



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

PROJ. #: 26-80000052

RECEIVED 05/01/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: 947 Ferne Drive Single Family Residence with Neighborhood Assembly Use	
PARCEL ID #(S): 35-20-29-501-0000-001C	
TOTAL ACREAGE: 1	BCC DISTRICT: 3 3: CONSTANTINE
ZONING: A-1	FUTURE LAND USE: SE

APPLICANT

NAME: Nicusor Zamfir	COMPANY: Abiding in Christ Ministries	
ADDRESS: 1983 Alambra Cir.		
CITY: Apopka	STATE: FL	ZIP: 32703
PHONE: 407-766-5299	EMAIL: [REDACTED]	

CONSULTANT

NAME: Richard Wettermann	COMPANY: Wettermann Homes, Inc.	
ADDRESS: 2797 Windsor Heights St.		
CITY: Deltona	STATE: FL	ZIP: 32738
PHONE: 239-826-2214	EMAIL: [REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Construct a new single-family residence on the vacant lot at 947 Ferne Drive to be used as a Neighborhood Assembly facility</u>				

STAFF USE ONLY

COMMENTS DUE: 5/15	COM DOC DUE: 5/21	DRC MEETING: 5/27
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the northwest side of Ferne Dr, southwest of EE Williamson Rd
W/S: SUNSHINE WATER SERVICES	BCC: 3: CONSTANTINE	

Agenda: 5/22

Project Name: 947 Ferne Drive Single Family Residence with Neighborhood Assembly Use
Parcel ID: 35-20-29-501-0000-001C
Address: 947 Ferne Drive, Longwood, FL 32779
Zoning: A-1 (Agricultural)
BCC District: 3

Detailed Narrative:

The applicant proposes to construct a new single-family residence on this vacant lot for personal residence and limited use as a Neighborhood Assembly (Civic Assembly, Neighborhood) facility. The home will be a standard single-family dwelling, approximately 1800 square feet, built in accordance with the Florida Building Code and Seminole County regulations.

The neighborhood assembly component will allow small-scale gatherings for local residents, such as community meetings, educational events, or social gatherings. Anticipated maximum attendance is no more than 100 people, with events occurring no more than 4-6 times per month and generally between the hours of 9:00 AM and 9:00 PM. Adequate off-street parking will be provided on-site to accommodate residents and guests.

The project is consistent with the Suburban Estates future land use designation and A-1 zoning district. All required setbacks, buffers, landscaping, and stormwater management will be addressed per the Seminole County Land Development Code. No variances are anticipated at this time.

Attached are a site map showing existing conditions and a conceptual site sketch of the proposed residence, driveway, and parking area.



Parcel: 35-20-29-501-0000-001C

Parcel Information

 StreetView Image

Property Type: Residential

Facility Name:

Owner Name: FERNE DRIVE HOLDINGS LLC

Subdivision: Des Pinar Acres

Address:

Acres: 1.00

Year Built:

Last Sale Year: 2021

Last Sale Amount: \$260,000

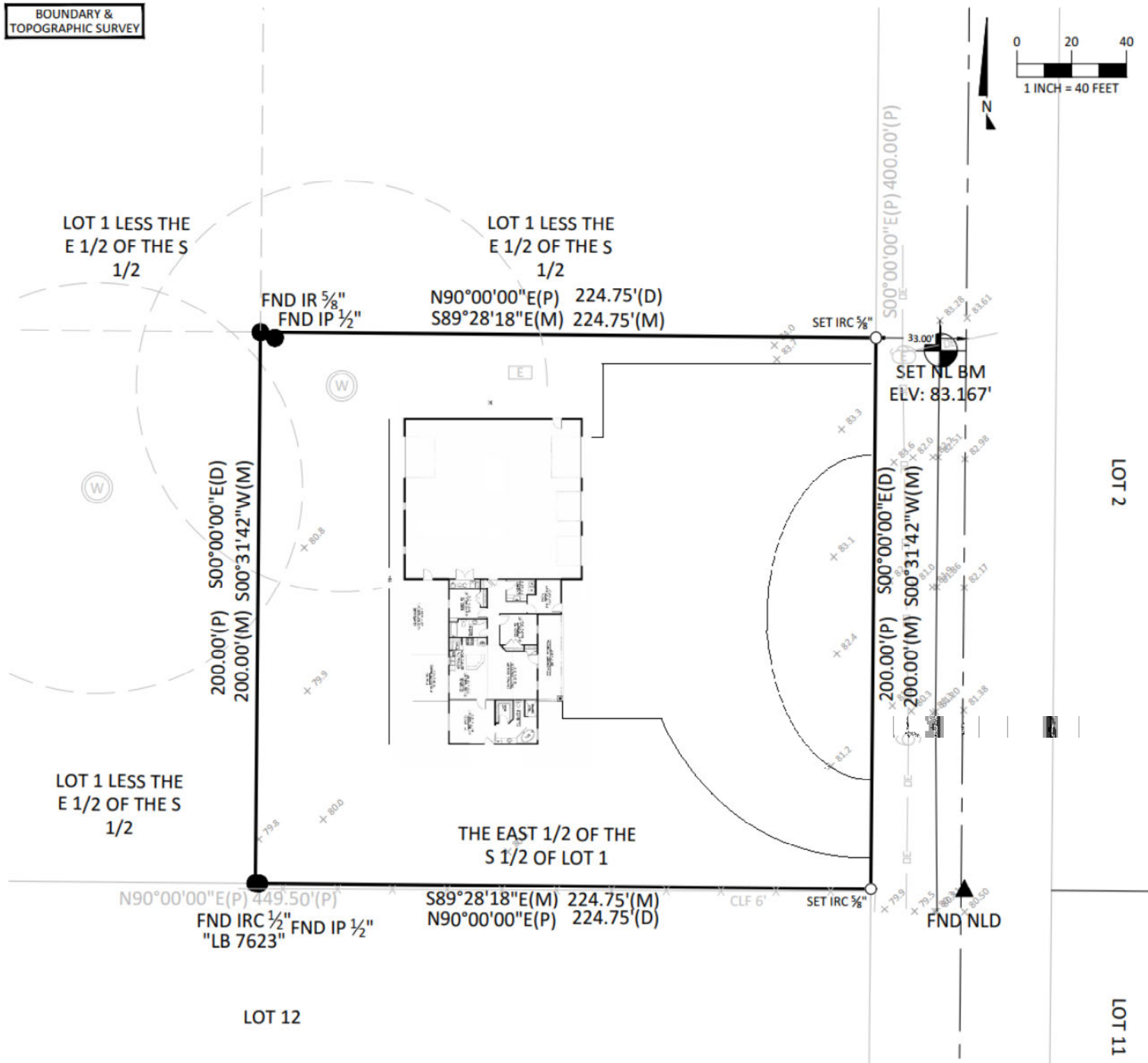
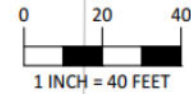
Tax District: 01 - COUNTY-TX DIST 1

DOR Code: 00 - VACANT RESIDENTIAL

Zoning: A-1

[Zoom to](#)

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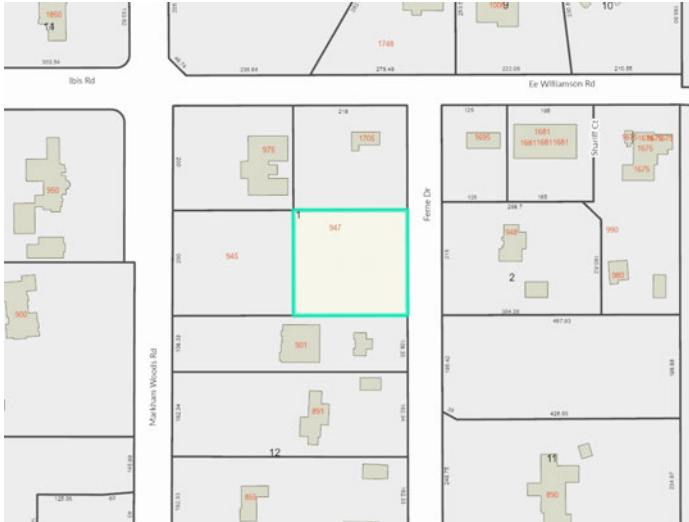


Property Record Card



Parcel: **35-20-29-501-0000-001C**
 Property Address:
 Owners: **FERNE DRIVE HOLDINGS LLC**
 2026 Market Value \$185,000 Assessed Value \$185,000 Taxable Value \$185,000
 2025 Tax Bill \$2,530.62
 Vacant Residential property has a lot size of 1.00 Acres

Parcel Location



Site View

Parcel Information

Parcel	35-20-29-501-0000-001C
Property Address	
Mailing Address	10015 PINECREST PATH BERRIEN SPRGS, MI 49103-9180
Subdivision	DES PINAR ACRES
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$185,000	\$185,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$185,000	\$185,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$185,000	\$185,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,530.62
Tax Bill Amount	\$2,530.62
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 FERNE DRIVE HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF S 1/2 OF LOT 1 (LESS RD ON W)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$185,000	\$0	\$185,000
Schools	\$185,000	\$0	\$185,000
FIRE	\$185,000	\$0	\$185,000
ROAD DISTRICT	\$185,000	\$0	\$185,000
SJWM(Saint Johns Water Management)	\$185,000	\$0	\$185,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	6/28/2023	\$100	10520/1072	Improved	No
QUIT CLAIM DEED	6/28/2023	\$100	10470/0205	Improved	No
WARRANTY DEED	6/18/2021	\$260,000	09967/0636	Vacant	Yes

Land

Units	Rate	Assessed	Market
1 Acres	\$185,000/Acre	\$185,000	\$185,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
12180	947 FERNE DR: ELECTRICAL - RESIDENTIAL- [DES PINAR ACRES]	\$2,000		10/8/2021

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

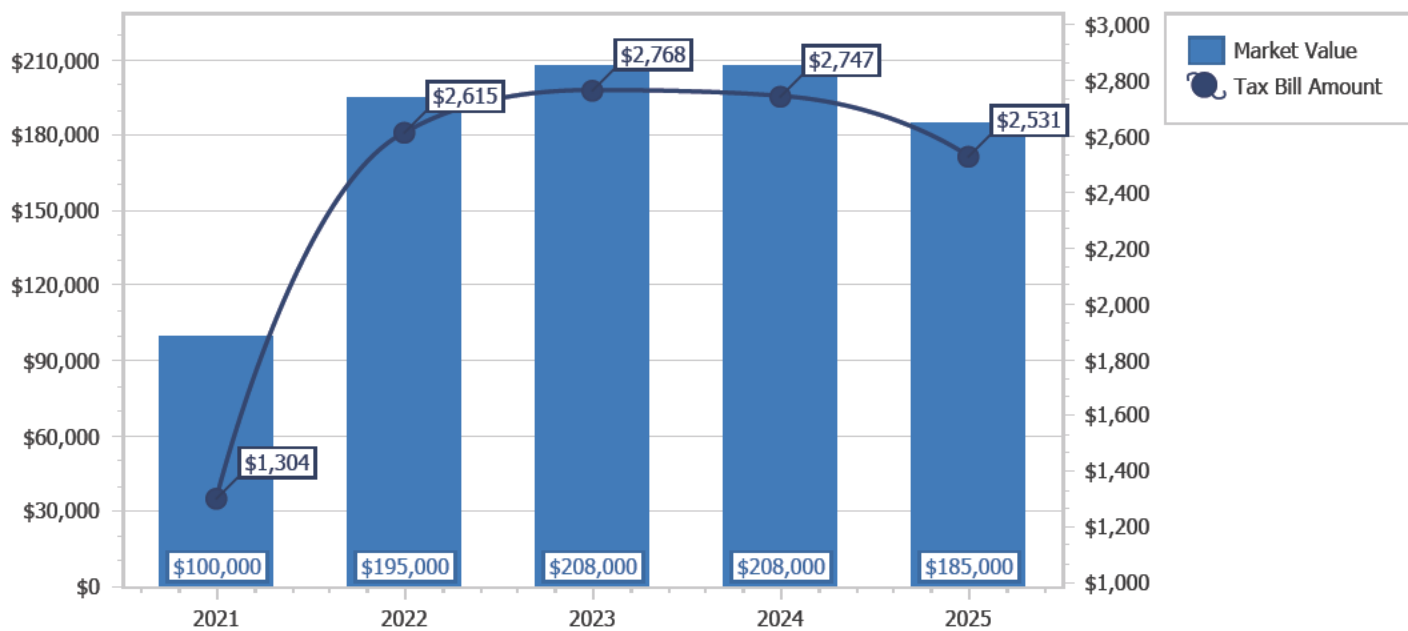
School Districts

Elementary	Woodlands
Middle	Rock Lake
High	Lyman

Utilities

Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 5/7/2026 3:09:42 PM
Project: 26-80000052
Credit Card Number: 54*****6056
Authorization Number: 958934
Transaction Number: 070526O17-88635D5F-9362-4400-AD3D-1278B1380590
Total Fees Paid: 52.50

Fees Paid

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