



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

PROJ. #: 25-20000001

Received: 2/11/25

Paid: 2/13/25

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)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
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 checked="" 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 <u>\$1,437.50</u> = <u>\$4,937.50</u> TOTAL SSFLUA AND 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 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 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<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:	Forest Entertainment, Inc. Rezone		
PARCEL ID #(S):	18-21-30-501-1000-0030 18-21-30-501-1000-0020		
LOCATION:	ON THE SOUTH SIDE OF E ALTAMONTE SPRINGS, EAST OF ANCHOR RD		
EXISTING USE(S):	Low Density Residential Single Family Residential	PROPOSED USE(S):	Light Industrial
TOTAL ACREAGE:	4.67	BCC DISTRICT:	Dist 4
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
CURRENT ZONING:	R-1	PROPOSED ZONING:	M-1A
CURRENT FUTURE LAND USE:	LDR	PROPOSED FUTURE LAND USE:	IIND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Kimmy Clark, VP	COMPANY:	Forest Entertainment, Inc.
ADDRESS:	163 S. Lakewood Circle		
CITY:	Maitland	STATE:	FL
		ZIP:	32708
PHONE:	EMAIL:		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Marc Jones	COMPANY:	Cipparone & Cipparone, PA
ADDRESS:	1525 International Parkway, Suite 1071		
CITY:	Lake Mary	STATE:	FL
		ZIP:	32746
PHONE:	321-275-5914	EMAIL:	mjones@cipparonepa.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Forest Entertainment, Inc.		
ADDRESS:	1360 E. Altamonte Dr		
CITY:	Altamonte Springs	STATE:	FL
		ZIP:	32701
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 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)

2/10/25

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, Kimmy Clark, VP of Forest Entertainment, Inc., the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-501-1000-0030 and 18-21-30-501-1000-0020 hereby designates Marc Jones 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 checked="" 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: Rezone to conform to land uses of adjacent property under same ownership:

18-21-30-501-0000-0010, 18-21-30-501-0000-001A, and 18-21-30-501-1000-0010

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.

3 Feb 2025
Date

Kimmy Clark
Property Owner's Signature

Kimberly Clark, VP Forest Entertainment
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 Kimberly Clark as VP of Forest Entertainment, Inc. (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 3rd day of February, 2025.



Stephanie Casco
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
Patrica Smith	President	130 Fernwood Blvd, Suite 300394, Fern Park, FL 32730	50%
Kimmy Clark	Vice President	130 Fernwood Blvd, Suite 300394, Fern Park, FL 32730	50%

(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

(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

2/10/25

Owner, Agent, Applicant Signature

[Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2025, by JAMES M. JONES, who is ☒ personally known to me, or ☐ has produced _____ as identification.

[Signature]
Signature of Notary Public



Print, Type or Stamp Name of Notary Public



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

Detail by Entity Name

Florida Profit Corporation

FOREST ENTERTAINMENT, INC.

Filing Information

Document Number	P17000081353
FEI/EIN Number	82-3046689
Date Filed	10/09/2017
Effective Date	10/06/2017
State	FL
Status	ACTIVE

Principal Address

1360 E. Altamonte Dr
Altamonte Springs, FL 32701

Changed: 02/02/2022

Mailing Address

130 Fernwood Blvd
Suite 300394
Fern Park, FL 32730

Changed: 11/08/2022

Registered Agent Name & Address

Smith, P
130 Fernwood Blvd
Suite 300394
Fern Park, FL 32730

Name Changed: 02/02/2022

Address Changed: 01/20/2023

Officer/Director Detail

Name & Address

Title P

SMITH, P
130 Fernwood Blvd.
Suite 300394

Fern Park, FL 32730

Title VP

CLARK, K

130 Fernwood Blvd

Suite 300394

Fern Park, FL 32730

Annual Reports

Report Year	Filed Date
2023	01/20/2023
2024	01/03/2024
2025	01/24/2025

Document Images

01/24/2025 -- ANNUAL REPORT	View image in PDF format
01/03/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
11/08/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/14/2021 -- ANNUAL REPORT	View image in PDF format
02/06/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
10/09/2017 -- Domestic Profit	View image in PDF format

Property Record Card



Parcel: **18-21-30-501-1000-0020**
 Property Address:
 Owners: **FOREST ENTERTAINMENT INC**
 2025 Market Value \$143 Assessed Value \$116 Taxable Value \$116
 2024 Tax Bill \$1.59 Tax Savings with Non-Hx Cap \$0.30
 Vacant Residential property has a lot size of 0.20 Acres

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-501-1000-0020
Property Address	
Mailing Address	163 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEVIEW
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$143	\$143
Land Value Agriculture	\$0	\$0
Just/Market Value	\$143	\$143
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$27	\$38
P&G Adjustment	\$0	\$0
Assessed Value	\$116	\$105

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.89
Tax Bill Amount	\$1.59
Tax Savings with Exemptions	\$0.30

Owner(s)

Name - Ownership Type

FOREST ENTERTAINMENT INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 BLK 10
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$116	\$0	\$116
Schools	\$143	\$0	\$143
FIRE	\$116	\$0	\$116
ROAD DISTRICT	\$116	\$0	\$116
SJWM(Saint Johns Water Management)	\$116	\$0	\$116

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/18/2021	\$100	09935/1873	Vacant	No
QUIT CLAIM DEED	9/1/2017	\$6,000	08988/1403	Vacant	No
QUIT CLAIM DEED	6/1/2014	\$100	08310/0176	Vacant	No
TRUSTEE DEED	4/1/1997	\$100	03329/1360	Vacant	No
WARRANTY DEED	5/1/1984	\$8,000	01545/1637	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/1978	\$1,500	01198/1764	Vacant	Yes
SHERIFF DEED	1/1/1973	\$100	01000/0128	Vacant	No

Land

Units	Rate	Assessed	Market
0.19 Acres	\$750/Acre	\$143	\$143

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

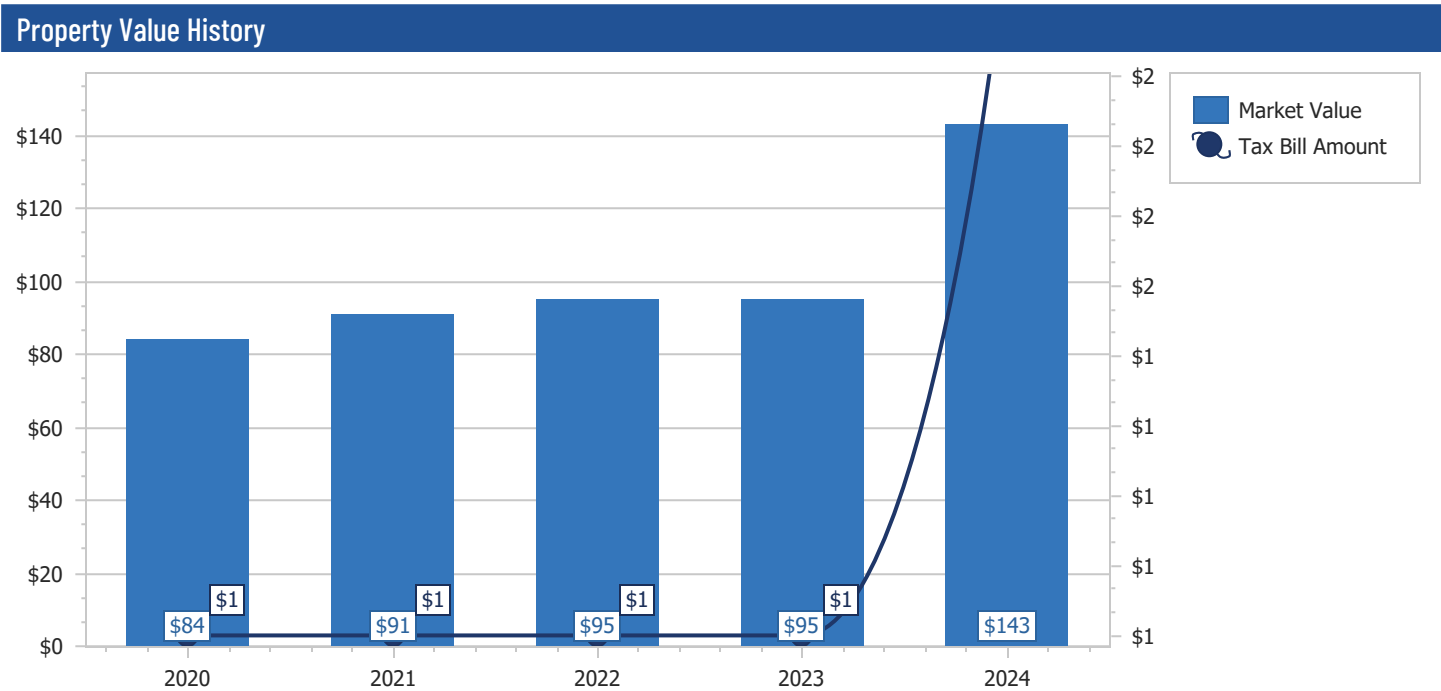
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	M-1A
Description	Very Light Industrial
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

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 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

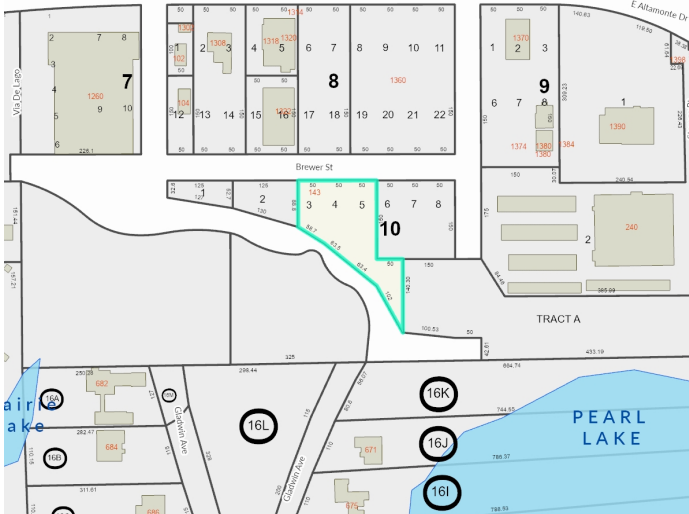


Property Record Card



Parcel: **18-21-30-501-1000-0030**
 Property Address:
 Owners: **FOREST ENTERTAINMENT INC**
 2025 Market Value \$154,400 Assessed Value \$70,643 Taxable Value \$70,643
 2024 Tax Bill \$1,324.35 Tax Savings with Non-Hx Cap \$715.12
 Vacant Residential property has a lot size of 0.60 Acres

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-501-1000-0030
Property Address	
Mailing Address	163 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEVIEW
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$154,400	\$154,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$154,400	\$154,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$83,757	\$90,179
P&G Adjustment	\$0	\$0
Assessed Value	\$70,643	\$64,221

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,039.47
Tax Bill Amount	\$1,324.35
Tax Savings with Exemptions	\$715.12

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FOREST ENTERTAINMENT INC

Legal Description

LOTS 3 TO 6 (LESS N 150 FT
OF LOT 6) BLK 10
LAKEVIEW
PB 5 PG 14

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$70,643	\$0	\$70,643
Schools	\$154,400	\$0	\$154,400
FIRE	\$70,643	\$0	\$70,643
ROAD DISTRICT	\$70,643	\$0	\$70,643
SJWM(Saint Johns Water Management)	\$70,643	\$0	\$70,643

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	7/17/2019	\$50,000	09400/1210	Improved	No
ADMINISTRATIVE DEED	6/1/1985	\$100	01646/0444	Vacant	No

Land

Units	Rate	Assessed	Market
150 feet X 148 feet	\$800/Front Foot	\$122,400	\$122,400
50 feet X 96 feet	\$800/Front Foot	\$32,000	\$32,000

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

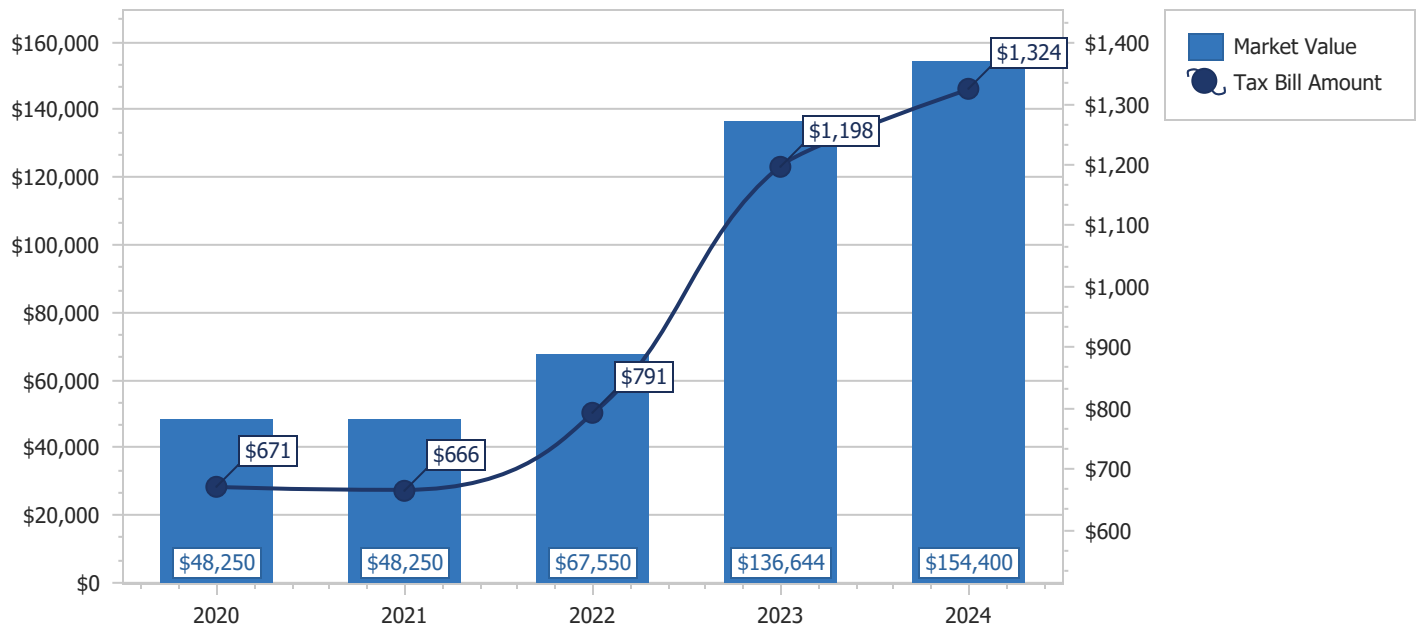
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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 56

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © 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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/13/2025 9:22:56 AM
Project: 25-20000001
Credit Card Number: 41*****3267
Authorization Number: 05133G
Transaction Number: 130225O39-4A4C8F81-5C8F-41EE-B7D3-811DD064A1F9
Total Fees Paid: 5036.25

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	98.75
REZONE WITH LUA (50% OF FEE)14	4937.50
Total Amount	5036.25