



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

PROJ. #: 26-80000055
 RECEIVED AND PAID 05/11/2026
 PM Kaitlyn

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: CULVER'S	
PARCEL ID #(S): 30-19-30-516-0000-0C40, 30-19-30-300-02P-0000 <u>30-19-30-300-002P-0000</u>	
TOTAL ACREAGE: 3.526	BCC DISTRICT: 5
ZONING: PD	FUTURE LAND USE: PD, HIPTI

APPLICANT

NAME: ISAAC RYBA	COMPANY: WINTER PARK BURGERS, LLC	
ADDRESS: 1620 S HASTINGS WAY		
CITY: EAU CLAIRE	STATE: WI	ZIP: 54701
PHONE: 715-828-1970	EMAIL: [REDACTED]	

CONSULTANT

NAME: SHAMUS SCHROEDER	COMPANY: NEWKIRK-ENGINEERING, INC.	
ADDRESS: 1230 N US HWY 1		
CITY: ORMOND BEACH	STATE: FL	ZIP: 32174
PHONE: 386-872-7794	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>PROPOSED 4,578 SF CULVER'S RESTAURANT</u>				

STAFF USE ONLY

COMMENTS DUE: <u>05/22</u>	COM DOC DUE: <u>05/28</u>	DRC MEETING: <u>06/10/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>HIPTI/PD</u>	LOCATION: <u>on the north side of W SR 46, northwest of International Pkwy</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>5: HERR</u>	



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

May 11, 2026

Planning & Development Division
Seminole County
1101 East 1st Street
Sanford, FL 32771

**RE: Culver's
Bernini Way, Sanford, FL 322771
Pre-Application Meeting Narrative**

The Applicant, Winter Park Burgers LLC, proposes a new Culver's restaurant consisting of 4,578 square feet A/C, 1-story, 124 seats, and drive-thru window on the south-west corner of the Northridge Meadow master development on SR-46. Site access is from Bernini Way & Via Pontina Run via SR-46. The site has sixty five (63) parking spaces - 3 handicap and 60 standard. The site is comprised of two parcels that will be combined, with a total site area of 3.526 acres. The project site will be split into three separate parcels with Culver's occupying the eastmost 1.432 acre parcel. Stormwater treatment will be provided by the Northridge Meadow master stormwater system. Potable water service will be provided by connection to an existing water main in the SR-46 ROW; wastewater service is provided by connection to the existing gravity main in the Via Pontina Run ROW.

If you have any questions or need additional information, please feel free to call or email me at

[REDACTED]

Sincerely,

NEWKIRK ENGINEERING, INC.

Shamus Schroeder, PE
Project Engineer, Newkirk Engineering, Inc.

INDEX OF SHEETS	
DWG. NO.	DESCRIPTION
1	COVER
2	BOUNDARY AND TOPOGRAPHIC SURVEY
3	DEVELOPMENT INFORMATION
4	DEMOLITION AND SWPPP PLAN
5	SWPPP DETAILS AND NOTES
6	OVERALL DEVELOPMENT PLAN
7	SITE LAYOUT PLAN
8	DRAINAGE PLAN
9	GRADING PLAN
10	CROSS SECTIONS
11	UTILITY PLAN
12	LIFT STATION DETAILS
13	UTILITY DETAILS
14	MISCELLANEOUS DETAILS
15	SEMINOLE COUNTY DETAILS AND NOTES
16	SEMINOLE COUNTY DETAILS AND NOTES
17	FDOT DETAILS AND NOTES
18	FDOT DETAILS AND NOTES
19	MAINTENANCE OF TRAFFIC
20	MAINTENANCE OF TRAFFIC
21	AUTOTURN PLAN - FIRE TRUCK
22	AUTOTURN PLAN - GARBAGE TRUCK
23	MOT PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS AND NOTES
L3	IRRIGATION PLAN
L4	IRRIGATION DETAILS AND NOTES
TP1	IRRIGATION DETAILS AND NOTES

LEGAL DESCRIPTION

PARCEL 1: LOTS 19 AND 20, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND LOTS 21, 22 AND 23, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THAT PART OF LOTS 22 AND 23 CONVEYED TO THE COUNTY OF ORANGE FOR ROAD RIGHT-OF-WAY WHICH RIGHT-OF-WAY IS DESCRIBED AS ALL THAT PROPERTY LYING WITHIN 50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE, TO-WIT: BEGIN AT THE INTERSECTION OF THE CENTERLINES OF BRYAN AVENUE AND GODDARD AVENUE AS LAID OUT IN PLAT OF FAIRVIEW SHORES, SAID PLAT BEING RECORDED IN PLAT BOOK M, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THENCE RUN WEST ALONG THE CENTER LINE OF BRYAN AVENUE 151.16 FEET TO THE POINT OF CURVATURE OF A 3 DEGREE CURVE TO THE LEFT HAVING A RADIUS OF 1910.08 FEET AND THE INTERSECTION ANGLE OF 48 DEGREES 06', THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1603.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTHWESTERLY A DISTANCE OF 222.15 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINES OF STATE ROAD NO. 257 (OLD ORLANDO-APOPKA ROAD) AND STATE ROAD NO. 625, AND LOTS 4, 5 AND 6, BLOCK M, FAIRVIEW SHORES, AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND ALSO ALL THAT PORTION OF LOT 3, BLOCK M, FAIRVIEW SHORES, PLAT BOOK M, PAGES 73 AND 74 THAT LIES SOUTH OF THE FOLLOWING DESCRIBED PROPERTY: ALL THAT PORTION OF LOTS 1, 2 AND 3, BLOCK M, FAIRVIEW SHORES, PLAT BOOK M, PAGE 74 THAT LIES WITHIN FIFTY (50) FEET OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF BRYAN AVENUE AND GODDARD AVENUE AS LAID OUT IN PLAT BOOK M, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING A PLAT OF FAIRVIEW SHORES SUBDIVISION, THENCE RUN WEST ALONG THE CENTER LINE OF BRYAN AVENUE A DISTANCE OF 154.33 FEET TO A POINT OF CURVATURE OF A 3 DEGREE CURVE TO THE LEFT HAVING A RADIUS OF 1910.08 FEET AND AN INTERSECTION ANGLE OF 47 DEGREES, 58 MINUTES, 30 SECONDS, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1599.16 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE RUN SOUTHWESTERLY A DISTANCE OF 214.70 FEET TO A POINT 11.8 FEET EAST OF THE INTERSECTION OF THE CENTER LINES OF STATE ROAD NO. 257 (OLD ORLANDO-APOPKA ROAD) AND STATE ROAD NO. 625, ALSO LESS A TRIANGULAR PARCEL OF LAND IN LOT 3, BLOCK M, FAIRVIEW SHORES ACCORDING TO THE PLAT RECORDED IN PLAT BOOK M, PAGE 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS BEGINNING AT THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 438, AND THE EAST LINE OF SAID LOT 3, THENCE RUN SOUTH ALONG SAID EAST LOT LINE 10 FEET, THENCE RUN NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SAID SOUTHERLY RIGHT OF WAY LINE AT A POINT 10 FEET WEST OF THE POINT OF BEGINNING, THENCE RUN EAST ALONG SAID RIGHT OF WAY LINE 10 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOTS 7 AND 8, BLOCK M, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 73, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

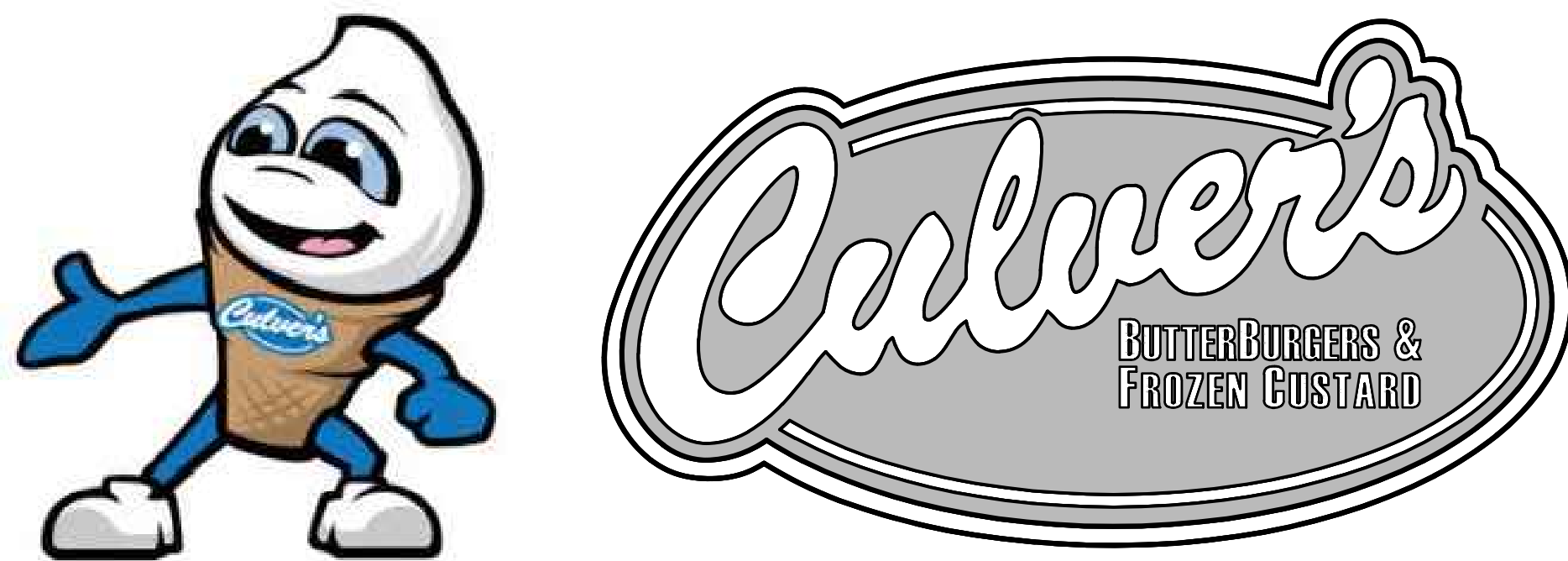
PROJECT STATEMENT

PROPOSED 4,578 SF CULVER'S RESTAURANT ON A 1.535 ACRE COMMERCIAL SITE, COMPRISED OF TWO PARCELS THAT WILL BE COMBINED. THE SITE FEATURES 56 PARKING SPACES, DOUBLE DRIVE THROUGH, AND OUTDOOR SEATING AREA WITH ASSOCIATED PAVING, GRADING, LANDSCAPE, AND UTILITY IMPROVEMENTS.

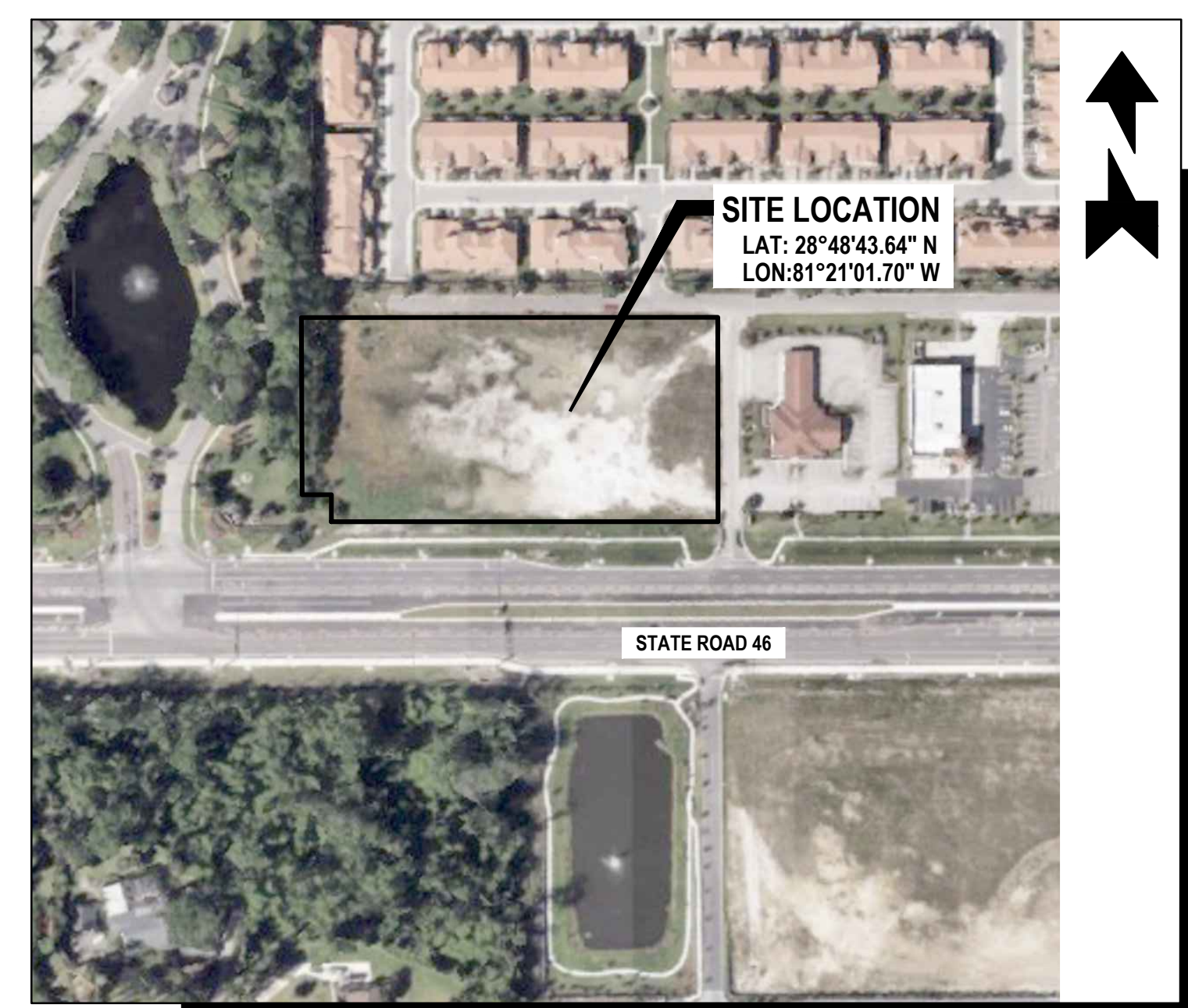
JURISDICTIONAL AGENCY PERMIT No.

- SEMINOLE COUNTY (DEVELOPMENT ORDER)
- NPDES (NOTICE OF INTENT "NOI")
- SRJWMD (STORMWATER)
- FDOT (ACCESS)
- FDOT (DRAINAGE)
- CITY OF WINTER PARK (UTILITIES)
- FDEP (WASTEWATER)

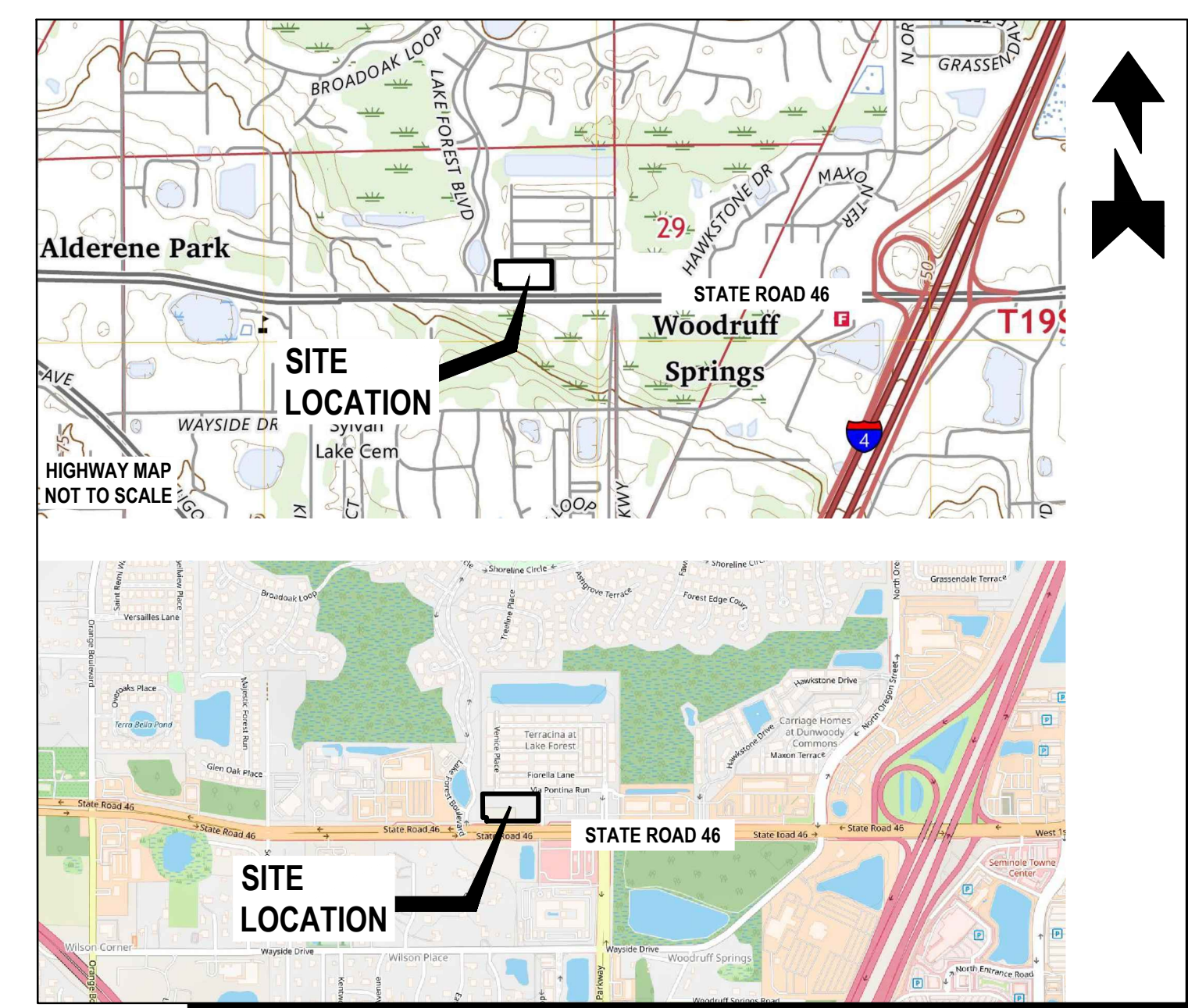
SITE PLAN DRAWING FOR



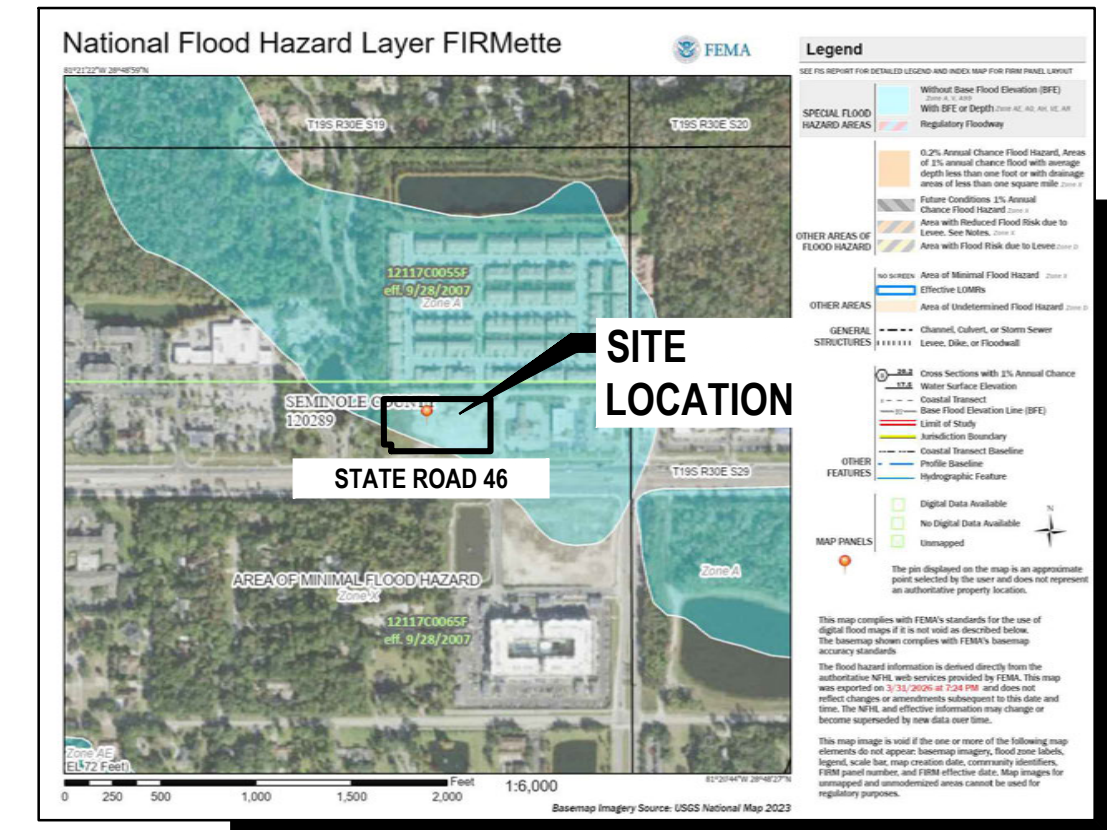
SECTION 30, TOWNSHIP 19 S., RANGE 30 E.
TAX PARCEL ID # 30-19-30-516-0000-0C40 & 30-19-30-300-002P-0000
BERNINI WAY
SANFORD, FL 32771
MAY 2026



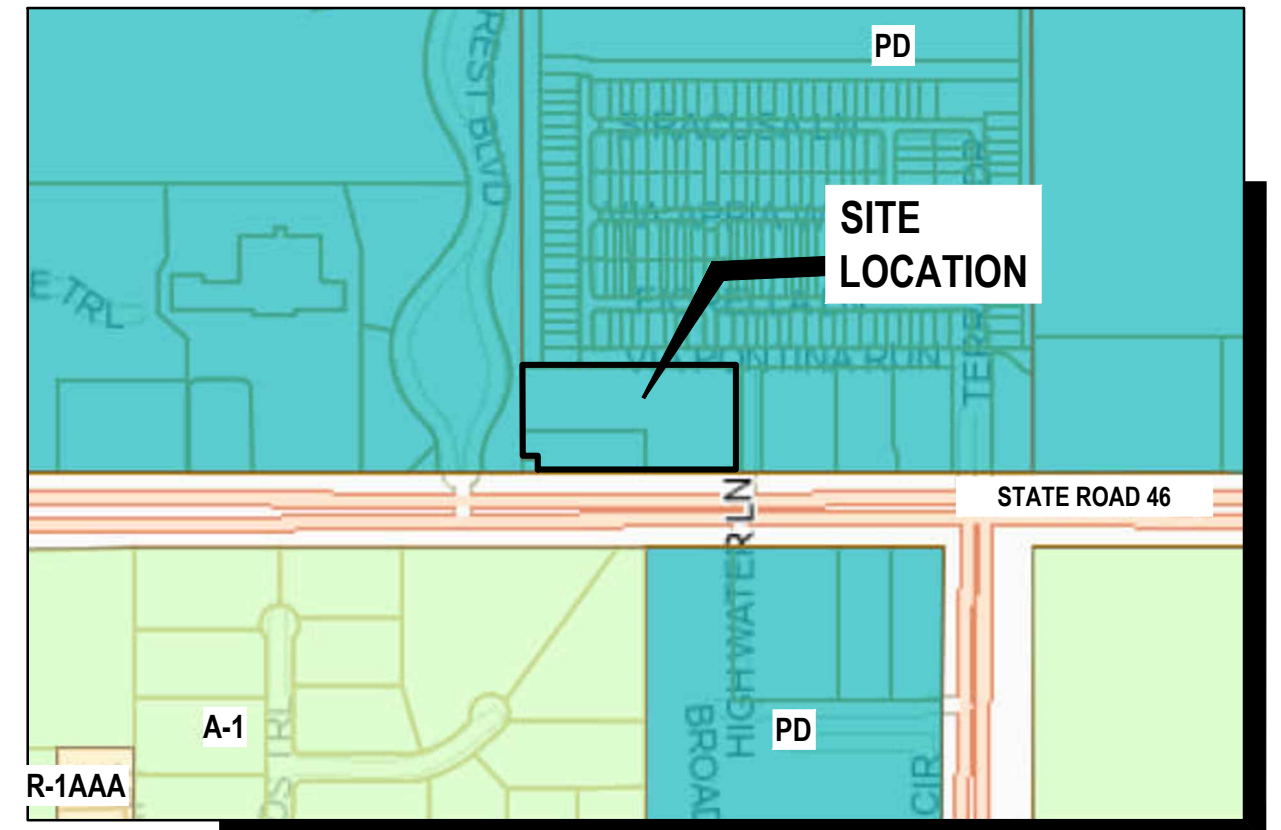
AERIAL MAP
SCALE: 1" = 200'



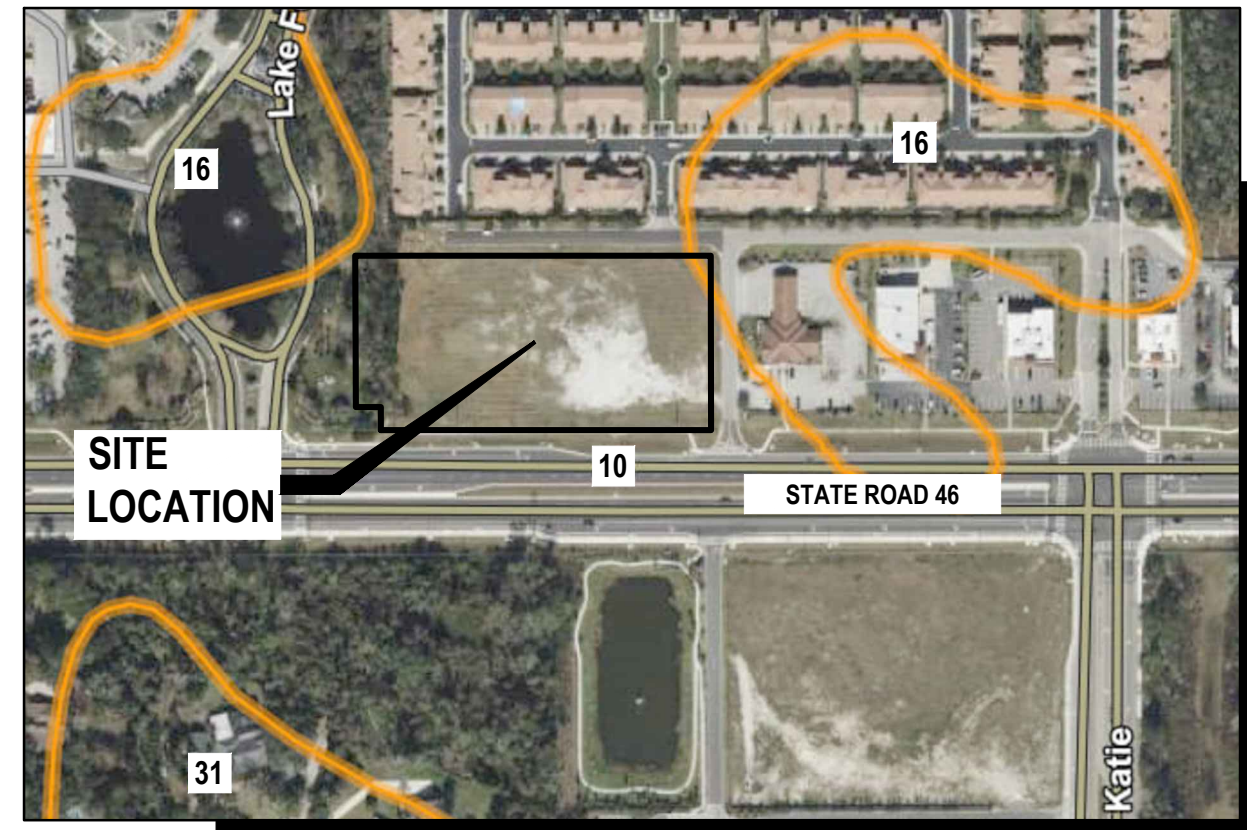
LOCATION MAP
SCALE: 1" = 1500'



FLOOD ZONE MAP
SCALE: 1" = 1,000'



ZONING MAP
SCALE: 1" = 500' ZONING: PD



SOILS MAP
SCALE: 1" = 300'

PROJECT TEAM

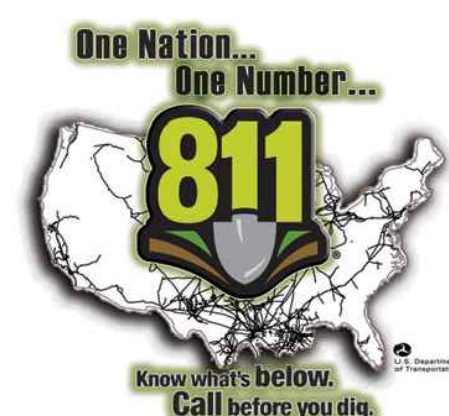
- PROPERTY OWNER:** ROBERT T HATTAWAY 1996 TRUST
C/O FRANKLIN W. MARTZ II, TRUSTEE
500 SKIDDER CT
LONGWOOD, FL 32750-3088
PHONE: (407) 571-8031
EMAIL:
- APPLICANT:** ORLANDO BURGERS LEE ROAD, LLC
1620 HASTINGS WAY
EAU CLAIRE, WI 54701
PHONE: (715) 828-1970
EMAIL: ISAAC@BOWEBUSINESSGROUP.COM
- GENERAL CONTRACTOR:** CAMPBELL CONSTRUCTION JD, INC. (FLORIDA OFFICE)
2981 BLACKWATER CREEK DRIVE
LAKELAND, FL 33810
PHONE: (262) 436-4760
EMAIL: JAY@CAMPBELLCONSTRUCTIONBBG.COM
- CIVIL ENGINEER/PROJECT MANAGER/LANDSCAPE ARCHITECT:** NEWKIRK ENGINEERING, INC.
1230 NORTH US HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
PHONE: (386) 872-7794
EMAIL: SHAMUS@NEWKIRK-ENGINEERING.COM
- ARCHITECT:** OLIVERI ARCHITECTS
32707 US HIGHWAY 19
PALM HARBOR, FL 34684
PHONE: (727) 781-7525
EMAIL: SEAN@OLIVERIARCHITECTS.COM
- SURVEYOR:** A1A SURVEYING, INC.
711 PINELAND TRAIL
ORMOND BEACH, FL 32174
PHONE: (386) 216-5730
EMAIL: SHAWN@A1ASURVEYING.COM
- GEOTECHNICAL:** ECS FLORIDA, LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FLORIDA 328091
PHONE: (407) 859-8378
EMAIL: AREIS@ECSLIMITED.COM

CONTACT NUMBERS

- PLANNING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
ZONING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
BUILDING DEPARTMENT - SEMINOLE COUNTY (407) 665-7371
WATER - SEMINOLE COUNTY (407) 665-2040
WASTEWATER - SEMINOLE COUNTY (407) 665-2040
GAS - FL PUBLIC UTILITIES (386) 785-4354
ELECTRIC - FLORIDA POWER & LIGHT - SEMINOLE (407) 328-1909
TELEPHONE/CABLE - CHARTER COMMUNICATIONS (720) 482-4449
WATER MANAGEMENT DISTRICT - SURWMD (407) 659-4800
DEPARTMENT OF TRANSPORTATION - DISTRICT 5 - (386) 943-5000

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.



1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com

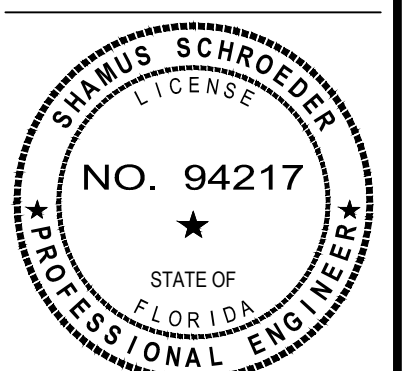
C.A. # 30209
L.C. # 26000584
© 2013

Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2013 ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAMUS SCHROEDER, PE # 94217 ON



SHAMUS SCHROEDER, P.E. # 94217
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING NUMBER

01

ALTA / NSPS LAND TITLE SURVEY FOR
CULVERS - SANFORD
WEST STATE ROAD 46



LEGAL DESCRIPTION:

PARCEL 1:

LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 8 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 2:

THE WEST 320.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46; THENCE RUN SOUTH 89°50'15" EAST A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°09'45" EAST A DISTANCE OF 35.96 FEET; THENCE RUN NORTH 89°51'47" WEST A DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE RUN SOUTH 00°08'13" WEST A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 46 BEING S 89° 56' 40" W. (FOR ANGLE MEASUREMENT ONLY).
- LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, DATED 04/03/2026 AT 5:00 PM; COMMITMENT NUMBER 12663860; REVISION NUMBER 3/4/15/2026-3w.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
- RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS (), WHEN DIFFERS FROM MEASURED.
- FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF SEMINOLE COUNTY, FLORIDA NUMBER 120289, PANEL NUMBER 12117 C 0055 F, DATED: SEPTEMBER 28, 2007. THE PROPERTY APPEARS TO BE IN FLOOD ZONE "A" AND "X" AS SHOWN HEREON AND IS GIVEN AS A COURTESY, AND IS SUBJECT TO FINAL APPROVAL BY FEMA. THIS DETERMINATION MAY BE AFFECTED BY FLOOD FACTORS AND/OR OTHER INFORMATION NEITHER KNOWN BY NOR GIVEN TO THIS SURVEYING COMPANY AT THE TIME OF THIS ENDEAVOR. A1A SURVEYING SERVICES LLC AND THE SIGNING SURVEYOR ASSUME NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION.
- DATA SOURCES:
ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: D 482, ELEVATION = 35.90 FEET.
- HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS. LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
A) OFFICIAL RECORDS BOOK 987, PAGE 1459, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
B) OFFICIAL RECORDS BOOK 1072, PAGE 1348, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
C) "LAKE FOREST BOULEVARD", AS RECORDED IN PLAT BOOK 41, PAGE 11, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
D) "TERRACINA AT LAKE FOREST", AS RECORDED IN PLAT BOOK 74, PAGE 8, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A1A SURVEYING SERVICES LLC. AT THE TIME OF SURVEY. A1A SURVEYING SERVICES LLC ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.
- UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS.
- LIMITATIONS:
A.) PER FLORIDA ADMINISTRATIVE CODE RULE 5J-17.05(2)(D)4 AND APPLICABLE ALTA REQUIREMENTS, THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) SHOULD PROVIDE ALL RECORDED INSTRUMENTS AFFECTING THE SUBJECT PROPERTY, INCLUDING EASEMENTS AND RIGHTS-OF-WAY, TO THE SURVEYOR. WHILE CERTAIN DOCUMENTS, INCLUDING THOSE WITHIN THE TITLE COMMITMENT, HAVE BEEN PROVIDED, ADDITIONAL RECORDS MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY OR ON PRIOR SURVEYS NOT AVAILABLE AT THE TIME OF THIS SURVEY. THIS SURVEY MAY BE UPDATED UPON RECEIPT OF ANY ADDITIONAL RELEVANT DOCUMENTATION.
B.) THE OPINIONS EXPRESSED HEREIN REPRESENT THE PROFESSIONAL JUDGMENT OF THE SURVEYOR, BASED ON THE SURVEYORS BEST KNOWLEDGE, INFORMATION, AND BELIEF. SUCH OPINIONS DO NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEYOR AND ASSOCIATED FIRM ASSUME NO RESPONSIBILITY FOR, AND SHALL NOT BE LIABLE FOR, ANY CLAIMS ARISING FROM ERRORS OR INCOMPLETE INFORMATION PROVIDED BY THE OWNER, LENDER, CONTRACTORS, OR OTHER PARTIES, WHICH MAY HAVE BEEN RELIED UPON IN THE PREPARATION OF THIS SURVEY AND THE FORMATION OF SAID OPINIONS.
C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUTES CHAPTER RULE 5J-17.05(3)(5)(6).
D.) ACCEPTANCE OF THIS SURVEY BY THE PARTIES NAMED HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATIONS. THE TERM "ORIGINAL," AS USED HEREIN, REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT CONSIDERED THE SURVEY DOCUMENT AND MAY BE PROVIDED ONLY UPON REQUEST AND MAY BE SUBJECT TO AN ADDITIONAL FEE.
E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKE FROM SAID COUNTY PROPERTY WEB SITE.
- UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. WELL IDENTIFIED FEATURES IN THIS SURVEY WERE FIELD MEASURED TO A HORIZONTAL POSITIONAL ACCURACY OF 0.05". THE ELEVATIONS ON IMPERVIOUS SURFACES WERE FIELD MEASURED TO 0.03" AND ON GROUND SURFACES TO 0.1".
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND OBSERVATIONS AND/OR UTILITY MARKINGS OBTAINED. NO EXCAVATION OR INDEPENDENT VERIFICATION OF SIZE, DEPTH, ALIGNMENT, OR CONNECTIVITY HAS BEEN PERFORMED. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN AND MAY NOT FALL WITHIN STATUTORY TOLERANCE ZONES PER CHAPTER 556, FLORIDA STATUTES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH UTILITY INFORMATION.



SITE LOCATION
NOT TO SCALE
LAT: 28°48'42.9795"
LON: (-)81°21'02.1318"

ABBREVIATIONS

AAB	= AVERAGE ACTIVE BUFFER
ALSB	= AVERAGE LANDSCAPE BUFFER
AT&T	= AMERICAN TELEPHONE AND TELEGRAPH COMPANY
BWF	= BARBED WIRE FENCE
(C)	= CALCULATED
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
CNF	= CORNER NOT FOUND
(D)	= DEED
DWG	= DRAWING
DE	= DRAINAGE EASEMENT
EP	= EDGE OF PAVEMENT
FD	= FOUND
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.M.A.	= FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	= FLOOD INSURANCE RATE MAP
FL	= FLORIDA
ID	= IDENTIFICATION
INC.	= INCORPORATED
IP	= IRON PIPE
IRC	= IRON PIPE AND CAP
IR	= IRON ROD
IRC	= IRON ROD AND CAP
LB	= LICENSED BUSINESS
LC	= LICENSED CORPORATION
LLC	= LIMITED LIABILITY COMPANY
LS	= LICENSED SURVEYOR
(M)	= MEASURED
MB	= MAP BOOK
NAVD	= NORTH AMERICAN VERTICAL DATUM
ND	= NAIL AND DISK
NO.	= NUMBER
ORB	= OFFICIAL RECORDS BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PGS	= PAGES
PRM	= PERMANENT REFERENCE MONUMENT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(R)	= RECORD
RLS	= REGISTERED LICENSE SURVEYOR
R/W	= RIGHT-OF-WAY
SCR	= SEMINOLE COUNTY RECORDS
UE	= UTILITY EASEMENT
WF	= WOOD FENCE

UNDERGROUND UTILITY LEGEND

---	UNDERGROUND DRAINAGE LINE
---	UNDERGROUND SEWER LINE
---	UNDERGROUND WATER LINE

TREE LEGEND

TREE NAME	SYMBOL	COUNT
CAMPHOR		-
CHINABERRY		-
CYPRESS		-
ELM		-
MAPLE		-
PALM		-
PINE		-
SWEETGUM		-
	DENOTES 12" DIAMETER TRUNK (TYPICAL)	TOTAL COUNT

LEGEND

	BENCHMARK
	CENTER LINE
	DRAINAGE MANHOLE
	ELECTRIC VAULT
	MITERED END SECTION
	METAL LIGHT POLE
	PLAT
	REUSE WATER METER
	REUSE WATER VALVE
	SANITARY MANHOLE
	TITLE EXCEPTION NUMBER
	VAULT
	WOOD UTILITY POLE

LINE TYPE LEGEND

---	BARBED WIRE FENCE
---	WOOD FENCE

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT No. 12663860

EXCEPTION NUMBER AND RECORDING INFORMATION	INCLUDES SUBJECT PROPERTY	AFFECTED AREA
No. 4 P.B. 74/8	Y	PLOTS AS SHOWN
No. 5 ORB 1828 / 939 ORB 1857 / 839 ORB 1888 / 1062 ORB 1888 / 1064 ORB 5876 / 483	Y	ALL OF PARCEL 1 & 2
No. 6 ORB 2060 / 166 ORB 5352 / 5	Y	ALL OF PARCEL 2
No. 7 ORB 2060 / 213 ORB 4214 / 123	Y	ALL OF PARCEL 2
No. 9 ORB 6043 / 359 ORB 8919 / 1014 ORB 8942 / 1948	Y	ALL OF PARCEL 1 & 2
No. 10 ORB 6558 / 394 ORB 7422 / 1173 ORB 8919 / 1021 ORB 8942 / 1942	Y	ALL OF PARCEL 1 & 2
No. 11 ORB 6940 / 508 ORB 6952 / 111 ORB 7018 / 1065	Y	ALL OF PARCEL 1
No. 12 ORB 6846 / 12 ORB 6923 / 417 ORB 6923 / 441	Y	ALL OF PARCEL 1
No. 15 ORB 1855 / 952 ORB 1888 / 1068	Y	ALL OF PARCEL 1

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11 (observed evidence only), 13, 14, 15, 16 (NON observed above ground), OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THIS DATE: APRIL 20, 2026

(SIGNED) 04/24/2026
DAVID McMULLEN PSM NO. 6378

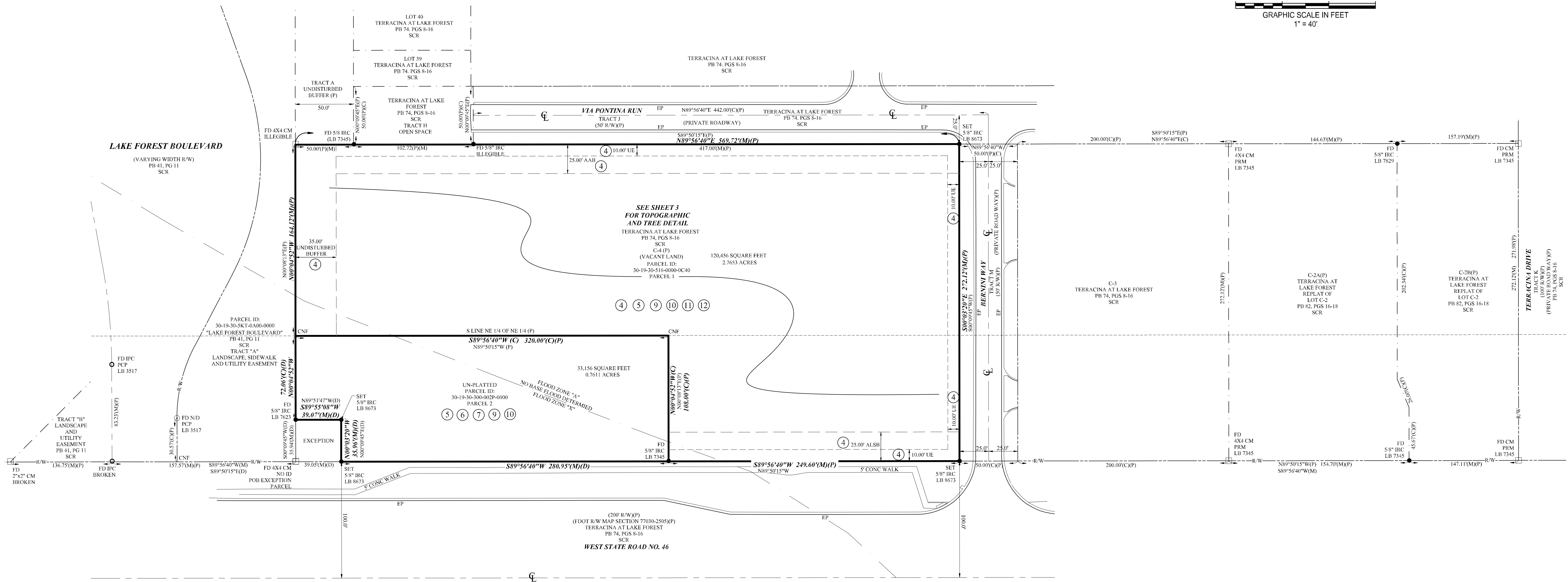
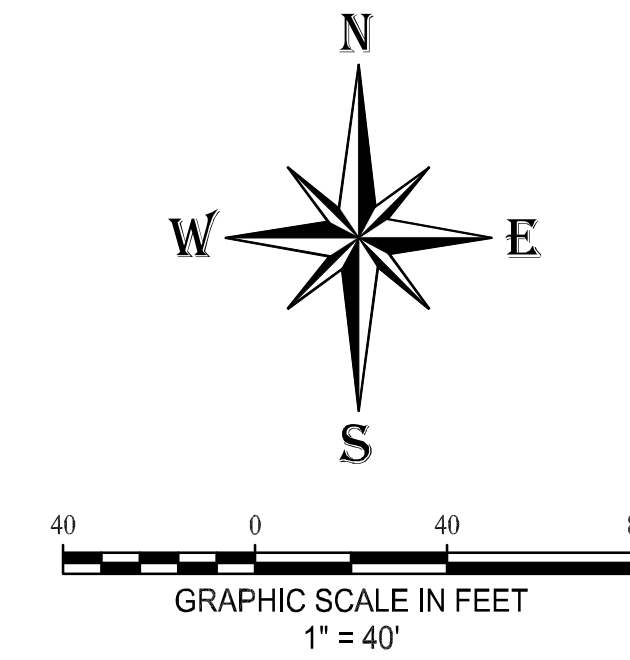
REVISIONS:	SITE ADDRESS: West State Road 46 Sanford, Florida		CONSTRUCTION RESIDENTIAL COMMERCIAL
CERTIFIED TO:	TYPE OF SURVEY: ALTA Boundary		
	PROJECT NUMBER: 26-44		
	Field Work by: MAX Date: 04/20/26 Field Book: 51 Page: 44		
	Office Work by: DH Date: 04/22/26 Scale: 1" = 30'	711 Pineland Trail Ormond Beach, Florida LB 8673 386.216.5730	

ALTA / NSPS LAND TITLE
SURVEY FOR
CULVERS

WEST STATE ROAD 46 - Sanford, Florida

SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER
SEE THIS SHEET FOR SURVEYORS SIGNATURE

ALTA / NSPS LAND TITLE SURVEY FOR
CULVERS - SANFORD
WEST STATE ROAD 46

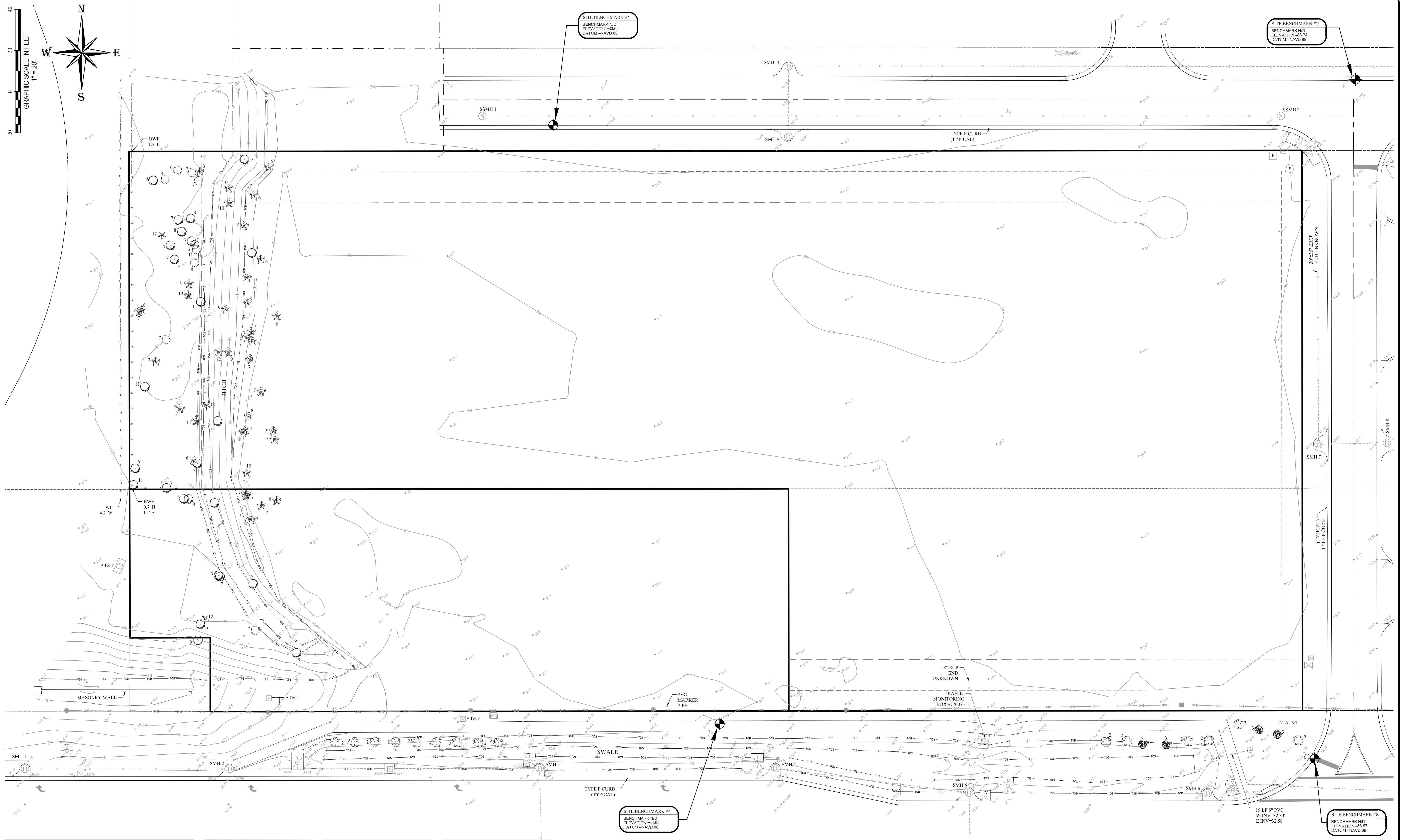


REVISIONS:	SITE ADDRESS: West State Road 46 Sanford, Florida		CONSTRUCTION RESIDENTIAL COMMERCIAL
CERTIFIED TO:	TYPE OF SURVEY: ALTA Boundary		
	PROJECT NUMBER: 26-44		
	Field Work by: MAX Date: 04/20/26 Field Book: 51 Page: 44		
	Office Work by: DH Date: 04/24/26 Scale: 1" = 40'		

ALTA / NSPS LAND TITLE SURVEY FOR
CULVERS

WEST STATE ROAD 46 - Sanford, Florida

SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER
SEE THIS SHEET 1 OF 3 FOR SURVEYORS SIGNATURE



ALTA / NSPS LAND TITLE SURVEY FOR CULVERS
 WEST STATE ROAD 46 - Sanford, Florida
 SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 TOGETHER
 SEE SHEET 1 OF 3 FOR SURVEYORS SIGNATURE
SHEET 3 OF 3

CONSTRUCTION

RESIDENTIAL **COMMERCIAL**

711 Pineland Trail
Ormond Beach, Florida
LB 8673
386.216.5730

REVISIONS:

CERTIFIED TO:

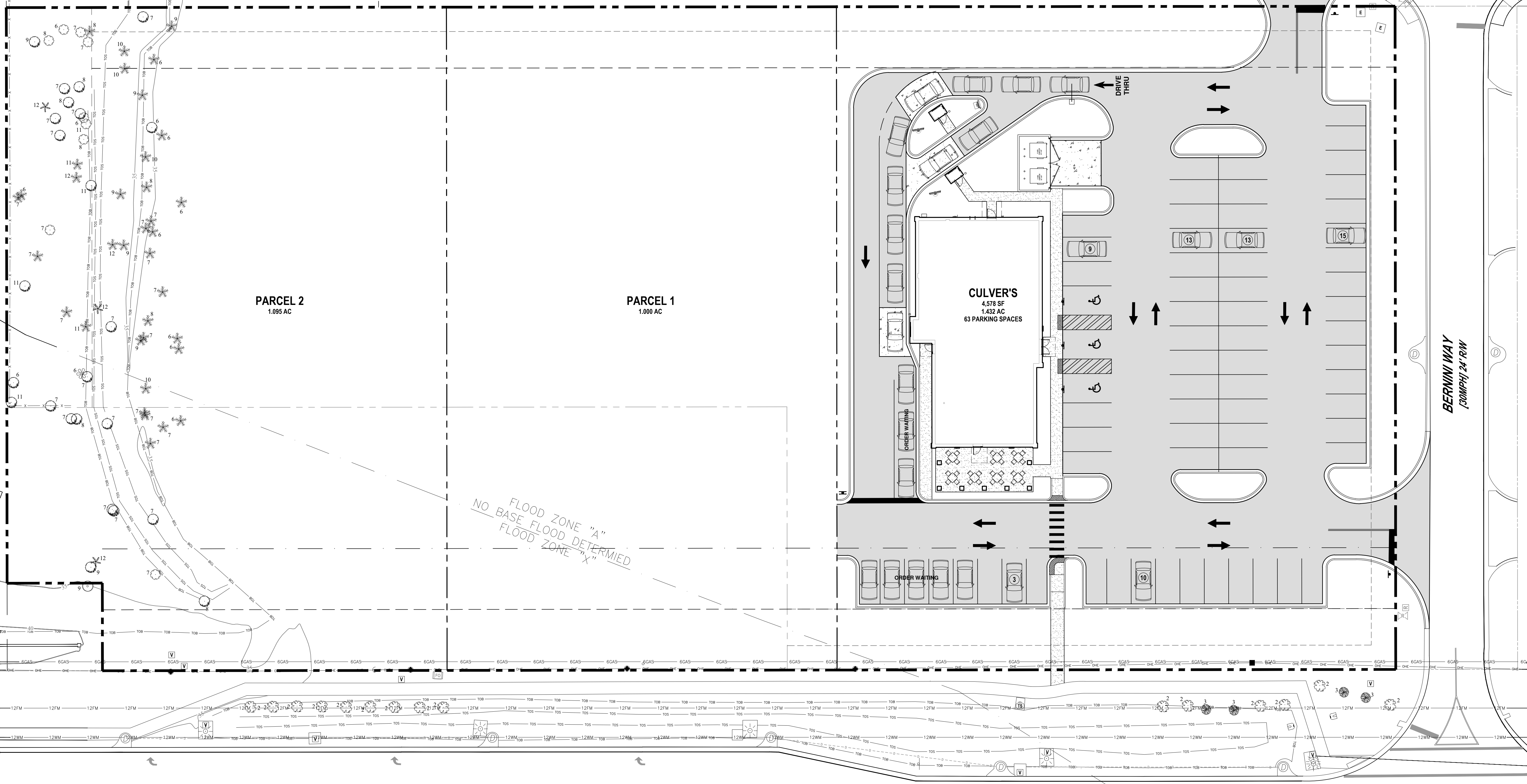
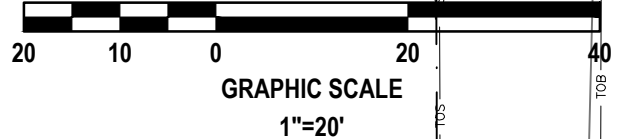
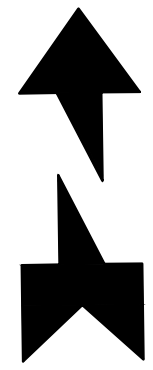
SITE ADDRESS:	West State Road 46 Sanford, Florida
TYPE OF SURVEY:	ALTA Boundary
PROJECT NUMBER:	26-44
Field Work by:	MAX Date: 04/20/26
Field Book:	S1 Page: 44
Office Work by:	DH Date: 04/24/26
Scale:	1" = 20'



TOPOGRAPHIC AND TREE DETAIL
 ALTA / NSPS LAND TITLE SURVEY FOR CULVERS - SANFORD
 WEST STATE ROAD 46



STORM DATA:		SMH 4		SMH 5		SMH 7		SMH 9		SANITARY SEWER DATA:	
SMH 1	THROAT=35.04'	SMH 4	TOP=33.76'	SMH 5	TOP=34.03'	SMH 7	TOP=33.56'	SMH 9	TOP=33.54'	SSMH 1	TOP=33.75'
SMH 1	TOP=36.10'	SMH 4	THROAT=32.71'	SMH 5	THROAT=33.03'	SMH 7	THROAT=32.54'	SMH 9	THROAT=32.59'	SMH 1	8" PVC N=26.70'
SMH 1	18" RCP E=31.30'	SMH 4	18" RCP N INV=29.57'	SMH 5	18" RCP N INV=28.87'	SMH 7	18" RCP N INV=28.27'	SMH 9	24" RCP N INV=28.52'	SMH 1	8" PVC E=26.60'
SMH 1	BOTTOM=31.48'	SMH 4	18" RCP E INV=29.13'	SMH 5	18" RCP E INV=29.13'	SMH 7	24" RCP E INV=INACCESSIBLE	SMH 9	24" RCP N INV=INACCESSIBLE	SMH 1	BOTTOM=26.65'
SMH 2	THROAT=34.03'	SMH 3	18" RCP W INV=29.06'	SMH 5	24" RCP S INV=28.78'	SMH 7	24" RCP E INV=INACCESSIBLE	SMH 9	24" RCP S INV=INACCESSIBLE	SMH 2	SSMH 2
SMH 2	TOP=35.02'	SMH 3	THROAT=33.11'	SMH 5	BOTTOM=28.86'	SMH 8	SMH 8	SMH 8	SMH 8	SMH 2	TOP=34.07'
SMH 2	18" RCP E=30.55'	SMH 3	18" RCP W INV=29.44'	SMH 6	SMH 6	SMH 8	TOP=33.53'	SMH 8	SMH 8	SMH 2	8" PVC E=25.09'
SMH 2	18" RCP W=30.65'	SMH 3	24" RCP S INV=28.21'	SMH 6	THROAT=33.62'	SMH 8	THROAT=32.52'	SMH 8	SMH 8	SMH 2	8" PVC W=25.19'
SMH 2	BOTTOM=30.60'	SMH 3	BOTTOM=28.45'	SMH 6	18" RCP W INV=29.46'	SMH 8	24" RCP W INV=28.83'	SMH 8	SMH 8	SMH 2	BOTTOM=25.14'
				SMH 6	BOTTOM=29.85'	SMH 8	BOTTOM=29.00'	SMH 8	SMH 8		



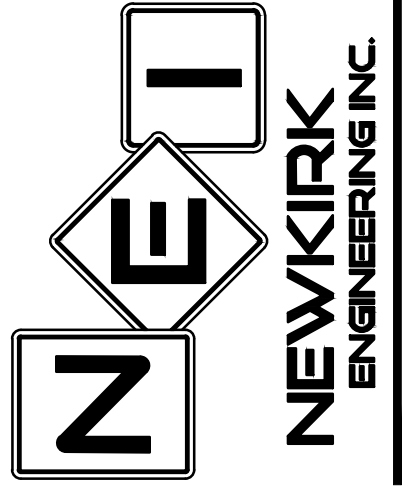
FLOOD ZONE "A"
NO BASE FLOOD DETERMINED
FLOOD ZONE "X"

WEST STATE RD 46
[45 MPH] R/W VARIES

REVISIONS

DATE	DESCRIPTION

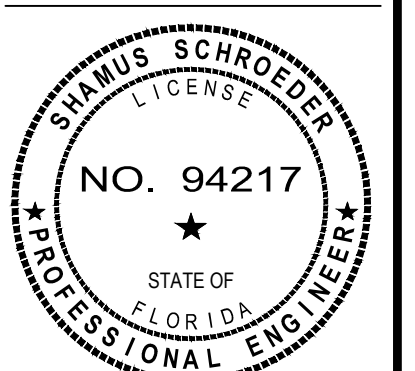
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 26000584
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



OVERALL DEVELOPMENT PLAN
CULVER'S - SANFORD
110 BERNINI WAY
SANFORD, FLORIDA 32771

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

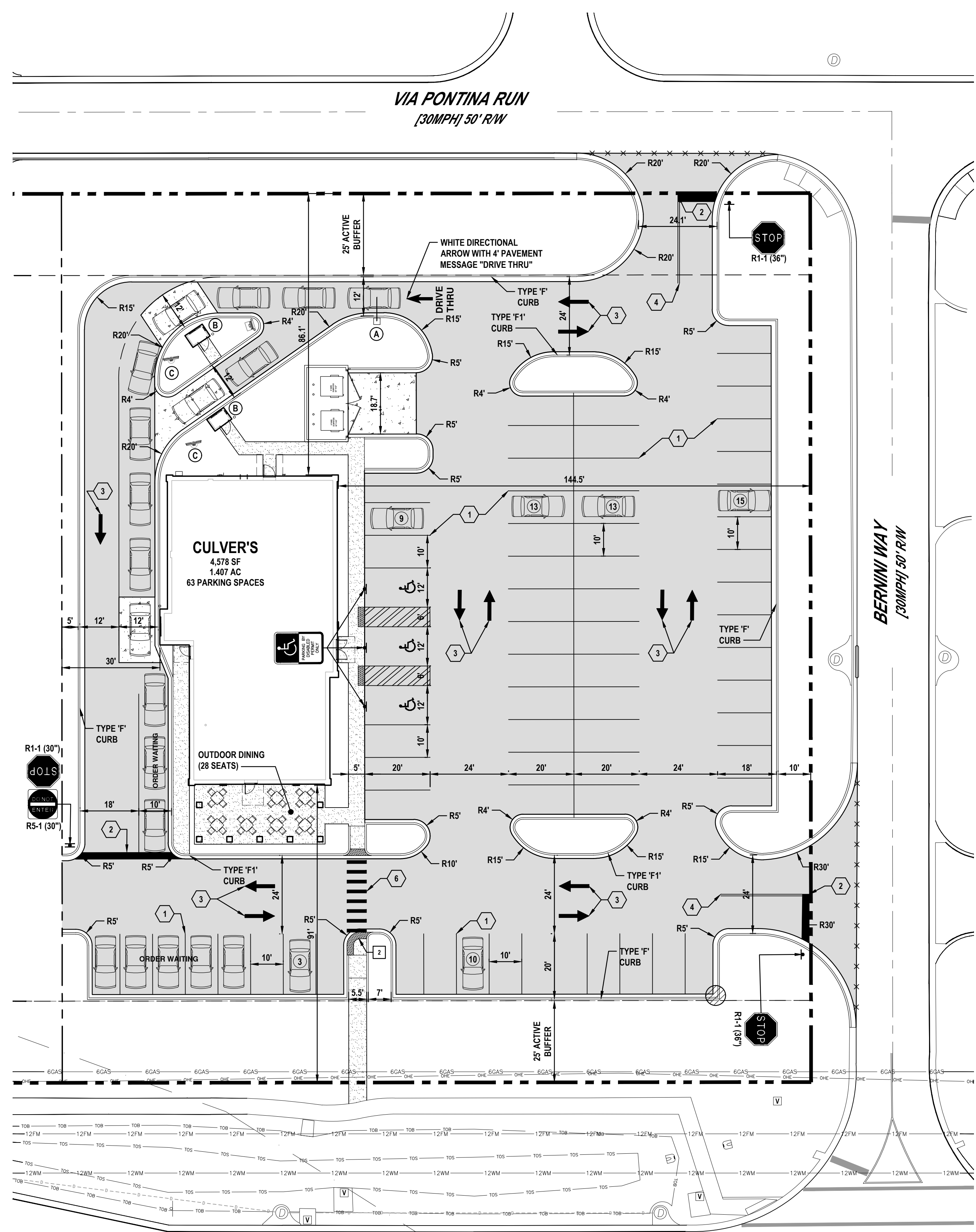
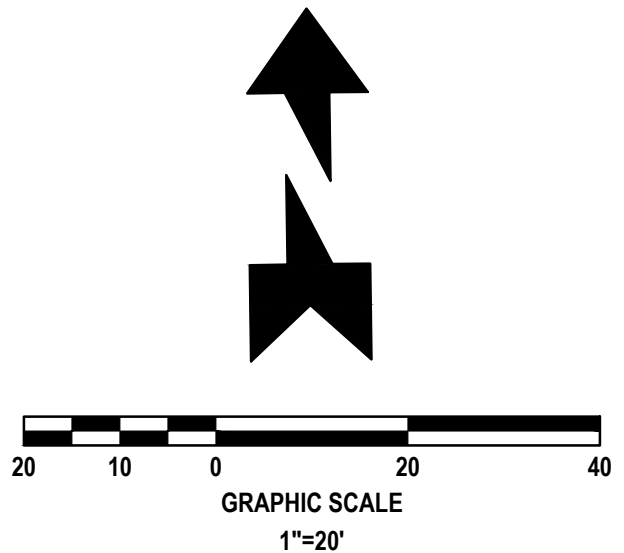
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAMUS SCHROEDER, PE # 94217 ON



SHAMUS SCHROEDER, P.E. # 94217
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2026-36
DATE: MAY 2026
DESIGN BY: STS
DRAWN BY: IHS
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

06



WEST STATE RD 46
[45 MPH] 200' R/W

LEGEND

- TYPE "F" CURB
SEE DETAIL SHEET No. .
- TYPE "F1" CURB
SEE DETAIL SHEET No. .
- TYPE "F1" SPILLOUT CURB
SEE DETAIL SHEET No. .
- TYPE "F" CURB
TRANSITION TO "F1"
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING
SEE ARCHITECTURAL PLANS
FOR DETAILS

DRIVE THRU KEY:

- (A) VEHICLE HEIGHT DETECTOR (9'-6" CLEARANCE)
- (B) DRIVE THRU ORDER POD
- (C) DRIVE THRU ORDER MENU BOARD (MAX HEIGHT = 6')

STRIPING LEGEND:

- 1 6" SOLID WHITE LINE (TYPICAL)
PER FDOT INDEX 711-001
- 2 24" WHITE STOP BAR (THERMOPLASTIC)
PER FDOT INDEX 711-001
- 3 WHITE DIRECTIONAL ARROW (TYPICAL)
PER FDOT INDEX 711-001
- 4 6" SOLID DOUBLE YELLOW LINE (TYPICAL)
PER FDOT INDEX 711-001
- 5 2'x1' WHITE SPECIAL EMPHASIS (7' O.C.)
CROSSWALK (THERMOPLASTIC)
PER FDOT INDEX 711-001
- 6 12" WHITE STANDARD CROSSWALK
(THERMOPLASTIC)

CURB RAMP LEGEND:

- 1 SIDEWALK CURB RAMP (CR-E)
WITH 24" DETECTABLE WARNING
MAT PER FDOT INDEX 522-002
- 2 SIDEWALK CURB RAMP (CR-G)
WITH 24" DETECTABLE WARNING
MAT PER FDOT INDEX 522-002

GENERAL NOTES:

1. SEMINOLE COUNTY BUILDING PERMITS ARE REQUIRED FOR BUILDING, DUMPSTER ENCLOSURE, LIGHT POLES, SCREEN WALLS AND MONUMENT SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, SHOP DRAWINGS, ETC.).
2. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
3. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
4. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
5. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
6. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.

PAVEMENT MARKING NOTES:

1. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
2. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
3. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
4. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX No. 706-001.
5. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH INDEX No. 700-010 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
7. FOR ADDITIONAL DETAILS SEE INDEX No. 700-010, 700-101, 700-102 AND 711-001.
8. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM .08 GA ALUMINUM BLANKS. ALL 36"x48" SIGNS SHALL BE 100 GA MINIMUM AND SHALL BE INSTALLED USING 3"x12" ROUND ALUMINUM POST. ALL STOP SIGNS SHALL BE 36" OCTAGON INSTALLED ON 12.3 LBS/FT "U" CHANNEL POST RAIL STEEL ONLY OR 3"x12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR SIGNS SMALLER THAN 36"x36". ALL SPEED LIMIT SIGNS SHALL BE 24"x30".

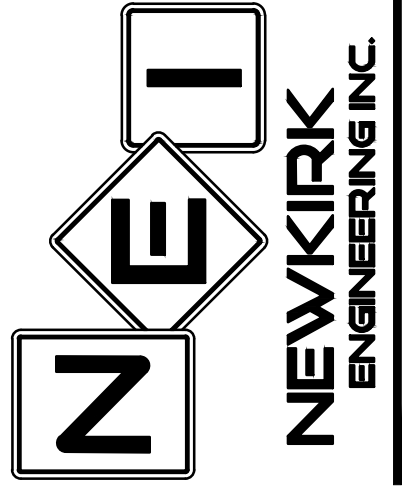
PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT: 1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS; 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS); * ALTERNATE 6" LIMEROCK (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS); 12" STABILIZED SUBBASE (BR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION); * ALTERNATE 12" STABILIZED SUBBASE: 6" CRUSHED CONCRETE (LBR=130) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS); *ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT
- CONCRETE PAVEMENT: 6" CONCRETE (4,000 P.S.I. @ 28 DAYS); 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) SEE DETAIL SHEET No. .
- CONCRETE SIDEWALK: 4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS), CLASS 1, APPROVED FDOT DESIGN MIX (FDOT INDEX No. 522-001) SEE DETAIL SHEET No. .

REVISIONS

DATE	DESCRIPTION

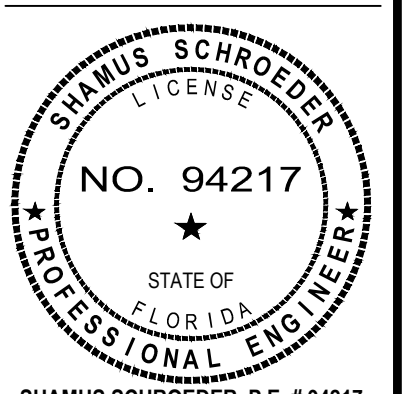
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com
C.A. # 30209
L.C. # 26000584
© 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture



SITE LAYOUT PLAN
CULVER'S - SANFORD
110 BERNINI WAY
SANFORD, FLORIDA 32771

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING COPYRIGHT 2013 ALL RIGHTS RESERVED

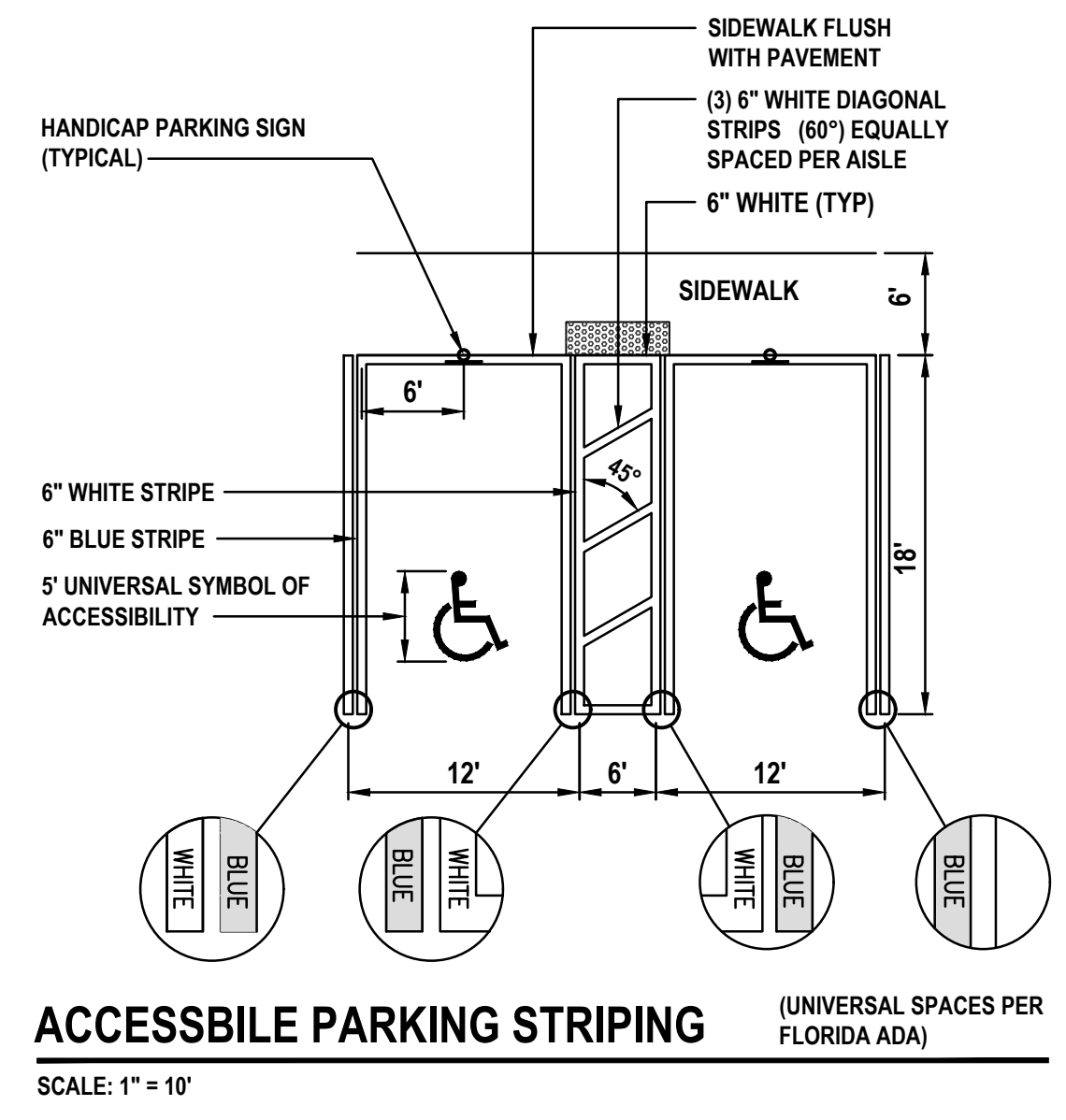
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAMUS SCHROEDER, PE # 94217 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2026-36
DATE: MAY 2026
DESIGN BY: STS
DRAWN BY: IHS
CHECKED BY: HHN
SCALE: 1" = 20'
DRAWING NUMBER

07



Property Record Card



Parcel: **30-19-30-516-0000-0C40**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$1,868,603 Assessed Value \$1,868,603 Taxable Value \$1,868,603
 2025 Tax Bill \$25,560.62
 Vac General-Commercial property has a lot size of 2.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-516-0000-0C40
Property Address	
Mailing Address	C/O FRANKLIN W. MARTZ II, TRUSTEE 500 SKIDDER CT LONGWOOD, FL 32750-3088
Subdivision	TERRACINA AT LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,868,603	\$1,868,603
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,868,603	\$1,868,603
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	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$25,560.62
Tax Bill Amount	\$25,560.62
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT C-4
TERRACINA AT LAKE FOREST
PB 74 PGS 8 - 16

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,868,603	\$0	\$1,868,603
Schools	\$1,868,603	\$0	\$1,868,603
FIRE	\$1,868,603	\$0	\$1,868,603
ROAD DISTRICT	\$1,868,603	\$0	\$1,868,603
SJWM(Saint Johns Water Management)	\$1,868,603	\$0	\$1,868,603

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No

Land

Units	Rate	Assessed	Market
120,555 SF	\$15.50/SF	\$1,868,603	\$1,868,603

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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 3

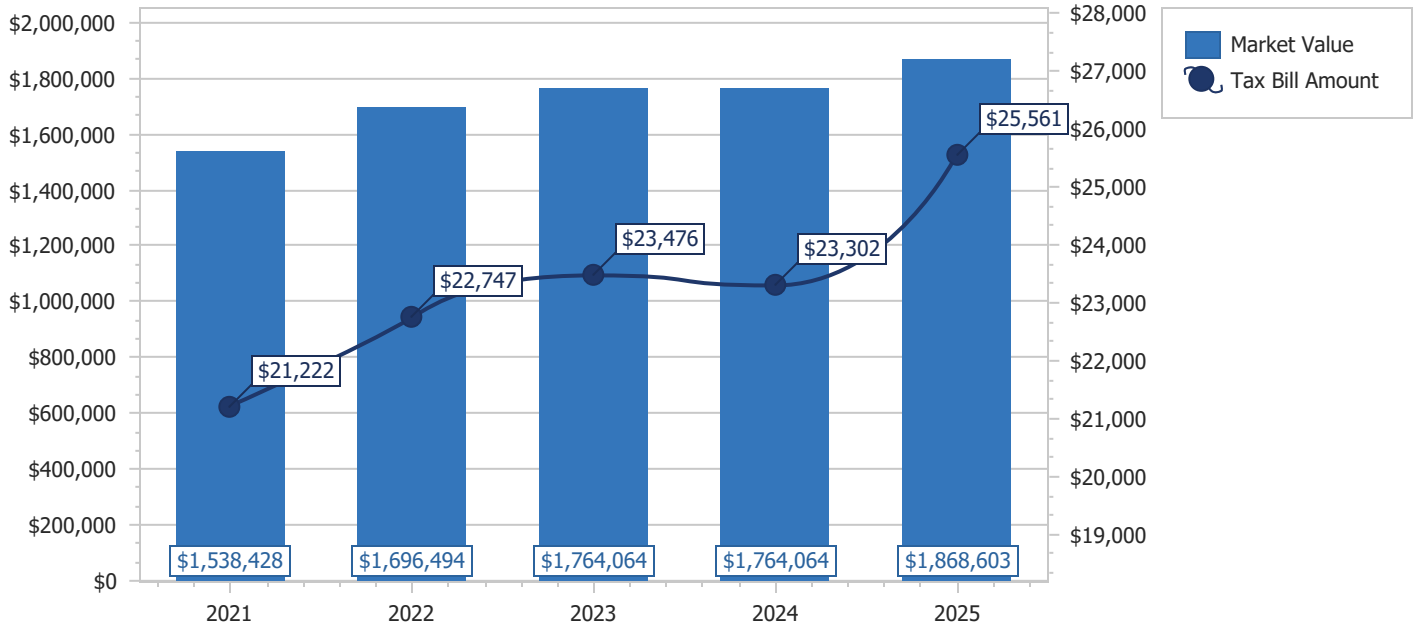
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

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 #	

Property Value History



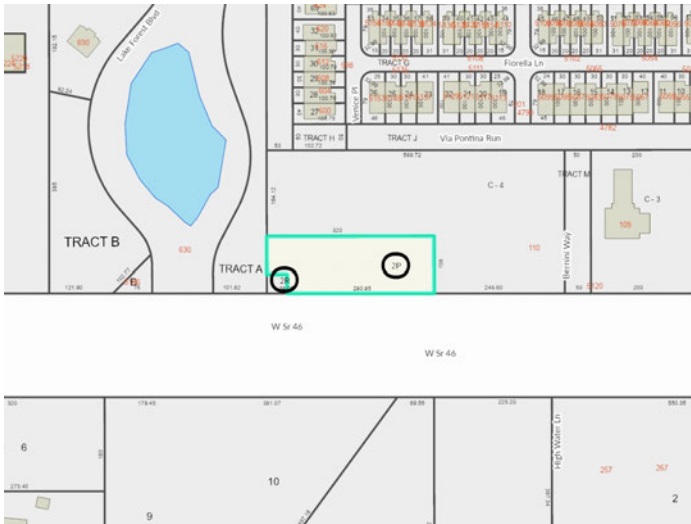
Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: **30-19-30-300-002P-0000**
 Property Address:
 Owners: **ROBERT T HATTAWAY 1996 TRUST**
 2026 Market Value \$514,414 Assessed Value \$175,547 Taxable Value \$175,547
 2025 Tax Bill \$4,045.49 Tax Savings with Non-Hx Cap \$2,991.18
 Vac General-Commercial property has a lot size of 0.76 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-002P-0000
Property Address	
Mailing Address	C/O FRNAKLIN W MARTZ II, TRUSTEE 4099 CYPRESS BND GENEVA, FL 32732-8932
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$514,414	\$514,414
Land Value Agriculture	\$0	\$0
Just/Market Value	\$514,414	\$514,414
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$338,867	\$354,826
P&G Adjustment	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type
 ROBERT T HATTAWAY 1996 TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
W 320 FT OF SE 1/4 OF NE 1/4 N
OF NEW ST RD 46 (LESS BEG SW COR RUN E
39.05 FT N 35.96 FT W 39.07 FT S 35.94 FT TO
BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$175,547	\$0	\$175,547
Schools	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD DISTRICT	\$175,547	\$0	\$175,547
SJWM(Saint Johns Water Management)	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/10/2022	\$130,000	10172/1348	Vacant	No
QUIT CLAIM DEED	1/8/2022	\$100	10188/0606	Vacant	No
QUIT CLAIM DEED	12/20/2021	\$690,000	10129/0927	Vacant	No
QUIT CLAIM DEED	4/7/2021	\$400,000	09901/1661	Vacant	No
SPECIAL WARRANTY DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

Land

Units	Rate	Assessed	Market
33,188 SF	\$15.50/SF	\$514,414	\$514,414

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

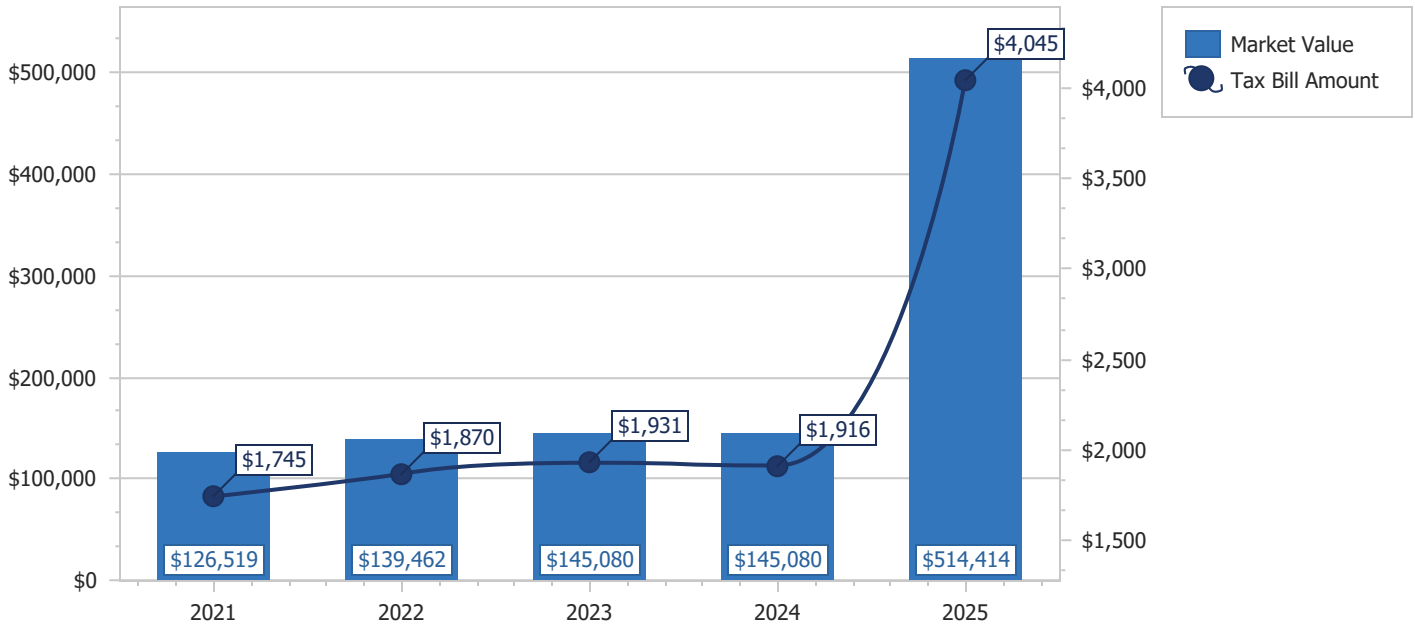
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Sanford
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 3

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 #	

Property Value History



Copyright 2026 © 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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/11/2026 1:58:53 PM
Project: 26-80000055
Credit Card Number: 48*****8366
Authorization Number: 056463
Transaction Number: 110526O3A-8855DE7D-A000-4522-BA4E-FF1F46AD70CD
Total Fees Paid: 52.50

Fees Paid

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