



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

PROJ. #: 26-06000028

Received: 6/30/26

Paid: 7/2/26

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: 6500 SF + NEW PAVEMENT SQUARE FOOTAGE: 12,618 SF = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 19,118 SF	
(TOTAL NEW ISA 19,118 SF / 1,000 = 19.1) * x \$25 + \$2,500 = FEE DUE: \$2,977.95 EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58* x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: MOOERS WAREHOUSE EXPANSION			
PARCEL ID #(S): 33-19-31-300-0180-0000			
DESCRIPTION OF PROJECT: Addition of 6,500 SF of warehouse			
EXISTING USE(S):	Metal fabrication	PROPOSED USE(S):	Metal fabrication
ZONING: M-1	FUTURE LAND USE: IND	TOTAL ACREAGE: 1.66	BCC DISTRICT: 5-Herr
WATER PROVIDER:	City of Sanford	SEWER PROVIDER:	City of Sanford
ARE ANY TREES BEING REMOVED? YES ☐ NO ☒ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

05/2023

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: William Mooers	COMPANY: Aerotech Aluminum
ADDRESS: 266 Black Lake Rd.	
CITY: Osteen	STATE: FL ZIP: 32764
PHONE: 407-324-5400	EMAIL: William Mooers <aerotecalum@aol.com>

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Larry Poliner	COMPANY: RCE Consultants.LLC
ADDRESS: 617 Arvern Drive	
CITY: Altamonte Springs	STATE: FL ZIP: 32701
PHONE: 407-452-8633	EMAIL: [REDACTED]

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Same as Applicant
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☒ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING: _____

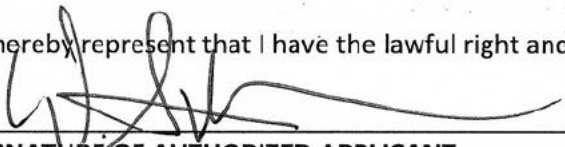
TEST NOTICE: _____

- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☐ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT06-24-2026
DATE

05/2023

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, WILLAIM MOOERS, the owner of record for the following described property [Parcel ID Number(s)] 33-19-31-300-0180-0000 hereby designates LARRY POLINER, P.E., RCE CONSULTANTS to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☐ Rezone	☒ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

6-24-26

Property Owner's Signature

William S. Mooers

Property Owner's Printed Name

STATE OF FLORIDA

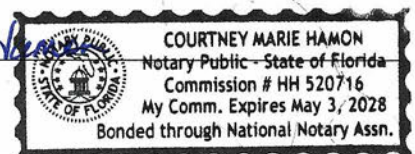
COUNTY OF Volusia

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Scott Mooers (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced

_____ as identification, and who executed the foregoing instrument and sworn an oath on this 24th day of June, 2026.

Courtney Hamon
Notary Public



**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☒ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
William S Mooers	268 Black Lake road Osteen FL 32764	386-852-6354 Scott
Kimberley Mooers	268 Black Lake Road Osteen 32764	386-852-6355

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
Kimberley Mooers	President	268 Black Lake Rd Osteen FI 32764	100%
William S Mooers	VP Operations	268 Black Lake Rd, Osteen FI 32764	0

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST
N/A			

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST
N/A		

(Use additional sheets for more space)

Date of Contract: N/A

Specify any contingency clause related to the outcome for consideration of the application: N/A

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

06-30-2026
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day of JUNE, 2026, by William S. Mooers, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Courtney Hamon
Signature of Notary Public
COURTNEY MARIE HAMON
Notary Public - State of Florida
Commission # HH 520716
My Comm. Expires May 3, 2028
Bonded through National Notary Assn.

Print, Type or Stamp Name of Notary Public

2026 Property Record CardA



Parcel: 33-19-31-300-0180-0000
 Property Address: 1696 N BEARDALL AVE SANFORD, FL 32771
 Owners: MOOERS, WILLIAM; MOOERS, KIMBERLY
 2026 Market Value \$1,287,674 Assessed Value \$838,012 Taxable Value \$838,012
 2025 Tax Bill \$11,767.25 Tax Savings with Non-Hx Cap \$2,162.02
 Light Manufacturing property w/1st Building size of 7,320 SF and a lot size of 1.68 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	33-19-31-300-0180-0000
Property Address	1696 N BEARDALL AVE SANFORD, FL 32771
Mailing Address	266 BLACK LAKE RD OSTEEN, FL 32764
Subdivision	
Tax District	01:County Tax District
DOR Use Code	41:Light Manufacturing
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$942,983	\$803,214
Depreciated Other Features	\$9,889	\$5,696
Land Value (Market)	\$334,802	\$209,386
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,287,674	\$1,018,296
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$449,662	\$256,467
P&G Adjustment	\$0	\$0
Assessed Value	\$838,012	\$761,829

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$13,929.27
Tax Bill Amount	\$11,767.25
Tax Savings with Exemptions	\$2,162.02

Owner(s)A

Name - Ownership Type

MOOERS, WILLIAM - Tenancy by Entirety
 MOOERS, KIMBERLY - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 33 TWP 19S RGE 31E

S 110 FT OF E 320 FT OF NE 1/4 OF NW 1/4 & N 55 FT OF E 320 FT OF SE 1/4 OF NW 1/4 IN ABANDONED RR ROW
(LESS E 20 FT FOR RD)

& BEG 1323.64 FT S & 2003.97 FT E OF NW COR RUN E 347.99 FT S 66 FT W 348.11 FT N TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$838,012	\$0	\$838,012
SCHOOLS	\$1,287,674	\$0	\$1,287,674
FIRE	\$838,012	\$0	\$838,012
ROAD	\$838,012	\$0	\$838,012
WATER MANAGEMENT DISTRICT	\$838,012	\$0	\$838,012

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$62,000	08903/0871	Vacant	No
WARRANTY DEED	3/25/2010	\$350,000	07356/1698	Improved	Yes
WARRANTY DEED	9/1/1992	\$100	02476/0535	Improved	No
WARRANTY DEED	3/15/1982	\$1,900	01395/0631	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01254/1123	Vacant	No
WARRANTY DEED	11/1/1979	\$3,000	01254/1121	Vacant	No

LandA

Units	Rate	Assessed	Market
49,500 SF	\$4.62/SF	\$228,690	\$228,690
22,968 SF	\$4.62/SF	\$106,112	\$106,112

Item	Quantity	Unit Price	Total Price
1			
1980			
7320			
METAL PREFINISHED - INSULATED			
\$345,870			

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	144

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2014
Bed	
Bath	
Fixtures	0
Base Area (ft²)	6100
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$710,849
Assessed	\$597,113

Building 2

* Year Built = Actual / Effective

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08985	FIRE SPRINKLER SYSTEM	\$9,640		10/24/2013
05426	CONSTRUCT NEW STEEL BUILDING	\$228,748		6/27/2013
05788	ALLISON MARINE-LOTS & RECEPCL	\$0		9/1/1995

04959	ALLISON MARINE COMPANY DOING WORK - SYSTEMS OF SECURITY	\$500	7/1/1994
04294	ALLISON MARINE FIRE SPRINKLERS	\$850	6/1/1994

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1980	3450	\$11,558	\$6,935
6' CHAIN LINK FENCE - LIN FT	1980	270	\$4,182	\$2,509
LOAD RAMP	1980	360	\$742	\$445

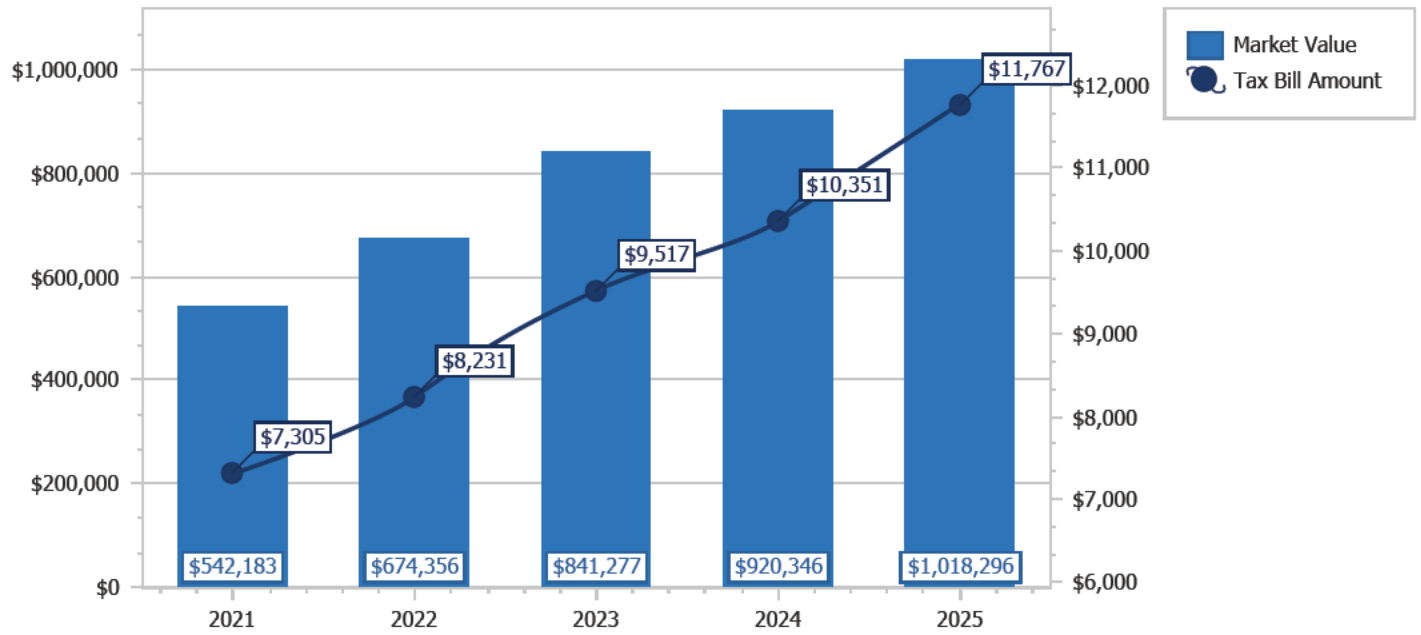
ZoningA	
Zoning	M-1
Description	Industrial
Future Land Use	IND
Description	Industrial

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 10

School DistrictsA	
Elementary	Region 3
Middle	Millennium
High	Seminole

UtilitiesA	
Fire Station #	41
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

*

7/02/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:28:57
PROJ # 26-06000028 RECEIPT # 0178278
OWNER: MOOERS, WILLIAM & KIMBERLY
JOB ADDRESS: 1696 N BEARDALL AVE LOT #: 0000

SITE PLAN	2975.00	2975.00	.00
-----------	---------	---------	-----

TOTAL FEES DUE.....: 2975.00

AMOUNT RECEIVED.....: 2975.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000021456	
CASH/CHECK AMOUNTS...:	2975.00	
COLLECTED FROM:	AEROTECH ALUMINUM	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE