



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

PROJ. #: ~~PZ25-06000050~~

Received: 12/8/25

Paid: 12/10/25

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES) LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES) SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	\$3,500 + 50% OF REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> 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	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> 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: ROSENWALD COMMUNITY CENTER

PARCEL ID #(S): 07-21-30-300-0500-000

LOCATION: 1096 MERRITT STREET, ALTAMONTE SPRINGS, FL 32701

EXISTING USE(S): VACANT (FORMER SCHOOL SITE)

PROPOSED USE(S): COMMUNITY CENTER AND PARK

TOTAL ACREAGE: 4.31

BCC DISTRICT: 4

WATER PROVIDER: CITY OF ALTAMONTE SPRINGS

SEWER PROVIDER: CITY OF ALTAMONTE SPRINGS

CURRENT ZONING: ~~R-1~~ R-2

PROPOSED ZONING: PLI

CURRENT FUTURE LAND USE: PUBS

PROPOSED FUTURE LAND USE: PUBLIC/QUASI-PUBLIC

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: CHRIS LEY

COMPANY: DRMP, INC.

ADDRESS: 941 LAKE BALDWIN LANE

CITY: ORLANDO

STATE: FL

ZIP: 32814

PHONE: 407-362-1402

EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: CHRIS LEY

COMPANY: DRMP, INC.

ADDRESS: 941 LAKE BALDWIN LANE

CITY: ORLANDO

STATE: FL

ZIP: 32814

PHONE: 407-362-1402

EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SEMINOLE COUNTY BCC

ADDRESS: 1101 E. 1ST STREET

CITY: SANFORD

STATE: FL

ZIP: 32771-1468

PHONE: 407-665-5287

EMAIL: [REDACTED]

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)

12/03/2025

DATE

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, Mike Forcht, PE, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-300-0500-000 hereby designates DESHON FOX to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
 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.

November 26, 2025
 Date

Mike Forcht
 Property Owner's Signature

Mike Forcht, PE
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Mike Forcht, PE (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Drivers license as identification, and who executed the foregoing instrument and sworn an oath on this 26 day of November, 2025.



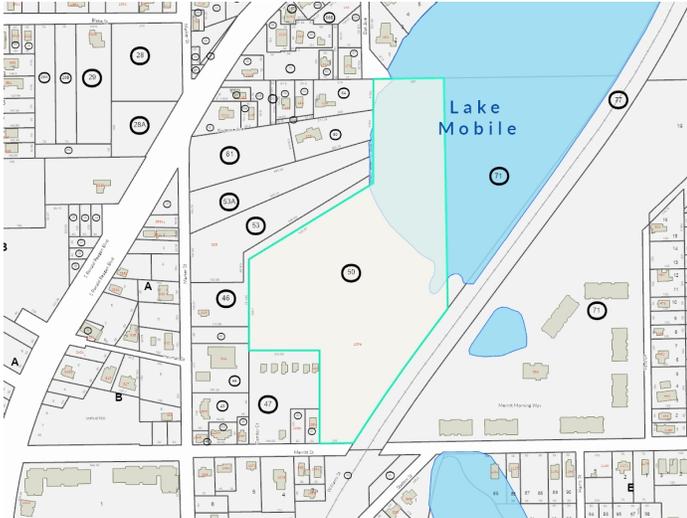
Breeana Howard
 Notary Public

Property Record Card



Parcel: **07-21-30-300-0500-0000**
 Property Address: **MERRITT ST ALTAMONTE SPRINGS, FL 32701**
 Owners: **SEMINOLE B C C**
 2026 Market Value \$863,100 Assessed Value \$32,956 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$11,806.34
 Vacant Government property has a lot size of 12.16 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-300-0500-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	86-COUNTY SCHOOL (2007)
AG Classification	

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)	\$863,100	\$863,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$863,100	\$863,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$830,144	\$833,140
P&G Adjustment	\$0	\$0
Assessed Value	\$32,956	\$29,960

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,806.34
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$11,806.34

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Legal Description

SEC 07 TWP 21S RGE 30E
 BEG 40.8 FT W OF SE COR OF
 SW 1/4 RUN W 130 FT N 335
 FT W 253.65 FT N 356.1 FT N 58 DEG 43 MIN E
 523.57 FT N 368.2 FT E 297 FT S TO NLY RR R/W
 S 45 DEG 15 MIN W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,956	\$32,956	\$0
Schools	\$863,100	\$863,100	\$0
FIRE	\$32,956	\$32,956	\$0
ROAD DISTRICT	\$32,956	\$32,956	\$0
SJWM(Saint Johns Water Management)	\$32,956	\$32,956	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/23/2019	\$100	09465/1105	Improved	No

Land

Units	Rate	Assessed	Market
12.33 Acres	\$70,000/Acre	\$863,100	\$863,100

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
10120	1096 MERRITT ST: DEMO COMMERCIAL BLDGS/STRUCTURES-Demo permit	\$0		7/18/2024
10691	1096 MERRITT ST: DEMO COMMERCIAL BLDGS/STRUCTURES-	\$242,522		8/7/2023

Extra Features				
Description	Year Built	Units	Cost	Assessed

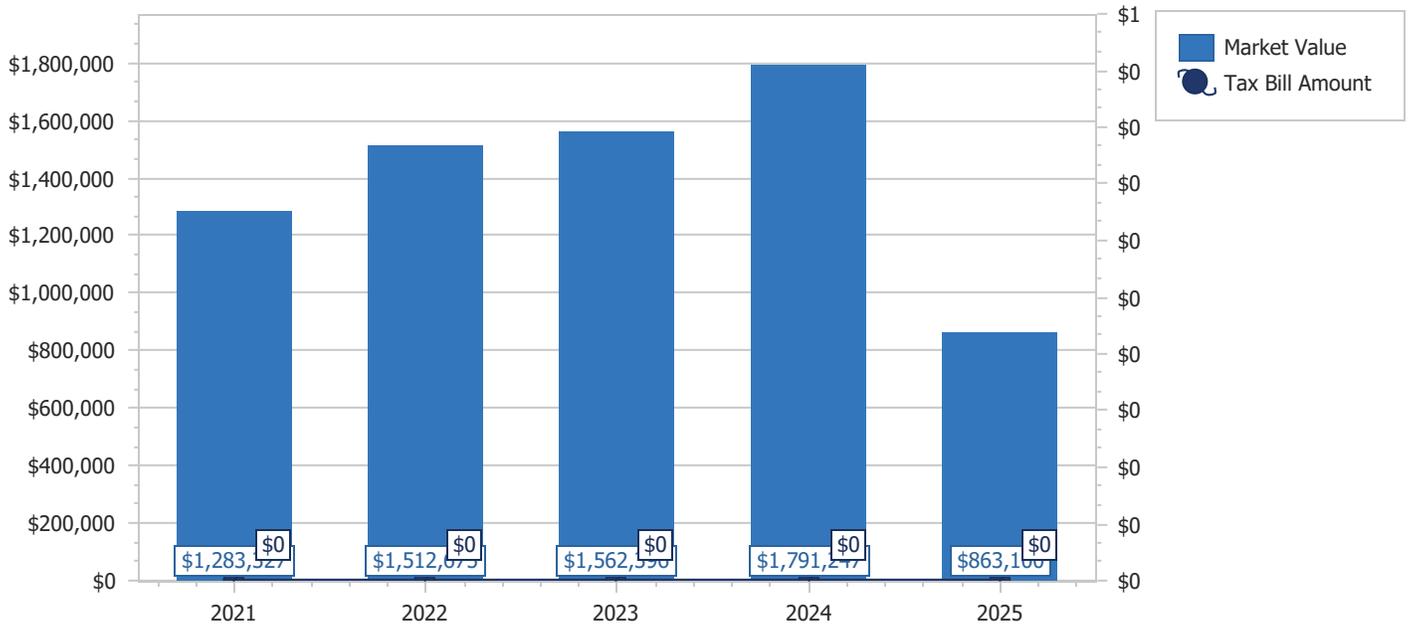
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	PUBS
Description	

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 44

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
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: 12/10/2025 10:08:02 AM
Project: 25-20000009
Credit Card Number: 44*****3339
Authorization Number: 028665
Transaction Number: 101225C1A-E29709F8-D6CE-4A3A-9C1A-671DF43BED3F
Total Fees Paid: 2838.90

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	38.90
REZONE TO COM, IND, OP/RP 14	2800.00
Total Amount	2838.90