



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

PROJ. #: 25-80000054  
 PM: Kaitlyn  
 REC'D: 4/25/25

## 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: Freer Lane Subdivision  
 PARCEL ID #(S): 26-19-30-5AE-0800-0000; 0700-0000  
 TOTAL ACREAGE: 11.47 BCC DISTRICT: District 5 - Andria Herr  
 ZONING: A-1 FUTURE LAND USE: LDR

#### APPLICANT

NAME: McGregor Love COMPANY: Lowndes  
 ADDRESS: 215 N Eola Drive  
 CITY: Orlando STATE: FL ZIP: 32801  
 PHONE: 407-418-6311 EMAIL: mcgregor.love@lowndes-law.com

#### CONSULTANT

NAME: *Same as Applicant* COMPANY:  
 ADDRESS:  
 CITY: STATE: ZIP:  
 PHONE: EMAIL:

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Single family subdivision with concurrent rezoning to allow same

**SUBDIVISION**     **LAND USE AMENDMENT**     **REZONE**     **SITE PLAN**     **SPECIAL EXCEPTION**

#### STAFF USE ONLY

COMMENTS DUE: 5/9    COM DOC DUE: 5/15    DRC MEETING: 5/21

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

ZONING: A-1    FLU: LDR    LOCATION: on the north side of Vihlen Rd, east of Upsala Rd  
 W/S: City of Sanford    BCC: 5: Herr



**MCGREGOR T. LOVE**

mcmgregor.love@lowndes-law.com  
215 North Eola Drive, Orlando, Florida 32801-2028  
T: 407-418-6311 | F: 407-843-4444  
MAIN NUMBER: 407-843-4600



April 23, 2025

**VIA EMAIL**

Seminole County Development Services  
Attn.: Heather Ryan

**Re: Pre-Application Request –  
Parcel ID Numbers: 26-19-30-5AE-0800-0000; 0700-000**

Dear Heather:

This law firm represents the contract purchaser for the Property identified by Parcel ID Numbers: 26-19-30-5AE-0800-0000; 0700-000 (the "Property"). The Property has a Comprehensive Plan Future Land Use designation of LDR and a zoning district of A-1. The applicant intends to develop the property as single-family residential. Due to apparent development constraints, the applicant does not currently have a concept plan.

If development is feasible, the applicant would subdivide the Property and rezone it to a zoning district that is consistent with the Property's existing Future Land Use designation. Currently, a fifteen-foot-wide easement (roughly outlined in the image attached to this letter) is the Property's only right-of-way access. Accordingly, based upon our understanding, right-of-way access, wetland impacts, and floodplain issues may present significant challenges to development. Those issues are the primary focus of this pre-application request.

Sincerely,

LOWNDES, DROSDICK, DOSTER,  
KANTOR & REED, P.A.

A handwritten signature in blue ink, appearing to read 'McGregor T. Love', written over a light blue rectangular background.

McGregor T. Love





# Property Record Card



Parcel: **26-19-30-5AE-0800-0000**  
 Property Address: **FREER LN SANFORD, FL 32771**  
 Owners: **HEMANN, BRADLEY E**  
 2025 Market Value \$168,510 Assessed Value \$168,510 Taxable Value \$168,510  
 2024 Tax Bill \$2,122.67 Tax Savings with Non-Hx Cap \$48.89  
 Vacant Residential property has a lot size of 5.55 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	26-19-30-5AE-0800-0000
Property Address	
Mailing Address	101 TOULA AVE LONGWOOD, FL 32750-2718
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 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)	\$168,510	\$164,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$168,510	\$164,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$6,165
P&G Adjustment	\$0	\$0
Assessed Value	\$168,510	\$158,235

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,171.56
Tax Bill Amount	\$2,122.67
Tax Savings with Exemptions	\$48.89

## Owner(s)

Name - Ownership Type  
 HEMANN, BRADLEY E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

W 1/2 OF BLK 7 S OF RR R/W (LESS  
NLY 200 FT FOR RD) & W 1/2 OF BLK 8  
M M SMITHS SUBD  
PB 1 PG 55

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$168,510	\$0	\$168,510
Schools	\$168,510	\$0	\$168,510
FIRE	\$168,510	\$0	\$168,510
ROAD DISTRICT	\$168,510	\$0	\$168,510
SJWM(Saint Johns Water Management)	\$168,510	\$0	\$168,510

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2018	\$149,900	09157/1457	Vacant	Yes
SPECIAL WARRANTY DEED	12/1/2010	\$20,000	07509/0358	Vacant	No
CERTIFICATE OF TITLE	8/1/2008	\$100	07044/0975	Vacant	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0530	Improved	No
FINAL JUDGEMENT	7/1/2001	\$100	04137/0610	Improved	No
WARRANTY DEED	12/1/1985	\$100	01698/1376	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0870	Improved	No
WARRANTY DEED	3/1/1979	\$100	01215/1391	Improved	No

## Land

Units	Rate	Assessed	Market
5.48 Acres	\$41,000/Acre	\$168,510	\$168,510

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
05812	COS 60 AMPS-200 AMPS	\$150		7/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

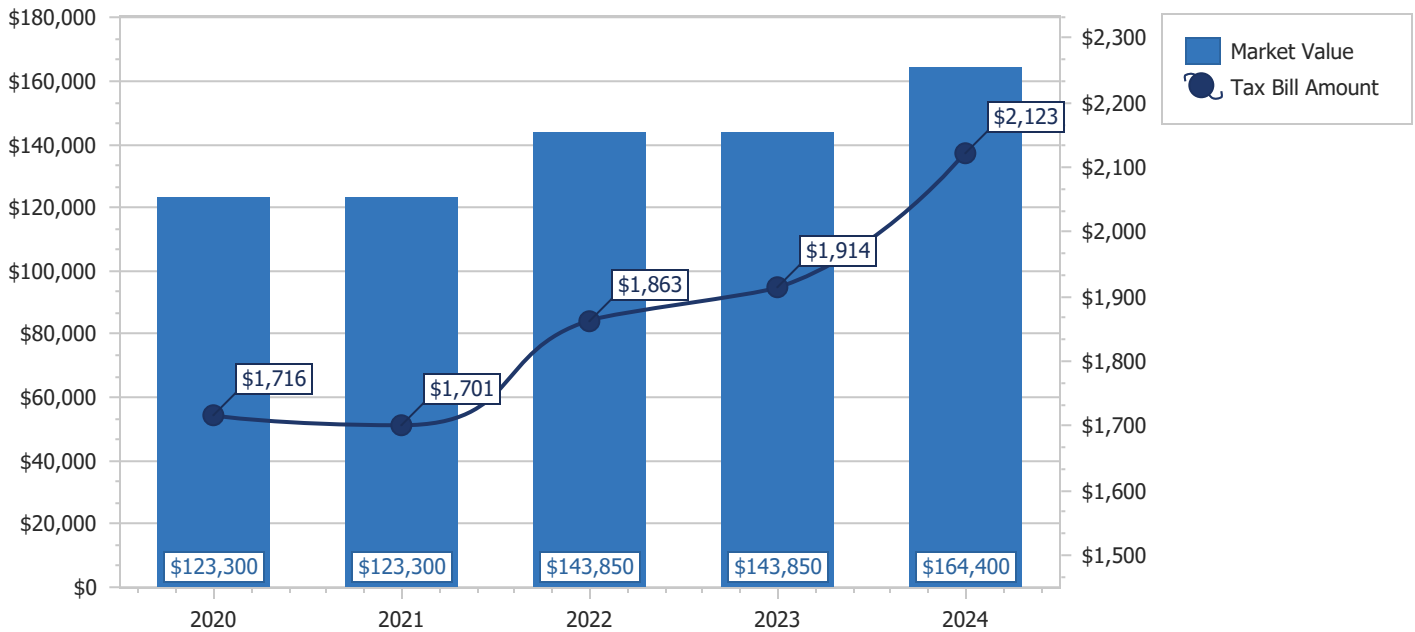
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

Utilities	
Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



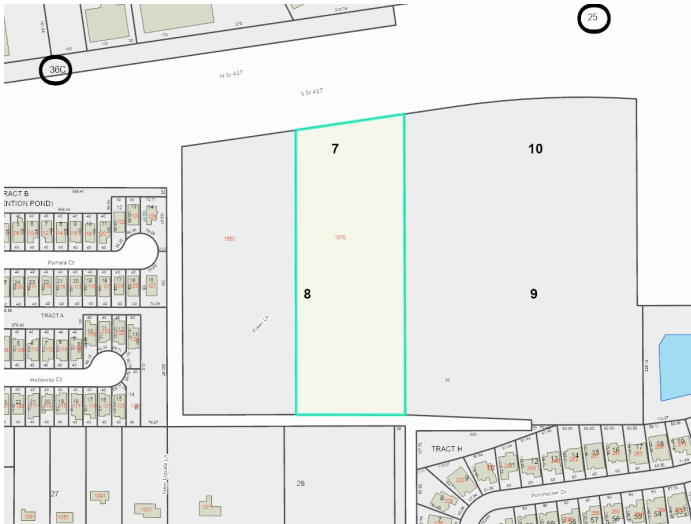
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# Property Record Card



**Parcel:** 26-19-30-5AE-0700-0000  
**Property Address:** FREER LN SANFORD, FL 32771  
**Owners:** NGUYEN, THOA N; LE, SI VAN  
 2025 Market Value \$122,795 Assessed Value \$78,929 Taxable Value \$78,929  
 2024 Tax Bill \$1,201.43 Tax Savings with Non-Hx Cap \$381.01  
 Vacant Residential property has a lot size of 5.62 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	26-19-30-5AE-0700-0000
Property Address	FREER LN SANFORD, FL 32771
Mailing Address	5626 S FENTON ST LITTLETON, CO 80123-0681
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
		0
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$122,795	\$119,800
Just/Market Value	\$122,795	\$119,800
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax Summary

	\$1,582.44
Tax Savings with Exemptions	\$381.01

## Owner(s)

### Name - Ownership Type

NGUYEN, THOA N - Tenants in Common :50  
 LE, SI VAN - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

E 1/2 OF BLK 7 S OF RR (LESS NLY  
200 FT FOR RD) & E 1/2 OF BLK 8  
M M SMITHS SUBD  
PB 1 PG 55

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$78,929	\$0	\$78,929
Schools	\$122,795	\$0	\$122,795
FIRE	\$78,929	\$0	\$78,929
ROAD DISTRICT	\$78,929	\$0	\$78,929
SJWM(Saint Johns Water Management)	\$78,929	\$0	\$78,929

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	8/1/2013	\$78,000	08112/0001	Improved	No
CERTIFICATE OF TITLE	5/1/2013	\$100	08042/1588	Improved	No
WARRANTY DEED	11/1/2005	\$234,500	06056/0504	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01698/0871	Vacant	No

## Land

Units	Rate	Assessed	Market
5.99 Acres	\$41,000/Acre	\$122,795	\$122,795

## 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
05813	COS 100 AMPS-150 AMPS	\$485		7/1/1998

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

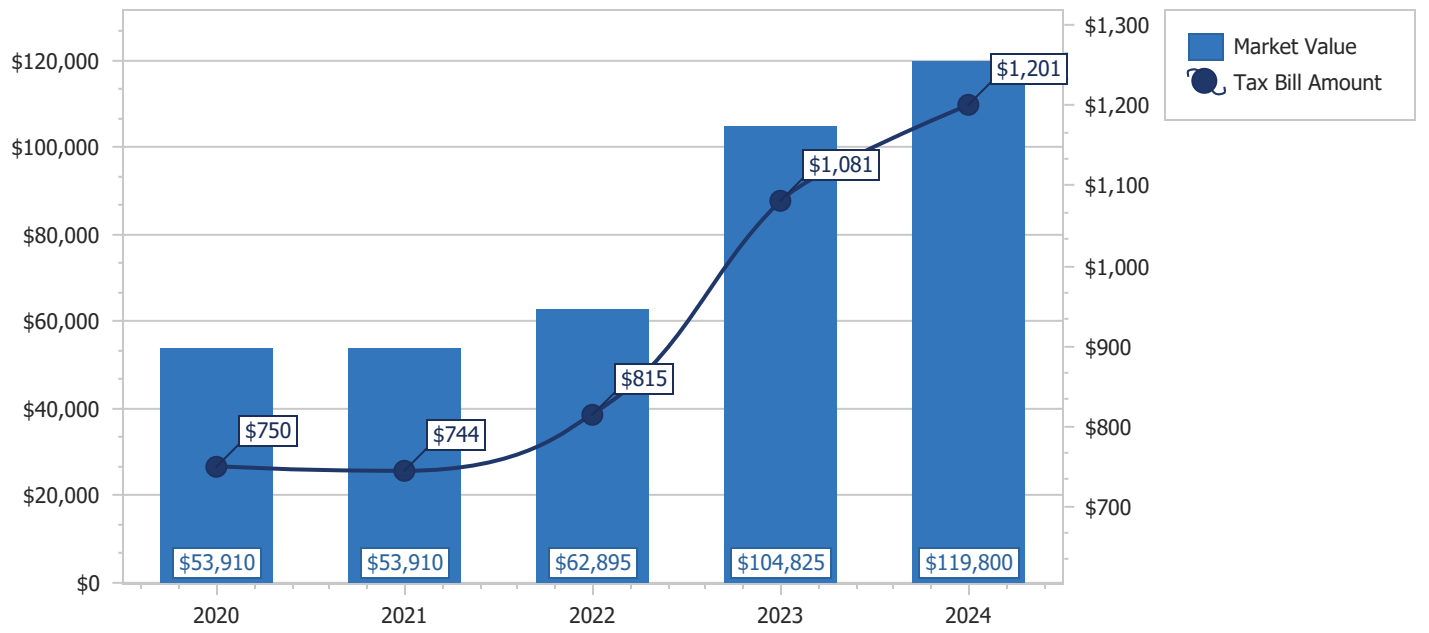
### School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

### Utilities

Fire Station #	Station: 38 Zone: 381
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

# 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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/28/2025 4:36:26 PM  
**Project:** 25-80000054  
**Credit Card Number:** 37\*\*\*\*\*7319  
**Authorization Number:** 247585  
**Transaction Number:** 28042503A-7400C08C-639B-4E40-BED9-8EE24E541A8E  
**Total Fees Paid:** 52.50

**Fees Paid**

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