



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

PROJ. #: 24-20500014

Received: 10/17/24

Paid: 10/23/24

## REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$2,450</u> = <u>\$5,950</u> TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input checked="" type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ <sup>^</sup> x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ <sup>^</sup> x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* <sup>^</sup> (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

<sup>^</sup>ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

<sup>^^</sup>ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: Highway 46 Commercial	
PARCEL ID #(S): 16-19-30-5AC-0000-0920	
LOCATION: 3550 W SR 46 Sanford, Florida 32771	
EXISTING USE(S): Residential	PROPOSED USE(S): Commercial Uses
TOTAL ACREAGE: 11.637 acres	BCC DISTRICT: District 5
WATER PROVIDER: City of Sanford	SEWER PROVIDER: City of Sanford
CURRENT ZONING: C-1 / A-1	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: HIPTI	PROPOSED FUTURE LAND USE: PD

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Thomas A Dixon	COMPANY: First Team Commercial, LLC	
ADDRESS: 1300 Country Lane		
CITY: Orlando	STATE: Florida	ZIP: 32804
PHONE: 321-594-6771	EMAIL: tad@dixoncap.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lo Bros Enterprises Inc		
ADDRESS: 924 Silverton Loop		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-227-2938	EMAIL: hplw@yahoo.com	

chisakoslo@gmail.com  
edward8074@aol.com

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

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



**SIGNATURE OF OWNER/AUTHORIZED AGENT**  
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)



**DATE**

# 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, Henry P Lo, the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-0920 hereby designates Thomas A Dixon to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> 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.

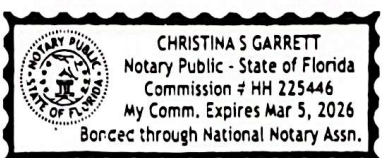
OCTOBER 16, 2024  
Date

Henry P. Lo  
Property Owner's Signature

HENRY P LO  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Henry P. Lo (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 16 day of October, 2024.



Christina S. Garrett  
Notary Public  
Christina S. Garrett

**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): \_\_\_\_\_

LO BROS ENTERPRISES, INC

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

(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
SEE ADDENDUM 1			

(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

(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

(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

(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

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

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:

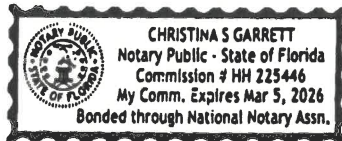
OCTOBER 16, 2024  
Date

*Henry P. Ho*  
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 16 day of October, 2024, by Henry P. Ho, who is  personally known to me, or  has produced FL Drivers License as identification.

*Christina S. Garrett*  
Signature of Notary Public



Christina S. Garrett  
**Christina S. Garrett**  
Print, Type or Stamp Name of Notary Public

ADDENDUM 1

Paragraph 2, Ownership Disclosure Form, Answers

CORPORATE OFFICERS		
NAME	ADDRESS	TITLE
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	President
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	VP
Jeanne C Lo	932 Silverton Loop, Lake Mary, FL, 32746	Secretary
CORPORATE DIRECTORS		
NAME	ADDRESS	TITLE
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	Director
SHAREHOLDERS WHO OWN 2% OR MORE OF THE CORPORATION		
NAME	ADDRESS	% OWNERSHIP
Henry P Lo	924 Silverton Loop, Lake Mary, FL, 32746	30.80%
Edward Lo	932 Silverton Loop, Lake Mary, FL, 32746	30.80%
Helen L Woo	932 Silverton Loop, Lake Mary, FL, 32746	13.50%
Thomas P Lo	5372 Fairfield Way, Fort Myers, FL, 32919	8.60%
Patricia L Lim	4730 Fendyke Ave, Rosemead, CA, 91770	5.40%
Mary Anne L Pay	2808 Bluffview Dr, Lewisville, TX, 75067	3.70%
Grace L Kwan	17408 Mayall St, Northridge, CA, 91325	3.70%



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Profit Corporation

LO BROS. ENTERPRISES, INC.

### Filing Information

<b>Document Number</b>	P40160
<b>FEI/EIN Number</b>	95-3222508
<b>Date Filed</b>	08/24/1992
<b>State</b>	CA
<b>Status</b>	ACTIVE

### Principal Address

924 SILVERTON LOOP  
LAKE MARY, FL 32746

Changed: 04/21/2021

### Mailing Address



924 SILVERTON LOOP  
LAKE MARY, FL 32746

Changed: 03/04/2021

**Registered Agent Name & Address**

LO, HENRY P  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Name Changed: 01/05/2011

Address Changed: 01/09/2022

**Officer/Director Detail**

**Name & Address**

Title DCP

LO, HENRY P  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Title VP

LO, EDWARD  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

Title D

WOO, HELEN L  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

Title VP

LO, CHISAKO S  
924 SILVERTON LOOP  
LAKE MARY, FL 32746

Title S

LO, JEANNE C  
932 SILVERTON LOOP  
LAKE MARY, FL 32746

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	01/09/2022
2023	01/31/2023
2024	01/16/2024

**Document Images**

<a href="#">01/16/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/09/2021 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">01/06/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/05/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/13/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/2011 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/11/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/13/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/26/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/01/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/2004 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/26/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/05/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/04/1996 -- ANNUAL REPORT</a>	View image in PDF format

[03/24/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)

# Property Record CardA



**Parcel:** 16-19-30-5AC-0000-0920  
**Property Address:** 3550 W SR 46 SANFORD, FL 32771  
**Owners:** LO BROS ENTERPRISES INC  
 2025 Market Value \$1,496,420 Assessed Value \$1,173,077  
 2024 Tax Bill \$16,353.14 Tax Savings with Non-Hx Cap \$3,404.87  
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,648 SF and a lot size of 11.62 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	16-19-30-5AC-0000-0920
Property Address	3550 W SR 46 SANFORD, FL 32771
Mailing Address	924 SILVERTON LOOP LAKE MARY, FL 32746-4900
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$3,311	\$2,690
Land Value (Market)	\$1,493,109	\$1,493,109
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,496,420	\$1,495,799
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$323,343	\$429,365
P&G Adjustment	\$0	\$0
Assessed Value	\$1,173,077	\$1,066,434

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,758.01
Tax Bill Amount	\$16,353.14
Tax Savings with Exemptions	\$3,404.87

## Owner(s)A

Name - Ownership Type  
LO BROS ENTERPRISES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

LOT 92 (LESS ST RD) ST JOSEPHS PB 1 PG 114

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,173,077	\$0	\$1,173,077
Schools	\$1,496,420	\$0	\$1,496,420
FIRE	\$1,173,077	\$0	\$1,173,077
ROAD DISTRICT	\$1,173,077	\$0	\$1,173,077
SJWM(Saint Johns Water Management)	\$1,173,077	\$0	\$1,173,077

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1984	\$255,000	01594/0819	Improved	Yes

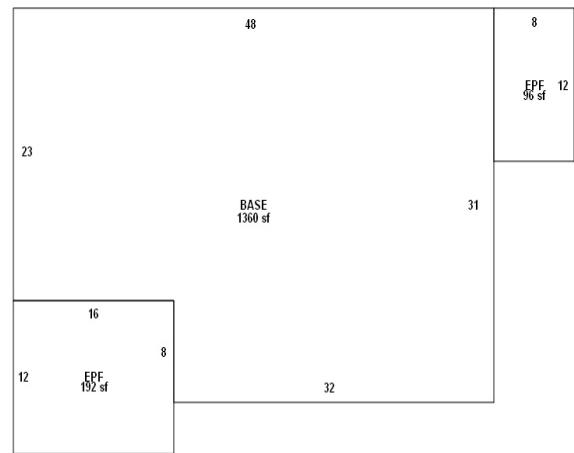
## LandA

Units	Rate	Assessed	Market
181,645 SF	\$8.20/SF	\$1,489,489	\$1,489,489
7.24 Acres	\$500/Acre	\$3,620	\$3,620

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1927/1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	1360
Total Area (ft <sup>2</sup> )	1648
Constuction	WD/STUCCO FINISH
Replacement Cost	\$0
Assessed	\$0

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	192
ENCLOSED PORCH FINISHED	96

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08358	ELECTRIC WIRING	\$1,000		8/1/2002

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1970	360	\$5,278	\$2,111
FIREPLACE 1	1970	1	\$3,000	\$1,200

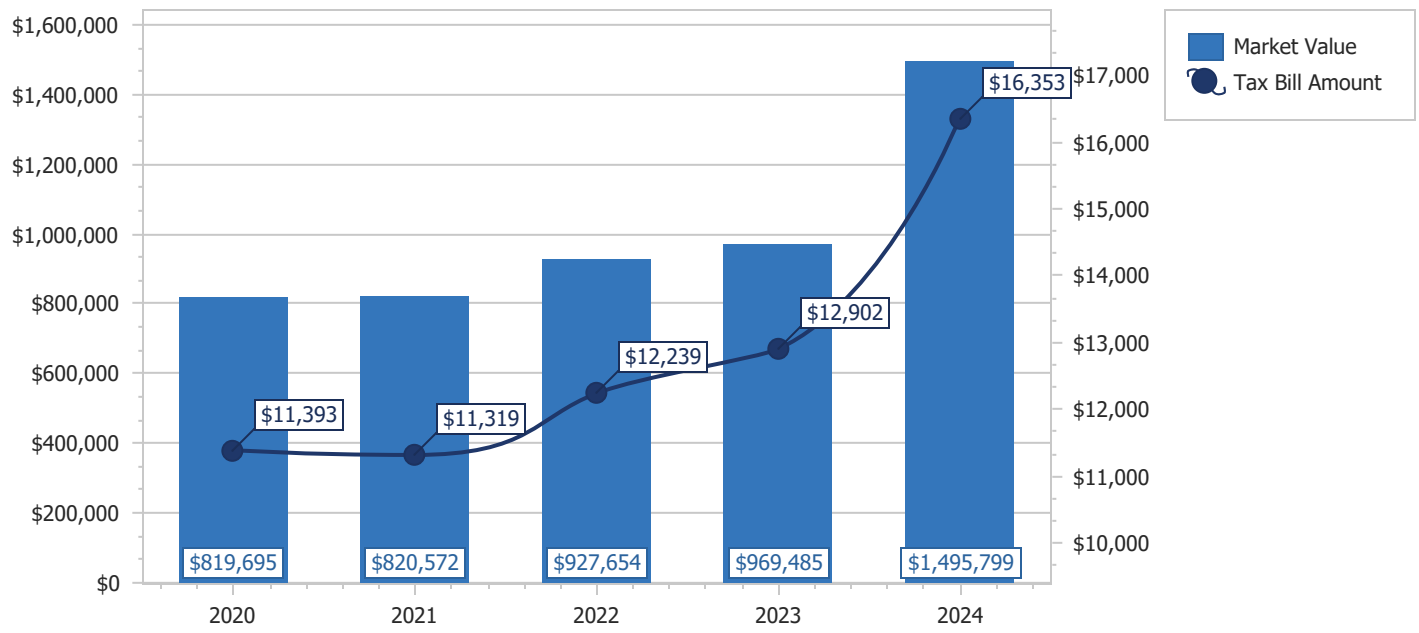
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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 6

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

# Property Value HistoryA



Copyright 2025 © 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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 10/23/2024 3:19:31 PM  
**Project:** 24-20500014  
**Credit Card Number:** 41\*\*\*\*\*2231  
**Authorization Number:** 07935G  
**Transaction Number:** 231024C1A-A51998D7-9D06-43AC-912C-51FD5421178E  
**Total Fees Paid:** 6077.10

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	127.10
REZONE WITH LUA (50% OF FEE)14	5950.00
Total Amount	6077.10