



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

PROJ. #. **25-55100002**

RECEIVED AND PAID 09/09/2025

## SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEES

|                                                                                        |                                                                                         |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)                 | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)                                         |
| <input type="checkbox"/> FINAL ENGINEERING (FE)                                        | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)                                         |
| <input type="checkbox"/> FINAL PLAT (FP)                                               | \$1,500.00                                                                              |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

### PROPERTY

|                              |                                         |                                        |                                                                   |                                                |                                     |                                |         |
|------------------------------|-----------------------------------------|----------------------------------------|-------------------------------------------------------------------|------------------------------------------------|-------------------------------------|--------------------------------|---------|
| SUBDIVISION NAME:            | Seminole Crossing West at SR 46         |                                        |                                                                   |                                                |                                     |                                |         |
| PARCEL ID #(S):              | 29-19-30-300-0020-0000                  |                                        |                                                                   |                                                |                                     |                                |         |
| NUMBER OF LOTS:              | 2 Lots, 1 Tract                         | <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> TOWNHOMES                                | <input checked="" type="checkbox"/> COMMERCIAL | <input type="checkbox"/> INDUSTRIAL | <input type="checkbox"/> OTHER |         |
| ARE ANY TREES BEING REMOVED? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | (IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING) |                                                |                                     |                                |         |
| WATER PROVIDER:              | Seminole County Utilities               | SEWER PROVIDER:                        | Seminole County Utilities                                         |                                                |                                     |                                |         |
| ZONING:                      | PD C-2                                  | FUTURE LAND USE:                       | HIPTI                                                             | TOTAL ACREAGE:                                 | 5.178 Acres                         | BCC DISTRICT:                  | 5: Herr |

### APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

|          |                           |          |                              |
|----------|---------------------------|----------|------------------------------|
| NAME:    | Bryan Schultz             | COMPANY: | Sanford West 46 LLC          |
| ADDRESS: | 6414 Montclair Bluff Lane |          |                              |
| CITY:    | Windermere                | STATE:   | FL                           |
|          |                           | ZIP:     | 34786                        |
| PHONE:   | (813) 760-2621            | EMAIL:   | b.schultz@oceanbleugroup.com |

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

|          |                             |          |                             |
|----------|-----------------------------|----------|-----------------------------|
| NAME:    | Ronald Henson II, P.E.      | COMPANY: | Ronald Henson II, P.E., LLC |
| ADDRESS: | 1528 Rockwell Heights Drive |          |                             |
| CITY:    | Deland                      | STATE:   | FL                          |
|          |                             | ZIP:     | 32724                       |
| PHONE:   | (407) 468-4104              | EMAIL:   | rmhenson2nd@outlook.com     |

**OWNER(S)**

|          |                           |        |                              |
|----------|---------------------------|--------|------------------------------|
| NAME(S): | Sanford West 46 LLC       |        |                              |
| ADDRESS: | 6414 Montclair Bluff Lane |        |                              |
| CITY:    | Windermere                | STATE: | FL                           |
|          |                           | ZIP:   | 34786                        |
| PHONE:   | (813) 760-2621            | EMAIL: | b.schultz@oceanbleugroup.com |

**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 and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

- ☐ Concurrency application has been submitted online and the appropriate fee is 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.

- ☒ I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. (**Minor Plat and Final Engineering require Concurrency Test Review**). 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.

  
\_\_\_\_\_  
**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

09/10/2025  
\_\_\_\_\_  
**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, Bryan Schultz, Sanford W 46 LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-19-30-300-0020-0000 hereby designates Ronald Henson II, P.E. to act as my authorized agent for the filing of the attached application(s) for:

|                                                                  |                                                    |                                                    |                                                       |
|------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Alcohol License                         | <input type="checkbox"/> Arbor Permit              | <input type="checkbox"/> Construction Revision     | <input checked="" type="checkbox"/> Final Engineering |
| <input checked="" type="checkbox"/> Final Plat                   | <input type="checkbox"/> Future Land Use Amendment | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat                   |
| <input checked="" type="checkbox"/> Preliminary Subdivision Plan | <input type="checkbox"/> Rezone                    | <input checked="" type="checkbox"/> Site Plan      | <input type="checkbox"/> Special Event                |
| <input type="checkbox"/> Special Exception                       | <input type="checkbox"/> Temporary Use Permit      | <input type="checkbox"/> Vacate                    | <input type="checkbox"/> Variance                     |

## 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.

09/10/2025

Date

  
Property Owner's Signature

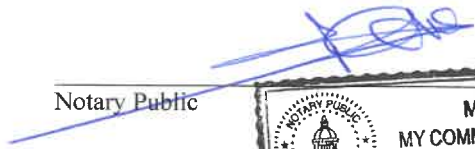
Bryan Schultz

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared BRYAN SCHULTZ (property owner),  
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 9 day of 10, 2025.

  
Notary Public



# Property Record Card



Parcel: 29-19-30-300-0020-0000  
 Property Address:  
 Owners: **SANFORD W 46 LLC**  
 2025 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163  
 2024 Tax Bill \$26,195.60  
 Vac General-Commercial property has a lot size of 5.17 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Parcel            | 29-19-30-300-0020-0000                               |
| Property Address  |                                                      |
| Mailing Address   | 6414 MONTCLAIR BLUFF LN<br>WINDERMERE, FL 34786-6410 |
| Subdivision       |                                                      |
| Tax District      | 01:County Tax District                               |
| DOR Use Code      | 10:Vac General-Commercial                            |
| 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)                           | \$1,983,163         | \$1,983,163           |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$1,983,163         | \$1,983,163           |
| 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                                | \$1,983,163         | \$1,983,163           |

## 2024 Certified Tax Summary

|                             |             |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions   | \$26,195.60 |
| Tax Bill Amount             | \$26,195.60 |
| Tax Savings with Exemptions | \$0.00      |

## Owner(s)

Name - Ownership Type  
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2  
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE  
(LESS ST RD R/W)

## Taxes

| Taxing Authority                   | Assessed    | Exempt Amount | Taxable     |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND                | \$1,983,163 | \$0           | \$1,983,163 |
| Schools                            | \$1,983,163 | \$0           | \$1,983,163 |
| FIRE                               | \$1,983,163 | \$0           | \$1,983,163 |
| ROAD DISTRICT                      | \$1,983,163 | \$0           | \$1,983,163 |
| SJWM(Saint Johns Water Management) | \$1,983,163 | \$0           | \$1,983,163 |

## Sales

| Deed Type           | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED       | 6/18/2024 | \$2,000,000 | 10648/0628  | Vacant    | Yes        |
| WARRANTY DEED       | 7/1/1999  | \$570,000   | 03715/1076  | Vacant    | No         |
| ADMINISTRATIVE DEED | 8/1/1985  | \$250,000   | 01663/1427  | Vacant    | No         |

## Land

| Units      | Rate       | Assessed    | Market      |
|------------|------------|-------------|-------------|
| 104,304 SF | \$19/SF    | \$1,981,776 | \$1,981,776 |
| 2.77 Acres | \$500/Acre | \$1,387     | \$1,387     |

## Building Information

|                               |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| 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 |

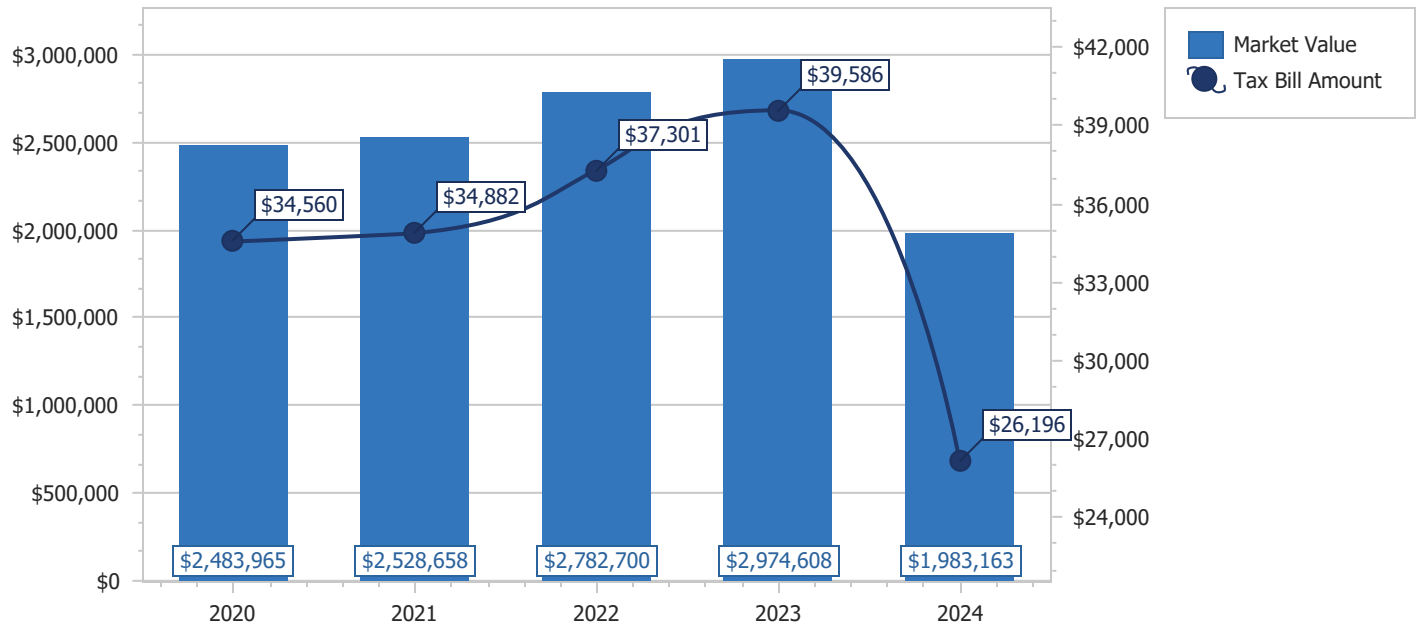
| Zoning          |                                                        |
|-----------------|--------------------------------------------------------|
| Zoning          | C-2                                                    |
| Description     | Retail Commercial                                      |
| Future Land Use | HIPTI                                                  |
| Description     | Higher Intensity Planned Development – Target Industry |

| Political Representation |                             |
|--------------------------|-----------------------------|
| Commissioner             | District 5 - Andria Herr    |
| US Congress              | District 7 - Cory Mills     |
| State House              | District 36 - Rachel Plakon |
| State Senate             | District 10 - Jason Brodeur |
| Voting Precinct          | Precinct 6                  |

| School Districts |               |
|------------------|---------------|
| Elementary       | Region 1      |
| Middle           | Markham Woods |
| High             | Seminole      |

| Utilities      |                           |
|----------------|---------------------------|
| Fire Station # | Station: 34 Zone: 345     |
| Power Company  | FPL                       |
| Phone (Analog) | AT&T                      |
| Water          | Seminole County Utilities |
| Sewage         | Seminole County Utilities |
| Garbage Pickup |                           |
| Recycle        |                           |
| Yard Waste     |                           |
| Hauler #       |                           |

## Property Value History



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SANFORD W 46 LLC

### Filing Information

**Document Number** L24000202889  
**FEI/EIN Number** 99-3567611  
**Date Filed** 04/30/2024  
**Effective Date** 04/30/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

6414 MONTCLAIR BLUFF LANE  
WINDERMERE, FL 34786

### Mailing Address

6414 MONTCLAIR BLUFF LANE  
WINDERMERE, FL 34786

### Registered Agent Name & Address

SCHULTZ, BRYAN  
6414 MONTCLAIR BLUFF LANE  
WINDERMERE, FL 34786

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SCHULTZ, BRYAN  
6414 MONTCLAIR BLUFF LANE  
WINDERMERE, FL 34786

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2025        | 04/28/2025 |

### Document Images

[04/28/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/30/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



\*

9/10/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:18:32  
PROJ # 25-55100002 RECEIPT # 0252496  
OWNER:  
JOB ADDRESS: LOT #:

|                         |         |         |     |
|-------------------------|---------|---------|-----|
| PRELIMINARY SUBDIVISION | 1530.00 | 1530.00 | .00 |
|-------------------------|---------|---------|-----|

|                      |                |
|----------------------|----------------|
| TOTAL FEES DUE.....: | <u>1530.00</u> |
|----------------------|----------------|

|                       |                |
|-----------------------|----------------|
| AMOUNT RECEIVED.....: | <u>1530.00</u> |
|-----------------------|----------------|

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

|                        |                     |              |
|------------------------|---------------------|--------------|
| COLLECTED BY: DRKS01   | BALANCE DUE.....:   | .00          |
| CHECK NUMBER.....:     | 000055100002 # 2051 |              |
| CASH/CHECK AMOUNTS...: | 1530.00             |              |
| COLLECTED FROM:        | SANFORD W 46 LLC    |              |
| DISTRIBUTION.....:     | 1 - COUNTY          | 2 - CUSTOMER |
|                        | 3 -                 | 4 - FINANCE  |