



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

PROJ. #: 24-80000135

Received & Paid: 12/2/24
 PM: Hilary

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: <u>23-27000073</u> Advocate Assisted Living
PARCEL ID #(S): <u>28-21-30-502-DA00-0030</u>
TOTAL ACREAGE: <u>0.39</u> <u>0.58</u> BCC DISTRICT: <u>4: Lockhart</u>
ZONING: <u>R-1A</u> FUTURE LAND USE: <u>Residential LDK</u>

APPLICANT

NAME: <u>Diane Nicolas</u>	COMPANY: <u>Advocate Assisted Living</u>
ADDRESS: <u>2595 Modac Trl</u>	
CITY: <u>Waukegan</u>	STATE: <u>FL</u> ZIP: <u>32751</u>
PHONE: <u>407.399.7171</u>	EMAIL: <u>info@AdvocateALF.com</u>

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: * See detailed on second page

STAFF USE ONLY

COMMENTS DUE: <u>12/13</u>	COM DOC DUE: <u>12/19</u>	DRC MEETING: <u>1/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1A</u>	FLU: <u>LDK</u>	LOCATION: <u>on the northwest corner of Waukegan Trl & Modac Trl</u>
W/S: <u>Casselberry</u>	BCC: <u>4: Lockhart</u>	

Agenda: 1/3

Dec. 2, 2024

Dear Seminole County Zoning Department,

I hope this message finds you well. I am writing to formally request an increase in the bed count for Advocate Assisted Living, located at 2595 Modac Trl, Maitland FL 32751. Currently, the facility is licensed for 6 beds, and we are seeking approval to increase this number to 8 beds.

The reason for this request is that we have assessed the size of certain bedrooms and have determined that Bedroom #1, Bedroom #4, and Bedroom #5 are large enough to comfortably accommodate double occupancy, in accordance with Florida's Assisted Living Facility regulations.

We believe that expanding the bed count will allow us to better serve our residents and meet the growing demand for assisted living services in the area, while ensuring that the facility continues to operate in full compliance with all relevant zoning and health standards.

Please let us know if any additional information or documentation is required to process this request. We would appreciate your timely consideration and look forward to your response.

Thank you for your attention to this matter.

Regards,

Diane Nicolas

Community Specialist

407.399.7171

www.AdvocateALE.com

General NOTES

NFPA 101-32
 Area sq ft 2,531
 Int. Wall 5/8" thick
 Ext. Wall 10" thick

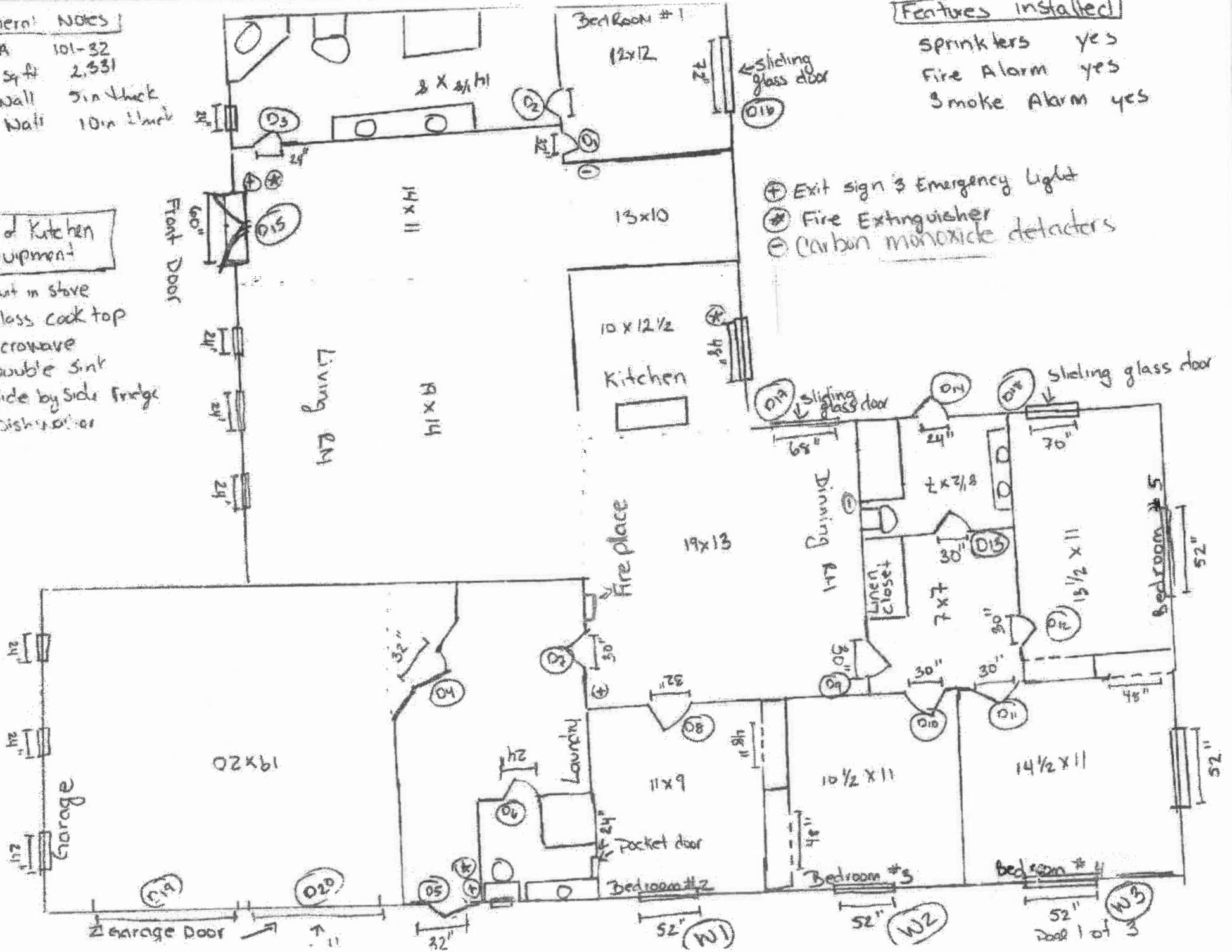
List of Kitchen Equipment

- ① Built in stove
- ② Glass cook top
- ③ Microwave
- ④ Double Sink
- ⑤ Side by Side Fridge
- ⑥ Dishwasher

Features installed

Sprinklers yes
 Fire Alarm yes
 Smoke Alarm yes

- ⊕ Exit sign & Emergency Light
- ⊗ Fire Extinguisher
- ⊖ Carbon monoxide detectors



Property Record Card



Parcel: **28-21-30-502-0A00-0030**
 Property Address: **2595 MODAC TRL MAITLAND, FL 32751**
 Owners: **LA WARRE, JOSHUA; NICOLAS, DIANE**
 2025 Market Value \$510,745 Assessed Value \$510,745
 2024 Tax Bill \$6,700.32
 The 4 Bed/3 Bath Single Family property is 2,291 SF and a lot size of 0.38 Acres

Parcel Location



Site View



2821305020A000030 01/31/2022

Parcel Information

Parcel	28-21-30-502-0A00-0030
Property Address	2595 MODAC TRL MAITLAND, FL 32751
Mailing Address	2595 MODAC TRL MAITLAND, FL 32751-5152
Subdivision	DOMMERICH HILLS 6TH ADD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$348,262	\$344,866
Depreciated Other Features	\$32,483	\$32,388
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$510,745	\$507,254
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	\$510,745	\$507,254

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,700.32
Tax Bill Amount	\$6,700.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

LA WARRE, JOSHUA - Tenancy by Entirety
 NICOLAS, DIANE - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 126.5 FT OF LOT 3 BLK A
DOMMERICH HILLS 6TH ADD
PB 14 PG 75

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$510,745	\$0	\$510,745
Schools	\$510,745	\$0	\$510,745
FIRE	\$510,745	\$0	\$510,745
ROAD DISTRICT	\$510,745	\$0	\$510,745
SJWM(Saint Johns Water Management)	\$510,745	\$0	\$510,745

Sales

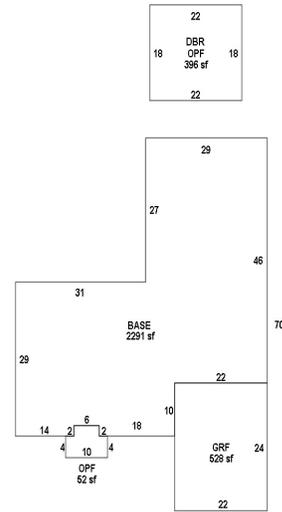
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/20/2023	\$619,000	10529/0237	Improved	Yes
WARRANTY DEED	12/10/2020	\$500,000	09786/1907	Improved	Yes
QUIT CLAIM DEED	5/1/2016	\$100	08727/1352	Improved	No
WARRANTY DEED	7/1/2015	\$100	08505/1396	Improved	No
SPECIAL WARRANTY DEED	10/1/2003	\$215,000	05111/1940	Improved	No
CERTIFICATE OF TITLE	6/1/2003	\$100	04888/0827	Improved	No
WARRANTY DEED	2/1/2001	\$170,000	04007/0115	Improved	Yes
CORRECTIVE DEED	2/1/2001	\$100	04007/0110	Improved	No
TRUSTEE DEED	10/1/1998	\$100	03519/0204	Improved	No
CORRECTIVE DEED	3/1/1996	\$100	03038/0505	Improved	No
QUIT CLAIM DEED	12/1/1995	\$50,500	03036/1268	Improved	No
WARRANTY DEED	6/1/1984	\$118,000	01557/1742	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1970
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	2291
Total Area (ft ²)	3267
Constuction	BRICK
Replacement Cost	\$535,788
Assessed	\$348,262

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	528
OPEN PORCH FINISHED	396
OPEN PORCH FINISHED	52

Permits				
Permit #	Description	Value	CO Date	Permit Date
03071	2595 MODAC TRL: RES ALTERATIONS, NO CHANGE IN UNITS-Change single family to ALF CO [DOMMERICH HILLS 6TH ADD]	\$17,800	6/21/2024	3/12/2024
18491	2595 MODAC TRL: EZ REROOF RESIDENTIAL- [DOMMERICH HILLS 6TH ADD]	\$16,600	12/15/2023	12/4/2023
01544	SWIMMING POOL	\$25,500		2/12/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1970	1	\$3,000	\$1,200
BLOCK WALL	1979	51	\$707	\$283
POOL 2	2004	1	\$45,000	\$27,000
SUMMER KITCHEN 2	2004	1	\$10,000	\$4,000

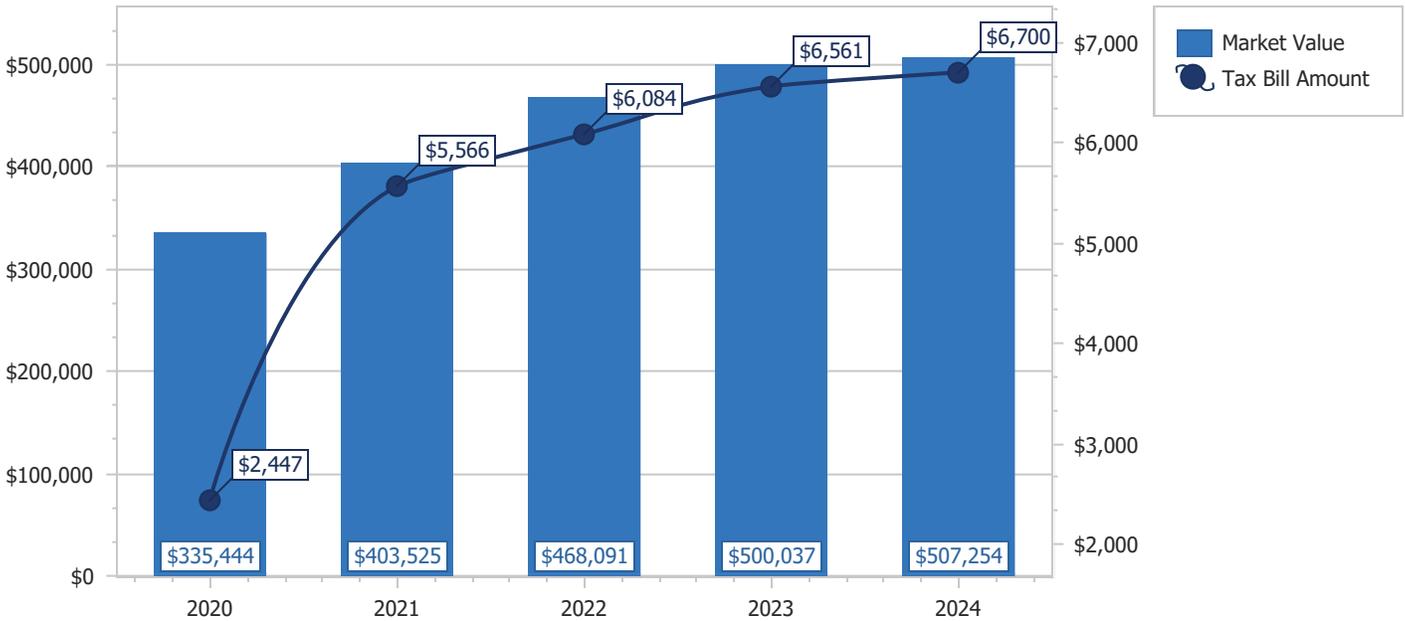
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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

Utilities	
Fire Station #	Station: 25 Zone: 254
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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12/02/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 12:10:06

PROJ # 24-80000135

RECEIPT # 0335686

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	<u>50.00</u>		
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AMOUNT RECEIVED.....:		<u>50.00</u>	
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:		.00
CHECK NUMBER.....:	000000000000		
CASH/CHECK AMOUNTS...:	50.00		
COLLECTED FROM:	DIANE NICOLAS		
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER	3 -
			4 - FINANCE