

PM: Joy



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

PROJ. #: 24-80000105  
Received & paid: 8/12/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

**PROJECT**

PROJECT NAME:	Terra Lane RV Storage		
PARCEL ID #(S):	16-21-31-5CA-0000-0360		
TOTAL ACREAGE:	<del>9.39</del> 9.52	BCC DISTRICT:	2-ZEMBOWER
ZONING:	A-1	FUTURE LAND USE:	LDR

**APPLICANT**

NAME:	A. Jon Roohparvar	COMPANY:	Bowser Industries LLC
ADDRESS:	1411 Elizabeth Dr		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	(407) 710-0470	EMAIL:	Jon.Rooh@gmail.com

**CONSULTANT**

NAME:	Amir Kazemina	COMPANY:	Bowser Industries LLC
ADDRESS:	716 Via Bella		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	(407) 399-5117	EMAIL:	Akazemina12@gmail.com

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <b>Proposing Rezoning for a Recreational Vehicle Storage Facility on 9.39 Acres Currently Zoned A-1. Requesting consideration for the most applicable zoning:(PD), C-3, or M-1.</b>				

**STAFF USE ONLY**

COMMENTS DUE: 8/23	COM DOC DUE: 8/29	DRC MEETING: 9/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Red Bug Lake Rd, west of 417
W/S: Seminole County	BCC: 2: Zembower	

Agenda: 8/30

# Detailed Narrative for Proposed Rezoning of 9.39 Acres for a Recreational Vehicle Storage Facility in Seminole County, Florida

**Dear Office of Seminole County,**

I am pleased to submit this pre-application for the rezoning of a 9.39-acre parcel currently zoned A-1 (Agriculture) in Seminole County, Florida. The purpose of this request is to secure the appropriate zoning designation—whether it be Planned Development (PD), C-3 (General Commercial and Wholesale), or M-1 (Industrial)—to develop a thoughtfully engineered recreational vehicle (RV) storage facility.

## **Project Overview**

The proposed project involves the development of a state-of-the-art outdoor RV storage facility on the subject property. This facility will cater to the increasing demand for secure, well-maintained RV storage options in the region. It will feature covered RV storage, thoughtfully engineered to maximize usage while minimizing any negative impact on the surrounding environment. The development will include solar panels on the covered structures, providing an environmentally sensitive solution that also allows for the charging of stored RVs.

## **Site Selection and Justification**

The 9.39-acre site was selected due to its strategic location within Seminole County, offering convenient access to major highways and arterial roads, making it an ideal location for RV owners who require secure and accessible storage. The current A-1 zoning, which is primarily agricultural, does not allow for the type of commercial development needed to serve the growing demand for RV storage. Therefore, rezoning to either PD, C-3, or M-1 is essential to unlock the site's full potential and align with the county's long-term planning objectives.

## **Proposed Development and Use**

The RV storage facility will be a meticulously planned development featuring spaces designed specifically for RVs of various sizes. The facility will include:

### **1. Security Features:**

- Gated entry with 24/7 video surveillance.
- On-site management office with a presence during business hours.
- Perimeter fencing and controlled access points to ensure the safety of stored vehicles.

### **2. Design and Aesthetics:**

- Landscaping buffers along property boundaries to maintain visual appeal and reduce any potential impact on neighboring properties.

- Use of environmentally friendly materials and sustainable construction practices.
  - Well-designed signage and lighting that complements the surrounding area without causing light pollution.
- 3. Infrastructure and Accessibility:**
- Paved access roads and parking areas designed to accommodate large RVs, with adequate turning radii and space for maneuvering.
  - Stormwater management systems to handle runoff and maintain the integrity of the surrounding environment.
  - Utility connections to support the facility's operational needs.
- 4. Customer Amenities:**
- Covered parking options for premium RV storage, equipped with solar panels to provide charging stations for RV batteries and electrical systems.
  - Waste disposal and wash areas designed to meet environmental regulations.

## **Benefits to the Community and County**

This RV storage facility will bring several benefits to the local area and Seminole County:

- 1. Economic Impact:**
  - **Job Creation:** The development will create construction jobs during the build phase and permanent jobs once the facility is operational.
  - **Tax Revenue:** The facility will generate increased property taxes and contribute to the county's revenue stream.
  - **Local Business Support:** The presence of the facility will support local businesses, including RV dealerships, repair shops, and suppliers.
- 2. Addressing Market Demand:**
  - The growing popularity of RV travel has led to increased demand for secure storage facilities. This project will help meet that demand, providing a needed service to residents and visitors of Seminole County.
- 3. Enhancing Property Values:**
  - The development will enhance the value of surrounding properties by transforming underutilized land into a modern, attractive facility that meets a specific community need.
- 4. Environmental Considerations:**
  - The project will incorporate best practices in stormwater management, landscaping, and resource conservation, ensuring minimal environmental impact. The inclusion of solar-powered covered RV storage aligns with the county's sustainability goals.
- 5. Traffic and Infrastructure:**
  - The facility is expected to generate minimal traffic compared to other commercial uses, reducing potential strain on local infrastructure. All

access points and internal circulation will be designed to accommodate the safe movement of vehicles without disrupting local traffic patterns.

### **Compliance with County Plans and Objectives**

The proposed rezoning aligns with Seminole County's Comprehensive Plan by promoting responsible land use and supporting the county's economic development goals. The PD, C-3, or M-1 zoning designations are appropriate for the proposed use and will ensure that the development is in harmony with the county's vision for the area.

### **Conclusion**

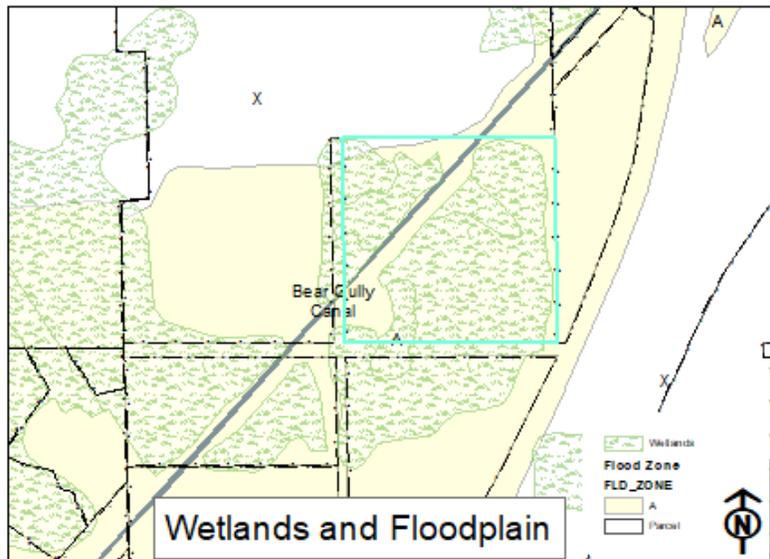
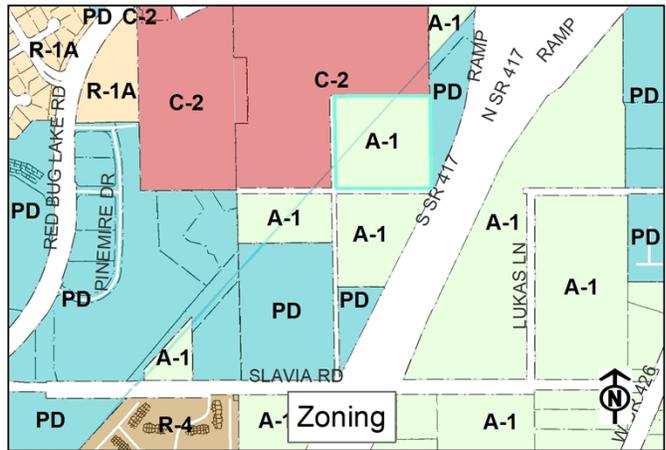
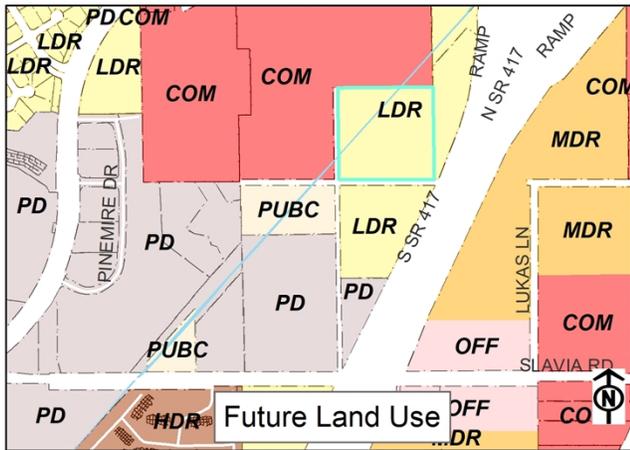
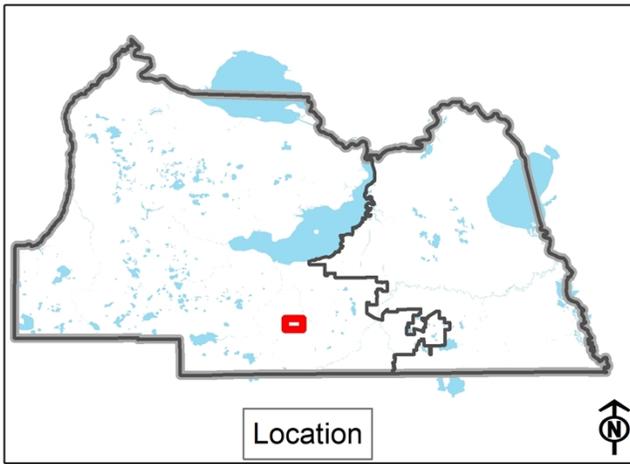
In conclusion, the rezoning of this 9.39-acre parcel to accommodate a thoughtfully engineered RV storage facility represents a strategic investment in the future of Seminole County. The project is designed to meet the needs of the community while providing significant economic and environmental benefits. I respectfully request that the county consider this proposal favorably and look forward to working closely with all relevant stakeholders to bring this project to fruition.

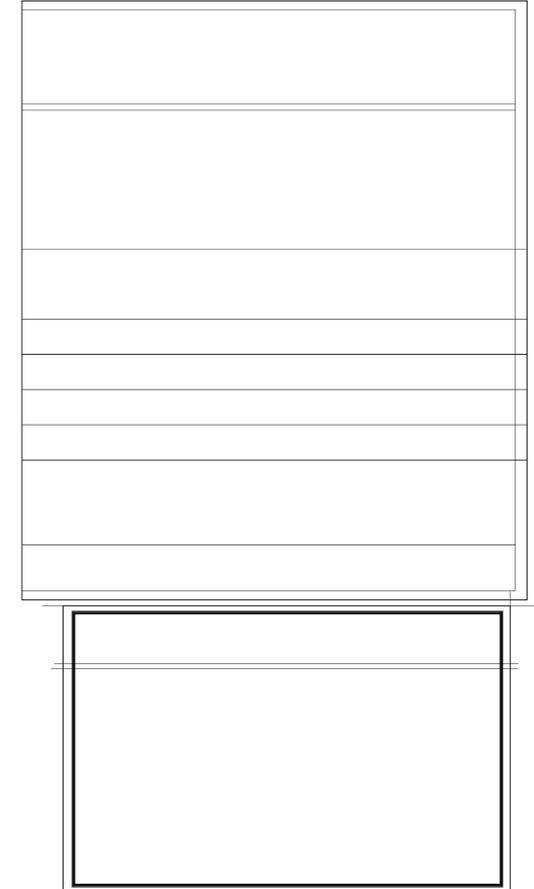
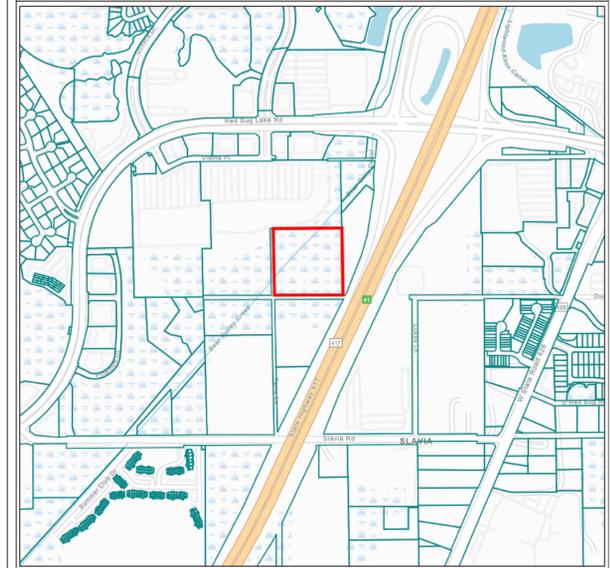
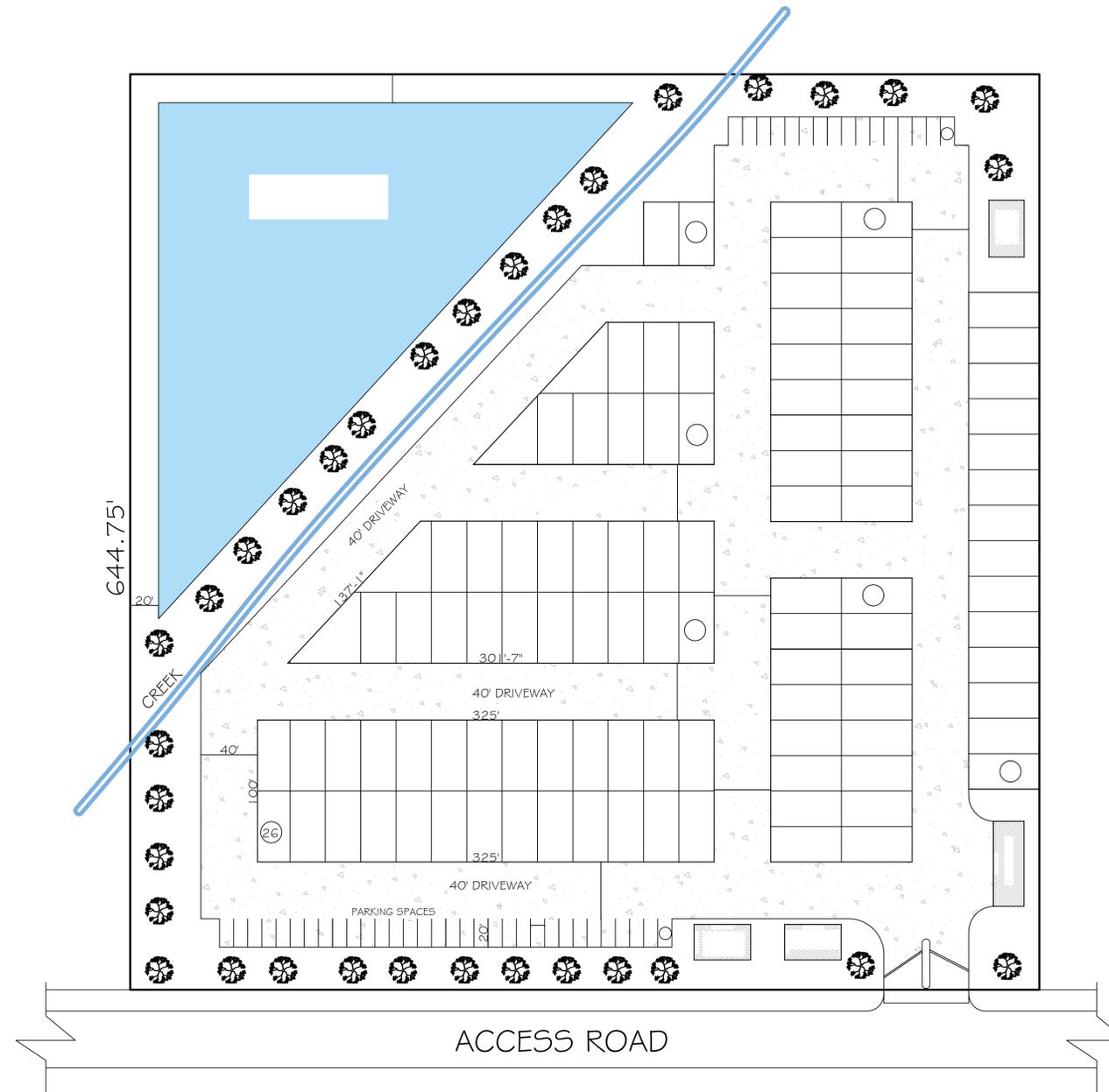
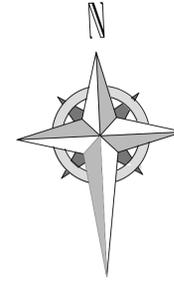
Thank you for your time and consideration. I am available to discuss any aspects of this proposal further and to provide additional information as needed.

Sincerely,

A. Jon Roohparvar  
(407) 710-0470  
Jon.Rooh@gmail.com

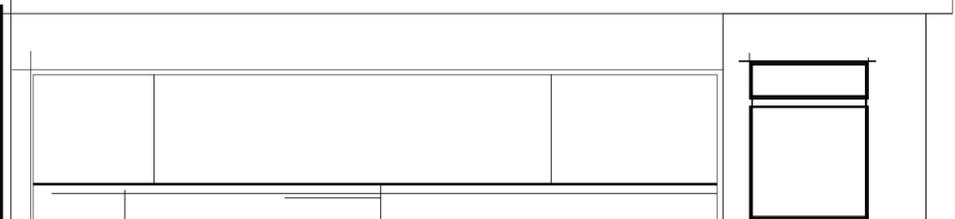
# PROJECT AREA ZONING AND AERIAL MAPS





SHEET TITLE  
**SITE PLAN**

LOT OWNER:  
TRAN, TUAN A &  
TA, MARGARET T

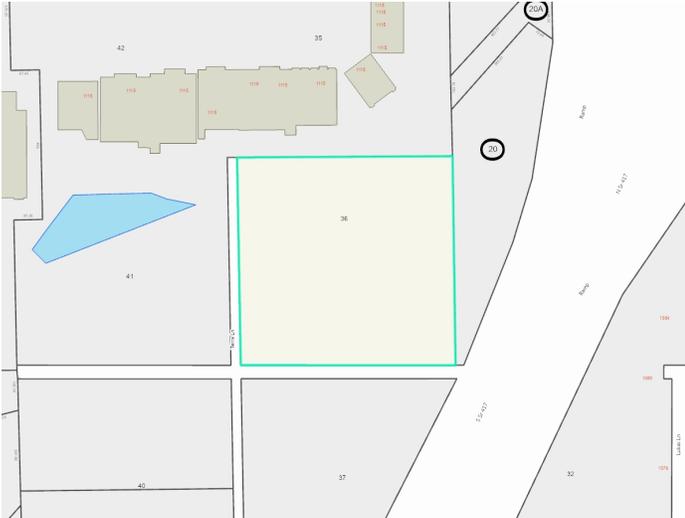


# Property Record Card



Parcel: **16-21-31-5CA-0000-0360**  
 Property Address:  
 Owners: **TRAN, TUAN A; TA, MARGARET T N; TA, MARY K N**  
 2024 Market Value \$485,933 Assessed Value \$250,995  
 2023 Tax Bill \$3,036.58  
 Vacant Residential property has a lot size of 9.52 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-0360
Property Address	
Mailing Address	PO BOX 64 GENEVA, FL 32732-0064
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$485,933	\$228,177
Market Value	\$485,933	\$228,177
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,036.58
Tax Bill Amount	
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

TRAN, TUAN A - Tenants in Common :50  
 TA, MARGARET T N - Tenants in Common :25  
 TA, MARY K N - Tenants in Common :25

## Legal Description

LOT 36 (LESS RD)  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$250,995	\$0	\$250,995
Schools	\$485,933	\$0	\$485,933
FIRE	\$250,995	\$0	\$250,995
ROAD DISTRICT	\$250,995	\$0	\$250,995
SJWM(Saint Johns Water Management)	\$250,995	\$0	\$250,995

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2014	\$100	08327/0619	Vacant	No
WARRANTY DEED	11/1/2005	\$325,000	05989/1721	Improved	Yes

## Land

Units	Rate	Assessed	Market
9.39 Acres	\$115,000/Acre	\$485,933	\$485,933

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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	LDR
Description	Low Density Residential

### Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

### School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

### Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Copyright 2024 © 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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 8/12/2024 10:37:56 AM  
**Project:** 24-80000105  
**Credit Card Number:** 43\*\*\*\*\*2411  
**Authorization Number:** 093755  
**Transaction Number:** 120824O10-548FEC66-66DB-4EA6-B49A-6C908A9349B1  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50