



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

PROJ. #: 25-20500007
Received: 5/6/25
Paid: 5/8/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

Form with application types and fees:
- LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES) \$400/ACRE\* (\$10K MAX. FEE)
- LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES) \$400/ACRE\* (\$10K MAX. FEE) + 50% OF REZONE
- SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<=50 ACRES) \$3,500
- SMALL SCALE FLU AMENDMENT AND REZONE (<=50 ACRES) \$3,500 + 50% OF REZONE FEE
- TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT) \$3,000
- TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT) \$1,000
- REZONE (NON-PD)\*\* \$2,500 + \$75/ACRE\* (\$6,500 MAX. FEE)
- [X] PD REZONE\*\*
 - [ ] PD REZONE \$4,000 + \$75/ACRE\* (\$10K MAX. FEE)
 - [ ] PD FINAL DEVELOPMENT PLAN \$1,000
 - [X] PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW
 (TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ x \$25 + \$2,500 = FEE DUE
 (TOTAL SF OF NEW ISA 144,620 /1,000 = 144.62 )^ x \$25 + \$2,500 = FEE DUE: \$6115.50
 EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50
 - [ ] PD MAJOR AMENDMENT \$4,000 + \$75/ACRE\*\* (\$10K MAX. FEE)
 - [ ] PD MINOR AMENDMENT \$1,000
- [ ] DEVELOPMENT OF REGIONAL IMPACT (DRI)
 - [ ] DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: SR 46 Collision Center	
PARCEL ID #(S): 16-19-30-5AC-0000-0920	
LOCATION: 3550 W SR 46, Sanford, FL 32771	
EXISTING USE(S): Vacant Commercial	PROPOSED USE(S): Collision Center
TOTAL ACREAGE: 11.62	BCC DISTRICT: District 5
WATER PROVIDER: Sanford	SEWER PROVIDER: City of Sanford
CURRENT ZONING: A-1 Agriculture	PROPOSED ZONING: PD Planned Development
CURRENT FUTURE LAND USE: HIPTI High Intensity Planned Target Industry	PROPOSED FUTURE LAND USE: PD Planned Development

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Thomas (Tad) Dixon	COMPANY: First Team Commercial, LLC	
ADDRESS: 1875 S. Orlando Ave.		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE: 321-594-6771	EMAIL: tad@dixoncap.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Chad J. Wise, P.E.	COMPANY: Kimley-Horn and Associates, Inc.	
ADDRESS: 12740 Gran Bay Parkway W, Suite 2350		
CITY: Jacksonville	STATE: FL	ZIP: 32258
PHONE: 904-544-7363	EMAIL: chad.wise@kimley-horn.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lo Bros Enterprises, LLC		
ADDRESS: 924 Silverton Loop		
CITY: Lake Mary	STATE: FL	ZIP: 32746
PHONE:	EMAIL:	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

\_\_\_\_\_

\_\_\_\_\_

TEST NOTICE:

\_\_\_\_\_

\_\_\_\_\_

Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

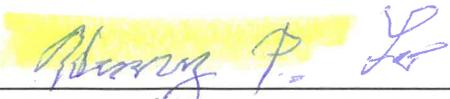
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

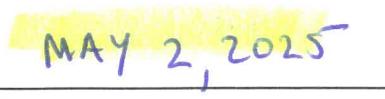
I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.





**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
 (PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
 IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

**DATE**



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: n/a

NAME	TITLE	ADDRESS	% OF INTEREST
n/a			

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: n/a

NAME	ADDRESS	% OF INTEREST
n/a		

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

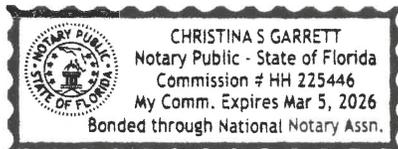
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

MAY 2, 2025  
Date

Henry P. Ho  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 2 day of May, 2025, by Henry P Ho, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



Christina S. Garrett  
Signature of Notary Public

**Christina S. Garrett**

Print, Type or Stamp Name of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Profit Corporation

**LO BROS. ENTERPRISES, INC.**

### Filing Information

**Document Number** P40160  
**FEI/EIN Number** 95-3222508  
**Date Filed** 08/24/1992  
**State** CA  
**Status** ACTIVE

### Principal Address

924 SILVERTON LOOP  
LAKE MARY, FL 32746

Changed: 04/21/2021

### Mailing Address

924 SILVERTON LOOP  
LAKE MARY, FL 32746

Changed: 03/04/2021

### Registered Agent Name & Address

**LO, HENRY P**  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Name Changed: 01/05/2011

Address Changed: 01/09/2022

### Officer/Director Detail

#### **Name & Address**

Title DCP

LO, HENRY P  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Title VP

LO, EDWARD  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

Title D

WOO, HELEN L  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

Title VP

LO, CHISAKO S  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Title S

LO, JEANNE C  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/31/2023
2024	01/16/2024
2025	02/07/2025

**Document Images**

<a href="#">02/07/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/26/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

# Property Record CardA



Parcel: **16-19-30-5AC-0000-0920**  
 Property Address: **3550 W SR 46 SANFORD, FL 32771**  
 Owners: **LO BROS ENTERPRISES INC**  
 2025 Market Value \$1,570,894 Assessed Value \$1,173,077 Taxable Value \$1,173,077  
 2024 Tax Bill \$16,353.14 Tax Savings with Non-Hx Cap \$3,404.87  
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,648 SF and a lot size of 11.62 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	16-19-30-5AC-0000-0920
Property Address	3550 W SR 46 SANFORD, FL 32771
Mailing Address	924 SILVERTON LOOP LAKE MARY, FL 32746-4900
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$3,311	\$2,690
Land Value (Market)	\$1,567,583	\$1,493,109
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,570,894	\$1,495,799
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$397,817	\$429,365
P&G Adjustment	\$0	\$0
Assessed Value	\$1,173,077	\$1,066,434

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,758.01
Tax Bill Amount	\$16,353.14
Tax Savings with Exemptions	\$3,404.87

## Owner(s)A

Name - Ownership Type  
 LO BROS ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 92 (LESS ST RD) ST JOSEPHS PB 1 PG 114

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,173,077	\$0	\$1,173,077
Schools	\$1,570,894	\$0	\$1,570,894
FIRE	\$1,173,077	\$0	\$1,173,077
ROAD DISTRICT	\$1,173,077	\$0	\$1,173,077
SJWM(Saint Johns Water Management)	\$1,173,077	\$0	\$1,173,077

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1984	\$255,000	01594/0819	Improved	Yes

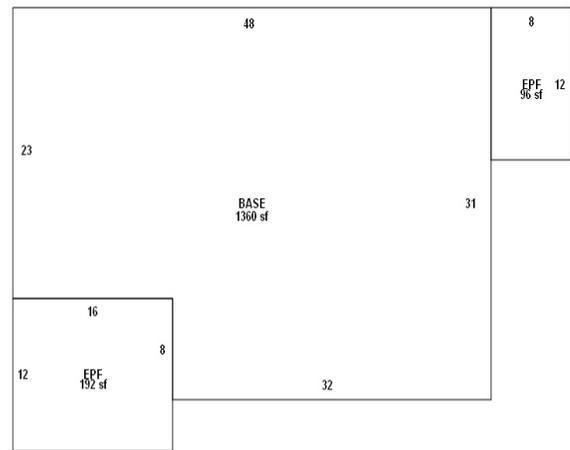
## LandA

Units	Rate	Assessed	Market
181,645 SF	\$8.61/SF	\$1,563,963	\$1,563,963
7.24 Acres	\$500/Acre	\$3,620	\$3,620

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1927/1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	1360
Total Area (ft <sup>2</sup> )	1648
Constuction	WD/STUCCO FINISH
Replacement Cost	\$0
Assessed	\$0

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	96

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08358	ELECTRIC WIRING	\$1,000		8/1/2002

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1970	360	\$5,278	\$2,111
FIREPLACE 1	1970	1	\$3,000	\$1,200

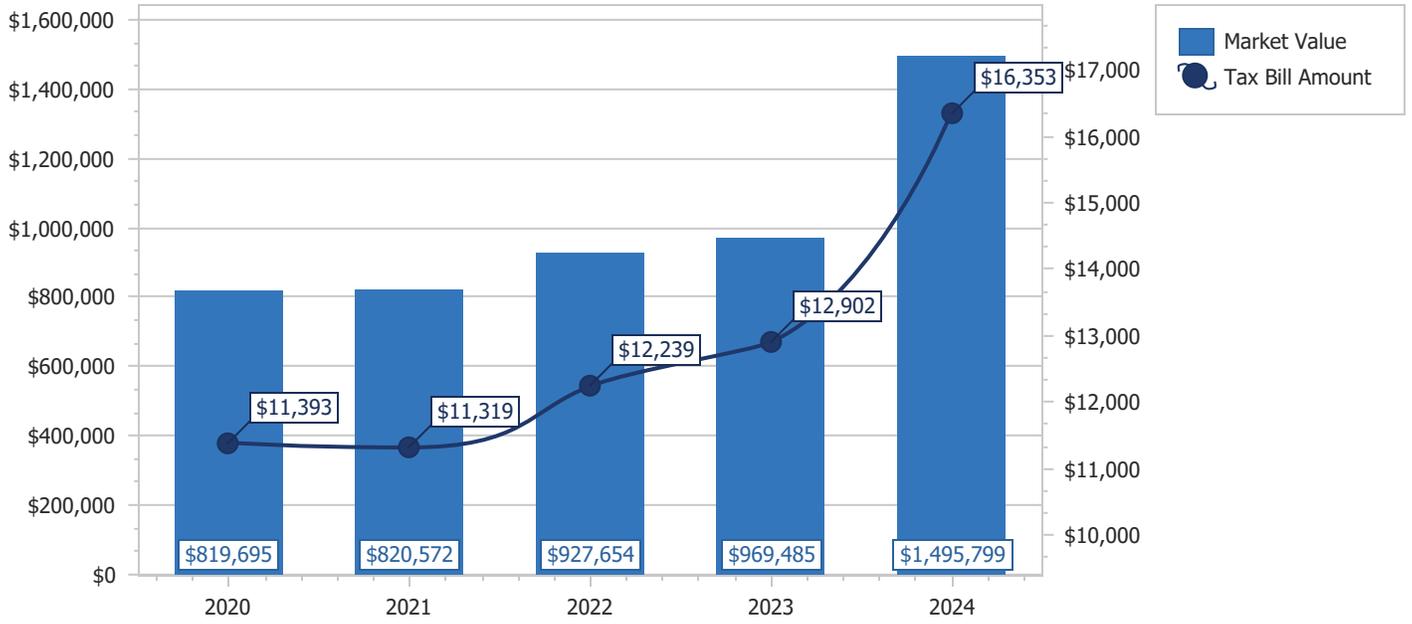
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political RepresentationA	
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 6

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value HistoryA



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

**Receipt Details**

**Date:** 5/8/2025 2:42:33 PM  
**Project:** 25-20500007  
**Credit Card Number:** 41\*\*\*\*\*0479  
**Authorization Number:** 09410G  
**Transaction Number:** 080525O17-C832B157-2E51-4AD2-A190-463F8F43FACD  
**Total Fees Paid:** 6247.23

**Fees Paid**

<b>Description</b>	<b>Amount</b>
FINAL DEVEL PLAN PD WITH SP 14	6115.50
CC CONVENIENCE FEE -- PZ	131.73
Total Amount	6247.23