



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

PROJ. #: 26-80000012
 Received: 2/5/26
 Paid: 2/5/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Monroe Office Park	
PARCEL ID #(S): 16-19-30-5AC-0000-046A	
TOTAL ACREAGE: +/- 1.60 Acres	BCC DISTRICT: 5-Carey 5: Herr
ZONING: PD - Planned Development (expired)	FUTURE LAND USE: HIP-TI - Higher Intensity Planned Development - Target Industry

APPLICANT

NAME: Daniel Sanchez	COMPANY: MSE Development Corp
ADDRESS: 4517 Small Creek Rd	
CITY: Kissimmee	STATE: FL ZIP: 34744
PHONE: (407) 800-6831	EMAIL: [REDACTED]

CONSULTANT

NAME: Luis J. Burgos Rosado	COMPANY: LBR Solution Experts
ADDRESS: 12308 Northover Loop	
CITY: Orlando	STATE: FL ZIP: 32824
PHONE: (787)901-2776	EN [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Planned Development (PD) Amendment / Reactivation (Zoning Case No. Z2008-65).</u>				

STAFF USE ONLY

COMMENTS DUE: 2/13	COM DOC DUE: 2/19	DRC MEETING: 3/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: HIPTI	LOCATION: on the west side of Monroe Rd, north of Church St
W/S: Seminole County	BCC: 5: Herr	

Agenda: 2/27



12308 Northover Loop
Orlando, FL 32824
P: (787) 901-2776 | E: [REDACTED]

February 4, 2026

Seminole County
Planning & Development Division
1101 East First St, Room 2028
Sanford, FL 32771

VIA EMAIL: EPLANDESK@SEMINOLECOUNTYFL.GOV

**RE: MONROE OFFICE PARK – PRE APPLICATION & PLANNED DEVELOPMENT (PD)
AMENDMENT / REACTIVATION**

On behalf of the property owner, this letter serves as a request for approval of a Planned Development (PD) Amendment / Reactivation for the property located at 728 Monroe Road, Sanford, Florida, commonly known as Monroe Office Park. The subject property was previously approved as a Planned Development (PD) in 2009 (Zoning Case No. Z2008-65). The PD has since expired.

The purpose of this request is to re-establish and amend the previously approved PD entitlement in accordance with current Seminole County regulations, using the original PD approval as the baseline.

PROPERTY INFORMATION

Address: 728 Monroe Rd #46 Sanford, FL, 32771

Parcel ID: 16-19-30-5AC-0000-046A

County: Seminole

Lot area: +/- 1.60 Acres (73,207 SF)

Lot Shape: Rectangular, approximately 620'-0" x 114'-0" (As per Boundary Survey by Henrich-Luke & Swaggerty, LLC Surveyors and Mapers, Job Number E-6671 of 11/10/08.

Zoning: PD – Planned Development (expired)

Future Land Use: HIP-TI – Higher Intensity Planned Development – Target Industry

Flood Zone: X (FEMA MAP 12117C0055F, revised September 28, 2007)

Utilities: Seminole County Utilities (water & Sewer)

BCC District: 5- Carey

2/4/2026

Luis José Burgos Rosado, P.E.

FL. # 92724



12308 Northover Loop
Orlando, FL 32824
P: (787) 901-2776 | E: [REDACTED]

PLANNING & ZONING SUMMARY

2009 Approved PD – Monroe Office Park (DO# 08-20500018, Z2008-65) (Expired)

- Approval Date: April 14, 2009
- Permitted Uses:
 - Office – 9,366 sq. ft.
 - Restaurant – 2,296 sq. ft.
 - Total: ≈11,662 sq. ft.
- Maximum Height: 35 feet
- Maximum Floor Area Ratio (FAR): 1.0
- Open Space: 25% minimum
- Required Access: Pedestrian connectivity and ADA-compliant access routes
- Tree Preservation: Fourteen trees to be maintained or replaced as per Section 60.22 of the LDC
- Lighting: Must comply with IESNA standards for exterior environments

A. Deviation Request

The proposed PD Amendment is limited in scope and is intended to:

- Reactivate the previously approved PD zoning entitlement;
- Maintain development intensity and character consistent with the original approval; and
- Allow the County to identify any updated regulatory requirements prior to detailed design.

Conceptual site and development plans are being prepared based on the **2009 PD Development Order and Master Plan**, utilizing existing records and previously approved development parameters. No increase in density, intensity, or expansion of permitted uses is proposed at this time.

B. Consistency with Comprehensive Plan and HIP-TI Land Use

The property is designated **HIP-TI (Higher Intensity Planned Development – Target Industry)** on the Seminole County Future Land Use Map.

The proposed PD reactivation:

- Is consistent with the HIP-TI designation;
- Supports office, flex, warehouse, and light industrial uses; and
- Is compatible with surrounding commercial and industrial development along the Monroe Road corridor.

2/4/2026
Luis José Burgos Rosado, P.E.
FL. # 92724



12308 Northover Loop
Orlando, FL 32824
P: (787) 901-2776 | E: [REDACTED]

C. PD Amendment Classification

Although the original PD has expired, the requested amendment:

- Does not increase density or development intensity;
- Does not introduce new or incompatible uses;
- Does not create off-site impacts; and
- Maintains consistency with the intent of the original PD approval.

D. Open Space, Infrastructure, and Public Facilities

The proposed PD Amendment does not reduce the functional intent of open space or negatively impact stormwater management, utilities, or transportation infrastructure.

The site is located within the Seminole County Utilities service area and is served by Monroe Road and Church Street. Any required coordination with FDOT, SJRWMD, or other agencies will be addressed during subsequent phases of development.

Based on the limited and consistent nature of the proposed action, we respectfully request:

- County confirmation of the **PD Amendment / Reactivation process**; and
- Staff feedback regarding any updated requirements necessary to proceed with formal PD rezoning.
- The request is limited to re-establishing entitlements and confirming current regulatory requirements.

Any additional requirements identified by Seminole County or reviewing agencies, including engineering design, stormwater analysis, traffic studies, environmental review, or final site plans will be addressed in a **separate subsequent phase**, subject to additional authorization and fees.

Please provide a letter of review and recommendations so the applicant may proceed with the formal petition submittal.

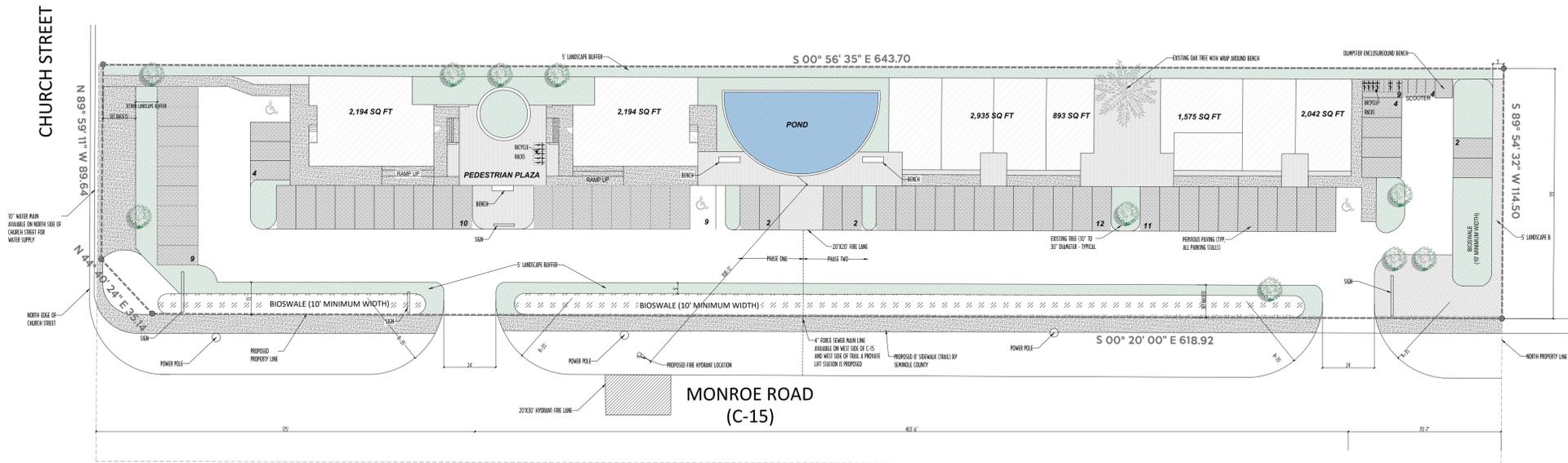
If you have any questions, please do not hesitate to contact us at 7879012776 or [REDACTED]

Sincerely,

2/4/2026
Luis José Burgos Rosado, P.E.
FL. # 92724



LOCATION MAP



MASTER PLAN

SCALE : 1/32" = 1'-0"



ZONING
 EXISTING: A-1
 PROPOSED: PLANNED USE DEVELOPMENT (PUD)
 PARCEL ID: 1619305AC0000046A
 FUTURE LAND USE DESIGNATION: HIGH INTENSITY PLANNED DEVELOPMENT, TARGET INDUSTRY (HIPTI)

PERMITTED USES
 OP USES PER THE SEMINOLE COUNTY LAND DEVELOPMENT CODE PLUS SIT-DOWN RESTAURANTS. THE FOLLOWING USES SHALL BE PROHIBITED: DAYCARE, CHURCHES, SCHOOLS, OR ADULT LIVING FACILITIES.

PHASED DEVELOPMENT STRATEGY
 PHASE ONE TO INCLUDE SOUTH HALF OF PROPOSED CONCEPT SITE PLAN INCLUDING ALL UTILITY CONNECTIONS FOR PHASE TWO. PHASE TWO TO INCLUDE THE NORTH HALF OF THE PROPOSED CONCEPT SITE PLAN

COMMON AREAS MANAGEMENT
 LEGAL INSTRUMENTS WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.

SETBACKS
 5' FROM THE NORTH AND WEST PROPERTY LINE
 15' FROM THE SOUTH PROPERTY LINE ALONG CHURCH STREET
 15' FROM THE EAST PROPERTY LINE ALONG LAKE MONROE ROAD
MAXIMUM BUILDING HEIGHT - 35' FOR BUILDING - 45' FOR CUPOLA

LANDSCAPE BUFFERS
 5' BUFFER ALONG THE NORTH AND WEST AND EAST PROPERTY LINE. THE NORTH BUFFER TO INCLUDE 4 CANOPY TREES AND 40 SHRUBS PER 100 LINEAR FEET.
 THE WEST BUFFER TO INCLUDE EXISTING OAKS AND OTHER EXISTING NATIVE TREES AND INFILLED WITH 8 CANOPY TREES AND 17 SHRUBS PER 100 LINEAR FEET.
 THE EAST BUFFER TO INCLUDE 24 CANOPY TREES AND UNDERSTORY TREES AND 40 SHRUBS PER 100 LINEAR FEET
 10' BUFFER ALONG THE SOUTH PROPERTY LINE TO INCLUDE 12 CANOPY TREES AND 3 UNDERSTORY TREES AND 40 SHRUBS PER 100 LINEAR FEET.

PROJECT INTENSITY
 OFFICE & GENERAL BUSINESS = 9,366 SF
 RESTAURANT = 2,296 SF

OPEN SPACE
 25% OF PARCEL
 PARCEL AREA: 73,207 SF (1.68 ACRES)
 25% OF 73,207 SF: 18,302 SF (0.42 ACRES)

RETENTION
 OPEN POND: 2,203 SF
 SWALE: 6,876 SF
 OPEN PLAZA: 4,200 SF
 PARKING ISLANDS: 1,814 SF
 LANDSCAPE AREA: 12,842 SF
 TOTAL OPEN SPACE: 27,435 SF

ADDITIONAL PERVIOUS AREA: 12,408 SF OF PERVIOUS PAVING FOR PARKING STALLS

"OPEN POND" CONTAINS A 36,000 GALLON CISTERN FOR WATER HARVESTING FROM ROOFS TO SUPPLEMENT IRRIGATION AND GREYWATER NEEDS.

ANTICIPATED FINISH FLOOR ELEVATION TO BE 4'-8" ABOVE EXISTING GRADE AND ANTICIPATED PARKING AREA TO BE 2'-8" ABOVE EXISTING GRADE.

PARKING
 1 SPACE/250 GFA FOR OFFICE & GENERAL BUSINESS
 9,366 SF OFFICE: 38 SPACES

1 SPACE/4 SEATS FOR RESTAURANT
 2,296 SF (9,366 +2,296 = 11,662 X 20% = 2,332 SF ALLOWED)
 80 INTERIOR SEATS: 20 SPACES REQUIRED
 28 EXTERIOR SEATS: 7 SPACES REQUIRED
 TOTAL PARKING REQUIRED: 65 SPACES
 TOTAL PARKING PROVIDED: 65 SPACES

PARKING SPACES STALL SHALL BE 9' X 18'
 (SEE JUSTIFICATION PARKING STUDY - 1/26/09)

IMPACT ANALYSIS
 SCHOOL - PROPOSED DEVELOPMENT WILL HAVE NO EFFECT UPON SCHOOLS.

POTABLE WATER DAILY SEWER
 OFFICE SPACE = 9,366 SF X 0.10 GPD/SF = 937 GPD
 RESTAURANT = 180 SEATS X 30 GPD/SEAT = 3,240 GPD
 TOTAL POTABLE WATER DEMAND = 4,177 GPD
 PROJECT SEWER IMPACT = 4,177 GPD

TRAFFIC
 OFFICE SPACE = 9,366 SF X 1.01 TPD/1000 SF = 103 TPD
 RESTAURANT = 2,296 SF X 89.95 TPD/1000 SF = 207 TPD
 PROJECT GROSS AVERAGE TRIPS PER DAY = 310

WATER AND SEWER UTILITIES DESIGN SHALL MEET THE REQUIREMENTS OF SEMINOLE COUNTY.

UTILITIES AND SERVICES
 WATER: SEMINOLE COUNTY UTILITIES
 SEWER: SEMINOLE COUNTY UTILITIES
 CABLE: BRIGHTHOUSE
 PHONE: BELLSOUTH
 ELECTRICITY: FLORIDA POWER & LIGHT
 GARBAGE COLLECTION: SEMINOLE COUNTY
 FIRE PROTECTION: SEMINOLE COUNTY

PROJECT
MONROE PARK WAREHOUSE

ADDRESS
**728 MONROE ROAD,
 SANFORD
 FL 32771**

PROJECT DESCRIPTION
NEW PARK

ENGINEER OF RECORD:
P.E. LUIS BURGOS ROSADO



12308 NORTHOVER LOOP
 ORLANDO, FL 32824
 LBR.PE.CONSUULTING@GMAIL.COM F: 787-901-2776

LUIS JOSE BURGOS ROSADO, PE - FL # 92724

DIGITALLY SIGN & SEAL AREA:

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF, THE STRUCTURAL PLANS AND SPECIFICATIONS CONTAINED WITHIN THESE DRAWINGS COMPLY WITH THE 2023 FLORIDA BUILDING CODE-RESIDENTIAL 8TH EDITION. ENGINEER'S SIGNATURE AND SEAL IS ONLY FOR THE STRUCTURAL ENGINEERING PORTIONS OF THE DRAWINGS PAGES BEARING ON THE ENGINEER'S SIGNATURE AND SEAL. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LUIS JOSE BURGOS AND DOES NOT INCLUDE 4" SHEETS. PRINTED COPIES OF THIS DOCUMENT ARE NOT VERIFIED ON ANY ELECTRONIC COPY.
 PRIOR TO THE COMMENCEMENT OF ANY WORK CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

JOB NO.: 25-164

REVISION	BY
REV.1	
REV.2	

DATE: february 4, 2026
 DRAWN BY:
 NOTES:

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**SHEET
 MP**

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Property Record Card



Parcel: **16-19-30-5AC-0000-046A**
 Property Address: **MONROE RD SANFORD, FL 32771**
 Owners: **MSE DEVELOPMENT CORP**
 2026 Market Value \$474,372 Assessed Value \$474,372 Taxable Value \$474,372
 2025 Tax Bill \$2,960.44 Tax Savings with Non-Hx Cap \$1,679.15
 Vac Industrial General property has a lot size of 1.46 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-046A
Property Address	MONROE RD SANFORD, FL 32771
Mailing Address	7566 SOUTHLAND BLVD SUITE 106 ORLANDO, FL 32809-6973
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
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)	\$474,372	\$339,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$474,372	\$339,176
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$199,187
P&G Adjustment	\$0	\$0
Assessed Value	\$474,372	\$139,989

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,639.59
Tax Bill Amount	\$2,960.44
Tax Savings with Exemptions	\$1,679.15

Owner(s)

Name - Ownership Type
 MSE DEVELOPMENT CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 180 FT OF LOT 46 (LESS RD)
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$474,372	\$0	\$474,372
Schools	\$474,372	\$0	\$474,372
FIRE	\$474,372	\$0	\$474,372
ROAD DISTRICT	\$474,372	\$0	\$474,372
SJWM(Saint Johns Water Management)	\$474,372	\$0	\$474,372

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/22/2025	\$600,000	10958/1635	Vacant	Yes
WARRANTY DEED	1/1/2006	\$100	06075/1191	Improved	No
QUIT CLAIM DEED	12/1/1999	\$33,100	03793/0900	Improved	No
WARRANTY DEED	1/1/1989	\$100	02080/1434	Improved	No
WARRANTY DEED	11/1/1986	\$80,000	01788/0257	Improved	Yes
WARRANTY DEED	1/1/1978	\$100	01154/0120	Improved	No

Land

Units	Rate	Assessed	Market
52,708 SF	\$9/SF	\$474,372	\$474,372

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
12237	DEMO SHED	\$250		10/21/2016

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political Representation

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

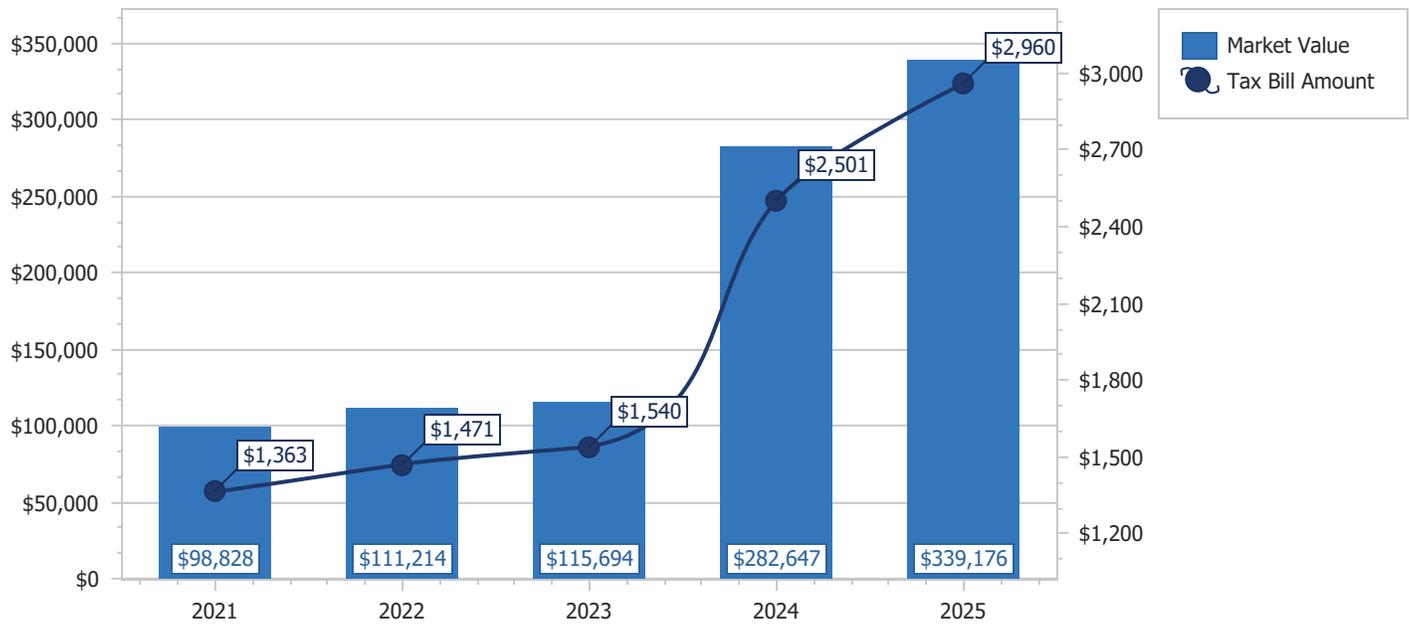
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 2/5/2026 5:23:36 PM
Project: 26-80000012
Credit Card Number: 41*****5222
Authorization Number: 00437G
Transaction Number: 050226O3A-FD29BB69-FE8F-429A-B965-023619663055
Total Fees Paid: 52.50

Fees Paid

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