

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: SC Planning and Development Division
RE: **PRE-APPLICATION REVIEWS: 09/01/2010**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to Planning and Development Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW

TIME 9:20AM	Project Name: Plumosa Ave. (505) AKA Quality Auto Sales Type: Special Exception Applicant: John Craig Proj Manager(s): Ian Sikonia Proj #: 10-8000056	PID: 07-21-30-515-0000-0070 Dist: 4-Henley Zoning: M-1 Acres: 1.70 Project Location: SE Corner of Plumosa AVE & Lake Mobile DR
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NAV # 10-80000056

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 07-21-30-515-0000-0070

Attach list of all parcel ID numbers associated with the project site.

NAME: John Craig

COMPANY: POLIS BERTRAM TRUSTEE

EMAIL ADDRESS (REQUIRED): jcgreenwise@cfl.rr.com

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 342-1960 FAX NUMBER: (407)

SUBJECT PROPERTY ADDRESS: 505 Plumosa Ave.

OF ACRES: 1.70

PROJECT NAME: Quality Auto Sales

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: Industrial CURRENT USE: Industrial

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT NO PROPOSED CHANGES

******* THIS BOX FOR STAFF USE ONLY *******

PROJECT MANAGER: Tan S. RECEIVE DATE: 8/5/10 COMMENTS DUE: 8/25/10

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: none
(list project name and GUI number)

BCE - 4 Henley
Zoning - m-1
FLU - IND
water - City of Cass.
sewer - none Identified

Power - Progress
phone - Embarg

Location:
SE corner of Plumosa
Ave & Lake mobile
Drive.

Doyle, Jodi

From: John Craig [jcraigfl@cfl.rr.com]
Sent: Thursday, August 05, 2010 3:10 PM
To: devrevdesk
Subject: Pre-Application Information Request - 505 Plumosa Ave.
Attachments: Pre-App info Request Form - 505 Plumosa Ave..tif; Plumosa Warehouse Property Card.pdf; Parcel Map-Aerial - 505 Plumosa Ave.jpg; Pre-App Determination - Project Description - 505 Plumosa Ave.doc

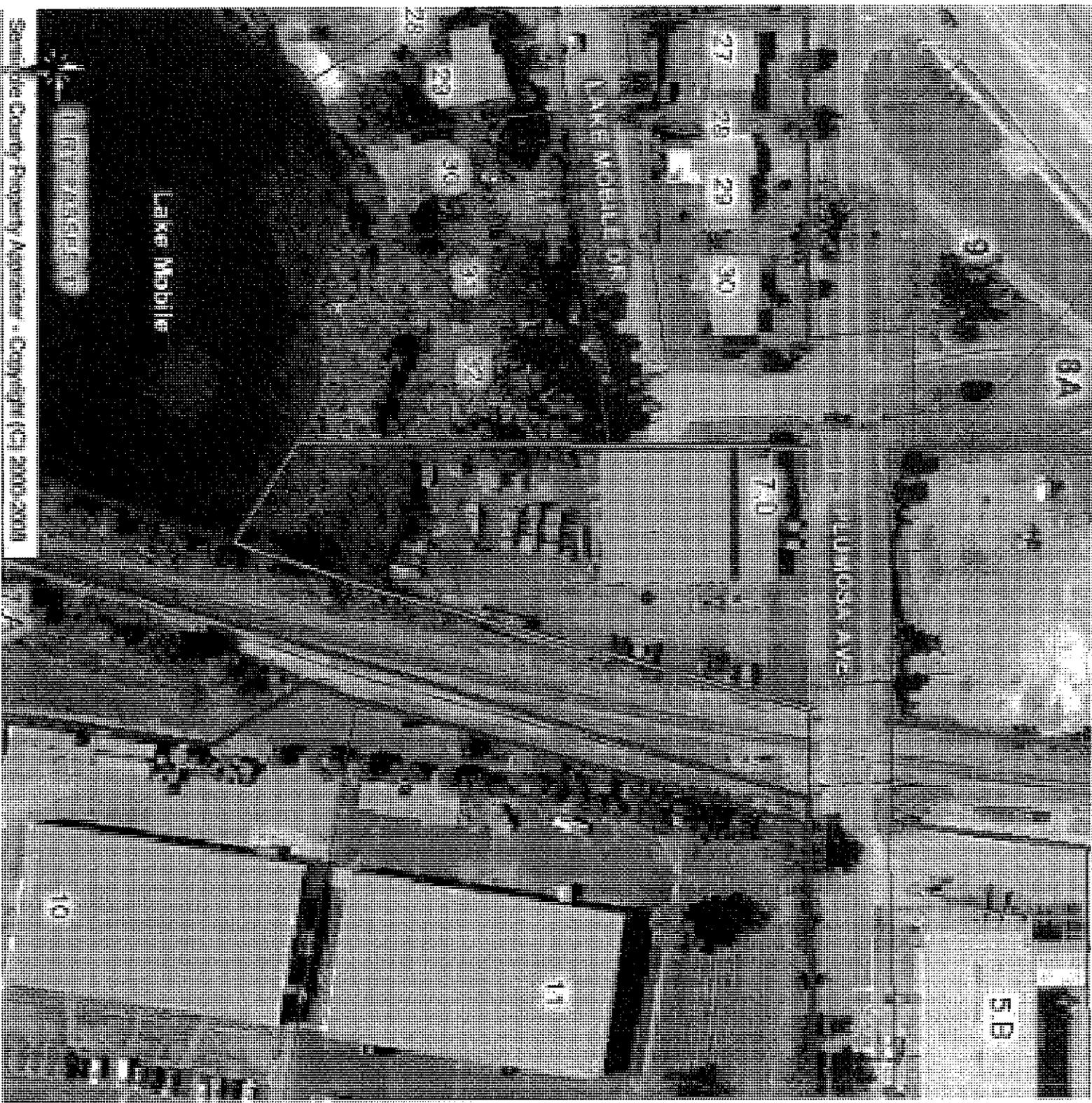
Jodi:

Please find attached the completed Pre-Application Information Request and required attachments per our previous conversations concerning the determination for the need of a special exception for a new tenant. Please let me know if we are set for the September 1, 2010 meeting or if any additional information is needed.

Thanks so much,

John Craig
Principal, General Manager
GreenWise Mulching & Recycling, LLC
407-342-1960
jcgreenwise@cfl.rr.com
www.greenwiserecycling.com

<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																						
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 07-21-30-515-0000-0070 Owner: POLIS BERTRAM TRUSTEE Own/Addr: FBO Mailing Address: 338 GRANADA AVE City,State,ZipCode: TUCSON AZ 85701 Property Address: PLUMOSA AVE Facility Name: Tax District: 01-COUNTY-TX DIST 1 ✓ Exemptions: Dor: 48-WAREHOUSE-DISTR & ST</p>		<p style="text-align: center;">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$133,296</td> <td style="text-align: right;">\$139,355</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$10,752</td> <td style="text-align: right;">\$10,752</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$70,720</td> <td style="text-align: right;">\$70,720</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: right;">\$214,768</td> <td style="text-align: right;">\$220,827</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: right;">\$214,768</td> <td style="text-align: right;">\$220,827</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> </tbody> </table>	VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$133,296	\$139,355	Depreciated EXFT Value	\$10,752	\$10,752	Land Value (Market)	\$70,720	\$70,720	Land Value Ag	\$0	\$0	Just/Market Value	\$214,768	\$220,827	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$214,768	\$220,827	Tax Estimator		
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Project Description

Quality Auto Sales buys automobiles from salvage auto auctions and immediately cuts the damaged parts from the car. The damaged portions are immediately disposed of off-site at an approved recycling facility. The remainder of the car is then shipped in containers to overseas destinations where these car portions are re-assembled. The cars are cut using an electric saw (no welding). The means of transporting is via trucks for ground shipping and finally ocean freight for overseas shipping. There is no mass storage of vehicles on-site as the cars are processed immediately upon arrival and shipped out immediately after processing. There is also no draining of fluids on-site as the cars are either fully intact in the front w/engine or fully intact in the rear with no engine.