



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

PROJ. #: 25-80000068

Received: 6/11/25

Paid: 6/12/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☐ PRE-APPLICATION

\$50.00

### PROJECT

PROJECT NAME: Pickleball M  
PARCEL ID #(S): 35-20-29-501-0000-003B  
TOTAL ACREAGE: 1.67 BCC DISTRICT: District 3  
ZONING: OP FUTURE LAND USE: ~~CURRENTLY OFF WANT TO~~ <sup>do PD</sup>  
OFF

### APPLICANT

NAME: Moë Musleem COMPANY: 1665 EE Williamson LLC  
ADDRESS: 755 Monroe rd unit 470211  
CITY: Lake Monroe STATE: FL ZIP: 32747  
PHONE: (407) 667-7779 EMAIL: moemusleem@gmail.com

### CONSULTANT

NAME: Moë Musleem COMPANY:  
ADDRESS: 1280 Upsala rd  
CITY: Sanford STATE: FL ZIP: 32771  
PHONE: (407) 667-7779 EMAIL: moemusleem@gmail.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE <sup>to PD</sup> ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Indoor Pickleball courts and possible  
out door courts as well

### STAFF USE ONLY

COMMENTS DUE: 6/20/25	COM DOC DUE: 6/26/25	DRC MEETING: 7/2/25
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: OP	FLU: OFF	LOCATION: on the south side of EE Williamson Rd, east of Markham Woods Rd
W/S: Sunshine Water	BCC: 3: Constantine	

Agenda: 6/27

## Detailed Narrative for 1665 EE Williamson

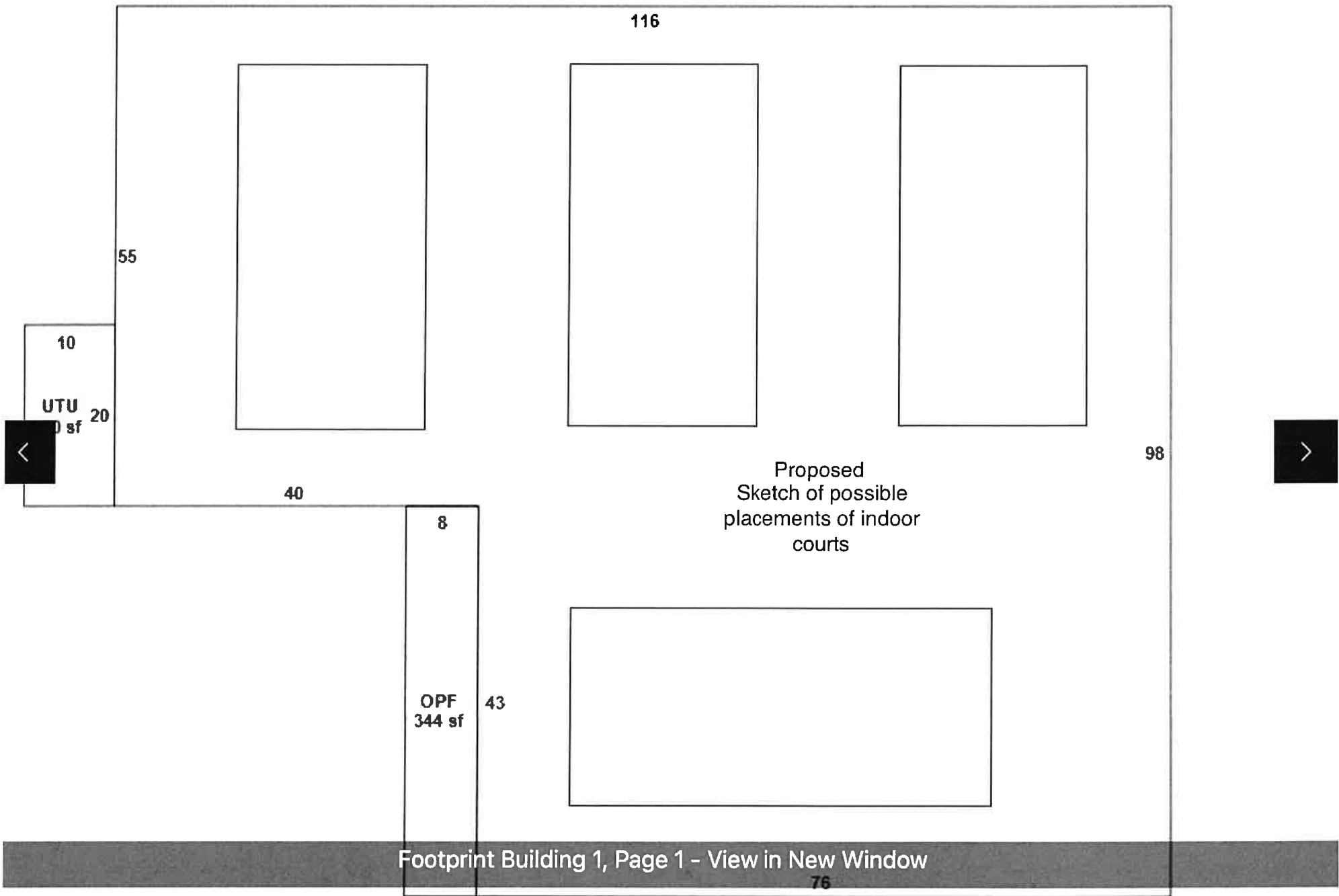
Address: 1665 E.E. Williamson Rd Longwood Florida 32779

Parcel Id: 30-20-29-501-0000-003B

### Narrative:

The location was originally a Zoned as a Gym, Then a day care center for the last few years. The plan is to convert it into an Indoor and Outdoor Pickleball court Facility.

Rezoned from OP to PD



BP20-00020504

09/29/21

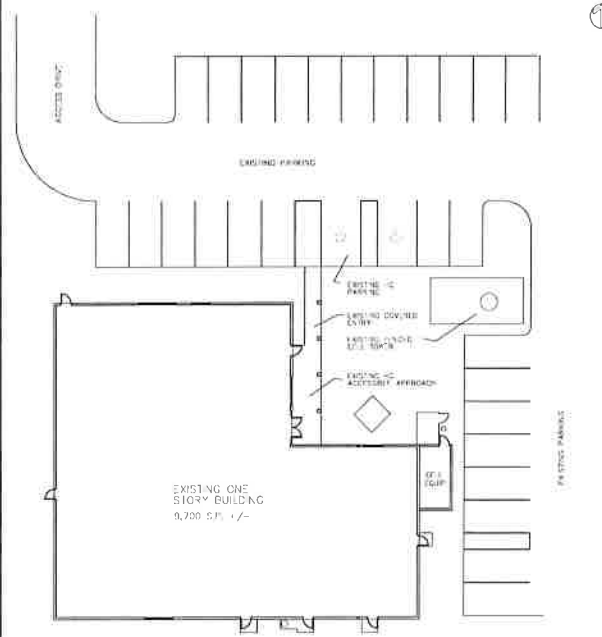
# INTERIOR ALTERATION

MARKHAM WOODS DAYCARE  
1665 EE Williamson Road  
Longwood, FL., 32779

SEMINOLE COUNTY



## ARCHITECTURAL SITE PLAN:



SITE/BUILDING NOTE:  
NOT TO SCALE. THIS PLAN IS FOR GENERAL REFERENCE ONLY. SEE ARCHITECT'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND NOTES.

## PROJECT INFORMATION:

**CODES:**  
FLORIDA BUILDING CODE BUILDING, 6TH EDITION 2017  
FLORIDA BUILDING CODE ACCESSIBILITY, 6TH EDITION 2017  
FLORIDA BUILDING CODE ENERGY CONSERVATION, 6TH EDITION 2017  
FLORIDA BUILDING CODE MECHANICAL, 6TH EDITION 2017  
FLORIDA BUILDING CODE PLUMBING, 6TH EDITION 2017  
FLORIDA FIRE PREVENTION CODE, 6TH EDITION 2017  
LIFE SAFETY CODE N.F.P.A. 101, 2015 EDITION  
NATIONAL ELECTRICAL CODE N.E.C. 70, 2014 EDITION

**OCCUPANCY:**  
PREVIOUS OCCUPANCY: "A-3" ASSEMBLY (GYMNASIUM)  
PROPOSED OCCUPANCY: GROUP "C" EDUCATIONAL (CHILD DAYCARE)

**OCCUPANT LOAD:**  
**EDUCATIONAL (DAYCARE)**  
3,760 S.F. @ 1 OCCUPANT/35 S.F. = 108 OCCUPANTS  
(LOCKER ROOMS) 348 S.F. @ 1 OCCUPANT/ 50 S.F. = 7 OCCUPANTS  
**ASSEMBLY**  
(OFFICE, LOBBY) 345 S.F. @ 1 OCCUPANT/ 15 S.F. = 23 OCCUPANTS  
(SHACK SEATING, FIXED SEATING) 24 OCCUPANTS  
**BUSINESS**  
(RECEPTION, OFFICE) 426 S.F. @ 1 OCCUPANT/ 100 S.F. = 5 OCCUPANTS  
**STORAGE**  
(UTILITY, EQUIPMENT ROOMS) 295 S.F. @ 1 OCCUPANT/ 300 S.F. = 1 OCCUPANTS  
**TOTAL = 168 OCCUPANTS**

**TYPE OF CONSTRUCTION:**  
TYPE III, NON-COMBUSTIBLE  
UN-SPRINKLERED, UN-PROTECTED

**BUILDING AREA:**  
EXISTING 9,700 sq ft.

**CLASSIFICATION OF WORK:**  
ALTERATION, LEVEL II

## STRUCTURAL DESIGN CRITERIA:

**Chapter 1600, FBC**  
Basic Wind Speed = 139 mph  
Use coefficients from Chapter 16 F.B.C.  
**RISK CATEGORY:** II **EXPOSURE:** B  
COMPONENTS AND CLADDING MAXIMUM DESIGN WIND PRESSURE:  
WALLS: +21.2 psf, -28.3 psf  
ROOF: +12.2 psf, -33.7 psf  
FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2000 psf.

## SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT SHALL BE AN INTERIOR ALTERATION TO AN EXISTING SINGLE STORY PRE-ENGINEERED METAL BUILDING. WORK SHALL CONSIST OF SOME MINIMAL DEMOLITION AND NEW PARTITIONS AS NOTED ON PLANS.

THIS WILL BE A CHANGE OF USE. PREVIOUS OCCUPANCY WAS "A-3" ASSEMBLY (TREAZOR FITNESS) BUILT UNDER PERMIT NUMBER 08-748 - SEMINOLE COUNTY, FL. THE NEW OCCUPANCY SHALL BE "C" EDUCATIONAL (DAYCARE).

ANY MODIFICATIONS TO THE EXISTING FIRE PROTECTION SYSTEM SHALL BE COMPLETED BY A FLORIDA CERTIFIED FIRE PROTECTION ENGINEER AND DONE UNDER A SEPARATE PERMIT.

## PLUMBING FIXTURE ANALYSIS:

**EDUCATIONAL (DAYCARE):**  
\*(BASED ON FBC 305.2 & 308.6.1)  
INFANTS: 167.38 S.F.  
1 YEAR OLD: 283.83 S.F.  
2 YEAR OLD: 400.41 S.F.  
**TOTAL = 851.64 S.F.**  
851.64 / 35 S.F./ OCC. = 24.31 OCCUPANTS  
3-YEAR OLD: 2,898.33 S.F.  
2,898.33 / 35 S.F./ OCC. = 82.60 OCCUPANTS  
**SHACK (FIXED SEATING):** 24 OCCUPANTS  
**LOCKER:** 348 S.F. = 5.96 OCCUPANTS  
348 / 50 S.F./ OCC.  
**EDUCATIONAL TOTAL = (138.37) ROUNDED UP TO 139 OCCUPANTS**  
139 OCC. @ 1 FIXTURE/ 50 OCC. = (2.78) 3 FIXTURES  
**BUSINESS:**  
BREAK: 250.68 S.F. = 16.71 OCCUPANTS  
250.68 / 15 S.F./ OCC.  
RECEPTION: 92.72 S.F. = 0.92 OCCUPANTS  
92.72 / 100 S.F./ OCC.  
LOBBY: 94.00 S.F. = 0.26 OCCUPANTS  
94.00 S.F. / 15 S.F./ OCC.  
**OFFICE:** 333.18 S.F. = 3.33 OCCUPANTS  
333.18 / 100 S.F./ OCC.  
**STORAGE:** 294.87 S.F. = 0.98 OCCUPANTS  
294.87 / 300 S.F./ OCC.  
**BUSINESS TOTAL = (28.2) ROUNDED UP TO 29 OCCUPANTS**  
29 OCC. @ 1 FIXTURE/ 25 FOR THE FIRST 50 OCC. = (1.16) 2 FIXTURES  
**TOTAL OCCUPANTS = 168 (84 MEN & 84 WOMEN)**  
**FIXTURES REQUIRED = 5**  
**TOTAL FIXTURES PROVIDED = 10 (5 MALE & 5 FEMALE & 2 UNKN)**

## VICINITY MAP:



## DRAWING INDEX:

- A-0 COVER SHEET/ INDEX/ INFORMATION
- D-1 DEMOLITION PLAN & NOTES
- A-1 FLOOR PLAN AND SCHEDULES
- A-2 REFLECTED CEILING PLAN & WALL SECTIONS
- E-1 LIGHTING PLAN
- E-10 ELECTRICAL DEMOLITION PLAN
- E-2 POWER PLAN
- E-3 PANEL SCHEDULES & RISER DIAGRAM
- E-4 ELECTRICAL LEGEND AND NOTES
- E-5 ELECTRICAL SPECIFICATIONS
- LS-1 LIFE SAFETY PLAN & OCCUPANCY KEY
- M-1 MECHANICAL PLAN
- M-2 MECHANICAL EQUIPMENT SCHEDULES
- M-3 MECHANICAL DETAILS
- M-4 MECHANICAL AIR CALCULATIONS
- P1.0 PLUMBING PLAN, SCHEDULES & DETAILS

## PROJECT TEAM:

**ARCHITECT:**  
HARTER - ADAMS P.A.  
377 MARLBOROUGH AVE., SUITE 2010  
WILMINGTON, FL. 32781  
PHONE: (407) 647-2767  
CONTACT: TON ADAMS, P.A.

**ELECTRICAL:**  
GIANI ENGINEERING SERVICES, INC.  
3531 WILD DALE RUN  
ORLANDO, FL. 32744  
PHONE: (407) 871-1881  
CONTACT: BILL GIANI

**PLUMBING:**  
H.A.L. & ASSOCIATES  
5338 ORANGE BLVD., # 01  
SANFORD, FL. 32771  
PHONE: (407) 726-5416  
CONTACT: BOB REICH

**CONTRACTOR:**  
KNAUS CONSTRUCTION AND DEVELOPMENT, LLC  
P.O. BOX 127  
WINTER, FL. 32787  
PHONE: (321) 229-2941  
CONTACT: JIM KNAUS

**MECHANICAL ENGINEERS:**  
TADS ENGINEERING  
1611 BAYVIEW DR.  
SANFORD, FL. 32771  
PHONE: (407) 481-8668  
CONTACT: TRACY KENN

## DRAWING SYMBOLS:

SYMBOL	DESCRIPTION
	DOOR NUMBER
	ROOM NAME
	REVISION AREA AND SYMBOL
	2A10BC FIRE EXTINGUISHER, 5lb.
	DIMENSION TO FACE
	EXISTING CMU/ STUD WALL
	PROPOSED DEMOLITION
	EXISTING 3 HOUR RATED WALL
	PROPOSED METAL STUD PARTITION TO ROOF DECK ABOVE
	PROPOSED METAL STUD PARTITION TO CEILING

\*NOTE:  
NOT ALL SYMBOLS SHALL BE USED IN THIS PROJECT.  
NO CHANGES TO PLANS OR REVIEW COMMENTS.

Digitally signed  
by Thomas D Adams  
Date: 2021.09.14  
15:25:11 -04'00'



ARCHITECTS AND PLANNERS  
377 MARLBOROUGH AVE., SUITE 2010  
WILMINGTON, FL. 32781  
PHONE: (407) 647-2767  
CONTACT: TON ADAMS, P.A.

Markham Woods Childcare  
1665 EE Williamson Rd., Longwood, FL., 32750

REVISION  
1. ISSUED FOR PERMIT 09-16  
2. REVISED FOR PERMIT 09-16  
3. REVISED FOR PERMIT 09-16  
4. REVISED FOR PERMIT 09-16  
5. REVISED FOR PERMIT 09-16  
6. REVISED FOR PERMIT 09-16  
7. REVISED FOR PERMIT 09-16  
8. REVISED FOR PERMIT 09-16  
9. REVISED FOR PERMIT 09-16  
10. REVISED FOR PERMIT 09-16  
11. REVISED FOR PERMIT 09-16  
12. REVISED FOR PERMIT 09-16  
13. REVISED FOR PERMIT 09-16  
14. REVISED FOR PERMIT 09-16  
15. REVISED FOR PERMIT 09-16  
16. REVISED FOR PERMIT 09-16  
17. REVISED FOR PERMIT 09-16  
18. REVISED FOR PERMIT 09-16  
19. REVISED FOR PERMIT 09-16  
20. REVISED FOR PERMIT 09-16  
21. REVISED FOR PERMIT 09-16  
22. REVISED FOR PERMIT 09-16  
23. REVISED FOR PERMIT 09-16  
24. REVISED FOR PERMIT 09-16  
25. REVISED FOR PERMIT 09-16  
26. REVISED FOR PERMIT 09-16  
27. REVISED FOR PERMIT 09-16  
28. REVISED FOR PERMIT 09-16  
29. REVISED FOR PERMIT 09-16  
30. REVISED FOR PERMIT 09-16  
31. REVISED FOR PERMIT 09-16  
32. REVISED FOR PERMIT 09-16  
33. REVISED FOR PERMIT 09-16  
34. REVISED FOR PERMIT 09-16  
35. REVISED FOR PERMIT 09-16  
36. REVISED FOR PERMIT 09-16  
37. REVISED FOR PERMIT 09-16  
38. REVISED FOR PERMIT 09-16  
39. REVISED FOR PERMIT 09-16  
40. REVISED FOR PERMIT 09-16  
41. REVISED FOR PERMIT 09-16  
42. REVISED FOR PERMIT 09-16  
43. REVISED FOR PERMIT 09-16  
44. REVISED FOR PERMIT 09-16  
45. REVISED FOR PERMIT 09-16  
46. REVISED FOR PERMIT 09-16  
47. REVISED FOR PERMIT 09-16  
48. REVISED FOR PERMIT 09-16  
49. REVISED FOR PERMIT 09-16  
50. REVISED FOR PERMIT 09-16  
51. REVISED FOR PERMIT 09-16  
52. REVISED FOR PERMIT 09-16  
53. REVISED FOR PERMIT 09-16  
54. REVISED FOR PERMIT 09-16  
55. REVISED FOR PERMIT 09-16  
56. REVISED FOR PERMIT 09-16  
57. REVISED FOR PERMIT 09-16  
58. REVISED FOR PERMIT 09-16  
59. REVISED FOR PERMIT 09-16  
60. REVISED FOR PERMIT 09-16  
61. REVISED FOR PERMIT 09-16  
62. REVISED FOR PERMIT 09-16  
63. REVISED FOR PERMIT 09-16  
64. REVISED FOR PERMIT 09-16  
65. REVISED FOR PERMIT 09-16  
66. REVISED FOR PERMIT 09-16  
67. REVISED FOR PERMIT 09-16  
68. REVISED FOR PERMIT 09-16  
69. REVISED FOR PERMIT 09-16  
70. REVISED FOR PERMIT 09-16  
71. REVISED FOR PERMIT 09-16  
72. REVISED FOR PERMIT 09-16  
73. REVISED FOR PERMIT 09-16  
74. REVISED FOR PERMIT 09-16  
75. REVISED FOR PERMIT 09-16  
76. REVISED FOR PERMIT 09-16  
77. REVISED FOR PERMIT 09-16  
78. REVISED FOR PERMIT 09-16  
79. REVISED FOR PERMIT 09-16  
80. REVISED FOR PERMIT 09-16  
81. REVISED FOR PERMIT 09-16  
82. REVISED FOR PERMIT 09-16  
83. REVISED FOR PERMIT 09-16  
84. REVISED FOR PERMIT 09-16  
85. REVISED FOR PERMIT 09-16  
86. REVISED FOR PERMIT 09-16  
87. REVISED FOR PERMIT 09-16  
88. REVISED FOR PERMIT 09-16  
89. REVISED FOR PERMIT 09-16  
90. REVISED FOR PERMIT 09-16  
91. REVISED FOR PERMIT 09-16  
92. REVISED FOR PERMIT 09-16  
93. REVISED FOR PERMIT 09-16  
94. REVISED FOR PERMIT 09-16  
95. REVISED FOR PERMIT 09-16  
96. REVISED FOR PERMIT 09-16  
97. REVISED FOR PERMIT 09-16  
98. REVISED FOR PERMIT 09-16  
99. REVISED FOR PERMIT 09-16  
100. REVISED FOR PERMIT 09-16  
101. REVISED FOR PERMIT 09-16  
102. REVISED FOR PERMIT 09-16  
103. REVISED FOR PERMIT 09-16  
104. REVISED FOR PERMIT 09-16  
105. REVISED FOR PERMIT 09-16  
106. REVISED FOR PERMIT 09-16  
107. REVISED FOR PERMIT 09-16  
108. REVISED FOR PERMIT 09-16  
109. REVISED FOR PERMIT 09-16  
110. REVISED FOR PERMIT 09-16  
111. REVISED FOR PERMIT 09-16  
112. REVISED FOR PERMIT 09-16  
113. REVISED FOR PERMIT 09-16  
114. REVISED FOR PERMIT 09-16  
115. REVISED FOR PERMIT 09-16  
116. REVISED FOR PERMIT 09-16  
117. REVISED FOR PERMIT 09-16  
118. REVISED FOR PERMIT 09-16  
119. REVISED FOR PERMIT 09-16  
120. REVISED FOR PERMIT 09-16  
121. REVISED FOR PERMIT 09-16  
122. REVISED FOR PERMIT 09-16  
123. REVISED FOR PERMIT 09-16  
124. REVISED FOR PERMIT 09-16  
125. REVISED FOR PERMIT 09-16  
126. REVISED FOR PERMIT 09-16  
127. REVISED FOR PERMIT 09-16  
128. REVISED FOR PERMIT 09-16  
129. REVISED FOR PERMIT 09-16  
130. REVISED FOR PERMIT 09-16  
131. REVISED FOR PERMIT 09-16  
132. REVISED FOR PERMIT 09-16  
133. REVISED FOR PERMIT 09-16  
134. REVISED FOR PERMIT 09-16  
135. REVISED FOR PERMIT 09-16  
136. REVISED FOR PERMIT 09-16  
137. REVISED FOR PERMIT 09-16  
138. REVISED FOR PERMIT 09-16  
139. REVISED FOR PERMIT 09-16  
140. REVISED FOR PERMIT 09-16  
141. REVISED FOR PERMIT 09-16  
142. REVISED FOR PERMIT 09-16  
143. REVISED FOR PERMIT 09-16  
144. REVISED FOR PERMIT 09-16  
145. REVISED FOR PERMIT 09-16  
146. REVISED FOR PERMIT 09-16  
147. REVISED FOR PERMIT 09-16  
148. REVISED FOR PERMIT 09-16  
149. REVISED FOR PERMIT 09-16  
150. REVISED FOR PERMIT 09-16  
151. REVISED FOR PERMIT 09-16  
152. REVISED FOR PERMIT 09-16  
153. REVISED FOR PERMIT 09-16  
154. REVISED FOR PERMIT 09-16  
155. REVISED FOR PERMIT 09-16  
156. REVISED FOR PERMIT 09-16  
157. REVISED FOR PERMIT 09-16  
158. REVISED FOR PERMIT 09-16  
159. REVISED FOR PERMIT 09-16  
160. REVISED FOR PERMIT 09-16  
161. REVISED FOR PERMIT 09-16  
162. REVISED FOR PERMIT 09-16  
163. REVISED FOR PERMIT 09-16  
164. REVISED FOR PERMIT 09-16  
165. REVISED FOR PERMIT 09-16  
166. REVISED FOR PERMIT 09-16  
167. REVISED FOR PERMIT 09-16  
168. REVISED FOR PERMIT 09-16  
169. REVISED FOR PERMIT 09-16  
170. REVISED FOR PERMIT 09-16  
171. REVISED FOR PERMIT 09-16  
172. REVISED FOR PERMIT 09-16  
173. REVISED FOR PERMIT 09-16  
174. REVISED FOR PERMIT 09-16  
175. REVISED FOR PERMIT 09-16  
176. REVISED FOR PERMIT 09-16  
177. REVISED FOR PERMIT 09-16  
178. REVISED FOR PERMIT 09-16  
179. REVISED FOR PERMIT 09-16  
180. REVISED FOR PERMIT 09-16  
181. REVISED FOR PERMIT 09-16  
182. REVISED FOR PERMIT 09-16  
183. REVISED FOR PERMIT 09-16  
184. REVISED FOR PERMIT 09-16  
185. REVISED FOR PERMIT 09-16  
186. REVISED FOR PERMIT 09-16  
187. REVISED FOR PERMIT 09-16  
188. REVISED FOR PERMIT 09-16  
189. REVISED FOR PERMIT 09-16  
190. REVISED FOR PERMIT 09-16  
191. REVISED FOR PERMIT 09-16  
192. REVISED FOR PERMIT 09-16  
193. REVISED FOR PERMIT 09-16  
194. REVISED FOR PERMIT 09-16  
195. REVISED FOR PERMIT 09-16  
196. REVISED FOR PERMIT 09-16  
197. REVISED FOR PERMIT 09-16  
198. REVISED FOR PERMIT 09-16  
199. REVISED FOR PERMIT 09-16  
200. REVISED FOR PERMIT 09-16  
201. REVISED FOR PERMIT 09-16  
202. REVISED FOR PERMIT 09-16  
203. REVISED FOR PERMIT 09-16  
204. REVISED FOR PERMIT 09-16  
205. REVISED FOR PERMIT 09-16  
206. REVISED FOR PERMIT 09-16  
207. REVISED FOR PERMIT 09-16  
208. REVISED FOR PERMIT 09-16  
209. REVISED FOR PERMIT 09-16  
210. REVISED FOR PERMIT 09-16  
211. REVISED FOR PERMIT 09-16  
212. REVISED FOR PERMIT 09-16  
213. REVISED FOR PERMIT 09-16  
214. REVISED FOR PERMIT 09-16  
215. REVISED FOR PERMIT 09-16  
216. REVISED FOR PERMIT 09-16  
217. REVISED FOR PERMIT 09-16  
218. REVISED FOR PERMIT 09-16  
219. REVISED FOR PERMIT 09-16  
220. REVISED FOR PERMIT 09-16  
221. REVISED FOR PERMIT 09-16  
222. REVISED FOR PERMIT 09-16  
223. REVISED FOR PERMIT 09-16  
224. REVISED FOR PERMIT 09-16  
225. REVISED FOR PERMIT 09-16  
226. REVISED FOR PERMIT 09-16  
227. REVISED FOR PERMIT 09-16  
228. REVISED FOR PERMIT 09-16  
229. REVISED FOR PERMIT 09-16  
230. REVISED FOR PERMIT 09-16  
231. REVISED FOR PERMIT 09-16  
232. REVISED FOR PERMIT 09-16  
233. REVISED FOR PERMIT 09-16  
234. REVISED FOR PERMIT 09-16  
235. REVISED FOR PERMIT 09-16  
236. REVISED FOR PERMIT 09-16  
237. REVISED FOR PERMIT 09-16  
238. REVISED FOR PERMIT 09-16  
239. REVISED FOR PERMIT 09-16  
240. REVISED FOR PERMIT 09-16  
241. REVISED FOR PERMIT 09-16  
242. REVISED FOR PERMIT 09-16  
243. REVISED FOR PERMIT 09-16  
244. REVISED FOR PERMIT 09-16  
245. REVISED FOR PERMIT 09-16  
246. REVISED FOR PERMIT 09-16  
247. REVISED FOR PERMIT 09-16  
248. REVISED FOR PERMIT 09-16  
249. REVISED FOR PERMIT 09-16  
250. REVISED FOR PERMIT 09-16  
251. REVISED FOR PERMIT 09-16  
252. REVISED FOR PERMIT 09-16  
253. REVISED FOR PERMIT 09-16  
254. REVISED FOR PERMIT 09-16  
255. REVISED FOR PERMIT 09-16  
256. REVISED FOR PERMIT 09-16  
257. REVISED FOR PERMIT 09-16  
258. REVISED FOR PERMIT 09-16  
259. REVISED FOR PERMIT 09-16  
260. REVISED FOR PERMIT 09-16  
261. REVISED FOR PERMIT 09-16  
262. REVISED FOR PERMIT 09-16  
263. REVISED FOR PERMIT 09-16  
264. REVISED FOR PERMIT 09-16  
265. REVISED FOR PERMIT 09-16  
266. REVISED FOR PERMIT 09-16  
267. REVISED FOR PERMIT 09-16  
268. REVISED FOR PERMIT 09-16  
269. REVISED FOR PERMIT 09-16  
270. REVISED FOR PERMIT 09-16  
271. REVISED FOR PERMIT 09-16  
272. REVISED FOR PERMIT 09-16  
273. REVISED FOR PERMIT 09-16  
274. REVISED FOR PERMIT 09-16  
275. REVISED FOR PERMIT 09-16  
276. REVISED FOR PERMIT 09-16  
277. REVISED FOR PERMIT 09-16  
278. REVISED FOR PERMIT 09-16  
279. REVISED FOR PERMIT 09-16  
280. REVISED FOR PERMIT 09-16  
281. REVISED FOR PERMIT 09-16  
282. REVISED FOR PERMIT 09-16  
283. REVISED FOR PERMIT 09-16  
284. REVISED FOR PERMIT 09-16  
285. REVISED FOR PERMIT 09-16  
286. REVISED FOR PERMIT 09-16  
287. REVISED FOR PERMIT 09-16  
288. REVISED FOR PERMIT 09-16  
289. REVISED FOR PERMIT 09-16  
290. REVISED FOR PERMIT 09-16  
291. REVISED FOR PERMIT 09-16  
292. REVISED FOR PERMIT 09-16  
293. REVISED FOR PERMIT 09-16  
294. REVISED FOR PERMIT 09-16  
295. REVISED FOR PERMIT 09-16  
296. REVISED FOR PERMIT 09-16  
297. REVISED FOR PERMIT 09-16  
298. REVISED FOR PERMIT 09-16  
299. REVISED FOR PERMIT 09-16  
300. REVISED FOR PERMIT 09-16  
301. REVISED FOR PERMIT 09-16  
302. REVISED FOR PERMIT 09-16  
303. REVISED FOR PERMIT 09-16  
304. REVISED FOR PERMIT 09-16  
305. REVISED FOR PERMIT 09-16  
306. REVISED FOR PERMIT 09-16  
307. REVISED FOR PERMIT 09-16  
308. REVISED FOR PERMIT 09-16  
309. REVISED FOR PERMIT 09-16  
310. REVISED FOR PERMIT 09-16  
311. REVISED FOR PERMIT 09-16  
312. REVISED FOR PERMIT 09-16  
313. REVISED FOR PERMIT 09-16  
314. REVISED FOR PERMIT 09-16  
315. REVISED FOR PERMIT 09-16  
316. REVISED FOR PERMIT 09-16  
317. REVISED FOR PERMIT 09-16  
318. REVISED FOR PERMIT 09-16  
319. REVISED FOR PERMIT 09-16  
320. REVISED FOR PERMIT 09-16  
321. REVISED FOR PERMIT 09-16  
322. REVISED FOR PERMIT 09-16  
323. REVISED FOR PERMIT 09-16  
324. REVISED FOR PERMIT 09-16  
325. REVISED FOR PERMIT 09-16  
326. REVISED FOR PERMIT 09-16  
327. REVISED FOR PERMIT 09-16  
328. REVISED FOR PERMIT 09-16  
329. REVISED FOR PERMIT 09-16  
330. REVISED FOR PERMIT 09-16  
331. REVISED FOR PERMIT 09-16  
332. REVISED FOR PERMIT 09-16  
333. REVISED FOR PERMIT 09-16  
334. REVISED FOR PERMIT 09-16  
335. REVISED FOR PERMIT 09-16  
336. REVISED FOR PERMIT 09-16  
337. REVISED FOR PERMIT 09-16  
338. REVISED FOR PERMIT 09-16  
339. REVISED FOR PERMIT 09-16  
340. REVISED FOR PERMIT 09-16  
341. REVISED FOR PERMIT 09-16  
342. REVISED FOR PERMIT 09-16  
343. REVISED FOR PERMIT 09-16  
344. REVISED FOR PERMIT 09-16  
345. REVISED FOR PERMIT 09-16  
346. REVISED FOR PERMIT 09-16  
347. REVISED FOR PERMIT 09-16  
348. REVISED FOR PERMIT 09-16  
349. REVISED FOR PERMIT 09-16  
350. REVISED FOR PERMIT 09-16  
351. REVISED FOR PERMIT 09-16  
352. REVISED FOR PERMIT 09-16  
353. REVISED FOR PERMIT 09-16  
354. REVISED FOR PERMIT 09-16  
355. REVISED FOR PERMIT 09-16  
356. REVISED FOR PERMIT 09-16  
357. REVISED FOR PERMIT 09-16  
358. REVISED FOR PERMIT 09-16  
359. REVISED FOR PERMIT 09-16  
360. REVISED FOR PERMIT 09-16  
361. REVISED FOR PERMIT 09-16  
362. REVISED FOR PERMIT 09-16  
363. REVISED FOR PERMIT 09-16  
364. REVISED FOR PERMIT 09-16  
365. REVISED FOR PERMIT 09-16  
366. REVISED FOR PERMIT 09-16  
367. REVISED FOR PERMIT 09-16  
368. REVISED FOR PERMIT 09-16  
369. REVISED FOR PERMIT 09-16  
370. REVISED FOR PERMIT 09-16  
371. REVISED FOR PERMIT 09-16  
372. REVISED FOR PERMIT 09-16  
373. REVISED FOR PERMIT 09-16  
374. REVISED FOR PERMIT 09-16  
375. REVISED FOR PERMIT 09-16  
376. REVISED FOR PERMIT 09-16  
377. REVISED FOR PERMIT 09-16  
378. REVISED FOR PERMIT 09-16  
379. REVISED FOR PERMIT 09-16  
380. REVISED FOR PERMIT 09-16  
381. REVISED FOR PERMIT 09-16  
382. REVISED FOR PERMIT 09-16  
383. REVISED FOR PERMIT 09-16  
384. REVISED FOR PERMIT 09-16  
385. REVISED FOR PERMIT 09-16  
386. REVISED FOR PERMIT 09-16  
387. REVISED FOR PERMIT 09-16  
388. REVISED FOR PERMIT 09-16  
389. REVISED FOR PERMIT 09-16  
390. REVISED FOR PERMIT 09-16  
391. REVISED FOR PERMIT 09-16  
392. REVISED FOR PERMIT 09-16  
393. REVISED FOR PERMIT 09-16  
394. REVISED FOR PERMIT 09-16  
395. REVISED FOR PERMIT 09-16  
396. REVISED FOR PERMIT 09-16  
397. REVISED FOR PERMIT 09-16  
398. REVISED FOR PERMIT 09-16  
399. REVISED FOR PERMIT 09-16  
400. REVISED FOR PERMIT 09-16  
401. REVISED FOR PERMIT 09-16  
402. REVISED FOR PERMIT 09-16  
403. REVISED FOR PERMIT 09-16  
404. REVISED FOR PERMIT 09-16  
405. REVISED FOR PERMIT 09-16  
406. REVISED FOR PERMIT 09-16  
407. REVISED FOR PERMIT 09-16  
408. REVISED FOR PERMIT 09-16  
409. REVISED FOR PERMIT 09-16  
410. REVISED FOR PERMIT 09-16  
411. REVISED FOR PERMIT 09-16  
412. REVISED FOR PERMIT 09-16  
413. REVISED FOR PERMIT 09-16  
414. REVISED FOR PERMIT 09-16  
415. REVISED FOR PERMIT 09-16  
416. REVISED FOR PERMIT 09-16  
417. REVISED FOR PERMIT 09-16  
418. REVISED FOR PERMIT 09-16  
419. REVISED FOR PERMIT 09-16  
420. REVISED FOR PERMIT 09-16  
421. REVISED FOR PERMIT 09-16  
422. REVISED FOR PERMIT 09-16  
423. REVISED FOR PERMIT 09-16  
424. REVISED FOR PERMIT 09-16  
425. REVISED FOR PERMIT 09-16  
426. REVISED FOR PERMIT 09-16  
427. REVISED FOR PERMIT 09-16  
428. REVISED FOR PERMIT 09-16  
429. REVISED FOR PERMIT 09-16  
430. REVISED FOR PERMIT 09-16  
431. REVISED FOR PERMIT 09-16  
432. REVISED FOR PERMIT 09-16  
433. REVISED FOR PERMIT 09-16  
434. REVISED FOR PERMIT 09-16  
435. REVISED FOR PERMIT 09-16  
436. REVISED FOR PERMIT 09-16  
437. REVISED FOR PERMIT 09-16  
438. REVISED FOR PERMIT 09-16  
439. REVISED FOR PERMIT 09-16  
440. REVISED FOR PERMIT 09-16  
441. REVISED FOR PERMIT 09-16  
442. REVISED FOR PERMIT 09-16  
443. REVISED FOR PERMIT 09-16  
444. REVISED FOR PERMIT 09-16  
445. REVISED FOR PERMIT 09-16  
446. REVISED FOR PERMIT 09-16  
447. REVISED FOR PERMIT 09-16  
448. REVISED FOR PERMIT 09-16  
449. REVISED FOR PERMIT 09-16  
450. REVISED FOR PERMIT 09-16  
451. REVISED FOR PERMIT 09-16  
452. REVISED FOR PERMIT 09-16  
453. REVISED FOR PERMIT 09-16  
454. REVISED FOR PERMIT 09-16  
455. REVISED FOR PERMIT 09-16  
456. REVISED FOR PERMIT 09-16  
457. REVISED FOR PERMIT 09-16  
458. REVISED FOR PERMIT 09-16  
459. REVISED FOR PERMIT 09-16  
460. REVISED FOR PERMIT 09-16  
461. REVISED FOR PERMIT 09-16  
462. REVISED FOR PERMIT 09-16  
463. REVISED FOR PERMIT 09-16  
464. REVISED FOR PERMIT 09-16  
465. REVISED FOR PERMIT 09-16  
466. REVISED FOR PERMIT 09-16  
467. REVISED FOR PERMIT 09-16  
468. REVISED FOR PERMIT 09-16  
469. REVISED FOR PERMIT 09-16  
470. REVISED FOR PERMIT 09-16  
471. REVISED FOR PERMIT 09-16  
472. REVISED FOR PERMIT 09-16  
473. REVISED FOR PERMIT 09-16  
474. REVISED FOR PERMIT 09-16  
475. REVISED FOR PERMIT 09-16  
476





K:\LKN\_Civil\149761008-HCA Site\CAD\CONCEPT\SCHEME A.dwg

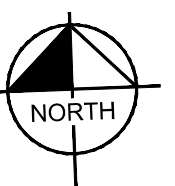
## HCA SITE

SEMINOLE COUNTY, FLORIDA

## CONCEPTUAL SKETCH "A"

6/12/2025 - CONTACT BROOKS A. STICKLER, P.E. (407) 427-1677

GRAPHIC SCALE IN FEET  
0 20 40 80



Kimley»Horn

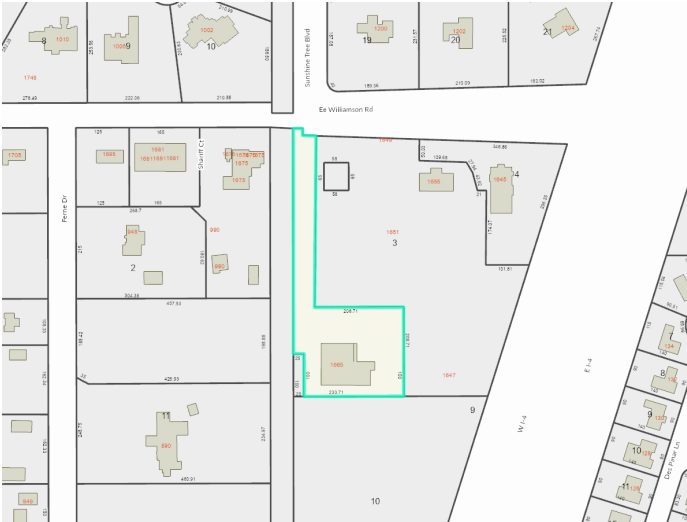


# Property Record Card



**Parcel:** 35-20-29-501-0000-003B  
**Property Address:** 1665 EE WILLIAMSON RD LONGWOOD, FL 32779  
**Owners:** 1665 E E WILLIAMSON LLC  
 2025 Market Value \$1,231,668 Assessed Value \$855,496 Taxable Value \$855,496  
 2024 Tax Bill \$12,073.53 Tax Savings with Non-Hx Cap \$2,704.79  
 Day Care/Pre School property w/1st Building size of 9,648 SF and a lot size of 1.67 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-20-29-501-0000-003B
Property Address	1665 EE WILLIAMSON RD LONGWOOD, FL 32779
Mailing Address	755 MONROE RD UNIT 470211 LAKE MONROE, FL 32747-7500
Subdivision	DES PINAR ACRES
Tax District	01:County Tax District
DOR Use Code	7201:Day Care/Pre School
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$483,672	\$488,243
Depreciated Other Features	\$22,486	\$21,334
Land Value (Market)	\$725,510	\$609,230
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,231,668	\$1,118,807
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$376,172	\$341,083
P&G Adjustment	\$0	\$0
Assessed Value	\$855,496	\$777,724

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,778.32
Tax Bill Amount	\$12,073.53
Tax Savings with Exemptions	\$2,704.79

## Owner(s)

Name - Ownership Type  
 1665 E E WILLIAMSON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

E 208.71 FT OF W 258.71 FT OF S  
108.71 FT OF LOT 3 & W 50  
FT OF LOT 3 & (LESS RD) N 100 FT OF  
E 233.71 FT OF W 258.71 FT OF LOT  
10 DES PINAR ACRES PB 12 PG 52

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$855,496	\$0	\$855,496
Schools	\$1,231,668	\$0	\$1,231,668
FIRE	\$855,496	\$0	\$855,496
ROAD DISTRICT	\$855,496	\$0	\$855,496
SJWM(Saint Johns Water Management)	\$855,496	\$0	\$855,496

## Sales

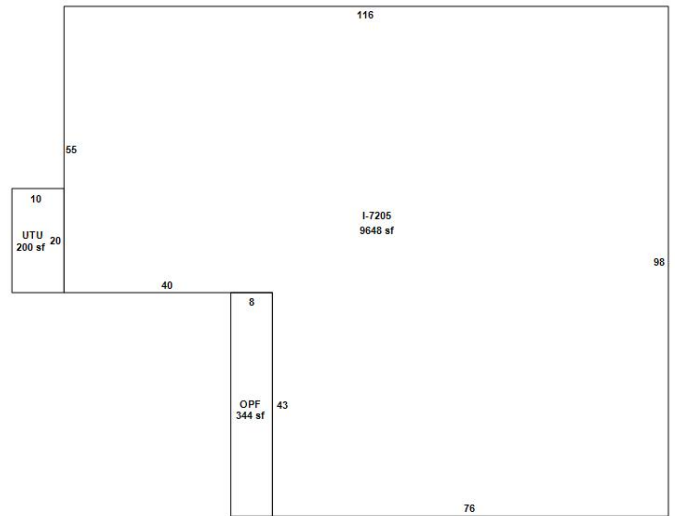
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	7/1/2010	\$100	07434/0042	Improved	No
WARRANTY DEED	7/1/2010	\$558,786	07425/1310	Improved	Yes
WARRANTY DEED	8/1/2005	\$1,300,000	05862/1500	Improved	No
WARRANTY DEED	7/1/1996	\$450,000	03101/1541	Improved	Yes
WARRANTY DEED	6/1/1992	\$295,000	02441/0434	Improved	No
WARRANTY DEED	8/1/1990	\$331,000	02218/1205	Improved	No
WARRANTY DEED	5/1/1984	\$1,000	01551/1164	Vacant	No
WARRANTY DEED	5/1/1984	\$15,000	01551/1150	Vacant	No

## Land

Units	Rate	Assessed	Market
72,551 SF	\$10/SF	\$725,510	\$725,510

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	9648
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,209,180
Assessed	\$483,672

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	344
UTILITY UNFINISHED	200

## Permits

Permit #	Description	Value	CO Date	Permit Date
20504	ALREADY MEASURED BY ERIC, O5'D DUE TO CO DATE (LEF)1665 EE WILLIAMSON RD: ALTERATION COMMERCIAL-CHG OF OCC NEED NEW CO [DES PINAR ACRES]	\$387,631	3/22/2022	10/25/2021
12252	1665 EE WILLIAMSON RD: FENCE/WALL COMMERCIAL-Chainlink Fence [DES PINAR ACRES]	\$6,300		10/8/2020
08882	DEMOLISH NEXTEL CELL TOWER - 1669 EE WILLIAMSON RD	\$10,000		10/22/2013
04068	SIGN - FACE CHANGE ONLY - SEMINOLE KID'S CLUB	\$1,175		5/23/2011
05992	INSTALL FIRE ALARM SYSTEM	\$2,500		7/28/2010
02352	LOW VOLTAGE SECURITY, PHONES, TV'S, SOUND, & DATA - SIGNATURE HEALTH	\$1,500		3/8/2007
12629	REROOF METAL ON METAL	\$30,000		11/9/2006
09415	INSTALL FIRE ALARM SYSTEM	\$9,595		8/15/2006
00748	INTERIOR DEMO & ALTERATION TO FITNESS CLUB	\$400,000	2/26/2007	1/24/2006
01937	DEMO WALL	\$1,000		3/1/1996

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------



COMMERCIAL ASPHALT DR 2 IN	1984	9120	\$24,624	\$9,850
WALKS CONC COMM	2004	312	\$1,697	\$849
6' CHAIN LINK FENCE - LIN FT	2004	55	\$852	\$341
12' CHAIN LINK FENCE - LIN FT	2004	27	\$806	\$322
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124

Zoning	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

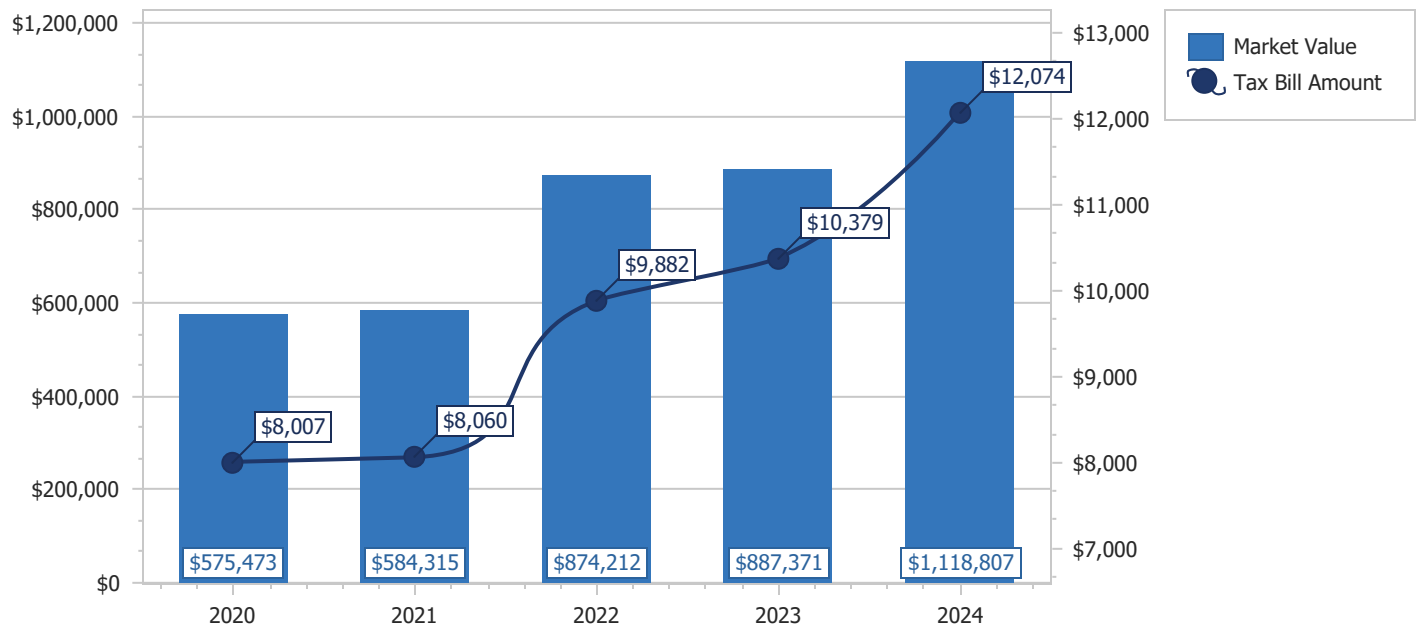
Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 36

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



Copyright 2025 © 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  
[eplandesck@seminolecountyfl.gov](mailto:eplandesck@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/12/2025 11:31:17 AM  
**Project:** 25-80000068  
**Credit Card Number:** 37\*\*\*\*\*2006  
**Authorization Number:** 226062  
**Transaction Number:** 120625C1C-BC2E6461-D461-417B-BEF7-96C5A5C249BB  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>