

Sanford Commerce Center (Project No. 26-20500003)
Minutes of Community Meeting Held on May 14, 2026

The Community Meeting was held at the Bookertown Community Center, 4631 Gilbert Street, Sanford, Florida.

In attendance for the Applicant were Drew Thigpen, Colton Murphy, and S. Brent Spain, Esquire, and on behalf of the current property owners/seller, Chad Moorhead and Patti Sholar

A mailing radius of 1,500 feet was used for the Community Meeting Notice, and approximately 400 notices were mailed on April 29, 2026. Copies of the mailing list and notice map are on file with the Seminole County Planning Department.

Eighteen (18) members of the public filled out the Attendee Sign-In Sheet provided at the door to the Bookertown Community Center. A copy of the Attendee Sign-In Sheet is on file with the Seminole County Planning Department.

The Community Meeting was scheduled to begin at 6:00 pm, but at the request of Eunice Brown with the Bookertown Improvement Association, the Applicant delayed the start to approximately 6:25 pm to allow time for additional neighbors to arrive.

Drew Thigpen of Greenburg Gibbons Properties (“GGP”) welcomed those in attendance and provided an introduction and an overview of GGP and its existing projects in the southeast. Mr. Thigpen then provided an overview of the proposed Sanford Commerce Center project. He discussed the nature of the pending request to assign an Industrial (IND) future land use classification to the entire property and amend the existing Planned Development (“PD”) to allow certain C-1, C-2, C-3 & M-1A uses across the entire site, subject to certain conditions and restrictions.

Mr. Thigpen made a PowerPoint presentation that included the proposed Master Development Plan (“MDP”), a conceptual building layout, photographs of an existing GGP project, and multiple renderings of the proposed development from different angles on the subject property. The proposed conceptual plan/building layout reflected four (4) buildings, totaling approximately 144,000 square feet, ranging in height from twenty-two (22) feet to less than thirty-five (35) feet as the buildings step up towards Interstate 4.

Mr. Thigpen also discussed the proposed landscape buffer, the existing 6-foot-tall wall along the western property line, and the inclusion of additional 10-foot screening walls on portions of the proposed buildings. Mr. Thigpen also noted increasing the setback under the existing MDP from fifty (50) feet to sixty (60) feet along the western property boundary under GGP’s proposed four (4) building plan. Mr. Thigpen also mentioned the hours of operation limitation being imposed to restrict outdoor work activities and outdoor loading/unloading to 7:00 am to 9:00 pm, as well as prohibitions on certain uses that are not currently prohibited under the existing PD. During his presentation, Mr. Thigpen also discussed the economic benefits of the project, including anticipated tax revenue and job creation. Mr. Thigpen also confirmed GGP will be the longtime holder of the property, with GGP owning the buildings and leasing to tenants. In this regard, Mr.

Thigpen stated GGP has its own property management team to ensure its property stay clean and no issues arise with tenants. Mr. Thigpen also stated the project would be constructed in a single phase within twelve (12) months, as opposed to multiple phases over an extended period of years.

During his presentation, Mr. Thigpen opened the floor to questions and comments from those in attendance.

The first attendee made a point about the current noise experienced from I-4 because the subject property was cleared a while back. The attendee commented that the property used to be wooded at one time, which helped reduce the sound from I-4, but since it was cleared the neighborhood experiences the I-4 noise all day long. The attendee thought the proposed buildings would help block noise from I-4.

Mr. Thigpen agreed that the buildings should help with some roadway noise attenuation from I-4.

An attendee asked about the tax revenue from the project.

Mr. Thigpen referred back to GGP's estimate on the increased tax revenue that the project is anticipated to generate for Seminole County.

Another attendee asked about the potential benefit to Bookertown of the proposed project.

Mr. Thigpen responded by stating that the proposed flex space caters to smaller, local businesses, which generally are viewed as job creators for skilled labor.

An attendee asked about stormwater for the project.

Mr. Thigpen responded by showing where the stormwater ponds already exist on the property. Such stormwater ponds will hold and treat all of the water generated both during construction and the operation of the flex space.

An attendee asked about the ground elevation of the project and whether the buildings would be built up.

Mr. Thigpen responded that the buildings would be built at the existing ground level.

An attendee asked if the project would affect the real estate taxes paid in Bookertown.

Mr. Thigpen indicated that the taxes on the subject property will likely increase once the flex space buildings are built. However, development of the flex space buildings should not have an impact on residential taxes within Bookertown.

An attendee asked if the project was related to the new truck stop facility FDOT is building on I-4.

Mr. Thigpen said "no."

Several attendees then asked about the status of the road widening of Orange Boulevard.

Mr. Thigpen and Mr. Madden responded by stating that it was their understanding the County has acquired the needed land for that road project – at least the County has from the subject property – and the road widening is anticipated to occur within the next year or two.

An attendee asked if GGP plans to stay involved with the project or sell it.

Mr. Thigpen responded by confirming that the project is a long-term hold for GGP and GGP will continue to own the project and lease units to tenants. Mr. Thigpen also confirmed that GGP has its own management company to oversee the site, whereas others frequently use third-party management companies.

An attendee asked about the hours for construction.

Mr. Thigpen and Mr. Spain advised that hours of construction are regulated by the Seminole County Code. Mr. Thigpen also confirmed that the project would be built in one phase.

An attendee asked about the construction access for the site.

Mr. Thigpen indicated that all construction access would be through the main entrance/exit to the property.

An attendee asked about the uses on the property.

Mr. Thigpen explained that Lots 2 and 3 are currently allowed C-1, C-2, C-3, and M1-A uses. Lot 4 is currently allowed C-1 and C-2 uses. The proposal seeks to allow C-3 and M1-A uses on Lot 4. Mr. Thigpen explained that the proposed PD amendment expressly prohibits several uses that are currently allowed under the existing PD on the property. Mr. Thigpen also noted the hours limitation on loading/unloading and outdoor activities with the PD amendment that does not exist in the current PD.

Several attendees expressed their desire for Seminole County to install a traffic light for Bookertown.

Ms. Brown with the Bookertown Improvement Association informed the folks in attendance that it was important to attend County Commission meetings on a regular basis so that the Commission is aware of the community's desires, including the need for a traffic light.

Mr. Thigpen allowed time for every question or comment desired by any attendee at the community meeting and he answered or responded to every question.

The overall response from those in attendance at the community meeting was positive with attendees voicing that the proposed commercial/light industrial flex space was much better than other uses that could be developed under the current zoning. Attendees also saw the project as a

positive due to the acoustic buffer it would provide that has been lost since the previously wooded parcel in-question was cleared. The noise pollution they have felt from Interstate 4 since that clearing has been extensive, and the presence of these buildings and structures to shield them from that noise was seen as a big positive by many attendees.

Following all questions and comments by the attendees, Mr. Thigpen thanked everyone for attending and offered to share his direct contact with anyone in case they had any questions. Mr. Thigpen and Mr. Spain also stayed around during the cleanup of the meeting to continue to speak with or answer any questions from attendees. Mr. Spain also provided Mr. Thigpen's direct contact information to Reginald Campbell and Eunice Brown with the Bookertown Improvement Association should any follow-up questions arise. The community meeting was concluded at approximately 7:30 pm.

Community Meeting
Attendee Sign-In Sheet
Sanford Commerce Center

Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003

	NAME	ADDRESS	E-MAIL CONTACT
1.	Brant Spain	1809 Edgewater Dr Orlando, FL 32804	sbs@theriaquelaw.com
2.	Eunice Brown	4520 Douglas Street, Sanford	eunicegolden992@gmail.com
3.	Gardale Blake	4660 DuBois Street, ^{Sanford} FL	gardalebblake@gmail.com
4.	Otavious Clark	4720 Chestnut	Ockyclark@gmail.com
5.	Sandra Parker	4770 Chestnut St	swparker1957@gmail.com
6.	Helen Ward	4740 Chestnut St.	
7.	Mennie Williams	4560 Douglas St Sanford FL 32771	Mennie44@gmail.com
8.	Amanda Stokes	4781 Richard Allen St	amandastokes55@yahoo.com
9.	Vonajje Davis	4660 Gilbert St Sanford 32771	diavon06@yahoo.com
10.			

Community Meeting
Attendee Sign-In Sheet
Sanford Commerce Center
Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003

	NAME	ADDRESS	E-MAIL CONTACT
1.	Sabrina Melton	1152 Dunbar Ave	
2.	Shuan Jackson	4531 Dubois Street	
3.	ANDRIE JACKSON	↓ ↓ ↓	
4.	Tawanna Scott	4626 Gilbert St Sanford NC	
5.	Vernon Scott	4632 Gilbert St	
6.	Reginald Campbell	4501 Richard Allen St.	
7.	Jamar Brundage		
8.	Shemeka Stone	831 Dunbar Ave	
9.	Sennie Lee Williams		
10.	Awne Williams	4341 Richard Allen St	

**Community Meeting
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Sanford Commerce Center
Small-Scale Future Land Use Map Amendment and PD Amendment – PZ26-20500003**

	NAME	ADDRESS	E-MAIL CONTACT
1.	Patti Sholar	1590 Bobby Lee Rd. Sanford NC 27771	PSholar@kbc dev.com
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