



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

PROJ. #: 25-8000069  
 PM: Kaitlyn  
 REC'D: 6/13/25  
 Paid: 6/13/25

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

**PRE-APPLICATION** \$50.00\*  
 (\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

### PROJECT

PROJECT NAME: HCA Site  
 PARCEL ID #(S): 29-19-30-300-0280-0000  
 TOTAL ACREAGE: ±21.61 BCC DISTRICT: 5: Herr  
 ZONING: PD FUTURE LAND USE: HIPTI

### APPLICANT

NAME: Benjamin L. Collins COMPANY: Crescent Communities  
 ADDRESS: 213 West Comstock Ave., Suite 103  
 CITY: Winter Park STATE: FL ZIP: 32789  
 PHONE: 615-589-3020 EMAIL: BCollins@crescentcommunities.com

### CONSULTANT

NAME: Brooks Stickler COMPANY: Kimley- Horn and Associates, Inc.  
 ADDRESS: 6876 Marwick Lane., Suite 350  
 CITY: Orlando STATE: FL ZIP: 32827  
 PHONE: 407-502-2258 EMAIL: Brooks.Stickler@kimley-horn.com

### PROPOSED DEVELOPMENT

Brief description of proposed development: Proposing Multifamily development  
 SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

### STAFF USE ONLY

COMMENTS DUE: <u>6/20</u>	COM DOC DUE: <u>6/26</u>	DRC MEETING: <u>7/2</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>HIPTI</u>	LOCATION: <u>on the east side of International Pkwy, south of Wayside Dr</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	



June 11, 2025

Seminole County  
Planning & Development Division  
1101 East First Street room 2028  
Sanford, FL 32771

E-Transmittal: [Plandesk@seminolecountyfl.gov](mailto:Plandesk@seminolecountyfl.gov)

To whom this may concern,

This narrative is intended to provide additional context for our request for a pre-application meeting and to outline the details of our proposed project. We are proposing a multifamily residential development on a 21.61-acre site located at the intersection of International Parkway and Wilson Road in Seminole County, Florida. The subject property is identified by Parcel ID 29-19-30-300-0280-0000 and is currently zoned Planned Development (PD).

The purpose of the pre-application meeting is to discuss the feasibility of the proposed development, review zoning and land use considerations, and receive initial feedback from County staff prior to formal application submission.

Should you have any concerns or questions please use the contact information below

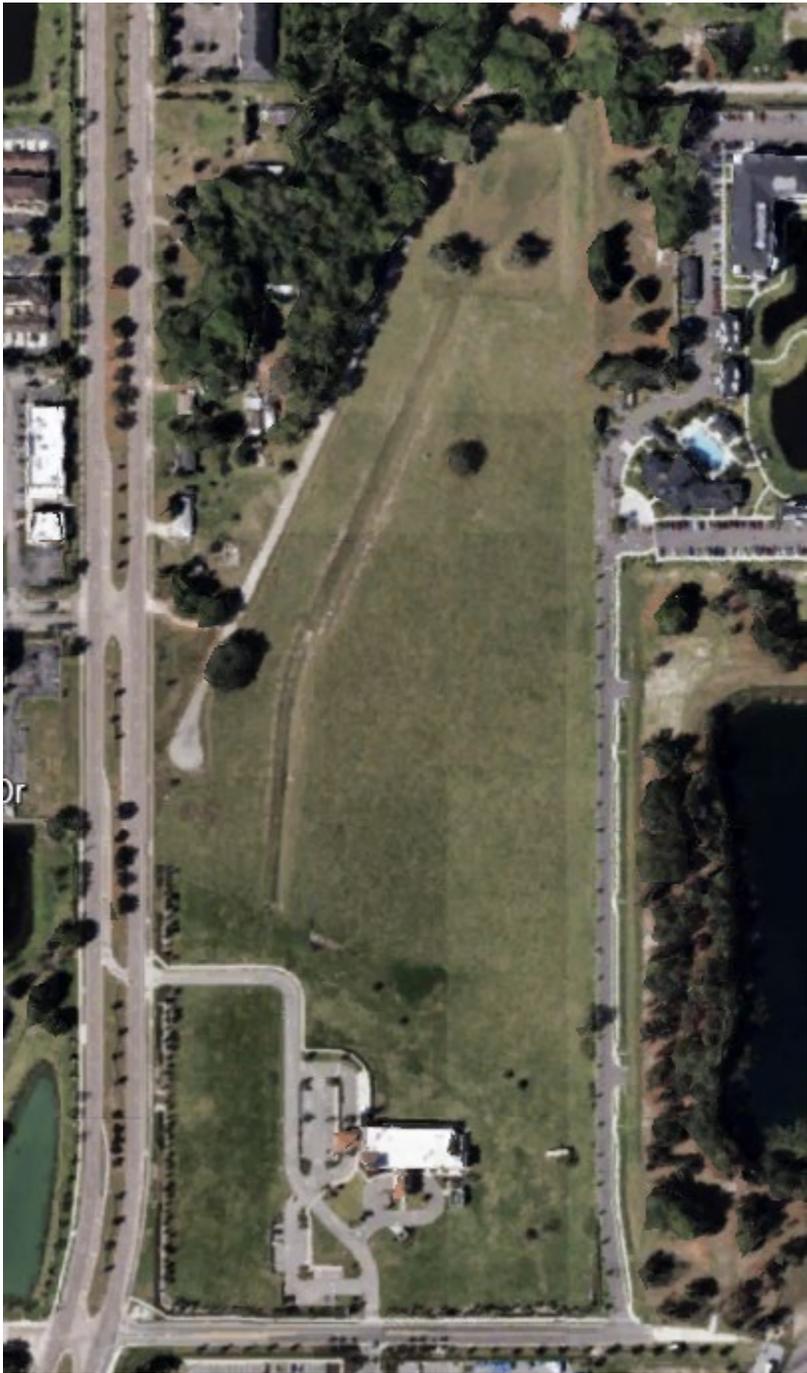
Sincerely,

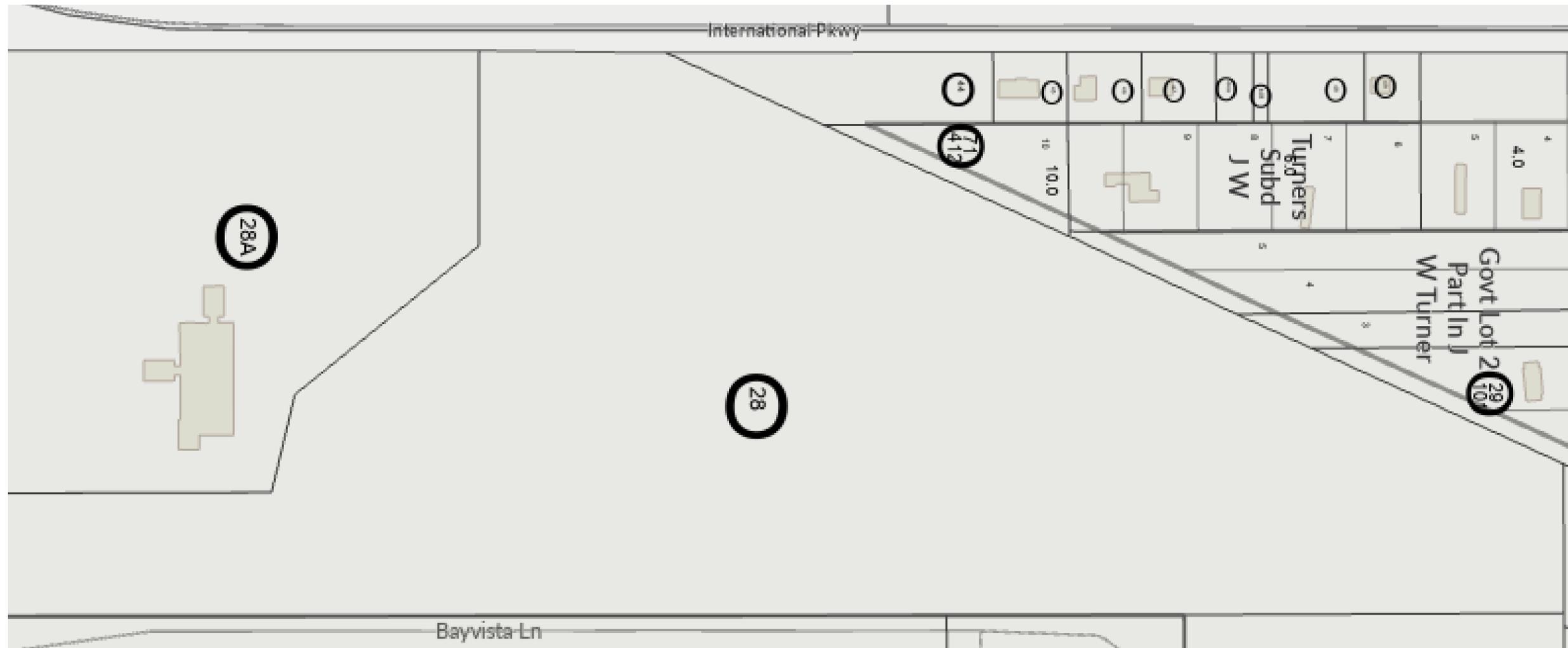
**KIMLEY-HORN AND ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Brooks Stickler".

Brooks Stickler, P.E.  
Sr. Vice President  
[Brooks.Stickler@kimley-horn.com](mailto:Brooks.Stickler@kimley-horn.com)

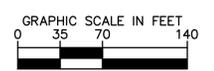
Site Map Existing Conditions:





Site Sketch Proposal Parcel: 29-19-30-300-0280-0000

06/11/2025 - CONTACT: BROOKS A. STICKLER, P.E. (407) 427-1677





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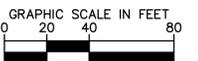


# HCA SITE

SEMINOLE COUNTY, FLORIDA

# CONCEPTUAL SKETCH "A"

6/12/2025 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677



**Kimley»Horn**

# Property Record Card



Parcel: **29-19-30-300-0280-0000**  
 Property Address:  
 Owners: **CENTRAL FLA REGIONAL HOSPITAL INC**  
 2025 Market Value \$7,022,275 Assessed Value \$4,862 Taxable Value \$4,862  
 2024 Tax Bill \$50.24 Tax Savings with Exemptions \$72,513.74  
 Grazing Land property has a lot size of 21.61 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-19-30-300-0280-0000
Property Address	
Mailing Address	1 PARK PLZ NASHVILLE, TN 37203-6527
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

## 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)	\$7,022,275	\$7,022,275
Land Value Agriculture	\$4,862	\$4,862
Just/Market Value	\$7,022,275	\$7,022,275
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	\$4,862	\$4,862

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$72,563.98
Tax Bill Amount	\$50.24
Tax Savings with Exemptions	\$72,513.74

## Owner(s)

Name - Ownership Type

CENTRAL FLA REGIONAL HOSPITAL INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 19S RGE 30E  
 BEG 25 FT N & 496.45 FT E OF SW COR RUN E  
 163.99 FT N 2099.08 FT  
 W 187.79 FT S 24 DEG 50 MIN 51 SEC W  
 1127.83 FT S 151.01 FT W 66.38 FT  
 S 25 DEG 17 MIN 44 SEC W 79.36 FT S 186.70  
 FT E 263.26 FT  
 S 38 DEG 42 MIN 25 SEC E 318.33 FT S 76 DEG  
 34 MIN 57 SEC E 135.10 FT  
 S 385.53 FT TO BEG & VACD ST ADJ ON N & W

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,862	\$0	\$4,862
Schools	\$4,862	\$0	\$4,862
SJWM(Saint Johns Water Management)	\$4,862	\$0	\$4,862

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2019	\$100	09304/1399	Vacant	No
SPECIAL WARRANTY DEED	9/1/2016	\$9,700,000	08771/0611	Vacant	Yes
TRUSTEE DEED	9/1/2007	\$16,750,000	06823/0581	Vacant	No
SPECIAL WARRANTY DEED	9/1/1999	\$100	03735/0181	Improved	No
WARRANTY DEED	7/1/1989	\$100	02095/0680	Vacant	No
WARRANTY DEED	2/1/1988	\$1,498,500	01931/1189	Vacant	No
WARRANTY DEED	12/1/1979	\$133,300	01265/1570	Improved	No

## Land

Units	Rate	Assessed	Market
21.61 Acres	\$325,000/Acre Market, \$225/Acre AG	\$4,862	\$7,022,275

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
18233	WALL SIGN	\$15,300		11/27/2018
14556	GENERATOR	\$94,000		10/29/2018
11961	FIRE ALARM	\$24,985		9/27/2018
04429	SITE LIGHTING	\$35,000		7/16/2018
08742	FIRE SPRINKLER	\$59,102		6/15/2018
01364	DUMPSTER ENCLOSURE	\$6,800		5/17/2018
16689	FREE STANDING EMERGENCY ROOM	\$8,502,000		5/9/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

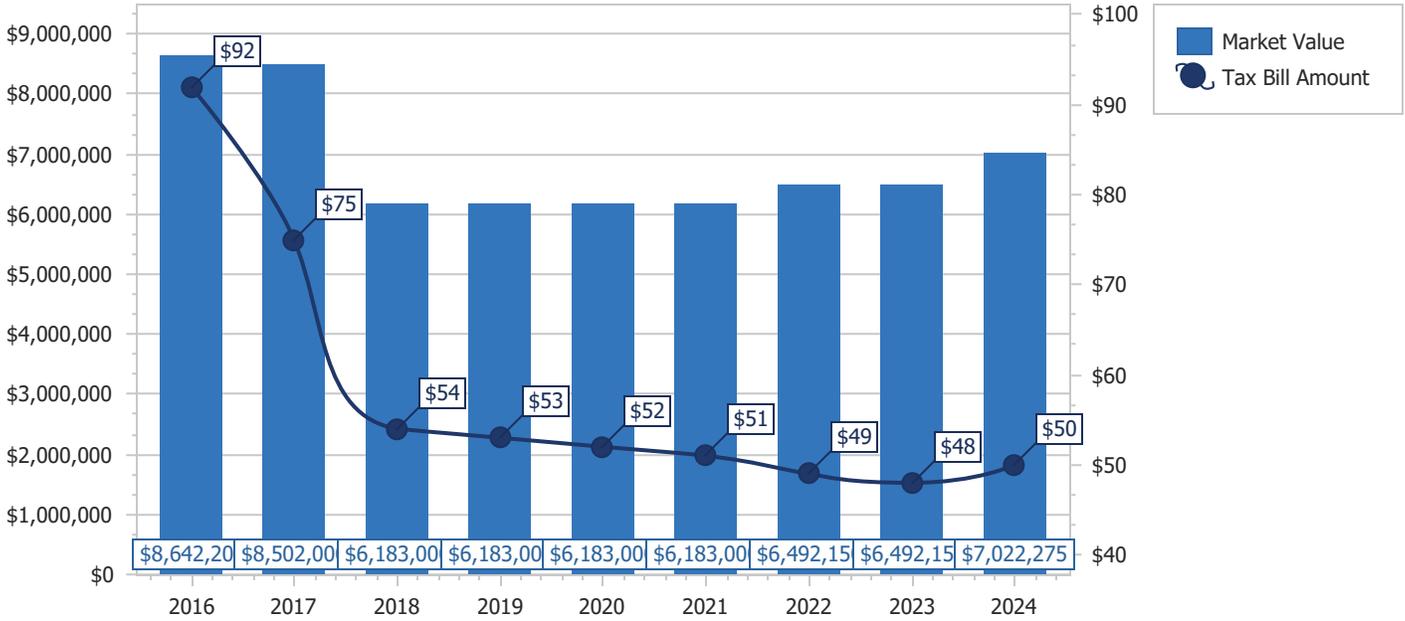
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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



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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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/13/2025 11:13:05 AM  
**Project:** 25-80000069  
**Credit Card Number:** 37\*\*\*\*\*2004  
**Authorization Number:** 220291  
**Transaction Number:** 130625C1B-E945F96D-EFDD-42C7-9D21-1E622E850551  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50