



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

PROJ. #: 23-80000153

Received: 11/14/23

Paid: 11/15/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Merritt Rd Commerce Center

PARCEL ID #(S): 07-21-30-509-0B00-0060

TOTAL ACREAGE: 1.56

BCC DISTRICT:

ZONING: C-2

FUTURE LAND USE: Commercial

APPLICANT

NAME: Ron Williams

COMPANY: Realty Cap Investments

ADDRESS: 2400 Ma.iland Center Parkway #107

CITY: Ma.iland

STATE: FL

ZIP: 32751

PHONE: 407 865 3007

EMAIL: rwilliams@realtycapinvestments.com

CONSULTANT

NAME: N/A

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Narrative Attached

STAFF USE ONLY

COMMENTS DUE: 11/27

COM DOC DUE: 11/30

DRC MEETING: 12/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: COM

LOCATION: on the north side of Merritt St,
east of S Ronald Reagan Blvd

W/S: Altamonte Springs

BCC: 4: Lockhart

Merrit Road Commerce Center Narrative

The project will consist of a new 15,000sqft building. It will be constructed out of concrete block and be subdivided into +/- 7 separate units. Unit sizes will vary from 1,950sqft up to 3,000sqft.

Interior clear height would be 30'. The metal roof decking would be supported by a column and bar joist system. TPO roof membrane with a parapet wall.

The front of the property would have a 10'x12' roll up door, a 3' x 8' exterior door and aluminum windows. Estimated interior buildout would be between 10%-50% of each space.

Two rows of parking would provide +/-54 parking spaces. A 3' walkway would separate the parking area from the building. Curb stops would be used in each parking space.

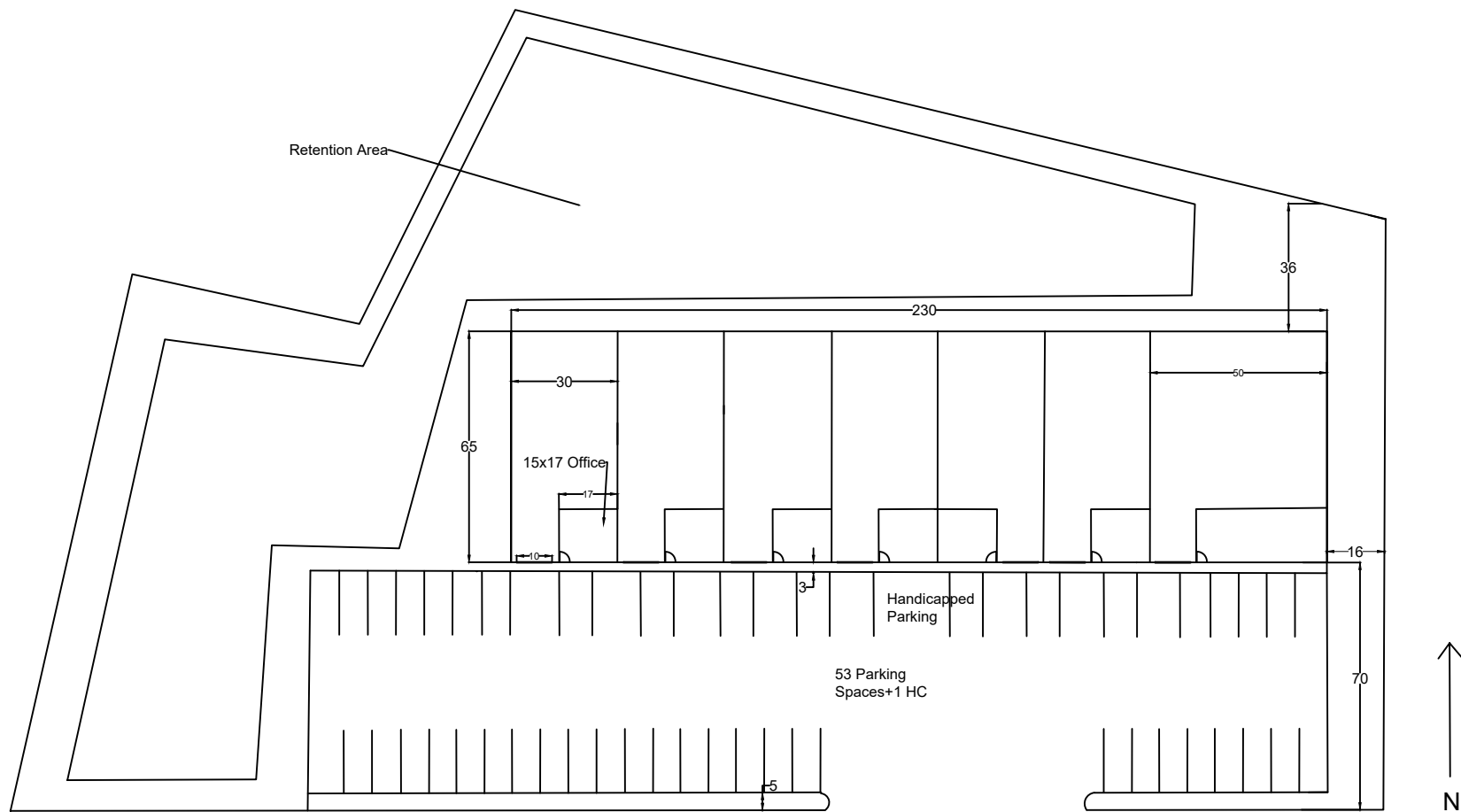
The retention area would be along the Western and Northern property boundaries.

The proposed users would small businesses starting up and contractor space. It could also be used for some showroom. No automotive.

Office warehouse spaces.

Part of the space would be for office, or showroom/retail and part would be used for storage of materials.





SITE PLAN

MERRIT RD COMMERCE
CENTER

SITE PLAN

DRAWN BY

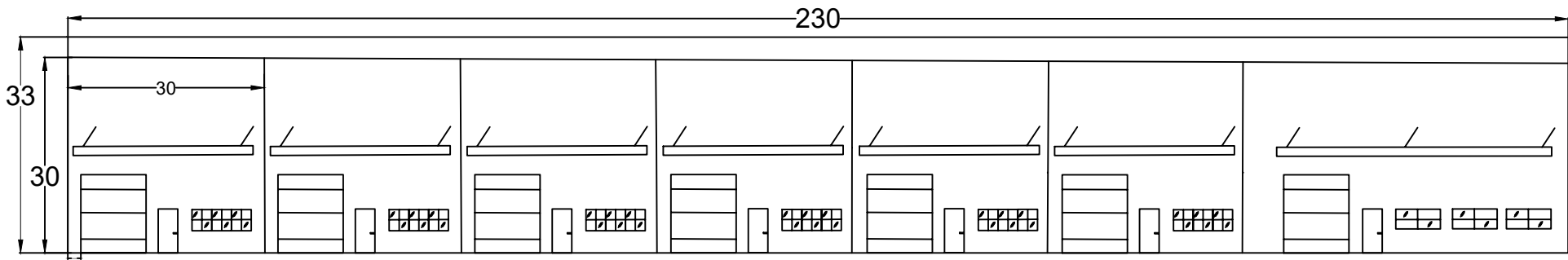
DATE

11/14/23

CHECKED BY

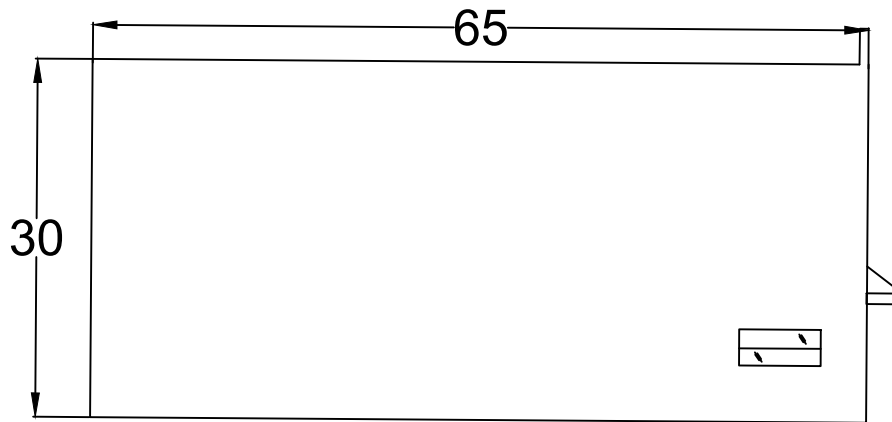
SCALE
1/4" = 1'-0"

1 SHEET
OF 3

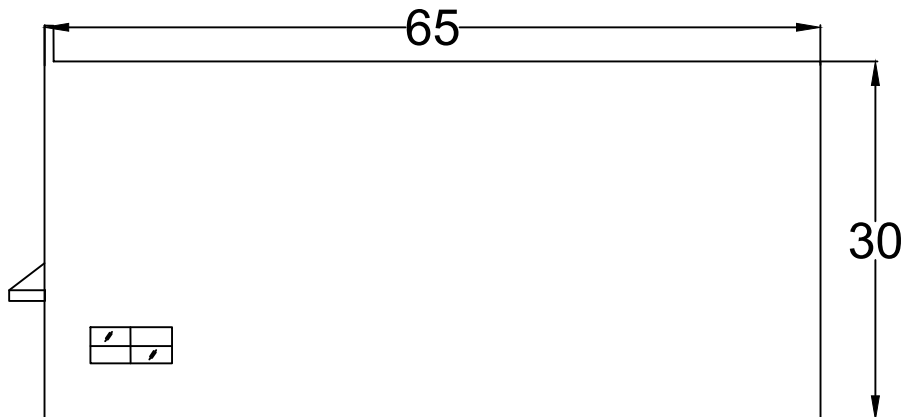


NORTH ELEVATION

MERRIT RD COMMERCE CENTER	ELEVATION	DRAWN BY	DATE 11/14/23	2 SHEET OF 3
		CHECKED BY	SCALE 1/2" = 1'-0"	



EAST ELEVATION



WEST ELEVATION

MERRIT RD COMMERCE
CENTER

ELEVATIONS

DRAWN BY

DATE

11/14/23

CHECKED BY

SCALE
3/4" = 1'-0"

3

SHEET
OF

3

Property Record Card



Parcel 07-21-30-509-0B00-0060

Property Address S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
Parcel	07-21-30-509-0B00-0060		
Owner(s)	AHMED, KHURSHID		
Property Address	S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701	Valuation Method	Cost/Market
Mailing	820 BRIGHTWATER CIR MAITLAND, FL 32751-4215	Number of Buildings	0
Subdivision Name	HAYMANS ADD TO ALTAMONTE	Depreciated Bldg Value	0
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code	10-VAC GENERAL-COMMERCIAL	Land Value (Market)	\$464,642
Exemptions	None	Land Value Ag	
AG Classification	No	Just/Market Value	\$464,642
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$464,642

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$6,183.46

2023 Tax Bill Amount \$6,183.46

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 6 7 & 10 & W 45 FT OF S 85 FT OF LOT 9 & BEG SE COR OF LOT 10 RUN N 32 DEG 40 MIN E 212 FT S 77 DEG 50 MIN 7 SEC E 65.08 FT N 30 DEG 39 MIN 53 SEC E 50 FT S 77 DEG 50 MIN 7 SEC E 182.13 FT S 168.5 FT TO PT E OF BEG W TO BEG (LESS RD)

BLK B
HAYMANS ADD TO ALTAMONTE

PB 3 PG 39

&

SEC 07 TWP 21S RGE 30E
BEG 34.4 FT N + 82.3 FT E
OF SW COR OF SE 1/4 OF SW
1/4 RUN S 14.4 FT W 12.85
FT NELY PARA TO LONGWOOD

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$464,642	\$0	\$464,642
SJWM(Saint Johns Water Management)	\$464,642	\$0	\$464,642
FIRE	\$464,642	\$0	\$464,642
COUNTY GENERAL FUND	\$464,642	\$0	\$464,642
Schools	\$464,642	\$0	\$464,642

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/2006	06154	0442	\$375,000	No	Vacant
WARRANTY DEED	01/01/1977	01141	1905	\$100	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			66855	\$6.95	\$464,642	

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

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	44

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman



**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: 11/15/2023 8:40:33 AM
Project: 23-80000153
Credit Card Number: 43*****0665
Authorization Number: 04679G
Transaction Number: 151123C1B-21307D32-A04E-438F-83BE-628D49B0A968
Total Fees Paid: 52.50

Fees Paid

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