



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

PROJ. #: 24-20000005

Received: 3/14/24

Paid: 3/15/24

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* (\$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)** 3.42ac = \$2800	\$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</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*^ (\$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:	Encore at Hillview		
PARCEL ID #(S):	22-21-29-300-0180-000		
LOCATION:	Hillview Drive		
EXISTING USE(S):	vacant	PROPOSED USE(S):	multi family
TOTAL ACREAGE:	3.42	BCC DISTRICT:	3
WATER PROVIDER:	Sunshine Water	SEWER PROVIDER:	City of Altamonte
CURRENT ZONING:	A1	PROPOSED ZONING:	R4
CURRENT FUTURE LAND USE:	HDR	PROPOSED FUTURE LAND USE:	HDR

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Zach Miller			COMPANY:	
ADDRESS:	8241 Via Bonita Street				
CITY:	Sanford	STATE:	FL	ZIP:	32771
PHONE:	407-222-0692		EMAIL:		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Kim Fischer			COMPANY:	Cycorp
ADDRESS:	1614 White Dove Drive				
CITY:	Winter Springs	STATE:	FL	ZIP:	32708
PHONE:	407-405-7819		EMAIL:	kim@cycorpengineers.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Charles Sanders				
ADDRESS:	17732 Baywatch Ct NE				
CITY:	Poulsbo	STATE:	WA	ZIP:	98370-7308
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)

3/14/2024

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, Charles Sanders II, the owner of record for the following described property (Tax/Parcel ID Number) 22-21-29-300-0180-0000 hereby designates Kim Fischer to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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

3/6/24

Property Owner's Signature

Charles E. Sanders II

Charles Sanders

Property Owner's Printed Name

JG
STATE OF ~~FLORIDA~~ WASHINGTON
COUNTY OF KITSAP

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles E. Sanders, II (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 6 day of March, 20 24.

JOSEPH GALENO
NOTARY PUBLIC #23034478
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-12-27

Joseph Galeno, J
Notary Public

Property Re or r



Pre 22-21-29-300-0180-0000
Property Address HILLVIEW DR LT MONTE SPRINGS, FL 32714

Pre Location

Site View



Sorry, No Image Available at this Time

Pre Information

Value Summary

Pre	22-21-29-300-0180-0000
Owner(s)	S ANDERS, CH RLES E II
Property Address	HILLVIEW DR LT MONTE SPRINGS, FL 32714
Mng	17732 B YW TCH CT NE POULSBORO, W 98370-7308
Sub vs on Name	
T x D str t	01-COUNTY-TX DIST 1
DOR Use o e	00-V C NT RESIDENTI L
Exempt ons	None
AG ss f t on	No

	2024 Working V ues	2023 ert f e V ues
V u tion Metho	Cost/Market	Cost/Market
Number of Bui ings	0	0
Depre i te B g V ue		
Depre i te EXFT V ue		
L n V ue (M rket)	\$341,100	\$341,100
L n V ue Ag		
Just/M rket V ue	\$341,100	\$341,100
Port bi ity A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$134,734	\$153,495
P&G A j	\$0	\$0
Assesse V ue	\$206,366	\$187,605

2023 ert f e T x Summ ry

2023 T x Amount w/o Non-Hx p \$4,539.36 2023 T x S vings with Non-Hx p \$1,217.22
2023 T x Bi Amount \$3,322.14

* Does NOT IN LUDE Non A V orem Assessments

Leg Des ription

SEC 22 T WP 21S RGE 29E
BEG 25 FT N OF W 1/4 COR RUN N
443.36 FT E 328.18 FT S 443.36 FT W
328.73 TO BEG

Taxes			
Taxing Jurisdiction	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)	\$ 06,366	\$0	\$ 06,366
FIRE	\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND	\$ 06,366	\$0	\$ 06,366
Schools	\$341,100	\$0	\$341,100

Sales						
Description	Date	Block	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/05/ 0 1	10065	1 93	\$100	No	Improved
WARRANTY DEED	0 /01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/199	0 537	1 45	\$ 8,000	No	Vacant
WARRANTY DEED	0 /01/1985	01616	1015	\$39, 00	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			3.79	\$90,000.00	\$341,100

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Costs

Zoning			
Zoning	Zoning Description	Former Land Use	Former Land Use Description
A-1	High Density Residential	HDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(nalg)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

School Information		
Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley



**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: 3/15/2024 1:27:03 PM
Project: 24-20000005
Credit Card Number: 42*****0898
Authorization Number: 01083G
Transaction Number: 150324C1B-D8769E8C-3707-4882-8807-5C99F2209825
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