



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

PROJ. #: 26-80000091

Received: 7/21/26

Paid: 7/21/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: New Southeastern Surveying and Mapping (SSMC) Orlando Area Office

PARCEL ID #(S): 03-20-31-503-0000-0010

TOTAL ACREAGE: 2.47

BCC DISTRICT: ~~04~~ 5: Herr

ZONING: A-1

FUTURE LAND USE: ~~00 - Vacant Residential~~ IND

APPLICANT

NAME: William C. Rowe, PSM

COMPANY: Southeastern Surveying and Mapping Corporation

ADDRESS: 6500 All American Boulevard

CITY: Orlando

STATE: Florida

ZIP: 32810

PHONE: 407-402-8672

EMAIL: [REDACTED]

CONSULTANT

NAME: William C. Rowe, PSM

COMPANY: Southeastern Surveying and Mapping Corporation

ADDRESS: 6500 All American Boulevard

CITY: Orlando

STATE: Florida

ZIP: 32810

PHONE: 407-292-8580 x2216

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 12,000 SF Metal Office Building with 75+ Parking Spaces and a Retention Area

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: IND

LOCATION:
 on the south side of Canyon PT,
 west of E Lake Mary Blvd

W/S: City of Sanford

BCC: 5: Herr

Agenda: 8/14

R/W Easement Per ORB 2083, Pg. 1669, ORB 1590, Pg. 818
and ORB 1587, Pg. 1169)

Canyon Pt

25' Easement Per ORB
1590, Pg. 818

Lot 1, Canyon Point Center
Plat Book 87, Page 63

One Story Metal Building
(12,000 Square Feet)

PID
03-20-31-503-0000-0010

89 Regular Parking Spaces
4 Handicapped Parking Spaces

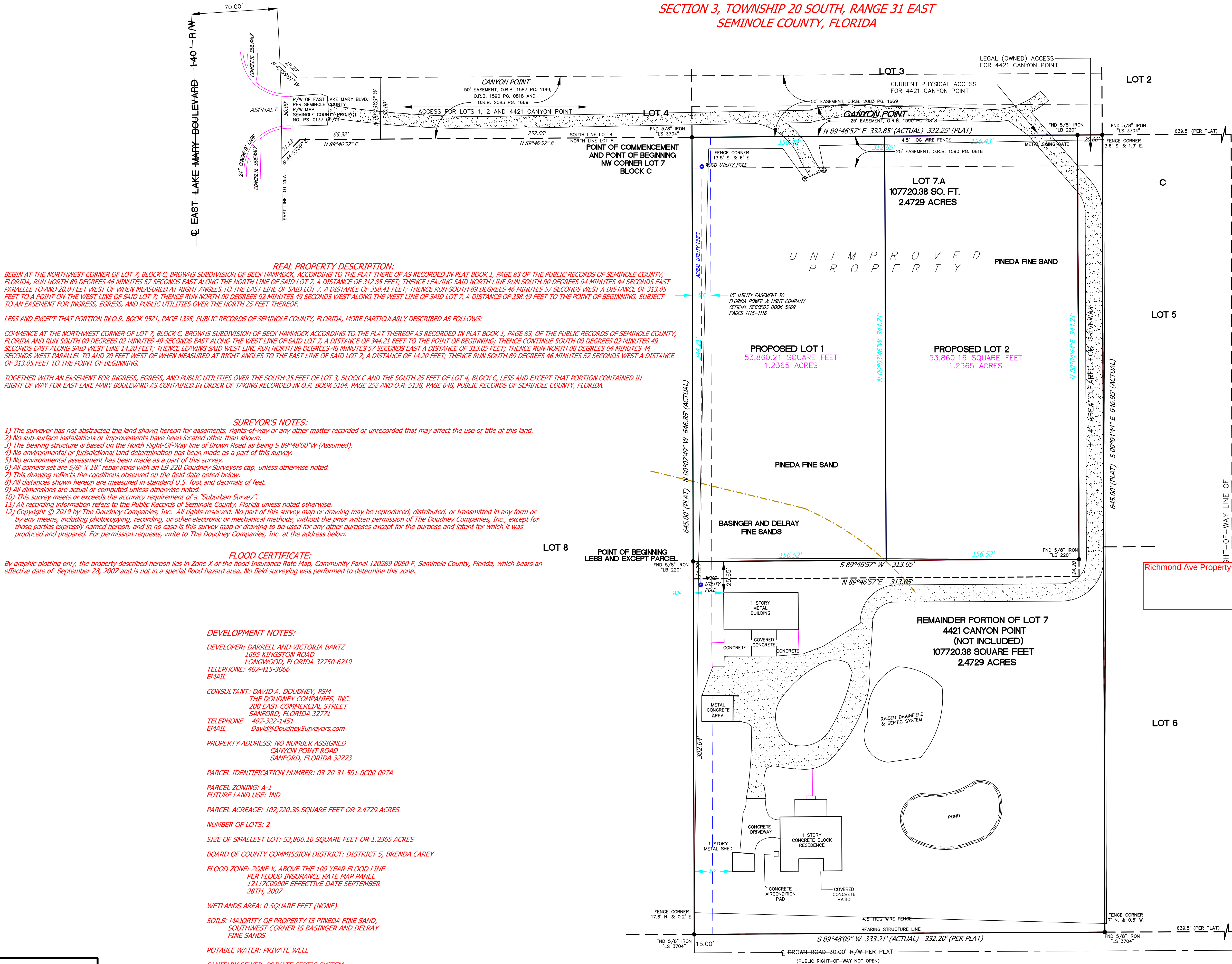
Retention Area

10' Drainage & Utility Easement Per PB 87, Pg. 63

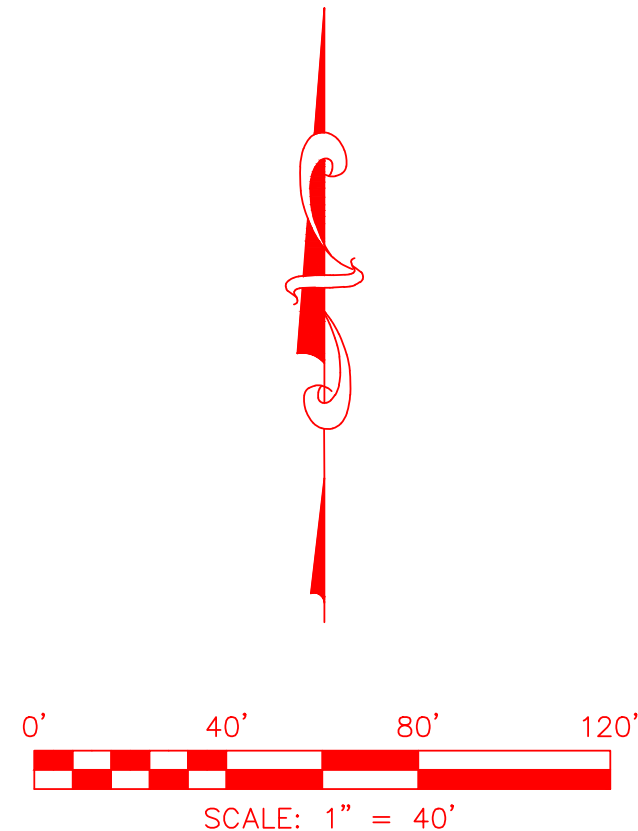
15' FPL Utility Easement Per ORB 5209, Pgs. 1115-1116

10' Drainage & Utility Easement Per PB 87, Pg. 63

BOUNDARY SURVEY AND DEVELOPMENT PLAN FOR
DARRELL W. AND VICTORIA S BARTZ
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



ABBREVIATIONS LEGEND:
(ACTUAL).....ACTUAL MEASUREMENT
C.....CENTER LINE
FND.....FOUND
GNSS.....GLOBAL NAVIGATION SATELLITE SYSTEM
GPS.....GLOBAL POSITIONING SYSTEM
I.D.....IDENTIFICATION
IRON.....IRON BAR SET OR FOUND AS NOTED
L.B.220.....CORPORATION LICENSE NUMBER
L.B.220.....CORPORATE REGISTRATION NUMBER OF THE DOUDNEY COMPANIES, INC.
NO.....NUMBER
O.R.B.....OFFICIAL RECORDS BOOK
(PLAT).....PLATTED MEASUREMENT
P.L.S.....PROFESSIONAL LAND SURVEYOR
PG.....PAGES
REC.....RECOVERED
R.L.S.....REGISTERED LAND SURVEYOR
R/W.....RIGHT-OF-WAY



THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL WAIVED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON.

CERTIFIED TO: DARRELL W. and VICTORIA S. BARTZ,
AND TO SEMINOLE COUNTY, FLORIDA.

FIELD:	ACE/DAB/JRL	REVISIONS:	DATE:
TECHNICIAN:	AGF/DAB	REMOVED CONTENT PER COUNTY COMMENTS	8/5/2020
COMP. FILE:	24-11-ORD		
DRAFT FILE:	24-11-B5/DP/OW		
CHECKED BY:	AGF/DAB		

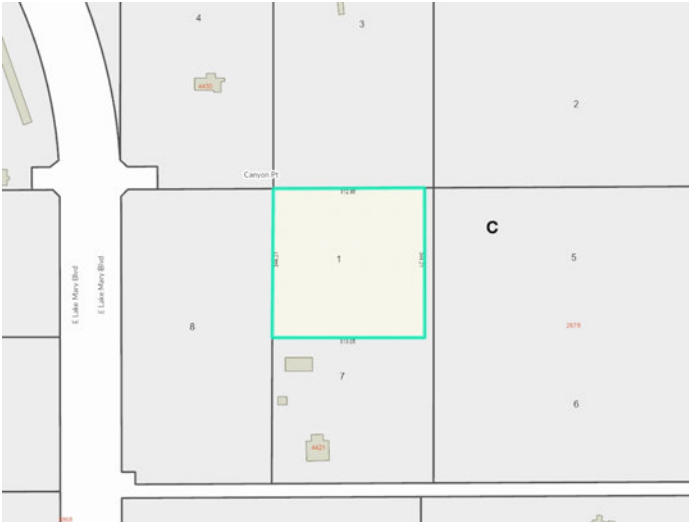
DOUDNEY COMPANIES, INC.: Florida Certificate of Authorization Number LB220
By: David A. Doudney, President, Florida Registration Number 3939
Field Date: 17 JANUARY 2012 PAGE 1 OF 1 JOB NO. 24-11

2026 Property Record Card



Parcel: 03-20-31-503-0000-0010
 Property Address:
 Owners: VON HERBULIS PROPERTIES LLC
 2026 Market Value \$163,761 Assessed Value \$163,761 Taxable Value \$163,761
 2025 Tax Bill \$2,240.09
 Vacant Residential property has a lot size of 2.51 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-20-31-503-0000-0010
Property Address	
Mailing Address	717 MONROE RD SANFORD, FL 32771-8816
Subdivision	CANYON POINT CENTER
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$163,761	\$163,761
Land Value Agriculture	\$0	\$0
Just/Market Value	\$163,761	\$163,761
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$163,761	\$163,761

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,240.09
Tax Bill Amount	\$2,240.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 VON HERBULIS PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 CANYON POINT CENTER PB 87 PG 63

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$163,761	\$0	\$163,761
SCHOOLS	\$163,761	\$0	\$163,761
FIRE	\$163,761	\$0	\$163,761
ROAD	\$163,761	\$0	\$163,761
WATER MANAGEMENT DISTRICT	\$163,761	\$0	\$163,761

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/11/2022	\$157,500	10220/1514	Vacant	Yes

Land

Units	Rate	Assessed	Market
2.47 Acres	\$78,000/Acre	\$163,761	\$163,761

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

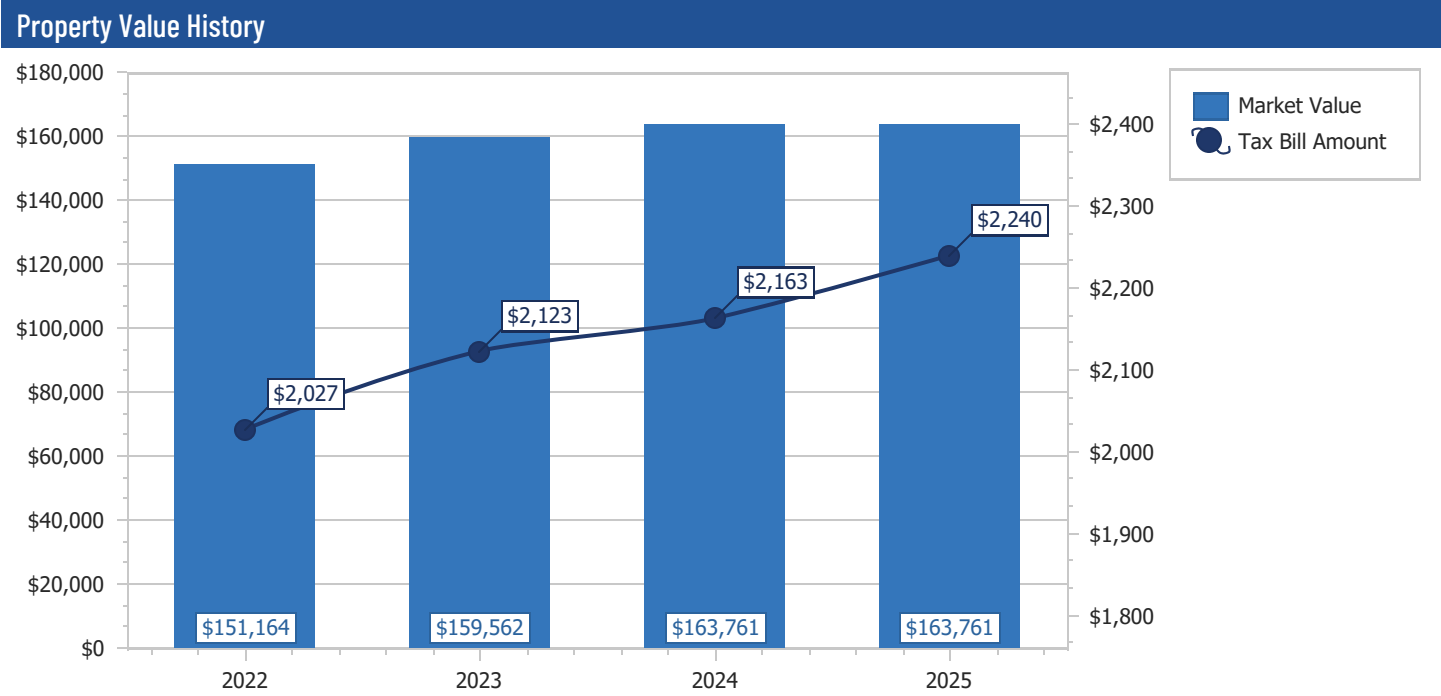
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	IND
Description	Industrial

School Districts

Elementary	Region 3
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 18

Utilities	
Fire Station #	41
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/21/2026 9:24:27 AM
Project: 26-80000091
Credit Card Number: 55*****3682
Authorization Number: 028078
Transaction Number: 210726C4B-77155A09-37D1-4B43-A223-9A3D1BFBAC26
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40