



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

PROJ. #: 22-80000177
PM: _____
REC'D: 12/15/22

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: Derrow Dermatology

PARCEL ID #(S): 04-21-29-514-0C00-0050

TOTAL ACREAGE: .36

BCC DISTRICT:

ZONING: RP

FUTURE LAND USE: OFF

APPLICANT

NAME: Stephen Allen

COMPANY: CivilCorp Engineering Inc

ADDRESS: 630 N Wymore Rd Ste 310

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 4075160437

EMAIL: sallen@civilcorpeng.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Derrow Dermatology Office with additional parking

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

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: RP

FLU: Off

LOCATION: NW of W SR 434 &

W/S: Seminole County

BCC: 3-Constantine Lake Rona Drive



CivilCorp Engineering, Inc.
630 N. Wymore Rd. Ste 310
Maitland, FL 32751
Certificate of Authorization No. 29390
407-755-1700

December 20, 2022

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

Re: Derrow Dermatology
re Pre-app request

To Whom it May Concern:

We are hereby requesting a pre-application meeting for Restriping Plan for at 2721 W SR 434 Longwood, FL 32779 Parcel 04-21-29-514-0C00-0050 in Seminole County. We would like to re-develop the existing property for a Dermatology office. We would like to add parking and re-configuring the current parking lot.

Should you have any questions or comments, please give me a call.

Sincerely,
CivilCorp Engineering, Inc.

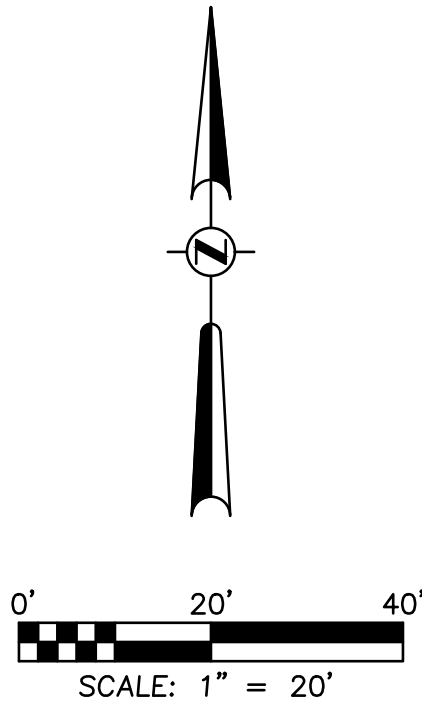
A handwritten signature in black ink, appearing to be 'SZ' or similar, written over a horizontal line.

Stephen Allen, PE #59994
President



SITE LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- SIDEWALK
- LINEAR FEET
- SQUARE FEET
- HANDICAP PARKING
- HANDICAP
- TYPICAL
- 5' RADIUS
- # PARKING SPACES



DERROW DERMATOLOGY
2721 W SR 434 LONGWOOD, FL

SITE PLAN

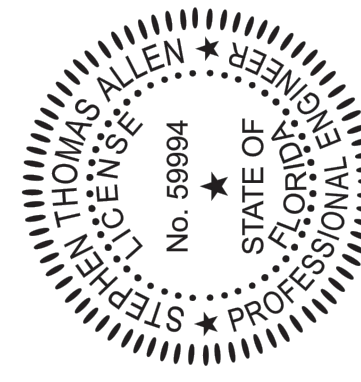
PROJECT
NAME

SHEET
NAME

SHEET NO.
C-1

OVATION CONSTRUCTION COMPANY

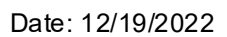
CivilCorp
Engineering, Inc.



Stephen Allen, PE # 59994
Engineer FL Reg No

Revisions		Project No.		Scale	
#	Date	379-001		1"=20'	
4		Drawn By		Date	
3		UG		379-001	
2					
1					
#					
Description		By			

This aerial map displays a residential neighborhood with property boundaries and lot numbers. A specific lot, located in the center-right of the image, is highlighted with a red outline. The lot is numbered 5 and has a red dot marked on it. The surrounding area includes several other lots, some with buildings, and a road with traffic. A large 'C' is overlaid on the map, and a red dot is marked on one of the lots. The map also shows various lot numbers and street names, including 'Lake Rena' and '434'. The bottom right corner of the map is labeled 'Seminole County GIS'.



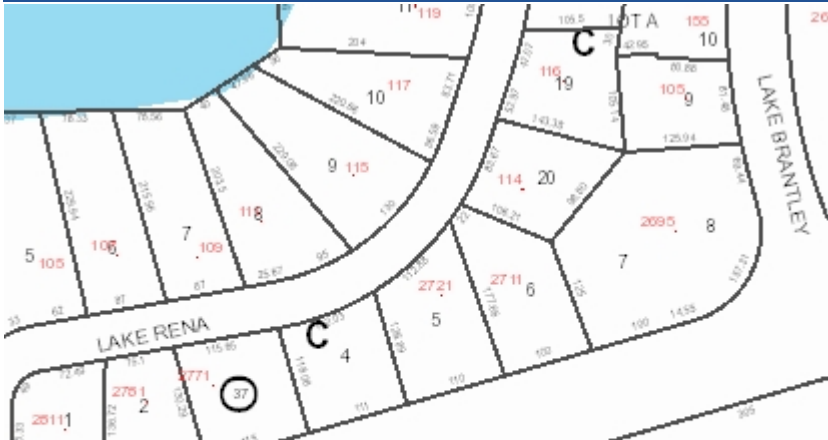
Property Record Card



Parcel 04-21-29-514-0C00-0050

Property Address 2721 W SR 434 LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

Parcel	04-21-29-514-0C00-0050
Owner(s)	WITT REAL ESTATE HOLDINGS LLC
Property Address	2721 W SR 434 LONGWOOD, FL 32779
Mailing	C/O WITT, AMY 146 ORANGE PL MAITLAND, FL 32751-6531
Subdivision Name	MEREDITH MANOR NOB HILL SECTION
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	19-PROFESSIONAL SERVICE BLD
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$226,527	\$219,562
Depreciated EXFT Value	\$2,859	\$2,234
Land Value (Market)	\$200,640	\$200,640
Land Value Ag		
Just/Market Value	\$430,026	\$422,436
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$430,026	\$422,436

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$5,664.06**

2022 Tax Bill Amount **\$5,664.06**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 BLK C
MEREDITH MANOR NOB HILL
SECTION
PB 9 PG 55

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$430,026	\$0	\$430,026
SJWM(Saint Johns Water Management)	\$430,026	\$0	\$430,026
FIRE	\$430,026	\$0	\$430,026
COUNTY GENERAL FUND	\$430,026	\$0	\$430,026
Schools	\$430,026	\$0	\$430,026

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/25/2022	10208	0123	\$510,000	Yes	Improved
WARRANTY DEED	05/01/2004	05307	0135	\$429,000	Yes	Improved
WARRANTY DEED	07/01/1985	01659	1387	\$174,000	Yes	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			16720	\$12.00	\$200,640	

Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1966/2000	1	2524.00	CONCRETE BLOCK-STUCCO - MASONRY	\$226,527	\$304,063	Description	Area
								OPEN PORCH FINISHED	115.00



Search by Agency Details

Building 1 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
15680	REROOF W/SHINGLES	County	\$3,590		8/18/2005
02537	REROOF	County	\$12,630		4/6/2009
07282	2721 W SR 434 : MECHANICAL - COMMERCIAL- [MEREDITH MANOR NOB HILL S]	County	\$6,700		4/23/2021
05939	2721 W SR 434 : REROOF COMMERCIAL-1 story [MEREDITH MANOR NOB HILL S]	County	\$18,600	5/4/2022	4/18/2022

Extra Features				
Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	06/01/1966	342	\$554	\$1,385
COMM: ALUM SCREEN PORCH W/CONC FL	06/01/1979	168	\$698	\$1,746
BRICK WALKWAY	06/01/2009	311	\$1,607	\$2,472

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Office	OFF	Residential Professional

Utility Information

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

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	34

School Information

Elementary School District	Middle School District	High School District
Forest City	Teague	Lake Brantley

Copyright 2022 © Seminole County Property Appraiser



**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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/20/2022 10:09:57 AM
Project: 22-80000177
Credit Card Number: 40*****7098
Authorization Number: 025841
Transaction Number: 201222018-2F91C700-75B9-490E-9958-7B7D8C4B0333
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50