



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

PROJ. #: 25-80000105
PM: HILARY
REC'D: 09/24/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT NAME: **Adult Toys Facility**

PARCEL ID #(S): **29-21-31-300-0140-0000**

TOTAL ACREAGE: **3.0**

BCC DISTRICT: **1**

ZONING: **C-3**

FUTURE LAND USE: **IND**

NAME: **Ira Bellinkoff**

COMPANY: **OSG Management, LLC**

ADDRESS: **1950 Lee Road, Suite 109**

CITY: **Winter Park**

STATE: **FL**

ZIP: **32789**

PHONE: **321-339-2479**

EMAIL: **ira@edgerealtyadvisors.com**

NAME: **Bryan Potts, P.E.**

COMPANY: **Tannath Design, Inc.**

ADDRESS: **2494 Rose Spring Drive**

CITY: **Orlando**

STATE: **FL**

ZIP: **32825**

PHONE: **407-982-9878**

EMAIL: **bpotts@tannathdesign.com**

PROPOSED DEVELOPMENT

Brief description of proposed development: This proposal is for auto storage, auto repair, and loft. They would be individual condo units. All activities would be inside. We also, want to confirm this would work in C-3, as it is a relatively new concept.

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

COMMENTS DUE: **10/03**

COM DOC DUE: **10/09**

DRC MEETING: **10/15/2025**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **C-3**

FLU: **IND**

LOCATION: **on the west side of SR 426,
northwest of Aloma Woods Blvd**

W/S: **SEMINOLE COUNTY UTILITIES**

BCC: **1: DALLARI**



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

September 24, 2025

RE: Adult Toy Storage Detailed Description

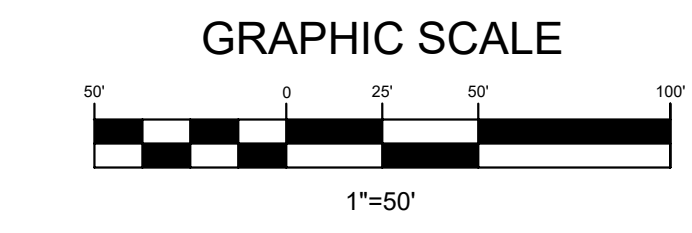
Dear Reviewer:

We are proposing to construct a hybrid storage facility, the units will be large airconditioned spaces for luxury cars, the owners would be allowed to work on the cars. there would also be a mezzanine area to hang out and possible restroom facilities.

Sincerely,

A handwritten signature in blue ink that reads "Bryan Potts". The signature is fluid and cursive, with the first name "Bryan" being more prominent than the last name "Potts".

Bryan Potts, P.E.
President
Tannath Design, Inc.



PROPERTY LOCATION:	STATE ROAD 426
PARCEL ID:	29-21-31-300-0140-0000
LOCAL MUNICIPALITY:	SEMINOLE COUNTY
FUTURE LAND USE:	INDUSTRIAL (IND)
CURRENT ZONING:	GENERAL COMMERCIAL & WHOLESALE (C-3)
PROPOSED USE:	CAR STORAGE
TOTAL OVERALL PARCEL AREA:	3.00 AC

BUILDING SETBACKS	
FRONT (SOUTH)	25'
SIDE (EAST)	0'
SIDE (WEST)	0'
REAR (NORTH)	10'

LANDSCAPE BUFFERS	
FRONT (SOUTH)	10'
SIDE (EAST)	10'
SIDE (WEST)	10'
REAR (NORTH)	10'

BUILDING HEIGHT
MAXIMUM 35'

PARKING REQUIRED		
STORAGE FACILITY	1,850 SQ. FT. X (1SPACE PER 250 SQ. FT.)	7 SPACES
TOTAL PARKING REQUIRED		7 SPACES

PARKING PROVIDED	
STANDARD PARKING SPACES	1 SPACES
HANDICAPPED PARKING SPACES	0 SPACES
<u>TOTAL PARKING PROVIDED</u>	<u>1 SPACES</u>

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ADULT TOYS STORAGE
STATE ROAD 426
OVIEDO, FLORIDA

DATE	09/23/25
SCALE	1"=50'
DRAWN-BY	MCB

PROJECT NUMBER:
02-003

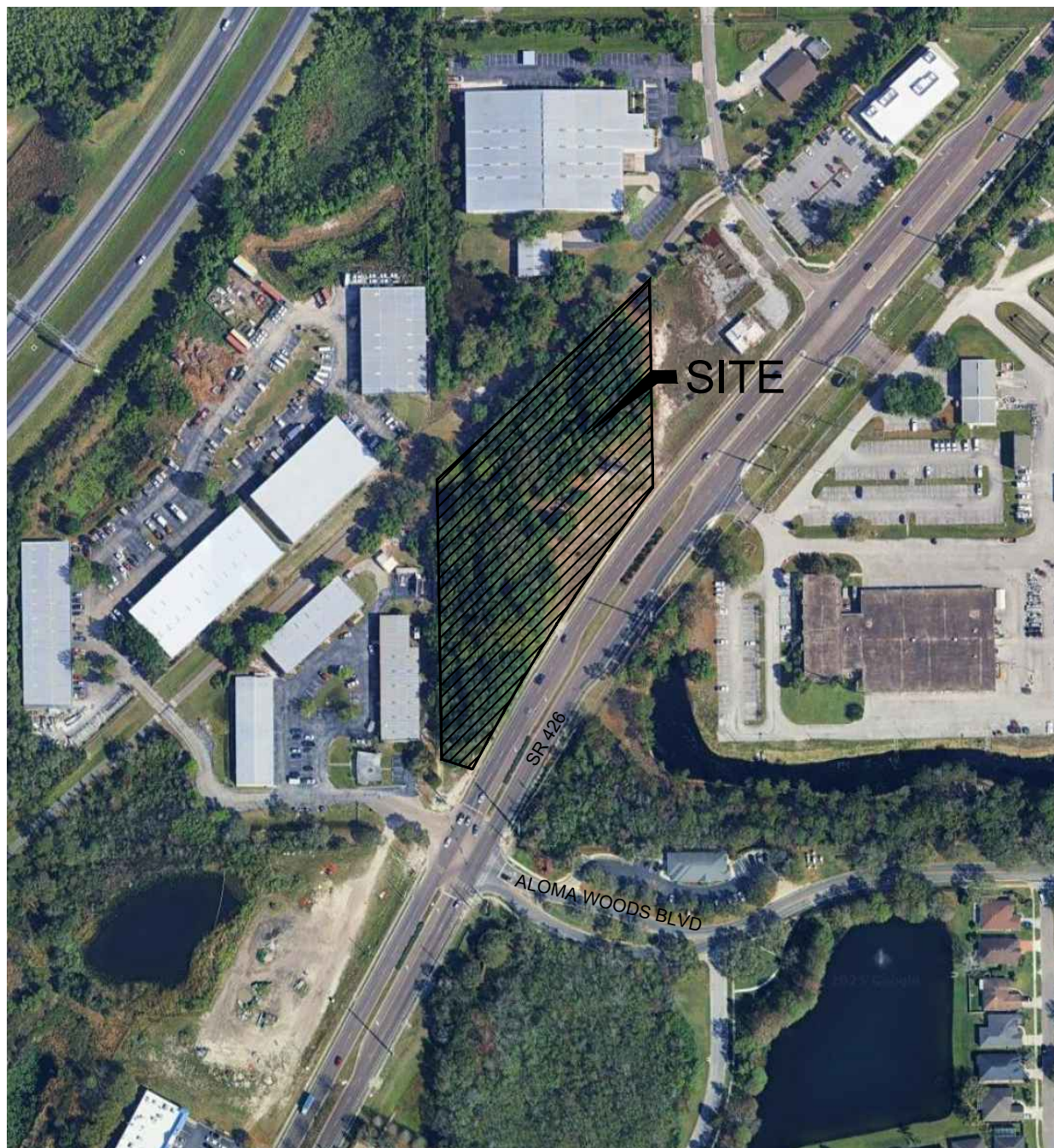
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SHEET NO.

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
(407) 208-1425 fax
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



NO.	ISSUED FOR PERMITTING	REVISIONS	BRP BY	09/23/25 DATE
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SCALE:	NTS
PROJECT:	102-003
DATE:	09/24/25
DRAWN BY:	MCB

Aerial Map
ADULT TOY STORAGE
State Road 426
Oviedo, Florida 32765



Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE

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Property Record Card



Parcel: 29-21-31-300-0140-0000
 Property Address:
 Owners: DOWNES, GEORGE R III; DOWNES, MARSHA P; PARKER, RICHARD H JR
 2025 Market Value \$1,402,349 Assessed Value \$740,299 Taxable Value \$740,299
 2024 Tax Bill \$12,385.52 Tax Savings with Non-Hx Cap \$5,251.44
 Vac General-Commercial property has a lot size of 3.00 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-21-31-300-0140-0000
Property Address	
Mailing Address	2090 TUSKAWILLA RD OVIEDO, FL 32765-8798
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)	\$1,402,349	\$1,335,223
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,402,349	\$1,335,223
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$662,050	\$662,224
P&G Adjustment	\$0	\$0
Assessed Value	\$740,299	\$672,999

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$17,636.96
Tax Bill Amount	\$12,385.52
Tax Savings with Exemptions	\$5,251.44

Owner(s)

Name - Ownership Type

DOWNES, GEORGE R III - Tenancy by Entirety :25
 DOWNES, MARSHA P - Tenancy by Entirety :25
 PARKER, RICHARD H JR - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E W 1/4 OF SW 1/4 OF
SW 1/4 S OF SAL RR (LESS BEG SW COR RUN N
156.5 FT S 71 DEG 20 MIN E 91.3 FT SWLY
ALONG R/W TO S LI SEC W TO BEG & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$740,299	\$0	\$740,299
Schools	\$1,402,349	\$0	\$1,402,349
FIRE	\$740,299	\$0	\$740,299
ROAD DISTRICT	\$740,299	\$0	\$740,299
SJWM(Saint Johns Water Management)	\$740,299	\$0	\$740,299

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/4/2020	\$100	09600/0712	Vacant	No
WARRANTY DEED	2/1/2007	\$100	06614/1536	Vacant	No
WARRANTY DEED	9/1/2004	\$97,500	05467/1296	Improved	No
WARRANTY DEED	7/1/2003	\$100	05212/0356	Vacant	No
WARRANTY DEED	2/1/1989	\$100	02044/1912	Improved	No
WARRANTY DEED	7/1/1988	\$100	01977/1456	Improved	No
WARRANTY DEED	12/1/1987	\$100	01966/1550	Improved	No

Land

Units	Rate	Assessed	Market
145,926 SF	\$9.61/SF	\$1,402,349	\$1,402,349

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
07560	BILLBOARD; PAD PER PERMIT 2908 W SR 426	\$0		8/15/2000
02070	DEMO; PAD PER PERMIT 2904 SR 426	\$0		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

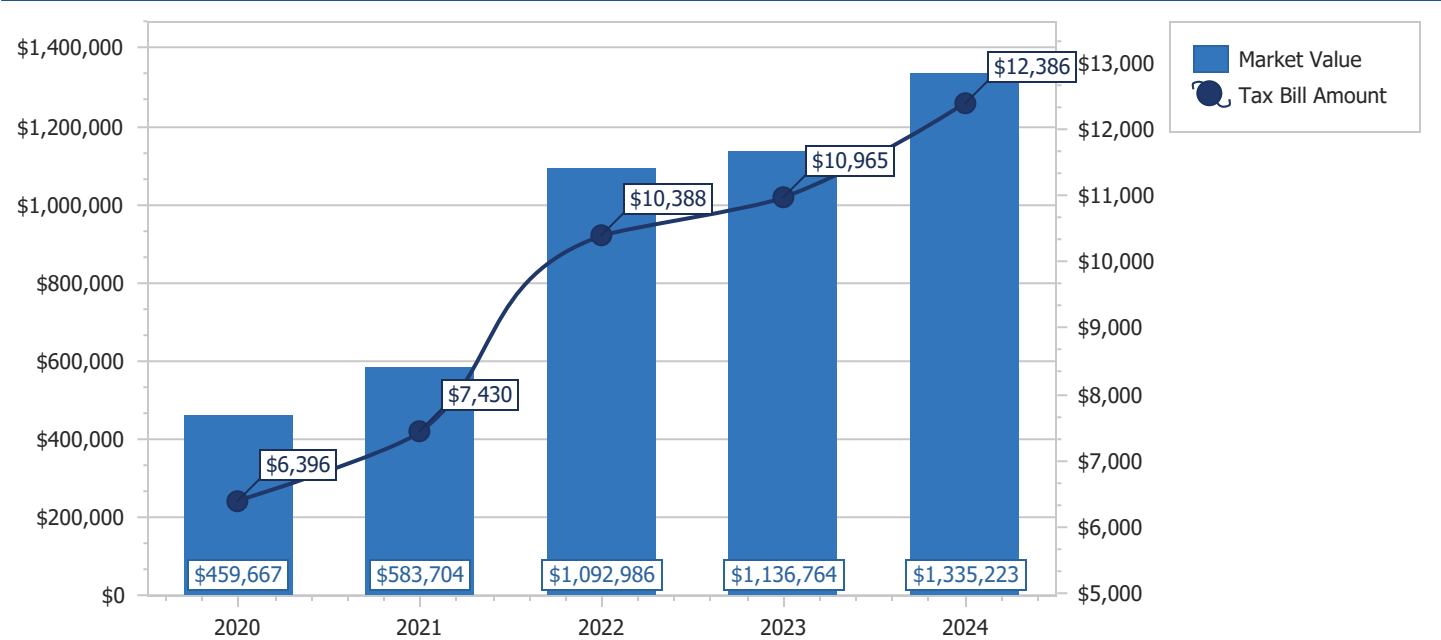
Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 291
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/24/2025 2:08:09 PM
Project: 25-80000105
Credit Card Number: 37*****1003
Authorization Number: 247061
Transaction Number: 240925O10-307B1867-C67A-473B-840B-569879629F70
Total Fees Paid: 52.50

Fees Paid

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