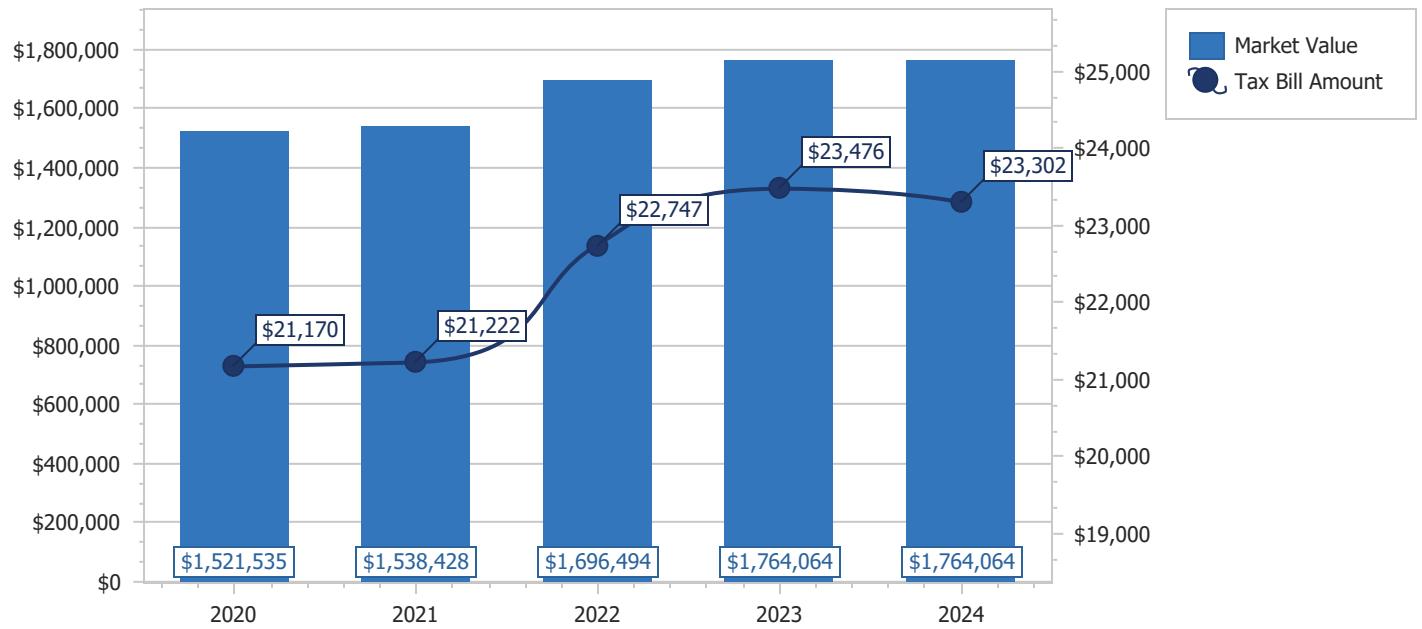
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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

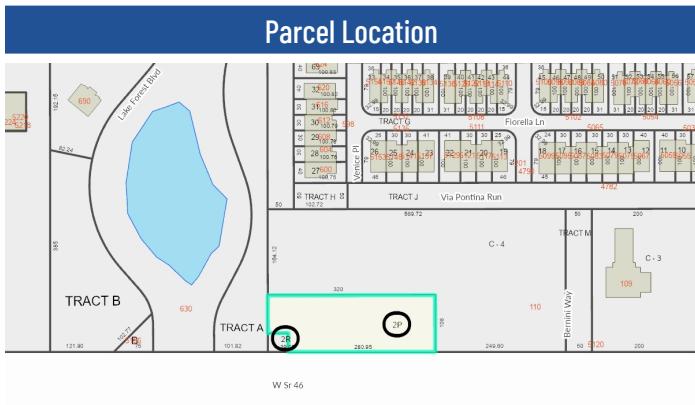


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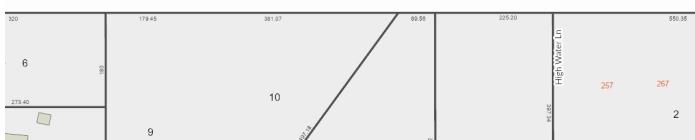
Property Record Card



Parcel: 30-19-30-300-002P-0000
 Property Address: ROBERT T HATTAWAY 1996 TRUST
 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



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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROBERT T HATTAWAY 1996 TRUST - Trust

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
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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 ²)	
Total Area (ft ²)	
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

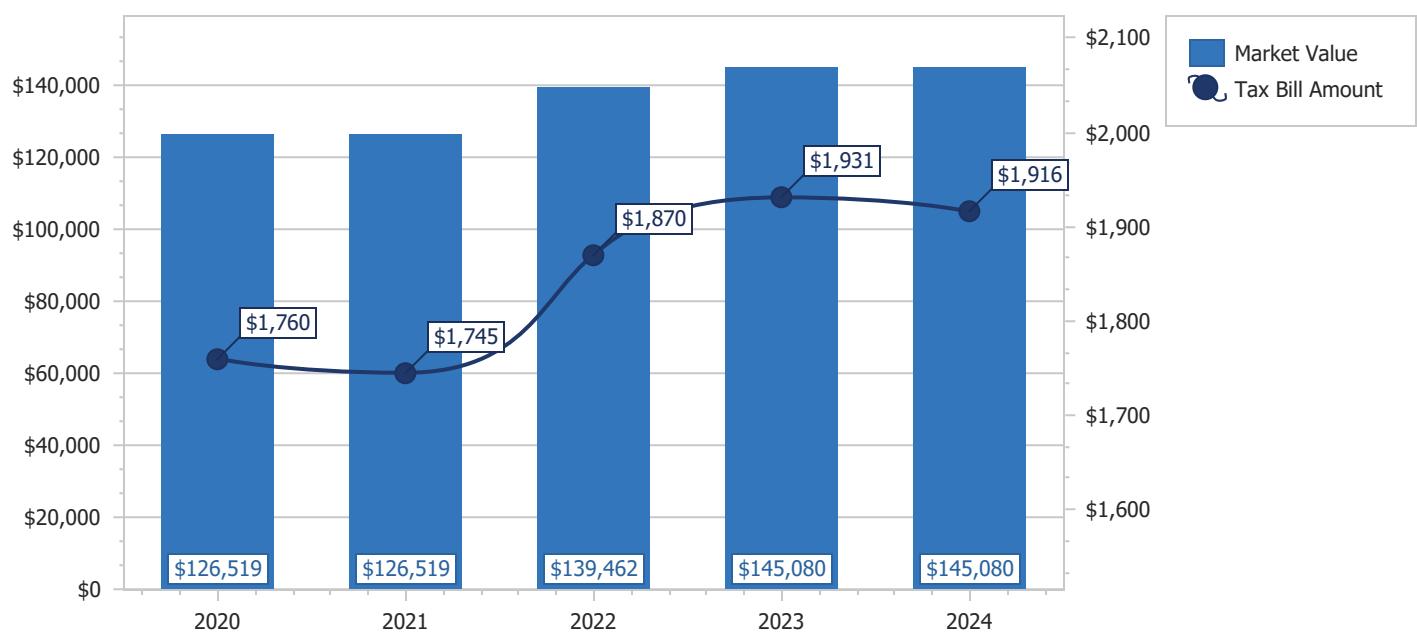
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
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US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
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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 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: 061224O13-62808172-C784-4038-AB2A-9CD8C54BC3DB
Total Fees Paid: 52.50

Fees Paid

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