PM Tiffany



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

PROJ. #: _____

RECEIVED 09/12/2025 PAID 09/15/2025

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED **APPLICATION FEE** X PRE-APPLICATION \$50.00 Sanford Commerce Center PROJECT NAME: 21193051300000020 PARCEL ID #(S): BCC DISTRICT: District 5 - Andria Herr TOTAL ACREAGE: 17.32 AC zoning: PD FUTURE LAND USE: IND NAME: Kyle Corfield **COMPANY: Greenberg Gibbons Properties** ADDRESS: 706 Giddings Ave. Annapolis, MD 21401 STATE: MD ZIP: 21401 CITY: Annapolis PHONE: 848-246-6008 EMAIL: kcorfield@ggcommercial.com COMPANY: ARCO Design/Build NAME: Cade Thompson ADDRESS: 2100 S Tryon St. Suite 205 STATE: NC Charlotte ZIP: 28203 CITY: PHONE: 704-903-3607 EMAIL: cthompson@arcodb.com PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY) SUBDIVISION ☐ LAND USE AMENDMENT **X** REZONE X SITE PLAN **☐** SPECIAL EXCEPTION Description of proposed development: Two building light industrial complex. 144,250SF total



9/9/25

GGP Sanford Commerce Center Pre Application Project Narrative

The proposed project consists of the development of two (2) light industrial buildings totaling 144,250 SF. The included site plan dated 7/1/25 represents the current conceptual site plan. The project would develop a majority of parcel 21193051300000020 (approx. 17.32AC) and is currently zoned PD with a future use of IND. The project would utilize the existing storm water management ponds on site.

We have also included an exterior architectural rendering of a similar project to represent the design intent of the proposed buildings.





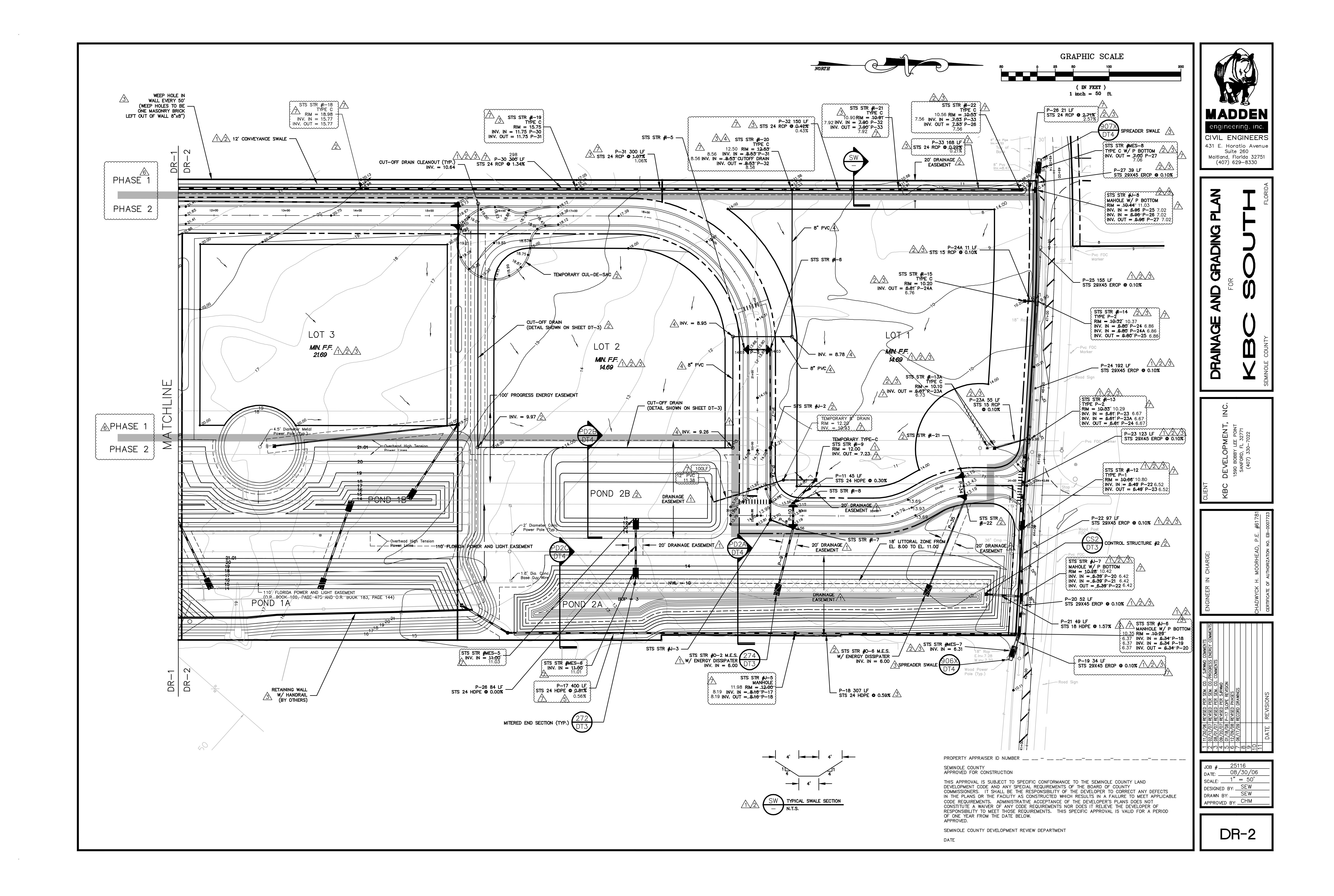


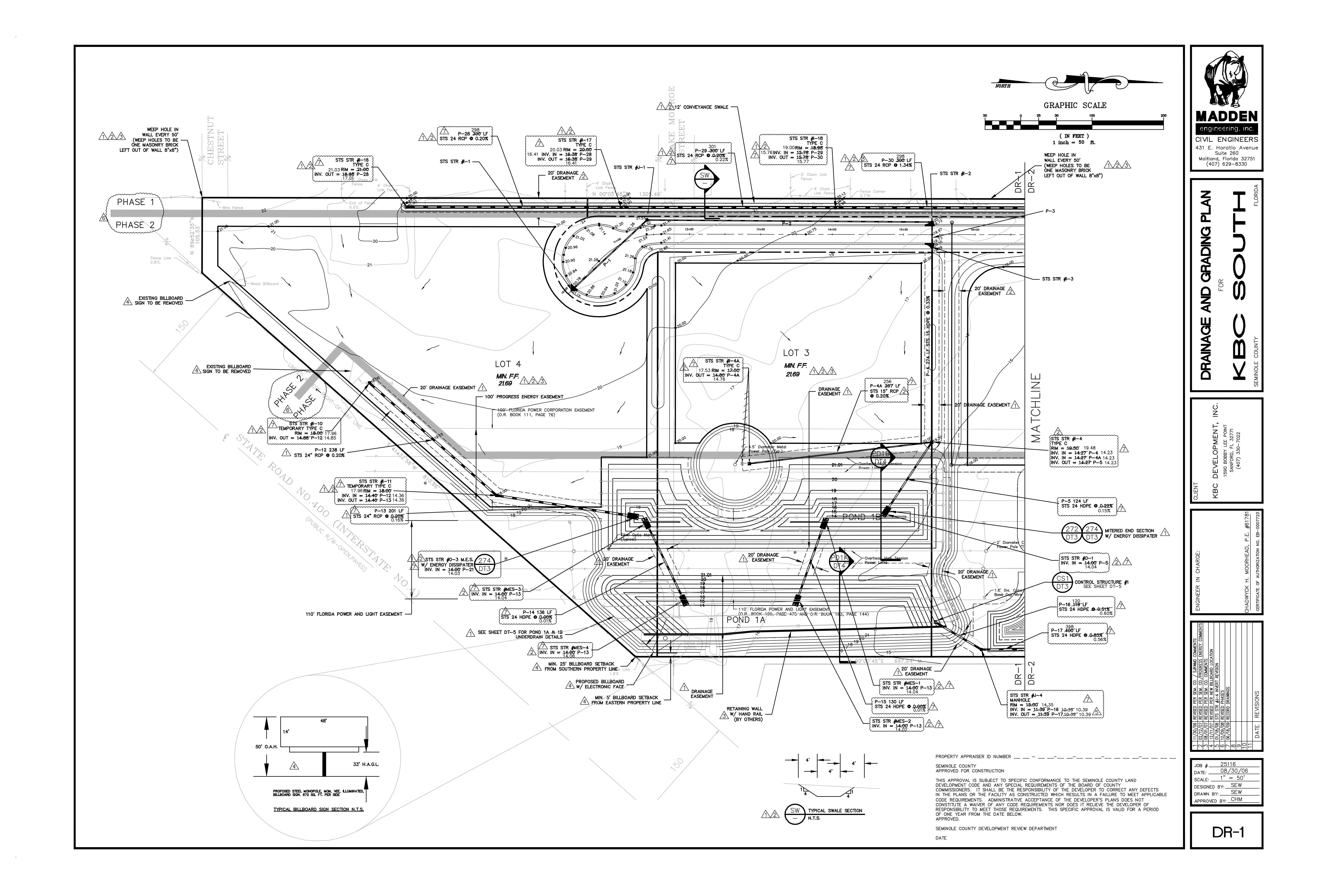
MINNEOLA OVERLOOK

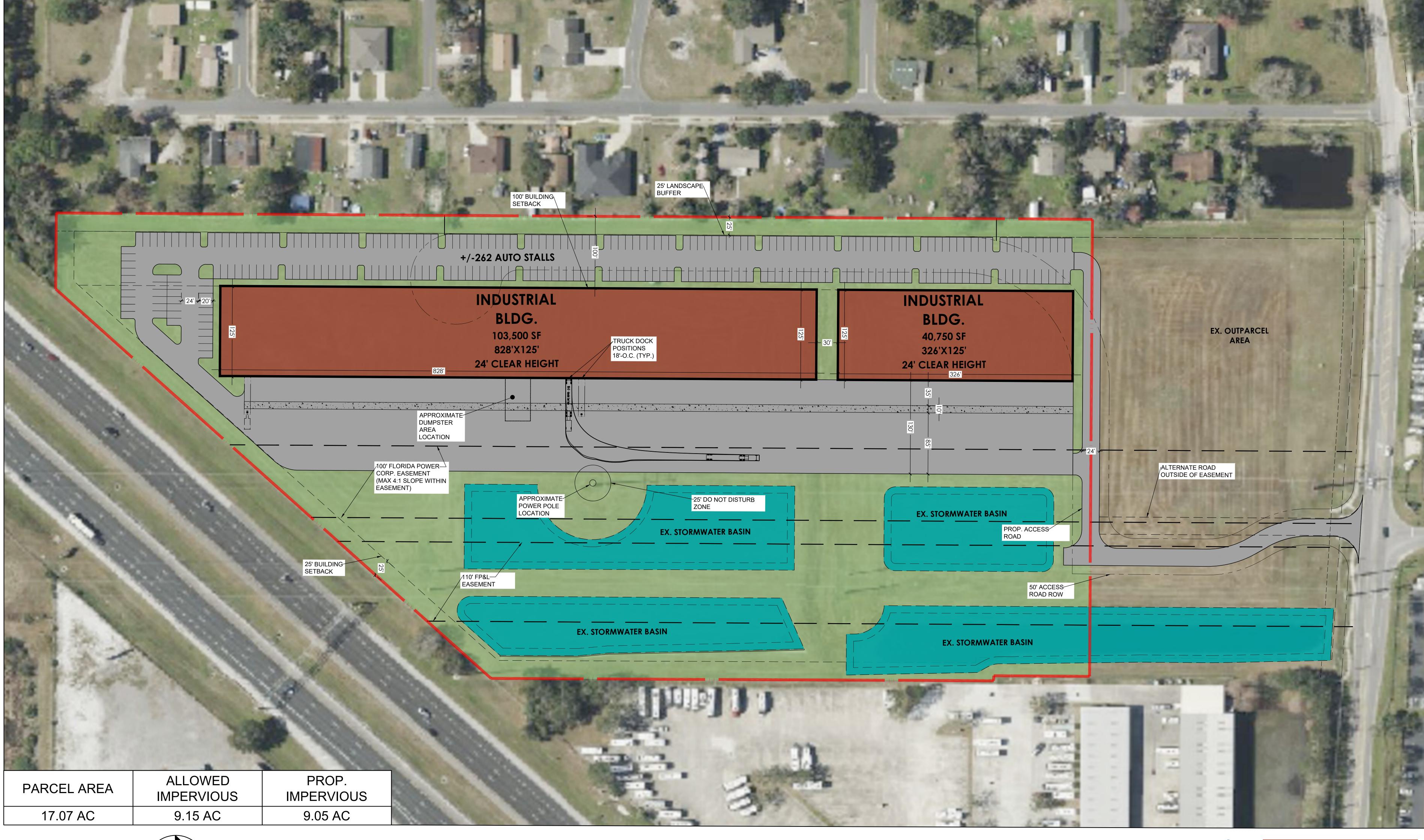
Minneola, FL

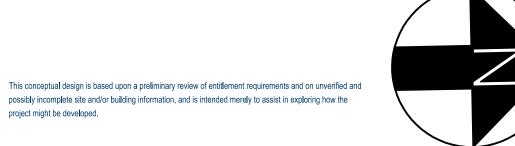


CORNER RENDERING









CONCEPTUAL SITE PLAN

GGP SANFORD COMMERCE CENTER ORANGE BLVD, SANFORD, FL 32771

SCHEME 01 | CIVIL | 07.01.2025

SCOUT & CO
CIVIL ENGINEERING



SCALE 1" = 50'
0 25 50 100 250

Property Record Card



Parcel: 21-19-30-513-0000-0020

Property Address:

Owners: KBC DEV INC

2025 Market Value \$3,087,226 Assessed Value \$2,625,499 Taxable Value \$2,625,499

2024 Tax Bill \$0.00

Vac Indust W/Site Improvements property has a lot size of 17.32 Acres

Parcel Location

Site View

Parcel Information		
Parcel	21-19-30-513-0000-0020	
Property Address		
Mailing Address	1590 BOBBY LEE PT SANFORD, FL 32771-8078	
Subdivision		
Tax District	01:County Tax District	
DOR Use Code	4013:Vac Indust W/Site Improvements	
Exemptions	None	
AG Classification		

Valuation Method	Cost/Market	Cost/Market
		0
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$3,039,957	\$0
Just/Market Value	\$3,087,226	\$0
Save Our Homes	\$0	\$0
Adjustment/Maximum Portability	φО	ΦU
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary	
	\$0.00
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

_	, ı
Owner	A 1
IIWIIEI	
OWNER	

Name - Ownership Type

KBC DEV INC

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Legal Description

LOT 2 CBK DEVELOPMENT PLAT BOOK 91 PAGES 21-24

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,625,499	\$0	\$2,625,499
Schools	\$3,087,226	\$0	\$3,087,226
FIRE	\$2,625,499	\$0	\$2,625,499
ROAD DISTRICT	\$2,625,499	\$0	\$2,625,499
SJWM(Saint Johns Water Management)	\$2,625,499	\$0	\$2,625,499

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?

Land			
Units	Rate	Assessed	Market
781,480 SF	\$3.89/SF	\$3,039,957	\$3,039,957

Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

Building

^{*} Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

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Extra Features				
Description	Year Built	Units	Cost	Assessed
BLOCK WALL - SF	2008	5680	\$78,782	\$47,269

Zoning		
Zoning	PD	
Description	Planned Development	
Future Land Use	IND	
Description	Industrial	

School Districts		
Elementary	Region 1	
Middle	Markham Woods	
High	Seminole	

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 1	

Utilities		
Fire Station #	Station: 34 Zone: 341	
Power Company	FPL	
Phone (Analog)	AT&T	
Water	Seminole County Utilities	
Sewage	Seminole County Utilities	
Garbage Pickup		
Recycle		
Yard Waste		
Hauler #		

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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: 9/15/2025 11:10:22 AM

Project: 25-80000101

Credit Card Number: 55******2904

Authorization Number: 00929Z

Transaction Number: 150925C1D-EFB1FD8E-BB24-4CFF-A135-894A0A531625

Total Fees Paid: 52.50

Fees Paid

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