



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

PM KAITLYN

PROJ. #: **26-06000021**

RECEIVED 05/22/2026
 PAID 05/29/2026

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> DREDGE & FILL	\$750.00
<input type="checkbox"/> FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: International Foods Solution Office	
PARCEL ID #(S): 31-21-31-300-004A-0000	
DESCRIPTION OF PROJECT: Proposed Office Building	
EXISTING USE(S): Commercial	PROPOSED USE(S): Commercial
ZONING ^{PD} C-1 Commercial FUTURE LAND USE: Commercial TOTAL ACREAGE: 0.88 AC BCC DISTRICT: 1: DALLARI	
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A	
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)	
EXISTING BUILDING AREA: <u>3,500 SF</u>	NEW BUILDING AREA: <u>3,500 SF</u> TOTAL: <u>7,000 SF</u>
EXISTING PAVEMENT AREA: <u>10,937 SF</u>	NEW PAVEMENT AREA: <u>1,400 SF</u> TOTAL: <u>12,337 SF</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____	
(TOTAL SQUARE FEET OF NEW ISA <u>6,634</u> / 1,000 = <u>6.63</u>) x \$25 + \$2,500 = FEE DUE: \$2,666.00	
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE	
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Chris Cho	COMPANY: International Food Solutions	
ADDRESS: 5600 Elmhurst Circle Oviedo, Florida 32765		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 714-803-4100	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Johnny Herbert IV PE	COMPANY: American Civil Engineering Co.	
ADDRESS: 207 North Moss Road #211		
CITY: Winter Springs	STATE: FL	ZIP: 32708
PHONE: 407-376-1777	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): - Allan Lam		
ADDRESS: - 5600 Elmhurst Circle		
CITY: - Oviedo	STATE: - FL	ZIP: - 32765
PHONE: 914-772-3888	EMAIL: allan.lam@internationalfoodsolutions.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

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.)

<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
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.

Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

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



 SIGNATURE OF AUTHORIZED APPLICANT

5/3/2026

 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, Allan Lam, the owner of record for the following described property (Tax/Parcel ID Number) 31-21-31-300-004A-0000 hereby designates John Herbert IV PE - American Civil Engineering Co. to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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.

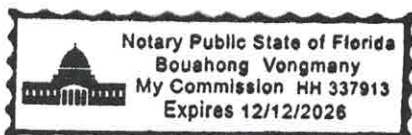
5/5/2026
Date

[Signature]
Property Owner's Signature

Allan Lam
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 Allan Lam (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 5th day of May, 2026.



[Signature]
Notary Public

**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): _____

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

(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
Allan Lam	Owner	5600 Elmhurst Circle, Oviedo, FL 32765	50%
Lincoln Yee	Owner	5600 Elmhurst Circle, Oviedo, FL 32765	50%

(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:

5/20/2026
Date

[Signature]
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 20 day of May, 2026, by _____, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public
Notary Public, State of Florida
Bouahong Vongmany
My Commission HH 337913
Expires 12/12/2026

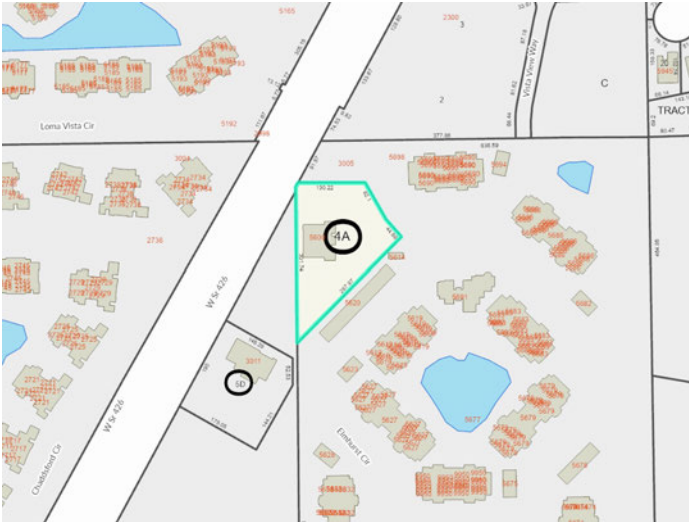
Print, Type or Stamp Name of Notary Public

Property Record CardA



Parcel: **31-21-31-300-004A-0000**
 Property Address: **5600 ELMHURST CIR OVIEDO, FL 32765**
 Owners: **AFS PROPERTY MGMTLLC**
 2026 Market Value \$989,453 Assessed Value \$795,212 Taxable Value \$795,212
 2025 Tax Bill \$9,888.82
 One Story Office Non-Prof property w/1st Building size of 3,552 SF and a lot size of 0.88 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	31-21-31-300-004A-0000
Property Address	
Mailing Address	5600 ELMHURST CIR OVIEDO, FL 32765-4100
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$522,012	\$461,157
Depreciated Other Features	\$46,544	\$41,348
Land Value (Market)	\$420,897	\$220,415
Land Value Agriculture	\$0	\$0
Just/Market Value	\$989,453	\$722,920
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$194,241	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$795,212	\$722,920

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$9,888.82
Tax Bill Amount	\$9,888.82
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 AFS PROPERTY MGMTLLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 31 TWP 21S RGE 31E
BEG 685.86 FT W & 937.21 FT N OF E
1/4 COR RUN N 301.74 FT N 28 DEG 27
MIN 02 SEC E 9.46 FT E 130.22 FT S
29 DEG 39 MIN 30 SEC E 82.10 FT S
41 DEG 30 MIN 12 SEC E 44.99 FT S
44 DEG 05 MIN 38 SEC W 287.97 FT TO
BEG (.88 ACRES)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$795,212	\$0	\$795,212
Schools	\$989,453	\$0	\$989,453
FIRE	\$795,212	\$0	\$795,212
ROAD DISTRICT	\$795,212	\$0	\$795,212
SJWM(Saint Johns Water Management)	\$795,212	\$0	\$795,212

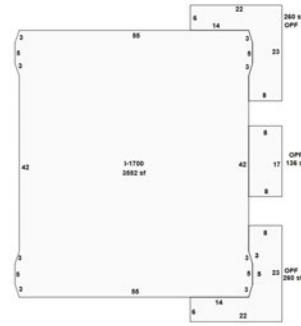
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2018	\$210,000	09118/0085	Vacant	Yes
WARRANTY DEED	4/1/2009	\$240,000	07183/0838	Vacant	Yes
QUIT CLAIM DEED	11/1/2008	\$100	07096/1530	Vacant	No
SPECIAL WARRANTY DEED	4/1/2000	\$100	03843/1266	Vacant	No

LandA

Units	Rate	Assessed	Market
38,333 SF	\$12.20/SF	\$420,897	\$420,897

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3552
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$556,813
Assessed	\$522,012



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	260
OPEN PORCH FINISHED	260
OPEN PORCH FINISHED	136

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
03735	5600 ELMHURST CIR: ELECTRICAL - COMMERCIAL-	\$6,200		3/13/2020
17196	5600 ELMHURST CIR: STRUCTURES OTHER THAN BUILDINGS-DUMPSTER ENCLOSURE	\$12,000		1/27/2020
01089	5600 ELMHURST CIR: STORES OR MERCANTILE BUILDINGS-NEW COMM STRUCTURE	\$605,098	9/18/2020	12/5/2019
08436	5600 ELMHURST CIR: SITE LIGHTING	\$23,500		12/5/2019

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FACE BLOCK WALL - SF	2020	168	\$2,589	\$2,265
IRON FENCE - LIN FT	2020	56	\$876	\$767
POLE LIGHT 1 ARM	2020	3	\$5,562	\$5,562
COMMERCIAL CONCRETE DR 4 IN	2020	104	\$650	\$569
COMMERCIAL ASPHALT DR 2 IN	2020	10752	\$36,019	\$31,517
WALKS CONC COMM	2020	1232	\$6,702	\$5,864

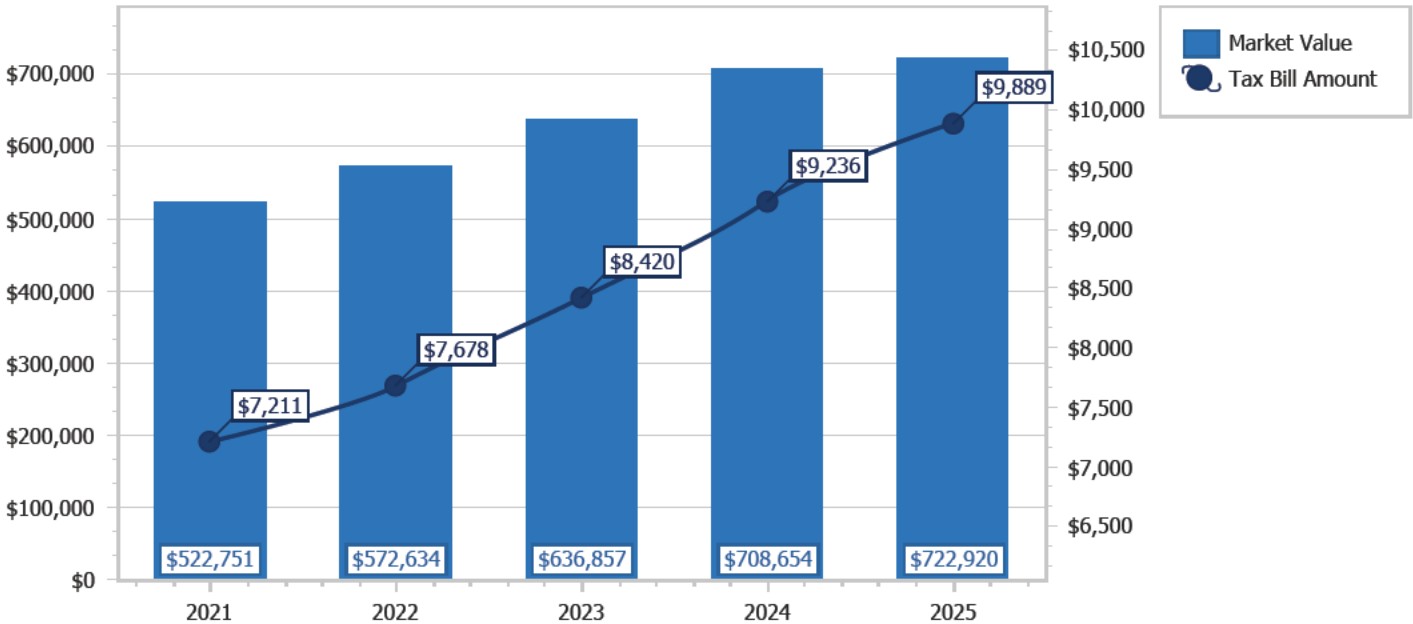
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

UtilitiesA	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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

Detail by Entity Name

Florida Limited Liability Company
AFS PROPERTY MANAGEMENT, LLC

Filing Information

Document Number	L18000036015
FEI/EIN Number	82-4462704
Date Filed	02/08/2018
Effective Date	02/08/2018
State	FL
Status	ACTIVE

Principal Address

5600 Elmhurst Circle
OVIEDO, FL 32765

Changed: 02/23/2021

Mailing Address

5600 Elmhurst Circle
OVIEDO, FL 32765

Changed: 02/23/2021

Registered Agent Name & Address

LAM, ALLAN K
5600 Elmhurst Circle
OVIEDO, FL 32765

Address Changed: 02/23/2021

Authorized Person(s) Detail

Name & Address

Title Co President

LAM, ALLAN K
5600 Elmhurst Circle
OVIEDO, FL 32765

Title Co President

YEE, LINCOLN
4838 WESTMINSTER LANE
BROADVIEW HEIGHTS, OH 44147

Annual Reports

Report Year	Filed Date
2024	01/22/2024
2025	01/20/2025
2026	01/12/2026

Document Images

01/12/2026 -- ANNUAL REPORT	View image in PDF format
01/20/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
02/11/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- Florida Limited Liability	View image in PDF format



**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: 5/28/2026 12:52:29 PM
Project: 26-06000021
Credit Card Number: 42*****2594
Authorization Number: 06424G
Transaction Number: 280526C1A-C2569560-71C9-4F25-A155-FC3F0627CE0B
Total Fees Paid: 2701.15

Fees Paid



Description	Amount
CC CONVENIENCE FEE -- PZ	35.15
SITE PLAN	2666.00
Total Amount	2701.15