



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

PROJ. #: 25-80000037
 Received: 3/24/25
 Paid: 4/4/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MLK Blvd Industrial

PARCEL ID #(S): 27-19-30-300-002A-0000, ~~but will also include the City's parcel 26-19-30-5AE-3500-0000~~

TOTAL ACREAGE: 1.18 ac ~~plus the City's 16.24 ac parcel~~ BCC DISTRICT: 5

ZONING: A-1 FUTURE LAND USE: ~~HIPT1~~ HIPTI

APPLICANT

NAME: Curran Darling COMPANY: Distribution Realty Group

ADDRESS: 6247 Brookside Blvd, Suite 244

CITY: Kansas City STATE: MO ZIP: 64113

PHONE: 913-579-7008 EMAIL: cdarling@distributionrealty.com

CONSULTANT

NAME: Marcus Geiger, PE COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S. Orange Avenue, Suite 600

CITY: Orlando STATE: FL ZIP: 32801

PHONE: 407-898-1511 EMAIL: marcus.geiger@kimley-horn.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Two (2) industrial buildings totaling 279,450 sq. ft.

The applicant wishes to discuss annexing this parcel into the City to use for roadway extension/access to the project.

STAFF USE ONLY

COMMENTS DUE: 4/11 COM DOC DUE: 4/17 DRC MEETING: 4/23

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: HIPTI LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the west side of MLK Jr Blvd,
north of St Johns Pkwy

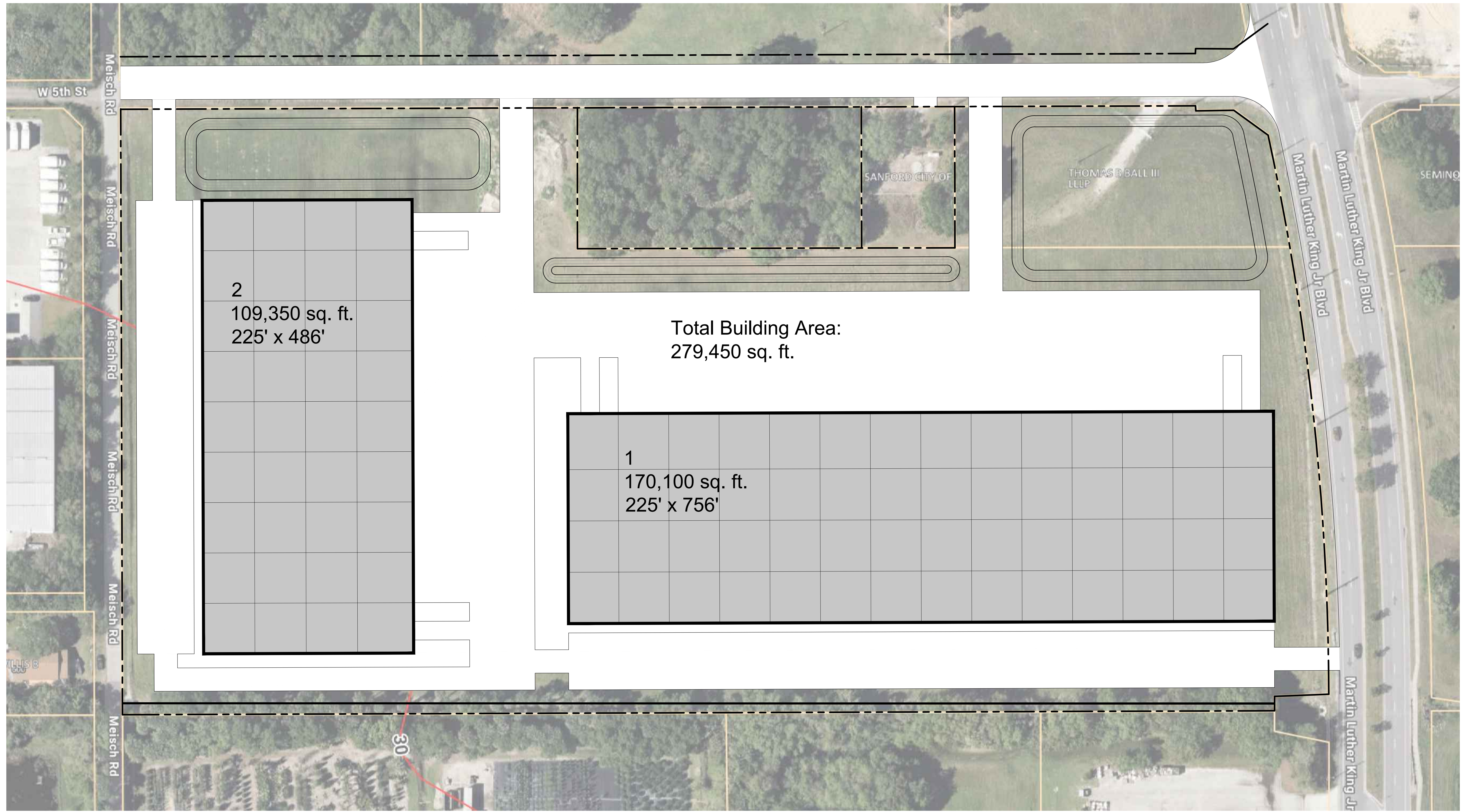
Agenda: 4/18

Detailed Narrative

The proposed development consists of two (2) industrial buildings totaling 279,450 sq. ft. with a stormwater pond on two (2) parcels.

Parcel 26-19-30-5AE-3500-0000, a 16.24 acre parcel located in the City of Sanford, would be the site of Building 1 (170,100 sq. ft.) and Building 2 (109,350 sq. ft), as well as the stormwater pond.

Parcel 27-19-30-300-002A-0000, a 1.18 acre parcel located in Seminole County, would be the site of a roadway extension to access the project. This parcel would ideally be annexed into the City of Sanford.



DRAFT

1 Site Plan
scale: 1" = 50'-0" north

a new development for
DRG Sanford
700 MLK Jr. Blvd.
Sanford, Florida

date
03.06.2025
drawn by
DAE
checked by
DAE
revisions

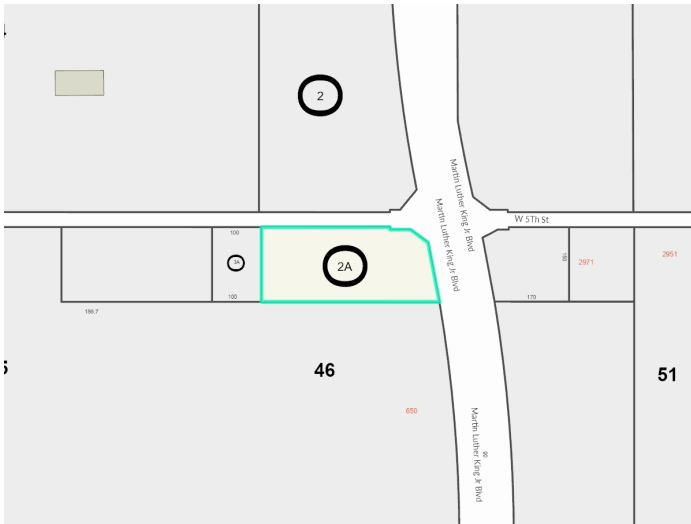
sheet number
A1.1
drawing type
preliminary
project number
25066

Property Record Card



Parcel: **27-19-30-300-002A-0000**
 Property Address:
 Owners: **THOMAS B BALL III LLLP**
 2025 Market Value \$238,931 Assessed Value \$771 Taxable Value \$771
 2024 Tax Bill \$7.97 Tax Savings with Exemptions \$2,461.00
 Cropland property has a lot size of 1.18 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-19-30-300-002A-0000
Property Address	
Mailing Address	213 SHADY OAKS CIR LAKE MARY, FL 32746-3685
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$238,931	\$238,931
Land Value Agriculture	\$771	\$771
Just/Market Value	\$238,931	\$238,931
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	\$771	\$771

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,468.97
Tax Bill Amount	\$7.97
Tax Savings with Exemptions	\$2,461.00

Owner(s)

Name - Ownership Type
 THOMAS B BALL III LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 27 TWP 19S RGE 30E
 BEG 1339 FT W & 455.3 FT N OF E 1/4
 COR RUN W 399 FT S 627 FT E 399 FT
 N 627 FT (LESS PT N OF FIFTH ST &
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$771	\$0	\$771
Schools	\$771	\$0	\$771
SJWM(Saint Johns Water Management)	\$771	\$0	\$771

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2009	\$100	07153/0041	Vacant	No
TRUSTEE DEED	10/1/2000	\$100	03943/1276	Vacant	No
PROBATE RECORDS	3/1/1997	\$100	03206/0708	Vacant	No
WARRANTY DEED	4/1/1993	\$435,000	02577/1605	Vacant	No

Land

Units	Rate	Assessed	Market
1.18 Acres	\$203,000/Acre Market, \$655/Acre AG	\$771	\$238,931

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	A-1
Description	Agricultural-1Ac
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 5

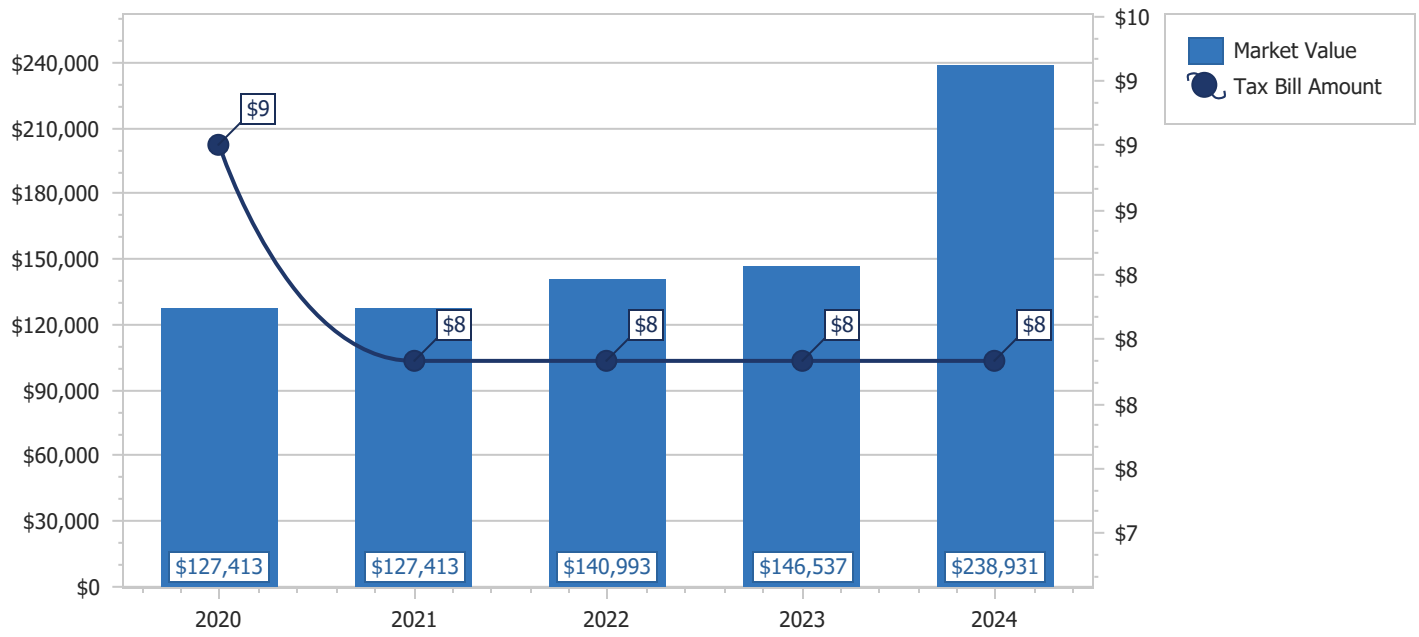
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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 or call us at: (407) 665-7371.

Receipt Details

Date: 4/4/2025 1:53:48 PM
Project: 25-80000037
Credit Card Number: 55*****2235
Authorization Number: 00450J
Transaction Number: 040425O13-424AC996-380E-41EA-900B-2BE1724ABC45
Total Fees Paid: 52.50

Fees Paid

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