



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

PROJ. #: 25-80000137
PM: Kaitlyn
REC'D: 12/10/25

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:	
PARCEL ID #(S):	
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	FUTURE LAND USE:

APPLICANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

CONSULTANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING:
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the south side of Dr Edward Stone Way, west of Alafaya Trl
W/S: Seminole County	BCC: 1: Dallari	



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

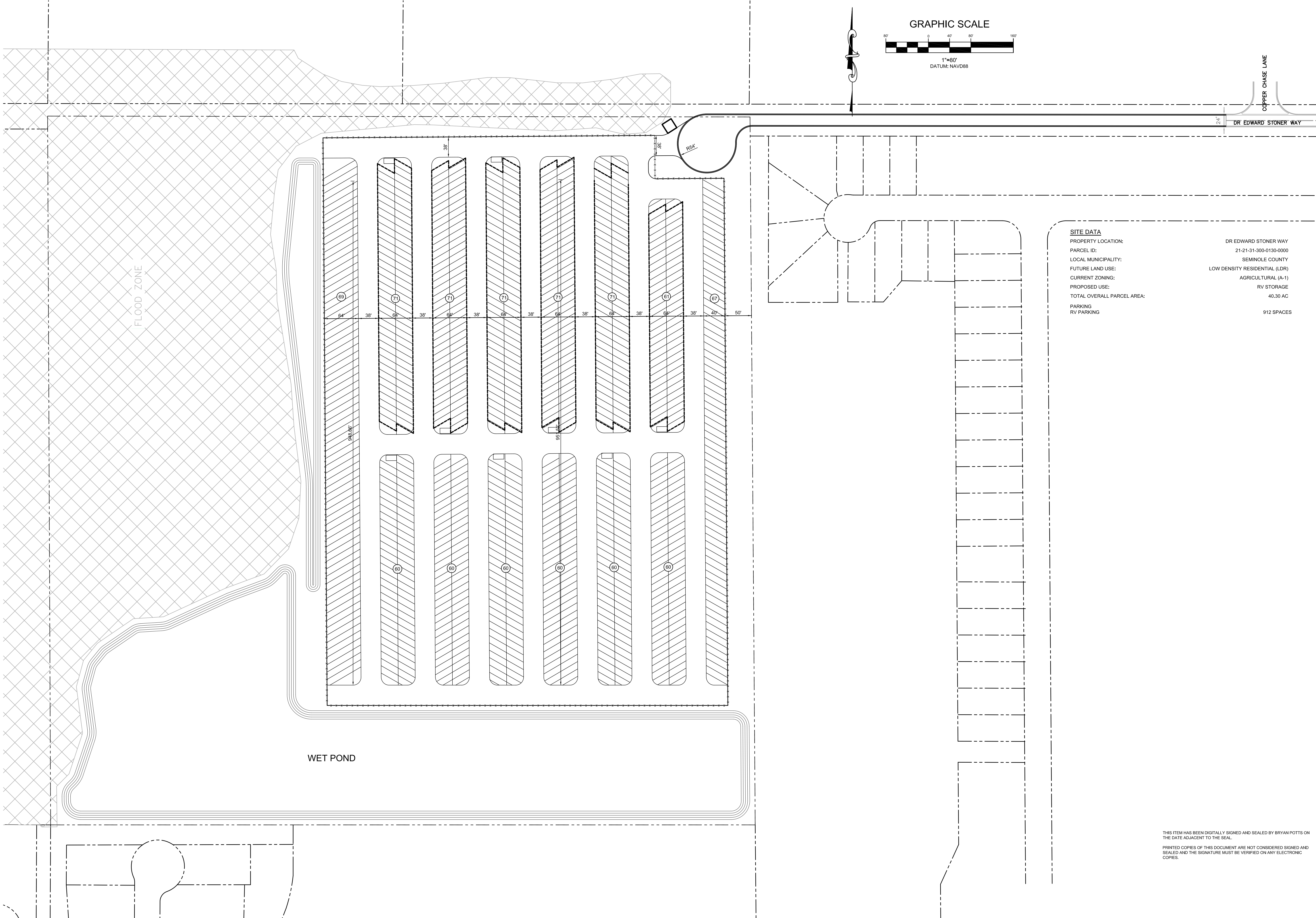
December 9, 2025

Re: Project Narrative
Project: Oviedo RV Park
Pre-Application Request

To Whom It May Concern:

The project will involve a 912 space RV Parke Garage. This site includes a wet pond and swale. The site is located at the west end of Dr Edward Stoner Way in Oviedo, Florida 32762.

Bryan Potts, P.E.
Tannath Design Inc.
2494 Rose Spring Drive
Orlando, FL 32825
(407) 982-9878
bpotts@tannathdesign.com



SITE DATA

PROPERTY LOCATION:	DR EDWARD STONER WAY
PARCEL ID:	21-21-31-300-0130-0000
LOCAL MUNICIPALITY:	SEMINOLE COUNTY
FUTURE LAND USE:	LOW DENSITY RESIDENTIAL (LDR)
CURRENT ZONING:	AGRICULTURAL (A-1)
PROPOSED USE:	RV STORAGE
TOTAL OVERALL PARCEL AREA:	40.30 AC
PARKING	912 SPACES
RV PARKING	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CONCEPTUAL SITE PLAN
OVIEDO RV PARK
DR EDWARD STONER WAY
OVIEDO, FL 32762



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL CERT. OF AUTH. #27199



NO.	REVISIONS	ISSUED FOR PERMITTING	BY	DATE
1			BRP	12/08/25
2				
3				
4				
5				
6				
7				
8				
9				
10				

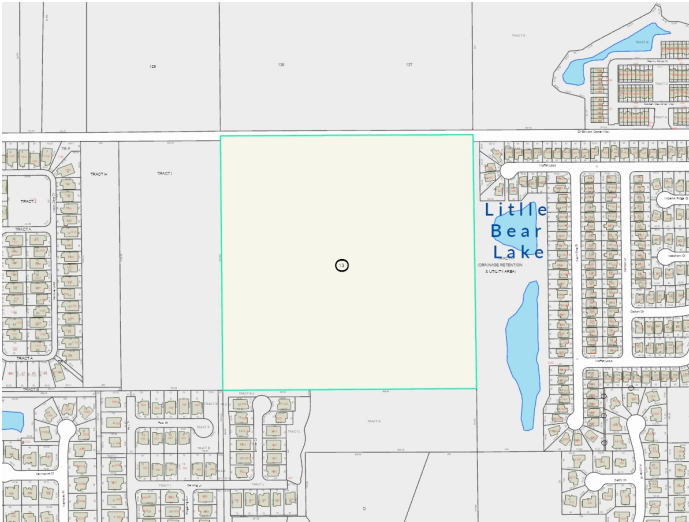
DATE	12/08/25
SCALE	1"=80'
DRAWN-BY	DDP
PROJECT NUMBER:	125-001
A	
SHEET NO.	

Property Record Card



Parcel: 21-21-31-300-0130-0000
 Property Address:
 Owners: CLONTS RANCH INC
 2026 Market Value \$3,400,000 Assessed Value \$26,200 Taxable Value \$26,200
 2025 Tax Bill \$283.05 Tax Savings with Exemptions \$36,448.51
 Cropland property has a lot size of 40.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-21-31-300-0130-0000
Property Address	
Mailing Address	C/O LEE CLONTS PO BOX 622916 OVIEDO, FL 32762-2916
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
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)	\$3,400,000	\$3,400,000
Land Value Agriculture	\$26,200	\$26,200
Just/Market Value	\$3,400,000	\$3,400,000
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	\$26,200	\$26,200

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$36,731.56
Tax Bill Amount	\$283.05
Tax Savings with Exemptions	\$36,448.51

Owner(s)

Name - Ownership Type
 CLONTS RANCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 21S RGE 31E
NW 1/4 OF SE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$26,200	\$0	\$26,200
Schools	\$26,200	\$0	\$26,200
SJWM(Saint Johns Water Management)	\$26,200	\$0	\$26,200

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1997	\$88,000	03313/0566	Vacant	No
ADMINISTRATIVE DEED	7/1/1990	\$100	02217/1628	Vacant	No

Land

Units	Rate	Assessed	Market
40 Acres	\$85,000/Acre Market, \$655/Acre AG	\$26,200	\$3,400,000

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Evans
Middle	Jackson Heights
High	Oviedo

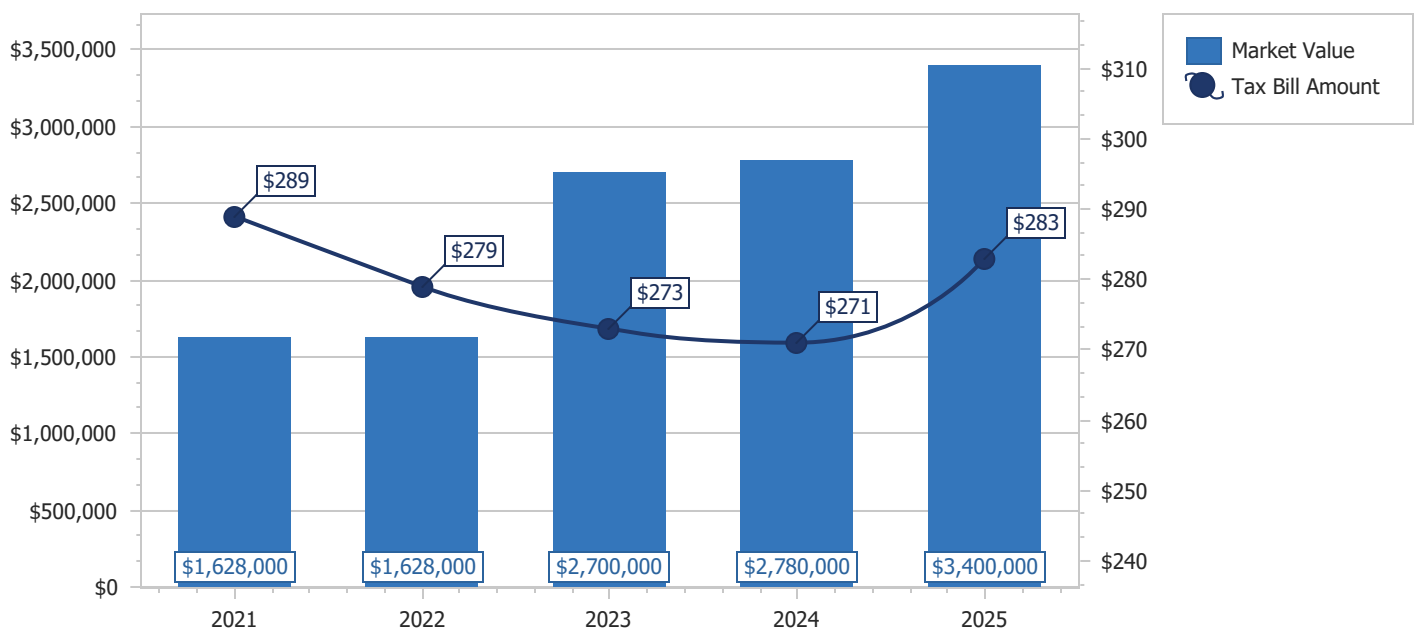
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities

Fire Station #	Station: 46 Zone: 461
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



**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 or call us at: (407) 665-7371.

Receipt Details

Date: 12/10/2025 11:36:12 AM
Project: 25-80000137
Credit Card Number: 37*****1003
Authorization Number: 286205
Transaction Number: 101225O3A-B652ED02-4CE6-4BA2-BE44-317517CBCCBA
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50