



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

PROJ. #: 26-80000041

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: SROA FERN PARK

PARCEL ID #(S): 20-21-30-300-002C-0000

TOTAL ACREAGE: ~~4.06 ac~~ 3.96 BCC DISTRICT: DISTRICT 4 - AMY LOCKHART

ZONING: PD FUTURE LAND USE: MXD

APPLICANT

NAME: ADAM ELIZONDO COMPANY: LET'S PAVE

ADDRESS: 2907 BUTTERFIELD ROAD, SUITE 110

CITY: OAK BROOK STATE: ILLINOIS ZIP: 60523

PHONE: 224-775-5438

EMAIL: [REDACTED]

CONSULTANT

NAME: KEVIN S. HEBERT, PE COMPANY: MEI PARTNERS, LLC

ADDRESS: 1035 S. SEMORAN BLVD., SUITE 1029

CITY: WINTER PARK STATE: FLORIDA ZIP: 32792

PHONE: 407-920-6065

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

 SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

 Description of proposed development: Pavement improvements in lieu of the previously permitted building pad (Building 'E')

STAFF USE ONLY

COMMENTS DUE: 4/24

COM DOC DUE: 4/30

DRC MEETING: 5/13

 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: PD

FLU: MXD

 LOCATION:
 on the west side of Oxford Rd,
 south of Fern Park Blvd

W/S: Seminole County

BCC: 4: Lockhart



PROJECT NARRATIVE

FROM- RICHARD A. CAMPANALE, PE

PROJECT - SROA FERN PARK – PAVEMENT IMPROVEMENTS

MEI PN- 217001

DATE- April 13, 2026

The proposed project is located at 230 Oxford Road in Fern Park, Seminole County with Parcel ID 20-31-30-300-002C-0000. The property area is approximately 4.06-ac with existing Mini-Storage Buildings, parking, and stormwater management system. The property/project was permitted by Seminole County Development Division in 1998 showing site plan approval for Buildings 'A', 'B', 'C', 'D', and a fifth Building 'E' which at the time was not constructed. As stated in the application, the proposed pavement improvements will be located within the approximate area of the Building 'E' footprint. Please refer to the Seminole County stamped approved site plan with proposed pavement hatching submitted for the pre-application meeting.

DATE	12-16-97
REVISIONS	REVISED PLAN
	R/W
	"
	"

OXFORD TERRACE, INC.
PROPOSED MINI-STORAGE SITE

SEMINOLE COUNTY
UNDERGROUND UTILITY
PERMIT REQUIRED

SEMINOLE COUNTY
SITE PERMIT REQUIRED

SEMINOLE COUNTY
ENGINEERING

OXFORD Storage
DR 577-77

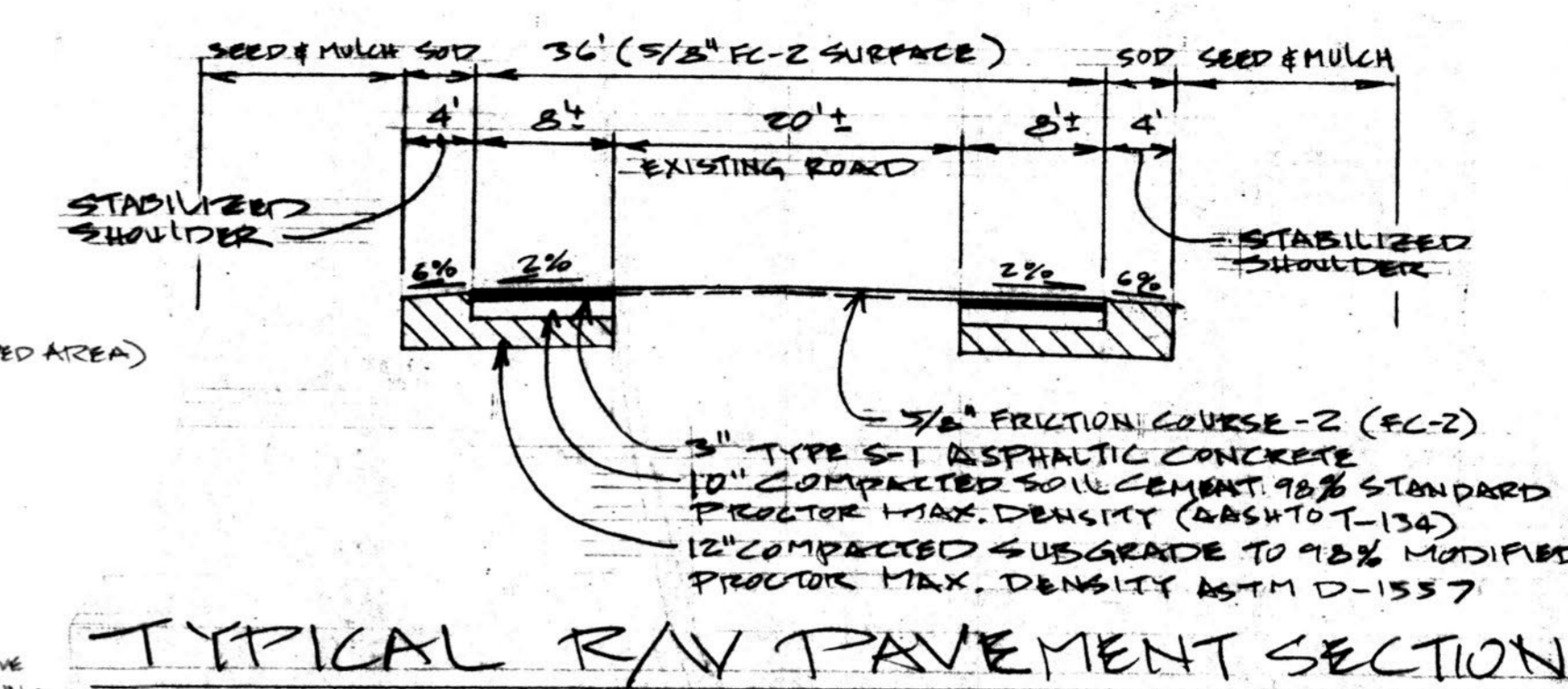
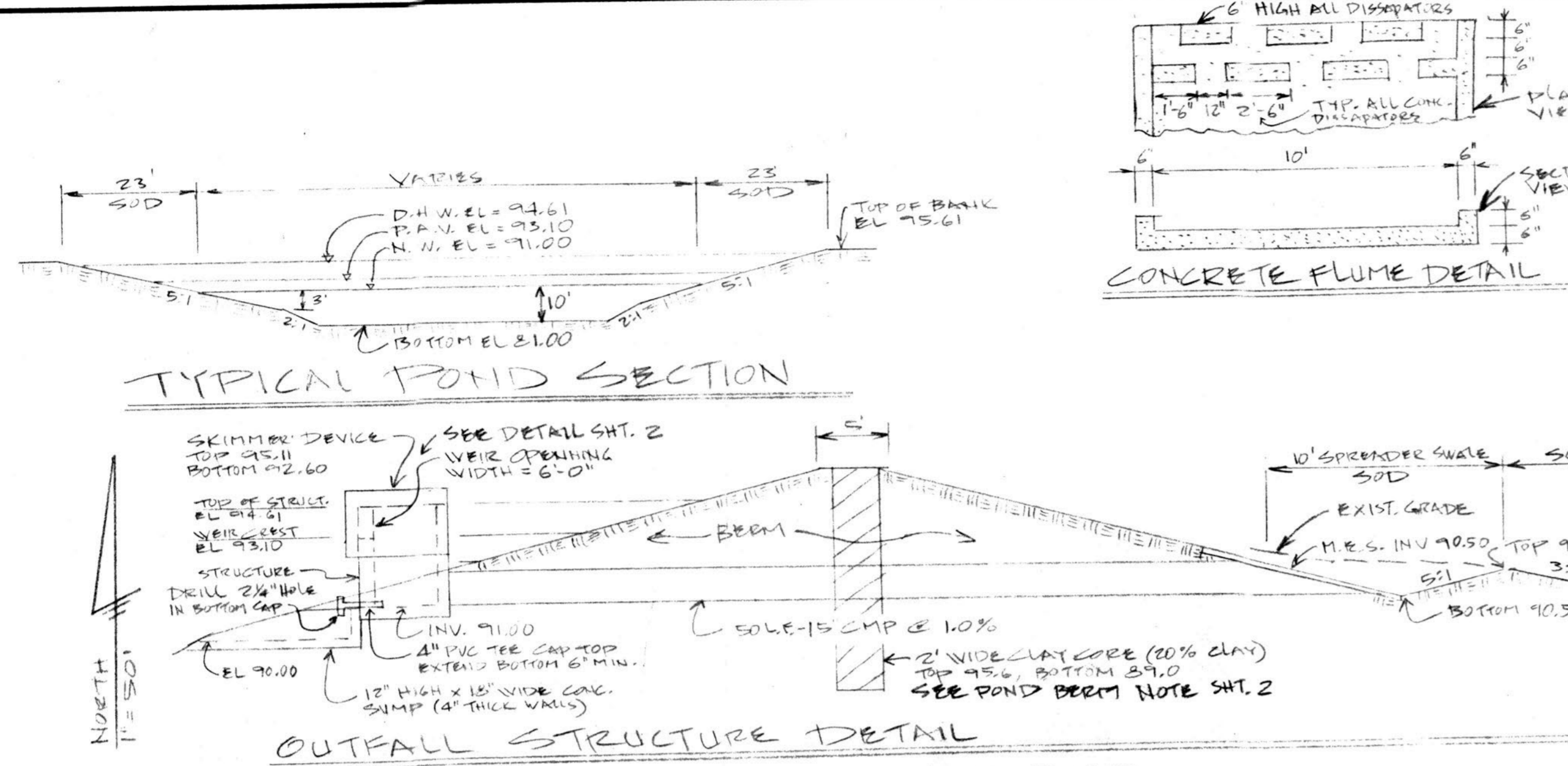
LEGAL DESCRIPTION
The North 372.38 feet of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, containing 11.2348 acres more or less, the above description containing a portion of Lot 4, FERNWOOD PLAZA, as recorded in Plat Book 13, Page 95, Public Records of Seminole County, Florida.

Owner:
Mr. Alex Greenspoon
CORONATION CONSTRUCTION
851 State Road 434, Suite 192
Longwood, Florida 32750

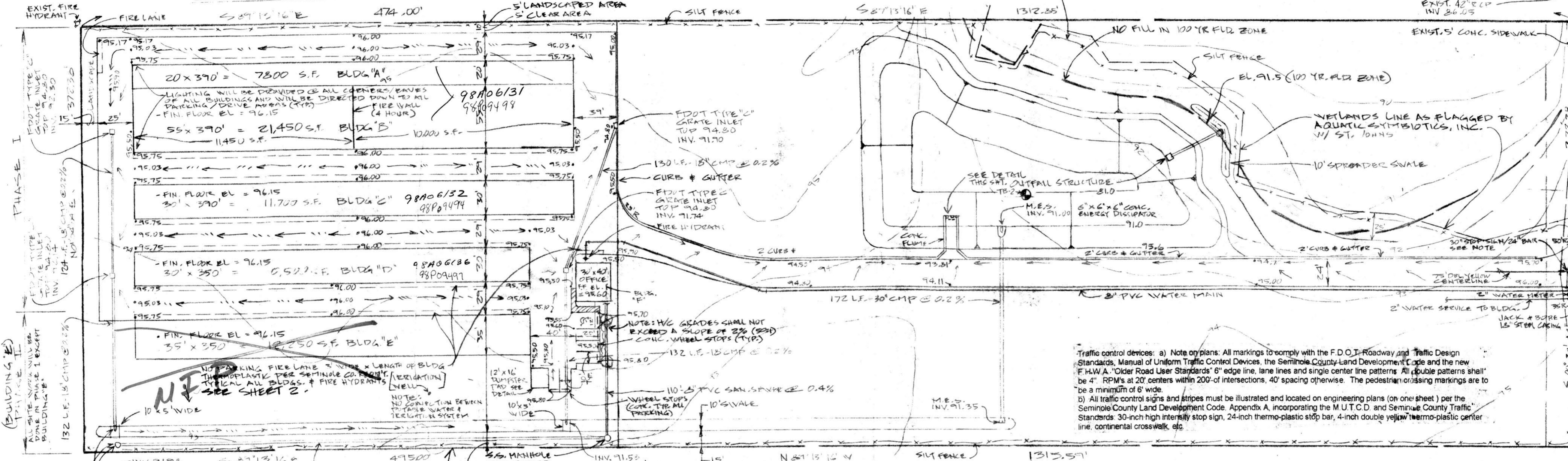
Areas:
Total site: 11.24 AC
Total impervious: 2.33 AC
Buildings: 63,700 SF
Pavement: 57,734 SF
Future impervious: 3.67 AC
Pervious: 4.4 AC
Open space: 30.12% (DEVELOPED AREA)
Zoned: P.C.D.

PARKING CALCULATIONS:
1 SPACE PER 200 SF OF OFFICE FLOOR AREA
1200 SF / 200 = 6 PARKING SPACES REQUIRED
6 PARKING SPACES PROVIDED

BUILDING HEIGHT:
OFFICE BLDG = 20'-0"
REMAINING BLDGS = 10'-0" # 16'-0"



SEMINOLE COUNTY NOTICE
CONSTRUCTION NOT AUTHORIZED FOR EXISTING COLLECTION SYSTEMS WATER DISTRIBUTION SYSTEMS AND STORM WATER MANAGEMENT SYSTEMS UNLESS ALL APPLICABLE FEDERAL, STATE, AND LOCAL WATER MANAGEMENT ORDINANCES, ETC. PERMITS ARE OBTAINED.



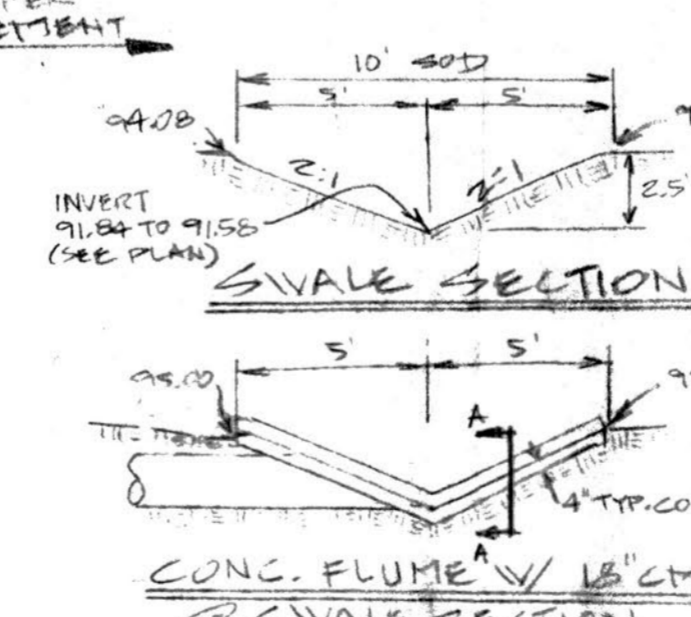
Traffic control devices: a) Note on plans: All markings to comply with the F.D.O.T. Roadway and Traffic Design Standards, Manual of Uniform Traffic Control Devices, the Seminole County Land Development Code and the new 'F.H.W.A. "Older Road User Standards" 6" edge line, lane lines and single center line patterns. All public patterns shall be 4" RFL's at 20' centers within 200' of intersections, 40' spacing otherwise. The pedestrian crossing markings are to be a minimum of 6' wide. b) All traffic control signs and stripes must be illustrated and located on engineering plans (on one sheet) per the Seminole County Land Development Code, Appendix A, incorporating the M.U.T.C.D. and Seminole County Traffic Standards: 30-inch high intensity stop sign, 24-inch thermo-plastic stop bar, 4-inch double yellow thermo-plastic center line, continental crosswalk, etc.

OCCUPANCY = STORAGE (TABLE 500 # 600)
CONSTRUCTION TYPE: II UNPROTECTED
ADJUSTABLE AREA: 16000 DIPER BUILDING
ACTUAL AREA:
A: 7800 SF
B: 21,450 SF (11,450 / 10,000 4 HR FIREWALL)
C: 11,700 SF
D: 10,500 SF
E: 12,250 SF
F: OCCUPANCY: BUSINESS/RESIDENTIAL

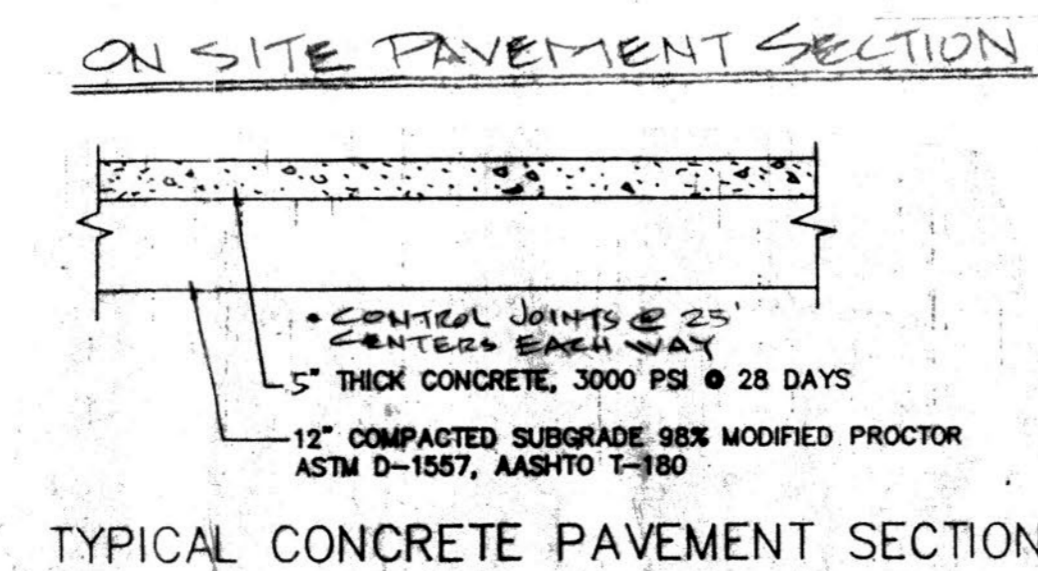
NOTE: PRIOR TO REMOVAL OF ANY TREES THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS & BE INSPECTED BY CURRENT PLANNING DIVISION PHONE JERRY ROBERTSON AT 321-1130 EXT. 7487

NOTE: 300' SLIGHT DISTANCE

NOTE: Install A Reduced Pressure BAP ON 2" WATER MAIN



2" TYPE S-1 ASPHALTIC CONCRETE
3" LIME ROCK BASE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DENSITY (AASHTO T-134)
12" COMPACTED SUBGRADE TO 92% MOD. PROCTOR MAX. DENSITY PER ASTM D-1557 STABILIZED TO 75 PSI PER
3" LIME ROCK TO BE COMPACTED IN TWO LAYERS PER FOOT AASHTO SPEC. T-180



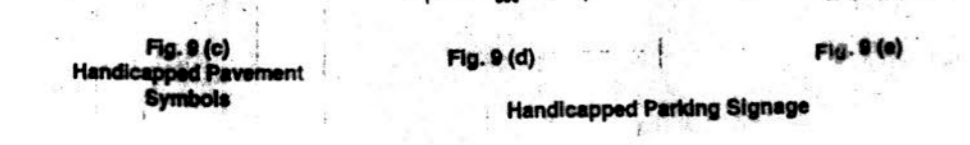
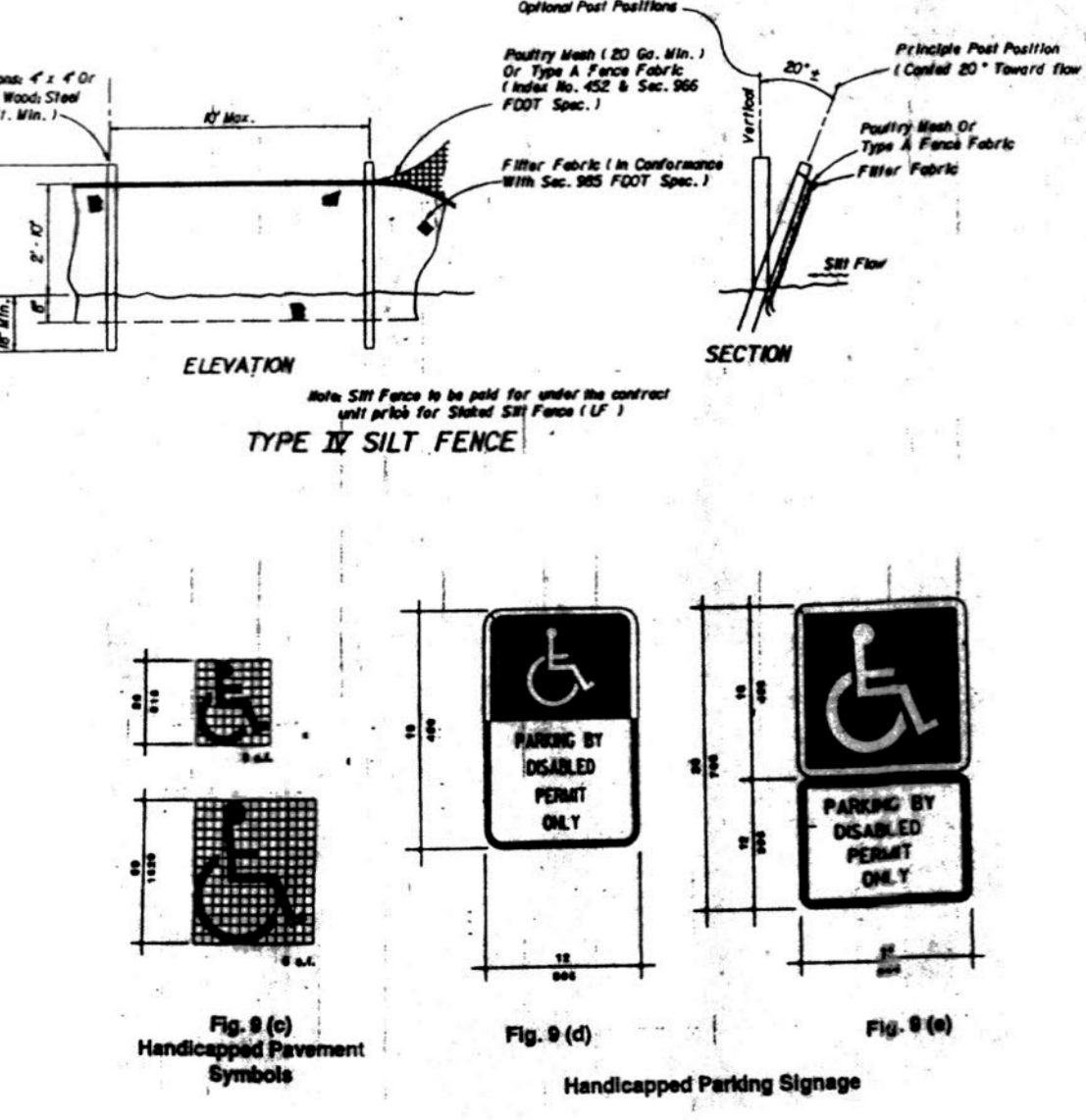
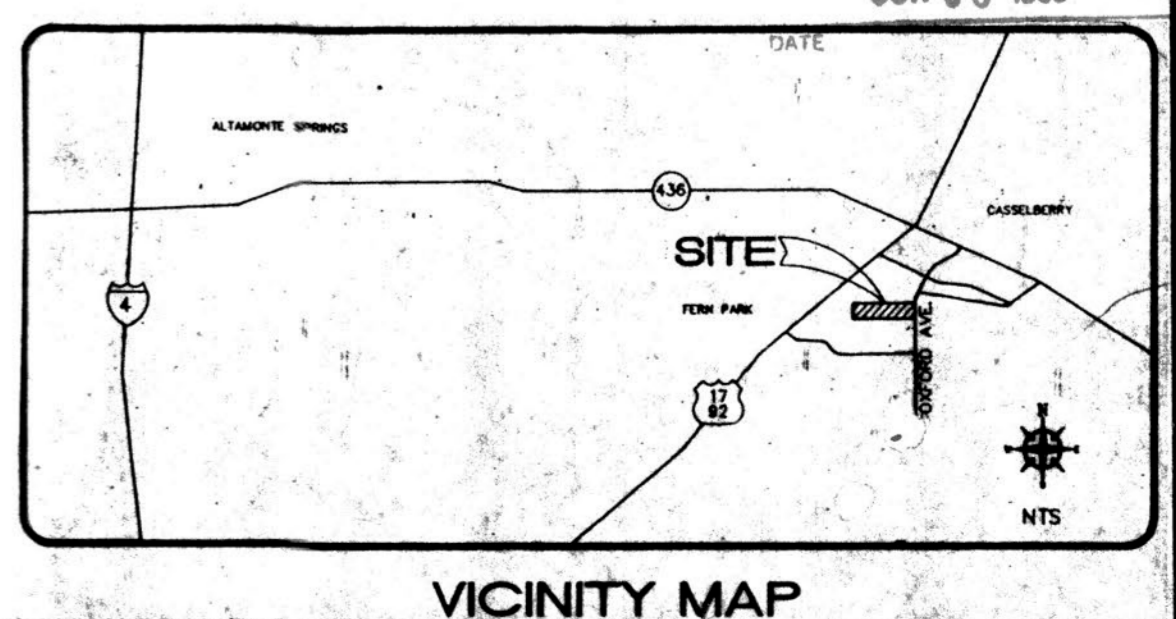
Internal roads: a) Note on plans: "Parking stalls shall be marked with white (paint or plastic)." b) Internal drives shall be constructed following Seminole County minimum criteria for commercial roadways: 2" asphalt wearing surface. Minimum 10" Subgrade stabilized to 75 psi / lbv, stabilization, an 8" base shall be compacted in two layers per F.D.O.T. AASHTO Spec. T-180.

Permit and bonds required: a) Note on Cover Sheet: "Contractor shall pay for and obtain a Seminole County right-of-way permit and/or underground utility permit and hold a pre-constitution conference before starting work. Contact Jackie Laracurte, Road Division, (407) 323-2500, Extension 5648, for information on setting your pre-constitution meeting, issuance of county permits and other requirements."

Note on plans: "Before commencing construction in the right-of-way, the contractor will contact the Seminole County Traffic Operations Engineer at 407-323-2500, Extension 5677. An M.O.T. shall be submitted at the pre-constitution conference."

Owner:
Oxford Terrace Inc.
851 S.R. 434 East
Suite 192
Longwood, FL 32750
Phone 407 331-0440
fax 407-331-0761
Contract: Alex Greenspoon

Contractor:
Coronation Construction
851 S.R. 434 East
Suite 192
Longwood, FL 32750
Phone 407 331-0440
fax 407-331-0761
Contract: Alex Greenspoon



Property Record Card



Parcel: **20-21-30-300-002C-0000**
 Property Address: **230 OXFORD RD FERN PARK, FL 32730**
 Owners: **SROA 230 FERN FL LLC**
 2026 Market Value \$5,944,389 Assessed Value \$5,944,389 Taxable Value \$5,944,389
 2025 Tax Bill \$81,313.30
 Mini Ware House property w/1st Building size of 2,231 SF and a lot size of 3.96 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-30-300-002C-0000
Property Address	230 OXFORD RD FERN PARK, FL 32730
Mailing Address	2751 S DIXIE HWY STE 450 WEST PALM BCH, FL 33405-1233
Subdivision	
Tax District	01:County Tax District
DOR Use Code	4802:Mini Ware House
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	5	5
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,944,389	\$5,944,389
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$5,944,389	\$5,944,389

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$81,313.30
Tax Bill Amount	\$81,313.30
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SROA 230 FERN FL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 30E
 BEG 838.85 FT W OF NE COR OF NW 1/4 OF
 NW 1/4 RUN S 372.38 FT W 475.88 FT N 01
 DEG 04 MIN 04 SEC E 372.38 FT E 474 FT TO
 BEG (4.06 AC)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,944,389	\$0	\$5,944,389
Schools	\$5,944,389	\$0	\$5,944,389
FIRE	\$5,944,389	\$0	\$5,944,389
ROAD DISTRICT	\$5,944,389	\$0	\$5,944,389
SJWM(Saint Johns Water Management)	\$5,944,389	\$0	\$5,944,389

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2019	\$5,021,000	09369/1447	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2015	\$4,874,300	08601/1656	Improved	No
SPECIAL WARRANTY DEED	4/1/2013	\$2,200,000	08006/1478	Improved	Yes

Land

Units	Rate	Assessed	Market
176,854 SF	\$8.68/SF	\$1,535,093	\$1,535,093

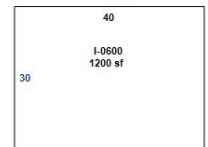
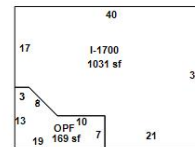
Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2231
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$321,611
Assessed	\$226,736

First Floor

First Floor

Second Floor



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	169

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10500
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$996,261
Assessed	\$657,532

* Year Built = Actual / Effective

1-4800	390	
10500 sf		30

Sketch by Apex Media™

Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	11700
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$1,108,077
Assessed	\$731,331

* Year Built = Actual / Effective

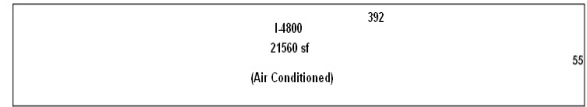
11700 sf	390	
1-4800		30

Sketch by Apex Media™

Building 3

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	21560
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$2,493,517
Assessed	\$1,757,929

* Year Built = Actual / Effective

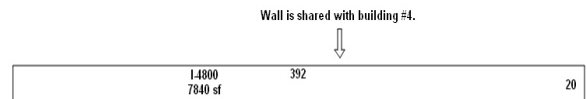


Sketch by Apex Media™

Building 4

Building Information	
#	5
Use	STEEL/PRE ENGINEERED.
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7840
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$727,573
Assessed	\$480,198

* Year Built = Actual / Effective



Sketch by Apex Media™

Building 5

Permits				
Permit #	Description	Value	CO Date	Permit Date
00598	232 OXFORD RD: MECHANICAL - COMMERCIAL-System #2 [UNPLATTED]	\$7,880	2/21/2024	1/17/2024
07189	230 OXFORD RD: MECHANICAL - COMMERCIAL- [UNPLATTED]	\$5,000	2/21/2024	6/5/2023
00337	FACE CHANGE OUT	\$800		2/15/2016
04559	CHANGEOUT FACES ON MONUMENT SIGN	\$1,450		6/4/2013
04192	WALL SIGN W/ELECTRIC CHANGEOUT	\$2,175		5/21/2013
10044	FENCE/WALL	\$0		12/3/1999

10044	FENCE/WALL	\$16,961		12/1/1999
08874	MISC PLUMBING; PAD PER PERMIT 230 OXFORD RD 100	\$0		10/1/1999
03057	6' HIGH MASONRY WALL; PAD PER PERMIT 230 OXFORD RD	\$15,000		4/1/1999
00822	STORAGE WAREHOUSE; PAD PER PERMIT 230 OXFORD RD	\$160,800	1/24/2000	2/1/1999
09498	STORAGE WAREHOUSE BLDG A & B; PAD PER PERMIT 232 OXFORD RD	\$819,000	1/24/2000	12/1/1998
09494	OXFORD STORAGE BLDG C; PAD PER PERMIT 234 OXFORD RD	\$327,000	1/24/2000	12/1/1998
08306	DUMPSTER PAD; PAD PER PERMIT 230 OXFORD RD	\$1,000		10/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1999	48147	\$261,920	\$157,152
BLOCK WALL - SF	1999	180	\$2,497	\$1,498
6' CHAIN LINK FENCE - LIN FT	1999	1186	\$18,371	\$11,023
IRON FENCE - LIN FT	1999	144	\$2,252	\$1,351
GATE OPENER	1999	1	\$1,796	\$1,078
BLOCK WALL - SF	1999	1410	\$19,557	\$11,734
4' CHAIN LINK FENCE - LIN FT	1999	470	\$5,053	\$3,032
COMMERCIAL ASPHALT DR 2 IN	1999	20160	\$54,432	\$32,659

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	MXD
Description	Mixed Development

School Districts

Elementary	English Estates
Middle	South Seminole
High	Lake Howell

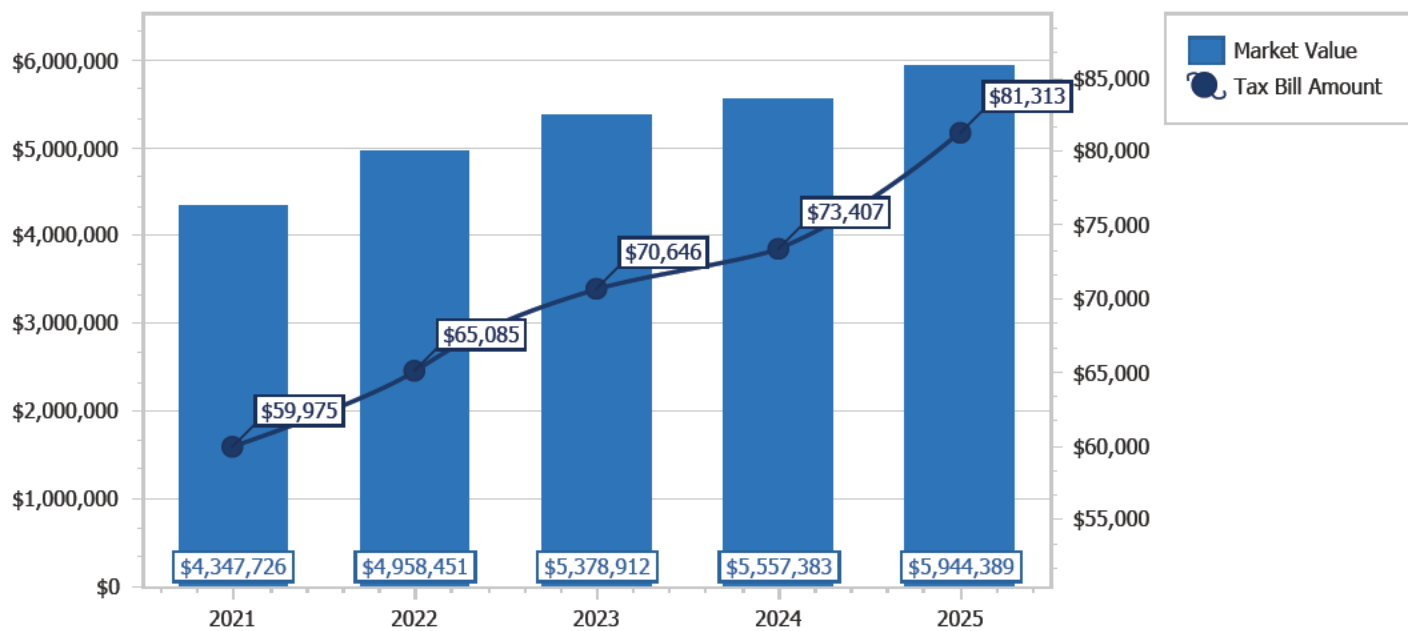
Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities

Fire Station #	Station: 22 Zone: 222
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/13/2026 4:59:36 PM
Project: 26-80000041
Credit Card Number: 49*****6410
Authorization Number: 781798
Transaction Number: 130426O10-62D0DC08-E8A8-4F41-A44E-FF0126978A36
Total Fees Paid: 52.50

Fees Paid

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