



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

PROJ. #: 26-80000028
 Received 3/6/26
 Paid: 3/24/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Dorothy Jacobson 5589 Lake Howell Rd – Proposed MMTC			
PARCEL ID #(S): 33-21-30-300-0180-0000 33-21-30-300-018A-0000			
TOTAL ACREAGE: 0.28 and 0.26	BCC DISTRICT: Unknown	4: Lockhart	
ZONING: C-2	FUTURE LAND USE: COM		

APPLICANT

NAME: Dorothy Jacobson	COMPANY:		
ADDRESS: 401 Village View Ln.			
CITY: Longwood	STATE: FL	ZIP: 32779	
PHONE: 407-230-5229	EMAIL:	[REDACTED]	

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: _____

STAFF USE ONLY

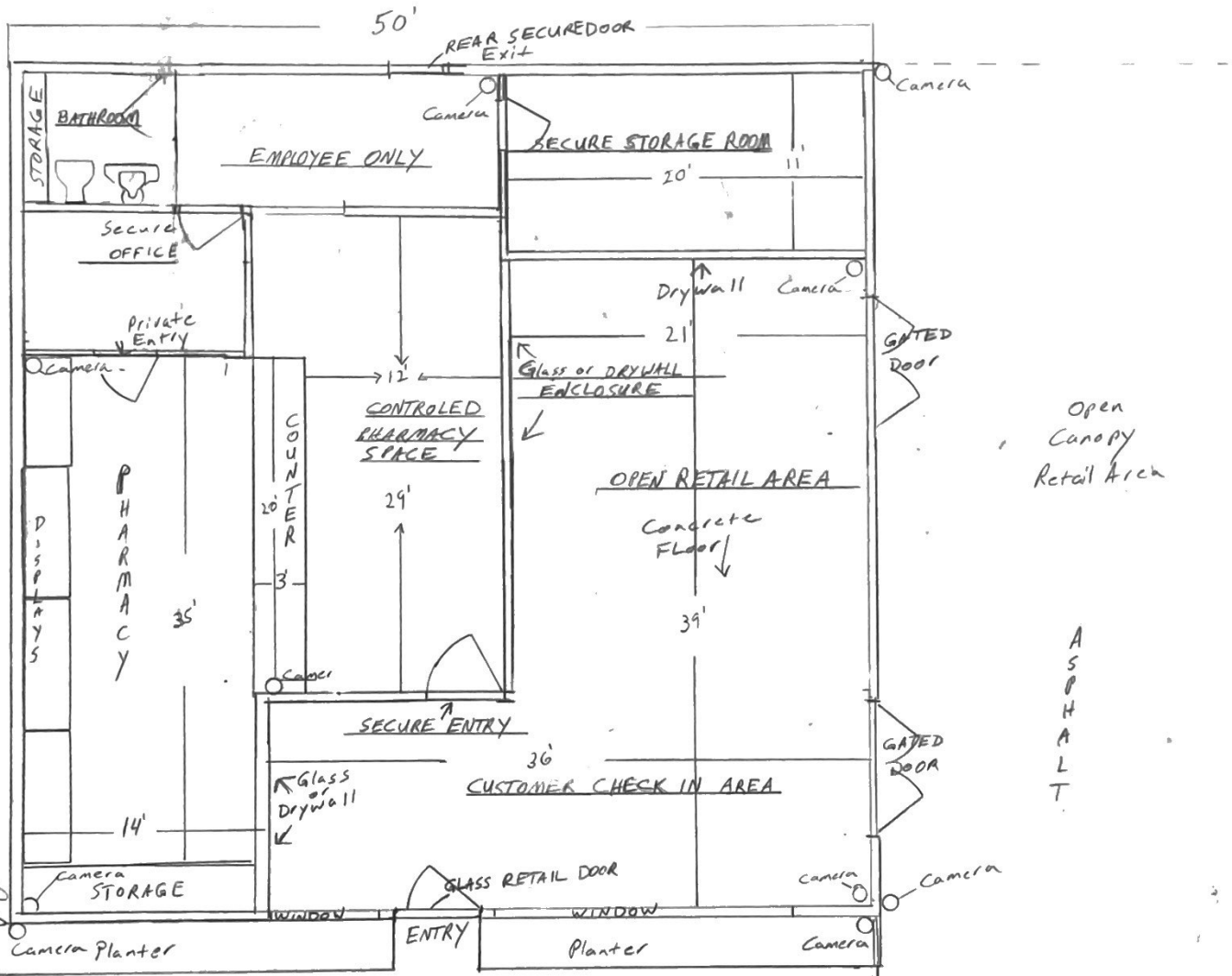
COMMENTS DUE: 4/3	COM DOC DUE: 4/9	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the west side of Lake Howell Rd, south of Howell Branch Rd
W/S: City of Casselberry	BCC: 4: Lockhart	

Agenda: 4/10

Dear Zoning Board,

I am requesting a pre-application review for a proposed change of use/tenant to a Florida Medical Marijuana Treatment Center (MMTC) dispensing facility (medical marijuana dispensary) within an existing retail building at 5589 Lake Howell Rd. Project site includes existing building and associated on-site parking/yard area (two contiguous parcels). Request County confirmation of zoning permissibility, required approvals (by-right vs. conditional/special exception), and all separation/buffer requirements (schools and any other sensitive uses), including measurement method.”

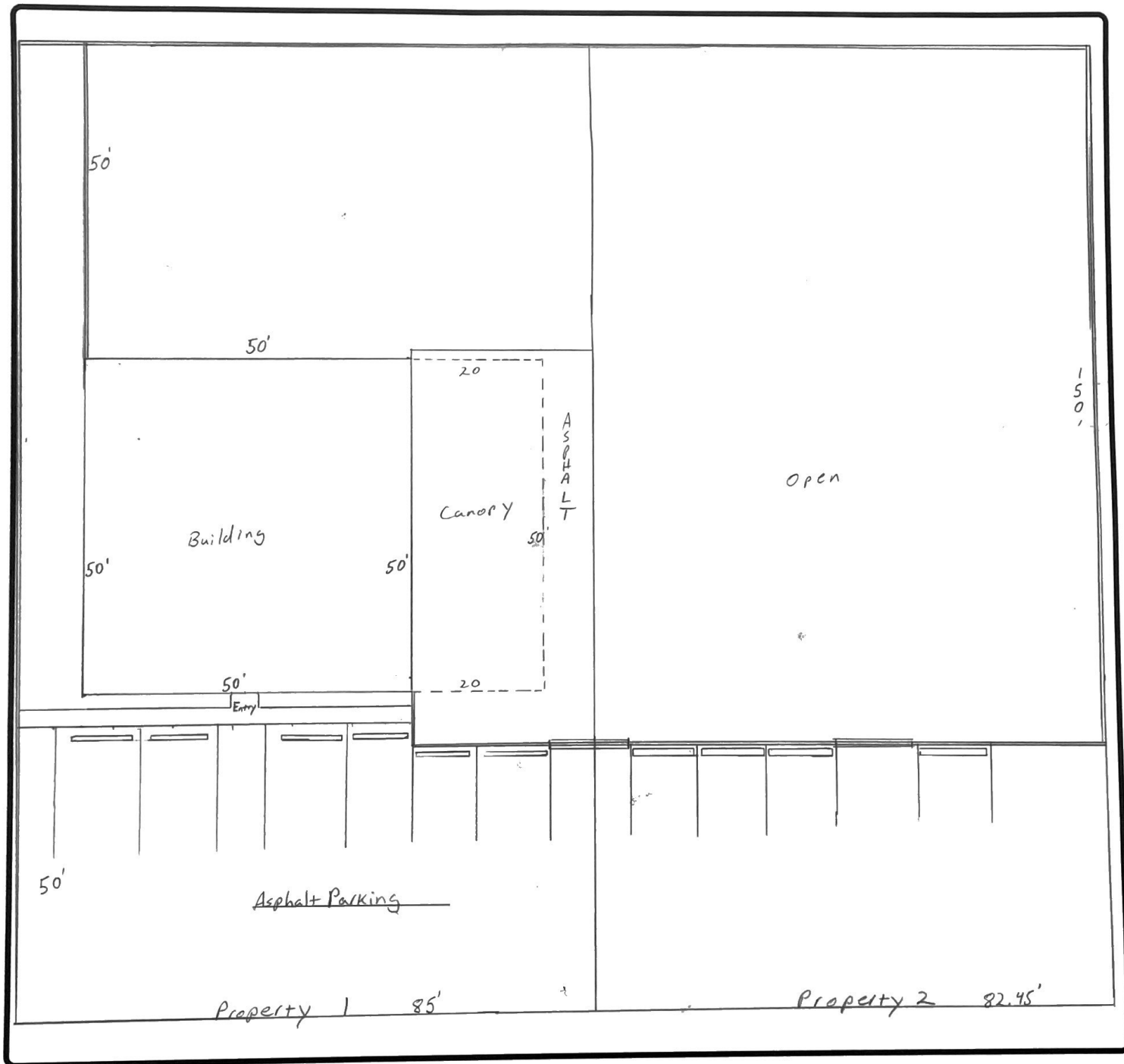




REVISIONS	BY

5589 LAKE HOWELL RD.
 WINTER PARK FL 32792

DRAWN <i>Dorothy Jacobson</i>
CHECKED
DATE 3/21/26
SCALE 1/2" = 1'
JOB NO.
SHEET
OF SHEETS



REVISIONS	BY

5589 LAKE HOWELL RD.
 WINTER PARK FL 32792

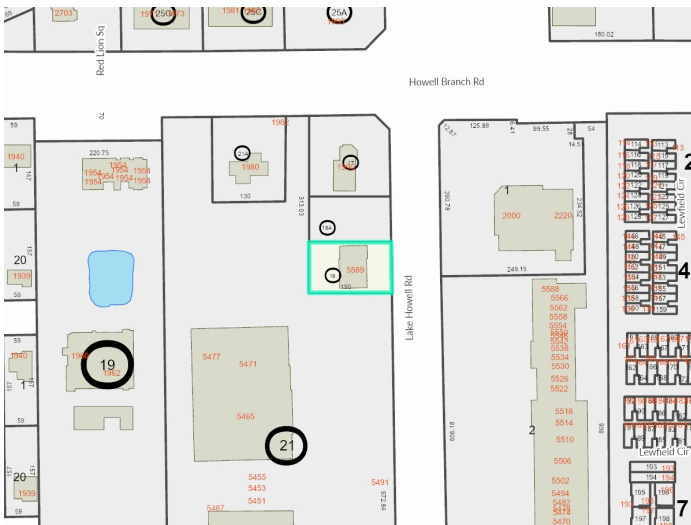
DRAWN <i>Dorothy Jackson</i>
CHECKED
DATE 3/21/2026
SCALE 1" = 4'
JOB NO.
SHEET
OF SHEETS

Property Record CardA



Parcel: **33-21-30-300-0180-0000**
 Property Address: **5589 LAKE HOWELL RD WINTER PARK, FL 32792**
 Owners: **JACOBSON, DOROTHY L**
 2026 Market Value \$322,346 Assessed Value \$283,285 Taxable Value \$283,285
 2025 Tax Bill \$3,828.73 Tax Savings with Non-Hx Cap \$491.36
 Stores General-One Story property w/1st Building size of 2,400 SF and a lot size of 0.29 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	33-21-30-300-0180-0000
Property Address	5589 LAKE HOWELL RD WINTER PARK, FL 32792
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$68,284	\$68,244
Depreciated Other Features	\$19,462	\$12,975
Land Value (Market)	\$234,600	\$234,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$322,346	\$315,819
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$39,061	\$58,287
P&G Adjustment	\$0	\$0
Assessed Value	\$283,285	\$257,532

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,320.09
Tax Bill Amount	\$3,828.73
Tax Savings with Exemptions	\$491.36

Owner(s)A

Name - Ownership Type
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 972.9
 FT N OF SE COR OF NW 1/4 OF NW 1/4 RUN W
 150 FT N 85 FT E 150 FT S 85 FT TO BEG (LESS
 RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$283,285	\$0	\$283,285
Schools	\$322,346	\$0	\$322,346
FIRE	\$283,285	\$0	\$283,285
ROAD DISTRICT	\$283,285	\$0	\$283,285
SJWM(Saint Johns Water Management)	\$283,285	\$0	\$283,285

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No

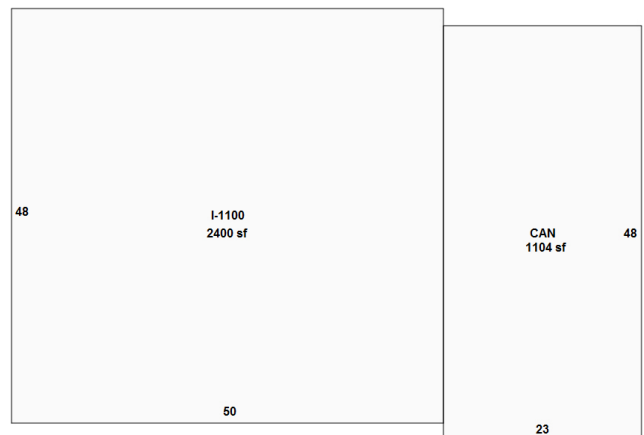
LandA

Units	Rate	Assessed	Market
11,730 SF	\$20/SF	\$234,600	\$234,600

Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2400
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$170,710
Assessed	\$68,284

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
CANOPY	1104

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00829	CORNERSTONE'S GARDEN SHOP - RESTORATION; CONTRACTOR - JACOBSON, DOROTHY L	\$8,000		2/2/2000
08935	MISC PLUMBING	\$0		10/1/1999
07354	UPGRADE SERVICE & MISC ELECTRIC	\$7,000		9/1/1999
07324	CHANGE OUT ID/OD HVAC SYSTEM	\$5,465		8/1/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	10350	\$27,945	\$16,767
6' CHAIN LINK FENCE - LIN FT	1982	290	\$4,492	\$2,695

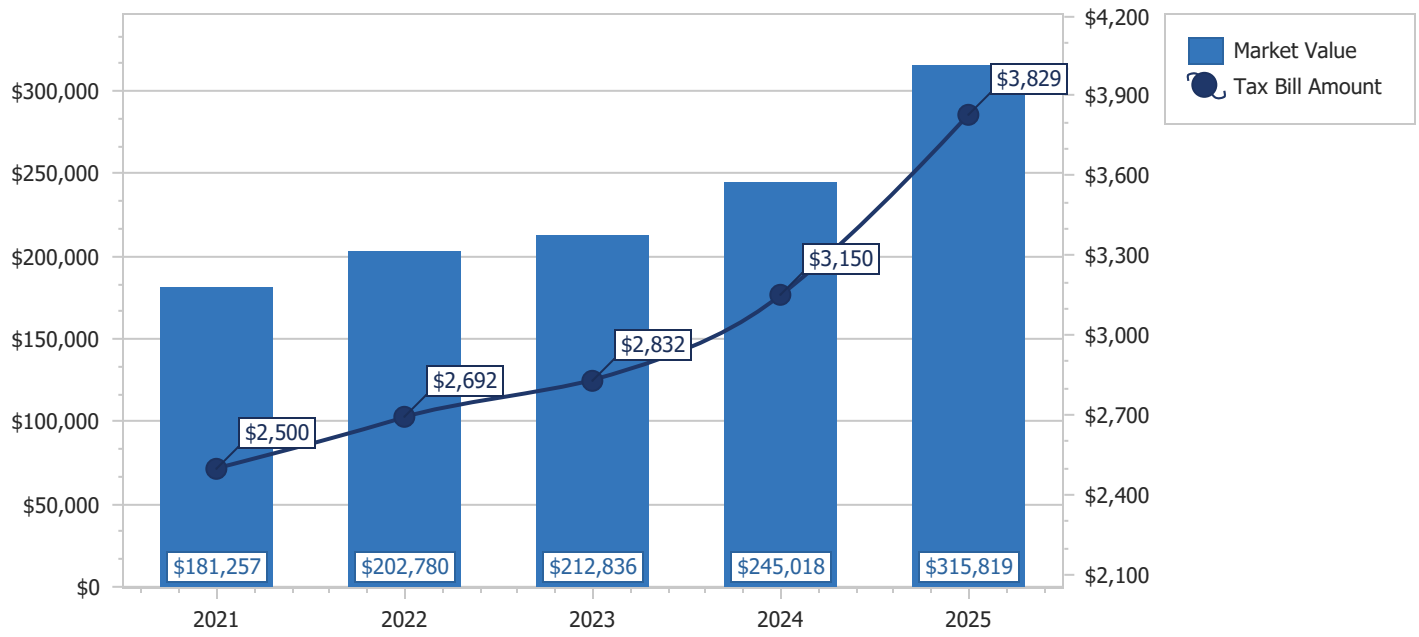
ZoningA	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School DistrictsA	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

UtilitiesA	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



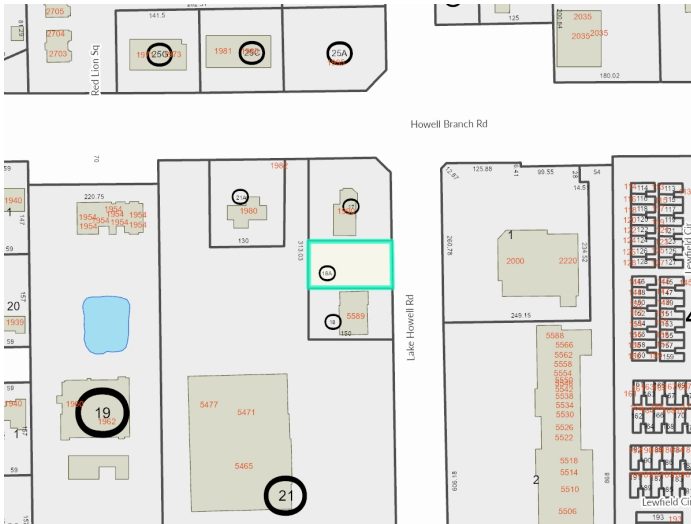
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Property Record Card



Parcel: **33-21-30-300-018A-0000**
 Property Address:
 Owners: **JACOBSON, DOROTHY L**
 2026 Market Value \$230,106 Assessed Value \$187,000 Taxable Value \$187,000
 2025 Tax Bill \$2,636.48 Tax Savings with Non-Hx Cap \$499.54
 Vac Comm W/ Site Improvements property has a lot size of 0.26 Acres

Parcel Location



Site View

Parcel Information

Parcel	33-21-30-300-018A-0000
Property Address	
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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	\$2,546	\$1,698
Land Value (Market)	\$227,560	\$227,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$230,106	\$229,258
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$43,106	\$59,258
P&G Adjustment	\$0	\$0
Assessed Value	\$187,000	\$170,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,136.02
Tax Bill Amount	\$2,636.48
Tax Savings with Exemptions	\$499.54

Owner(s)

Name - Ownership Type
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 175
 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN S
 82.45 FT W 150 FT N 82.45 FT E 150 FT TO BEG
 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$187,000	\$0	\$187,000
Schools	\$230,106	\$0	\$230,106
FIRE	\$187,000	\$0	\$187,000
ROAD DISTRICT	\$187,000	\$0	\$187,000
SJWM(Saint Johns Water Management)	\$187,000	\$0	\$187,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No
WARRANTY DEED	6/1/1978	\$33,000	01174/0956	Improved	Yes

Land

Units	Rate	Assessed	Market
11,378 SF	\$20/SF	\$227,560	\$227,560

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
6' CHAIN LINK FENCE - LIN FT	1982	274	\$4,244	\$2,546

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

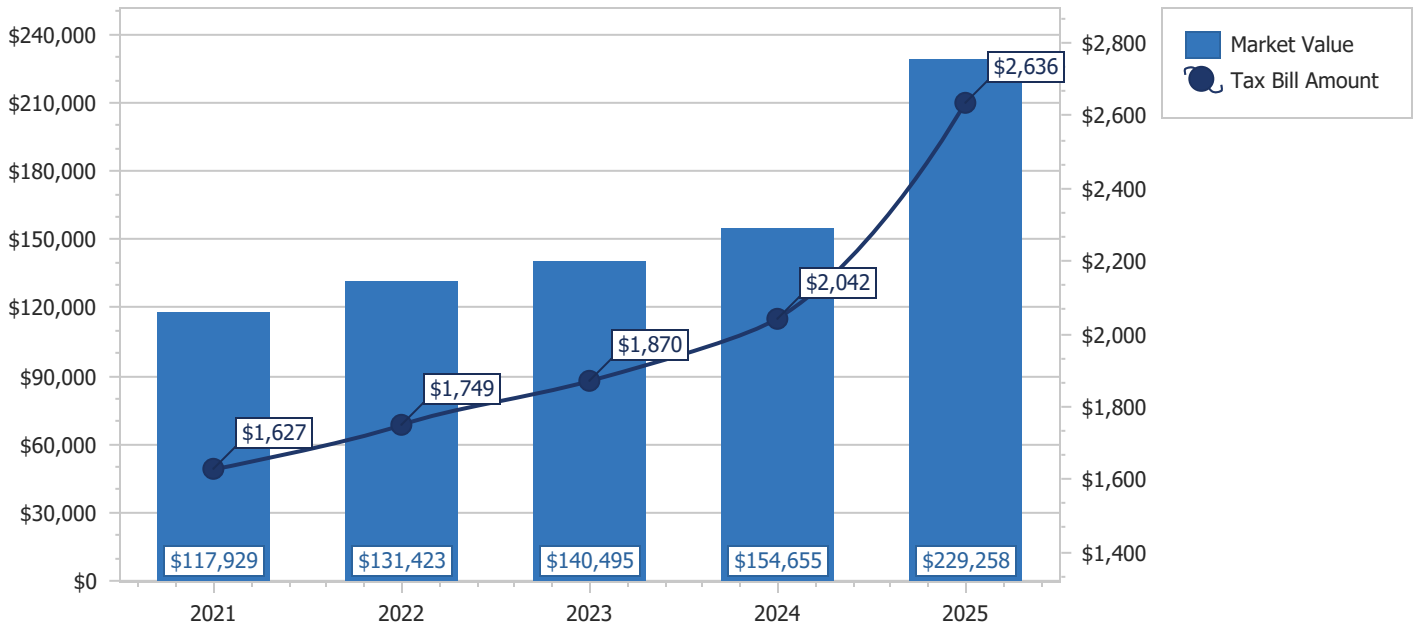
School Districts

Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Utilities

Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/24/2026 3:18:25 PM
Project: 26-80000028
Credit Card Number: 43*****2734
Authorization Number: 928802
Transaction Number: 240326C1A-73DC820E-975B-44B1-BCB1-E25A628B3CB3
Total Fees Paid: 52.50

Fees Paid

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