



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

PROJ. #: 25-06000018

Received: 4/16/25

Paid: 4/22/25

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>124,686 SF</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>124,686 SF</u> =  <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>248,889 SF</u></p> <p>(TOTAL NEW ISA <u>248,889 SF</u> /1,000 = <u>248.89</u> ) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>\$8,722.25</u>  <b>EXAMPLE:</b> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: Connection Point			
PARCEL ID #(S): 29-21-31-300-007A-0000, 29-21-31-300-0070-0000, 29-21-31-300-0080-0000			
DESCRIPTION OF PROJECT: 8.69 acre General Commercial and Wholesale / Industrial			
EXISTING USE(S):	nursury	PROPOSED USE(S):	General Commercial and Wholesale / Industrial
ZONING:	C-3	FUTURE LAND USE:	IND
TOTAL ACREAGE:	8.69	BCC DISTRICT:	1: Dallari
WATER PROVIDER:	Seminole County Utilities	SEWER PROVIDER:	Seminole County Utilities
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: Thomas McNamara

COMPANY: CPCC Oviedo, LLC

ADDRESS: 2544 Connection Pt

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 407-694-1349

EMAIL: [REDACTED]

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: William H. Zeh

COMPANY: Madden, Moorhead, &amp; Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: [REDACTED]

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Same Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING: \_\_\_\_\_

TEST NOTICE: \_\_\_\_\_

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

SIGNATURE OF AUTHORIZED APPLICANT

Thomas McNamara, Manager

DATE

4/3/25

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, CPCC Oviedo, LLC, the owner of record for the following described property [Parcel ID Number(s)] 29-21-31-300-007A-0000, 29-21-31-300-0070-0000, 29-21-31-300-0080-0000 hereby designates Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 4/3/25

**OWNER**   
Property Owner's Signature

Thomas McNamara, Manager  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared THOMAS MCNAMARA (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 3 day of APRIL, 20 25.



Lori Aulin  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- Individual
  Corporation
  Land Trust  
 Limited Liability Company
  Partnership
  Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: CPCO Oviedo LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Thomas McNamara	Manager	2544 Connection Pt., Oviedo, FL 32765	100%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

4/14/25

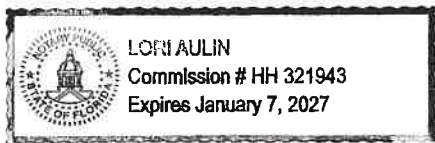
Owner, Agent, Applicant Signature

*Thomas McNamara*

Thomas McNamara, Manager

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 14 day of APRIL, 2025, by THOMAS MCNAMARA, who is  personally known to me, or  has produced \_\_\_\_\_ as identification.



Lori Aulin  
Signature of Notary Public

LORI AULIN  
Print, Type or Stamp Name of Notary Public

**JOINT WRITTEN ACTION TAKEN BY  
THE SOLE MEMBER AND THE SOLE MANAGER OF  
DELAWARE MAYO MANAGEMENT, LLC**

March 1, 2024

The undersigned, constituting the sole Member and the sole Manager of **DELAWARE MAYO MANAGEMENT, LLC**, a Delaware limited liability company (the "**Company**"), hereby consent and agree to the adoption of the following resolutions and/or actions on behalf of the Company in lieu of a meeting:

**WHEREAS**, Thomas J. McNamara is the sole Manager of the Company;

**WHEREAS**, the Company is the sole Manager of **CPCC OVIEDO, LLC**, a Florida limited liability company ("**CPCC**"); and

**WHEREAS**, the undersigned deem it advisable and in the best interests of CPCC and the Company for CPCC to accept assignment from Southern Development & Construction, Inc. ("**SDC**") of that certain Option to Purchase Agreement dated May 16, 2022, by and between SDC, as Buyer, and Bruce Hage (the "**Contract**") and, in connection therewith, to enter into that certain Assignment and Assumption of Option to Purchase Agreement with SDC for the Contract (the "**Assignment**").

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. Thomas J. McNamara is hereby authorized and directed to execute and deliver any and all documents that he deems necessary or desirable on behalf of the Company and/or CCPC, as applicable, to consummate the Assignment and to close on the Contract, including any amendments thereto, upon such terms as he, in his discretion, shall determine advisable and in the best interests of the Company and CCPC, and to take any and all actions required on behalf of the Company or CCPC to satisfy CPCC's obligations under the Assignment and the Contract.

2. All actions heretofore taken by Thomas J. McNamara in anticipation of the Assignment and the Contract are hereby ratified and approved.

3. This Action may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument with each party intending and consenting to be bound by the Agreement through their electronic signatures. Counterparts may be delivered via electronic mail (including .pdf or any electronic signature complying with the ESIGN Act of 2000 and Sec. 668.50(7)(b), Florida Statutes, e.g. www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

*[Remainder of Page Intentionally Left Blank; Signature Page Follows]*

IN WITNESS WHEREOF, the undersigned have executed this Written Action effective as of the date first set forth above.

DocuSigned by:  
*Thomas McNamara*  
BB735B7B20334CC  
\_\_\_\_\_  
**THOMAS J. MCNAMARA**, sole Manager

**MCNAMARA FAMILY REVOCABLE TRUST  
DATED JUNE 25, 2018**, sole Member

DocuSigned by:  
*Thomas McNamara*  
By: \_\_\_\_\_  
BB735B7B20334CC...  
Thomas J. McNamara, as Co-Trustee

DocuSigned by:  
*Stacey McNamara*  
By: \_\_\_\_\_  
06178C6173DF4DC...  
Stacey L. McNamara, as Co-Trustee

## **CPCC Oviedo, LLC**

2544 Connection Pt  
Oviedo, FL 32765

### **Authorization Letter**

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April 15, 2025

To Whom It May Concern,

This letter confirms that Mr. Thomas McNamara is duly authorized to sign documents and act on behalf of CPCC Oviedo, LLC. As a Manager of CPCC Oviedo, LLC, Mr. McNamara has the full authority to execute contracts, agreements, and other legal documents pertaining to the business operations of the company.

This authorization remains in effect until further written notice is provided by CPCC Oviedo, LLC.

Should you require additional verification, please contact us.

Sincerely,  
CPCC Oviedo, FL



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William R. Lowman, Jr., Esq., as  
Authorized Representative



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

**CPCC OVIEDO, LLC**

### Filing Information

**Document Number** L22000112423  
**FEI/EIN Number** 88-1326469  
**Date Filed** 03/18/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Mailing Address

2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Registered Agent Name & Address

**LOWMAN, WILLIAM R., JR, ESQ.**  
 SHUFFIELD, LOWMAN & WILSON, P.A.  
 1000 LEGION PLACE, SUITE 1700  
 ORLANDO, FL 32801

Name Changed: 04/16/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MANAGER

DELAWARE MAYO MANAGEMENT, LLC  
 2544 CONNECTION POINT  
 OVIEDO, FL 32765

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	03/28/2023
2024	04/16/2024
2025	03/31/2025

**Document Images**

[03/31/2025 -- ANNUAL REPORT](#)

View image in PDF format

[04/16/2024 -- ANNUAL REPORT](#)

View image in PDF format

[03/28/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/18/2022 -- Florida Limited Liability](#)

View image in PDF format

# Property Record CardA



Parcel: **29-21-31-300-007A-0000**  
 Property Address: **2555 CONNECTION PT OVIEDO, FL 32765**  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$787,721 Assessed Value \$787,721 Taxable Value \$787,721  
 2024 Tax Bill \$2,523.20 Tax Savings with Non-Hx Cap \$4,438.57  
 The 4 Bed/3 Bath Single Family property is 2,365 SF and a lot size of 3.76 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	29-21-31-300-007A-0000
Property Address	2555 CONNECTION PT OVIEDO, FL 32765
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-4005
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$65,089	\$63,792
Land Value (Market)	\$722,632	\$609,923
Just/Market Value	\$787,721	\$673,715
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$6,961.77
Tax Bill Amount	\$2,523.20
Tax Savings with Exemptions	\$4,438.57

## Owner(s)A

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 29 TWP 21S RGE 31E BEG 30 FT N & 300 FT  
W OF SE COR OF SW 1/4 OF NW 1/4 RUN N  
1300.69 FT W 150 FT S 940.73 FT S 22 DEG 48  
MIN 25 SEC E 172.48 FT S 201 FT E 84 FT TO  
BEG (LESS RD)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$787,721	\$0	\$787,721
Schools	\$787,721	\$0	\$787,721
FIRE	\$787,721	\$0	\$787,721
ROAD DISTRICT	\$787,721	\$0	\$787,721
SJWM(Saint Johns Water Management)	\$787,721	\$0	\$787,721

## SalesA

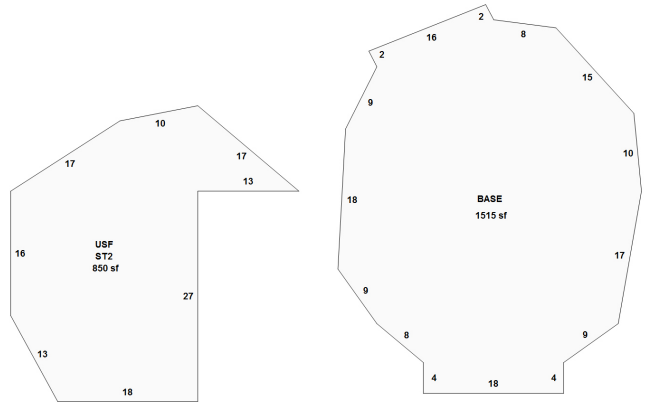
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/18/2025	\$1,000,000	10776/1735	Improved	Yes
WARRANTY DEED	7/6/2021	\$549,000	09984/0113	Improved	Yes
WARRANTY DEED	9/1/2007	\$505,000	06829/0718	Improved	Yes
CORRECTIVE DEED	9/1/2007	\$100	06829/0717	Improved	No
WARRANTY DEED	2/1/1981	\$7,000	01320/0069	Vacant	No

## LandA

Units	Rate	Assessed	Market
0.99 Acres	\$275,000/Acre	\$272,250	\$272,250
0.76 Acres	\$500/Acre	\$382	\$382
2 Acres	\$225,000/Acre	\$450,000	\$450,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1990
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft <sup>2</sup> )	1515
Total Area (ft <sup>2</sup> )	2365
Constuction	SIDING GRADE 3
Replacement Cost	\$77,028
Assessed	\$65,089

\* Year Built = Actual / Effective



Building 1

### AppendagesA

Description	Area (ft <sup>2</sup> )
UPPER STORY FINISHED	850

### PermitsA

Permit #	Description	Value	CO Date	Permit Date
13809	2555 CONNECTION PT: ELECTRICAL - RESIDENTIAL-residential house	\$1,000		8/3/2021
09938	REROOF DUE TO HURRICANE DAMAGE	\$18,950		5/18/2005

### Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
SHED - NO VALUE	1990	1	\$0	\$0

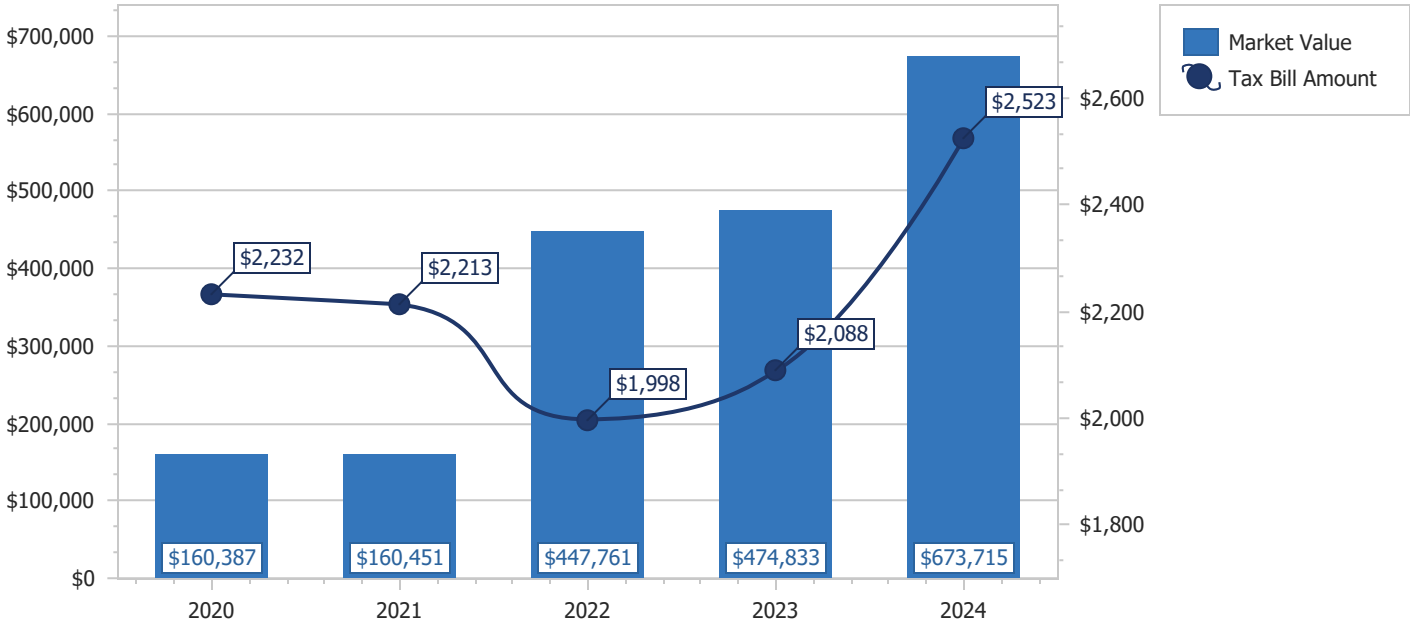
ZoningA	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

### Property Value HistoryA



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# Property Record CardA



Parcel: **29-21-31-300-0070-0000**  
 Property Address: **2545 CONNECTION PT OVIEDO, FL 32765**  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$928,917 Assessed Value \$928,917 Taxable Value \$928,917  
 2024 Tax Bill \$11,757.36

One Story Office Non-Prof property w/1st Building size of 2,356 SF and a lot size of 3.76 Acres

## Parcel LocationA



## Site ViewA



29213130000700000 02/22/2022

## Parcel InformationA

Parcel	29-21-31-300-0070-0000
Property Address	2545 CONNECTION PT OVIEDO, FL 32765
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-3118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	17:One Story Office Non-Prof
Exemptions	None
AG Classification	No

## Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$327,899	\$296,162
Depreciated Other Features	\$9,478	\$2,400
Land Value (Market)	\$591,540	\$591,540
Land Value Agriculture	\$0	\$0
Just/Market Value	\$928,917	\$890,102
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	\$928,917	\$890,102

## 2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,757.36
Tax Bill Amount	\$11,757.36
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 29 TWP 21S RGE 31E BEG 30 FT N & 630 FT  
W OF SE COR OF SW 1/4 OF NW 1/4 RUN N  
552.83 FT N 20 DEG E 514.28 FT S 675.95 FT S  
22 DEG 48 MIN 25 SEC E 172.48 FT S TO A PT E  
OF BEG (3.812 AC)

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$928,917	\$0	\$928,917
Schools	\$928,917	\$0	\$928,917
FIRE	\$928,917	\$0	\$928,917
ROAD DISTRICT	\$928,917	\$0	\$928,917
SJWM(Saint Johns Water Management)	\$928,917	\$0	\$928,917

## SalesA

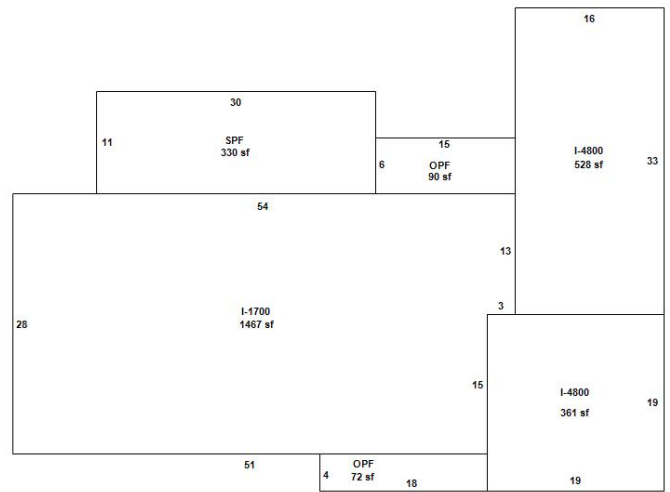
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2022	\$1,100,000	10241/1996	Improved	Yes
QUIT CLAIM DEED	8/27/2019	\$300,000	09424/0948	Improved	No
WARRANTY DEED	4/1/2007	\$560,000	06672/0124	Improved	Yes
WARRANTY DEED	5/1/2002	\$70,000	04412/0961	Improved	No
QUIT CLAIM DEED	5/1/1998	\$100	03438/0424	Improved	No
WARRANTY DEED	6/1/1993	\$75,000	02604/1405	Improved	Yes
WARRANTY DEED	7/1/1985	\$93,000	01658/0926	Improved	Yes
QUIT CLAIM DEED	3/1/1978	\$100	01159/0181	Improved	No
QUIT CLAIM DEED	3/1/1978	\$100	01159/0180	Improved	No

## LandA

Units	Rate	Assessed	Market
126,324 SF	\$4.68/SF	\$591,196	\$591,196
0.86 Acres	\$400/Acre	\$344	\$344

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1958/1995
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2356
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$299,940
Assessed	\$202,460

\* Year Built = Actual / Effective

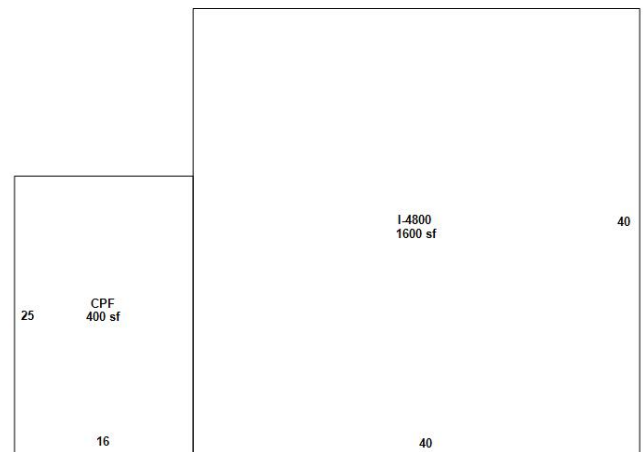


Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	90
OPEN PORCH FINISHED	72
SCREEN PORCH FINISHED	330

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2011
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1600
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED
Replacement Cost	\$152,974
Assessed	\$125,439

\* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft <sup>2</sup> )
CARPOT FINISHED	400

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
01647	2545 CONNECTION PT: PLUMBING - RESIDENTIAL-single family home	\$3,500		2/2/2021
17960	2545 CONNECTION PT: PLUMBING - RESIDENTIAL-	\$100		12/26/2019
00439	40' X 40' METAL BUILDING - CHANGED ADDRESS FROM 2545 TO 2547	\$24,000		1/19/2011
07366	REROOF 28 SQ	\$2,000		11/1/1996
04869	SCREEN ROOM	\$3,241	8/8/1995	7/1/1995
04600	SLAB	\$750		7/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	2011	720	\$3,917	\$2,644
SHED	2018	3	\$3,000	\$2,280
6' CHAIN LINK FENCE - LIN FT	1958	735	\$11,385	\$4,554

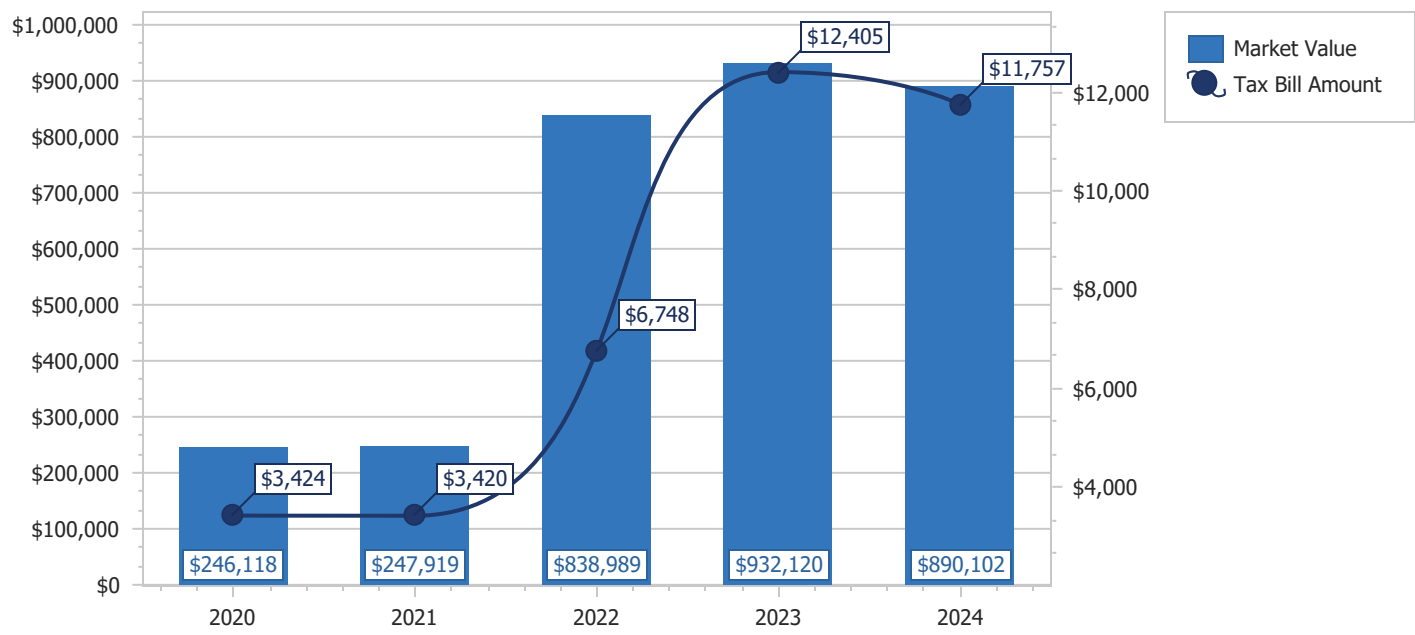
ZoningA	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

# Property Value HistoryA



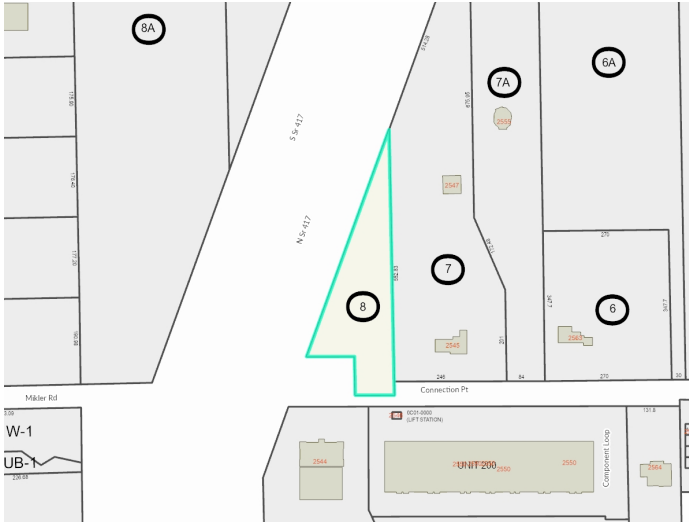
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# Property Record Card



Parcel: **29-21-31-300-0080-0000**  
 Property Address:  
 Owners: **CPCC OVIEDO LLC**  
 2025 Market Value \$269,692 Assessed Value \$164,657 Taxable Value \$164,657  
 2024 Tax Bill \$2,544.04 Tax Savings with Non-Hx Cap \$851.44  
 Vac General-Commercial property has a lot size of 1.26 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-21-31-300-0080-0000
Property Address	
Mailing Address	2544 CONNECTION PT OVIEDO, FL 32765-3118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$269,692	\$257,058
Just/Market Value	\$269,692	\$257,058
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,395.48
Tax Bill Amount	\$2,544.04
Tax Savings with Exemptions	\$851.44

## Owner(s)

Name - Ownership Type  
 CPCC OVIEDO LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 21S RGE 31E  
E 345 FT OF W 690 FT OF  
SW 1/4 OF NW 1/4 ELY OF EXPRESSWAY

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$164,657	\$0	\$164,657
Schools	\$269,692	\$0	\$269,692
FIRE	\$164,657	\$0	\$164,657
ROAD DISTRICT	\$164,657	\$0	\$164,657
SJWM(Saint Johns Water Management)	\$164,657	\$0	\$164,657

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2022	\$429,000	10242/0001	Vacant	No
CORRECTIVE DEED	1/1/2017	\$100	08845/0397	Vacant	No
WARRANTY DEED	12/1/2016	\$125,000	08826/0249	Vacant	Yes
WARRANTY DEED	5/1/2016	\$150,000	08704/1960	Vacant	Yes
WARRANTY DEED	5/1/2016	\$100	08704/1957	Vacant	No
PROBATE RECORDS	12/1/2002	\$100	04644/1916	Improved	No

## Land

Units	Rate	Assessed	Market
54,927 SF	\$4.91/SF	\$269,692	\$269,692

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

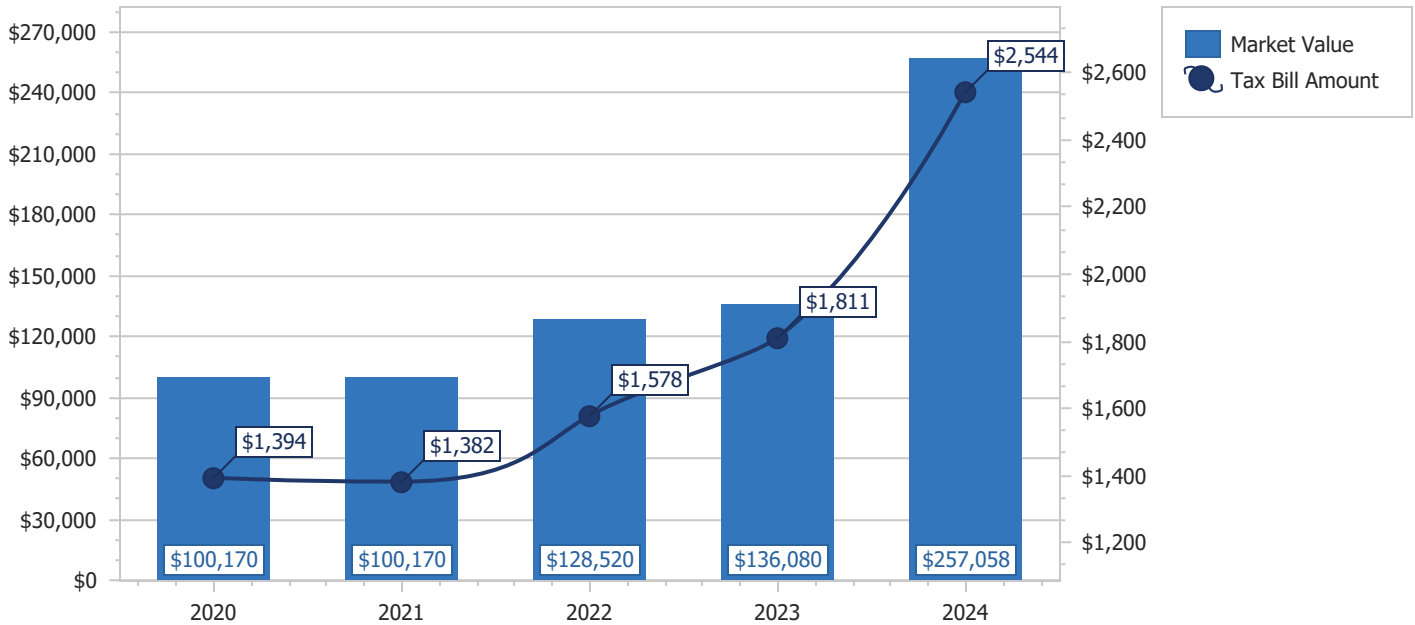
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Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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\*

4/22/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:26:34  
PROJ # 25-06000018 RECEIPT # 0113674

OWNER:

JOB ADDRESS:

LOT #:

MAJOR CONCURRENCY TEST	800.00	800.00	.00
SITE PLAN	8722.25	8722.25	.00

TOTAL FEES DUE.....: 9522.25

AMOUNT RECEIVED.....: 9522.25

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000034859	
CASH/CHECK AMOUNTS...:	9522.25	
COLLECTED FROM:	SOUTHERN DEVELOPMENT	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE