



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

PROJ. #: 26-8000062

Received & Paid: 6/1/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Higher Ground

PARCEL ID #(S): 22-20-30-300-033A-0000

TOTAL ACREAGE: 0.59

BCC DISTRICT: District 2

ZONING: C-2

FUTURE LAND USE: ~~Automotive Repair~~ MXD

APPLICANT

NAME: Ken Haun

COMPANY: Higher Ground Performance, LLC

ADDRESS: 199 W. Marvyn Ave

CITY: Longwood

STATE: Florida

ZIP: 32750

PHONE: 407-821-2067

EMAIL: [REDACTED]

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Automotive Repair

STAFF USE ONLY

COMMENTS DUE: 6/12

COM DOC DUE: 6/18

DRC MEETING: 6/24

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: Seminole County

BCC: 2: Zembower

on the north side of Ronald Reagan Blvd,
east of US HWY 17-92

Project Narrative

To Whom It May Concern,

22-20-30-300-033A-0000

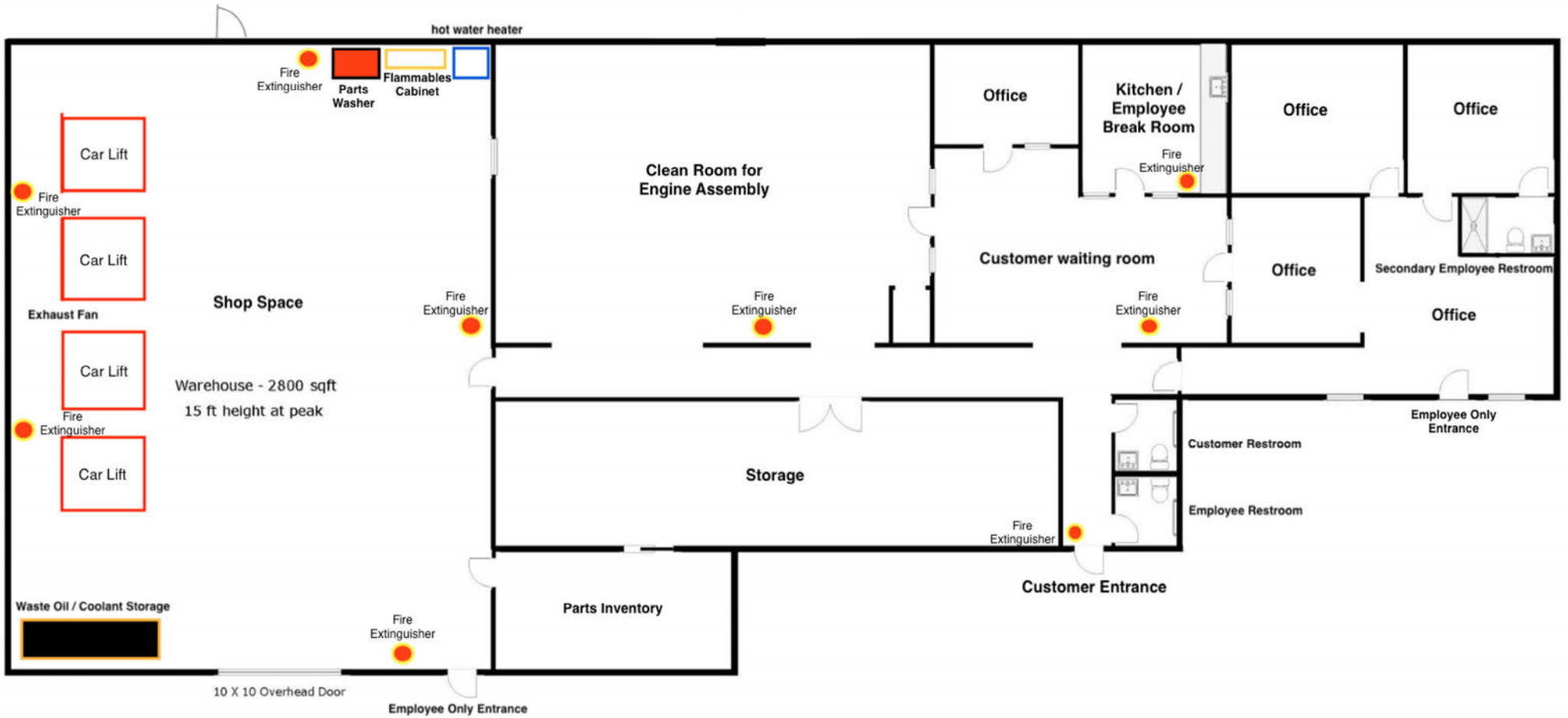
I, Ken Haun, request a rezone of the 0.59 Acre parcel # ~~22-30-30-300-033AA-0000~~. This property is currently vacant and on the market for lease or sale. The current zoning is C-2 which does not list automotive repair. My intention is to move my automotive repair business to this property under lease. I will not be changing the building from it's current form, except to install an exhaust fan, required for an automotive repair facility which will comply with Florida Building Code and OSHA air quality standards. Our environmental impact will be negligible, as we collect and recycle 100% of all waste oil, and other automotive fluids. We use Crystal Clean for all of our environmental waste. All waste fluid storage will comply with all FDEP guidelines as written under chapter 62-710 of the Florida Administrative code. All flammable/combustible materials will be stored in a clearly marked UL-listed cabinet, as required by the Florida Fire Prevention Code. In addition to safely storing our flammables, we have 12 Portable 2-A:10-B:C fire extinguishers which will be located strategically around the shop and office/waiting room/kitchen area/break room in accordance with the Florida Fire Prevention Code. Outside parking area will be kept clear of obstruction so that we do not impede with local traffic conditions. Our business here will be conducted in a professional manner with all city/county codes and regulations in consideration.

Our current facility (registration # MV104407) is in Seminole County and is compliant with all requirements for automotive repair. We are growing and we need a larger facility to support our continued growth.

Thank you for your consideration
Sincerely,
Ken Haun



Site Sketch Of Proposal



Site Map of existing Conditions

"BOUNDARY SURVEY"

CENTER OF SECTION
22-20-30
REC. 1/2" REBAR #3144
S 89°20'32" E
421.84
NORTH LINE OF SE 1/4 OF
SEC. 22-20-30

SET 1/2" REBAR #5807
REC. 1/2" REBAR NSI
1.43' W. & 0.16' N.

REC. 1/2" REBAR NSI
1.35' W. & 0.16' N.

SET 1/2" REBAR #5807

EAST LINE OF W 1/2 OF
NW 1/4 OF SE 1/4 OF
SEC. 22-20-30

"REAL PROPERTY DESCRIPTION"

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 427 TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR USE, INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING: FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 89°42'27" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET, THENCE RUN SOUTH 1°10'30" WEST, 199.23 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 51°30'30" WEST, 168.51 FEET, THENCE RUN NORTH 20°30'30" EAST, 48.93 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427, THENCE ALONG THE SAID RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1382.66 FEET, A CENTRAL ANGLE OF 50°39'36" AND AN ARC OF 244.63, THENCE RUN NORTH 1°10'30" EAST, 58.59 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE "REAL PROPERTY DESCRIPTION" SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITY INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
4. BEARINGS ARE BASED ON THE NORTH LINE OF SE 1/4 OF SECTION 29 AS BEING S. 89°20'32" E. PER SEMINOLE COUNTY R/A MAP.
5. SURVEYOR HAS NOT ADJACENT LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF THIS LANDS.
7. THE INGRESS/EGRESS EASEMENT IN THE DESCRIPTION WAS NOT SHOWN DUE TO IT LIES INSIDE THE CURRENT R/A FOR C.R. 427 AND IS NOT RELEVANT.

CERTIFIED TO:
Mohamed Moej

CLIENT: Mohamed Moej
JOB NUMBER: 14-74
CADD DWG. FILE: 14-74

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	AK	6/11/14	S.R.S.	6/12/14

ABBREVIATION LEGEND:

AKM - FOREMAN'S MONUMENT	CA - CONCRETE CURB	CL - CENTER LINE	CONC - CONCRETE	EN - END POINT
BL - PART OF BOUNDARY	CL - CENTER LINE	CR - CURB	CRT - CONCRETE REINFORCED TIE	EP - END POINT
BL - PART OF BOUNDARY	CL - CENTER LINE	CR - CURB	CRT - CONCRETE REINFORCED TIE	EP - END POINT
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BL - PART OF BOUNDARY	CL - CENTER LINE	CR - CURB	CRT - CONCRETE REINFORCED TIE	EP - END POINT

RONALD REAGAN BLVD. A.K.A. C.R. 427
(PAVED ROAD)

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Scott Bechr
SCOTT BECHR, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5807

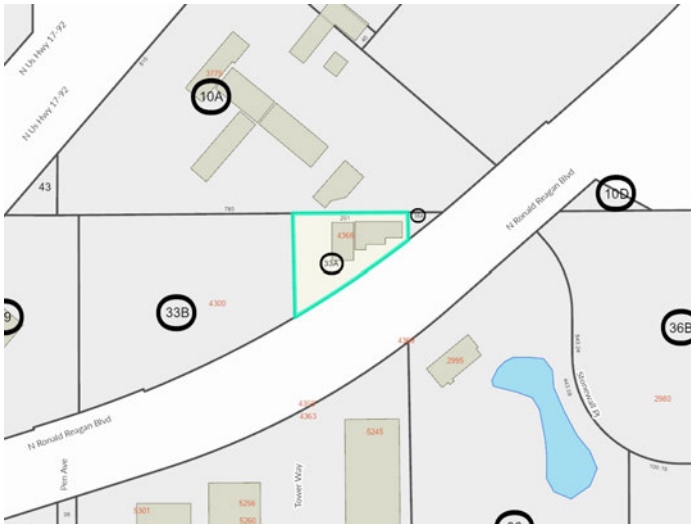
SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
B S. HWY. 17-92, SUITE B-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

2026 Property Record Card



Parcel: 22-20-30-300-033A-0000
Property Address: 4366 N RONALD REAGAN BLVD SANFORD, FL 32773
Owners: ETON-HASTINGS INVESTMENTS LLC
 2026 Market Value \$587,131 Assessed Value \$582,484 Taxable Value \$582,484
 2025 Tax Bill \$7,243.45
 Warehouse-Distr & Storage property w/1st Building size of 3,482 SF and a lot size of 0.59 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	22-20-30-300-033A-0000
Property Address	4366 N RONALD REAGAN BLVD SANFORD, FL 32773
Mailing Address	PO BOX 950885 LAKE MARY, FL 32795-0885
Subdivision	
Tax District	01:County Tax District
DOR Use Code	48:Warehouse-Distr & Storage
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$360,289	\$318,341
Depreciated Other Features	\$38,659	\$23,007
Land Value (Market)	\$188,183	\$188,183
Land Value Agriculture	\$0	\$0
Just/Market Value	\$587,131	\$529,531
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,647	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$582,484	\$529,531

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,243.45
Tax Bill Amount	\$7,243.45
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 ETON-HASTINGS INVESTMENTS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 30E
E 201 FT OF W 1/2 OF NW 1/4 OF SE
1/4 N OF SR 427 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$582,484	\$0	\$582,484
SCHOOLS	\$587,131	\$0	\$587,131
FIRE	\$582,484	\$0	\$582,484
ROAD	\$582,484	\$0	\$582,484
WATER MANAGEMENT DISTRICT	\$582,484	\$0	\$582,484

Sales

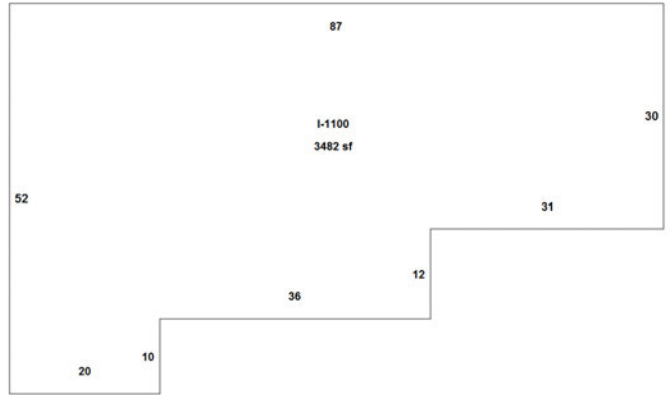
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/24/2022	\$100	10246/0035	Improved	No
SPECIAL WARRANTY DEED	4/1/2014	\$285,000	08252/0391	Improved	No
CERTIFICATE OF TITLE	1/1/2014	\$100	08201/0352	Improved	No
WARRANTY DEED	5/1/2008	\$500,000	06999/0447	Improved	Yes
CERTIFICATE OF TITLE	4/1/1997	\$100	03219/1868	Improved	No
QUIT CLAIM DEED	8/1/1991	\$100	02327/0430	Improved	No
WARRANTY DEED	9/1/1983	\$144,000	01490/1928	Improved	No

Land

Units	Rate	Assessed	Market
23,435 SF	\$8.03/SF	\$188,183	\$188,183

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3482
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$343,141
Assessed	\$176,718

* Year Built = Actual / Effective

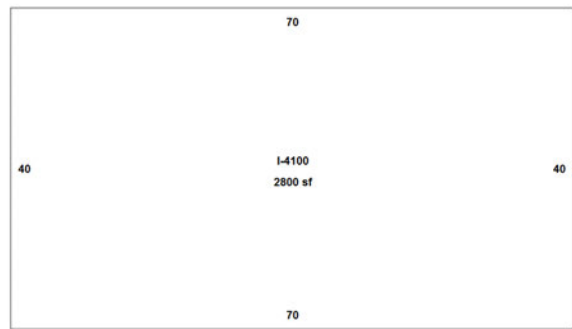


Sketch by Apex Sketch

Building 1

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1983
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2800
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$356,448
Assessed	\$183,571

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
06178	ELECTRICAL	\$10,430		6/24/2014
04561	MECHANICAL	\$21,784		5/14/2014
02500	FIRE DAMAGE REPAIR.	\$2,500		4/10/2013
04155	REROOF	\$6,700		4/21/2008
03222	MISC ELECT REPAIR CFM & I INC 4366 CR 427 N PERMIT ADDRESS	\$1,000		5/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1983	8535	\$53,344	\$32,006
6' CHAIN LINK FENCE - LIN FT	1983	165	\$2,556	\$1,534
ALUM PORCH NO FLOOR	1983	432	\$2,592	\$1,555
PATIO CONC	1983	1092	\$5,940	\$3,564

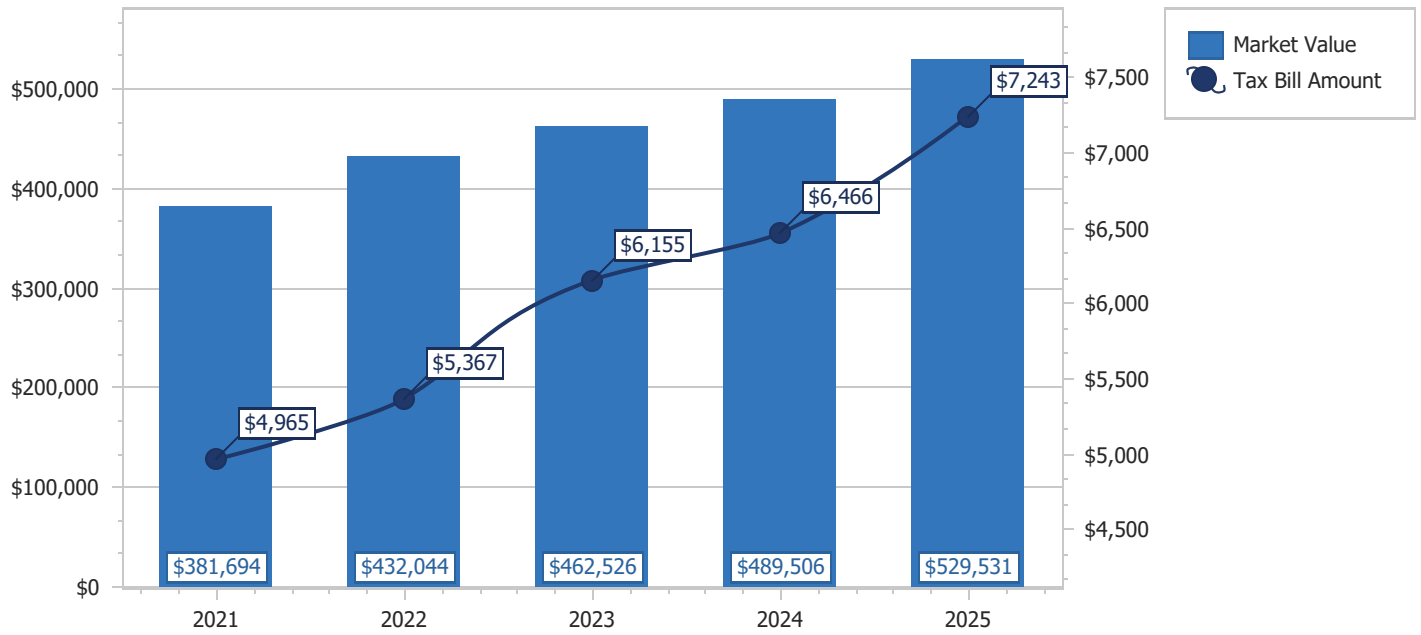
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
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: 6/1/2026 1:15:35 PM
Project: 26-80000062
Credit Card Number: 49*****9392
Authorization Number: 672060
Transaction Number: 010626C2B-9F513F1B-2BFB-49A5-A62F-5FF04CF8E539
Total Fees Paid: 52.50

Fees Paid

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