



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

PROJ. #: 25-80000016
Received: 2/10/25
Paid: 2/11/25

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: Sanford W 46 LLC		
PARCEL ID #(S): 29-19-30-300-0020-0000		
TOTAL ACREAGE: 5.17 ac	BCC DISTRICT:	Dist 5-Andria Herr
ZONING: PD (Ord. 2025-1)	FUTURE LAND USE:	HIPTI (High Intensity Planned Development Target Industry)

APPLICANT

NAME: Bryan Schultz	COMPANY: Sanford W 46 LLC	
ADDRESS: 6414 Montclair Bluff Lane		
CITY: Windermere	STATE: Florida	ZIP: 34786
PHONE: 813-760-2621	EMAIL: b.schultz@oceanbleugroup.com	

CONSULTANT

NAME: Evan Futch, AICP	COMPANY: AVID McAdams	
ADDRESS: 1337 S. International Pkwy. Suite 1311		
CITY: Lake Mary	STATE: Florida	ZIP: 32746
PHONE: 407-248-0505 Ext 204	EMAIL: evan.futch@avidgroup.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input 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>The site was recently rezoned and the Applicant would like to Subdivide the property into 1 Flood Comp tract and 2 lots/parcels - Summary attached for more details</u>				

STAFF USE ONLY

COMMENTS DUE: <u>2/21</u>	COM DOC DUE: <u>2/27</u>	DRC MEETING: <u>3/5</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>Hipti</u>	LOCATION: <u>on the northwest corner of W SR 46 and Harvest Time Dr</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	



1337 South International Parkway
Suite 1311
Lake Mary, FL 32746
407. 248. 0505

OBG25002.00

February 7, 2025

To: Seminole County Planning Staff
From: Evan Futch, AICP
RE: Pre-application Request - Narrative
Sanford W 46 LLC
Parcel# 29-19-30-300-0020-0000

Staff,

The proposed project site is approximately 5.17 ± acres located approximately 250' west of Rinehart Rd, on the northside of State Road 46 in unincorporated Seminole County, Florida. The site was recently approved by Ordinance 2025-1 to rezone from C-2 to PD.

The Developer owns the property and desires to subdivide and develop the master infrastructure to support two (2) commercial outparcels on the front half of the property along SR 46 and utilize the rear of the property as flood compensation area. The developer proposes to impact (remove) all jurisdictional wetlands located within the site through purchase of credits from a regional mitigation bank. Utilities, access, and storm water shall be provided as part of the master infrastructure the use(s) on each parcel will be designed and permitted separately in the near future under separate submittals. Access will be provided through a right in – right out access on SR-46 and a cross-access connection to the property to the east. Attached are two concept plans, one showing a QSR w/Drive-thru and a carwash. The second plan just depicts the pad ready sites with the master infrastructure. It is the intention of the developer to pursue the master infrastructure first and then come in with the individual site plans.

Sanford W 46 LLC Seminole County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	1.67± Ac
PARCEL 'B'	0.90± Ac
PARCEL 'C'	2.61± Ac
TOTAL	5.18± Ac

JURISDICTION:
SEMINOLE COUNTY, FL

PROPERTY FUTURE LAND USE:
HIPTI (HIGH INTENSITY PLANNED DEVELOPMENT TARGET INDUSTRY)

PROPERTY ZONING:
PD (ORD 2025-1)

PROPERTY OVERLAY:
URBAN CORRIDOR

PROPOSED DENSITY/INTENSITY:

PARCEL 'A'	QSR	2,378 SF
PARCEL 'B'	CAR WASH	3,485 SF

PARKING:

USE	RATIO	REQ.	PROP.
PARCEL 'A'	QSR	5 SP / 1000 SF	12
PARCEL 'B'	COMMERCIAL - NON-RETAIL	1 SP / 2 EMPLOYEES + 1 SP / COMPANY VEHICLE	22 VAC
	SEMINOLE CROSSINGS PB 55, PG 11	TBD	22 VAC

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:

- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT OF THE PROJECT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT (ST RD R/W) COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
- THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
- THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1015516/POBG2502
SCALE: 1" = 40' DATE: 02-06-25
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...
Sanford W 46, LLC



PROVIDED BY...
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING+ENTITLEMENT PALM HARBOR, FLORIDA
LANDSCAPE ARCHITECTURE 34683
STORMWATER PHONE (727) 789-9500
TRANSPORTATION MCADAMSCO.COM
GEOMATICS

Sanford W 46 LLC
Seminole County, FL

CONCEPT PLAN "A2"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	1.67± Ac
PARCEL 'B'	0.90± Ac
PARCEL 'C'	2.61± Ac
TOTAL	5.18± Ac

JURISDICTION:
SEMINOLE COUNTY, FL

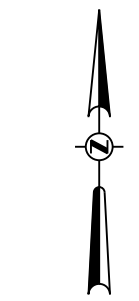
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- BEARINGS BASED ON THE TO UNDERGROUND LOCATED SURVEY PREPARED WITH
- ALTIMETERS TABLE A (DISTANCE) PROPERTY CORNERS TO SITE ADDRESS AS SHOWN ACCORDING TO EASEMENT PARCEL (IES PARTIALLY FLOODPLAIN AND PART CONTAINS 260.716 SQ. FT. (1.684 ACRES WETLAND) ELEVATIONS - BASELINE ELEVATION 7.70 (NAD 83) NO ZONING REPORT (SU 76B1) NO BUILDINGS ON (3) SUBSTANTIAL FEATURE (9) NO PARKING ON SITE (10) DISTANCE SHOWN TO H (11A) OBSERVED EVIDENCE (13) FENCES ADJOINING (16) NO RECENT EARTH MO
- LEGEND
- BFL BACKFLOW PRE
 - BOL BOLLARD
 - DM STORM MANHOLE
 - DI DROP INLET
 - EM ELECTRIC METER
 - GA GUY ANCHOR
 - GV GAS VALVE
 - UH UTILITY HAND HO
 - LP LIGHT POLE
 - SIGN SIGN
 - SM SANITARY MANH
 - SV SEWER VALVE
 - TE TELEPHONE POLE
 - UP UTILITY POLE
 - WR WATER WALL
 - WC WATER COVER
 - WC (SIZE) WATER CO
 - WM WATER MAIN
 - WM (SIZE) WATER MA
 - XP MAP (SIZE) MAPLE T
 - XP (SIZE) OAK TRE
 - XP (SIZE) PINE TRE
 - XP (SIZE) PINE TRE
 - OH OVERHEAD UTIL
 - UE UNDERGROUND
 - UW UNDERGROUND

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STORMWATER PHONE (727) 789-9500
TRANSPORTATION MCADAMSCO.COM
GEOMATICS

Property Record Card



Parcel: **29-19-30-300-0020-0000**
 Property Address:
 Owners: **SANFORD W 46 LLC**
 2025 Market Value \$2,082,252 Assessed Value \$2,082,252 Taxable Value \$2,082,252
 2024 Tax Bill \$26,195.60
 Vac General-Commercial property has a lot size of 5.17 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$2,082,252	\$1,983,163
Just/Market Value	\$2,082,252	\$1,983,163
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$26,195.60
Tax Bill Amount	\$26,195.60
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE
(LESS ST RD R/W)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,082,252	\$0	\$2,082,252
Schools	\$2,082,252	\$0	\$2,082,252
FIRE	\$2,082,252	\$0	\$2,082,252
ROAD DISTRICT	\$2,082,252	\$0	\$2,082,252
SJWM(Saint Johns Water Management)	\$2,082,252	\$0	\$2,082,252

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

Land

Units	Rate	Assessed	Market
104,304 SF	\$19.95/SF	\$2,080,865	\$2,080,865
2.77 Acres	\$500/Acre	\$1,387	\$1,387

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	C-2
Description	Retail Commercial
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

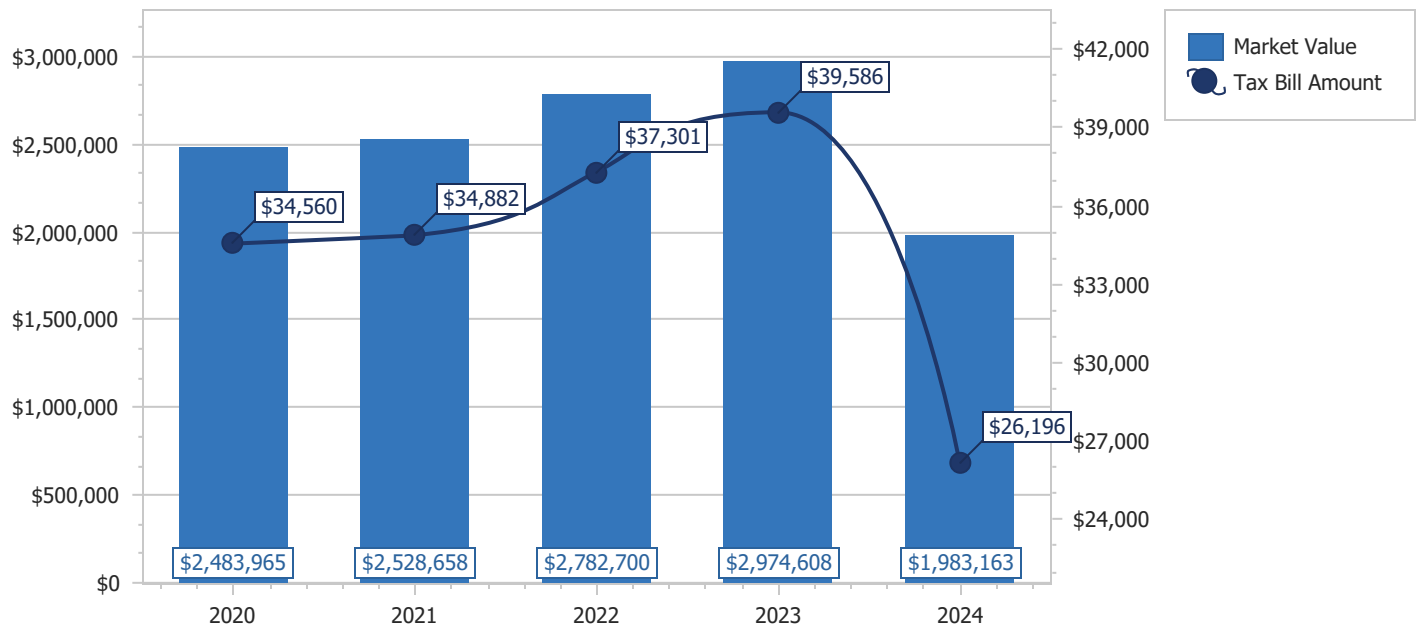
School Districts

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

Receipt Details

Date: 2/11/2025 8:29:53 AM
Project: 25-80000016
Credit Card Number: 37*****4003
Authorization Number: 285247
Transaction Number: 110225C2A-E7E50CF4-CA99-46CF-98FD-44BF9CF5B1D6
Total Fees Paid: 52.50

Fees Paid

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