



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

PROJ. #: 25-80000047
PM: Kaitlyn
REC'D: 4/10/25

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: 7-Eleven Sanford
PARCEL ID #(S): 03-20-31-5AY-0000-0560
TOTAL ACREAGE: 2.98 AC BCC DISTRICT: 2: Zembower
ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: Max Waldau COMPANY: Creighton Construction and Development
ADDRESS: 2240 W First St #101
CITY: Fort Myers STATE: FL ZIP: 33901
PHONE: (239) 210-0455 EMAIL: mwaldau@creightonde.com

CONSULTANT

NAME: Jeremy Anderson COMPANY: Common Oak Engineering
ADDRESS: 4020 Edgewater Dr
CITY: Orlando STATE: FL ZIP: 32804
PHONE: 407-951-5915 EMAIL: permits@commonoakengineering.com

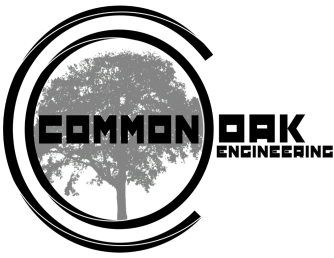
PROPOSED DEVELOPMENT

Brief description of proposed development: proposed driveway connections to E Lake Mary Blvd and Skyway Ave

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

STAFF USE ONLY

COMMENTS DUE: 4/18	COM DOC DUE: 4/24	DRC MEETING: 5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: HIPAP	LOCATION: on the southeast corner of E Lake Mary Blvd and Skyway Dr
W/S: City of Sanford	BCC: 2: Zembower	



Common Oak Engineering, LLC
4020 Edgewater Drive
Orlando, FL 32804
o: (407) 951-5915
www.commonoakengineering.com

Date: April 9th, 2025

Seminole County
Planning and Development Division

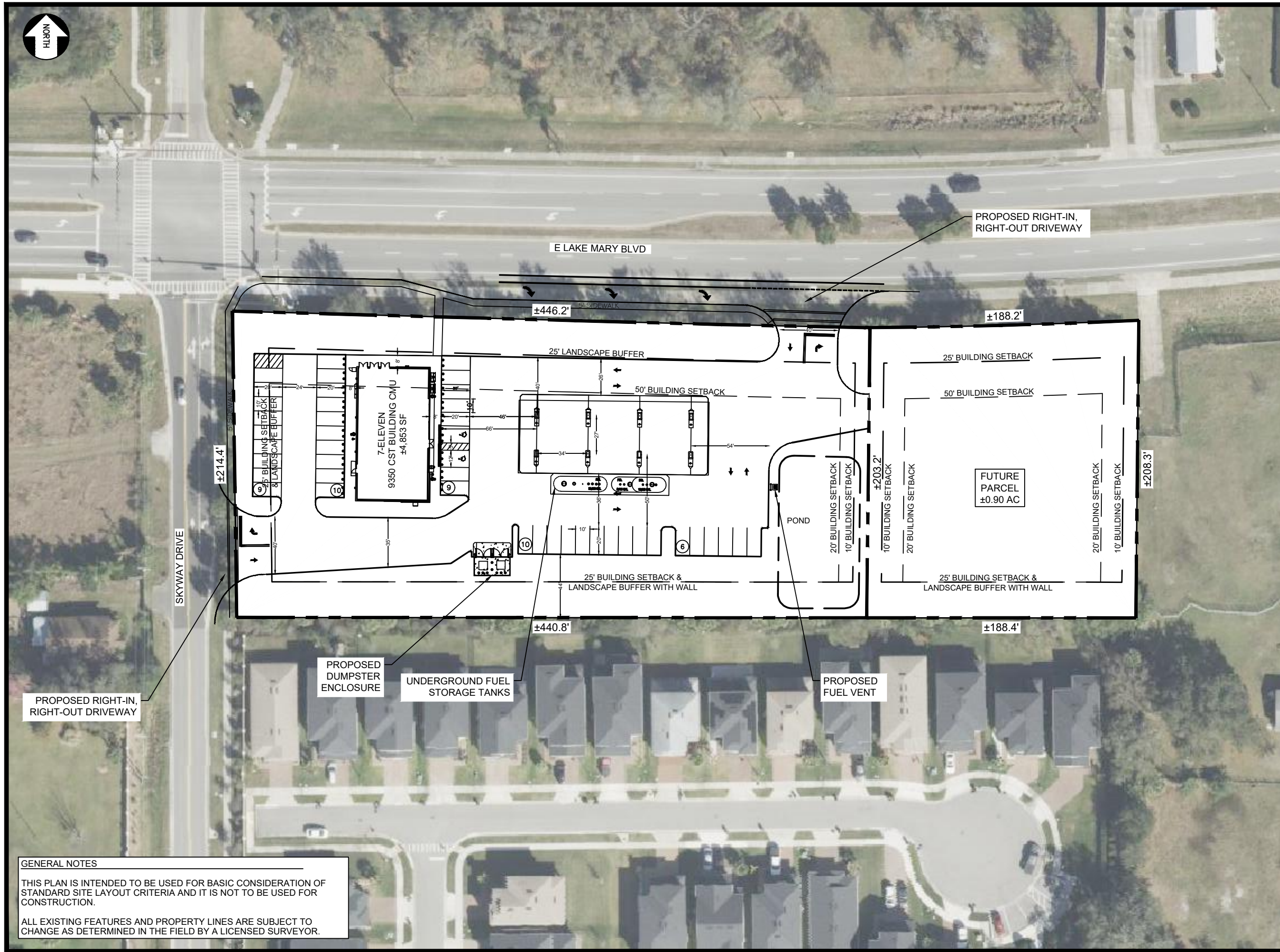
Reference: Project Name: 7- Eleven Sanford
 Project Location: 3151 E LAKE MARY BLVD SANFORD, FL 32773L
 Parcel ID Number: 03-20-31-5AY-0000-0560

We are the engineer of record for a proposed new 7-Eleven to be located at the intersection of E lake Mary Blvd and Skyway Drive. The property is in the process of being annexed to The City of Sanford, however we would like to schedule a pre-application meeting with Seminole County to discuss the proposed right-in/right-out driveways onto E Lake Mary Blvd and Skyway Drive.

Please see the attached conceptual plan for further clarification on project scope.

Thank you,

Jeremy Anderson, P.E.,
Common Oak Engineering, LLC
April 9th 2025



CONCEPTUAL PLAN

CREIGHTON COMMERCIAL DEVELOPMENT

900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991
PHONE: (239) 210-0455
FAX: (239) 673-7328

CONVENIENCE STORE

AT
E LAKE MARY BLVD
&
SKYWAY DR
SANFORD, FL



COMMON OAK ENGINEERING, LLC
4020 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 951-5915

PROJECT #
225.056

DATE 03/28/25	SHEET 1
SCALE NTS	

CP1.0

GENERAL NOTES

THIS PLAN IS INTENDED TO BE USED FOR BASIC CONSIDERATION OF STANDARD SITE LAYOUT CRITERIA AND IT IS NOT TO BE USED FOR CONSTRUCTION.

ALL EXISTING FEATURES AND PROPERTY LINES ARE SUBJECT TO CHANGE AS DETERMINED IN THE FIELD BY A LICENSED SURVEYOR.

Property Record Card



Parcel: 03-20-31-5AY-0000-0560
Property Address: 3151 E LAKE MARY BLVD SANFORD, FL 32773
Owners: MAS REALTY PROPERTIES LLC
2025 Market Value \$451,909 Assessed Value \$451,909 Taxable Value \$451,909
2024 Tax Bill \$5,969.27

Vacant Residential property has a lot size of 2.98 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-5AY-0000-0560
Property Address	3151 E LAKE MARY BLVD SANFORD, FL 32773
Mailing Address	2970 GIPPER CIR SANFORD, FL 32773-6062
Subdivision	SANFORD CELERY DELTA
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)	\$451,909	\$451,909
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,909	\$451,909
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	\$451,909	\$451,909

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,969.27
Tax Bill Amount	\$5,969.27
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MAS REALTY PROPERTIES LLC

Legal Description

LOT 56 (LESS S 322.83 FT & RD)
SANFORD CELERY DELTA
PB 1 PGS 75 + 76

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,909	\$0	\$451,909
Schools	\$451,909	\$0	\$451,909
FIRE	\$451,909	\$0	\$451,909
ROAD DISTRICT	\$451,909	\$0	\$451,909
SJWM(Saint Johns Water Management)	\$451,909	\$0	\$451,909

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/20/2024	\$100	10684/1089	Improved	No
SPECIAL WARRANTY DEED	4/15/2024	\$100	10614/0395	Improved	No
WARRANTY DEED	1/21/2022	\$500,000	10156/1992	Vacant	Yes
WARRANTY DEED	5/1/1986	\$35,000	01739/1044	Vacant	No
WARRANTY DEED	5/1/1986	\$100,000	01732/1747	Vacant	No
WARRANTY DEED	12/1/1982	\$40,800	01430/0833	Vacant	Yes
WARRANTY DEED	7/1/1980	\$104,000	01288/1714	Vacant	No
WARRANTY DEED	1/1/1978	\$90,000	01153/1130	Vacant	No

Land

Units	Rate	Assessed	Market
2.98 Acres	\$138,000/Acre	\$451,909	\$451,909

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

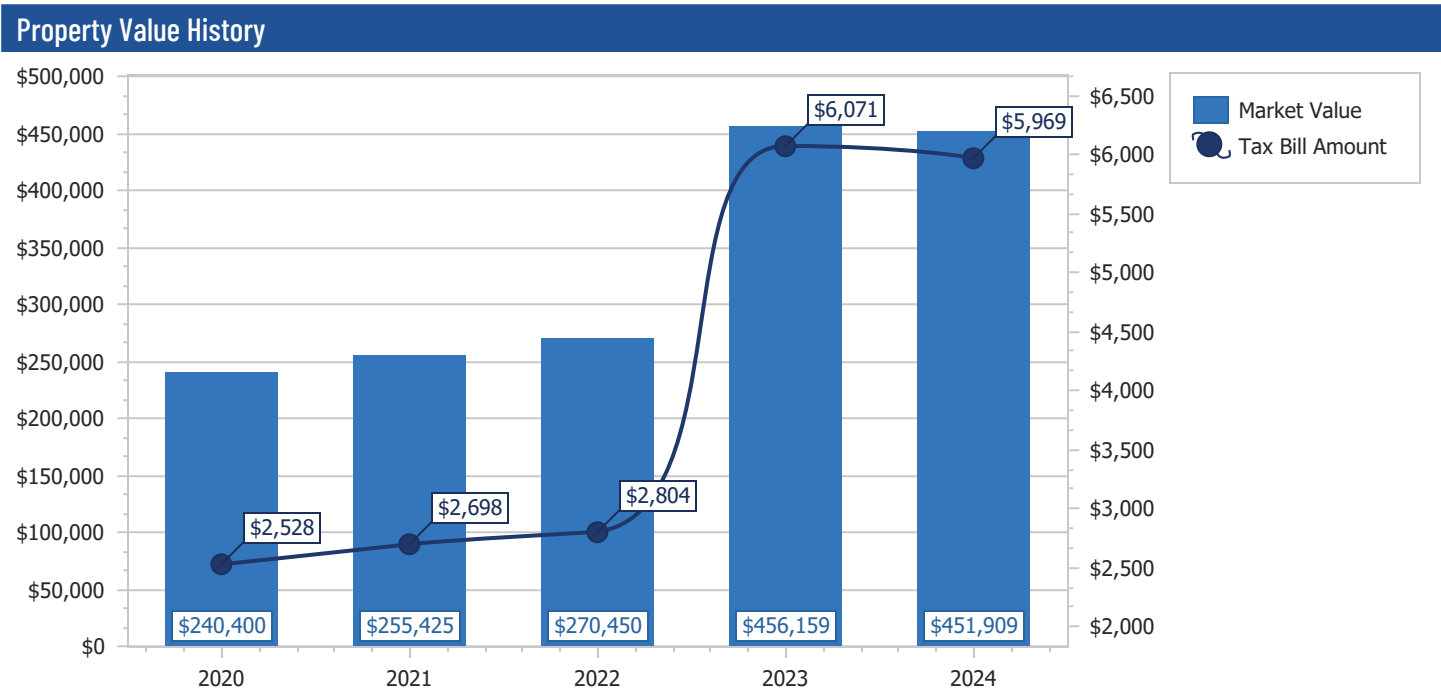
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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: 4/10/2025 3:57:09 PM
Project: 25-80000047
Credit Card Number: 37*****1898
Authorization Number: 228167
Transaction Number: 100425O18-D3FE4904-2D02-41EE-BDCD-E14F67A250D6
Total Fees Paid: 52.50

Fees Paid

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