



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

PROJ. #: 25-80000118
PM: Kaitlyn
REC'D: 10/30/25

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: Remington Park Commercial | Lot 5, 6, 33

PARCEL ID #(S): 27-21-31-511-0000-0050, 27-21-31-511-0000-0060, 27-21-31-300-0330-0000

TOTAL ACREAGE: 1.74 +/-

BCC DISTRICT: Dallari

ZONING: PD & C-1

FUTURE LAND USE: COM

APPLICANT

NAME: Chris Hughes

COMPANY: Wekiva Capital Partners

ADDRESS: 941 W Morse Blvd.

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: (407) 256-1943

EMAIL: ~~c.d.hughes@gmail.com~~

c.d.hughes3@gmail.com

CONSULTANT

NAME: Ryan A. Renardo, P.E.

COMPANY: R-Squared Engineering

ADDRESS: 10312 Bloomingdale Ave., Ste. 108-367

CITY: Riverview

STATE: FL

ZIP: 33578

PHONE: (727) 741-3536

EMAIL: Ryan@RSquaredEng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed commercial development for drive-thru restaurant or coffee shop.

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

STAFF USE ONLY

COMMENTS DUE: 11/7

COM DOC DUE: 11/13

DRC MEETING: 11/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD/C-1

FLU: COM

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Remington Dr,
west of Alafaya Trl

October 22nd, 2025

Via E-Mail

Planning & Development Division
Seminole County
1101 East First Street
Sanford, Florida 32771
plandesk@seminolecounty.gov

**RE: Remington Park Commercial
Pre-Application Narrative**

Dear Committee Members,

On behalf of our client, we hereby submit the Remington Park Commercial development project for a pre-application review. The project site is located at the southwest corner of the intersection of Alafaya Trail (SR 434) and Remington Drive. The project site is comprised of three parcels having parcel ID's of 27-21-31-511-0000-0060, 27-21-31-511-0000-0050, and 27-21-31-300-0330-0000 which combine for a total site area of approx. 1.74 acres. The Future Land Use for the project site is Commercial. Two of the parcels have a zoning designation of C-1 and the other parcel has a zoning designation of PD. The site is surrounded by single-family homes to the south, commercial parcels to the north, and Alafaya Trail right-of-way to the east.

The proposed project includes a drive-thru restaurant or coffee shop with a building area around 3,000 SF. One full access driveway is proposed for the connection to Remington Drive and a right-in/right-out driveway is proposed for the connection to Alafaya Trail (SR 434). The driveway spacing for the proposed connection to Alafaya Trail does not meet the minimum FDOT spacing criteria, therefore, we will be requesting a non-confirming driveway connection from FDOT.

A standalone stormwater management system is proposed on-site and will be designed to comply with the Seminole County Land Development Code and the SJRWMD Rules and Regulations. Water and Wastewater utility services are anticipated to connect to the Seminole County utility systems.

We trust this narrative provides the necessary context and detail to support a productive and informed pre-application meeting with County staff. Should you require any additional information in advance of the meeting, please don't hesitate to contact us.

Sincerely,

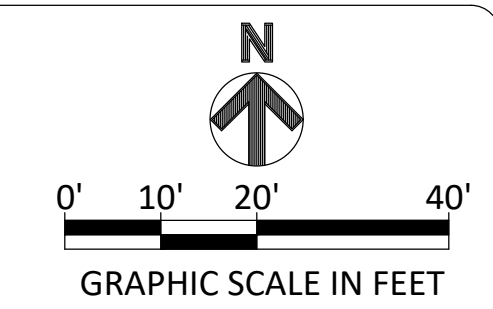
R-Squared Engineering, LLC



Ryan A. Renardo, P.E.

Principal

Ryan@RSquaredEng.com



- SITE LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED PAVERS
 - PROPOSED STORMWATER POND
 - PROPOSED BUILDING
 - EXISTING WETLAND TO BE REMOVED
 - PROPOSED WETLAND LINE
 - PROPERTY BOUNDARY LINE
 - PAVEMENT ARROW
 - INGRESS/EGRESS TRAFFIC FLOW

DEVELOPER:

WEKIVA CAPITAL PARTNERS
941 W MORSE BLVD.
WINTER PARK, FL 32789
(407) 256-1943
CONTACT: CHRIS HUGHES

CONSULTANT:

R²
R-SQUARED ENGINEERING, LLC
10312 BLOOMINGDALE AVE, STE. 108-367
RIVERVIEW, FL 33578
(727) 741-3536

SEAL:

RYAN A. RENARDO, P.E.
FL P.E. #77049

PROJECT:

REMINGTON PARK COMMERCIAL
INTERSECTION OF ALAFAYA TRAIL & REMINGTON DRIVE
OVIEDO, FL 32765
SECTION 27, TOWNSHIP 21 S, RANGE 31 E
PARCEL #'S: 27-21-31-[511-0000-0050; 511-0000-0060; 300-0330-0000]

ISSUE / REVISIONS	DATE

PROJECT MANAGER: RAR
DRAWING BY: RAR
JURISDICTION: SEMINOLE COUNTY, FL
DATE: 2025-10-22
TITLE:

CONCEPT SITE PLAN

SHEET NUMBER: **CSP-1.0**

COMMENTS: CONCEPTUAL

JOB/FILE NUMBER: XXX.XXX

Property Record Card



Parcel: 27-21-31-511-0000-0050
 Property Address:
 Owners: HARROD GROUP INC THE
 2026 Market Value \$451,867 Assessed Value \$451,867 Taxable Value \$451,867
 2025 Tax Bill \$6,181.09
 Vac General-Commercial property has a lot size of 0.78 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-511-0000-0050
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	REMINGTON COMMERCIAL PARK
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$451,867	\$451,867
Land Value Agriculture	\$0	\$0
Just/Market Value	\$451,867	\$451,867
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$451,867	\$451,867

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,181.09
Tax Bill Amount	\$6,181.09
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HARROD GROUP INC THE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 (LESS RD) & PT OF LOT 6 DESC
AS BEG SW COR LOT 5 RUN W 17.13 FT
N 209.9 FT NELY ALONG CURVE 6.01 FT
S TO BEG
REMINGTON COMMERCIAL PARK
PB 41 PGS 9 & 10

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,867	\$0	\$451,867
Schools	\$451,867	\$0	\$451,867
FIRE	\$451,867	\$0	\$451,867
ROAD DISTRICT	\$451,867	\$0	\$451,867
SJWM(Saint Johns Water Management)	\$451,867	\$0	\$451,867

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2001	\$100	04229/1938	Vacant	No
WARRANTY DEED	4/1/2001	\$100	04049/0659	Vacant	No

Land

Units	Rate	Assessed	Market
37,972 SF	\$11.90/SF	\$451,867	\$451,867

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

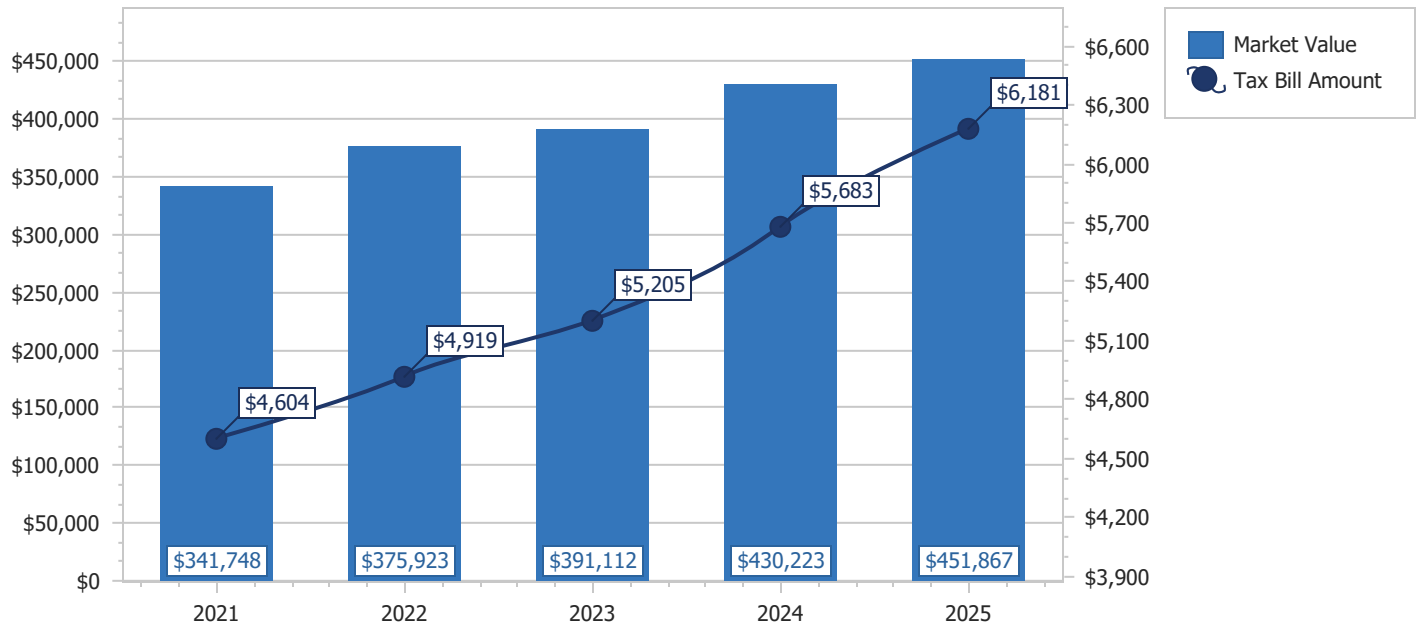
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

Political Representation	
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 74

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
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 History



Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: 27-21-31-511-0000-0060
 Property Address:
 Owners: HARROD GROUP INC
 2026 Market Value \$85,263 Assessed Value \$85,263 Taxable Value \$85,263
 2025 Tax Bill \$1,166.31
 Vac General-Commercial property has a lot size of 0.86 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-511-0000-0060
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	REMINGTON COMMERCIAL PARK
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$85,263	\$85,263
Land Value Agriculture	\$0	\$0
Just/Market Value	\$85,263	\$85,263
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$85,263	\$85,263

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,166.31
Tax Bill Amount	\$1,166.31
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 HARROD GROUP INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 (LESS BEG SW COR LOT 5 RUN W 17.13
FT N 209.9 FT NELY ALONG CURVE 6.01 FT S TO
BEG) REMINGTON COMMERCIAL PARK PB 41
PGS 9 & 10

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$85,263	\$0	\$85,263
Schools	\$85,263	\$0	\$85,263
FIRE	\$85,263	\$0	\$85,263
ROAD DISTRICT	\$85,263	\$0	\$85,263
SJWM(Saint Johns Water Management)	\$85,263	\$0	\$85,263

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	12/1/2006	\$100	06501/0968	Vacant	No
WARRANTY DEED	11/1/2006	\$55,000	06501/0974	Vacant	No
SPECIAL WARRANTY DEED	12/1/2001	\$100	04238/0433	Vacant	No
SPECIAL WARRANTY DEED	11/1/2001	\$100	04229/1941	Vacant	No

Land

Units	Rate	Assessed	Market
0.47 Acres	\$453.20/Acre	\$213	\$213
16,988 SF	\$5.89/SF	\$85,050	\$85,050

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

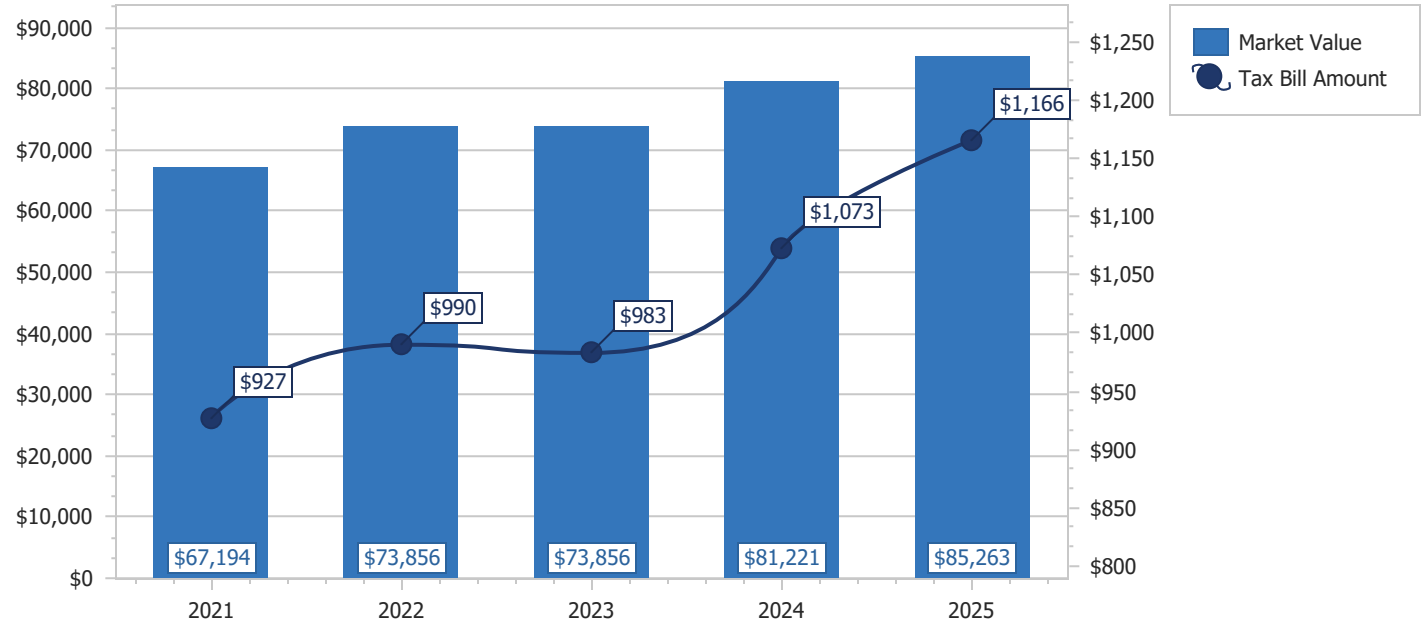
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political Representation	
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 74

Utilities	
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 History



Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: 27-21-31-300-0330-0000
 Property Address:
 Owners: HARROD, ROBERT W TR
 2026 Market Value \$51,836 Assessed Value \$51,836 Taxable Value \$51,836
 2025 Tax Bill \$674.80 Tax Savings with Non-Hx Cap \$34.26
 Vac General-Commercial property has a lot size of 0.10 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-300-0330-0000
Property Address	
Mailing Address	2068 ALAQUA DR LONGWOOD, FL 32779-3116
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$51,836	\$51,836
Land Value Agriculture	\$0	\$0
Just/Market Value	\$51,836	\$51,836
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$4,065
P&G Adjustment	\$0	\$0
Assessed Value	\$51,836	\$47,771

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$709.06
Tax Bill Amount	\$674.80
Tax Savings with Exemptions	\$34.26

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

HARROD, ROBERT W TR

Legal Description

SEC 27 TWP 21S RGE 31E
E 150 FT OF S 75 FT OF NW 1/4 OF SW
1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$51,836	\$0	\$51,836
Schools	\$51,836	\$0	\$51,836
FIRE	\$51,836	\$0	\$51,836
ROAD DISTRICT	\$51,836	\$0	\$51,836
SJWM(Saint Johns Water Management)	\$51,836	\$0	\$51,836

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2012	\$100	07721/0806	Vacant	No
WARRANTY DEED	2/1/2007	\$8,300	06595/1849	Vacant	No
ADMINISTRATIVE DEED	7/1/1995	\$100	02948/0594	Improved	No

Land

Units	Rate	Assessed	Market
4,356 SF	\$11.90/SF	\$51,836	\$51,836

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
03480	CONCRETE STEPS	\$50		5/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed

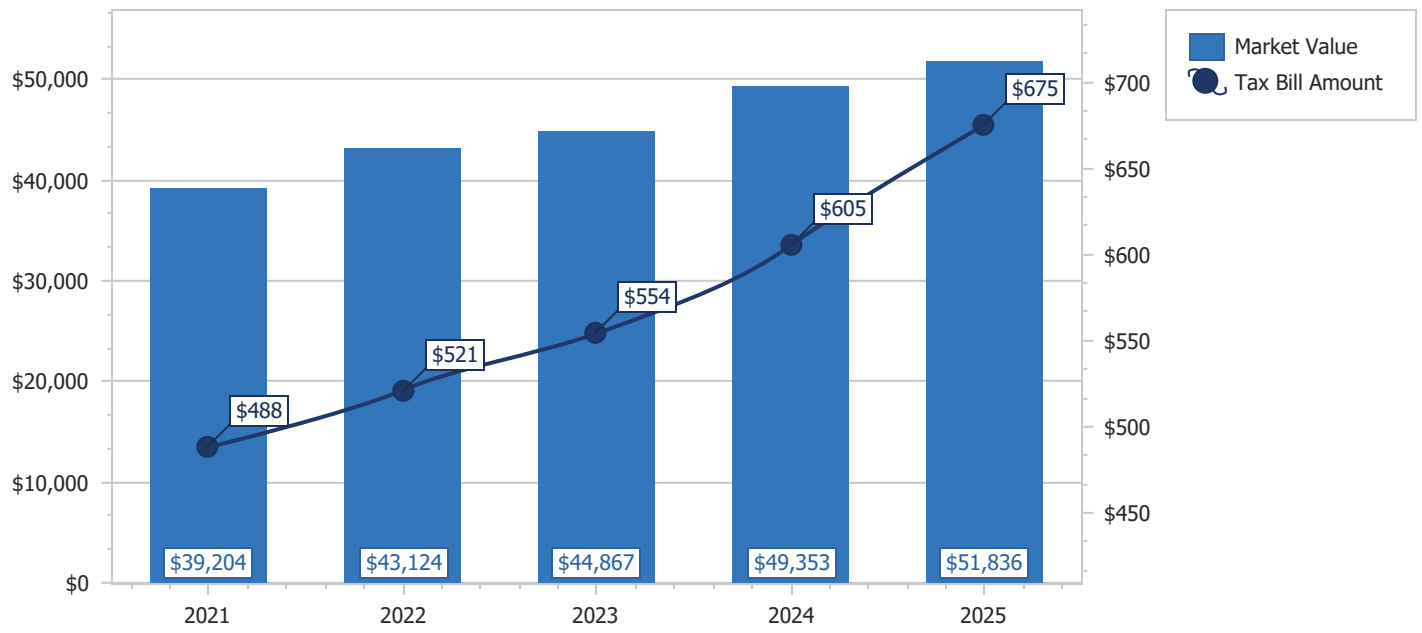
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

Political Representation	
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 74

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
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 History



Copyright 2026 © Seminole County Property Appraiser

**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: 10/31/2025 10:25:50 AM
Project: 25-80000118
Credit Card Number: 47*****7727
Authorization Number: 066834
Transaction Number: 311025C29-E366FE95-7DAA-429E-86EC-13F6B76CD4B0
Total Fees Paid: 52.50

Fees Paid

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