



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

PROJ. #: 25-80000104
PM: Tiffany
REC'D: 9/17/25

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

PROJECT NAME:	Green Dental		
PARCEL ID #(S):	03-21-29-300-001F-0000 and 03-21-29-300-001A-0000		
TOTAL ACREAGE:	.83 and 2.32	BCC DISTRICT:	3
ZONING:	PD	FUTURE LAND USE:	PD

APPLICANT

NAME:	Scott Green	COMPANY:	Castle Works
ADDRESS:	6700 S Sylvan Lake Dr		
CITY:	Sanford	STATE:	FL
		ZIP:	32771
PHONE:	407.463.2300	EMAIL:	scott@castleworkinc.com

CONSULTANT

NAME:	Stephen Allen PE	COMPANY:	CivilCorp Engineering Inc.
ADDRESS:	630 N Wymore Rd Ste 310		
CITY:	Maitland	STATE:	FL
		ZIP:	32751
PHONE:	407-516-0437	EMAIL:	sallen@civilcorpeng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: 2 Medical office bulidings with all associated infrastructor.

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

STAFF USE ONLY

COMMENTS DUE: <u>9/26</u>	COM DOC DUE: <u>10/2</u>	DRC MEETING: <u>10/8</u>
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the north side of W SR 434, west of Markham Woods Rd</u>
W/S: <u>Sunshine Water</u>	BCC: <u>3: Constantine</u>	



CivilCorp Engineering, Inc.
630 N. Wymore Rd. Ste 310
Maitland, FL 32751
Certificate of Authorization No. 29390
407-755-1700

September 16, 2025

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

Re: Dental Office Pre application
request

To Whom it May Concern:

We are hereby requesting a pre-application meeting for the vacant property located at W SR 434 (Parcel No. 03-21-29-300-001F-0000 and 03-21-29-300-001A-0000). We would like to develop the property with a 2 building for medical office Building one will be a 2 story 8,000sqft building 2 will be one story 2,000sqft . The design will include parking and all associated infrastructure.

Should you have any questions or comments, please give me a call.

Sincerely,
CivilCorp Engineering, Inc.

A handwritten signature in black ink, appearing to be "SA", written over a horizontal line.

Stephen Allen, PE #59994
President

This is an aerial map of a portion of Seminole County, Florida. The map displays various land parcels, some of which are labeled with alphanumeric codes: 1A, 1F, 6E, 6J, and 2137. A large wooded area on the left side of the map is labeled 'Woodbridge'. A road, identified by a white shield with the number '434', runs diagonally across the lower half of the image. Several other features are visible, including a small pond, a parking lot, and various buildings. The map is overlaid with a grid of parcel boundaries and dimensions. The text 'Seminole County GIS' is visible in the bottom right corner.



Date: 10/21/2022



SITE LEGEND

SITE BOUNDARY LINE	----
CENTER LINE OF ROAD	----
EASEMENT LINE	----
EXISTING EDGE OF PAVEMENT	----
PROPOSED CONCRETE PAVEMENT	----
PROPOSED ASPHALT	----
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	HC
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
# PARKING SPACES	Ⓢ

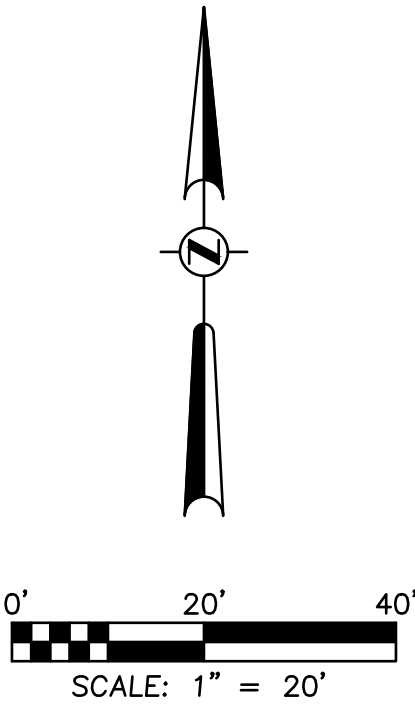
SIGN LEGEND

NO	DESCRIPTION	SIZE
R1-1	STOP	30"X30"
R3-1	NO RIGHT TURN	24"X24"
R3-7	LEFT LANE MUST TURN LEFT	30"X30"
R5-1	DO NOT ENTER	30"X30"
R6-1	ONE WAY	36"X12"
R3-5R	RIGHT TURN ONLY	24"X24"
W11-2	YIELD TO PEDESTRIANS	30"X30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.



ADA NOTE

ALL CROSSWALKS, CURB RAMPS, ACCESSIBLE ROUTES AND HANDICAP PARKING SPACES SHALL MEET THE AMERICANS WITH DISABILITIES ACT.

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.

SITE DATA

PROPERTY LOCATION: W 434 SR LONGWOOD FL 32779		
PARCEL ID: 03-21-29-300-001F-0000 03-21-29-300-001A-0000		
LAND OWNERS: JON D FOX 5929 CHESTNUT RIDGE RD KINGSPORT, TN 37664		
PROPERTY ZONING: PD		
FUTURE ZONING: PD		
EXISTING PROPERTY USE: VACANT COMM-PUD		
FLOOR AREA RATIO (FAR) REQUIRED: 0.35 MAX PROPOSED:		
OPEN SPACE REQUIRED: 0.25 (25%) PROPOSED:		
FUTURE LAND USE: PD		
LOT COVERAGE CALCULATIONS (EXISTING)		
BUILDING FOOTPRINT AREA	0 SF	0%
PARKING/SIDEWALK AREA	0 SF	0%
TOTAL IMPERVIOUS	0 SF	0%
PERVIOUS	121,331 SF	100.00%
TOTAL SITE AREA	121,331 SF	100.00%
LOT COVERAGE CALCULATIONS (PROPOSED)		
BUILDING FOOTPRINT AREA	10,000 SF	8.24
TOTAL SITE AREA	121,331 SF	100.00%
PARKING REQUIRED		
MEDICAL OFFICE	FIRST 3,000 SF = 4 SPACES/1,000 SF ABOVE 3,000 SF = 3 SPACES/1,000 SF	
BUILDING 1	8,000 SF BUILDING REQUIRED = 27 SPACES	
BUILDING 2	2,000 SF BUILDING REQUIRED = 8 SPACES	
TOTAL REQUIRED	= 35 PARKING SPOTS	
PARKING PROPOSED		
(44) 90" REGULAR SPACES + (2) 90" HANDICAPPED SPACES		
TOTAL	= 46 PARKING SPACES PROVIDED	

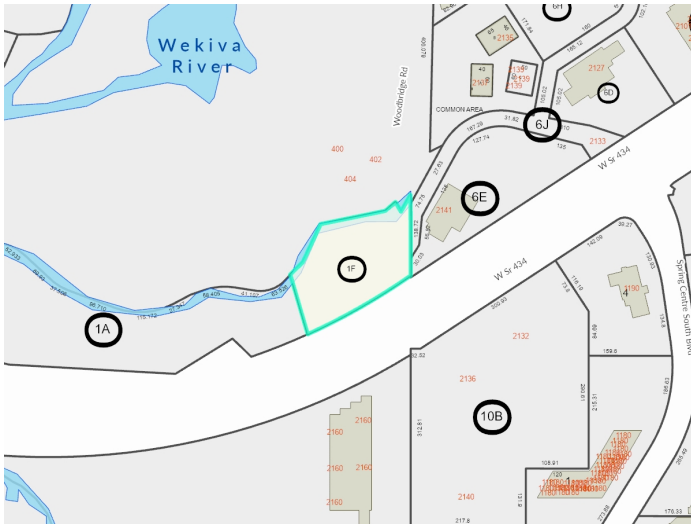
PROJECT NAME		GREEN DENTAL AT LONGWOOD W 434 SR LONGWOOD FL 32779		SHEET NO. C-1			
SHEET NAME		PRELIMINARY SITE PLAN					
		Stephen Allen, PE # 59894		FL Reg No			
		Engineer	FL Reg No				
CASTLE WORKS SCOTT GREEN 		Project No.		485-001	Drawn By	GG	
		Scale		1"=20'	Date	09/04/25	
		Revisions					
		#	Date	Description			
		1					
2							
3							
4							

Property Record Card



Parcel: 03-21-29-300-001F-0000
 Property Address:
 Owners: FOX, JON D; SAXON, DONALD K
 2025 Market Value \$473,719 Assessed Value \$440,773 Taxable Value \$440,773
 2024 Tax Bill \$5,292.89
 Vacant Comm-Pud property has a lot size of 0.83 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-21-29-300-001F-0000
Property Address	
Mailing Address	5929 CHESTNUT RIDGE RD KINGSPORT, TN 37664-4577
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$473,719	\$400,703
Land Value Agriculture	\$0	\$0
Just/Market Value	\$473,719	\$400,703
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$32,946	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$440,773	\$400,703

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,292.89
Tax Bill Amount	\$5,292.89
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FOX, JON D - Tenancy by Entirety
 SAXON, DONALD K - Tenancy by Entirety

Legal Description

SEC 03 TWP 21S RGE 29E
BEG 1416.07 FT N OF SE COR RUN S 56
DEG 37 MIN 14 SEC W 59.61 FT SWLY
ON CURVE 158.37 FT N 16 DEG 37 MIN
41 SEC W 148.59 FT N 45 DEG 48 MIN
52 SEC E 34 FT N 25 DEG 16 MIN 59
SEC E 80 FT N 78 DEG 47 MIN 32 SEC
E 126.02 FT N 49 DEG 15 MIN 11 SEC
E 25.74 FT S 31 DEG 18 MIN 59 SEC E
11.03 FT NELY ON CURVE 10.252 FT N
29 DEG 13 MIN 57 SEC E 37.05 FT S
00 DEG 08 MIN 16 SEC E 203.32 FT TO
BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$440,773	\$0	\$440,773
Schools	\$473,719	\$0	\$473,719
FIRE	\$440,773	\$0	\$440,773
ROAD DISTRICT	\$440,773	\$0	\$440,773
SJWM(Saint Johns Water Management)	\$440,773	\$0	\$440,773

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/7/2020	\$100	09683/0163	Vacant	No
QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Improved	No

Land

Units	Rate	Assessed	Market
25,265 SF	\$18.75/SF	\$473,719	\$473,719

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
01270	DEMOLISH EXISTING 1 STORY STRUCTURE	\$10,250		2/5/2008
10300	ROOF; PAD PER PERMIT 2153 W SR 434	\$2,460		10/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed

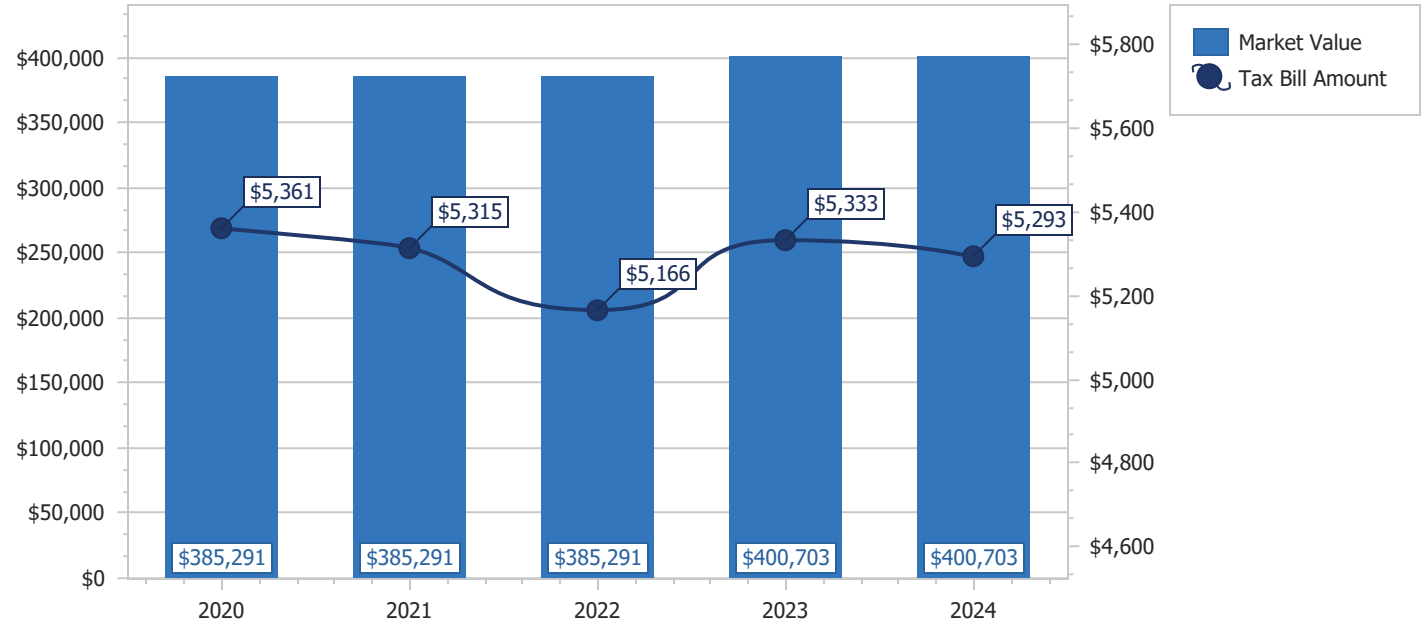
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

Utilities	
Fire Station #	Station: 12 Zone: 123
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



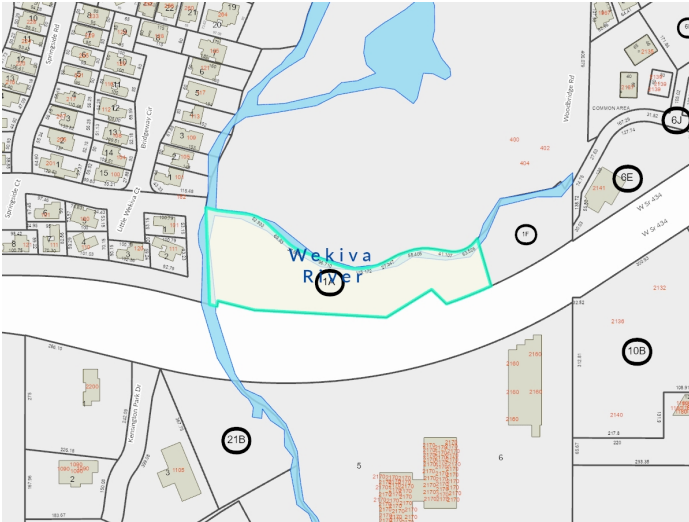
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Property Record Card



Parcel: 03-21-29-300-001A-0000
 Property Address:
 Owners: SAXON, DONALD K; SAXON, JON D
 2025 Market Value \$166,608 Assessed Value \$166,608 Taxable Value \$166,608
 2024 Tax Bill \$2,162.50 Tax Savings with Non-Hx Cap \$38.23
 Vacant Comm-Pud property has a lot size of 2.32 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-21-29-300-001A-0000
Property Address	
Mailing Address	5929 CHESTNUT RIDGE RD KINGSPORT, TN 37664-4577
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$166,608	\$166,608
Land Value Agriculture	\$0	\$0
Just/Market Value	\$166,608	\$166,608
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$4,820
P&G Adjustment	\$0	\$0
Assessed Value	\$166,608	\$161,788

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,200.73
Tax Bill Amount	\$2,162.50
Tax Savings with Exemptions	\$38.23

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SAXON, DONALD K - Tenancy by Entirety
 SAXON, JON D - Tenancy by Entirety

Legal Description

SEC 03 TWP 21S RGE 29E
 FROM SE COR RUN N 1416.07 FT S 56
 DEG 37 MIN 14 SEC W 59.61 FT SWLY
 ON CURVE 158.37 FT TO POB RUN N 16
 DEG 37 MIN 41 SEC W 148.59 FT WLY
 ON CURVE 63.526 FT N 81 DEG 24 MIN
 29 SEC W 41.107 FT WLY ON CURVE
 58.405 FT S 71 DEG 05 MIN 20 SEC W
 27.347 FT WLY ON CURVE 115.172 FT N
 69 DEG 44 MIN 23 SEC W 96.710 FT
 NWLY ON CURVE 37.506 FT N 47 DEG 6
 MIN 6 SEC W 69.93 FT WLY ON CURVE
 52.933 FT N 83 DEG 07 MIN 22 SEC W
 TO C/L LITTLE WEKIVA RIVER SLY
 ALONG C/L TO NLY R/W ST RD 434 ELY
 ON RD TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$166,608	\$0	\$166,608
Schools	\$166,608	\$0	\$166,608
FIRE	\$166,608	\$0	\$166,608
ROAD DISTRICT	\$166,608	\$0	\$166,608
SJWM(Saint Johns Water Management)	\$166,608	\$0	\$166,608

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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QUIT CLAIM DEED	6/1/2015	\$100	08505/1402	Vacant	No
WARRANTY DEED	6/1/2004	\$370,000	05369/0758	Vacant	No
WARRANTY DEED	6/1/2004	\$20,000	05369/0754	Vacant	No
WARRANTY DEED	2/1/1995	\$120,000	02886/0603	Improved	No
WARRANTY DEED	8/1/1989	\$375,000	02100/0686	Improved	No
WARRANTY DEED	7/1/1985	\$350,000	01667/0770	Improved	No
WARRANTY DEED	11/1/1984	\$100,000	01595/1246	Improved	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$80,000/Acre	\$166,608	\$166,608

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

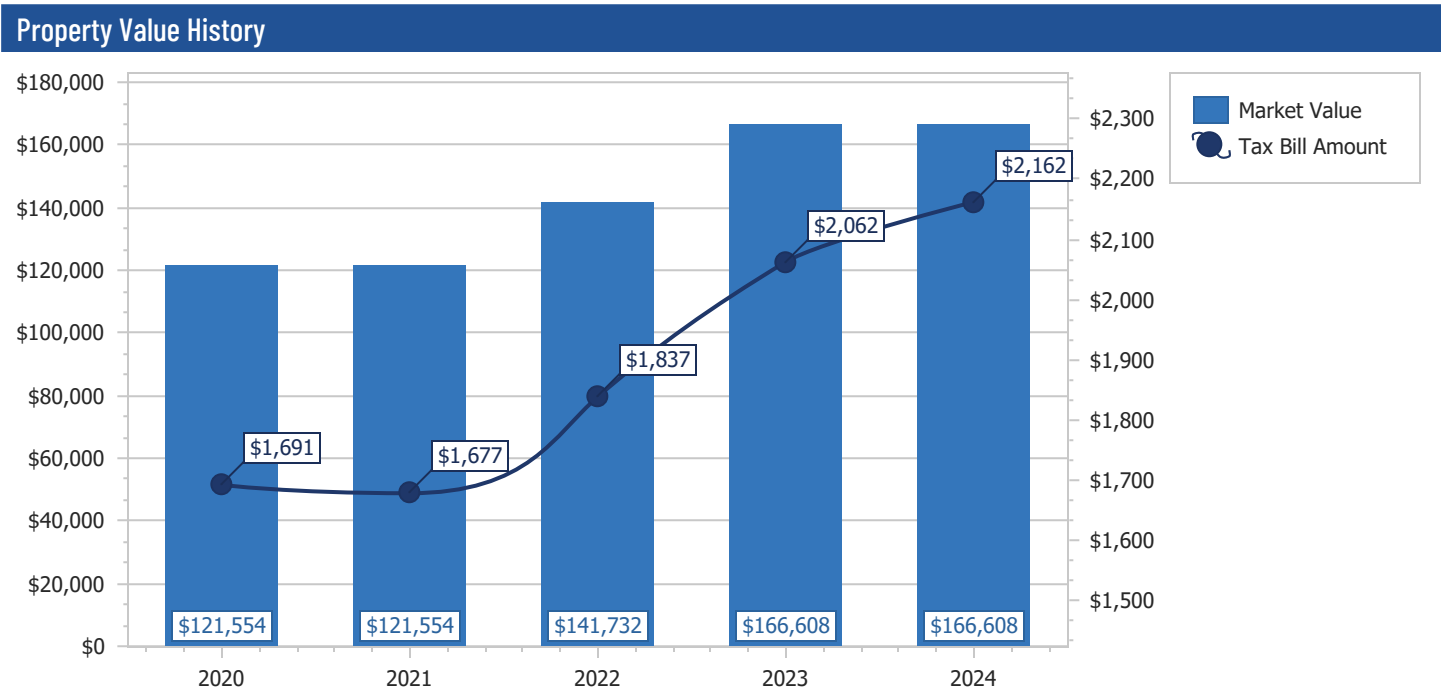
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
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US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
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Utilities	
Fire Station #	Station: 16 Zone: 162
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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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: 9/17/2025 12:40:06 PM
Project: 25-80000104
Credit Card Number: 48*****9114
Authorization Number: 005219
Transaction Number: 170925O18-433B43C2-ECA2-4C8E-A840-E39615E6C521
Total Fees Paid: 52.50

Fees Paid

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