



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

PROJ. #: 26-20500008
RECEIVED AND PAID 07/15/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
☐ LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
☐ SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)	\$3,500
☐ SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND 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)
☐ PD REZONE**	
☐ PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
☐ PD FINAL DEVELOPMENT PLAN	\$1,000
☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
☐ 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:	
PARCEL ID #(S):	
LOCATION:	
EXISTING USE(S):	PROPOSED USE(S):
TOTAL ACREAGE:	BCC DISTRICT:
WATER PROVIDER:	SEWER PROVIDER:
CURRENT ZONING:	PROPOSED ZONING:
CURRENT FUTURE LAND USE:	PROPOSED FUTURE LAND USE:

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL: 	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL: 	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):		
ADDRESS:		
CITY:	STATE:	ZIP:
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.

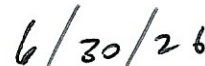
I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly,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

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☐ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

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: Green Properties 434 LLC

NAME	TITLE	ADDRESS	% OF INTEREST
William Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Jennifer Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Matthew Green	Manager	6700 S SYLVAN LAKE DRIVE	25
Brooke Green	Manager	6700 S SYLVAN LAKE DRIVE	25

(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: _____

NAME	ADDRESS	% OF INTEREST

(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:

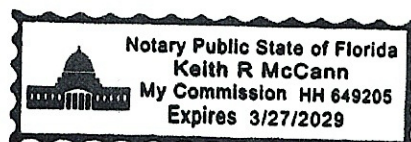
6/30/26
Date

William Green
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 30 day of June, 2026, by William Green, who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, William Green (Green Properties 434 LLC), the owner of record for the following described property [Parcel ID Number(s)] 03-21-29-300-001F-0000 and 03-21-29-300-001A-0000 hereby designates Marc Jones (Cipparone & Cipparone, P.A.) and Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☒ Arbor Permit	☒ Construction Revision	☒ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

6/30/26
Date

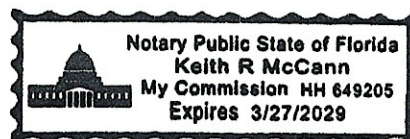
William Green
Property Owner's Signature

William Green
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Green (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 30 day of June, 2026

Anthony Green
Notary Public

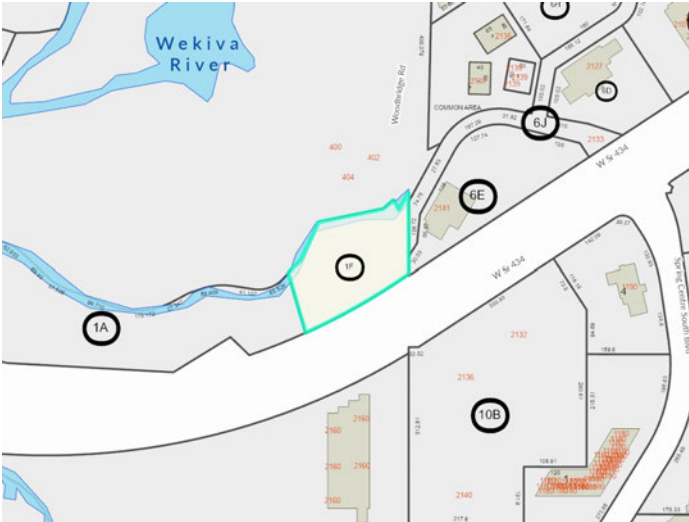


2026 Property Record Card



Parcel: 03-21-29-300-001F-0000
 Property Address:
 Owners: GREEN PROPERTIES 434 LLC
 2026 Market Value \$331,603 Assessed Value \$331,603 Taxable Value \$331,603
 2025 Tax Bill \$6,202.27 Tax Savings with Non-Hx Cap \$277.73
 Vacant Comm-Pud property has a lot size of 0.83 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-21-29-300-001F-0000
Property Address	
Mailing Address	6700 S SYLVAN LAKE DR SANFORD, FL 32771-9048
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$331,603	\$473,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$331,603	\$473,719
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$32,946
P&G Adjustment	\$0	\$0
Assessed Value	\$331,603	\$440,773

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,480.00
Tax Bill Amount	\$6,202.27
Tax Savings with Exemptions	\$277.73

Owner(s)

Name - Ownership Type

GREEN PROPERTIES 434 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
BEG 1416.07 FT N OF SE COR RUN S 56
DEG 37 MIN 14 SEC W 59.61 FT SWLY
ON CURVE 158.37 FT N 16 DEG 37 MIN
41 SEC W 148.59 FT N 45 DEG 48 MIN
52 SEC E 34 FT N 25 DEG 16 MIN 59
SEC E 80 FT N 78 DEG 47 MIN 32 SEC
E 126.02 FT N 49 DEG 15 MIN 11 SEC
E 25.74 FT S 31 DEG 18 MIN 59 SEC E
11.03 FT NELY ON CURVE 10.252 FT N
29 DEG 13 MIN 57 SEC E 37.05 FT S
00 DEG 08 MIN 16 SEC E 203.32 FT TO
BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$331,603	\$0	\$331,603
SCHOOLS	\$331,603	\$0	\$331,603
FIRE	\$331,603	\$0	\$331,603
ROAD	\$331,603	\$0	\$331,603
WATER MANAGEMENT DISTRICT	\$331,603	\$0	\$331,603

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/6/2026	\$100	10968/1529	Improved	No
WARRANTY DEED	12/15/2025	\$475,000	10953/1215	Vacant	Yes
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Improved	No

Land

Units	Rate	Assessed	Market
25,265 SF	\$18.75/SF	\$331,603	\$331,603

Permits

Permit #	Description	Value	CO Date	Permit Date
01270	DEMOLISH EXISTING 1 STORY STRUCTURE	\$10,250		2/5/2008
10300	ROOF; PAD PER PERMIT 2153 W SR 434	\$2,460		10/1/2001

Extra Features

Description	Year Built	Units	Cost	Assessed
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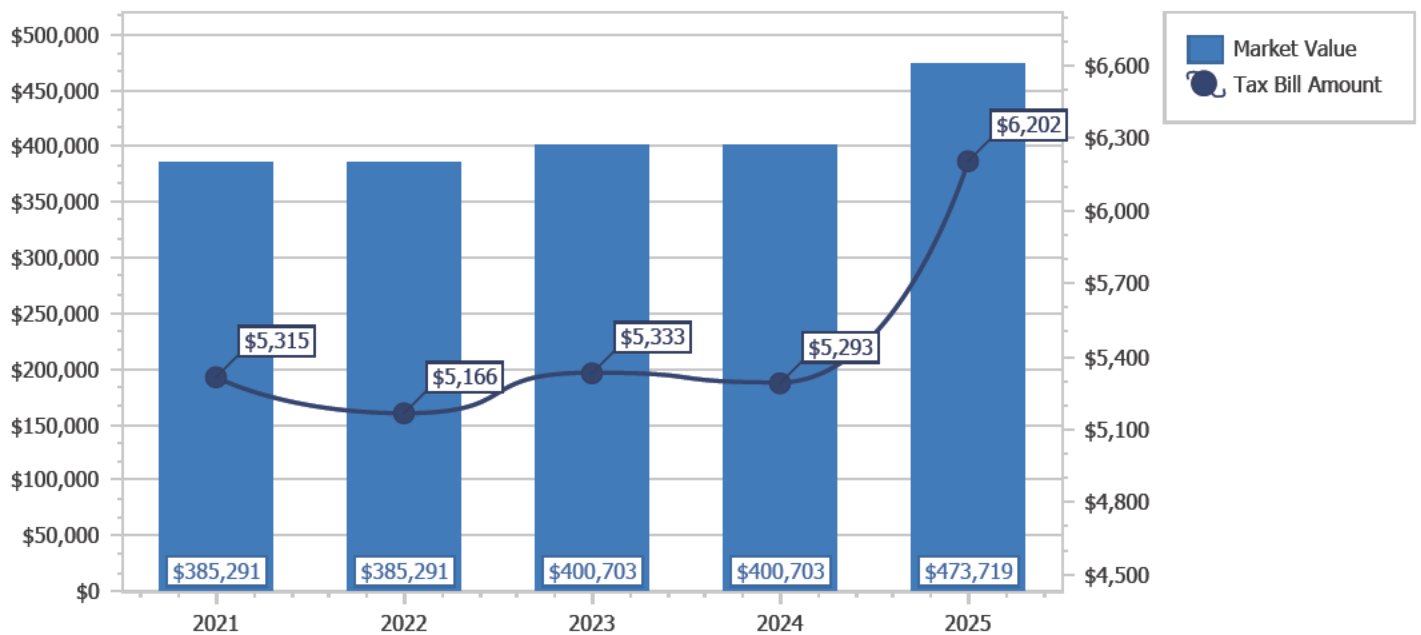
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	12
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



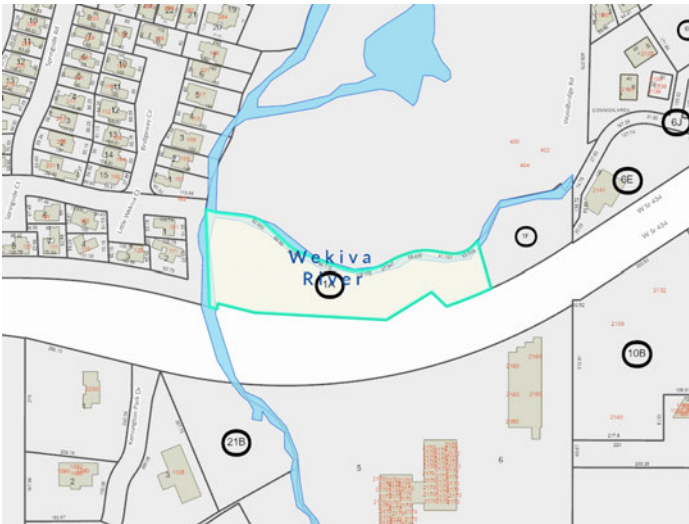
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2026 Property Record Card



Parcel: 03-21-29-300-001A-0000
 Property Address:
 Owners: GREEN PROPERTIES 434 LLC
 2026 Market Value \$92,560 Assessed Value \$92,560 Taxable Value \$92,560
 2025 Tax Bill \$2,279.03
 Vacant Comm-Pud property has a lot size of 2.32 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	03-21-29-300-001A-0000
Property Address	
Mailing Address	6700 S SYLVAN LAKE DR SANFORD, FL 32771-9048
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$92,560	\$166,608
Land Value Agriculture	\$0	\$0
Just/Market Value	\$92,560	\$166,608
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	\$92,560	\$166,608

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,279.03
Tax Bill Amount	\$2,279.03
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

GREEN PROPERTIES 434 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 03 TWP 21S RGE 29E
FROM SE COR RUN N 1416.07 FT S 56
DEG 37 MIN 14 SEC W 59.61 FT SWLY
ON CURVE 158.37 FT TO POB RUN N 16
DEG 37 MIN 41 SEC W 148.59 FT WLY
ON CURVE 63.526 FT N 81 DEG 24 MIN
29 SEC W 41.107 FT WLY ON CURVE
58.405 FT S 71 DEG 05 MIN 20 SEC W
27.347 FT WLY ON CURVE 115.172 FT N
69 DEG 44 MIN 23 SEC W 96.710 FT
NWLY ON CURVE 37.506 FT N 47 DEG 6
MIN 6 SEC W 69.93 FT WLY ON CURVE
52.933 FT N 83 DEG 07 MIN 22 SEC W
TO C/L LITTLE WEKIVA RIVER SLY
ALONG C/L TO NLY R/W ST RD 434 ELY
ON RD TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$92,560	\$0	\$92,560
SCHOOLS	\$92,560	\$0	\$92,560
FIRE	\$92,560	\$0	\$92,560
ROAD	\$92,560	\$0	\$92,560
WATER MANAGEMENT DISTRICT	\$92,560	\$0	\$92,560

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/6/2026	\$100	10968/1529	Improved	No
WARRANTY DEED	12/15/2025	\$475,000	10953/1215	Vacant	Yes
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Vacant	No
WARRANTY DEED	6/1/2004	\$20,000	05369/0754	Vacant	No
WARRANTY DEED	2/1/1995	\$120,000	02886/0603	Improved	No
WARRANTY DEED	8/1/1989	\$375,000	02100/0686	Improved	No
WARRANTY DEED	7/1/1985	\$350,000	01667/0770	Improved	No
WARRANTY DEED	11/1/1984	\$100,000	01595/1246	Improved	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$80,000/Acre	\$92,560	\$92,560

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	PD
Description	Planned Development

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

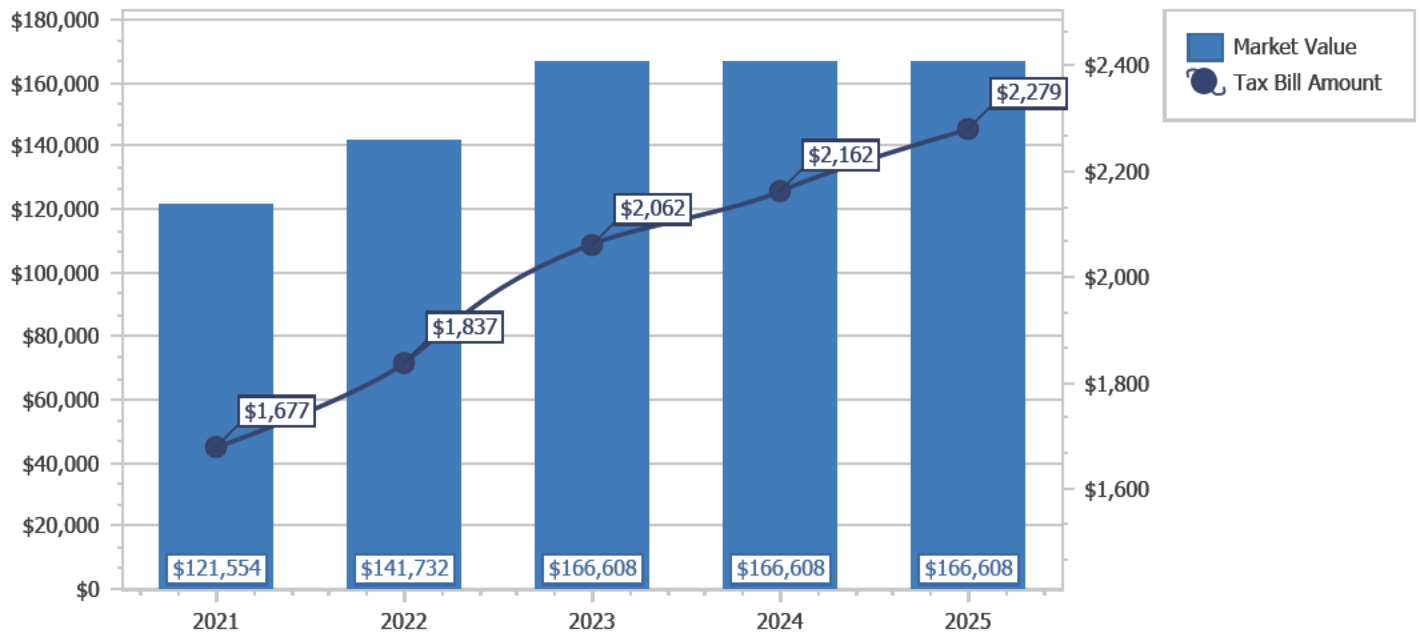
School Districts

Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Utilities

Fire Station #	16
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Detail by Entity Name

Florida Limited Liability Company
GREEN PROPERTIES 434 LLC

Filing Information

Document Number	L25000559155
FEI/EIN Number	41-3339945
Date Filed	12/15/2025
Effective Date	12/09/2025
State	FL
Status	ACTIVE

Principal Address

6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Mailing Address

6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Registered Agent Name & Address

GREEN, WILLIAM S
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Authorized Person(s) Detail

Name & Address

Title MGR

GREEN, WILLIAM S
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, JENNIFER R
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, MATTHEW J
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Title MGR

GREEN, BROOKE W
6700 S SYLVAN LAKE DRIVE
SANFORD, FL 32771

Annual Reports

Report Year	Filed Date
2026	02/08/2026

[02/08/2026 – ANNUAL REPORT](#)

[View image in PDF format](#)

[12/15/2025 – Florida Limited Liability](#)

[View image in PDF format](#)

**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: 7/15/2026 1:22:35 PM
Project: 26-20500008
Credit Card Number: 48*****1598
Authorization Number: 074820
Transaction Number: 150726C55-7BC3BC1F-C6B5-496C-A66A-606F5E989F72
Total Fees Paid: 5730.15

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	117.65
REZONE WITH LUA (50% OF FEE)14	5612.50
Total Amount	5730.15