



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

PROJ. #: 26-06000023

RECEIVED 06/05/2026

**SITE PLAN/DREDGE & FILL**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEEES**

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> <b>DREDGE &amp; FILL</b>	\$750.00
<input type="checkbox"/> <b>FILL ONLY</b> (	\$500.00

**PROJECT**

PROJECT NAME: Marsden Building

PARCEL ID #(S): 18-21-30-515-0B00-0060

DESCRIPTION OF PROJECT: Proposed Retail Sales and showroom

EXISTING USE(S): Undeveloped      PROPOSED USE(S): Mixed Development

ZONING: C-2      FUTURE LAND USE: <sup>MXD</sup>Mixed dev.      TOTAL ACREAGE: 0.47 AC      BCC DISTRICT: <sup>4</sup>LOCKHART

WATER PROVIDER: Seminole County <sup>CASSELBERRY</sup>      SEWER PROVIDER: Seminole County

ARE ANY TREES BEING REMOVED? YES  NO  (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A

**SITE PLAN FORMULA** (CALCULATE IN SQUARE FOOTAGE)

EXISTING BUILDING AREA: -      NEW BUILDING AREA: 4,000 SF      TOTAL: 4,000 SF

EXISTING PAVEMENT AREA: 4,228 SF      NEW PAVEMENT AREA: 8,058 SF      TOTAL: 12,286 SF

TOTAL SQUARE FEET OF **NEW** IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: \_\_\_\_\_

(TOTAL SQUARE FEET OF **NEW** ISA 12,058 / 1,000 = 12.05 ) x \$25 + \$2,500 = **FEE DUE: \$2,801.00**

(TOTAL SQUARE FEET OF **NEW** ISA SUBJECT FOR REVIEW/1,000)\* x \$25.00 + \$2,500.00 = FEE DUE

**EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50**

\*ROUNDED TO 2 DECIMAL POINTS \*\*Maximum fee for Site Plans is \$9,000.00\*\*

**APPLICANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Mr. Dan Marsden	COMPANY: Marsden Construction Company	
ADDRESS: 617 Prairie lake drive fern park, florida 32730		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE:	EMAIL: - [REDACTED]	

**CONSULTANT**

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: Johnny Herbert IV PE	COMPANY: American Civil Engineering Co.	
ADDRESS: 207 North Moss Road #211		
CITY: Winter Springs	STATE: FL	ZIP: 32708
PHONE: 407-376-1777	EMAIL: [REDACTED]	

**OWNER(S)**

( AUTHORIZATION FORM)

NAME(S): - Mr. Dan Marsden
ADDRESS: - 617 Prairie lake drive fern park, florida 32730
CITY: - Casselberry STATE: -FL ZIP: 32707
PHONE: EMAIL: Casselberry

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

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.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
----------------------------	---------------------------	--------------------

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.

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

hereby represent that I have the lawful right and authority to file this application.

  
SIGNATURE OF AUTHORIZED APPLICANT

5-1-2026  
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, Dan Marsden, the owner of record for the following described property (Tax/Parcel ID Number) 18-21-30-515-0B00-0060 hereby designates John Herbert IV PE - American Civil Engineering Co. 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 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.

6-5-26  
Date

[Signature]  
Property Owner's Signature

Daniel J. Marsden  
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 Daniel Marsden (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced Florida DL as identification, and who executed the foregoing instrument and sworn an oath on this 5 day of June, 2026.



[Signature]  
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
Daniel Marsden	617 Prairie Lake Dr. Fern Park 32730	321-231-1607
Diana Marsden	617 Prairie Lake Dr. Fern Park 32730	321-231-1794

(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

(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)

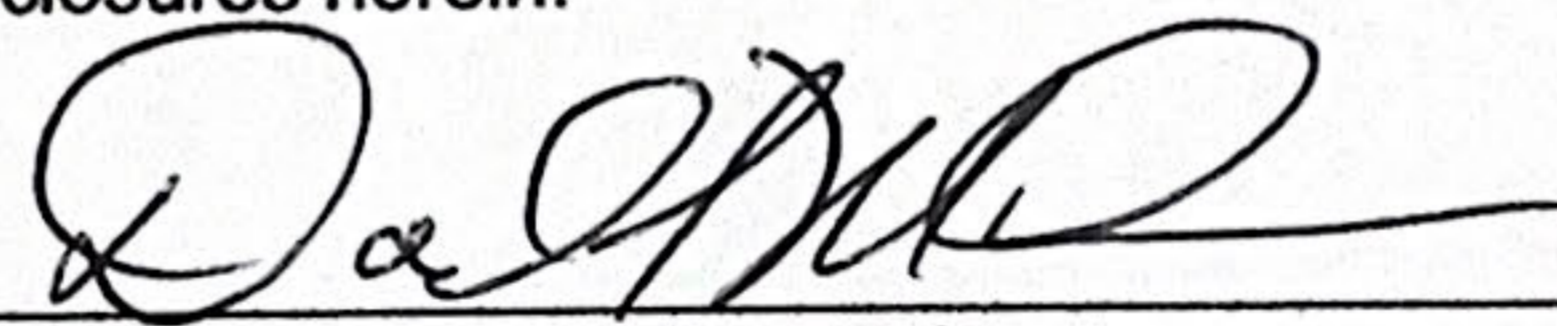
Date of Contract: \_\_\_\_\_

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.

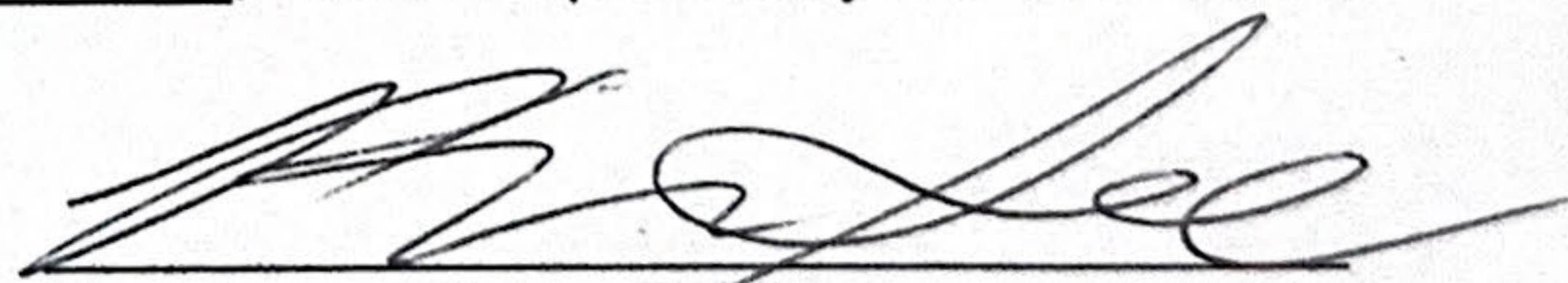
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this 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:

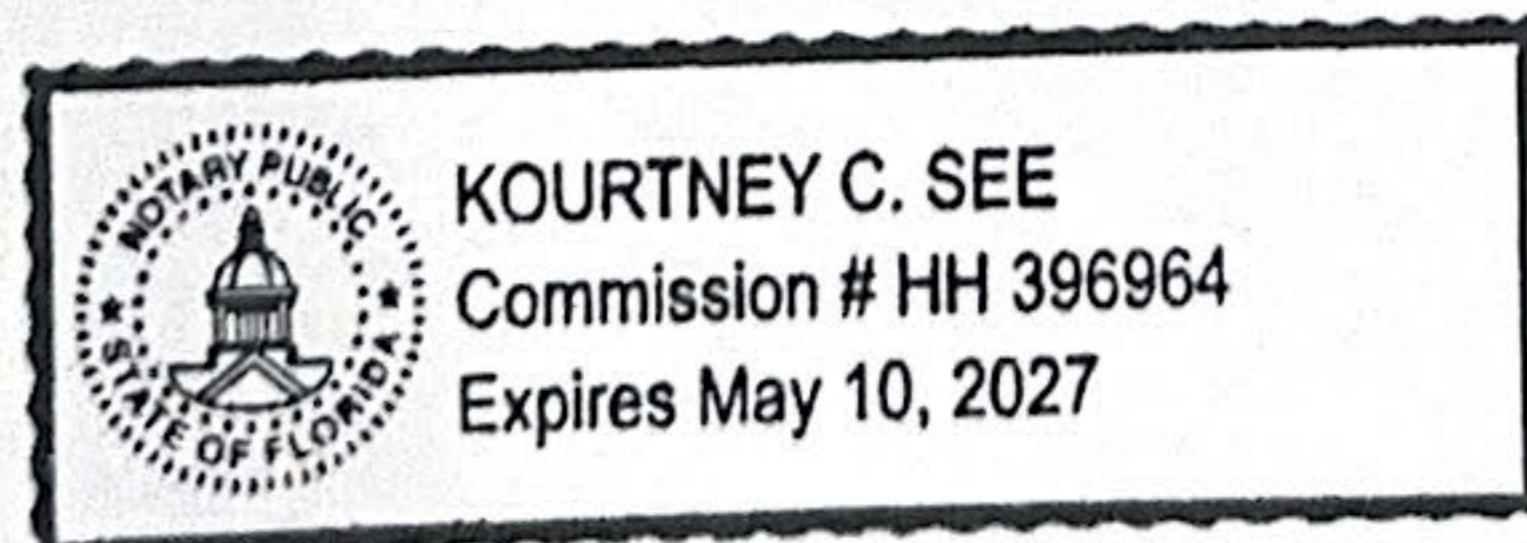
Date 6-2-26

  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of June, 2026, by Daniel Marsden, who is  personally known to me, or  has produced FL Driver License as identification.

  
Signature of Notary Public



Kourtney C. See  
Print, Type or Stamp Name of Notary Public

# 2026 Property Record Card



Parcel: **18-21-30-515-0B00-0060**  
 Property Address:  
 Owners: **MARSDEN , DIANA; MARSDEN , DANIEL**  
 2026 Market Value \$144,123 Assessed Value \$116,177 Taxable Value \$116,177  
 2025 Tax Bill \$1,646.84 Tax Savings with Non-Hx Cap \$324.62  
 Vac General-Commercial property has a lot size of 0.47 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	18-21-30-515-0B00-0060
Property Address	
Mailing Address	617 PRAIRIE LAKE DR FERN PARK, FL 32730-2027
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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)	\$144,123	\$144,123
Land Value Agriculture	\$0	\$0
Just/Market Value	\$144,123	\$144,123
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$27,946	\$38,508
P&G Adjustment	\$0	\$0
Assessed Value	\$116,177	\$105,615

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,971.46
Tax Bill Amount	\$1,646.84
Tax Savings with Exemptions	\$324.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

MARSDEN , DIANA - Tenants in Common :50  
 MARSDEN , DANIEL - Tenants in Common :50

## Legal Description

LOT 6  
BLK B  
PRAIRIE LAKE PARK  
PB 7 PG 64

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$116,177	\$0	\$116,177
SCHOOLS	\$144,123	\$0	\$144,123
FIRE	\$116,177	\$0	\$116,177
ROAD	\$116,177	\$0	\$116,177
WATER MANAGEMENT DISTRICT	\$116,177	\$0	\$116,177

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/1/2017	\$600	09046/0277	Vacant	No
WARRANTY DEED	10/1/2011	\$100	07654/1725	Vacant	No
SPECIAL WARRANTY DEED	1/1/1994	\$50,000	02710/1631	Vacant	Yes
QUIT CLAIM DEED	10/1/1993	\$100	02668/1759	Vacant	No

## Land

Units	Rate	Assessed	Market
20,299 SF	\$7.10/SF	\$144,123	\$144,123

## Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	MXD
Description	Mixed Development

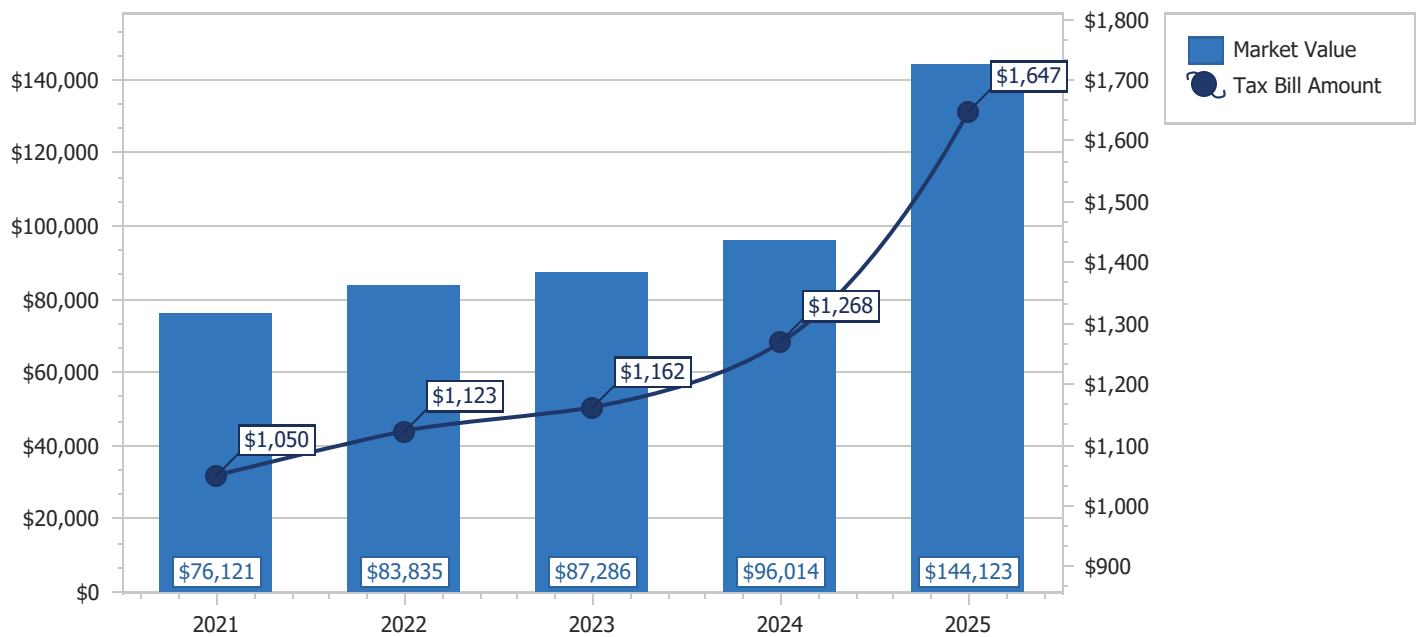
### School Districts

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	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



Copyright 2026 © 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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/7/2026 4:14:55 PM  
**Project:** 26-06000023  
**Credit Card Number:** 42\*\*\*\*\*5973  
**Authorization Number:** 05285G  
**Transaction Number:** 070626C19-D3CDB9F7-1DC0-4407-AF67-6B8683D18E08  
**Total Fees Paid:** 2839.93

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	38.93
SITE PLAN	2801.00
Total Amount	2839.93