



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

PROJ. #: **25-20500014**

RECEIVED AND PAID 09/09/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
☐ LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
☐ SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)	\$3,500
☐ SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND REZONE FEE
☐ TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
☐ TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
☐ REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
☐ PD REZONE**	
☐ PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
☒ PD FINAL DEVELOPMENT PLAN	\$1,000
☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ ^{^^} x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
☐ PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* ^{^^} (\$10K MAX. FEE)
☐ PD MINOR AMENDMENT	\$1,000
☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)	
☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Seminole Crossing West at SR 46		
PARCEL ID #(S):	29-19-30-300-0020-0000		
LOCATION:	North side of SR 46 between Hickman Drive & Rinehart Road		
EXISTING USE(S):	Vacant, undeveloped land	PROPOSED USE(S):	Commercial subdivision
TOTAL ACREAGE:	5.178 Acres	BCC DISTRICT:	5: Herr
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
CURRENT ZONING:	PD	PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE:	HIPTI	PROPOSED FUTURE LAND USE:	HIPTI

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Bryan Schultz	COMPANY:	Sanford West 46 LLC		
ADDRESS:	6414 Montclair Bluff Lane				
CITY:	Windermere	STATE:	FL	ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Ronald Henson II, P.E.	COMPANY:	Ronald Henson II, P.E., LLC		
ADDRESS:	1528 Rockwell Heights Drive				
CITY:	Deland	STATE:	FL	ZIP:	32724
PHONE:	(407) 468-4104	EMAIL:	rmhenson2nd@outlook.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Sanford West 46 LLC				
ADDRESS:	6414 Montclair Bluff Lane				
CITY:	Windermere	STATE:	FL	ZIP:	34786
PHONE:	(813) 760-2621	EMAIL:	b.schultz@oceanbleugroup.com		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

☐ Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

09/10/2025

DATE

PD REZONE REVIEW CRITERIA

In accordance with Seminole County Land Development Code (SCLDC) Sec. 30.8.5.3 Review Criteria, the Applicant must demonstrate compliance with the review criteria below:

Per 30.8.5.3 Review Criteria – Please provide a narrative explaining how the proposed project meets the following review criteria:

- (a) Comprehensive Plan Consistency. In approving a Planned Development, the Board of County Commissioners shall affirm that the proposed development is consistent with the Comprehensive Plan and effectively implements any performance criteria that the Plan may provide.
- (b) Greater Benefit and Innovation Criteria. In addition, PD zoning may be approved only when the Board determines that the proposed development cannot be reasonably implemented through existing provisions of this Code, and that a PD would result in greater benefits to the County than development under conventional zoning district regulations. Such greater benefits must include two or more of the following.
 - (1) Natural resource preservation.
 - (2) Crime Prevention (CPTED).
 - (3) Neighborhood/community amenities.
 - (4) Provision of affordable or workforce housing.
 - (5) Reduction in vehicle miles traveled per household.
 - (6) Transit-oriented development
 - (7) Provision of new multimodal connectivity.
 - (8) Innovation in water or energy conservation.
 - (9) Innovative development types not currently provided within the County but consistent with the goals of the Comprehensive Plan.
- (c) In addition, any proposed development under the PD ordinance must address the following goals:
 - (1) Meet or exceed the arbor, tree preservation, and tree planting requirements of this Code on a project-wide basis.
 - (2) Minimize transportation impacts through design elements, which may include but are not limited to - multimodal connectivity; electric vehicle charging; infrastructure of pedestrian or bicycle infrastructure exceeding the minimum standards; shared transportation parking or devices; pedestrian-oriented architectural design; accommodation or neighborhood electric vehicles; transportation demand management; or permitting complementary uses.
- (d) The PD application shall include a narrative addressing the following:
 - (1) How the proposed development addresses the goals of the Comprehensive Plan?
 - (2) Why the proposed development cannot be achieved under an existing conventional or special zoning district?
 - (3) How the proposed development provides an innovative approach to land development?
 - (4) Provide a description of benefits to the County that cannot be achieved under the existing provisions of this Code.

(e) Residential PD Design Standards:

- (1) If lot width is less than forty-five (45) feet, homes must be rear loaded, unless otherwise approved by the Board of County Commissioners.
- (2) Front-facing garage doors must be set back a minimum of twenty (20) feet.
- (3) Minimum front and rear setbacks at project boundaries shall be twenty-five (25) feet, or twenty (20) feet for accessory structures not exceeding one story.
- (4) Required setbacks adjacent to existing residential development will increase based on elevation/grade changes between developments and proposed building heights, as determined by the Board of County Commissioners.

(f) Required Neighborhood Improvements:

- (1) Street trees are required in generous planting strips to provide for the health of the trees. The street trees may count towards required open space. Street trees shall:
 - a. Be planted an average of forty (40) feet on center on both sides of internal streets and on existing rights-of-way adjoining the site.
 - b. Be in a planting strip or tree well with a minimum width of eight (8) feet. Planting strips less than ten (10) feet in width must include a root barrier.
 - c. Be selected from the "Approved Plant Species List: Canopy Trees," except that Laurel Oaks may not be used as street trees.
 - d. Meet the standards of [Section 30.14.16](#), General provisions for all landscaped areas.
- (2) Fifty (50) percent of pond frontage must be open to streets or community parks.
 - a. Where the pond frontage is along a park, a walkway (minimum five (5) feet in width) is required unless adjacent to a street with a sidewalk.
 - b. Landscaped areas must comply with the provisions of [Section 30.14.16](#) (General provisions for all landscaped areas) and (Water-efficient landscaping design requirements).

(g) Common Useable Open Space:

- (1) In addition to the twenty-five (25) percent minimum open space requirements listed in Section 30.8.3.8, commonly accessible open space is required subject to the following standards:
 - a. Minimum eight (8) percent of net buildable acreage utilized for open space.
 - b. Open Space may be provided in multiple locations; however, each location must be:
 - i. Bordered by streets, stormwater ponds, natural lakes, or commonly accessible pedestrian pathways.
 - ii. Not less than 0.25 contiguous acres. Dog parks and tot lots that are a minimum of seventy-five (75) square feet per dwelling unit are also exempt from this requirement and may count towards open space. Dog parks must contain waste disposal receptacles and appropriate signage.
 - iii. A minimum of forty (40) feet in width. Except that open space areas adjacent to a stormwater pond or natural lake may be a minimum of twenty (20) feet in width from the top of berm to the public right-of-way or lot line.

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Bryan Schultz, Sanford W 46 LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0020-0000 hereby designates Ronald Henson II, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☒ Final Engineering
☒ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☒ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: PD Final Development Plan

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

09/10/2025

Date


Property Owner's Signature

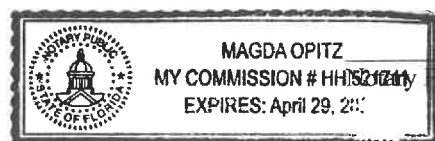
Bryan Schultz

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared BRYAN SCHULTZ (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 10 day of 9, 2025.




Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST
Bryan Schultz	Manager	Sanford West 46 LLC 6414 Montclair Bluff Ln, Windermere, FL 34786	100%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date 09/10/2025


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 10 day of 9, 2025, by BRYAN SCHULTZ, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public



Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 29-19-30-300-0020-0000
 Property Address:
 Owners: **SANFORD W 46 LLC**
 2025 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163
 2024 Tax Bill \$26,195.60
 Vac General-Commercial property has a lot size of 5.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$1,983,163	\$1,983,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,983,163	\$1,983,163
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	\$1,983,163	\$1,983,163

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$26,195.60
Tax Bill Amount	\$26,195.60
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE
(LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,983,163	\$0	\$1,983,163
Schools	\$1,983,163	\$0	\$1,983,163
FIRE	\$1,983,163	\$0	\$1,983,163
ROAD DISTRICT	\$1,983,163	\$0	\$1,983,163
SJWM(Saint Johns Water Management)	\$1,983,163	\$0	\$1,983,163

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

Land

Units	Rate	Assessed	Market
104,304 SF	\$19/SF	\$1,981,776	\$1,981,776
2.77 Acres	\$500/Acre	\$1,387	\$1,387

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

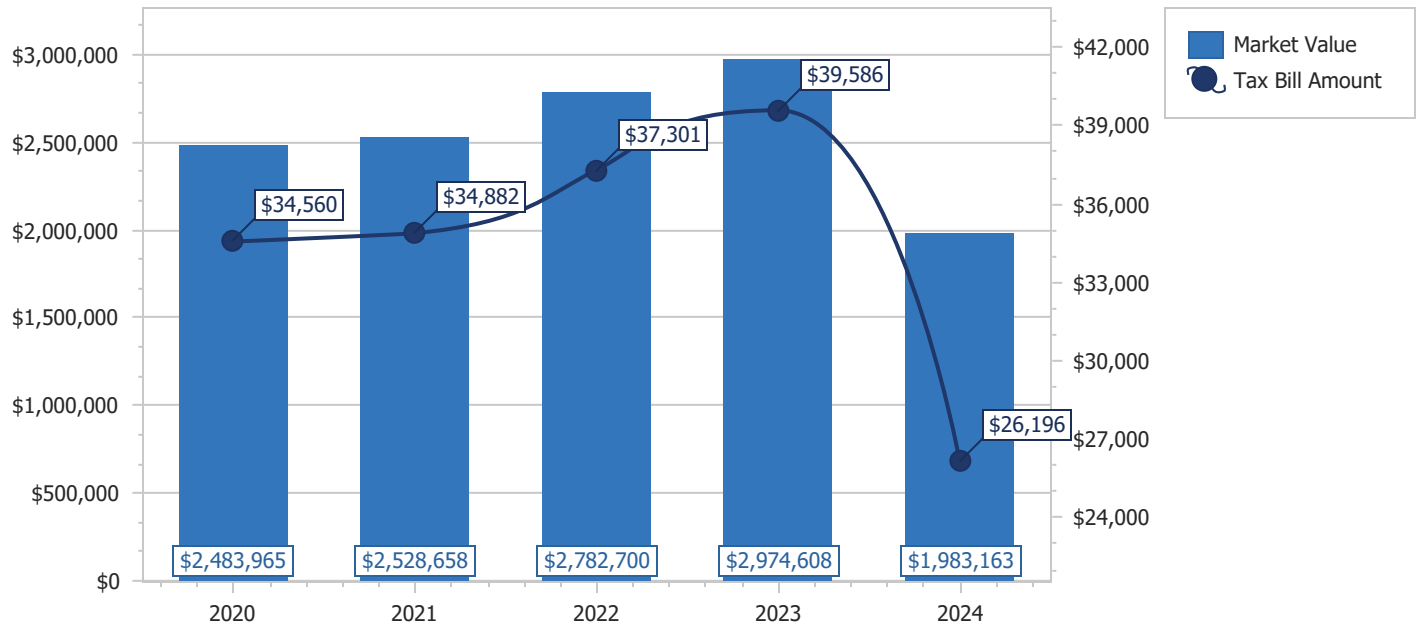
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SANFORD W 46 LLC

Filing Information

Document Number L24000202889
FEI/EIN Number 99-3567611
Date Filed 04/30/2024
Effective Date 04/30/2024
State FL
Status ACTIVE

Principal Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Mailing Address

6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Registered Agent Name & Address

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Authorized Person(s) Detail

Name & Address

Title MGR

SCHULTZ, BRYAN
6414 MONTCLAIR BLUFF LANE
WINDERMERE, FL 34786

Annual Reports

Report Year	Filed Date
2025	04/28/2025

Document Images

[04/28/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/30/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

*

9/10/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:17:45
PROJ # 25-20500014 RECEIPT # 0252495
OWNER:
JOB ADDRESS: LOT #:

FINAL DEVEL PLAN PD 14	1000.00	1000.00	.00
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TOTAL FEES DUE.....:	<u>1000.00</u>
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AMOUNT RECEIVED.....:	<u>1000.00</u>
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002050	
CASH/CHECK AMOUNTS....:	1000.00	
COLLECTED FROM:	SANFORD W 46 LLC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE