



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

PROJ. #: 24-20500001
 Received: 4/1/24
 Paid: 4/24/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) ^{^^} x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input checked="" type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE
 **50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT
 ^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Beardall Avenue PD Major Amendment	
PARCEL ID #(S): 04-20-31-300-0340-0000	
LOCATION: West side of Beardall Avenue, approximately 500 feet north of Moores Station Road	
EXISTING USE(S): Vacant	PROPOSED USE(S): M-1A permitted uses
TOTAL ACREAGE: 6.05	BCC DISTRICT: 5
WATER PROVIDER: City of Sanford Utilities	SEWER PROVIDER: City of Sanford Utilities
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPAP	PROPOSED FUTURE LAND USE: HIPAP

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Geoffery Summitt P.E.	COMPANY: G L Summitt Engineering Inc.	
ADDRESS: 3667 Simonton Place		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-323-0705	EMAIL: geoff@glseng.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: James Johnston	COMPANY: Shutts & Bowen LLP	
ADDRESS: 300 S. Orange Avenue, Suite 1600		
CITY: Orlando	STATE: Florida	ZIP: 32801
PHONE: 407-423-3200	EMAIL: jjohnston@shutts.com	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): 1728 Timocuan Way, LLC		
ADDRESS: c/o Philip Logas, Esq., 1525 International Parkway, Suite 4021		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-849-1555	EMAIL: plogas@logaslaw.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. 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. **PD Final Development Plan may not defer.**

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

Concurrency Application and appropriate fee are 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.

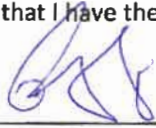
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



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

3/29/24

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, Philip L. Logas, Esq., Manager of 1728 Timocuan Way, LLC, the owner of record for the following described property [Parcel ID Number(s)] 04-20-31-300-0340-0000 hereby designates Geoffery Summitt P.E. on behalf of G L Summitt Engineering Inc. 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 type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input 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: PD Major Amendment

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.

1728 TIMOCUAN WAY, LLC, a Florida limited liability company

Date

3/29/24

Property Owner's Signature



Philip L. Logas, Esq., Manager

Property Owner's Printed Name

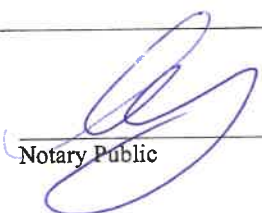
STATE OF FLORIDA

COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Philip L. Logas, Esq., Manager of 1728 Timocuan Way, LLC (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 29 day of March, 2024.



Notary Public



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: 1728 Timocuan Way, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Philip L. Logas	Manager	1525 International Parkway, Suite 4021, Lake Mary, Florida 32746	
Jenny Logus	Manager	111 Spring Valley Loop, Altamonte Springs, Florida 32714	

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

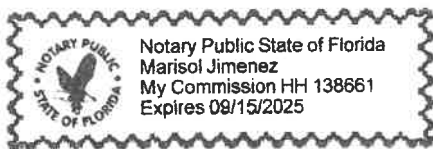
4/2/24

Owner, Agent, Applicant Signature



**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 2nd day of April, 2024, by Philip L. Logas, who is personally known to me, or has produced _____ as identification.



Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Property Record Card

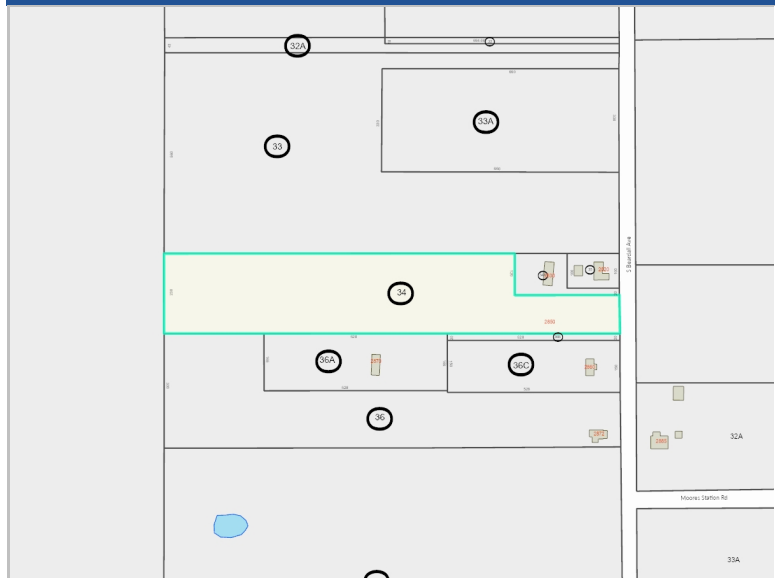


Parcel 04-20-31-300-0340-0000

Property Address 2850 S BEARDALL AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	04-20-31-300-0340-0000
Owner(s)	1728 TIMOCUAN WAY LLC
Property Address	2850 S BEARDALL AVE SANFORD, FL 32773
Mailing	C/O PHILIP L LOGAS 111 SPRING VALLEY LOOP ALTAMONTE SPG, FL 32714-6508
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1013-VAC COMM W/ SITE IMPROVEMENTS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value	\$10,030	\$8,724
Land Value (Market)	\$490,582	\$490,582
Land Value Ag		
Just/Market Value	\$500,612	\$499,306
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$94,170	\$129,813
P&G Adj	\$0	\$0
Assessed Value	\$406,442	\$369,493

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$6,644.76 **2023 Tax Savings with Non-Hx Cap** \$1,029.41
2023 Tax Bill Amount \$5,615.35

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 04 TWP 20S RGE 31E
 N 230 FT OF S 1375 FT OF E
 1/2 OF SW 1/4 (LESS N 120
 FT OF E 334 FT + RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$406,442	\$0	\$406,442
SJWM(Saint Johns Water Management)	\$406,442	\$0	\$406,442
FIRE	\$406,442	\$0	\$406,442
COUNTY GENERAL FUND	\$406,442	\$0	\$406,442
Schools	\$500,612	\$0	\$500,612

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/2007	06896	0499	\$450,000	Yes	Improved
QUIT CLAIM DEED	08/01/2007	06804	1798	\$100	No	Improved
PROBATE RECORDS	07/01/2000	03886	1937	\$100	No	Improved
QUIT CLAIM DEED	04/01/1987	01833	1009	\$100	No	Improved
QUIT CLAIM DEED	06/01/1982	01397	0997	\$100	No	Improved
WARRANTY DEED	01/01/1973	00994	0237	\$18,500	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			258746	\$2.37	\$490,582

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
16061	2850 S BEARDALL AVE: FENCE/WALL COMMERCIAL-	County	\$12,588		11/13/2020
18531	2850 S BEARDALL AVE: DEMO RESIDENTIAL-2-Story Single Family Home	County	\$8,500		7/27/2021

Extra Features

Description	Year Built	Units	Value	New Cost
POLE BARNS/AVG	01/01/1989	960	\$0	
6' CHAIN LINK FENCE	01/01/2021	920	\$10,030	\$10,746

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD		HIPAP	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



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

Detail by Entity Name

Florida Limited Liability Company

1728 TIMOCUAN WAY, LLC

Filing Information

Document Number	L06000122524
FEI/EIN Number	20-7207687
Date Filed	12/27/2006
Effective Date	12/27/2006
State	FL
Status	ACTIVE

Principal Address

1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Changed: 03/18/2016

Mailing Address

111 Spring Valley Loop
Altamonte Springs, FL 32714

Changed: 03/18/2016

Registered Agent Name & Address

Logas, PHILIP Louis

1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Name Changed: 05/01/2015

Address Changed: 03/18/2016

Authorized Person(s) Detail

Name & Address

Title MGR

LOGAS, Philip L
1525 International Parkway
Suite 4021
Lake Mary, FL 32746

Title MGR

Logus, Jenny
111 Spring Valley Loop
Altamonte Springs, FL 32714

Annual Reports

Report Year	Filed Date
2021	04/06/2021
2022	04/22/2022
2023	04/10/2023

Document Images

04/10/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
02/23/2018 -- ANNUAL REPORT	View image in PDF format
01/21/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- ANNUAL REPORT	View image in PDF format
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03/21/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2011 -- ANNUAL REPORT	View image in PDF format
01/20/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

[01/31/2008 -- ANNUAL REPORT](#)

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[02/23/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/27/2006 -- Florida Limited Liability](#)

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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: 4/24/2024 7:35:26 PM
Project: 24-20500001
Credit Card Number: 44*****4999
Authorization Number: 053519
Transaction Number: 240424O3B-2AE38FB0-134B-4F4E-8F26-D089552A816F
Total Fees Paid: 4535.10

Fees Paid

Description	Amount
MAJOR PD AMENDMENT 14	4450.00
CC CONVENIENCE FEE -- PZ	85.10
Total Amount	4535.10