



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

PROJ. #: 26-80000001
PM: HILARY PADIN
REC'D: 01/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT NAME: Aerotech Aluminum

PARCEL ID #(S): 33-19-31-300-0180-0000

TOTAL ACREAGE: 1.66 BCC DISTRICT:

ZONING: M-1 FUTURE LAND USE: Industrial

NAME: Willial Mooers COMPANY: Aerotech Aluminum

ADDRESS: 266 Black Lake Road

CITY: Osteen STATE: FL ZIP: 32764

PHONE: 407-324-5400 EMAIL: aerotecalum@aol.com

NAME: Larry Poliner COMPANY: RCE Consultants, LLC

ADDRESS: 617 ARVERN DRIVE

CITY: Altamonte Springs STATE: FL ZIP: 32701

PHONE: 407-452-8633 EMAIL: larry@rceconsultants.net

PROPOSED DEVELOPMENT

Brief description of proposed development: Building addition to support growth

SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

COMMENTS DUE: 01/16 COM DOC DUE: 01/22 DRC MEETING: 02/04/2026

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: M-1

FLU: IND

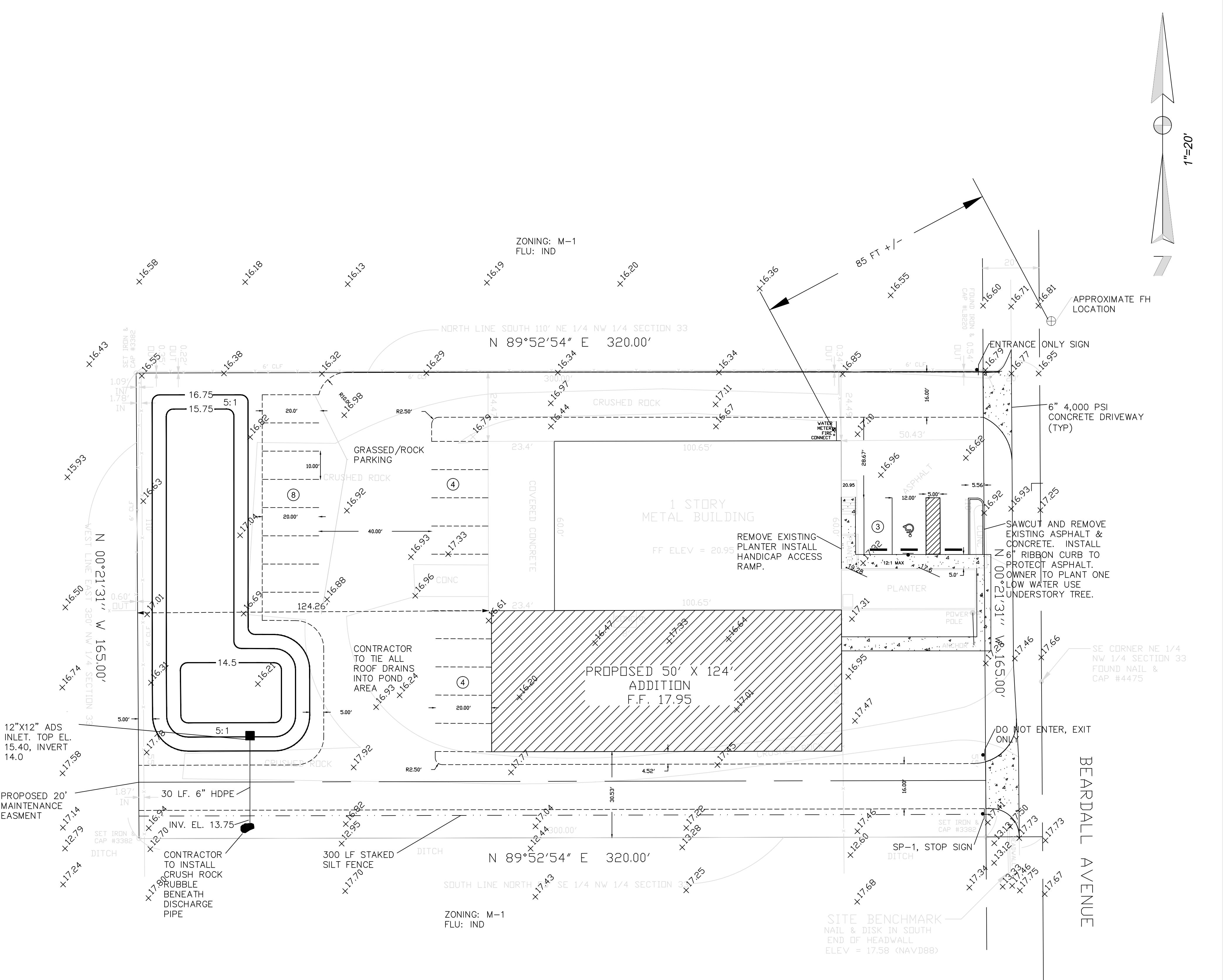
LOCATION: on the west side of N Beardall Ave, south of Celery Ave

W/S: CITY OF SANFORD

BCC: 5: HERR

BEARDALL AVENUE, SEMINOLE COUNTY
SITE PLAN

WINGE'S AVENUE, SEMI SITE PLAN



DEMOLITION NOTES:

1. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
2. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFF-SITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
3. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
4. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPAKTED TO 95 MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180).
5. ALL CONCRETE & PAVEMENT TO BE REMOVED MUST BE SAW CUT CLEAN PRIOR TO REMOVAL.
6. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
7. CONTRACTOR SHALL COORDINATE ABANDONMENT OF EXISTING UTILITIES AND NEW UTILITY SERVICES WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING UTILITIES, LIGHT POLES, AND OTHER STRUCTURES TO REMAIN PER FINAL DESIGN PLANS.

SITE LEGEND

HANDICAP PARKING
PROPOSED DRAINAGE INLET
PROPOSED CURB
SITE BOUNDARY LINE
CENTER LINE OF ROAD
RIGHT-OF-WAY
EXISTING EDGE OF PAVEMENT
PROPOSED CONCRETE PAVEMENT
TYPICAL
HANDICAP
10 PARKING SPACES
SIDEWALK
5' RADIUS

PROPERTY APPRAISOR ID NUMBER: 33-19-31-300-0180-000

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

BY: _____

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, Fl. 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

Engineer of Record

**Laurence Poliner
#56974**

PROJECT
#: 05.2011

MAY 2011	SHEET: 2
SCALE: 1"=20'	

SITE DATA

PROPERTY ZONING:
SITE & NORTH, SOUTH, WEST
M-1 (INDUSTRIAL) EAST IS ROW

FUTURE LAND USE:
SITE & NORTH, SOUTH, WEST
IND (INDUSTRIAL) EAST IS ROW

PARKING SPECIFICATIONS:
PARKING SPACES REQUIRED
INDUSTRIAL FACILITY = 1 SPACE/ 2 EMPLOYEES PLUS 1 SPACE PER
COMPANY VEHICLE

EXISTING LAND USE:
SITE IS DEVELOPED FOR EXISTING FABRICATION WAREHOUSE USE

EXISTING PROPERTY AREA:
TOTAL = 1.14 ACRES

BUILDING DATA & SETBACKS

MAXIMUM BUILDING HEIGHT = 35 FEET (ALLOWED)
= 20 FEET (PROPOSED MAXIMUM)

MINIMUM BUILDING SETBACKS:
FRONT = 50 FT
SIDE = 10 FT
REAR = 10 FT

PARKING SPACES PROVIDED:

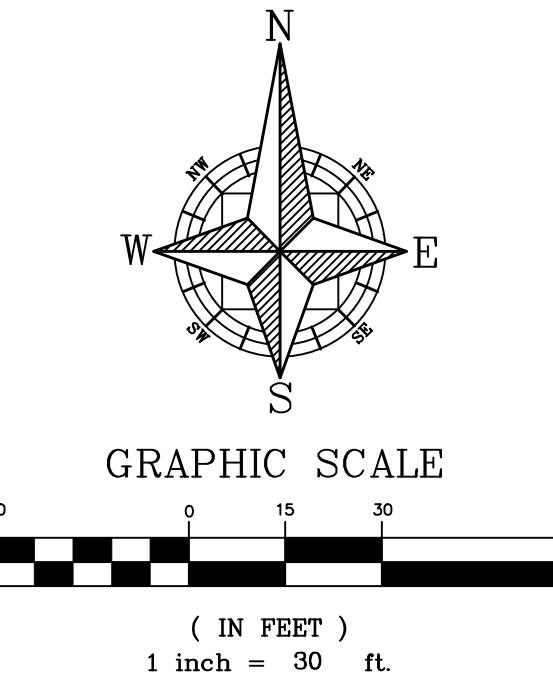
REGULAR SPACES = 17
HANDICAP SPACES = 1

TOTAL SPACES 18

SITE CALCULATIONS:

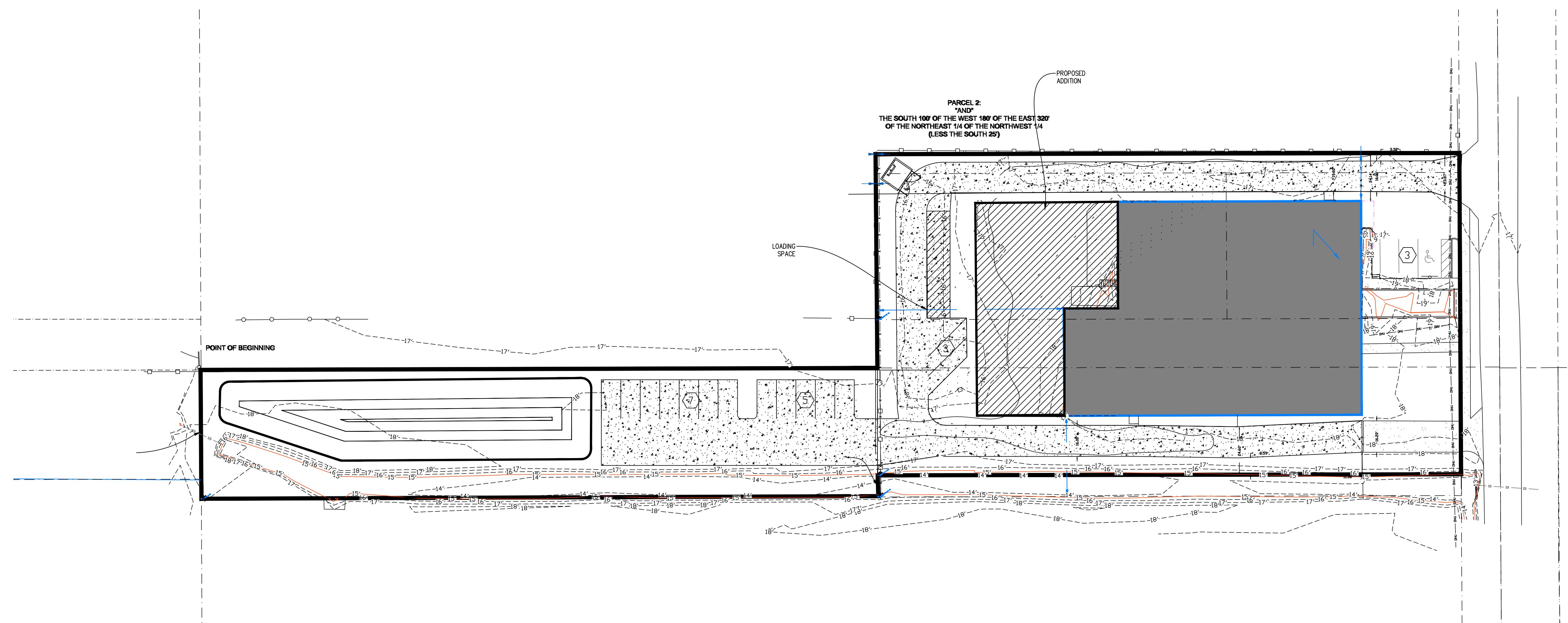
MAXIMUM ISR 75%

EXISTING STRUCTURE 15,278 SF
PROPOSED ADDITION: 6,500 SF



FLOOD ZONE:

THIS SITE IS IN ZONE X, AN AREA OF NO FLOODING.



WILLIAM & KIMBERLEY MOOERS BUILDING EXPANSION
BEARDALL AVENUE, SEMINOLE COUNTY
SITE PLAN

NO.:	DATE:	REVISION / ISSUE DATE:	BY:
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RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #:	52.2025
DRAWN: LMP CHECKED: LMP	
JAN 2026	SHEET:
SCALE: 1"=30'	1

SITE PLAN

Property Record CardA



Parcel: 33-19-31-300-0180-0000
 Property Address: 1696 N BEARDALL AVE SANFORD, FL 32771
 Owners: MOOERS, WILLIAM; MOOERS, KIMBERLY
 2026 Market Value \$1,140,628 Assessed Value \$838,012 Taxable Value \$838,012
 2025 Tax Bill \$11,767.25 Tax Savings with Non-Hx Cap \$2,162.02
 Light Manufacturing property w/1st Building size of 7,320 SF and a lot size of 1.68 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	33-19-31-300-0180-0000
Property Address	
Mailing Address	266 BLACK LAKE RD OSTEEN, FL 32764
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$797,283	\$803,214
Depreciated Other Features	\$8,543	\$5,696
Land Value (Market)	\$334,802	\$209,386
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,140,628	\$1,018,296
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$302,616	\$256,467
P&G Adjustment	\$0	\$0
Assessed Value	\$838,012	\$761,829

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$13,929.27
Tax Bill Amount	\$11,767.25
Tax Savings with Exemptions	\$2,162.02

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

MOOERS, WILLIAM - Tenancy by Entirety
 MOOERS, KIMBERLY - Tenancy by Entirety

Legal DescriptionA

SEC 33 TWP 19S RGE 31E
 S 110 FT OF E 320 FT OF NE 1/4 OF NW 1/4 &
 N 55 FT OF E 320 FT OF SE 1/4 OF NW 1/4 IN
 ABANDONED RR ROW (LESS E 20 FT FOR RD)
 & BEG 1323.64 FT S & 2003.97 FT E OF NW COR
 RUN E 347.99 FT S 66 FT W 348.11 FT N TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$838,012	\$0	\$838,012
Schools	\$1,140,628	\$0	\$1,140,628
FIRE	\$838,012	\$0	\$838,012
ROAD DISTRICT	\$838,012	\$0	\$838,012
SJWM(Saint Johns Water Management)	\$838,012	\$0	\$838,012

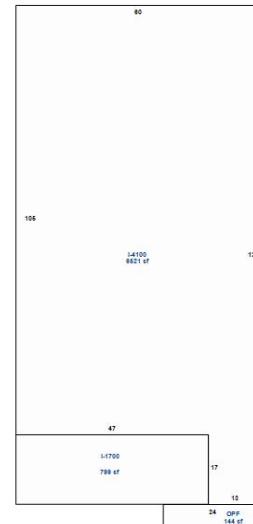
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$62,000	08903/0871	Vacant	No
WARRANTY DEED	3/25/2010	\$350,000	07356/1698	Improved	Yes
WARRANTY DEED	9/1/1992	\$100	02476/0535	Improved	No
WARRANTY DEED	3/15/1982	\$1,900	01395/0631	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01254/1123	Vacant	No
WARRANTY DEED	11/1/1979	\$3,000	01254/1121	Vacant	No

LandA

Units	Rate	Assessed	Market
49,500 SF	\$4.62/SF	\$228,690	\$228,690
22,968 SF	\$4.62/SF	\$106,112	\$106,112

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7320
Total Area (ft ²)	
Construktion	METAL PREFINISHED - INSULATED
Replacement Cost	\$731,006
Assessed	\$292,402

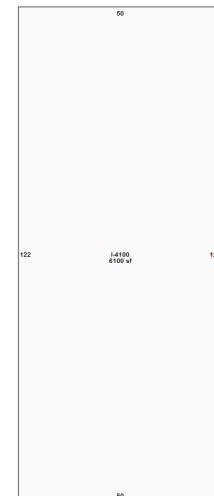


Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	144

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	6100
Total Area (ft ²)	
Construktion	NO WALLS
Replacement Cost	\$601,049
Assessed	\$504,881



Building 2

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08985	FIRE SPRINKLER SYSTEM	\$9,640		10/24/2013
05426	CONSTRUCT NEW STEEL BUILDING	\$228,748		6/27/2013
05788	ALLISON MARINE-LOTS & RECEPTCL	\$0		9/1/1995

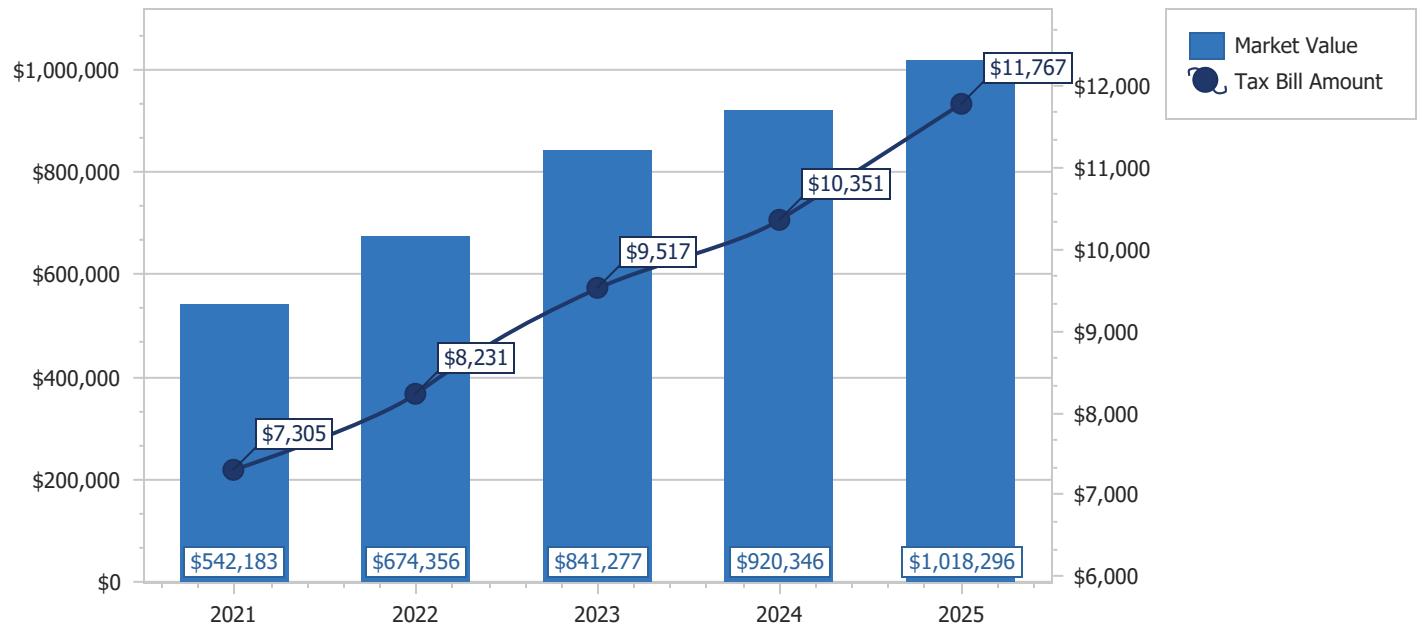
04959	ALLISON MARINE COMPANY DOING WORK - SYSTEMS OF SECURITY	\$500	7/1/1994
04294	ALLISON MARINE FIRE SPRINKLERS	\$850	6/1/1994

Extra FeaturesA					
Description	Year Built	Units	Cost	Assessed	
COMMERCIAL ASPHALT DR 2 IN	1980	3450	\$9,315	\$5,589	
6' CHAIN LINK FENCE - LIN FT	1980	270	\$4,182	\$2,509	
LOAD RAMP	1980	360	\$742	\$445	

ZoningA		School DistrictsA	
Zoning	M-1	Elementary	Region 3
Description	Industrial	Middle	Millennium
Future Land Use	IND	High	Seminole
Description	Industrial		

Political RepresentationA		UtilitiesA	
Commissioner	District 5 - Andria Herr	Fire Station #	Station: 41 Zone: 411
US Congress	District 7 - Cory Mills	Power Company	FPL
State House	District 36 - Rachel Plakon	Phone (Analog)	AT&T
State Senate	District 10 - Jason Brodeur	Water	Sanford
Voting Precinct	Precinct 10	Sewage	City Of Sanford
		Garbage Pickup	
		Recycle	
		Yard Waste	
		Hauler #	

Property Value HistoryA



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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: 1/5/2026 11:27:43 AM
Project: 26-80000001
Credit Card Number: 53*****9074
Authorization Number: 04297Z
Transaction Number: 050126C2B-A9215D65-98B7-4B24-8ED7-089EC3E758B8
Total Fees Paid: 52.50

Fees Paid

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