



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

PROJ. #: 23.8000033
PM: Annie
REC'D: 2/27/23

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:	<u>K & L Warehouse</u>		
PARCEL ID #(S):	<u>21-20-30-5AP-0000-064K</u>		
TOTAL ACREAGE:	<u>3.53 AC</u>	BCC DISTRICT:	<u>#5 Andria Herr</u>
ZONING:	<u>C-3</u>	FUTURE LAND USE:	<u>IND</u>

APPLICANT

NAME:	<u>Dustin Lennon</u>	COMPANY:	<u>K & L Grading, Inc</u>
ADDRESS:	<u>1501 Timocuan Way</u>		
CITY:	<u>Longwood</u>	STATE:	<u>FL</u> ZIP: <u>32750</u>
PHONE:	<u>407-971-4420</u>	EMAIL:	<u>dustinlennon@klgrading.com</u>

CONSULTANT

NAME:	<u>Johnny Herbert IV, PE</u>	COMPANY:	<u>American Civil Engineering Co.</u>
ADDRESS:	<u>207 North Moss Road, suite 211</u>		
CITY:	<u>Winter Springs</u>	STATE:	<u>FL</u> ZIP: <u>32708</u>
PHONE:	<u>407-376-1777</u>	EMAIL:	<u>johnny@americancivilengineering.com</u>

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed commercial expansion with 2,000 SF warehouse
Remove existing 1,246 SF warehouse

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

STAFF USE ONLY

COMMENTS DUE:	<u>3.10.23</u>	COM DOC DUE:	<u>3.16.23</u>	DRC MEETING:	<u>3.22.23</u>
☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:					
ZONING:	<u>C-3</u>	FLU:	<u>IND</u>	LOCATION: <u>SE of Timocuan way</u>	
W/S:	<u>Seminole county</u>	BCC:	<u>4. Loughart</u>	<u>+ General Hutchison Pkwy</u>	

AMERICAN CIVIL ENGINEERING CO.

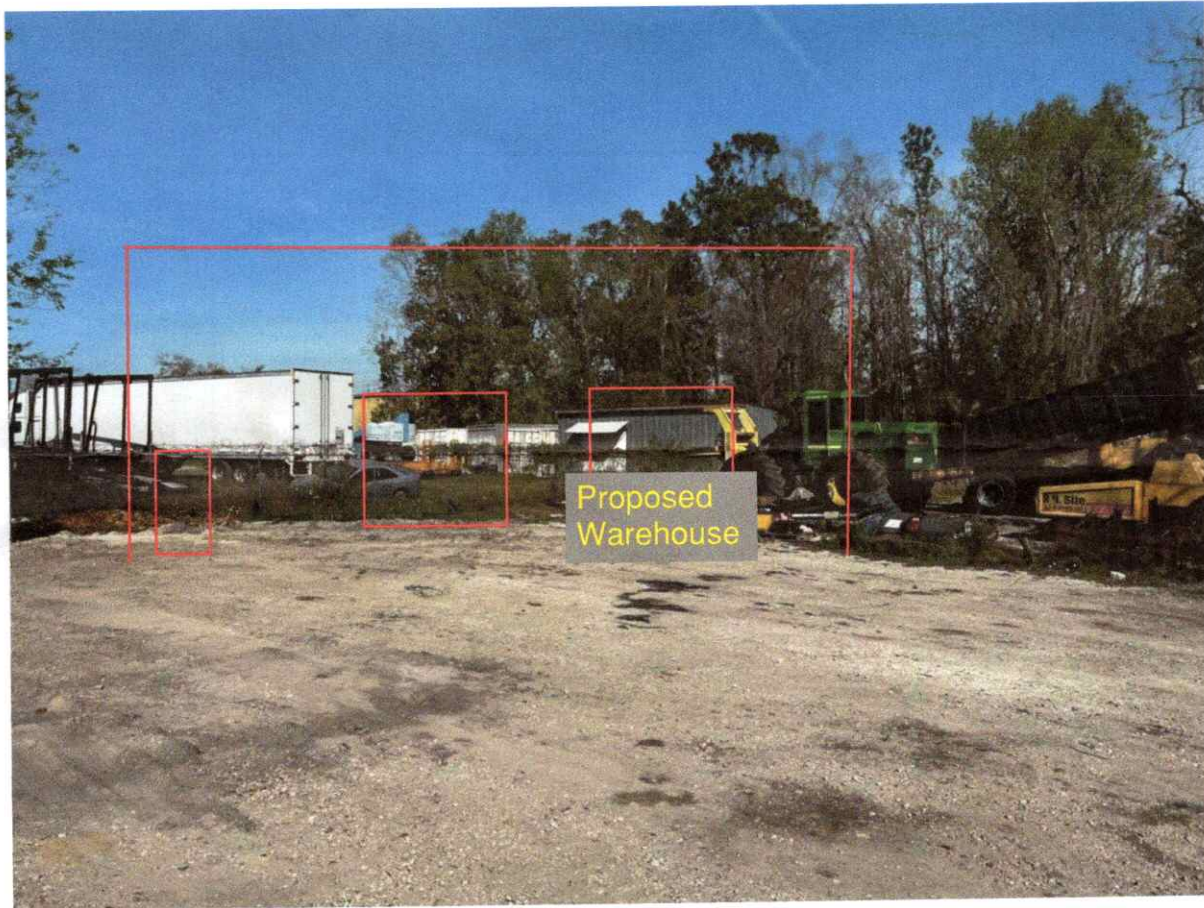
207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708
Telephone: (407) 327-7700 • www.americancivilengineering.com
Advancing Civilization Since 1990

Seminole County Planning & Development
1101 East First Street, Room 2028
Sanford, Florida 32771

Pre-Application Narrative for K & L Warehouse Expansion

K & L Grading inc. is an existing local company operating at 1501 Timocuan Way, Longwood FL, 32750. The site is zoned C-3 commercial with FLU of industrial under Seminole County jurisdiction. Proposed scope of work includes demolition of an existing warehouse on-site and replacement with a new 2,000 sf steel warehouse. The site is not within a FEMA flood zone, nor does it contain wetlands. The client requests pre-application remarks from county staff for site requirement scope before determination to proceed.

1. Proposed 2,000 sf warehouse



2. Existing 1,246 sf warehouse to be removed.



Don't hesitate to contact me at 407-376-1777 with any questions regarding this letter.

John Herbert IV, PE
#84698



DEVELOPMENT INFORMATION

PROJECT ADDRESS: 1501 TIMOCAM WAY LONGWOOD FL 32750
 TAX ID NUMBER: 21-26-24-0000-0046
 TOTAL DEVELOPMENT AREA: 3.53 AC
 EXISTING LAND USE: COMMERCIAL
 EXISTING ZONING: C-3
 EXISTING LAND USE: INDUSTRIAL (M-1)
 NO EXISTING STRUCTURE ON SITE AND NO EXISTING IMPROVEMENTS
 YEAR BUILT: 1

PROJECT SCOPE

CONSTRUCT 2,000 SF WAREHOUSE
 SITE PREPARE, 1.5 AC OF IMPROVEMENTS
 CONSTRUCT EXISTING STORM AND SANITARY IMPROVEMENTS

NOTE: ALL INFORMATION CONTAINED
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 ENGINEER: JOHN J. HENNING M. P.E.
 CHECKED BY: NEW HAVEN P.E.
 TITLE: PROJECT NO. 2000
 PROJECT NO. 2000

**AMERICAN CIVIL
 ENGINEERING CO.**
 207 N. MOORE RD., SUITE 201, WINTER SPRING, FL 32789
 TEL: (407) 327-7700, FAX: (407) 327-7027

PRE-APP PLAN
K & L WAREHOUSE
 1501 TIMOCAM WAY LONGWOOD FL 32750

1 OF 1
 JOHN J. HENNING M. P.E.
 2/21/2000
 SITE PLAN
 PROJECT NO. 2000

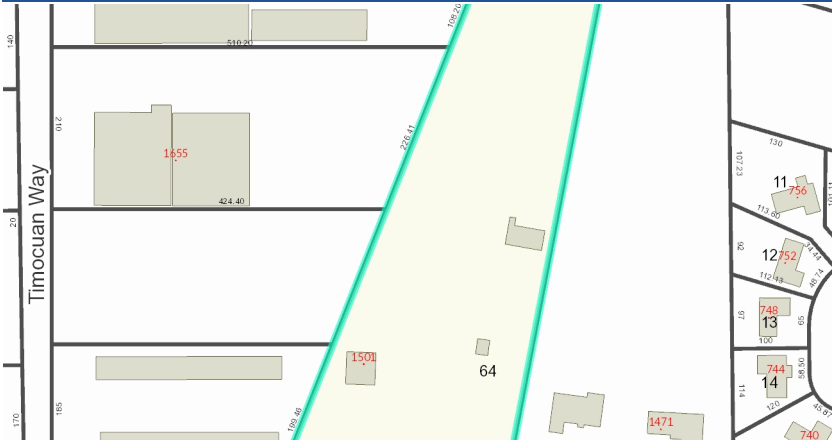
Property Record Card



Parcel 21-20-30-5AP-0000-064K

Property Address 1501 TIMOCUAN WAY LONGWOOD, FL 32750

Parcel Location



Site View



Parcel Information

Parcel	21-20-30-5AP-0000-064K
Owner(s)	BROTHER'S CAPITAL GROUP LLC
Property Address	1501 TIMOCUAN WAY LONGWOOD, FL 32750
Mailing	1501 TIMOCUAN WAY LONGWOOD, FL 32750-3714
Subdivision Name	SPRING HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	49-OPEN STORAGE
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$192,280	\$190,017
Depreciated EXFT Value	\$3,803	\$3,850
Land Value (Market)	\$340,375	\$340,375
Land Value Ag		
Just/Market Value	\$536,458	\$534,242
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$536,458	\$534,242

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$7,163.17**
2022 Tax Bill Amount **\$7,163.17**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 300 FT W OF SW COR OF
 E 660 FT OF LOT 64 RUN N
 10 DEG 52 MIN 36 SEC E
 682.56 FT W 162.78 FT S 21
 DEG 35 MIN 29 SEC W TO A PT W OF BEG E TO BEG
 SPRING HAMMOCK
 PB 2 PG 2

ROAD DISTRICT	\$536,458	\$0	\$536,458
FIRE	\$536,458	\$0	\$536,458
Schools	\$536,458	\$0	\$536,458

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			149846	\$4.13	\$340,375

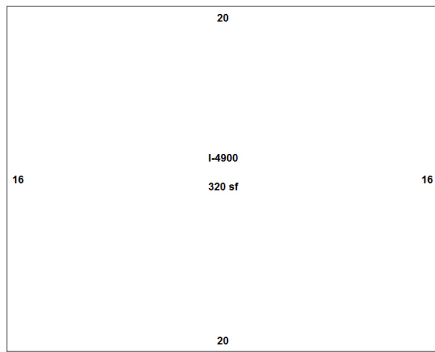
1	WOOD BEAM/COLUMN	1985	1	1248.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$32,824	\$56,351	Description	Area
								UTILITY UNFINISHED	80.00



Sketch by Ryan Skutch

Building 1 - Page 1

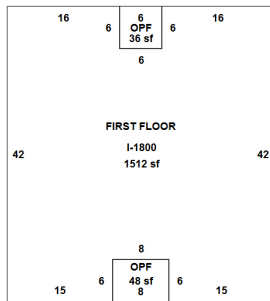
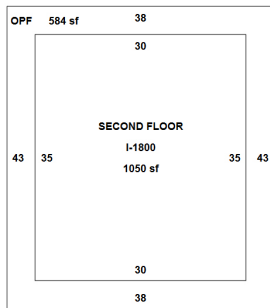
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
2	MASONRY PILASTER .	1985	1	320.00	CONCRETE BLOCK - MASONRY	\$10,973	\$18,838	Description
								Area



Sketch by Apex Sketch

Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	MASONRY PILASTER .	1982	2	2562.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$148,483	\$272,445	Description	Area
								OPEN PORCH FINISHED	584.00
								OPEN PORCH FINISHED	36.00
								OPEN PORCH FINISHED	48.00



Sketch by Apex Sketch

Building 3 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
19139	REROOF	County	\$8,480		12/3/2018
Extra Features					
Description	Year Built	Units	Value	New Cost	
FIREPLACE 1	06/01/1982	1	\$1,200	\$3,000	
COOL DECK PATIO	10/01/1979	1,258	\$2,154	\$5,384	
COMM: ALUM SCREEN PORCH W/CONC FL	10/01/1979	108	\$449	\$1,122	

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
C-3		Industrial		IND		General Commercial & Wholesale		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
15.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 4 - Amy Lockhart		Dist 7 - Cory Mills		Dist 29 - Rachel Plakon		Dist 9 - Jason Brodeur		26
School Information								
Elementary School District			Middle School District			High School District		
Highlands			Milwee			Winter Springs		
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2/27/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT
 PROJ # 23-80000033 RECEIPT # 0059499
 OWNER: K & L GRADING INC
 JOB ADDRESS: 1501 TIMOCUAN WAY
 LOT #: 064K

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRMB02	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000035111	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	KL GRADING INC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE