



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

PROJ. #: 25-80000088

RECEIVED 08/07/2025
 Paid after 5pm 08/07/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: BENCHMARK COMMERCE CENTER ADDITION

PARCEL ID #(S): 22-20-30-508-0000-0010

TOTAL ACREAGE: 1.5

BCC DISTRICT: ~~01~~ 2: ZEMBOWER

ZONING: M-1

FUTURE LAND USE: M-1 IND

APPLICANT

NAME: TODD RAMBILAS

COMPANY: BRISBIN CAPITAL LLC

ADDRESS: 5473 BENCHMARK LN

CITY: SANFORD

STATE: FL

ZIP: 32773

PHONE: 347-445-8135

EMAIL: TODD@EMMAHOLDINGS.COM

CONSULTANT

NAME: BOB RICE

COMPANY: BBK CONSULTANTS LLC

ADDRESS: 10421 CHORLTON CIRCLE

CITY: ORLANDO

STATE: FL

ZIP: 32832

PHONE: 407-535-1060

EMAIL: BOBRICE@BBKFL.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 3500 SF ADDITION TO EXISTING BUILDING

STAFF USE ONLY

COMMENTS DUE: 08/15/25

COM DOC DUE: 08/21/25

DRC MEETING: 08/27/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: M-1

FLU: IND

LOCATION: on the east side of Benchmark Ln,
south of Stonewall Pl

W/S: SEMINOLE COUNTY

BCC: 2: ZEMBOWER



BBK CONSULTANTS LLC PROJECT CONSULTING

Pre-Application Narrative

5473 Benchmark Lane, Sanford, FL 32773 – Proposed Addition

07/23/2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

RE: Pre-Application DRC - 5473 Benchmark lane Sanford FL 32773

BBK Consultants LLC has been retained to perform a preliminary site evaluation for feasibility of adding approximately 3,500 square feet to an existing single story pre-engineered metal building located within unincorporated Seminole County and hereby requests a pre-application meeting.

Proposed addition to be on each end of existing building and to match existing building in design. Proposed additions would have a single rear egress door similar to existing doors on existing building.

Existing and proposed data:

Use: Commerce Center to remain the same

Zoning: M-1 to remain the same

Front of building would have additional Roll Up doors and egress doors similar to existing building.

Existing Base Area of Existing Steel Pre-Engineered Building : 12,000SF

Proposed Base Area of Steel Pre-Engineered Addition : 3,500 SF +/-

Proposed Total Base Area of Building after Addition : 15,500 SF

Land Size: 1.05 Acres (65,340 SF)

Existing Lot Coverage 12,000 SF Building plus 20,240 SF Concrete parking : 32,240 SF

Existing Lot Coverage Percentage: 49.34%

Existing Open space: 50.66%

Proposed Total Lot Coverage after addition: 15,500SF Building plus 20,240 Parking: 35,740SF

Proposed Total Lot Coverage Percentage: 55%

Proposed Open Space: 45%

Parking: No increase in parking is proposed and is deemed unnecessary by owner.



BBK CONSULTANTS LLC

PROJECT CONSULTING

Interior Space:

It is proposed to add one tenant space to the 1500 square foot addition and two tenant spaces to the 2500 square foot addition for a total of three new tenant spaces. Each space would have a single unisex bathroom.

Electric:.

Three separate electric services are proposed. One for each tenant space of approximately 100-200 AMPS each

Fire:

Building is NOT sprinklered and will remain NOT Sprinklered.

Additions will have demising wall between existing building and new additions at each location.

Intended Use of new addition: Service Professionals

Existing Building Photo: (Vehicles have been removed)

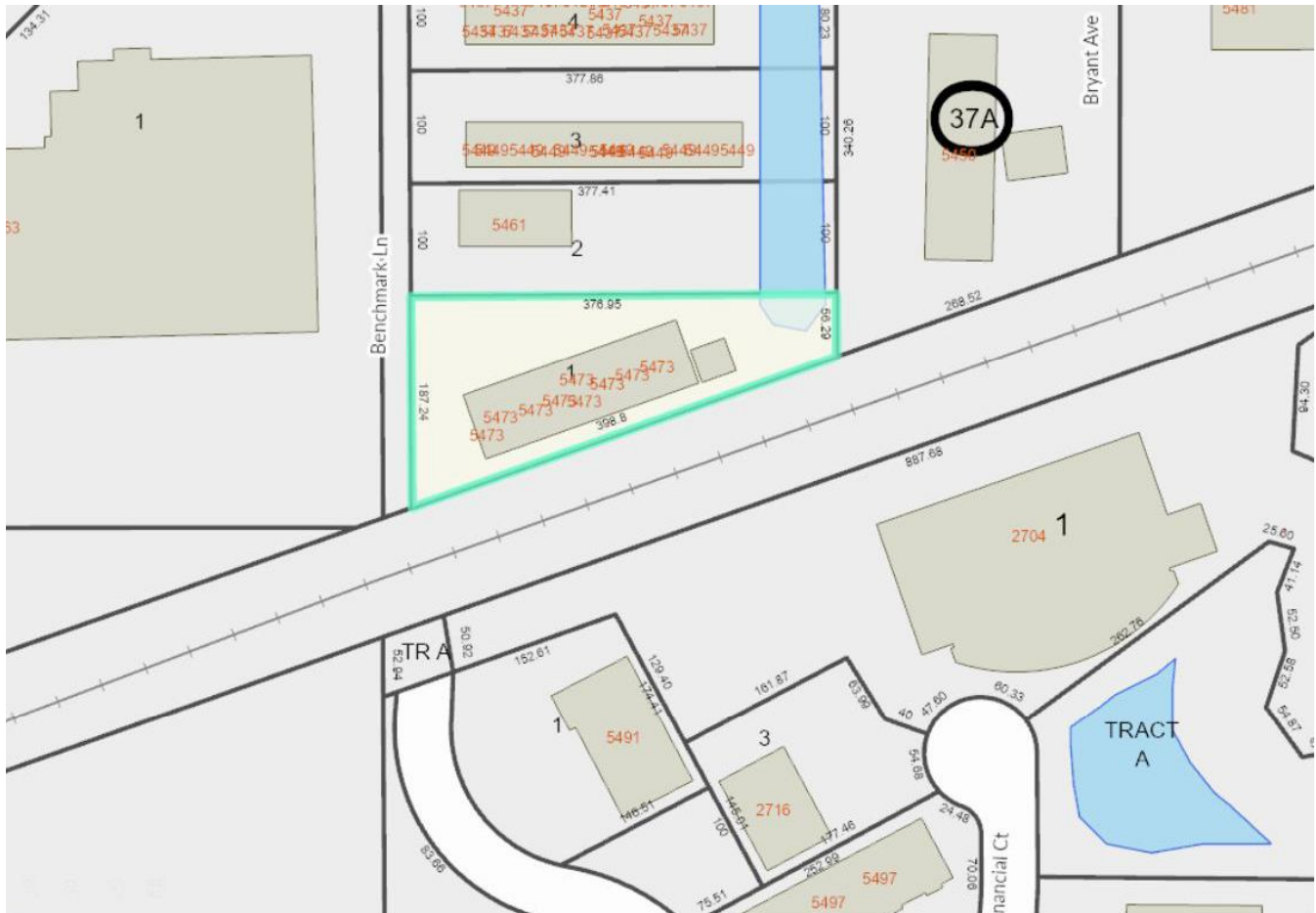




BBK CONSULTANTS LLC

PROJECT CONSULTING

Map View:



Map

Property Abuts Railroad Tracks / Easement

Sincerely,

Bob Rice

Robert "Bob" Rice, COO
10421 Chorlton Circle, Orlando, FL 32832
BobRice@BBKFL.com
407-535-1060

[illegible]

LOT 1, MIDWAY COMMERCE CENTER, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 31, PAGES 39 AND 40, IN THE PUBLIC
RECORDS OF SEMINOLE COUNTY, FLORIDA.

SEABOARD COASTLINE RAILROAD
(7-11-1941)

REMARKS ARE BASED ON THE CERTIFICATE OF
REMARKS, LANE 48, MEAN HEIGHT 10' 00", PLS
PLAN.

LEGAL DESCRIPTION WAS FURNISHED BY CLERK,
HALLS OTHERWISE NOTED.

THIS IS TO CERTIFY THAT I HAVE REMOVED THE
FLOOD HAZARD AREA MAP (FHAM) PANEL
FROMS ONO 1, DATED 9/23/07, AND IN AN
EMERGENCY SHALL SHOW NOSE ON LT 4, ZONE 4.

MATTERS NOT KNOWN TO THE SUPERVISOR MAY
OCCUR. THE SUPERVISOR MAY

THE OFFICIAL JOURNAL OF THE

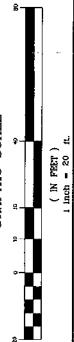
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD METEOROLOGICAL REQUIREMENTS FOR A-T/A-10M LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A-T/A AND M252, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 OF TABLE 1 OF THE 2011 NATIONAL STANDARD METEOROLOGICAL REQUIREMENTS FOR A-T/A-10M LAND SURVEYS. THIS FILE WORK WAS COMPLETED ON 05/25/11. DATE OF PLAN OR MAP: 05/23/11.

ALTA/ACSM LAND TITLE SURVEY

[illegible]

ALTAMONTE SURVEYING & FILM, INC.
 2000 N. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
 Phone: (407) 862-7866 Fax: (407) 862-9320
 Altamonte Surveying & Film, Inc. is a full-service surveying and film company. We provide a wide range of services including: boundary surveys, subdivision surveys, construction surveys, and film production. We are experienced in all types of construction projects and can provide the expertise and resources you need to complete your project successfully.

GRAPHIC SCALE



5473 Benchmark Ln

Site Map

Factory Bunk Beds

Legend

- 5473 Benchmark Ln
- Auto Images CFL
- Factory Bunk Beds

Google Earth

Image Landsat / Copernicus



200 ft



Property Record Card



Parcel: 22-20-30-508-0000-0010
 Property Address: 5473 BENCHMARK LN SANFORD, FL 32773
 Owners: BRISBIN CAPITAL LLC
 2025 Market Value \$923,160 Assessed Value \$791,698 Taxable Value \$791,698
 2024 Tax Bill \$10,044.50 Tax Savings with Non-Hx Cap \$807.64
 Commerce Center property w/1st Building size of 12,000 SF and a lot size of 1.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	22-20-30-508-0000-0010
Property Address	5473 BENCHMARK LN SANFORD, FL 32773
Mailing Address	12031 SPRITE LN ORLANDO, FL 32832-6594
Subdivision	MIDWAY COMMERCE CENTER
Tax District	01:County Tax District
DOR Use Code	4102:Commerce Center
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$923,160	\$821,572
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$131,462	\$101,847
P&G Adjustment	\$0	\$0
Assessed Value	\$791,698	\$719,725

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,852.14
Tax Bill Amount	\$10,044.50
Tax Savings with Exemptions	\$807.64

Owner(s)

Name - Ownership Type
 BRISBIN CAPITAL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 MIDWAY COMMERCE CENTER PB 31 PGS
39 & 40

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$791,698	\$0	\$791,698
Schools	\$923,160	\$0	\$923,160
FIRE	\$791,698	\$0	\$791,698
ROAD DISTRICT	\$791,698	\$0	\$791,698
SJWM(Saint Johns Water Management)	\$791,698	\$0	\$791,698

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2019	\$565,000	09452/1493	Improved	No
WARRANTY DEED	1/1/1999	\$290,000	03575/0071	Improved	Yes
WARRANTY DEED	6/1/1985	\$72,800	01653/0083	Vacant	Yes

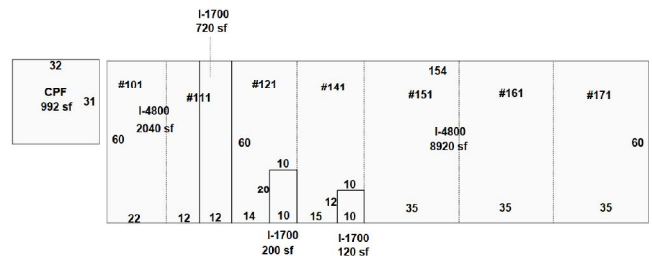
Land

Units	Rate	Assessed	Market
45,777 SF	\$9/SF	\$411,993	\$411,993

Building Information

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	12000
Total Area (ft ²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,511,211
Assessed	\$634,709

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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Permits

Permit #	Description	Value	CO Date	Permit Date
07404	INSTALL 6' X 244' OF CHAIN-LINK FENCE W/BARBED WIRE ON TOP & 1 GATE	\$2,487		9/15/2011
00545	200 AMP SERV FOR SHAWN,S WELD	\$0		1/1/1995
04310	DEANIES LODGE - INTERIOR 5461 BRYANT AV NOT SURE OF PARCEL NUMBER	\$31,824		6/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1985	20240	\$110,106	\$44,042

Zoning

Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

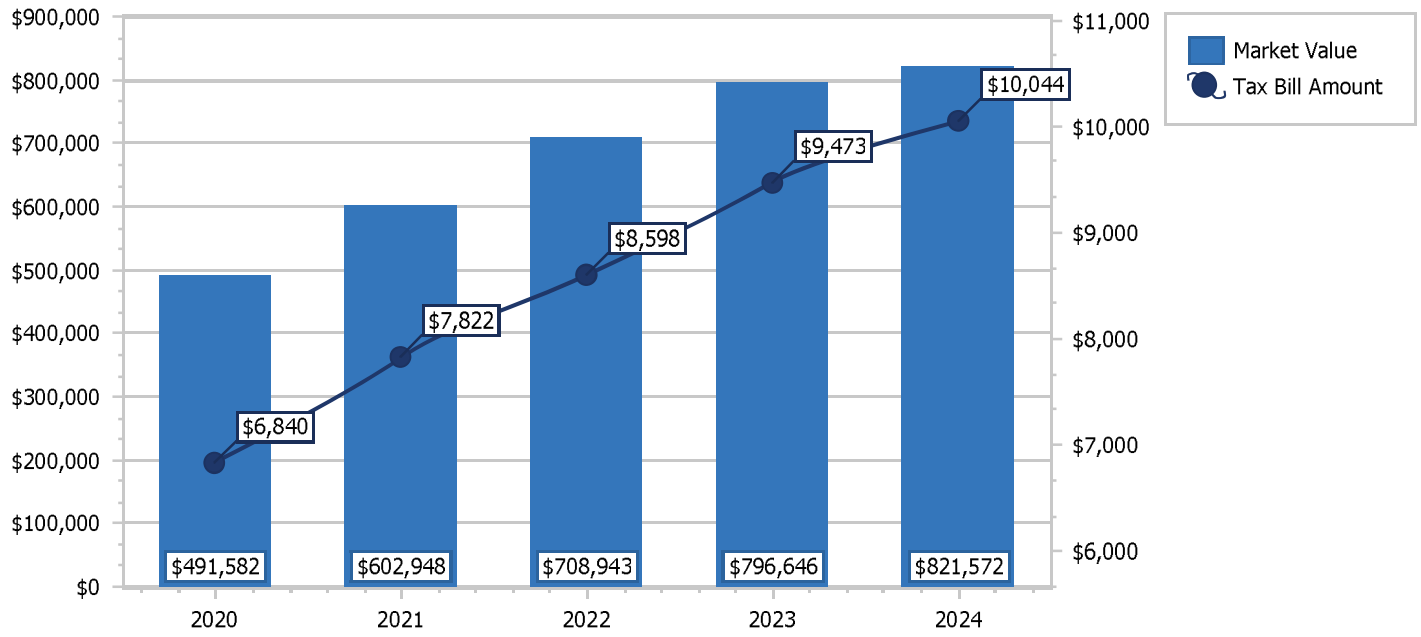
Political Representation

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 23

Utilities

Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
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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**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: 8/7/2025 6:09:50 PM
Project: 25-80000088
Credit Card Number: 51*****1497
Authorization Number: 90936Z
Transaction Number: 070825O10-D6ADB38B-805A-4651-80BB-0F8E6F984CF9
Total Fees Paid: 52.50

Fees Paid

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