



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

PROJ. #: 22-80000006  
 PM: DOUG ROBINSON  
 REC'D: 1/11/2022

## 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: **Springs Enclosed Self Storage**  
 PARCEL ID #(S): **03-21-29-300-001A-0000/ 03-21-29-300-001F-0000**  
 TOTAL ACREAGE: **3.15** BCC DISTRICT: **3-CONSTANTINE**  
 ZONING: **PD** FUTURE LAND USE: **PD -w/ Enclosed Self Storage.**

### APPLICANT

NAME: **Richard Beavers** COMPANY:  
 ADDRESS: **7577 Blue Quail Ln**  
 CITY: **Orlando** STATE: **FL** ZIP: **32835**  
 PHONE: **321-278-7928** EMAIL: **rbeavers60@gmail.com**

### CONSULTANT

NAME: **Thomas H Skelton** COMPANY: **American Civil Engineering**  
 ADDRESS: **207 N Moss Road**  
 CITY: **Winter Springs** STATE: **FL** ZIP: **32708**  
 PHONE: **407-327-7700** EMAIL: **tomskelton468@gmail.com**

### PROPOSED DEVELOPMENT

Brief description of proposed development: Enclosed Self Storage including parking.  
 SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

### STAFF USE ONLY

COMMENTS DUE: <u>1/21/22</u>	COM DOC DUE: <u>1/27/22</u>	DRC MEETING: <u>2/2/2022</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>ON THE NORTH SIDE OF W SR 434, W OF DOUGLAS AVE</u>
W/S: <u>UTILITIES INC</u>	BCC: <u>3-CONSTANTINE</u>	

# Property Record Card



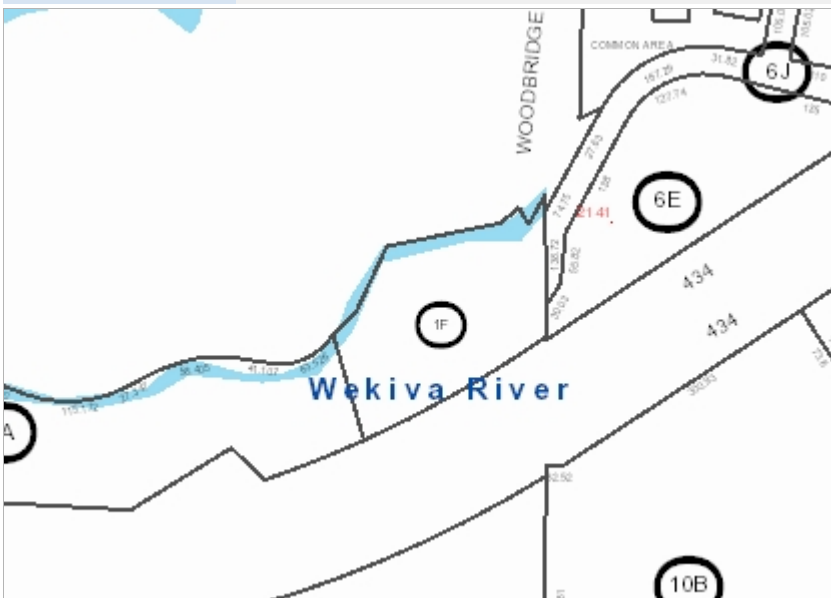
**Parcel** 03-21-29-300-001F-0000  
**Property Address** W 434 SR LONGWOOD, FL 32779

## Parcel Information

<b>Parcel</b>	03-21-29-300-001F-0000
<b>Owner(s)</b>	SAXON, JON D - Tenancy by Entirety SAXON, DONALD K - Tenancy by Entirety
<b>Property Address</b>	W 434 SR LONGWOOD, FL 32779
<b>Mailing</b>	100 S EOLA DR UNIT 1105 ORLANDO, FL 32801-2888
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>Agricultural Classification</b>	No

## Value Summary

	2022 Working Values	2021 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$385,291	\$385,291
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$385,291	\$385,291
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$385,291	\$385,291
2021 Tax Amount without Exemptions:		\$5,314.94
2021 Tax Bill Amount:		\$5,314.94
2021 Tax Savings with Exemptions:		\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>		



## Legal Description

SEC 03 TWP 21S RGE 29E  
 BEG 1416.07 FT N OF SE COR RUN S 56  
 DEG 37 MIN 14 SEC W 59.61 FT SWLY  
 ON CURVE 158.37 FT N 16 DEG 37 MIN  
 41 SEC W 148.59 FT N 45 DEG 48 MIN  
 52 SEC E 34 FT N 25 DEG 16 MIN 59  
 SEC E 80 FT N 78 DEG 47 MIN 32 SEC  
 E 126.02 FT N 49 DEG 15 MIN 11 SEC  
 E 25.74 FT S 31 DEG 18 MIN 59 SEC E  
 11.03 FT NELY ON CURVE 10.252 FT N  
 29 DEG 13 MIN 57 SEC E 37.05 FT S  
 00 DEG 08 MIN 16 SEC E 203.32 FT TO  
 BEG (LESS RD)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$385,291	\$0	\$385,291
SJWM(Saint Johns Water Management)	\$385,291	\$0	\$385,291
FIRE	\$385,291	\$0	\$385,291
COUNTY GENERAL FUND	\$385,291	\$0	\$385,291
Schools	\$385,291	\$0	\$385,291

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	08/07/2020	09683	0163	\$100	No	Vacant
QUIT CLAIM DEED	06/01/2015	08505	1402	\$100	No	Vacant

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			25265	\$15.25	\$385,291

**Building Information****Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
10300	ROOF; PAD PER PERMIT 2153 W SR 434	County	\$2,460		10/1/2001
01270	DEMOLISH EXISTING 1 STORY STRUCTURE	County	\$10,250		2/5/2008

**Extra Features**

Description	Year Built	Units	Value	New Cost
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**Zoning**

Zoning	Zoning Description	Future Land Use	Future Land Use Description
		PD	Planned Development

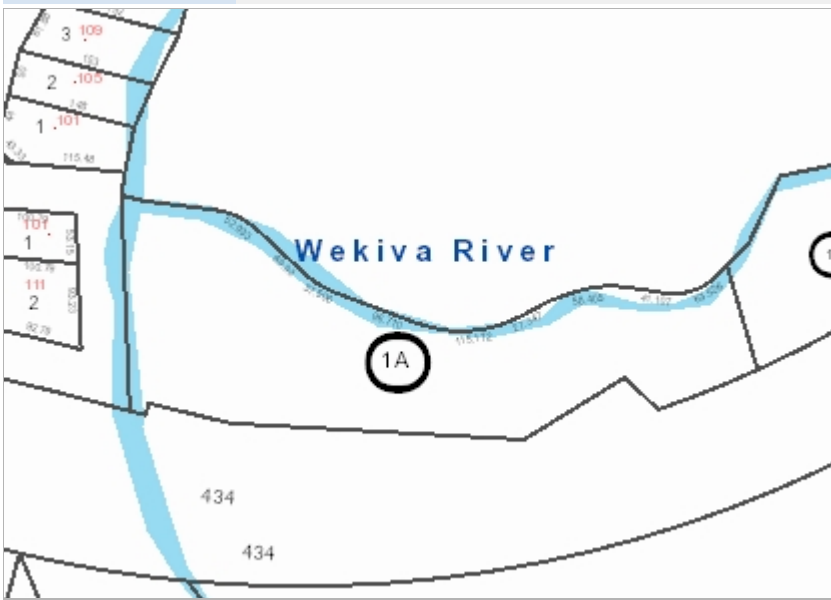
# Property Record Card



**Parcel** 03-21-29-300-001A-0000  
**Property Address** W 434 SR LONGWOOD, FL 32779

## Parcel Information

<b>Parcel</b>	03-21-29-300-001A-0000
<b>Owner(s)</b>	SAXON, DONALD K - Tenancy by Entirety SAXON, JON D - Tenancy by Entirety
<b>Property Address</b>	W 434 SR LONGWOOD, FL 32779
<b>Mailing</b>	100 S EOLA DR UNIT 1105 ORLANDO, FL 32801-2888
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	10-VAC GENERAL-COMMERCIAL
<b>Exemptions</b>	None
<b>Agricultural Classification</b>	No



## Value Summary

	2022 Working Values	2021 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$121,554	\$121,554
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$121,554	\$121,554
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$121,554	\$121,554
2021 Tax Amount without Exemptions:		\$1,676.79
2021 Tax Bill Amount:		\$1,676.79
2021 Tax Savings with Exemptions:		\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>		

## Legal Description

SEC 03 TWP 21S RGE 29E  
 FROM SE COR RUN N 1416.07 FT S 56  
 DEG 37 MIN 14 SEC W 59.61 FT SWLY  
 ON CURVE 158.37 FT TO POB RUN N 16  
 DEG 37 MIN 41 SEC W 148.59 FT WLY  
 ON CURVE 63.526 FT N 81 DEG 24 MIN  
 29 SEC W 41.107 FT WLY ON CURVE  
 58.405 FT S 71 DEG 05 MIN 20 SEC W  
 27.347 FT WLY ON CURVE 115.172 FT N  
 69 DEG 44 MIN 23 SEC W 96.710 FT  
 NWLY ON CURVE 37.506 FT N 47 DEG 6  
 MIN 6 SEC W 69.93 FT WLY ON CURVE  
 52.933 FT N 83 DEG 07 MIN 22 SEC W  
 TO C/L LITTLE WEKIVA RIVER SLY  
 ALONG C/L TO NLY R/W ST RD 434 ELY  
 ON RD TO BEG (LESS RD)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$121,554	\$0	\$121,554
SJWM(Saint Johns Water Management)	\$121,554	\$0	\$121,554
FIRE	\$121,554	\$0	\$121,554
COUNTY GENERAL FUND	\$121,554	\$0	\$121,554
Schools	\$121,554	\$0	\$121,554

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	08/07/2020	09683	0163	\$100	No	Vacant
QUIT CLAIM DEED	06/01/2015	08505	1402	\$100	No	Vacant
WARRANTY DEED	06/01/2004	05369	0758	\$370,000	No	Vacant
WARRANTY DEED	06/01/2004	05369	0754	\$20,000	No	Vacant
WARRANTY DEED	02/01/1995	02886	0603	\$120,000	No	Improved
WARRANTY DEED	08/01/1989	02100	0686	\$375,000	No	Improved
WARRANTY DEED	07/01/1985	01667	0770	\$350,000	No	Improved
WARRANTY DEED	11/01/1984	01595	1246	\$100,000	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.314	\$52,530.00	\$121,554

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
		PD	Planned Development



# AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 · WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327 7700 Fax: (407) 327 0227

## SPRINGS ENCLOSED SELF-STORAGE W SR 434 SEMINOLE COUNTY, FLORIDA

### PROJECT NARRATIVE

**PARCEL:** [03-21-29-300-001A-0000](#)

**OWNER:** DONALD K SAXON AND JON D FOX

**ADDRESS:** W SR 434 LONGWOOD, FL 32779

**ACRES:** 2.31

**PARCEL:** [03-21-29-300-001F-0000](#)

**OWNER:** DONALD K SAXON AND JON D FOX

**ADDRESS:** W SR 434 LONGWOOD, FL 32779

**ACRES:** 0.84

#### Proposed Conditions / Project Description:

Fully enclosed self-storage including loading and parking. The site will also include Tesla charging stations. The facility will have solar panels, lush landscaping, and low impact.

#### Location:

This property is located on the north side of W SR 434 in unincorporated Seminole County, Florida. East of Kensington Park Dr.

#### Area:

The project area has 3.15 acres±.

#### Legal Description:

SEC 03 TWP 21S RGE 29E FROM SE COR RUN N 1416.07 FT S 56 DEG 37 MIN 14 SEC W 59.61 FT SWLY ON CURVE 158.37 FT TO POB RUN N 16 DEG 37 MIN 41 SEC W 148.59 FT WLY ON CURVE 63.526 FT N 81 DEG 24 MIN 29 SEC W 41.107 FT WLY ON CURVE 58.405 FT S 71 DEG 05 MIN 20 SEC W 27.347 FT WLY ON CURVE 115.172 FT N 69 DEG 44 MIN 23 SEC W 96.710 FT NWLY ON CURVE 37.506 FT N 47 DEG 6 MIN 6 SEC W 69.93 FT WLY ON CURVE 52.933 FT N 83 DEG 07 MIN 22 SEC W TO C/L LITTLE WEKIVA RIVER SLY ALONG C/L TO NLY R/W ST RD 434 ELY ON RD TO BEG (LESS RD)

SEC 03 TWP 21S RGE 29E BEG 1416.07 FT N OF SE COR RUN S 56 DEG 37 MIN 14 SEC W 59.61 FT SWLY ON CURVE 158.37 FT N 16 DEG 37 MIN 41 SEC W 148.59 FT N 45 DEG 48 MIN 52 SEC E 34 FT N 25 DEG 16 MIN 59 SEC E 80 FT N 78 DEG 47 MIN 32 SEC E 126.02 FT N 49 DEG 15 MIN 11 SEC E 25.74 FT S 31 DEG 18 MIN 59 SEC E 11.03 FT NELY ON CURVE 10.252 FT N 29 DEG 13 MIN 57 SEC E 37.05 FT S 00 DEG 08 MIN 16 SEC E 203.32 FT TO BEG (LESS RD)



Existing Future Land Use:  
PD

Requested Future Land Use:  
PD Future Land Use that allows enclosed self-storage.

Existing Zoning:  
PD

Proposed Zoning:  
PD Zoning that allows enclosed self-storage.

Existing Conditions:  
The current use of the property is vacant.

Water distribution:  
Seminole County. Utilities Inc.

Sanitary sewer:  
Seminole County Utilities.

Solid Waste:  
Waste management.

Cable:  
Spectrum.

Telephone:  
Comcast.

Power:  
Duke.

Schools:  
No impact on schools.

Utilities:  
Very minimal impact on utilities. (Demand = 1 ERC/1 ERC)

Proposed phasing or staging:  
The project will be designed to be constructed in one phase.

Fire protection:  
Install fire hydrants to provide adequate fire protection/ fire sprinkler building.



Performance Standards:

A. BUILDING SETBACKS

NORTH = 25 Feet Req'd  
EAST = 25 Feet Req'd  
SOUTH = 25 Feet Req'd  
WEST = 25 Feet Req'd

B. LANDSCAPE BUFFERS

North = 25 Feet  
East = 10 Feet  
South = 10 Feet  
West = 10 Feet

Proposed Traffic Impacts:

**PROPOSED CONDITIONS:**

LAND USE

PROPOSED: 78,000 ENCLOSED SELF- STORAGE

<u>SITE CODE</u>	<u>DAILY BLDG</u>	<u>DAILY FACTOR</u>	<u>PM PEAK TRIPS</u>	<u>FACTOR</u>	<u>PM PEAK TRIPS</u>
151, 9 <sup>TH</sup> ED.	78,000	2.5/1000	195	0.26/1000	21

**NET IMPACT:**

**DAILY TRIPS = 195 ADT**

**PEAK HOUR TRIPS = 21 PM PEAK HOUR TRIPS**

Proposed Transportation Access:

- Proposed full access on W SR 434.

Proposed Wetland Impacts:

There are wetlands on site.

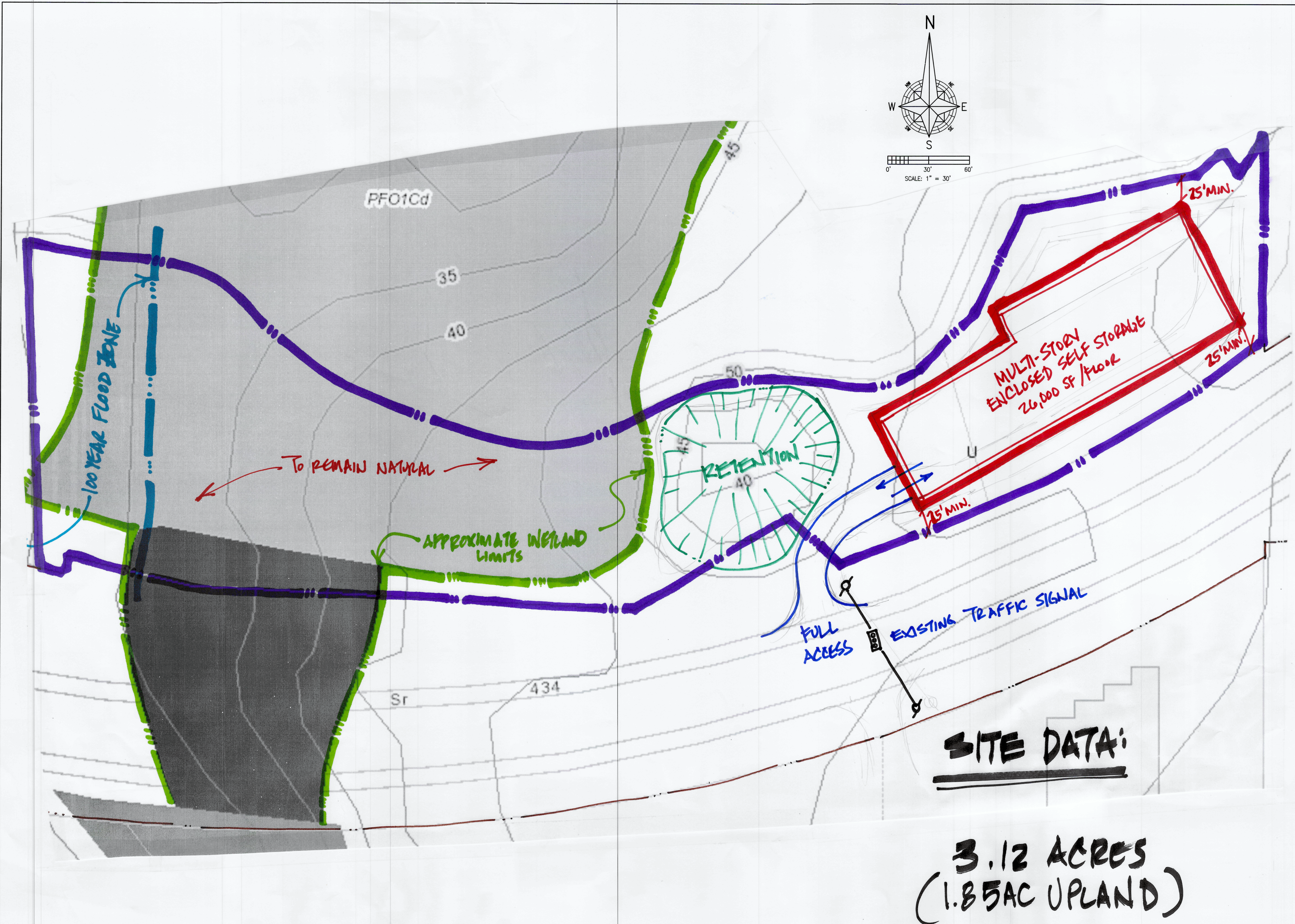
Solid Waste Impact:

10 Capita @ 6.2 lbs./Capita/Day = **62 lbs./Day**

100 Year Flood Impacts:

A portion of the property is in Zone X, areas outside of the 100 year flood plain. A portion is in Zone AE.





DATE:	JANUARY 10, 2022
SCALE:	1" = 30'
DESIGNED BY:	THS
DRAWN BY:	MDS
CHECKED BY:	THS
JOB NO.:	21575
EMAIL:	tomskelton46@gmail.com

REVISIONS	DATE	REVISIONS	DATE

AMERICAN CIVIL  
ENGINEERING CO.  
207 N. MOSS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA 32708  
PHONE: (407) 627-0879 FAX: (407) 327-0879  
CERTIFICATE OF ACADEMIC QUALIFICATION NO. 0008729

CONCEPTUAL DEVELOPMENT PLAN  
**WEKIVA DEVELOPMENT  
ENCLOSED SELF STORAGE**  
SEMINOLE COUNTY, FLORIDA

THOMAS H. SKELTON, PE  
REGISTRATION NO. 42752  
SHEET: **C1**