



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

PROJ. #: 23-80000151

Received: 11/9/23

Paid: 11/14/23

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

### PROJECT

PROJECT NAME: PICKLE Ball

PARCEL ID #(S): ① 26-19-29-300-006A-0000 ② 26-19-29-300-0060-0000

TOTAL ACREAGE: 5.27

BCC DISTRICT:

ZONING: C1 commercial

FUTURE LAND USE: Amusement & commercial recreation

### APPLICANT

NAME: Siva Kondapalli

COMPANY: Vasant Sports LLC

ADDRESS: 1727 Orlando Central Pkway,

CITY: Orlando

STATE: FL

ZIP: 32809

PHONE: 405 204 3738

EMAIL: Kondapalli29@gmail.com

### CONSULTANT

NAME: Ravi Gandhi

COMPANY: A2Z Builders Depot

ADDRESS: 3351 Laughlin Rd

CITY: Mount Dora

STATE: Florida

ZIP: 32757

PHONE: 407 402 6560

EMAIL: ravi@A2Zbuildersdepot.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: PICKLE ball courts

### STAFF USE ONLY

COMMENTS DUE: 11/27

COM DOC DUE: 11/30

DRC MEETING: 12/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: COM

LOCATION: on the south side of SR 46,  
east of Lake Markham Rd

W/S: Seminole County

BCC: 5: Herr

Agenda: 12/1

# **Proposal for a State-of-the-Art Pickleball Facility in Sanford, FL**

~~City of Sanford~~  
~~Sanford City Hall~~  
~~300 N Park Ave~~  
~~Sanford, FL 32771~~

Dear ~~City of Sanford~~,

I hope this letter finds you well. I am writing to express our enthusiastic interest in acquiring the property located in Sanford for the purpose of constructing a cutting-edge pickleball facility. Our vision is to create a facility that stands out as a premier destination for pickleball enthusiasts and offers a myriad of benefits to the local community and economy.

Pickleball, a sport enjoying unprecedented popularity across the United States, presents an exciting opportunity for Sanford to become a focal point for enthusiasts from far and wide. We believe that our proposed pickleball facility with 10 indoor courts and 14 outdoor covered courts will set new standards in terms of design, amenities, and functionality.

Here is a brief overview of our project:

1. **Indoor Courts:** We plan to establish a state-of-the-art indoor facility featuring 10 climate-controlled courts. These courts will be thoughtfully designed, well-lit, and equipped with high-quality playing surfaces to ensure an exceptional playing experience, regardless of the weather.
2. **Covered Outdoor Courts:** In addition to the indoor courts, our facility will boast 14 covered outdoor courts. These courts will provide a unique playing experience while offering protection from the elements. Like the indoor courts, they will be well-lit and maintained to the highest standards.

We firmly believe that this project will have a transformational impact on Sanford, and we are excited about the numerous benefits it can bring:

1. **Economic Growth:** The pickleball facility will draw players and their families from various parts of the country, generating increased tourism and economic activity within Sanford. Visitors will patronize local businesses, including hotels, restaurants, and shops, bolstering the local economy.

2. **Community Well-being:** The facility will serve as a hub for community members of all ages, fostering a sense of belonging and well-being. Pickleball is a sport that can be enjoyed by individuals of all skill levels, promoting physical activity and social interaction.

3. **Employment Opportunities:** The project will create job opportunities for Sanford residents, including coaches, maintenance staff, and administrative positions.

4. **Property Values:** The presence of a high-quality pickleball facility can enhance property values in the vicinity, making Sanford an appealing destination for prospective homeowners and real estate investors.

We are committed to working closely with the City of Sanford to ensure that our project complies with local zoning and development regulations and addresses any concerns from the community. We are also open to exploring potential partnerships and collaborations to further enhance the project's benefits for the city.

In conclusion, we respectfully request your consideration and support for our proposal to acquire and develop the property for the construction of a state-of-the-art pickleball facility. We are eager to contribute to the growth and prosperity of Sanford and would welcome the opportunity to engage in detailed discussions with city officials.

Thank you for your time and consideration. We look forward to your response and the prospect of working together to make this project a reality.

## PART 40. - C-1 RETAIL COMMERCIAL DISTRICT

## Sec. 30.741. - Description of district.

This district is composed of lands and structures used primarily to provide for the retailing of commodities and furnishing selected services. The regulations with it intend to permit and encourage a full development of essential commercial uses; at the same time, however, protecting nearby residential properties from any possible adverse effects of commercial activity. It is expected that most commercial uses in this district will occur as planned shopping centers. Multifamily units such as condominiums, apartments and townhouses and above-store "flat" housing is permitted to provide affordable housing in close proximity to employment centers. The provision of multifamily uses is limited to ten (10) percent of the total number of developable acres assigned the C-1 zoning classification to preserve the commercial character of the District and to maintain adequate commercial uses to serve surrounding residential districts.

(§ 5.581, LDC, through Supp 16; Part XIX, § 4, Ord. No. 92-5, 3-30-92).

## Sec. 30.742. - Permitted uses.

- (a) Any use permitted in the CS District.
- (b) Amusement and commercial recreation within an enclosed building.
- (c) Appliance stores.
- (d) Bakeries, where all goods are sold on premises at retail.
- (e) Banks.
- (f) Churches.
- (g) Child care facilities, evening child care facilities free-standing private kindergartens, and/or voluntary prekindergarten education programs.
- (h) Employment agencies.
- (i) Funeral homes.
- (j) Furniture stores.
- (k) Hardware stores.
- (l) Launderettes and laundromats.
- (m) Pet stores.
- (n) Plant nurseries.
- (o) Private clubs and lodges.

- (p) Quick print shops.
- (q) Radio and television broadcasting studios, excluding towers.
- (r) Radio and television sales and service.
- (s) Restaurants, but not drive-in.
- (t) Theatres, but not drive-in.
- (u) Multifamily housing - such as condominiums, apartments and townhouses of medium to high density. Density and design criteria must conform to the standards for properties assigned the R-3 zoning classification.
- (v) Above-store or above-office flats.
- (w) Dry cleaners utilizing a Perman R308 dry cleaning machine or machine, found to be similar in nature by the Planning Manager, which provide dry cleaning services to only those customers bringing clothing and other materials to the site for service; provided, however, that this provision shall not apply to dry cleaning businesses with pick-up service or satellite facilities or to a dry cleaning plant.
- (x) Veterinary clinics with no overnight boarding except for animals being treated on the premises at the time of their boarding.
- (y) Communication towers when camouflage in design.

(§ 12, Ord. No. 81-59, 9-1-81; § 10, Ord. No. 81-67, 10-27-81; § 5.582, LDC, through Supp 16; Part XIX, § 6, Ord. No. 92-5, 3-30-92; § 17, Ord. No. 94-15, 12-13-94; Ord. No. 96-5, § 18, 7-9-96; Ord. No. 97-25, § 10, 5-27-98; Ord. No. 02-53, § 1, 12-10-02; Ord. No. 2019-45, § 5, 10-8-19).

#### Sec. 30.743. - Special exceptions.

The Board of County Commissioners may permit any of the following uses upon making the findings of fact required by Section 30.41(e) of this Code:

- (a) Alcoholic beverage establishments.
- (b) Public utility structures.
- (c) Gasoline pumps as an accessory use.
- (d) Living quarters, in conjunction with a commercial use, to be occupied by the owner or operator of the business or an employee.
- (e) Hospitals and nursing homes.
- (f) All communication towers which are not permitted uses.
- (g) Parking of semi-tractor trailers and cargo trailer boxes in rural areas for the sale of feed, hay, or other agricultural products when such products are offered for retail sale from said

trailer and when the trailer is located outside of the urban/rural boundary. Trailers must be mobile and used on an interim basis until exchanged for a like trailer.

(§ 11, Ord. No. 81-67, 10-27-81; § 5.583, LDC, through Supp 16; Ord. No. 96-5, § 19, 7-9-96; Ord. No. 00-13, § 39, 2-22-00; Ord. No. 02-53, § 41, 12-10-02; Ord. No. 2021-36, § 21, 8-24-21).

**Sec. 30.744. - General provisions and exceptions.**

In any C-1 Retail Commercial District, no outside storage of parts, supplies, or materials shall be permitted.

(§ 5.584, LDC, through Supp 16).

**Sec. 30.745. - Building height.**

No building or structure may exceed thirty-five (35) feet in height unless otherwise provided for herein.

(§ 5.585, LDC, through Supp 16).

**Sec. 30.746. - Building site area requirements.**

Adequate space will be provided for off-street parking (segregated for commercial and residential uses), loading, and landscaping requirements. The floor area of permitted residential uses shall be incidental to commercial uses and shall not exceed fifty (50) percent of the commercial floor area. Residential floor areas will not be counted toward the floor area ratio calculation for the commercial use.

(§ 5.586, LDC, through Supp 16; Part XIX, § 6, Ord. No. 92-5, 3-30-93; Part XXXIII, § 1, Ord. No. 93-1, 2-23-93).

**Sec. 30.747. - Front, side and rear yard requirements.**

- (a) Front yard setback shall be a minimum of twenty-five (25) feet from the front property line and all road rights-of-way.
- (b) Side yard setback may be reduced to zero (0) feet a side lot line abuts property assigned a residential zoning classification or land use designation.
- (c) Rear yard setback shall be a minimum of ten (10) feet unless a rear lot line abuts property assigned a residential zoning classification or land use designation.
- (d) Buffering and landscaping shall comply with Part 67, Chapter 30.

(§ 5.587, LDC, through Supp 16; Part XXXIII, § 2, Ord. No. 93-1, 2-23-93; Ord. No. 2012-29, § 2, 11-13-12).

Sec. 30.748. - Landscaping and buffer requirements.

Part 67, Chapter 30 shall apply.

(§ 5.588, LDC, through Supp 16; Part XXXIII, § 2, Ord. No. 93-1, 2-23-93; Ord. No. 2012-29, § 2, 11-13-12).

Sec. 30.749. - General provisions for all landscaped areas.

Buffering and landscaping shall comply with Part 67, Chapter 30.

(§ 3, Ord. No. 93-1, 2-23-93; Ord. No. 2012-29, § 2, 11-13-12).

Sec. 30.750. - Open space requirements.

See Part 70, Chapter 30.

(§ 3, Ord. No. 93-1, 2-23-93).

Sec. 30.751. - Off-street parking, loading and landscaping requirements.

See Part 64, Chapter 30.

(§ 5.589, LDC, through Supp 16; Part XXXIII, § 3, Ord. No. 93-1, 2-23-93).

Sec. 30.752. - Performance standards.

See Part 68, Chapter 30.

(§ 5.590, LDC, through Supp 16; Part XXXIII, § 3, Ord. No. 93-1, 2-23-93).

Secs. 30.753—30.760. - Reserved.

## OFF-SITE SUBURBAN ESTATES A-1

1.783 AC GROSS AREA  
1.001 AC WETLAND AREA  
0.484 AC WETLAND BUFFER  
0 AC FLOOD AREA  
0 AC FLOOD BUFFER  
0.298 AC NET DEVELOPABLE AREA



STATE

ROAD

46

## EXISTING LAND AREAS STATE ROAD 46 MIXED USE PROJECT SEMINOLE CO., FLORIDA

AMERICAN CIVIL  
ENGINEERING CO.  
INC. A PROFESSIONAL CORPORATION  
1001 N. W. 10TH AVE., SUITE 200  
MIAMI, FL 33136

Sheet 1 of 1

### SYMBOLS LEGEND



WETLAND



WETLAND BUFFER



100 YEAR FLOOD



FLOOD BUFFER

## COMMERCIAL C-1

5.270 AC GROSS AREA  
0.097 AC WETLAND AREA  
0.280 AC WETLAND BUFFER  
0.841 AC FLOOD AREA  
0.570 AC FLOOD BUFFER  
3.859 AC NET DEVELOPABLE AREA

## WEST SUBURBAN ESTATES A-1

10.788 AC GROSS AREA  
0.412 AC WETLAND AREA  
0.851 AC WETLAND BUFFER  
0 AC FLOOD AREA  
0 AC FLOOD BUFFER  
9.525 AC NET DEVELOPABLE AREA

## EAST SUBURBAN ESTATES A-1

12.102 AC GROSS AREA  
1.166 AC WETLAND AREA  
0.852 AC WETLAND BUFFER  
2.270 AC FLOOD AREA  
1.090 AC FLOOD BUFFER  
8.742 AC NET DEVELOPABLE AREA

MAUREN DRIVE

100' FLORIDA POWER CORP. EASEMENT





 **DAVID JOHNSON, CFA**  
SEMINOLE COUNTY PROPERTY APPRAISER

**SCPA Appraisal Map**  
David Johnson, CFA  
Seminole County Property Appraiser  
Date: 11/7/2023

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties, expressed or implied, are provided for the data herein.



46

**MERCIAL**

2009

### AVAILABLE AREA

EAST



# Property Record Card

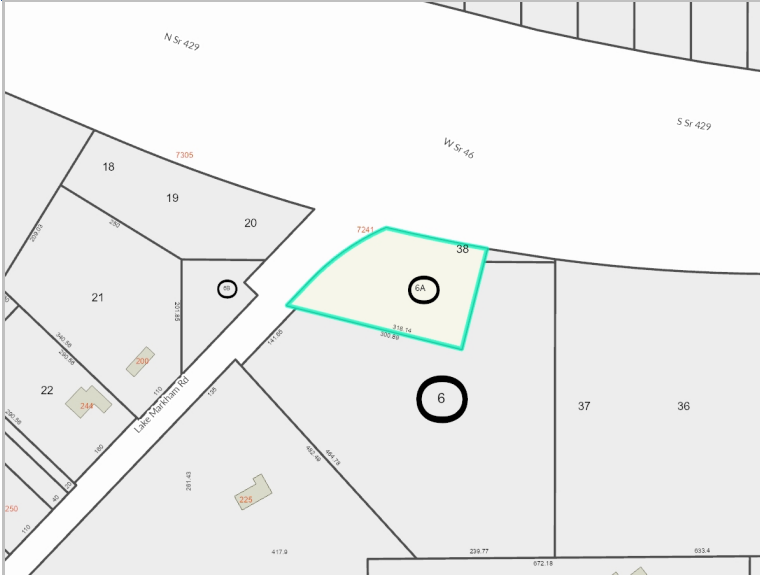


**Parcel** 26-19-29-300-006A-0000

**Property Address** SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
<b>Parcel</b>	26-19-29-300-006A-0000		
<b>Owner(s)</b>	STATE ROAD INV LLC - Trust		
<b>Property Address</b>	SANFORD, FL 32771		
<b>Mailing</b>	520 S PENINSULA AVE 2D1 NEW SMYRNA, FL 32169-2953		
<b>Subdivision Name</b>			
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>			
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$210,259	\$210,259
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$210,259	\$210,259
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Amendment 1 Adj</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$210,259	\$210,259

## 2023 Certified Tax Summary

**2023 Tax Amount without Exemptions** \$2,798.13

**2023 Tax Bill Amount** \$2,798.13

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 19S RGE 29E  
BEG SW COR LOT 38 YANKEE LAKE SUBD  
RUN E 7.94 FT NELY & SELY ALONG  
CURVE 285.44 FT S 14 DEG 3 MIN 22  
SEC W 178 FT N 76 DEG 5 MIN 32 SEC  
W 318.14 FT N 43 DEG 32 MIN 36 SEC  
E 59.19 FT NELY ALONG CURVE 50.66 FT  
TO BEG (LESS PT IN YANKEE LAKE  
SUBD)  
&  
PT OF LOT 38 DESC AS BEG SW COR RUN  
E 7.94 FT NELY & SELY ALONG CURVE

285.44 FT S 14 DEG 3 MIN 22 SEC W  
TO S LI LOT 38 W TO BEG (LESS RD)  
YANKEE LAKE SUBD  
PB 9 PG 91

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$210,259	\$0	\$210,259
SJWM(Saint Johns Water Management)	\$210,259	\$0	\$210,259
FIRE	\$210,259	\$0	\$210,259
COUNTY GENERAL FUND	\$210,259	\$0	\$210,259
Schools	\$210,259	\$0	\$210,259

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2002	04461	1163	\$725,000	No	Vacant
SPECIAL WARRANTY DEED	01/01/2000	03791	0826	\$125,000	Yes	Vacant
SPECIAL WARRANTY DEED	03/01/1989	02055	0680	\$185,000	Yes	Vacant
WARRANTY DEED	04/01/1987	01838	0404	\$95,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			53230	\$3.95	\$210,259

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
01194	CONV. STORE 303 E 25TH ST	Sanford	\$0		4/1/1994	

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	2

School Information		
Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

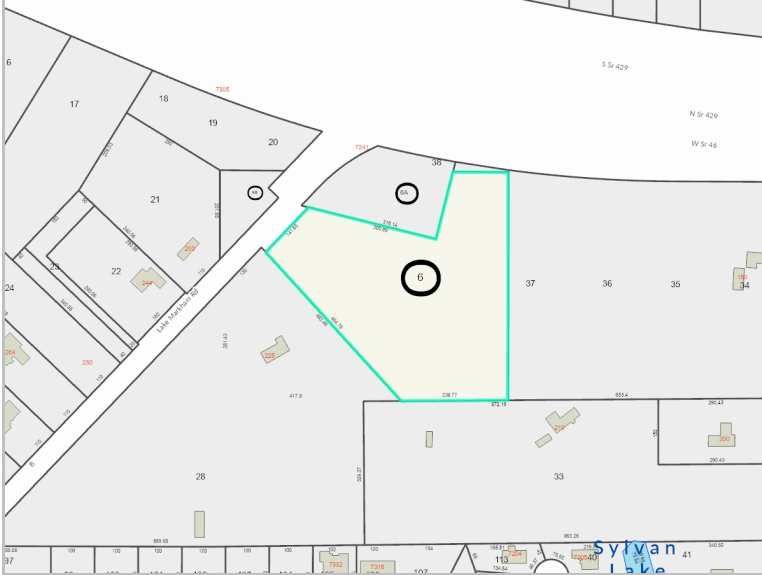
# Property Record Card



**Parcel** 26-19-29-300-0060-0000

**Property Address** W 46 SR SANFORD, FL 32771

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	26-19-29-300-0060-0000
<b>Owner(s)</b>	STATE ROAD INV LLC - Trust
<b>Property Address</b>	W 46 SR SANFORD, FL 32771
<b>Mailing</b>	520 S PENINSULA AVE 2D1 NEW SMYRNA, FL 32169-2953
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$442,138	\$442,138
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$442,138	\$442,138
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$442,138	\$442,138

## 2023 Certified Tax Summary

<b>2023 Tax Amount without Exemptions</b>	<b>\$5,883.97</b>
<b>2023 Tax Bill Amount</b>	<b>\$5,883.97</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 19S RGE 29E  
S 4/5 OF SW 1/4 OF NE 1/4 OF NW 1/4  
ELY OF KELZ RD (LESS BEG SW COR  
RUN N 261.43 FT TO RD N 43 DEG  
30 MIN 4 SEC E 135 FT S 42 DEG  
26 MIN 29 SEC E 482.49 FT W  
417.9 FT TO BEG & BEG SW COR LOT  
38 YANKEE LAKE SUBD RUN SWLY ALONG  
CURVE 50.66 FT S 43 DEG 32 MIN 36  
SEC W 59.19 FT S 76 DEG 5 MIN 32  
SEC E 318.14 FT N 14 DEG 3 MIN 22

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$442,138	\$0	\$442,138
SJWM(Saint Johns Water Management)	\$442,138	\$0	\$442,138
FIRE	\$442,138	\$0	\$442,138
COUNTY GENERAL FUND	\$442,138	\$0	\$442,138
Schools	\$442,138	\$0	\$442,138

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	07/01/2002	04461	1157	\$100	No	Vacant
WARRANTY DEED	07/01/2002	04461	1163	\$725,000	No	Vacant
TRUSTEE DEED	12/01/1999	03781	1867	\$100	No	Vacant
WARRANTY DEED	06/01/1989	02081	1217	\$280,000	No	Vacant
WARRANTY DEED	03/01/1984	01532	1467	\$85,000	No	Vacant
WARRANTY DEED	12/01/1983	01517	1477	\$56,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			115259	\$3.83	\$441,442
ACREAGE			1.3	\$535.00	\$696

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	2

School Information		
Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole



**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:** 11/14/2023 11:47:34 AM  
**Project:** 23-80000151  
**Credit Card Number:** 37\*\*\*\*\*3005  
**Authorization Number:** 297191  
**Transaction Number:** 141123018-13691E0D-38E2-4904-92D4-DEFAE9BD7965  
**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