



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

PROJ. #: 26-80000015  
 RECEIVED AND PAID 02/10/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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**PROJECT**

PROJECT NAME:	ArchFX		
PARCEL ID #(S):	20-20-30-507-0000-0170		
TOTAL ACREAGE:	.71	BCC DISTRICT:	4: LOCKHART
ZONING:	M-1	FUTURE LAND USE:	IND

**APPLICANT**

NAME:	John Kalicak	COMPANY:	Architectural Effects LLC
ADDRESS:	1143 E. 30th St. Bldg 142-E		
CITY:	Sanford	STATE:	FL ZIP: 32773
PHONE:	407-690-6071	EMAIL:	[REDACTED]

**CONSULTANT**

NAME:	Matt Morgioni	COMPANY:	
ADDRESS:	850 CARDINAL POINTE CV		
CITY:	SANFORD,	STATE:	FL ZIP: 32771-8396
PHONE:	407-466-3104	EMAIL:	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

Description of proposed development: manufacture non-structural architectural decorative precast (concrete) products for commercial and residential structures.

**STAFF USE ONLY**

COMMENTS DUE: <u>02/20</u>	COM DOC DUE: <u>02/26</u>	DRC MEETING: <u>03/04/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>M-1</u>	FLU: <u>IND</u>	LOCATION: <u>on the north side of Waterway Pl, northeast of Tree Fork Ln</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>4: LOCKHART</u>	

**ARCHITECTURAL EFFECTS LLC**  
1143 E. 30<sup>th</sup> St. 142-E  
Sanford, FL 32773

**407-690-6071**  
**JOHNKAL@ARCHITECTURALEFFECTS.COM**  
**WWW.ARCHITECTURALEFFECTS.COM**

# Permission Request

## **PARCEL ID 20-20-30-507-0000-0170**

1. Requesting special exception permission to do business at PARCEL ID 20-20-30-507-0000-0170. Architectural Effects manufactures non-structural decorative architectural precast and foam products for homes, commercial buildings and hardscapes. Plainly put, ArchFX makes caps and trim...Wall caps and column caps that top off walls and columns. Trim and mouldings on verticals like watertable or cornice.
2. Upon permission approval, ArchFX can put in an offer to purchase the land then develop it in accordance with Seminole County rules and regulations.
3. Included with this request
  - a. Pre-application
  - b. Lot image
  - c. Current condition image – satellite.
  - d. Rudimentary site plan
  - e. ArchFX Qualification Statement – the blah blah blah of my business

Best regards,

John Kalicak



28'-7 1/4"

95'-0 1/4"

10' 15' 13'

10' Dumpster Rock Bin Sand Bin

Bldg2  
Precast  
Production

100'

50'

283'-0 1/4"

Pavement

50'

242'-9 1/4"

Bldg1  
Mold Production  
and Storage

86'

30' 20'  
B1 Ste A 14' B1 Ste B

115'

**NOTES**

Concept site plan1

DRAWN BY: CHECKED BY:

DATE

02/10/2026

*Architectural Effects*  
Design, Manufacturing  
and Installation

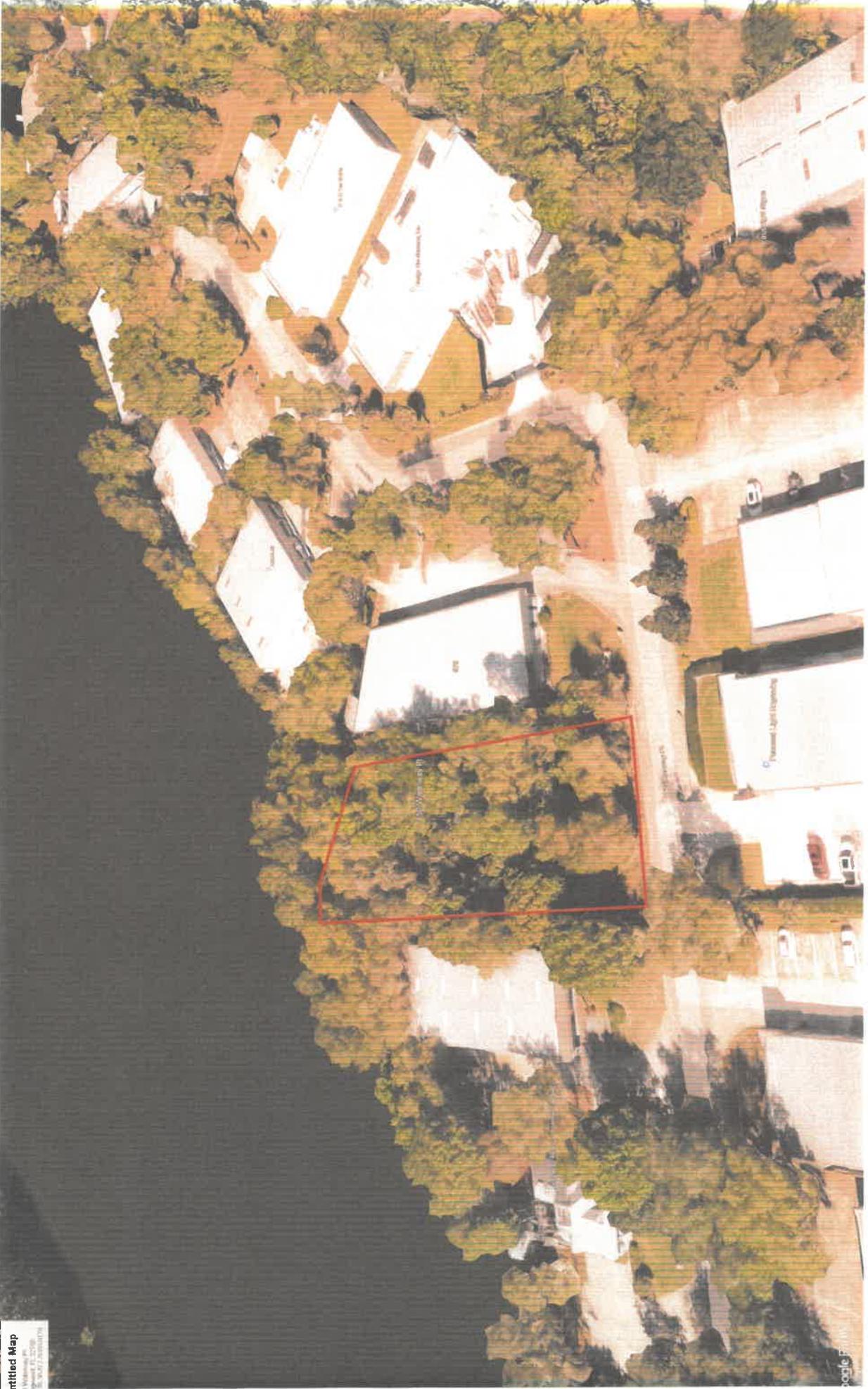
Phone: 407-777-3870 \* Cell: 407-325-2113  
www.ArchitecturalEffects.com \* JohnKal@architecturaleffects.com

850 Waterway Pl  
20-20-30-507-0000-0170

SHEET #

SD1





# ARCHITECTURAL EFFECTS LLC.

## QUALIFICATION STATEMENT

### GENERAL INFORMATION:

EIN: 45-5387743

Florida Effective Date 5/25/2012

Sole Member LLC.

Manufacturer – Precast Concrete, Architectural Precast Concrete

Officer/Owner: John Kalicak; President

Architectural Effects, LLC., formerly Exterior Basics, a premiere architectural precast and foam product manufacturer and installer. Architectural Effects produces architectural precast and foam in accordance with the highest standards of engineering and product performance. We have years of experience exclusively in the masonry accoutrement business.

### HISTORY

Architectural Effects incorporated in May of 2012. This was not a ground up startup, however, it is the culmination of other business successes. Architectural Effects' success is a result of an acquisition of Marbon products and dissolution of Stone Products, LLC. Marbon products was a leading architectural precast manufacturer in the area and ready to retire. Acquisition was an easy choice. Stone Products was a leading veneer stone and architectural foam manufacturer. As Stone Products dissolved, due to market conditions, one employee had a vision for success as the fallout of the recession subsided. As a Director of production at Stone Products he became quite experienced in molds, mold making, and CNC foam machining etc. The experiences with Stone Products and the business association with Marbon Products resulted in a perfect combination. Architectural Effects was the creation of existing employees, proprietary mix designs, and experience.

<https://www.architectureffects.com/>

## MAILING ADDRESS

Architectural Effects, LLC.

1143 E. 30<sup>th</sup> St. Bldg. 142-E

Sanford, FL 32773

Phone- 407.777.3870

## PRODUCTS:

- Architectural Pre – Cast
- Architectural Foam

## SERVICES:

- Architectural Pre-Cast
- Architectural Foam
- Installation
- Brick
- Veneer Stone
- Stone

## INSURANCE:

McLain, Pierce & Assoc, Inc.

720 S. Park Ave

Sanford, FL 32771

P:407-323-8142 F:407-321-4292

## BANKING

Fairwinds Credit Union

8505 Red Bug Lake Rd.

Oviedo, FL 32765

407.366.4868

## SA F E T Y

Workers Compensation experience modification rate - recent

2021 - .83

2022 - .86

2023 - .89

2024 - .91

OSHA Citations past 5 years – None

Time Loss Incidents past 5 years – None

## PR O J E C T S

1. RISE Glen Kernan Park / Precast / Seminole Masonry / \$61k
2. Cirrus Apartments Cocoa / Precast / Seminole Masonry / \$117k
3. Del Webb Minneola / Precast / JK2 Holmes / \$79k
4. Del Webb Viera / Precast / JK2 Holmes / \$75k
5. Publix 1832 / Precast / Souder Masonry / \$32k
6. AC Marriott / Precast / Souder Masonry / \$21k
7. FSDB Gregg Hall / Precast / Lighthouse Masonry / \$6k
8. SCPS Lawton / Precast / Lighthouse Masonry / \$49k

## CU S T O M E R RE F E R E N C E S (C U R R E N T)

Seminole Masonry, JK2 Holmes, Richard Souder Masonry, Pardue Masonry, Lighthouse Masonry, MJS Concrete, American Pools & Spas, Bellagio Custom Homes, Construction Development Corp, Critelli LLC, Dewitt Custom Concrete, Empire Finish Systems, Florida Wall Concepts, Freeport Fountains, Keator Construction, MW Mitchell, R & J Coatings, RL James Inc, RB Marks, RLH Constrction, Schmid

Construction, Southern Skid Steer, Stellar Sign & Design, Taylor Morrison, Charles Hall Construction, Lake Nona Management Co, Park Square Homes, Sanford-Orlando Airport.

#### CUSTOMER REFERENCES (P R E V I O U S )

George Lenze Construction, Centex Homes, Beazer Homes, Ryland Homes, Gallery Homes, Pulte Homes, Seminole Masonry, Orleans Homes, Courtelis Construction, Heathrow Development, Bradford Builders, Charles Hall Construction, Dana B Kenyon, Delorenzo Homes, General Shell, Gold Key H.W. Davis, Harbor Hills Development, Janus Building Co, Jones Clayton, , Lamm and Co, McKee Construction, Cocoa Beach Port Authority, Roger B Kennedy, University of Miami and many more custom and commercial builders.

#### TRADE REFERENCES:

- Carpenter P. O Box 75252 Charlotte NC 28275 800-723-7749
- Cemex P.O. Box 905875 Charlotte NC 28290-5870 407-243-5340
- FBM 1924 W. Princeton St, Orlando, FL 32804 407-245-8100
- R.S Elliott 2551 Mercury Dr. Orlando, FL 32807 407-423-3477
- 84 Lumber 3050 Mellonville Avek Sanford, FL 32773 407-708-7400

# Property Record Card



Parcel: **20-20-30-507-0000-0170**  
 Property Address:  
 Owners: **ANTELCO CORP**  
 2026 Market Value \$218,870 Assessed Value \$174,855 Taxable Value \$174,855  
 2025 Tax Bill \$2,488.87 Tax Savings with Non-Hx Cap \$505.05  
 Vac Industrial General property has a lot size of 0.71 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	20-20-30-507-0000-0170
Property Address	
Mailing Address	878 WATERWAY PL LONGWOOD, FL 32750-3573
Subdivision	BIG TREE CROSSING PH 3
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 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)	\$218,870	\$218,870
Land Value Agriculture	\$0	\$0
Just/Market Value	\$218,870	\$218,870
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,015	\$59,911
P&G Adjustment	\$0	\$0
Assessed Value	\$174,855	\$158,959

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,993.92
Tax Bill Amount	\$2,488.87
Tax Savings with Exemptions	\$505.05

## Owner(s)

Name - Ownership Type  
 ANTELCO CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 17  
BIG TREE CROSSING PH 3  
PB 36 PGS 85 & 86

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$174,855	\$0	\$174,855
Schools	\$218,870	\$0	\$218,870
FIRE	\$174,855	\$0	\$174,855
ROAD DISTRICT	\$174,855	\$0	\$174,855
SJWM(Saint Johns Water Management)	\$174,855	\$0	\$174,855

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/22/2019	\$1,000,000	09286/1748	Vacant	No
SPECIAL WARRANTY DEED	10/1/2015	\$115,000	08572/0976	Vacant	No
WARRANTY DEED	6/1/1997	\$111,500	03255/0891	Vacant	Yes
WARRANTY DEED	2/1/1996	\$78,200	03034/0063	Vacant	No
WARRANTY DEED	8/1/1989	\$210,000	02098/0500	Vacant	No
QUIT CLAIM DEED	11/1/1987	\$100	01927/1850	Vacant	No

## Land

Units	Rate	Assessed	Market
28,950 SF	\$8.40/SF	\$218,862	\$218,862
0.08 Acres	\$100/Acre	\$8	\$8

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

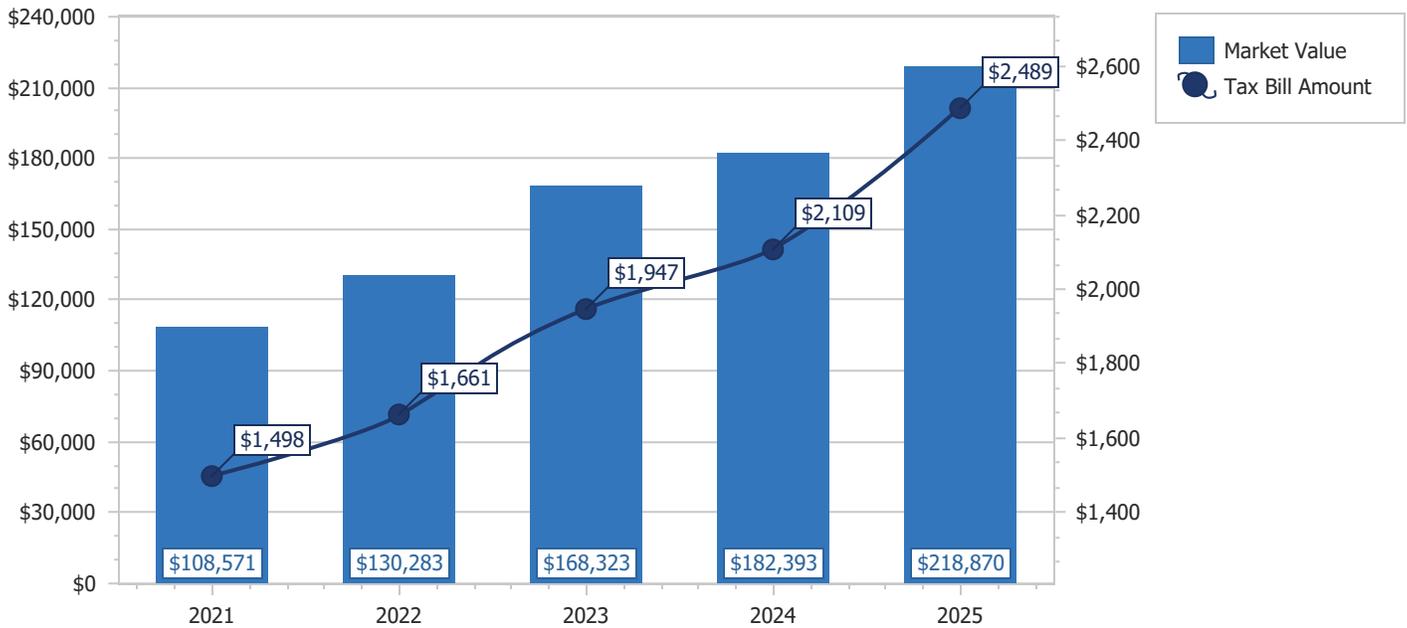
Zoning	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 22

Utilities	
Fire Station #	Station: 35 Zone: 355
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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\* 2/10/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:09:56  
 PROJ # 26-80000015 RECEIPT # 0039101  
 OWNER:  
 JOB ADDRESS: LOT #:

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00  
 AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRKS01 BALANCE DUE.....: .00  
 CHECK NUMBER.....: 000000014251  
 CASH/CHECK AMOUNTS...: 50.00  
 COLLECTED FROM: ARCHITECTURAL EFFECTS LLC  
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE