



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

PROJ. #: 23.8000033
 PM: Annie
 REC'D: 2/27/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: <u>K & L Warehouse</u>	
PARCEL ID #(S): <u>21-20-30-5AP-0000-064K</u>	
TOTAL ACREAGE: <u>3.53 AC</u>	BCC DISTRICT: <u>#5 Andria Herr</u>
ZONING: <u>C-3</u>	FUTURE LAND USE: <u>IND</u>

APPLICANT

NAME: <u>Dustin Lennon</u>	COMPANY: <u>K & L Grading, Inc</u>
ADDRESS: <u>1501 Timocuan Way</u>	
CITY: <u>Longwood</u>	STATE: <u>FL</u> ZIP: <u>32750</u>
PHONE: <u>407-971-4420</u>	EMAIL: <u>dustinlennon@klgrading.com</u>

CONSULTANT

NAME: <u>Johnny Herbert IV, PE</u>	COMPANY: <u>American Civil Engineering Co.</u>
ADDRESS: <u>207 North Moss Road, suite 211</u>	
CITY: <u>Winter Springs</u>	STATE: <u>FL</u> ZIP: <u>32708</u>
PHONE: <u>407-376-1777</u>	EMAIL: <u>johnny@americancivilengineering.com</u>

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed commercial expansion with 2,000 SF warehouse
Remove existing 1,246 SF warehouse

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>3.10.23</u>	COM DOC DUE: <u>3.16.23</u>	DRC MEETING: <u>3.22.23</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-3</u>	FLU: <u>IND</u>	LOCATION: <u>SE of Timocuan way</u>
W/S: <u>Seminole county</u>	BCC: <u>4. Loubhart</u>	<u>+ General Hutchison Prewy</u>



AMERICAN CIVIL ENGINEERING CO.

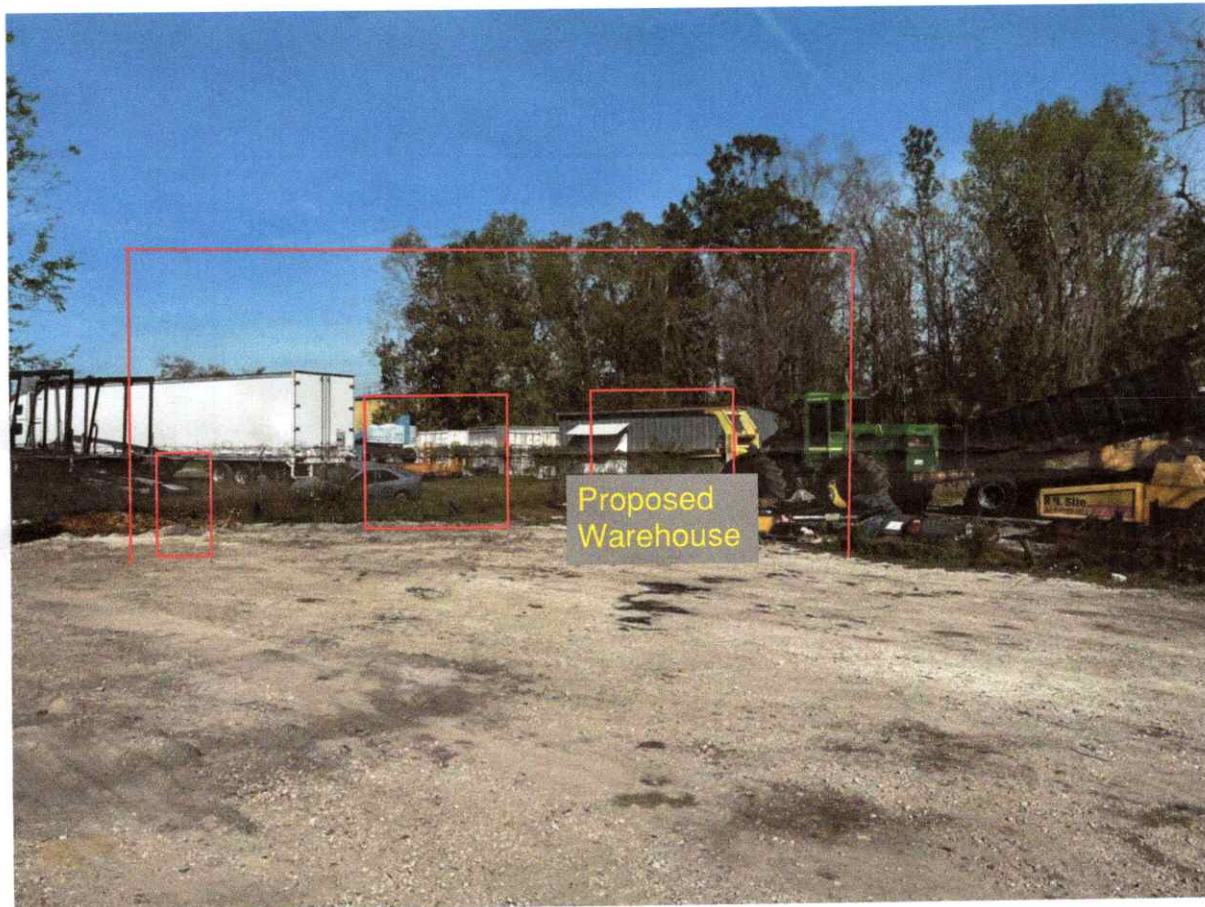
207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708
Telephone: (407) 327-7700 • www.americancivilengineering.com
Advancing Civilization Since 1990

Seminole County Planning & Development
1101 East First Street, Room 2028
Sanford, Florida 32771

Pre-Application Narrative for K & L Warehouse Expansion

K & L Grading inc. is an existing local company operating at 1501 Timocuan Way, Longwood FL, 32750. The site is zoned C-3 commercial with FLU of industrial under Seminole County jurisdiction. Proposed scope of work includes demolition of an existing warehouse on-site and replacement with a new 2,000 sf steel warehouse. The site is not within a FEMA flood zone, nor does it contain wetlands. The client requests pre-application remarks from county staff for site requirement scope before determination to proceed.

1. Proposed 2,000 sf warehouse



2. Existing 1,246 sf warehouse to be removed.



Don't hesitate to contact me at 407-376-1777 with any questions regarding this letter.

John Herbert IV, PE
#84698



DEVELOPMENT INFORMATION

PROJECT ADDRESS: 1501 TIMOCWAY WAY LONGWOOD FL 32750
 TAX ID NUMBER: 21-26-24-000-0000-0000
 TOTAL DEVELOPMENT AREA: 3,531 AC
 EXISTING LAND USE: COMMERCIAL
 PROPOSED ZONING: C-3
 EXISTING LAND USE: INDUSTRIAL (M-1A)
 PROPOSED ZONING: INDUSTRIAL (M-1A)
 THE DEVELOPER'S NAME: AMERICAN CIVIL ENGINEERING CO.
 THE DATE: 11/15/2008

PROJECT SCOPE

CONSTRUCT 2,000 SF WAREHOUSE
 GRAD DRAINAGE AND 2,000 SF ASPHALT DRIVEWAY
 CONSTRUCT EXTERIOR SIGNAGE AND LIGHT FIXTURES

NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPY RIGHT 2008.

ENGINEER: JOHN J. MCKENRY M. P.E.
 CHECKED BY: TIM MCELROY P.E.
 REGISTERED: A.S.A.

PROJECT NO. 2008

DATE	REVISIONS

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 201, WINTER SPRING, FL 32789
 P.O. BOX 7700, PALM BAY, FL 32909

PRE-APP PLAN
K & L WAREHOUSE
 1501 TIMOCWAY WAY LONGWOOD FL, 32750

15' x 7' 6" AREA

JOHN J. MCKENRY M. P.E.
 REGISTERED
 ENGINEER
 PROJECT NO. 2008

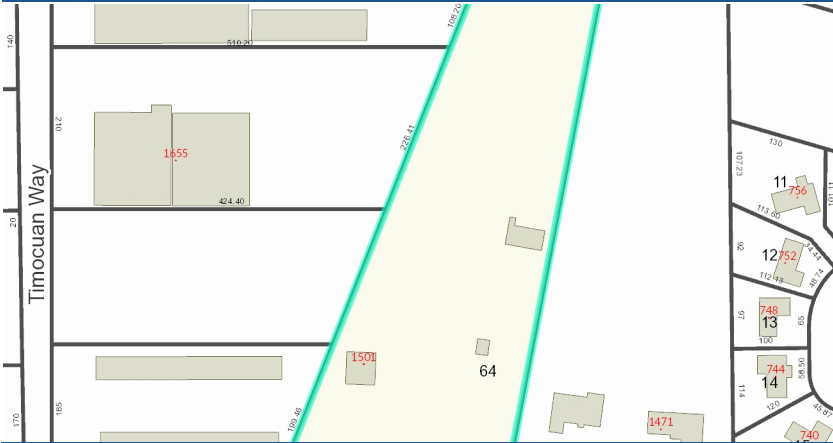
Property Record Card



Parcel 21-20-30-5AP-0000-064K

Property Address 1501 TIMOCUAN WAY LONGWOOD, FL 32750

Parcel Location



Site View



Parcel Information

Value Summary

Parcel	21-20-30-5AP-0000-064K
Owner(s)	BROTHER'S CAPITAL GROUP LLC
Property Address	1501 TIMOCUAN WAY LONGWOOD, FL 32750
Mailing	1501 TIMOCUAN WAY LONGWOOD, FL 32750-3714
Subdivision Name	SPRING HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	49-OPEN STORAGE
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Bldg Value	\$192,280	\$190,017
Depreciated EXFT Value	\$3,803	\$3,850
Land Value (Market)	\$340,375	\$340,375
Land Value Ag		
Just/Market Value	\$536,458	\$534,242
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$536,458	\$534,242

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$7,163.17**
2022 Tax Bill Amount **\$7,163.17**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

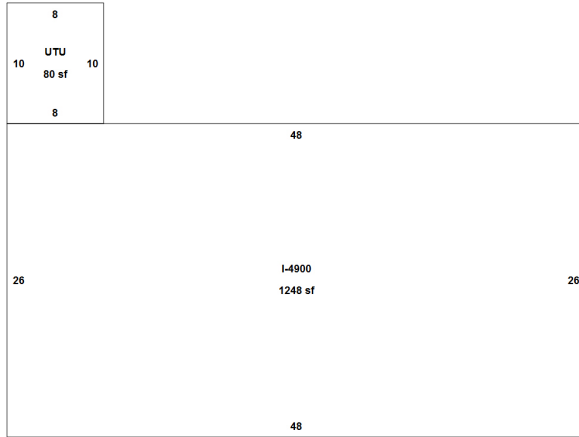
BEG 300 FT W OF SW COR OF
 E 660 FT OF LOT 64 RUN N
 10 DEG 52 MIN 36 SEC E
 682.56 FT W 162.78 FT S 21
 DEG 35 MIN 29 SEC W TO A PT W OF BEG E TO BEG
 SPRING HAMMOCK
 PB 2 PG 2

ROAD DISTRICT	\$536,458	\$0	\$536,458
FIRE	\$536,458	\$0	\$536,458
Schools	\$536,458	\$0	\$536,458

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			149846	\$4.13	\$340,375

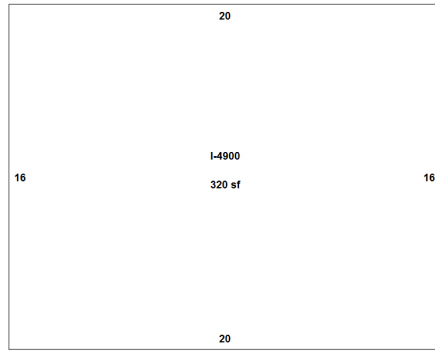
#	Description	Year Built	Stories	Frontage	Depth	Units	Units Price	Adj Value	Repl Value	Description	Area
1	WOOD BEAM/COLUMN	1985	1	1248.00				\$32,824	\$56,351	UTILITY UNFINISHED	80.00



Sketch by Ryan Storch

Building 1 - Page 1

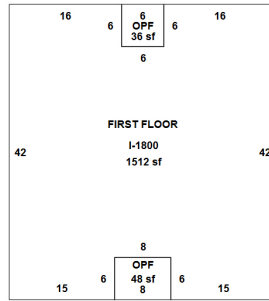
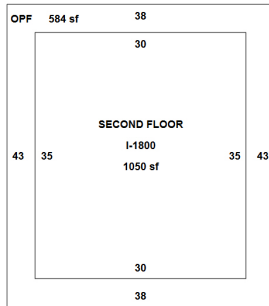
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
2	MASONRY PILASTER	1985	1	320.00	CONCRETE BLOCK - MASONRY	\$10,973	\$18,838	Description Area



Sketch by Apex Sketch

Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages								
3	MASONRY PILASTER .	1982	2	2562.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$148,483	\$272,445	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>584.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>36.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>48.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	584.00	OPEN PORCH FINISHED	36.00	OPEN PORCH FINISHED	48.00
Description	Area															
OPEN PORCH FINISHED	584.00															
OPEN PORCH FINISHED	36.00															
OPEN PORCH FINISHED	48.00															



Sketch by Apex Sketch

Building 3 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
19139	REROOF	County	\$8,480		12/3/2018

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 1	06/01/1982	1	\$1,200	\$3,000
COOL DECK PATIO	10/01/1979	1,258	\$2,154	\$5,384
COMM: ALUM SCREEN PORCH W/CONC FL	10/01/1979	108	\$449	\$1,122

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-3	Industrial	IND	General Commercial & Wholesale

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
15.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 29 - Rachel Plakon	Dist 9 - Jason Brodeur	26

School Information

Elementary School District	Middle School District	High School District
Highlands	Milwee	Winter Springs

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2/27/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:09:47
 PROJ # 23-80000033 RECEIPT # 0059499
 OWNER: K & L GRADING INC
 JOB ADDRESS: 1501 TIMOCUAN WAY LOT #: 064K

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRMB02 BALANCE DUE.....: .00
 CHECK NUMBER.....: 000000035111
 CASH/CHECK AMOUNTS...: 50.00
 COLLECTED FROM: KL GRADING INC
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE