



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

PROJ. #: 24-80000057
Received: 4/5/24
Paid: 4/16/24

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: Brisson Ave	
PARCEL ID #(S): 08203150100000010	
TOTAL ACREAGE: 18.53	BCC DISTRICT: Seminole Gardens 5: Herr
ZONING: A-1	FUTURE LAND USE: IND

APPLICANT

NAME: Nick Tomasino	COMPANY: Landmark Precast LLC		
ADDRESS: 438 NW 10th Ave			
CITY: Homestead	STATE: FL	ZIP: 33030	
PHONE: 786-252-1892	EMAIL: nick.tomasino@landmarkprecast.com		

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>we would like to rezone the property to develop a 40,000 sq ft concrete precast facility</u>				

STAFF USE ONLY

COMMENTS DUE: 4/26	COM DOC DUE: 5/2	DRC MEETING: 5/8
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: IND	LOCATION: <u>on the north side of Lake Mary Blvd, east of Red Cleveland Blvd</u>
W/S: City of Sanford	BCC: 5: Herr	



Landmark Precast, LLC
438 NW 10th Ave
Homestead, FL 33030

(786) 242-8888
LandmarkPrecast.com

To Seminole County:

Landmark Precast is poised to embark on a transformative project along Brisson Avenue, aiming to rezone the current agricultural land and future land use of industrial to industrial use, in a strategic move to enhance local infrastructure and economic growth. Our vision encompasses the establishment of a state-of-the-art, 40,000 square foot open-air facility dedicated to the production of concrete precast components, essential for robust drainage systems. This facility is designed to include a 3,000 square foot office space, symbolizing our commitment to operational excellence and innovation in the precast manufacturing sector.

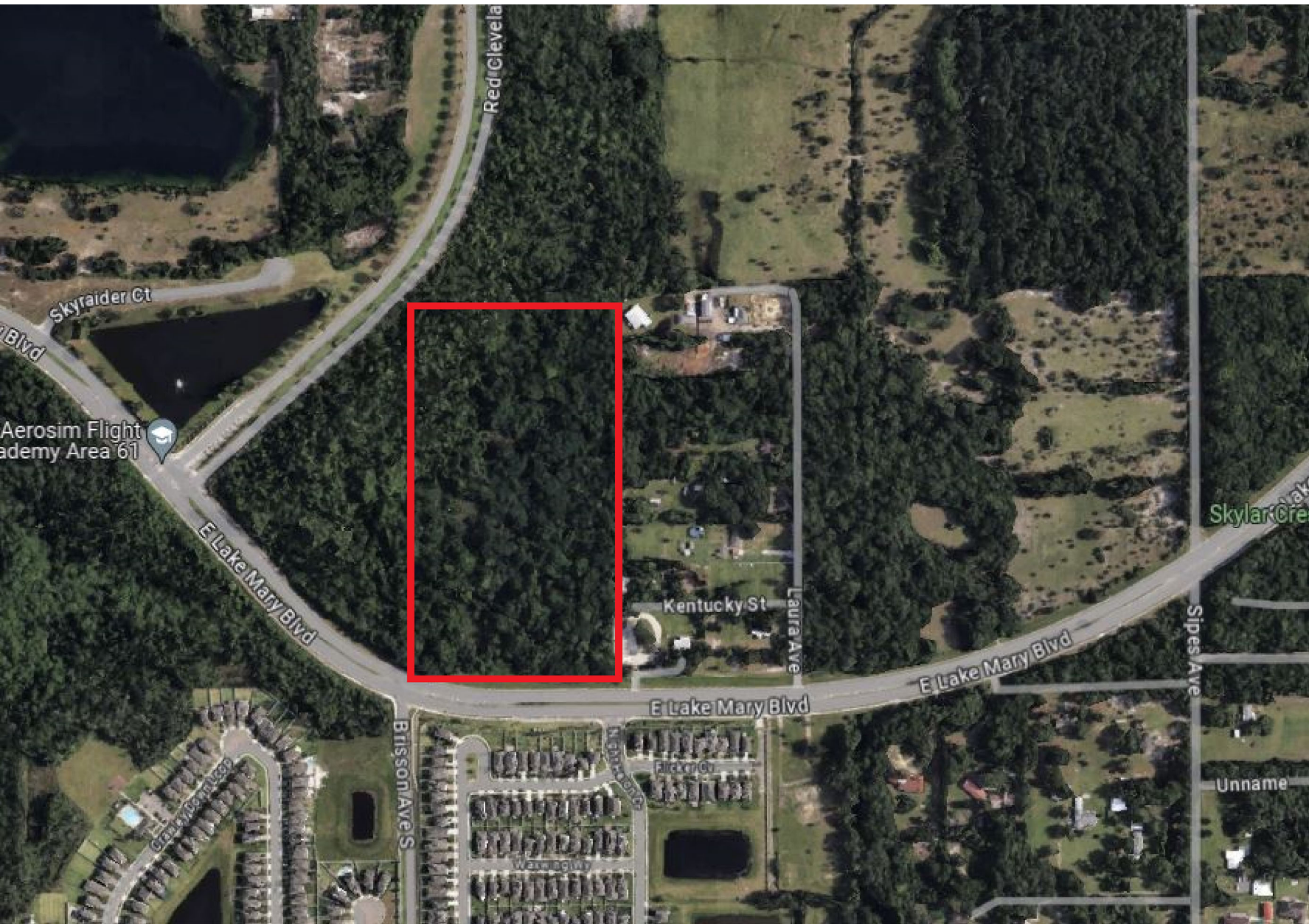
Our project is not merely about the construction of a manufacturing unit; it's about laying down the foundations for sustainable development and job creation in the area. We are estimating a significant capital expenditure of approximately \$4 to \$5 million dollars for the development of this facility. This investment underlines our confidence in the project's potential to contribute positively to the local economy and environment.

Furthermore, Landmark Precast is committed to bringing substantial employment opportunities to Seminole County, with the creation of 30-40 new jobs. These positions will range across various levels of expertise and skill, providing a much-needed boost to local employment and fostering a skilled workforce within the community.

The remaining expanse of the property, approximately 13.5 acres, is planned to be meticulously utilized for storage purposes. This will ensure that while the core activities revolve around manufacturing, the majority of the land will be utilized for storage, maintaining a balance with the natural surroundings and minimizing the ecological footprint of our operations.

This rezoning initiative represents more than a change in land use; it signifies Landmark Precast's dedication to being at the forefront of industrial innovation, sustainability, and community development. By transitioning from agricultural to industrial zoning, we aim to create a ripple effect of benefits, including economic upliftment, job creation, and enhanced infrastructure capabilities. Our project stands as a testament to our commitment to building a sustainable future for the Brisson Avenue area, firmly rooted in community, innovation, and environmental stewardship.

Nick Tomasino
Vice President





Property e or r

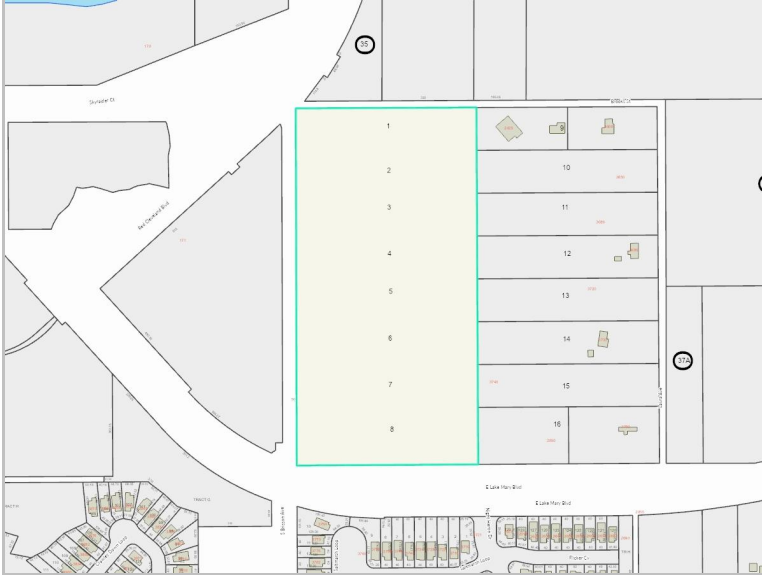


P r e l 08-20-31-501-0000-0010

Property A d r e s s BRISSON AV SANFORD, FL 32773

P r e l L o t i o n

Site View



Sorry, No Image Available at this Time

P r e l I n f o r m a t i o n

V a l u e S u m m a r y

P r e l	08-20-31-501-0000-0010
Owner(s)	CAROLYN J HUGH Y R V TRUST
Property A d r e s s	BRISSON AV SANFORD, FL 32773
M a i l i n g	PO BOX 790 OST N, FL 32764-0790
Sub d i v i s i o n N a m e	S MINOL GARD NS
T a x D i s t r i c t	01-COUNTY-TX DIST 1
D O R U s e C o d e	00-VACANT R SID NTIAL
Exemptions	None
A G I s s i f i c a t i o n	No

	2024 Working V l u e s	2023 e r t i f i e d V l u e s
V a l u a t i o n M e t h o d	Cost/Market	Cost/Market
Number of B u i l d i n g s	0	0
D e p r e c i a t e B I g V l u e		
D e p r e c i a t e E X F T V l u e		
L a s t V l u e (M a r k e t)	\$598,276	\$585,270
L a s t V l u e A g		
J u s t / M a r k e t V l u e	\$598,276	\$585,270
P o r t a b i l i t y A j		
S a f e O u r H o m e s A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$585,110	\$573,301
P & G A j	\$0	\$0
A s s e s s e d V l u e	\$13,166	\$11,969

2023 e r t i f i e d T a x S u m m a r y

2023 T a x A m o u n t w / o N o n - H x p \$7,788.77 2023 T a x S a v i n g s w i t h N o n - H x p \$4,546.27
 2023 T a x B i l l A m o u n t \$3,242.50

* Does NOT IN CLUDE Non A d v l o r e m A s s e s s m e n t s

L e g a l D e s c r i p t i o n

LOTS 1 TO 8 & VACD ST ADJ ON S
 OF LOT 8
 S MINOL GARD NS
 PB 5 PG 23

Taxes

Taxing Authority	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 3,66	\$0	\$ 3,66
SJWM(Saint Johns Water Management)	\$ 3,66	\$0	\$ 3,66
FIRE	\$ 3,66	\$0	\$ 3,66
COUNTY GENERAL FUND	\$ 3,66	\$0	\$ 3,66
Schools	\$598,276	\$0	\$598,276

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	03/01/2005	05683	0996	\$ 00	No	Vacant
WARRANTY DEED	03/01/1980	00272	0822	\$2,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			8.58	\$92,000.00	\$598,276

Building Information Permits

Permit #	Description	Agency	Month	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-	Industrial	IND	Agricultural- Ac

Utility Information

Fire Station	Power	Phone (analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	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 0 - Jason Brodeur	8

School Information

Elementary School District	Middle School District	High School District
Region 3	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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/16/2024 1:16:50 PM
Project: 24-80000057
Credit Card Number: 41*****6070
Authorization Number: 09501G
Transaction Number: 160424O10-C0A4BD27-CFCE-4AF7-968B-D783B62ED52F
Total Fees Paid: 52.50

Fees Paid

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