



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

PROJ. #: 24-20000006

Received: 4/5/24

Paid: 4/15/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<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)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<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* (\$10,000 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: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10,000 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: Ronald Reagan Blvd - Rezone	
PARCEL ID #(S): 14-20-30-300-0310-0000	
LOCATION: 6200 N RONALD REAGAN BLVD SANFORD FLORIDA	
EXISTING USE(S): HOUSE	PROPOSED USE(S): 13 LOT SINGLE FAMILY + 1 EXIST
TOTAL ACREAGE: 4.83 AC	BCC DISTRICT: HOME WILL BE A LOT= 14 LOTS
WATER PROVIDER: SEMINOLE COUNTY Sanford	SEWER PROVIDER: SEMINOLE COUNTY City of Sanford
CURRENT ZONING: A-1	PROPOSED ZONING: R-1
CURRENT FUTURE LAND USE: LDR	PROPOSED FUTURE LAND USE: LDR

APPLICANTEPLAN PRIVILEGES: **VIEW ONLY** **UPLOAD** **NONE**

NAME: Vincent Peluso PE	COMPANY: American Eng and Surveying
ADDRESS: 4250 Alafaya Trl #212-138	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407 730 7360	EMAIL: vincent@american-engineer.com

CONSULTANTEPLAN PRIVILEGES: **VIEW ONLY** **UPLOAD** **NONE**

NAME: VINCENT PELUSO PE	COMPANY: AMERICAN ENG AND SURVEYING
ADDRESS: 4250 ALAYFAYA TRAIL #212-138	
CITY: OVIEDO	STATE: FL ZIP: 32765
PHONE: 407.730.7360	EMAIL: VINCENT@AMERICAN-ENGINEER.COM

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): SARA PADRON	
ADDRESS: 538 QUEENS MIRROR CIRCLE	
CITY: CASSELBERRY	STATE: FLORIDA ZIP: 32707
PHONE:	EMAIL:

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 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 and appropriate fee are 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.

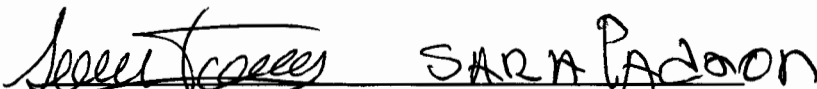
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval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

3/15/24
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, Sara Padron, the owner of record for the following described property [Parcel ID Number(s)] 14-20-30-300-0310-0000 hereby designates Vincent Peluso, P.E. 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 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.

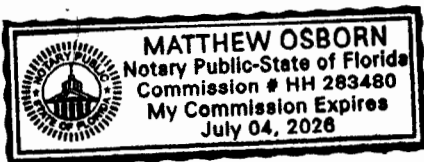
Date 3/15/24

Sara Padron
Property Owner's Signature

SARA PADRON
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF BRADFLD

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared SARA PADRON (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 15 day of MARCH, 2024.



[Signature]
Notary Public



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

Detail by Entity Name

Florida Limited Liability Company

BEST WAY GROUP LLC

Filing Information

Document Number	L24000132581
FEI/EIN Number	NONE
Date Filed	03/18/2024
Effective Date	03/17/2024
State	FL
Status	ACTIVE

Principal Address

6200 RONALD REAGAN BLVD
SANFORD, FL 32773

Mailing Address

538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Registered Agent Name & Address

PADRON, SARA

538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Authorized Person(s) Detail

Name & Address

Title MGR

PADRON, PABLO
538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Title MGR

OSBORN, JENNIFER
538 QUEENS MIRROR CIR
CASSELBERRY, FL 32707

Annual Reports

No Annual Reports Filed

Document Images

[03/18/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

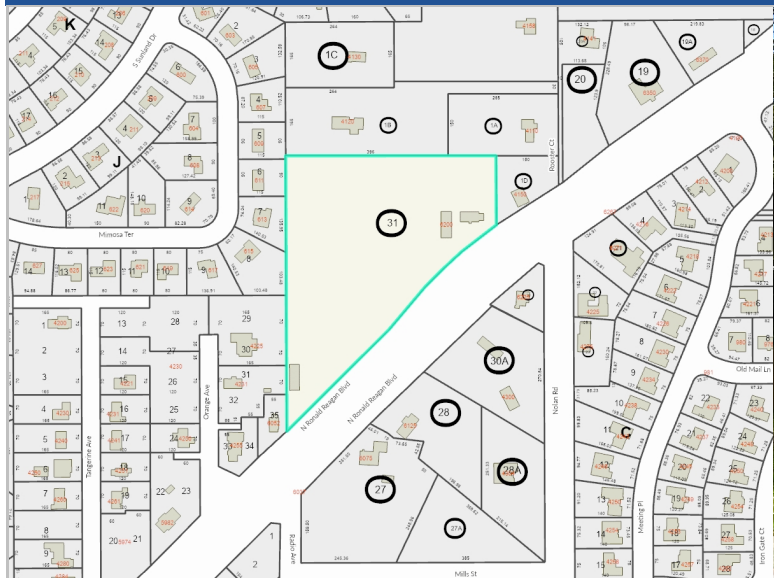
Property Record Card



Parcel 14-20-30-300-0310-0000

Property Address 6200 N RONALD REAGAN BLVD SANFORD, FL 32773

Parcel Location



Site View



14203030003100000 12/01/2021

Parcel Information

Parcel	14-20-30-300-0310-0000
Owner(s)	BEST WAY GROUP LLC
Property Address	6200 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing	538 QUEENS MIRROR CIR CASSELBERRY, FL 32707-4404
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$144,344	\$140,948
Depreciated EXFT Value		
Land Value (Market)	\$164,865	\$159,869
Land Value Ag		
Just/Market Value	\$309,209	\$300,817
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,714	\$75,822
P&G Adj	\$0	\$0
Assessed Value	\$247,495	\$224,995

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$4,003.27 **2023 Tax Savings with Non-Hx Cap** \$601.27
2023 Tax Bill Amount \$3,402.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 14 TWP 20S RGE 30E
 THAT PART OF S 3/4 OF E
 1/2 OF NE 1/4 OF SE 1/4 N
 OF RD (LESS E 150 FT + RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$247,495	\$0	\$247,495
SJWM(Saint Johns Water Management)	\$247,495	\$0	\$247,495
FIRE	\$247,495	\$0	\$247,495
COUNTY GENERAL FUND	\$247,495	\$0	\$247,495
Schools	\$309,209	\$0	\$309,209

Sales

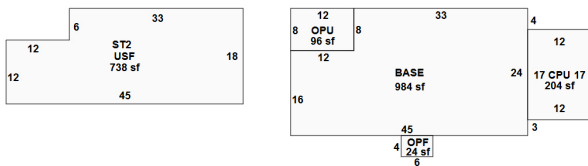
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/25/2024	10601	1535	\$100	No	Improved
WARRANTY DEED	09/01/2018	09225	0874	\$400,000	Yes	Improved
WARRANTY DEED	06/01/1996	03098	1771	\$57,500	Yes	Vacant
WARRANTY DEED	03/01/1990	02163	0472	\$65,000	Yes	Vacant
WARRANTY DEED	11/01/1986	01792	1326	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.758	\$49,500.00	\$164,865

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area										
1	SINGLE FAMILY	1970	3	2.0	6	984	2,046	1,722	SIDING GRADE 3	\$119,333	\$180,125	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH UNFINISHED</td> <td style="text-align: right;">96.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">24.00</td> </tr> <tr> <td>CARPORT UNFINISHED</td> <td style="text-align: right;">204.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">738.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	96.00	OPEN PORCH FINISHED	24.00	CARPORT UNFINISHED	204.00	UPPER STORY FINISHED	738.00	
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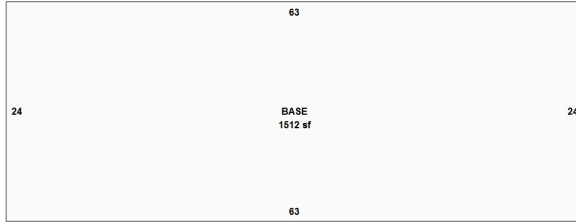


Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area				
2	BARN/SHEDS	1998	0	0.0		1,512	1,512	1,512	CB/STUCCO FINISH	\$11,907	\$13,230	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area			
Description	Area																

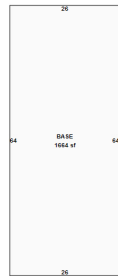


Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages				
3	BARNS/SHEDS	1998	0	0.0	0	1,664	1,664	1,664	CB/STUCCO FINISH	\$13,104	\$14,560	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Area		
Description	Area															



Sketch by Apex Sketch

Building 3 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05069	24X63 3-CAR GARAGE	County	\$49,896		7/1/1996
09661	POLE BARN	County	\$1,500		12/1/1998
04724	REROOF (10 SQUARES); PAD PER PERMIT 6200 CR 427 N	County	\$700		7/1/1997
02534	ELECTRIC FOR EXISTING WELL	County	\$100		4/1/1998
07695	GARAGE; PAD PER PERMIT 6200 COUNTY RD 427 N GARAGE 26X64	County	\$12,000		11/1/1996
00300	MISC ELECTRIC WIRING	County	\$0		1/1/2000
05952	NEW ELECT PANEL/PART WIRING	County	\$950		7/1/1998

Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	FPL	AT&T	SANFORD	CITY OF SANFORD	MON/THU	THU	WED	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Greenwood Lakes	Lake Mary

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*

4/15/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 09:36:47

PROJ # 24-20000006

RECEIPT # 0106677

OWNER: PADRON, SARA

JOB ADDRESS: 6200 N RONALD REAGAN BLVD

LOT #: 0000

REZONE TO COM, IND, OP/RP 14	2875.00	2875.00	.00
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TOTAL FEES DUE.....:	<u>2875.00</u>
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AMOUNT RECEIVED.....:	<u>2875.00</u>
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	001564924781	
CASH/CHECK AMOUNTS...:	2875.00	
COLLECTED FROM:	SARA PADRON	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE