



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

PROJ. #: 24-80000059
PM: Doug
REC'D: 4/10/24

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: Allure Residential - Commercial

PARCEL ID #(S): 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030

TOTAL ACREAGE: 5.96 AC

BCC DISTRICT: DISTRICT 1

5: Herr

ZONING: PD

FUTURE LAND USE: PD

APPLICANT

NAME: Gus Minguez COMPANY: Mattoni Group

ADDRESS: 2990 Ponce de Leon, Suite 201

CITY: Coral Gables

STATE: FL

ZIP: 33134

PHONE: 305-621-9607

EMAIL: gus@mattonigroup.com

CONSULTANT

NAME: Derek Ramsburg, PE COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S Orange Ave, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: (407) 427-1642

EMAIL: derek.ramsburg@Kimley-Horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: The proposed project consists of the first phase of an industrial development containing approximately ±195,000 SF of PEMB industrial warehouse and associated infrastructure.

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

STAFF USE ONLY

COMMENTS DUE: <u>4/19</u>	COM DOC DUE: <u>4/25</u>	DRC MEETING: <u>5/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>on the northwest corner of International Pkwy and Allure Ln</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	

Request for Pre-Application meeting for Final Development Plan for Allure Residential and Commercial Lots 2 and 3 along International Pkwy.

A PD amendment was recently just approved at the end of 2023 and now we are seeking an FDP approval. The site is comprised of approximately 6-acres. On the northern lot we are proposing 177 multifamily units that are age restricted to 55+. On the southern lot, we are proposing approximately 15,000 sf of commercial (restaurant and retail).

Under the approved PUD, these uses are approved and we are under the maximum allowable.

At this pre-app we would like to discuss our proposed site plan attached and then the process for getting it approved.

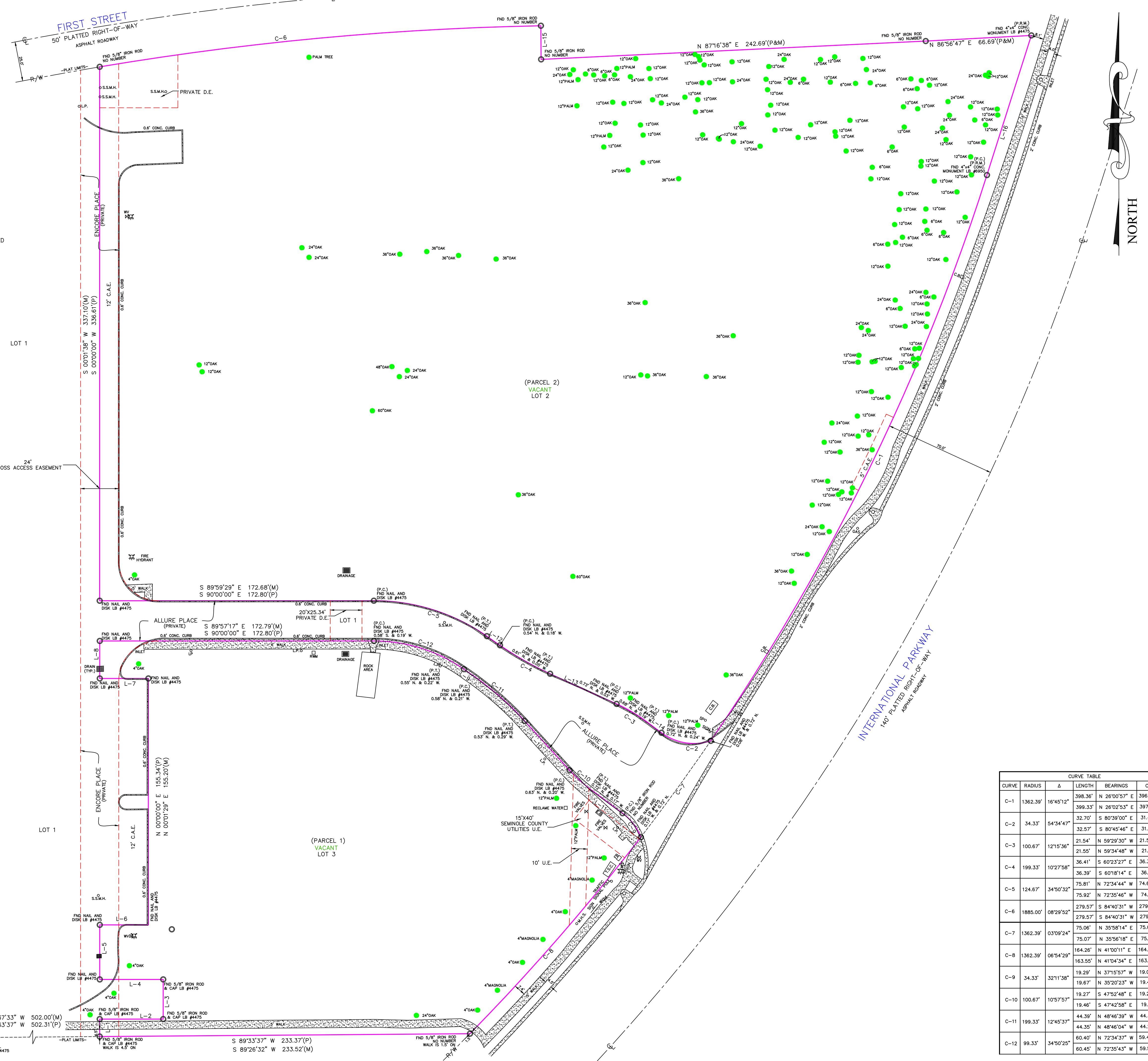
BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 2 AND 3, ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 83, PAGES 26,
27 AND 28, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND:
LB = LICENSED BUSINESS
S.S.M.H. = SANITARY SEWER MANHOLE
D.E. = DRAINAGE EASEMENT
L.P. = LIGHT POLE
T.S.C. = TRAFFIC SIGNAL CABLES
SP = SURVEY POINT
D.E. = DRAINAGE EASEMENT
C.A.E. = CROSS ACCESS EASEMENT
E.B. = ELECTRIC BOX
FB = FIBER BOX

LINE TABLE					
LINE	LENGTH	BEARINGS	LENGTH	BEARINGS	
L-1	11.00'	N 00°00'00" E (P)	11.02'	N 00°29'09" E (M)	
L-2	40.00'	N 90°00'00" E (P)	39.91'	N 89°28'03" E (M)	
L-3	25.00'	N 00°00'00" E (P)	25.04'	N 00°33'45" E (M)	
L-4	40.00'	N 90°00'00" W (P)	39.96'	N 89°36'51" W (M)	
L-5	34.42'	N 00°00'00" E (P)	34.35'	N 00°00'37" E (M)	
L-6	30.67'	N 90°00'00" E (P)	30.62'	N 89°54'06" E (M)	
L-7	30.67'	N 90°00'00" W (P)	30.62'	N 89°59'03" W (M)	
L-8	23.66'	N 00°00'00" E (P)	23.69'	N 00°06'26" E (M)	
L-9	06.01'	S 55°09'29" E (P)	06.01'	S 55°51'34" E (M)	
L-10	42.00'	S 42°23'50" E (P)	41.91'	S 42°16'11" E (M)	
L-11	23.67'	S 53°21'46" E (P)	23.67'	S 55°06'47" E (M)	
L-12	10.05'	S 55°09'29" E (P)	10.11'	S 54°54'39" E (M)	
L-13	46.01'	S 65°37'26" E (P)	45.99'	S 65°28'37" E (M)	
L-14	12.17'	S 53°21'46" E (P)	12.23'	S 53°09'50" E (M)	
L-15	21.19'	S 00°21'29" E (P)	21.19'	S 00°21'29" E (M)	
L-16	92.36'	S 17°38'21" W (P)	92.18'	S 17°29'37" W (M)	

AERIAL VIEW (NOT TO SCALE)



LEGEND

CURVE TABLE	
CURVE	RADIUS
C-1	1362.39'
C-2	34.33'
C-3	100.67'
C-4	199.33'
C-5	124.67'
C-6	1885.00'
C-7	1362.39'
C-8	1362.39'
C-9	34.33'
C-10	100.67'
C-11	199.33'
C-12	99.33'

PROPERTY ADDRESS: INTERNATIONAL PARKWAY, LAKE MARY, FLORIDA 32746

REVISION HISTORY	
REV 01/2022	
LITERACY THAT THE SURVEY OF THE PROPERTY IS DISCHARGED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEET THE STANDARDS SET OUT IN THE SURVEYING CODE OF PRACTICE FOR CHARTER 4227, SEMINOLE COUNTY, FLORIDA, ADMINISTRATIVE CODE, PERTAINING TO CHAPTER 4227, FLORIDA STATUTES.	
3/20/2022 SURVEYOR: HENRY L. HARRIS, INC. P.R.S.C. CODE: HARRIS, INC. S.E.C. CODE: HARRIS, INC. S.A.C. CODE: HARRIS, INC.	
CERTIFIED BY: JOHN HARRIS, INC. P.R.S.C. CODE: HARRIS, INC. S.E.C. CODE: HARRIS, INC. S.A.C. CODE: HARRIS, INC.	
NOT VALID WITHOUT SIGNATURE AND DATED FOR ELECTRIC SEAL OF A FLORIDA LICENSE SURVEYOR AND MAPPER	



FIRST CHOICE SURVEYING



LAKE MARY APTS.

LOCATED AT:
ORLANDO, FL.

FOR:
MATTONI GROUP

SCABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

S COMPLY WITH THE FLORIDA BUILDING CODE

MSA ARCHITECTS, INC
AC000895

GEORGE L. MOURIZ
AR0007806

950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

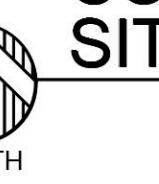
MSA ARCHITECTS



ARCHITECT'S BUILDING CODE STATEMENT / TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS
AND DRAWINGS ARE IN ACCORDANCE WITH THE STATED REQUIREMENTS.

DRAWN	
CONTRACT DATE	11/17/23
SCALE	AS SHOWN
JOB NO.	2232.PR
SHEET TITLE:	
CONCEPTUAL SITE PLAN	
SHEET NUMBER:	
SP-1	

INCEPTUAL E PLAN



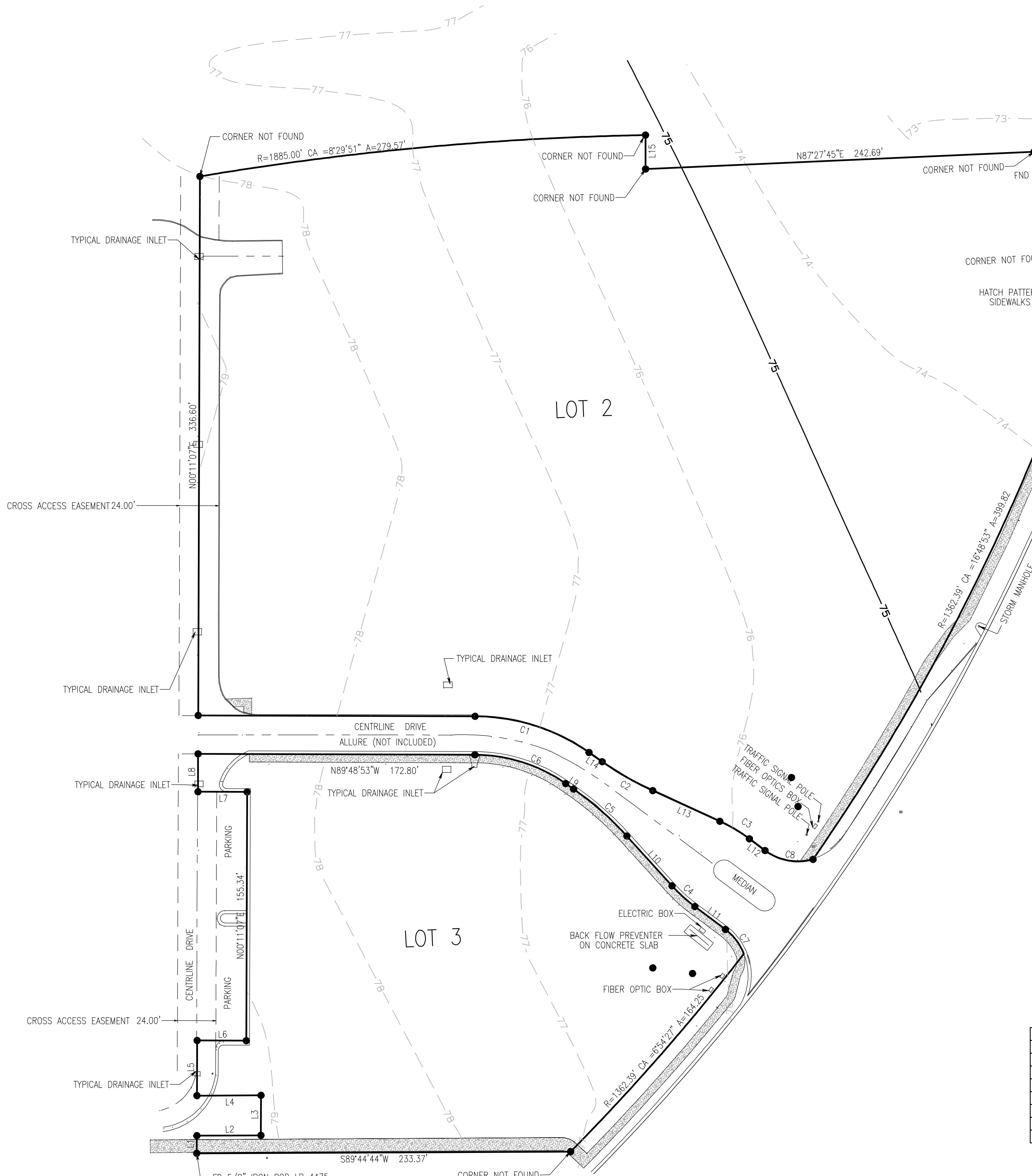
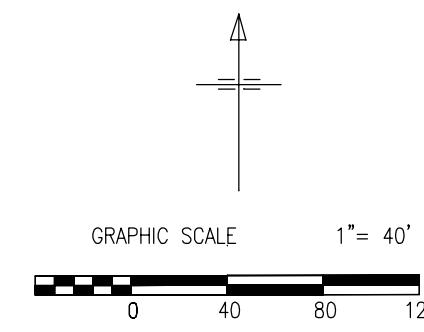
E: 1"=40'-0"

OGRESS 01/25/2024

BOUNDARY AND TOPOGRAPHICAL SURVEY

LAND DESCRIPTION

LOTS 1 AND 2, "ALLURE ON THE PARKWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGES 26 THRU 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



SURVEYORS NOTES:

- ALL DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS NOTED.
- THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.
- BEARINGS SHOWN HEREON ARE BASE ON STATE PLANE COORDINATES, FLORIDA EAST ZONE
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM
- THIS SURVEYOR WAS NOT PROVIDED A TITLE SEARCH ON THIS PROPERTY
- UNDERGROUND UTILITIES AND IMPROVEMENTS ARE NOT SHOWN
- REFER TO REFERENCED PLAT FOR ADDITIONAL EASEMENTS NOT SHOWN ON THIS SURVEY
- ALL PROPERTY CORNERS ARE FOUND NAIL AND DISCS LB 4475 UNLESS NOTED

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC
SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

EDWARD MIZO
PROFESSIONAL LAND SURVEYOR
175 ANCONA AVE
DEBARY, FL 32713
321-436-9391

BOUNDARY SURVEY
3300 INTERNATIONAL PARKWAY
LAKE MARY, FL 32746

BOUNDARY/TOPO SURVEY

FEBRUARY 14, 2022

Property Record Card



Parcel 31-19-30-514-0000-0020

Property Address ,

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	31-19-30-514-0000-0020
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	,
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$4,129,863	\$4,129,863
Land Value Ag		
Just/Market Value	\$4,129,863	\$4,129,863
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,129,863	\$4,129,863

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$54,960.22**

2023 Tax Bill Amount **\$54,960.22**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes								
Taxing Authority		Assessment Value		Exempt Values		Taxable Value		
ROAD DISTRICT		\$4,129,863		\$0		\$4,129,863		
SJWM(Saint Johns Water Management)		\$4,129,863		\$0		\$4,129,863		
FIRE		\$4,129,863		\$0		\$4,129,863		
COUNTY GENERAL FUND		\$4,129,863		\$0		\$4,129,863		
Schools		\$4,129,863		\$0		\$4,129,863		
Sales								
Description		Date	Book	Page	Amount	Qualified		
SPECIAL WARRANTY DEED		01/12/2024	10566	0284	\$3,250,000	No		
WARRANTY DEED		03/21/2022	10215	1904	\$100	No		
SPECIAL WARRANTY DEED		10/01/2018	09233	0204	\$1,950,000	No		
Land								
Method		Frontage	Depth		Units	Units Price		
SQUARE FEET					194713	\$21.21		
Building Information								
Permits								
Permit #	Description	Agency		Amount	CO Date	Permit Date		
Extra Features								
Description		Year Built		Units	Value	New Cost		
Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
PD		Planned Development		PD		Planned Development		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle		
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA		
Political Representation								
Commissioner		US Congress		State House		Voting Precinct		
Dist 5 - Andria Herr		Dist 7 - Cory Mills		Dist 36 - RACHEL PLAKON		Dist 10 - Jason Brodeur		
School Information								
Elementary School District		Middle School District			High School District			
Region 1		Sanford			Seminole			

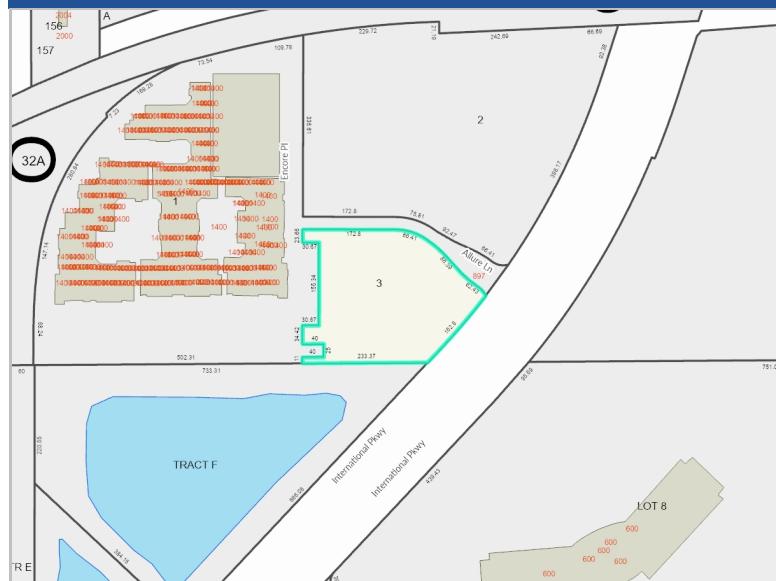
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Property Record Card



Parcel 31-19-30-514-0000-0030
Property Address 3300 INTERNATIONAL PKWY LAKE MARY, FL 32746

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	31-19-30-514-0000-0030
Owner(s)	MAW LAKE MARY PROP LLC
Property Address	3300 INTERNATIONAL PKWY LAKE MARY, FL 32746
Mailing	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision Name	ALLURE ON THE PARKWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	1015-VACANT COMM-PUD
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$1,358,140	\$1,358,140
Land Value Ag		
Just/Market Value	\$1,358,140	\$1,358,140
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,358,140	\$1,358,140

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$18,074.13**
2023 Tax Bill Amount **\$18,074.13**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK {83} PAGES {26-28}

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,358,140	\$0	\$1,358,140
SJWM(Saint Johns Water Management)	\$1,358,140	\$0	\$1,358,140
FIRE	\$1,358,140	\$0	\$1,358,140
COUNTY GENERAL FUND	\$1,358,140	\$0	\$1,358,140
Schools	\$1,358,140	\$0	\$1,358,140

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	01/12/2024	10566	0284	\$3,250,000	No	Improved
WARRANTY DEED	03/21/2022	10215	1904	\$100	No	Improved
SPECIAL WARRANTY DEED	10/01/2018	09233	0204	\$1,950,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			64033	\$21.21	\$1,358,140

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
02024	3300 INTERNATIONAL PKWY: PLUMBING - COMMERCIAL [THOMAS REVISION 2ND ADD S]	County	\$2,500		2/22/2019

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	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	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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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 elandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/10/2024 2:56:43 PM
Project: 24-80000059
Credit Card Number: 37*****2002
Authorization Number: 252355
Transaction Number: 100424039-E4C8F0E1-BB7F-46E9-AFE3-5FC7266AF7C7
Total Fees Paid: 52.50

Fees Paid

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