



PM: Tiffany

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

PROJ. #: 25-80000124

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	Quick Lube light automotive services		
PARCEL ID #(S):	18-21-30-515-0D00-0010		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	4
ZONING:	C-2	FUTURE LAND USE:	MXD

APPLICANT

NAME:	John Baldwin	COMPANY:	
ADDRESS:	2601 Wells Ave. Suite 161		
CITY:	Fern Park	STATE:	Florida ZIP: 32730
PHONE:	407-325-5114	EMAIL:	Johnab23488@aol.com

Johnab23488@aol.com
Johnab 2348 @ AOL.com

CONSULTANT

NAME:	Kevin Durst	COMPANY:	CSC Properties
ADDRESS:	5795 Ulmerton Rd		
CITY:	Clearwater	STATE:	Florida ZIP: 33760
PHONE:	352-586-1554	EMAIL:	Publius2015@startmail.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Demolition of the current structure to be replaced with a 3 bay automotive facility for automotive fluid replacement and light maintenance

STAFF USE ONLY

COMMENTS DUE:	11/14	COM DOC DUE:	11/20	DRC MEETING:	11/26
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	C-2	FLU:	MXD	LOCATION:	on the southwest corner of
W/S:	Seminole County	BCC:	4: Lockhart	Prairie Lake Dr & US Hwy 1792	

Agenda - 11/21

JOHN A. BALDWIN, P.A.
ATTORNEY AT LAW
2601 WELLS AVENUE SUITE 161
FERN PARK, FLORIDA 32730

John A. Baldwin
Email: Johnab2348@aol.com

407-834-1424 (Phone)
407-325-5113 (cell)

November 6, 2025

Development Review Committee
Seminole County Planning and Development Division
101 E. First Street
Sanford, FL 32771

Re: Pre-Application Review
7100 S. Hwy 17-92
Fern Park, FL 32730

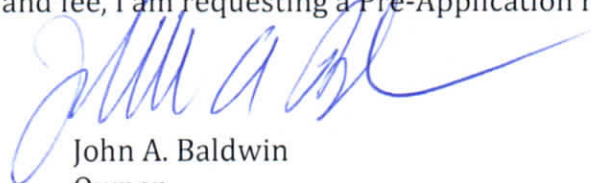
Owner: John A. Baldwin
2601 Wells Avenue Suite 161
Fern Park, FL 32730

Dear Sir:

Enclosed please find the following:

1. Complete Pre-Application form
2. Detailed narrative
3. Site Map
4. Site Sketch of proposal

Based upon the enclosed application and fee, I am requesting a Pre-Application review.



John A. Baldwin
Owner

JAB/wh
Enclosure



CSC Properties, LLC
5795 Ulmerton Road, Suite 200
Clearwater, FL 33760
727.446.3444 office
727.346.1253 fax
www.CSCproperties.com

Development Review Committee
Seminole County Florida Planning and Development Division
1101 E. First St
Sanford, FL 32771

Detailed Narrative

The purpose of this project is to provide motorists and the surrounding residents a family friendly facility where it is possible, in the course of ones everyday shopping, to conveniently access important routine vehicle maintenance services essential to the longevity and safety of the family automobile.

To that effect, this project proposes to build a roughly 1,800sf 3 service bay facility dedicated to light automotive maintenance and whose operation will be regulated by a national franchising organization to the highest environmental and safety standards.

Although the current C-2 zoning for this property does not appear to specifically allow automotive services, the purpose of this project aligns almost perfectly with the stated purpose of Seminole County C-2. The purpose of Seminole County C-2 zoning is stated in the first sentence of the C-2 zoning description which states:

- **Sec. 30.4.18. - C-2 General Commercial District.**

30.4.18.1 Zone Description: This District is composed of lands and structures used primarily to provide services, supplies, and accommodations to the motorist.

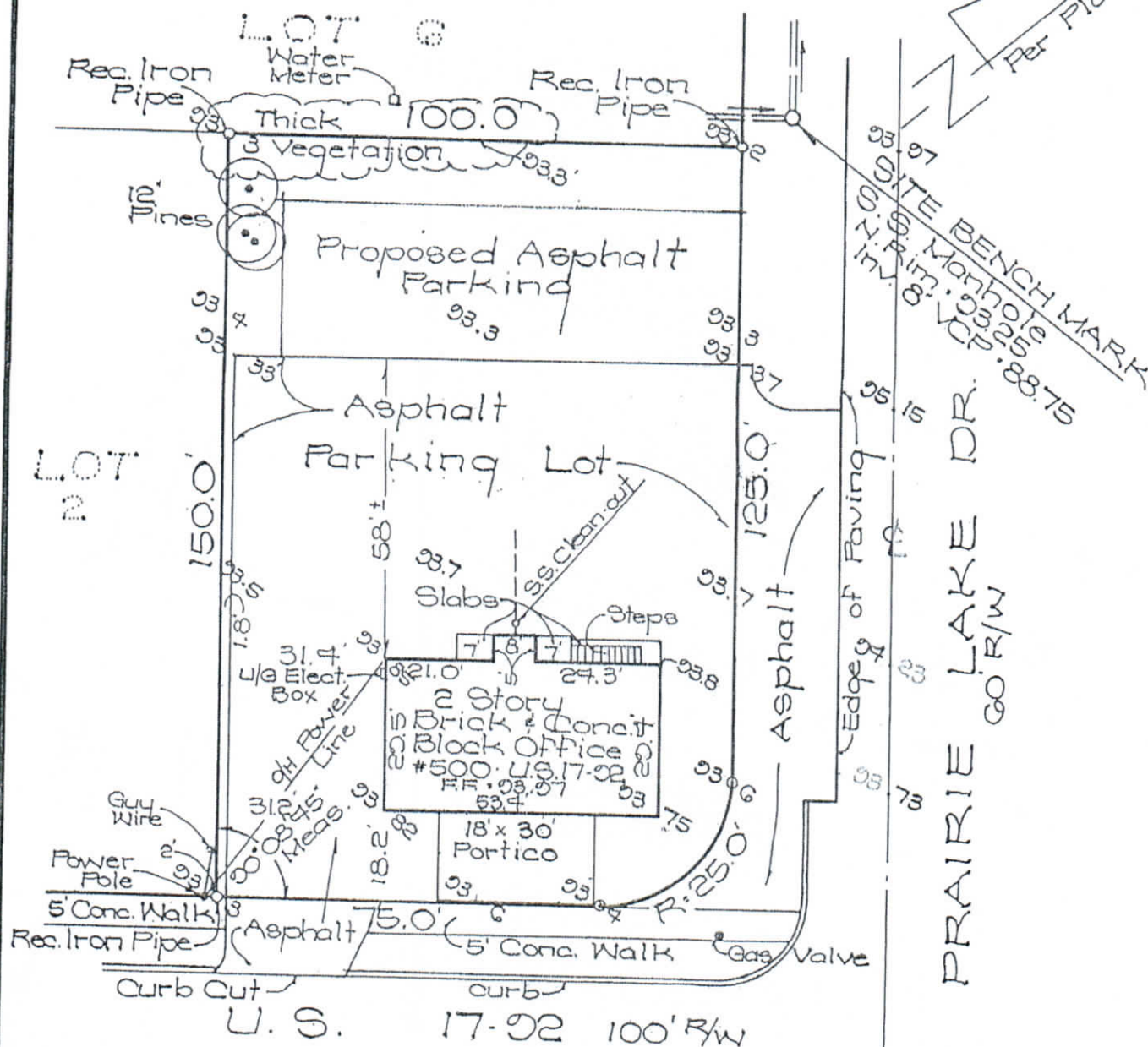
Since our project and the stated purpose of the C-2 zoning district align so closely, we request that a special exception be granted to bring these services to the families of Fern Park and the surrounding communities.

Current Site Conditions

Legal Description: LOT 1 BLK. "D" PRAIRIE LAKE PARK
Recorded In Plat Book 7 Page 64 of the Public Records of Seminole County, Fla.

County, Florida

© - Set Nail & Disc #2247



SURVEYOR'S CERTIFICATION

This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area.

Vertical information is based on N.Y.G. Sea Level Datum.

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me.



North

"QUICK LOOK PLAN"



CSC Properties, LLC
5795 Ulmerton Rd, Suite 200
Clearwater, Florida, 33760
727-446-3444

PROJECT NAME

PROJECT LOCATION

DATE: APRIL 29, 2025

TAKE 5 - CASSELBERRY FL

NWC HWY 17-92 - PRAIRIE LAKE DR

Imagery Date: 2/22

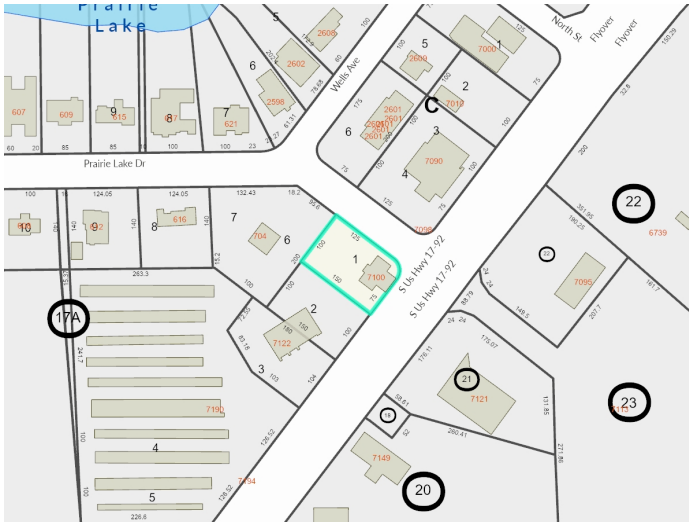
SCALE: 1" = 50'

Property Record Card



Parcel: 18-21-30-515-0D00-0010
Property Address: 7100 S US HWY 17-92 FERN PARK, FL 32730
Owners: BALDWIN, JOHN A
 2026 Market Value \$447,120 Assessed Value \$390,320 Taxable Value \$390,320
 2025 Tax Bill \$5,281.36 Tax Savings with Non-Hx Cap \$686.66
 Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-30-515-0D00-0010
Property Address	7100 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	2601 WELLS AVE STE 161 FERN PARK, FL 32730-2000
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	1802:Two Story Office Bldg
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$173,355	\$173,355
Depreciated Other Features	\$32,485	\$21,656
Land Value (Market)	\$241,280	\$241,280
Land Value Agriculture	\$0	\$0
Just/Market Value	\$447,120	\$436,291
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$56,800	\$81,455
P&G Adjustment	\$0	\$0
Assessed Value	\$390,320	\$354,836

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,968.02
Tax Bill Amount	\$5,281.36
Tax Savings with Exemptions	\$686.66

Owner(s)

Name - Ownership Type
 BALDWIN, JOHN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,320	\$0	\$390,320
Schools	\$447,120	\$0	\$447,120
FIRE	\$390,320	\$0	\$390,320
ROAD DISTRICT	\$390,320	\$0	\$390,320
SJWM(Saint Johns Water Management)	\$390,320	\$0	\$390,320

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	\$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	\$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	\$83,500	01067/0066	Improved	No

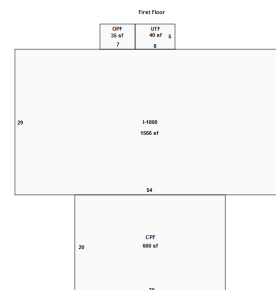
Land

Units	Rate	Assessed	Market
14,848 SF	\$16.25/SF	\$241,280	\$241,280

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3132
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$433,388
Assessed	\$173,355

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
CARPORT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits				
Permit #	Description	Value	CO Date	Permit Date
02313	7100 S US HWY 17-92 : ELECTRICAL - COMMERCIAL-COMMERCIAL PROPERTY [PRAIRIE LAKE PARK]	\$8,068		2/20/2023
14498	7100 S US HWY 17-92 : REPLACE CARPORT PORTICO; REROOF CARPORT	\$47,282		11/21/2019
04867	REROOF	\$25,700		3/29/2018
03408	RE-CONSTRUCT FRONT CANOPY	\$18,000		3/1/2003
09869	STORAGE SHED	\$6,500		10/1/1993

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	\$48,141	\$28,885
CONC UTILITY BLDG	1993	240	\$6,000	\$3,600

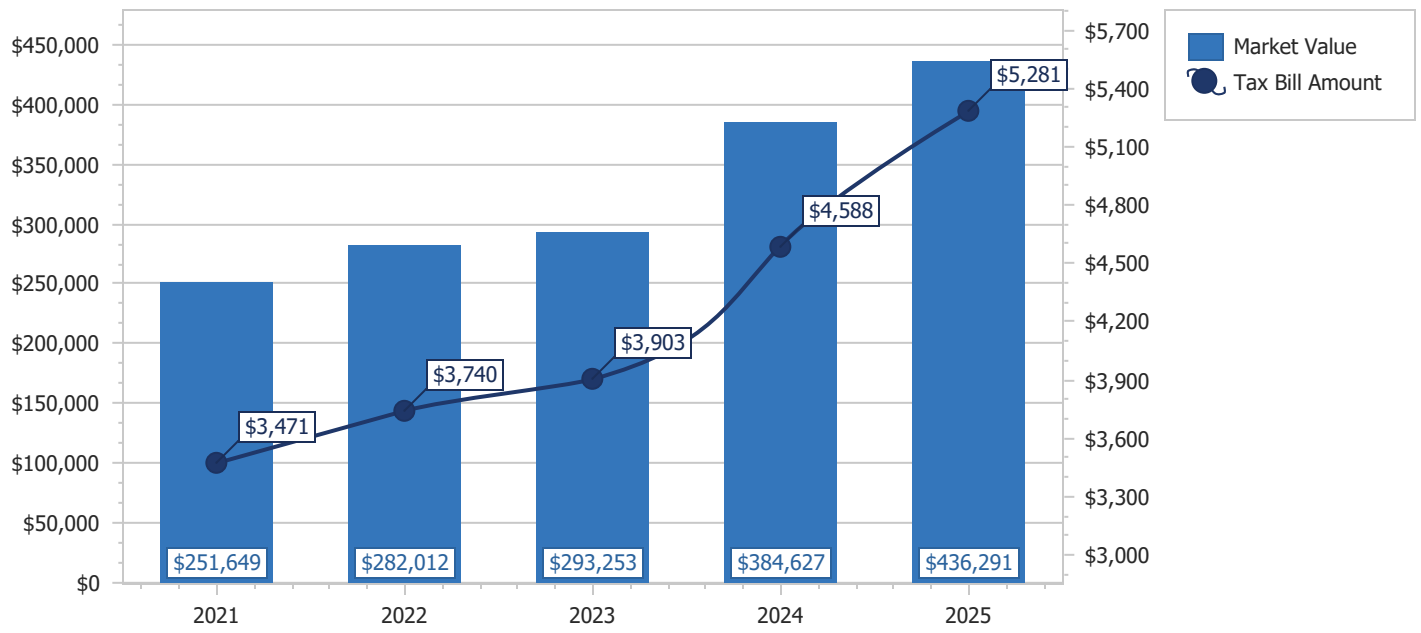
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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