



PM: Amy

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

PROJ. #: 26-80000071

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Craft Distillery at S. Econ Circle	
PARCEL ID #(S): 33-21-31-509-0000-0020	
TOTAL ACREAGE: 1.06	BCC DISTRICT: 1: Dallah
ZONING: PD S Econ Circle	FUTURE LAND USE: PI

APPLICANT

NAME: Donald Snyder	COMPANY: Time and Tasks LLC
ADDRESS: 3223 Open Meadow Loop	
CITY: Oviedo	STATE: FL ZIP: 32766
PHONE: 815-382-0021	EMAIL: [REDACTED]

CONSULTANT

NAME: N/A	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Add "Alcoholic Beverage Establishment" to PD

STAFF USE ONLY

COMMENTS DUE: 6/19	COM DOC DUE: 6/25	DRC MEETING: 7/8
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the east side of S Econ Cir
W/S: Seminole County	BCC: J: Dallah	South of Econ River PI

Agenda: 7/2

Detailed Narrative: Small Craft Distillery in Seminole County

Re: Project number: 26-27000073

Parcel number: 33-21-31-509-0000-0020

Property address: 531 South Econ Circle, Oviedo Suite 1001

PD Name: S Econ Circle

Pre-Application Date: 6/10/2026

To Seminole County Planning & Development Division:

My name is Donald Snyder, and I have been in the distilling and beverage industry for over 20 years. My career started as a Production Planning Supervisor at the Zephyrhills Spring Water Company and transitioned into the distilling industry when I became the Barrel Warehouse Manager at the Buffalo Trace Distillery in Frankfort, KY. After a long tenure working for large distilleries, I took all the valuable and critical lessons of distilling high-quality products, safety, cleanliness, compliance, regulation, and leadership to help to open small craft distilleries across the US. I have helped over 400 craft distilleries with everything from startups, Federal reporting and regulations, equipment sourcing, product development, and even mergers and acquisitions to help distillers find an exit. After helping others find success in the craft distilling community, I am bringing two decades of experience to my home in Seminole County to open a craft distillery of my own.

The building I am looking to lease and install this craft distillery (531 S. Econ Circle) is currently in the "S Econ Circle" PD. The currently approved uses in the M-1A (Very Light Industrial District) zoning include:

- Amusement and Reactional Facilities
- Building and Plumbing Supplies with no outside storage
- Lithography and Publishing Plants
- General Automotive Repair (excluding auto-body repair, auto-body painting, outside storage of automotive parts or supplies)

I would like to add "Alcoholic Beverage Establishment" to this list of approved uses in this PD.

Currently I am also working with the Building Department at Seminole County who have confirmed that the **occupancy for my use will be A-2/F-1**. This change in use triggers additional life-safety requirements, including the installation of a fire sprinkler system and required fire-resistance-rated separations, all of which I am working on currently. I am also hiring a Florida-licensed design professional to evaluate the structure, perform a full code analysis, and provide guidance on the specific steps needed to bring the space into safe, code-compliant condition for the intended occupancy.

In summary, here is my intended use for this space: The space will be used as a traditional small craft distillery and open to the public. While on-site people will be doing tastings and will include consuming drinks. However, it is not my intention to operate this distillery as a traditional bar. People will be able to buy bottles for consumption off-site. We hope to host classes on making cocktails and other interesting distillery-related classes. In the back manufacturing area, we will have a couple of small stills set up for making rum, some alcohol totes and barrels, fermenters and tanks, raw material and finished good storage, and a bottling area.

There are over 5,400 Licensed Distilleries in the US (<https://www.ttb.gov/public-information/foia/list-of-permittees>), the majority of which are small craft distilleries like what I hope to open here in Seminole County.

In terms of next steps, please let me know how we can add this use into the current "S Econ Circle" PD or what steps we need to take for approval for this intended use in the space. I appreciate your time and consideration.

Sincerely,

Donald Snyder

A handwritten signature in black ink that reads "Donald Snyder". The signature is written in a cursive style with a long, sweeping underline.

Cell: 815-382-0021

Email: [REDACTED]

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



June 8, 2026

DONALD SNYDER
TIME & TASKS LLC
3223 OPEN MEADOW LOOP
CHULUOTA, FL 32766

Re: Project number: 26-27000073
Parcel number: 33-21-31-509-0000-0020
Property address: 531 South Econ Circle, Oviedo Suite 1001
PD Name: S Econ Circle

To Whom It May Concern:

This is to advise you that the zoning and future land use of the above-mentioned subject property is governed by the laws and regulations of unincorporated Seminole County.

The subject property has a future land use designation of Industrial and classification PD (Planned Development) zoning. The name of the PD is S. Econ Circle PD.

The S. Econ Circle PD FMP (Final Master Plan) shows suite 1001 within Lot 1-C. Based on the S. Econ. Circle PD DCA (Developer's Commitment Agreement), the permitted uses are those allowed in the M-1A (Very Light Industrial District) zoning, Amusement and Reactional Facilities, Building and Plumbing Supplies with no outside storage, Lithography and Publishing Plants, and General Automotive Repair (excluding auto-body repair, auto-body painting, outside storage of automotive parts or supplies) . The Seminole County Land Development Code (SCLDC) Permitted Use Table, listing uses allowable in this zoning district, is linked [here](#).

Please see the permitted Uses section of the DCA (Developers Commitment Agreement) 3(C) shown below. The requested use of a small distillery, which would be considered alcoholic beverage establishment, is not permitted in the M-1A zoning district.

This is not a letter of approval for any development activity on the subject property. Prior to any development activity, a site plan approval or other processes may need to be complied with.

If I can be of any further assistance, please contact me at (407) 665-7354.

Sincerely,

Amy Canelo

AMY CANELO

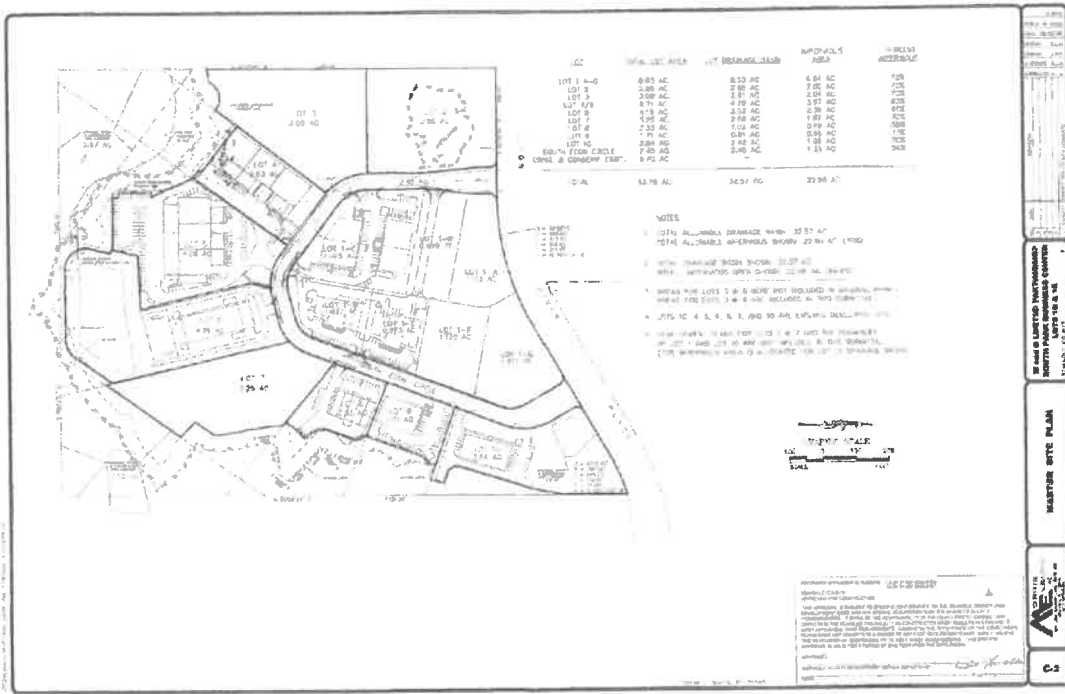
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



Planner

Enclosed Permitted Use Table (Link)

Final Master Plan-



Second Amended & Restated Seminole County Developers Order- Page #2

FILE NO 22012-012

DEVELOPMENT ORDER #

12-20500009

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

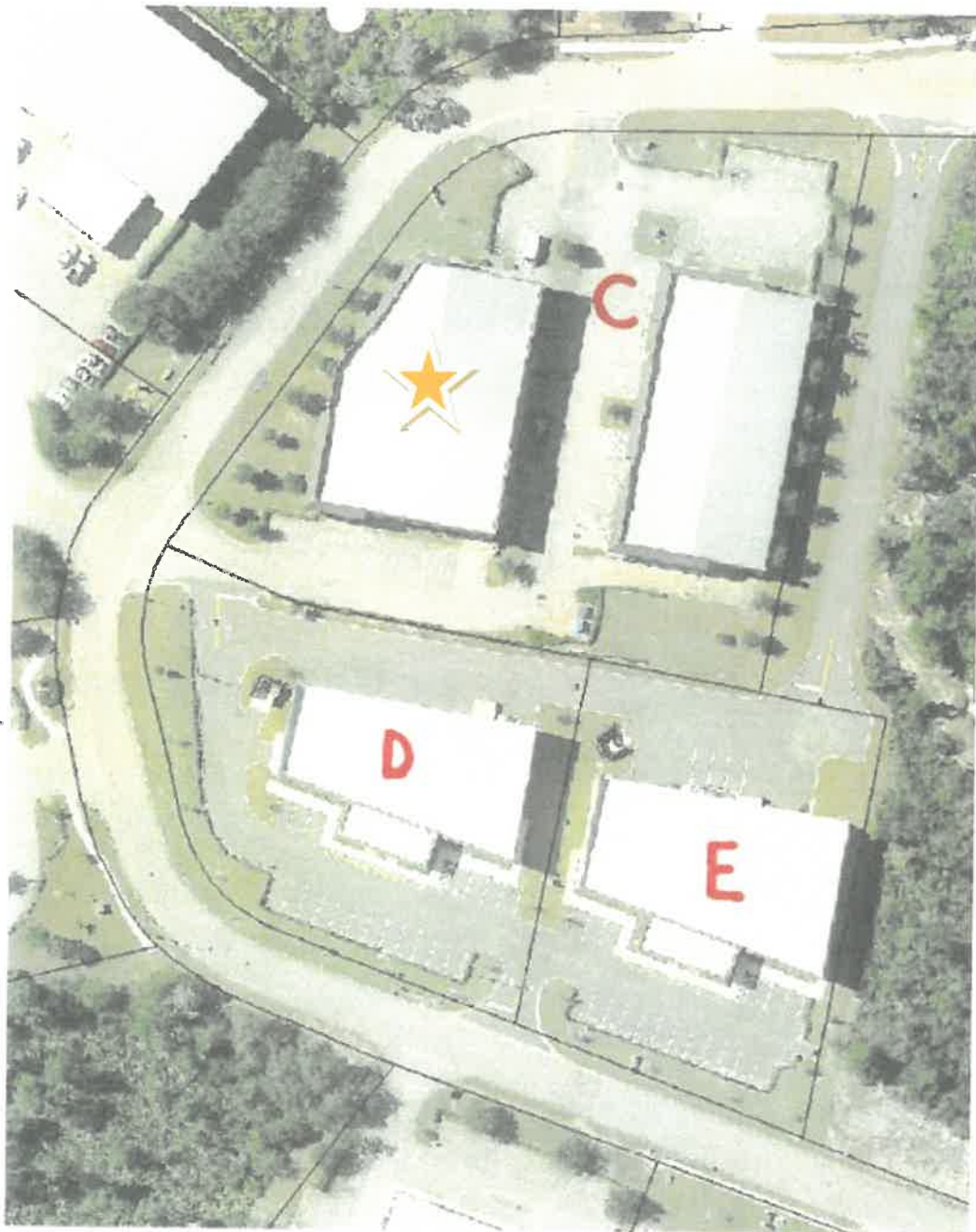
(1) The aforementioned requested Development Approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances, to the extent that such codes and ordinances are not inconsistent with the priorities of this Development Order.

(3) The conditions and commitments as to this development approval all of which have been accepted by and agreed to by the Property Owners follows:

- A. Development shall comply with the Preliminary Site Plan, attached unto as Exhibit A.
- B. The project shall have a maximum allowable square footage of 49,825 square feet.
- C. Permitted Uses:
 - M-1A (Very Light Industrial)
 - Amusement and Recreational Facilities
 - Building and Plumbing Supplies with no outside storage
 - Lithography and Publishing Plants
 - General Automotive Repair (excluding auto-body repair, auto-body painting, and outside storage of automotive parts or supplies).
- D. The maximum allowable building height is 35'.
- E. The setbacks shall be as follows:
 - Front: 50'
 - Side: 10'
 - Rear: 10'
- F. 25% common open space shall be provided on the subject property.

(4) This Development Order touches and concerns the abovescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The Property Owner has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.



407.665.7385

Outdoor Entrance: Add a sign for “Distilled By Me”



Ample Parking around the building and in the area around S. Econ Circle



Entry Room: To be a Tasting Room with shelves with bottles for sale for off-site consumption, will add a wooden tasting bar for pouring up samples.



AI Image – Example Tasting Room



Example Craft Distillery Tasting Room at “Loggerhead Distillery” in Sanford, FL, just as reference



Conference Room: Will host interesting Distillery-Related Classes, Education/Training Classes and workshops with tables and chairs



AI Image – Example Tables for classes, workshops



Warehouse Area (~5,200 sq ft): To be a Licensed and Bonded Craft Distillery. Regulated, licensed, and audited by the Federal Tax and Trade Bureau (TTB) and the Florida DBPR. Assorted equipment will include assorted stills, fermenters and tanks, raw material and finished goods storage, a bottling line, bourbon barrels, and assorted totes of spirits.





DISTILLED BY ME

SEMINOLE COUNTY PLANNING &
DEVELOPMENT DIVISION

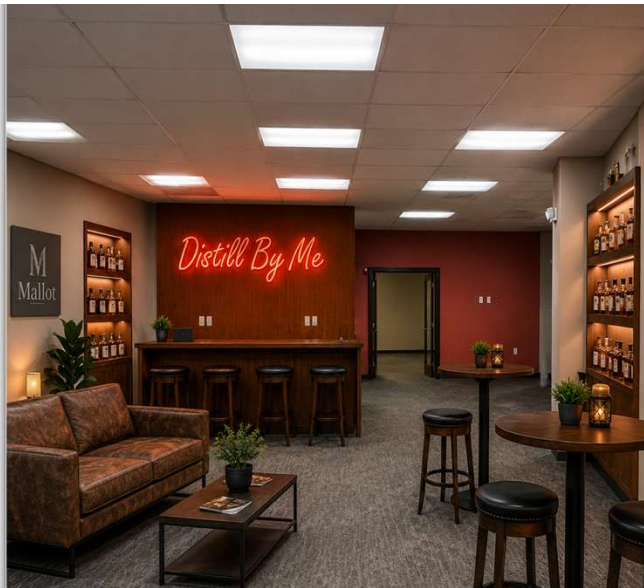
PRE-APPLICATION





VISION, MISSION STATEMENT

- BUILD THE NEXT GREAT EXPERIENCE FOR SEMINOLE COUNTY, DRAWING IN PEOPLE FROM THE SURROUNDING AREA AND OUT OF COUNTY.
- A WELL PLANNED AND BALANCED FUTURE ECONOMIC, SOCIAL, PHYSICAL, ENVIRONMENTAL, AND FISCAL DEVELOPMENT FOR SEMINOLE COUNTY
- **A NEW ADDITIONAL USE FOR THE “S ECON CIRCLE PD”**



**DISTILLED BY
ME**

**THE NEXT
GREAT
SEMINOLE
COUNTY
EXPERIENCE!**

PRE-APPLICATION SECTIONS

- ABOUT THE BUSINESS & LOCATION
- SKETCH OF THE SPACE
- MARKET OPPORTUNITY & REVENUE STREAMS
- BENEFITS TO COMMUNITY & REGULATORY PREPARATION



The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. They are located in the top-left, top-right, and bottom-right areas of the page.

ABOUT THE BUSINESS & LOCATION

DISTILLED BY ME TEAM



Donald Snyder

Founder, Distiller



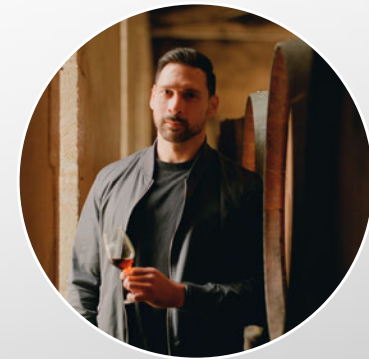
Carla Snyder

Sales & Marketing



Jennifer Goerd

Strategy, Finance



Dan Hakker

Consultant

DISTILLED BY ME FOUNDER: DONALD SNYDER



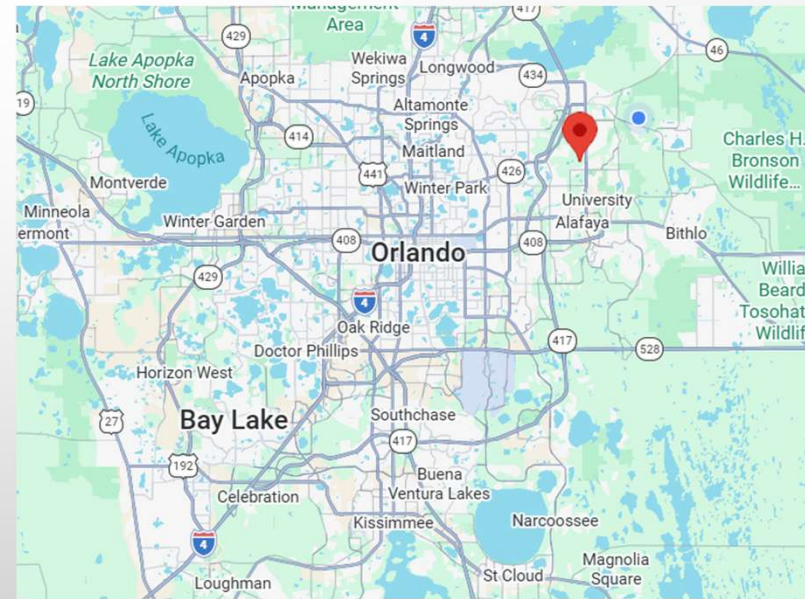
- 20+ YEARS OF EXPERIENCE OF LEADERSHIP IN THE DISTILLING INDUSTRY
- BARREL WAREHOUSE MANAGER AT BUFFALO TRACE DISTILLERY, FRANKFORT KY
- BARREL WAREHOUSE & LOGISTICS MANAGER AT MGPI OF INDIANA DISTILLERY
- FOUNDER OF WHISKEY SYSTEMS DISTILLERY SOFTWARE
- HELPED 400+ CRAFT DISTILLERIES ON EVERYTHING FROM STARTUP, TO COMPLIANCE, TO EXIT



ABOUT THE LOCATION
531 S. ECON CIRCLE, OVIEDO, FL
PART OF "S ECON CIRCLE PD"

WHY SEMINOLE COUNTY & OVIEDO, FL?

- RAPIDLY GROWING CENTRAL FLORIDA POPULATION
- STRONG TOURISM AND HOSPITALITY ECOSYSTEM
- LIMITED DIRECT COMPETITION FOR IMMERSIVE DISTILLERY EXPERIENCES
- STRATEGIC ACCESS TO BREWERIES AND BEVERAGE PARTNERS STATEWIDE
- OPPORTUNITY TO BECOME A DESTINATION TASTING ROOM



REVENUE STREAMS



A Craft Distillery, Tasting Room and Bottle Shop



Host Distillation Education and “Date Night” Classes with Best-In-Class Curriculum



“Distilled By Me”
Experiences
Make your own Spirits!




Single Barrel Picks for Local Whiskey Groups



Distribution of Bulk Spirits to Breweries

The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. They are located in the top-left, top-right, and bottom-right areas of the page.

SKETCH OF THE SPACE

The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. They are located in the top-left, top-right, and bottom-right areas of the page.

**INSIDE ENTRY AREA
TO BE THE TASTING
ROOM, BOTTLE
SHOP**



INSIDE ENTRY AREA
TO BE THE TASTING
ROOM, BOTTLE
SHOP

**CONFERENCE
ROOM
FOR CLASSES
AND
WORKSHOPS**



CONFERENCE ROOM FOR CLASSES AND WORKSHOPS



WAREHOUSE SPACE TO BE THE BONDED DISTILLERY SPACE





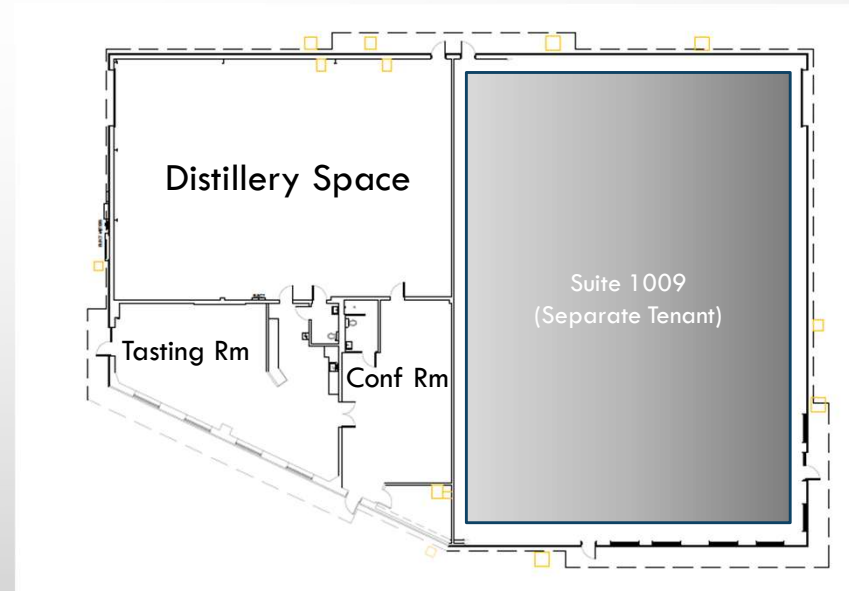
BONDED CRAFT DISTILLERY LAYOUT

- SOME SMALL STILLS
- FERMENTERS AND TANKS
- A SMALL BOTTLING LINE
- TOTES AND DRUMS OF SPIRITS
- AGING BARRELS OF WHISKEY
- SPRINKLER SYSTEM AND FIRE PREVENTION



WAREHOUSE LAYOUT NOTES

- SPACE CURRENTLY CONTAINS:
 - 22' CEILING HEIGHT
 - 2 HOUR FIRE WALL BETWEEN THE FRONT OFFICE AND WAREHOUSE
 - 3 HOUR FIREWALL BETWEEN THE SUITE WAREHOUSES
 - 2X A/C UNITS
 - EMERGENCY ESCAPE LIGHTING
 - FIRE AND ALARM MONITORING



GENERAL CRAFT DISTILLERY OPERATIONS FLOW

- BRING IN:
 - MOLASSES FOR FERMENTING RUM
 - TOTES OF WHITE UNAGED SPIRITS
 - BARRELS OF AGED WHISKEY
- FERMENT MOLASSES, DISTILL INTO RUM
- PROOF DOWN AND BOTTLE SPIRITS
- TRANSFER BOTTLES TO TASTING ROOM



The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. They are located in the top-left, top-right, and bottom-right areas of the slide.

MARKET OPPORTUNITY & REVENUE STREAMS

TASTING ROOM AND BOTTLE SHOP

- SELL AWARD WINNING “THE MALLET” SPIRIT BRANDS + ORIGINAL BOOTLEG BRANDS
- LIMITED TASTING ROOM HOURS
- SMALL TASTINGS/SAMPLES
- NOT A BAR!





LOCAL MERCH, CUSTOMIZED FOR OVIEDO

The background features a light gray gradient with several realistic water droplets and bubbles of various sizes scattered across the surface. Some are clustered in the top left and bottom right corners, while others are more isolated.

EDUCATIONAL CLASSES AND WORKSHOPS



PROFESSIONAL DISTILLER DEVELOPMENT CLASSES (B2B)

- TRAIN NEW DISTILLERS
 - TTB COMPLIANCE
 - STARTUP, BUDGETING
 - LEADERSHIP
 - DISTILLERY FINANCE FUNDAMENTALS
 - TRAIN ON REAL EQUIPMENT
 - STANDARDIZED COURSE MATERIALS
- CORPORATE TRAINING WORKSHOPS



CONSUMER CLASSES, WORKSHOPS

- REGULAR COCKTAIL CLASSES WITH LOCAL BARTENDERS
- WHISKEY TASTINGS, EDUCATION
- VANILLA EXTRACT, BOTANICALS MAKING
- THE ULTIMATE DATE NIGHT
- OTHER UNIQUE ACTIVITIES
- MEETUPS FOR LOCAL WHISKEY CLUBS





**“DISTILLED BY
ME”
MAKE YOUR
OWN SPIRITS**



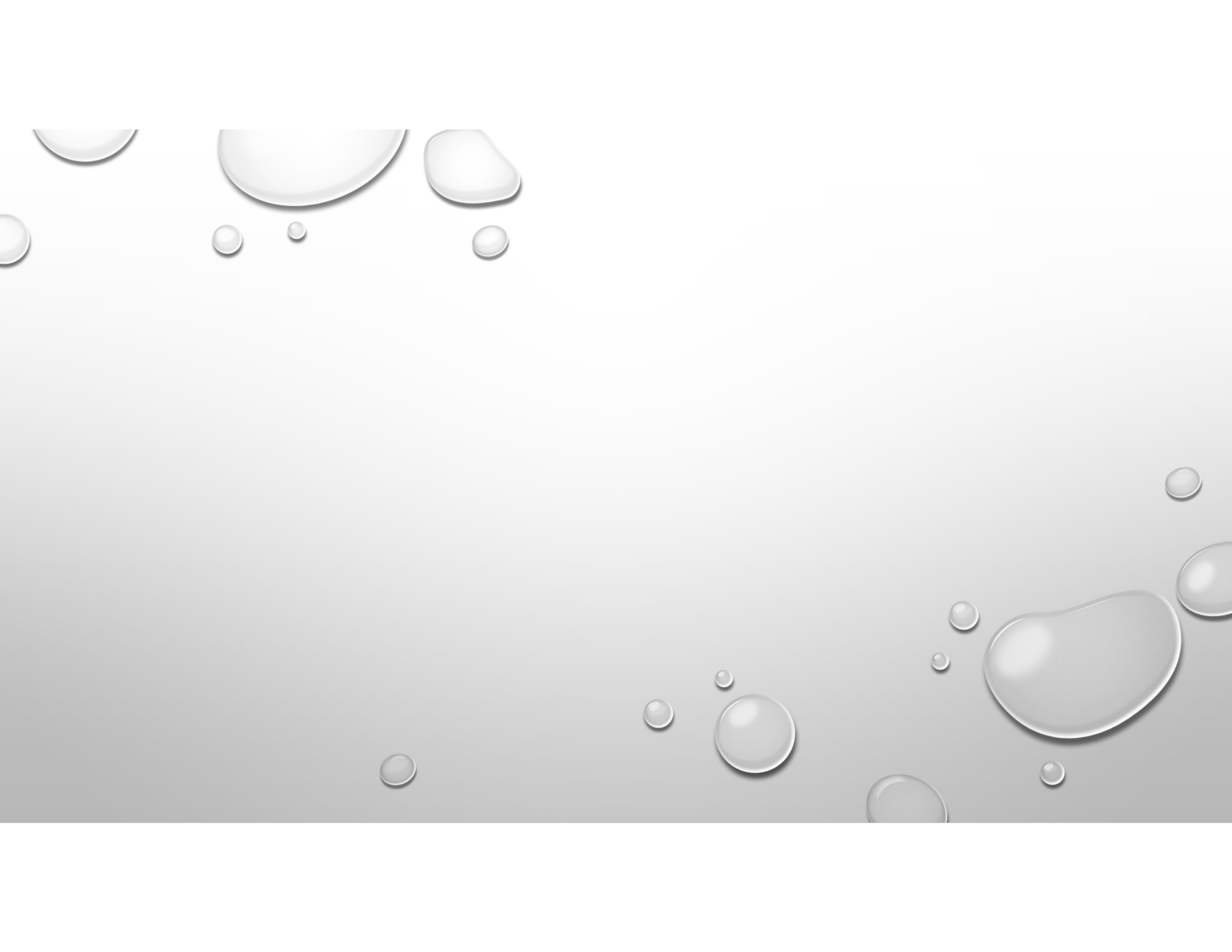
“DISTILLED BY ME” EXPERIENCES

- SIGN UP TO DISTILL YOUR OWN SPIRITS!
 - USE PRE-FERMENTED MASH OR RUM WASH
 - SAFELY RUN THE MINI-STILL UNDER SUPERVISION
 - BOTTLE WHAT YOU MAKE (9-14 BOTTLES/RUN)
 - LABEL WITH YOUR PERSONALIZED CUSTOM LABEL
 - KEEP EVERYTHING YOU BOTTLE
 - CORPORATE TEAM BUILDING
 - **THE ULTIMATE GIFT!**




The background features a light gray gradient with several realistic water droplets and bubbles of various sizes scattered across the surface. Some droplets are large and prominent, while others are small and subtle. The lighting on the droplets creates soft highlights and shadows, giving them a three-dimensional appearance.

**SINGLE BOTTLE
PICKS,
SPECIALTY
BOTTLINGS**





SINGLE BARREL PICKS, LIMITED BOTTLINGS

- HAVE EXCLUSIVE ACCESS TO WELL-AGED BOURBON AT LOW PRICES
 - WHISKEY CLUBS OR INDIVIDUALS CAN COME IN, TASTE DIRECTLY FROM A BARREL AND PICK THEIR FAVORITE
 - WE FILTER AND BOTTLE THEIR BARREL FOR THEM, AND THEY BUY ~250 BOTTLES PER BARREL
 - **OR CONTRACT BOTTLE FOR BRANDS WHO WANT TO SELL IN OUR GIFT SHOP OR DISTRIBUTE LOCALLY.**
- 



SPIRITS FOR BREWERS

*WILL HELP BREWERIES ADD PROFITABLE
SPIRITS TO THEIR TAP ROOM,
WITHOUT THE HEADACHE*



**OVER 450 ACTIVE
BREWERIES IN
FLORIDA**

**ALL NEED TO
DIVERSIFY REVENUE**

SPIRITS FOR BREWERS

- WILL BRING IN TOTES OF VODKA, GIN, RUM, AND AGAVE
- BRING IN WHISKEY BARRELS
- FILTER, PROOF IT DOWN. MAKE IT BOTTLE-READY
- SUPPORT LOCAL BREWERIES AND DISTILLERIES





SOME THINGS WE WILL **NOT** BE

- NOT A BAR OR RESTAURANT
 - NO PLANS FOR PREPARED FOOD (UNLESS REQUIRED TO DO TASTINGS)
- NOT OPEN TO PUBLIC EVERY DAY

The background of the slide is a light gray gradient. It is decorated with several realistic water droplets of various sizes, some with highlights and shadows, located in the top-left, top-right, and bottom-right corners.

BENEFITS TO COMMUNITY & REGULATORY PREPARATION

ECONOMIC DIVERSIFICATION WITHOUT RAISING PROPERTY TAXES

- SUPPORTS TOURISM IMPROVEMENT EFFORTS TO BRING IN OUT-OF-COUNTY VISITORS
- EMPLOYS LOCAL TALENT (3-10+ NEW JOBS CREATED OVER TIME) + INTERNSHIP PROGRAM WITH UCF
- ESTIMATE \$300K IN TOURIST TASTING-ROOM SALES
- BRINGS IN LOCAL SALES TAX
 - 1.0% LOCAL INFRASTRUCTURE SURTAX
- PARTNERSHIPS WITH SEMINOLE COUNTY FARMS
- NO DRAIN ON PUBLIC SERVICES



EXAMPLE: LOGGERHEAD DISTILLERY - SANFORD

- **A LOCAL & SUCCESSFUL CRAFT DISTILLERY**
- OPEN FOR TASTINGS
- USES FLORIDA SUGAR CANE AND CITRUS
- HAS PROVED THE COMMUNITY ACCEPTS CRAFT SPIRITS AS PART OF THE HISTORIC DOWNTOWN/ECO-TOURISM MIX.





AGRICULTURE-LINKED SMALL BUSINESS

- BY JULY 1, 2026, A FLORIDA CRAFT DISTILLERY MUST HAVE AT LEAST **60% OF ITS FINISHED BRANDED PRODUCTS MADE WITH ONE OR MORE FLORIDA AGRICULTURAL PRODUCTS.**
 - WE WILL BE A DISTILLERY THAT SOURCES LOCAL CITRUS, MOLASSES AND SUGAR CANE TO TURN AN AGRICULTURAL PRODUCT INTO A HIGHER-VALUE GOOD
- 

ANTICIPATED CONCERNS

GENERAL CONCERNS

- NO OUTDOOR, AMPLIFIED MUSIC
- NO NOISE FROM BOTTLING LINES
- DAY-TIME ONLY TRUCK DELIVERIES AND SHIPMENTS
- LIMITED TASTING-ROOM HOURS
- MINIMAL OUTDOOR SEATING
- SAFETY-ONLY OUTDOOR LIGHTING
- ODORS CONTROLLED
- ADAPTIVE REUSE OF CURRENTLY EMPTY LIGHT-INDUSTRIAL BUILDING
- LOCATION NOT NEAR SCHOOLS OR CHURCHES

ENVIRONMENTAL CONCERNS

- ALL “SPENT” MOLASSES DISTILLATION WASTE PRODUCT IS TREATED AND DILUTED
- MAX 400 GALLONS OF WATER PER DAY, MINIMAL IMPACT TO WATER TREATMENT FACILITIES
- WILL WORK WITH LOCAL FARMS WHO CAN BENEFIT FROM SPENT STILLAGE

PUBLIC SERVICES CONCERNS

- “WILL THIS PROJECT INCREASE CALLS FOR SERVICE (SHERIFF, FIRE PREVENTION), REQUIRE NEW TURN LANES, OR STRAIN POTABLE WATER/SEWER?”
- **NO!**
- NO PLANS TO SERVE TRADITIONAL COCKTAILS LIKE A BAR (WHICH CAN LEAD TO OVER-SERVING)
- NO MODIFICATION TO ROADS NEEDED
- PLENTY OF PARKING, INCLUDING HANDICAP ACCESSIBLE PARKING
- MINIMAL WATER USE: 400 GALLONS PER DAY IN AND OUT FOR FERMENTING MOLASSES

WATER STEWARDSHIP

- CLOSED-LOOP COOLING TO MINIMIZE CLEAN WATER GOING DOWN THE DRAIN
- PRETREATMENT OF SPENT MOLASSES GIVEN TO LOCAL FARMS
- WELLFIELD PROTECTION COMPLIANCE – NOTHING WILL AFFECT DRINKING WATER



OTHER SEMINOLE COUNTY DEPARTMENTS COLLABORATIONS

- WORKING WITH SEMINOLE COUNTY BUILDING DEPARTMENT TO ESTABLISH FIRE PREVENTION PLAN FOR HIGH-PROOF STORAGE
- WILL DEVELOP A SHERIFF-REVIEWED SAFETY PLAN
- CONFIRM ANY HEALTH DEPARTMENT FOOD-SERVICE COMPLIANCE NEEDS



REQUIRED OPERATING LICENSES NOTES

- FEDERAL DISTILLED SPIRITS PLANT (DSP) PERMIT
 - REGULATED AND AUDITED BY THE FEDERAL TAX AND TRADE BUREAU (TTB)



- FLORIDA STATE CRAFT DISTILLERY LICENSE
 - REGULATED AND AUDITED EVERY 6 MONTHS BY THE FLORIDA DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO (ABT)
 - OPERATING UNDER THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR)





THANK YOU FOR YOUR TIME!

DONALD SNYDER

DONALD@TIMEANDTASKS.COM

"DISTILLED BY ME"

2026 Property Record CardA



Parcel: **33-21-31-509-0000-0020**
 Property Address: **531 S ECON CIR OVIEDO, FL 32765**
 Owners: **WSV 531 ECON LLC**
 2026 Market Value \$1,349,778 Assessed Value \$1,309,716 Taxable Value \$1,309,716
 2025 Tax Bill \$16,442.00 Tax Savings with Non-Hx Cap \$249.07
 Open Storage property w/1st Building size of 14,138 SF and a lot size of 1.06 Acres

Parcel LocationA



Current Site PictureA



33213150900000020 03/17/2026

Parcel InformationA

Parcel	33-21-31-509-0000-0020
Property Address	531 S ECON CIR OVIEDO, FL 32765
Mailing Address	1265 HEWLETT PLZ HEWLETT, NY 11557-2009
Subdivision	M AND O SUBDIVISION
Tax District	01:County Tax District
DOR Use Code	49:Open Storage
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$852,320	\$807,150
Depreciated Other Features	\$35,748	\$25,211
Land Value (Market)	\$461,710	\$387,836
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,349,778	\$1,220,197
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$40,062	\$29,546
P&G Adjustment	\$0	\$0
Assessed Value	\$1,309,716	\$1,190,651

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$16,691.07
Tax Bill Amount	\$16,442.00
Tax Savings with Exemptions	\$249.07

Owner(s)A

Name - Ownership Type
 WSV 531 ECON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 2
M AND O SUBDIVISION
PB 78 PGS 1 & 2

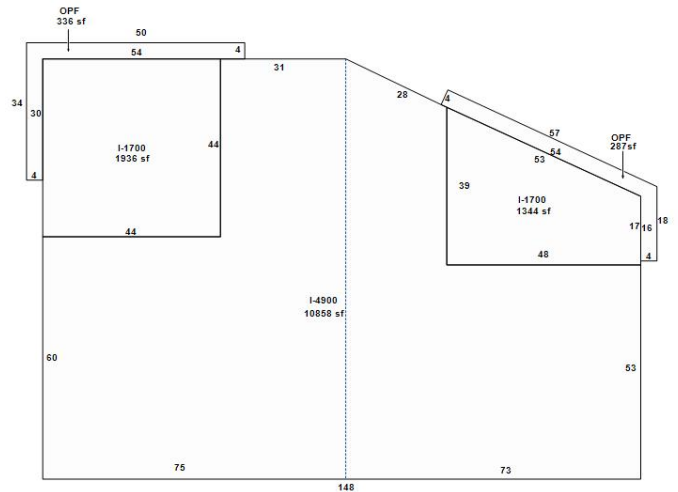
COUNTY GENERAL FUND	\$1,309,716	\$0	\$1,309,716
FIRE	\$1,309,716	\$0	\$1,309,716
WATER MANAGEMENT DISTRICT	\$1,309,716	\$0	\$1,309,716

WARRANTY DEED	2/1/2015	\$746,000	08413/0002	Improved	Yes
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46,171 SF	\$10/SF	\$461,710	\$461,710
-----------	---------	-----------	-----------

1
2005
14138
METAL PREFINISHED - INSULATED
\$852,320

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	336
OPEN PORCH FINISHED	287

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
12009	531 S ECON CIR: ELECTRICAL - COMMERCIAL- [SOUTH PARK BUSINESS CENTE]	\$2,395		8/19/2019
07364	531 S ECON CIR: ALTERATION COMMERCIAL-INTERIOR ALTERATION [SOUTH PARK BUSINESS CENTE]	\$70,037	8/21/2024	10/15/2013

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2005	17785	\$59,580	\$35,748

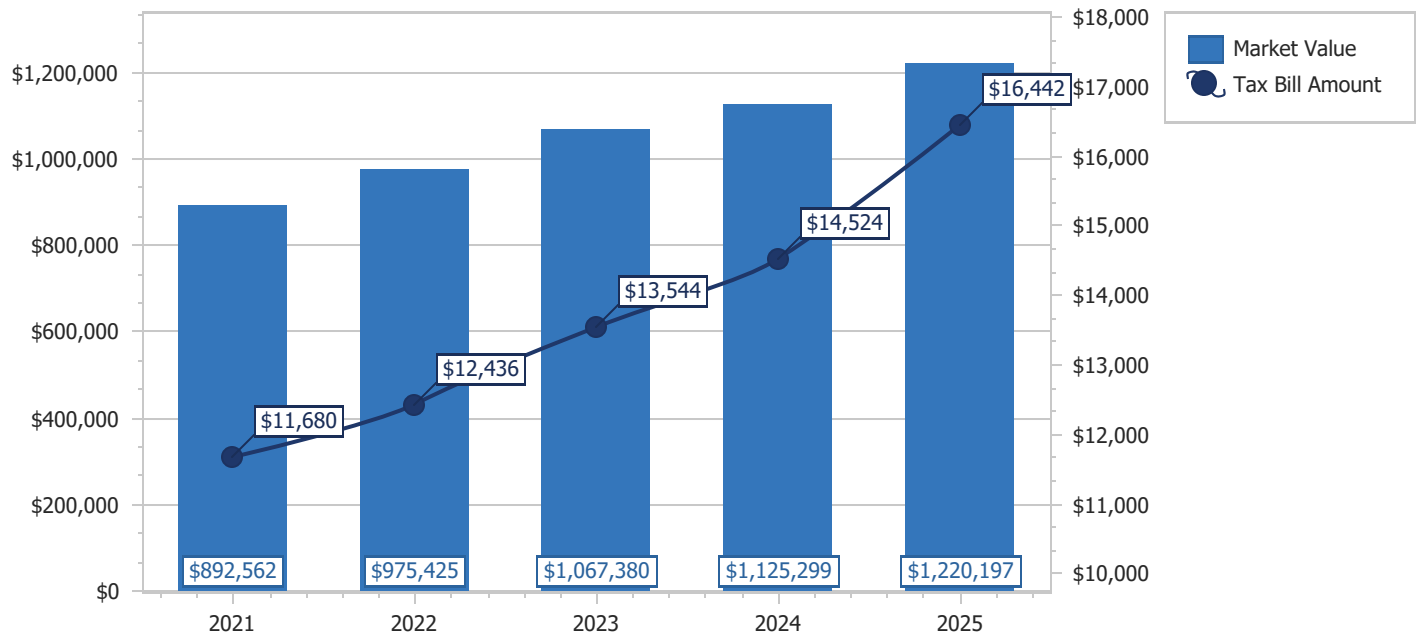
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

UtilitiesA	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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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: 6/10/2026 3:37:52 PM
Project: 26-20000007
Credit Card Number: 41*****4433
Authorization Number: 04346G
Transaction Number: 100626C19-577AEBFD-23E4-4DCB-ABB6-D01C1CD37162
Total Fees Paid: 6055.13

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	126.50
REZONE WITH LUA (50% OF FEE)14	5928.63
Total Amount	6055.13