



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

PROJ. #: 25-80000126
PM: TIFFANY
REC'D: 11/13/2025

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:	<u>Lake Parcel Lot Split</u>
PARCEL ID #(S):	<u>34-19-29-SPA-0000-0150 + 35-19-29-300-0130-0000</u>
TOTAL ACREAGE:	<u>1.58 Acres +/-</u>
BCC DISTRICT:	<u>District 5</u>
ZONING:	<u>A-1</u>
FUTURE LAND USE:	<u>SE</u>

APPLICANT

NAME:	<u>Hunter Potalivo</u>	COMPANY:	<u>M&H Green Supply LLC</u>
ADDRESS:	<u>4005 Church Street</u>		
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>
PHONE:	<u>305-587-8890</u>	ZIP:	<u>32771</u>
EMAIL:	<u>hunter@sunuma.com</u>		

CONSULTANT

NAME:	<u>Brandon Marcus, Esq.</u>	COMPANY:	<u>BakerHostetler, LLP</u>
ADDRESS:	<u>200 S. Orange Ave., Suite 2300</u>		
CITY:	<u>Orlando</u>	STATE:	<u>FL</u>
PHONE:	<u>407-649-4022</u>	ZIP:	<u>32801</u>
EMAIL:	<u>bmarcus@bakerlaw.com</u>		

PROPOSED DEVELOPMENT

Brief description of proposed development: See Attachment with description

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

STAFF USE ONLY

COMMENTS DUE: <u>11/21</u>	COM DOC DUE: <u>11/25</u>	DRC MEETING: <u>12/03/2025</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the west side of Lake Markham Rd, northeast of Lake Markham Preserve Trl</u>
W/S: <u>SEMINOLE COUNTY UTILITIES</u>	BCC: <u>5: HERR</u>	

Exhibit to Pre-Application Meeting

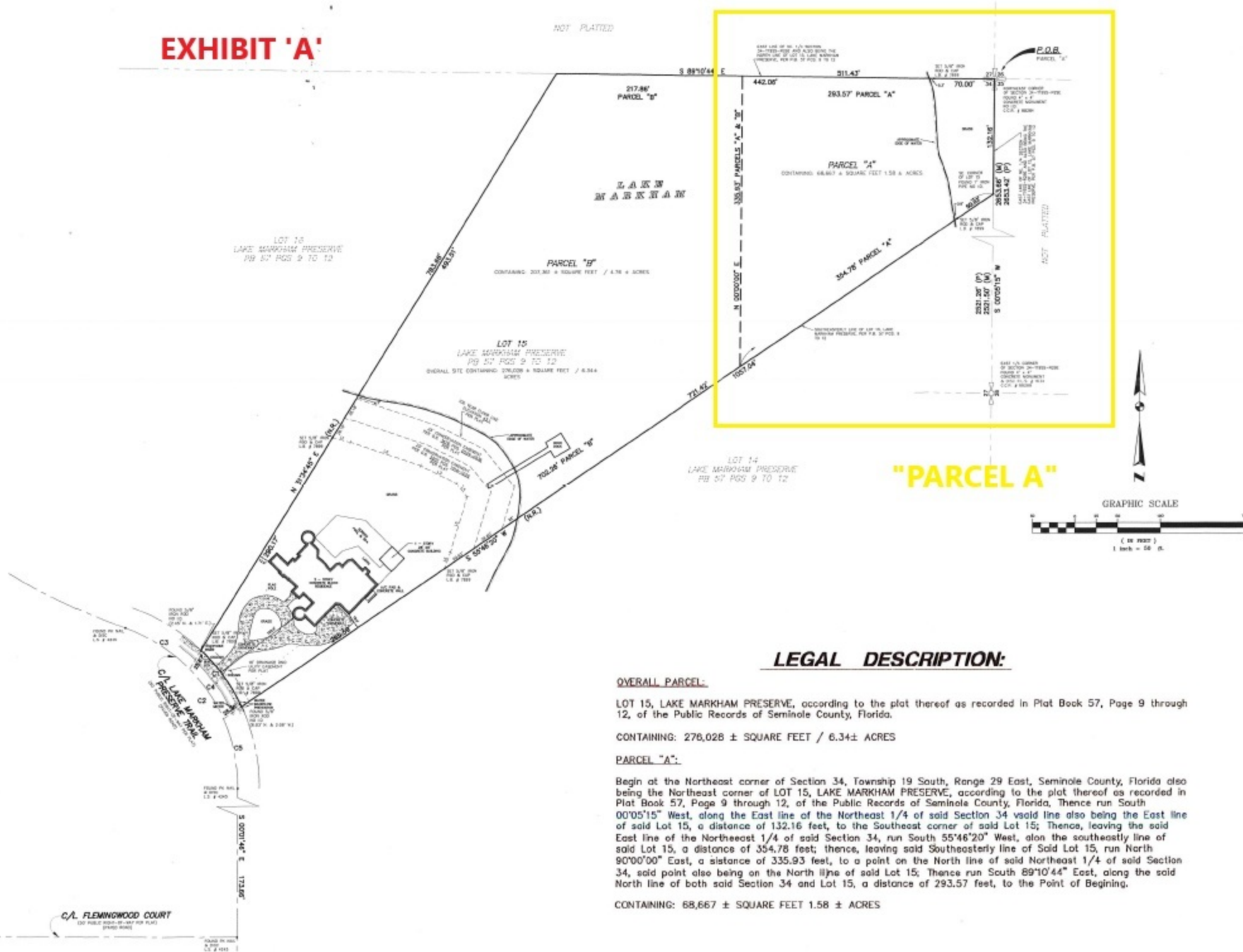
Please let this exhibit serve as the explanation for the proposed development. M&H Green Supply, LLC (the “Applicant”) is under contract to purchase Parcel Identification Number **35-19-29-300-0130-0000**, with property address 1460 Lake Markham Road, Sanford, Florida 32771. However, Applicant requires lake access and the ability to build a boat dock. In order to get this lake access, Applicant was informed it may need either an easement right or fee simple ownership of a portion of the property with Parcel Identification Number **34-19-29-5PQ-0000-0150**, with property address 1911 Lake Markham Preserve Trail, Sanford, Florida 32771.

A depiction of the proposed parcel for which Applicant would either lease or own is enclosed with this application. The other property owner (1911 Lake Markham) is willing to work with Applicant on either the purchase or easement right, but Applicant requires more information from Seminole County as to how it can accomplish the purchase and/or easement transaction, and to ensure that Applicant would be able to successfully obtain the issuance of a building permit for the construction of a boat dock for the 1460 Lake Markham road property upon the completion of the transaction.

We appreciate Seminole County’s assistance in this manner and look forward to the pre-application meeting.

EXHIBIT 'A'

NOT PLATTED



"PARCEL A"

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION:

OVERALL PARCEL:

LOT 15, LAKE MARKHAM PRESERVE, according to the plat thereof as recorded in Plat Book 57, Page 9 through 12, of the Public Records of Seminole County, Florida.

CONTAINING: 276,028 ± SQUARE FEET / 6.34 ± ACRES

PARCEL "A":

Begin at the Northeast corner of Section 34, Township 19 South, Range 29 East, Seminole County, Florida also being the Northeast corner of LOT 15, LAKE MARKHAM PRESERVE, according to the plat thereof as recorded in Plat Book 57, Page 9 through 12, of the Public Records of Seminole County, Florida. Thence run South 00°05'15" West, along the East line of the Northeast 1/4 of said Section 34 said line also being the East line of said Lot 15, a distance of 132.16 feet, to the Southeast corner of said Lot 15; Thence, leaving the said East line of the Northeast 1/4 of said Section 34, run South 55°46'20" West, along the southeasterly line of said Lot 15, a distance of 354.78 feet; thence, leaving said Southeasterly line of said Lot 15, run North 90°00'00" East, a distance of 335.93 feet, to a point on the North line of said Northeast 1/4 of said Section 34, said point also being on the North line of said Lot 15; Thence run South 89°10'44" East, along the said North line of both said Section 34 and Lot 15, a distance of 293.57 feet, to the Point of Beginning.

CONTAINING: 68,667 ± SQUARE FEET 1.58 ± ACRES

PREPARED FOR:

KEVIN AND
LYNN F GAGNE

BOUNDARY SURVEY

1911 LAKE MARKHAM PRESERVE TRAIL
TOWNSHIP 19 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

KLE
Surveying and Mapping, Inc.

239 WASHINGTON AVENUE
LAKE WORTH, FLORIDA 33746
PH. NO. (407) 402-2331
LICENSED BUSINESS REGISTRATION NO. 7859

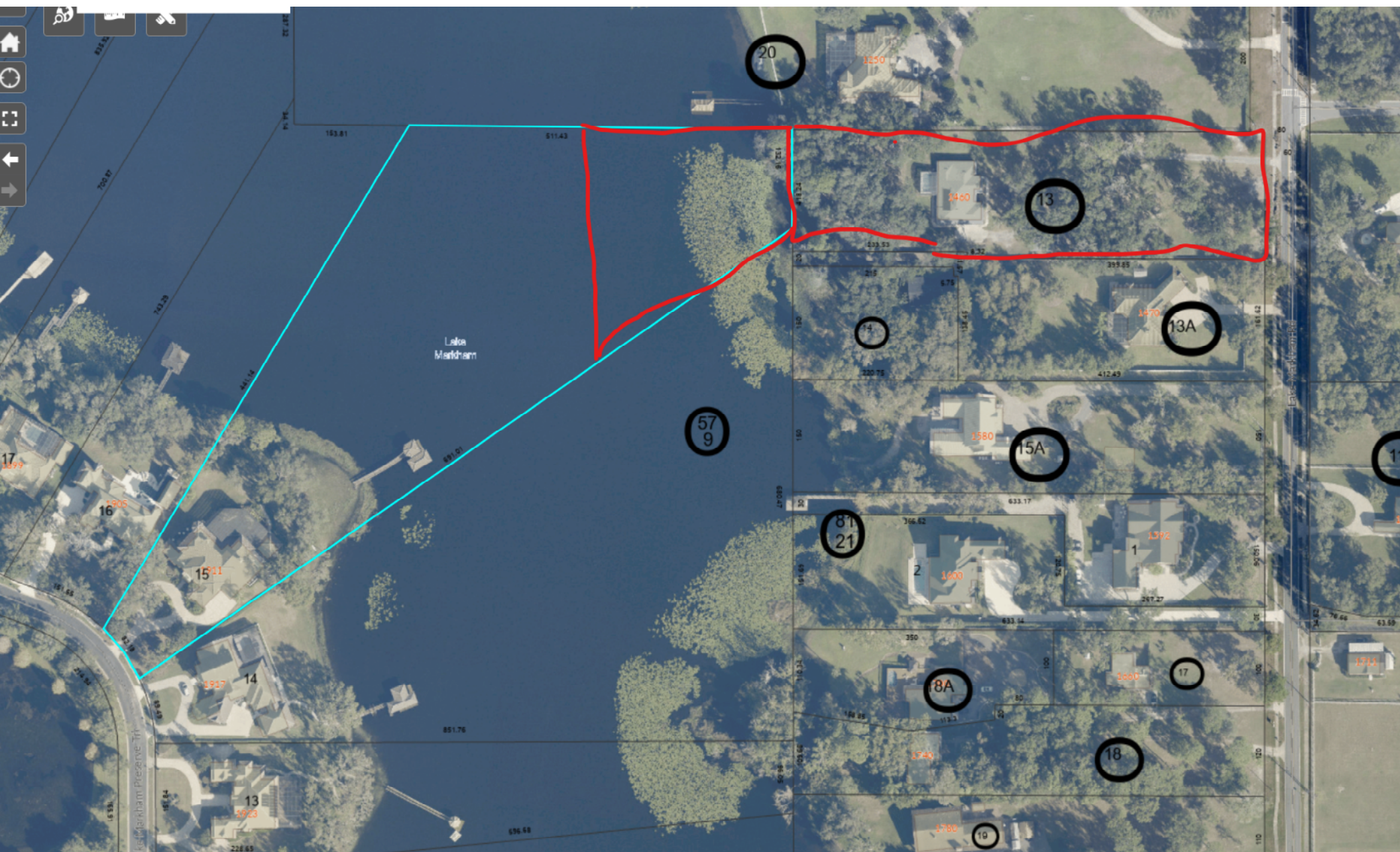


PROJECT NO. 001-001-001
FIELD DATE: 04/09/09
DRAWN DATE: 04/09/09
SCALE: 1" = 50'
CHECKED BY: K.C.L.
DRAWN BY: K.C.L.

SHEET 2 OF 2

REV	DATE	DESCRIPTION	F.B./P.G. BY	C.A.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

NOT TO SCALE. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD RULES AND REGULATIONS. THE SURVEYOR'S CERTIFICATE OF QUALITY IS ON FILE WITH THE FLORIDA SURVEYING BOARD. THE SURVEYOR'S CERTIFICATE OF QUALITY IS ON FILE WITH THE FLORIDA SURVEYING BOARD. THE SURVEYOR'S CERTIFICATE OF QUALITY IS ON FILE WITH THE FLORIDA SURVEYING BOARD.

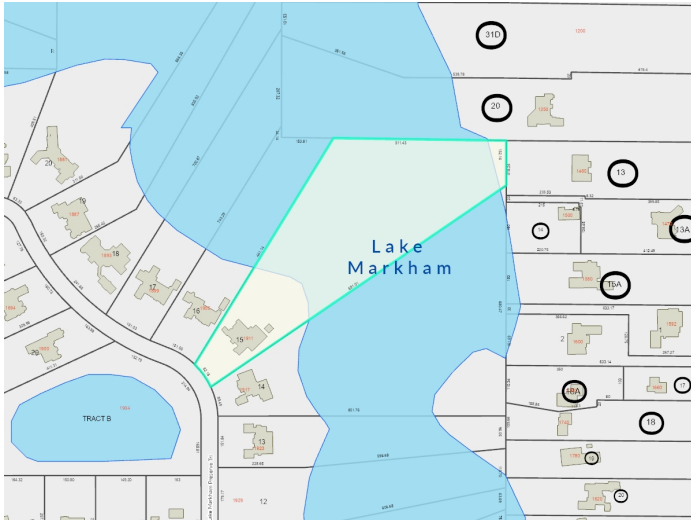


Property Record Card



Parcel: 34-19-29-5PQ-0000-0150
Property Address: 1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771
Owners: GAGNE, KEVIN; GAGNE, F LYNN
 2026 Market Value \$2,383,280 Assessed Value \$1,622,987 Taxable Value \$1,572,265
 2025 Tax Bill \$21,016.35 Tax Savings with Exemptions \$11,310.59
 The 5 Bed/7 Bath Single Family Waterfront property is 7,128 SF and a lot size of 6.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-19-29-5PQ-0000-0150
Property Address	1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771
Mailing Address	1911 LAKE MARKHAM PRESERVE TRL SANFORD, FL 32771-8103
Subdivision	LAKE MARKHAM PRESERVE
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$1,714,029	\$1,718,527
Depreciated Other Features	\$169,251	\$144,726
Land Value (Market)	\$500,000	\$500,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,383,280	\$2,363,253
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$760,293	\$786,006
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,622,987	\$1,577,247

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,326.94
Tax Bill Amount	\$21,016.35
Tax Savings with Exemptions	\$11,310.59

Owner(s)

Name - Ownership Type

GAGNE, KEVIN - Tenancy by Entirety
 GAGNE, F LYNN - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15 LAKE MARKHAM PRESERVE PB 57 PGS
9 TO 12

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,622,987	\$50,722	\$1,572,265
Schools	\$1,622,987	\$25,000	\$1,597,987
FIRE	\$1,622,987	\$50,722	\$1,572,265
ROAD DISTRICT	\$1,622,987	\$50,722	\$1,572,265
SJWM(Saint Johns Water Management)	\$1,622,987	\$50,722	\$1,572,265

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2000	\$299,900	03872/0109	Vacant	Yes

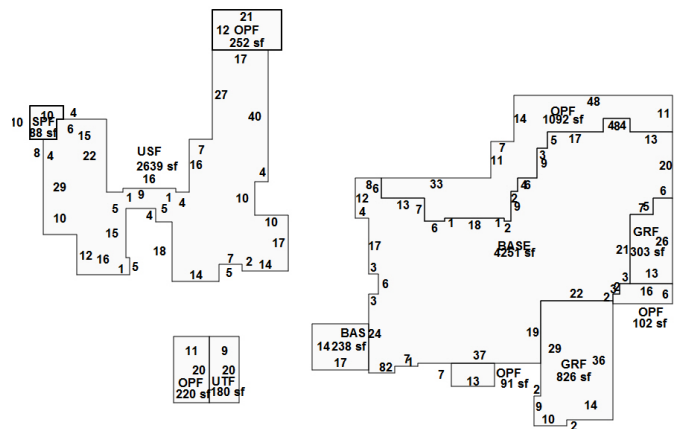
Land

Units	Rate	Assessed	Market
1 Lot	\$500,000/Lot	\$500,000	\$500,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2002/2012
Bed	5
Bath	7.0
Fixtures	29
Base Area (ft ²)	4251
Total Area (ft ²)	10282
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$1,799,505
Assessed	\$1,714,029

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

Description	Area (ft ²)
BASE	238
GARAGE FINISHED	303

GARAGE FINISHED	826
OPEN PORCH FINISHED	102
OPEN PORCH FINISHED	1092
OPEN PORCH FINISHED	91
OPEN PORCH FINISHED	220
OPEN PORCH FINISHED	252
SCREEN PORCH FINISHED	88
UPPER STORY FINISHED	2639
UTILITY FINISHED	180

Permits

Permit #	Description	Value	CO Date	Permit Date
00256	1911 LAKE MARKHAM PRESERVE TRL: REROOF RESIDENTIAL-REROOF TILE [LAKE MARKHAM PRESERVE]	\$140,945		1/11/2024
05112	MASTER BEDROOM ADDITION	\$18,000		5/4/2016
04342	ADDING ROOF & SCREEN ON EXISTING 2ND STORY PORCH W/STAIRS	\$10,000		4/24/2008
12011	BOAT DOCK	\$20,000		12/1/2002
00009	BOAT DOCK	\$18,000		1/1/2002
12019	SCREEN POOL ENCLOSURE	\$16,500		12/1/2001
06560	SWIMMING POOL	\$57,000		7/1/2001
05649	MISC ELECTRICAL WIRING	\$0		6/1/2001
00813		\$649,110	2/25/2002	1/1/2001

Extra Features

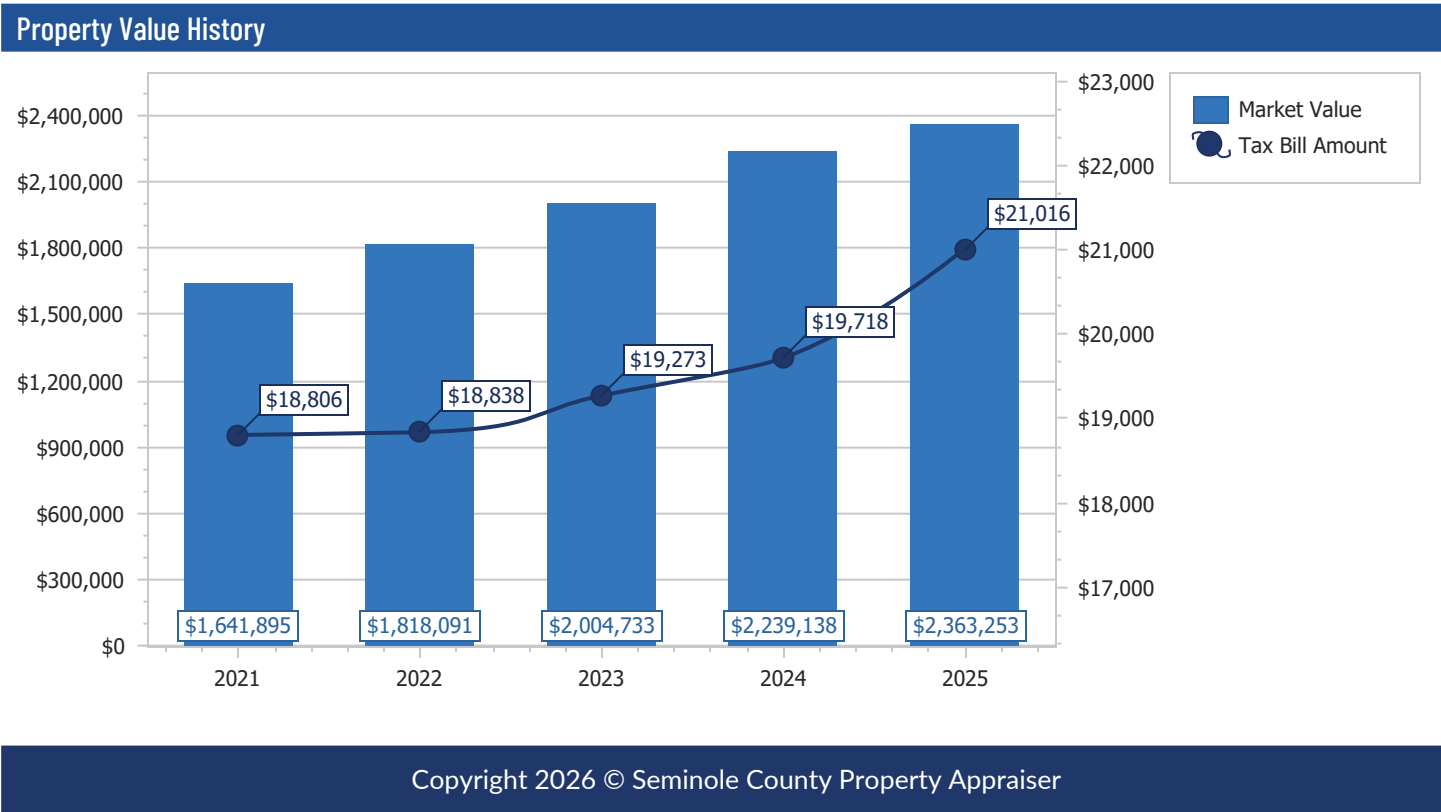
Description	Year Built	Units	Cost	Assessed
FIREPLACE 3	2002	5	\$45,000	\$27,000
POOL 3	2002	1	\$140,000	\$84,000
GAS HEATER - UNIT	2002	1	\$1,653	\$992
SCREEN ENCL 3	2002	1	\$48,000	\$28,800
WATER FEATURE	2002	1	\$2,589	\$1,553
SOLAR HEATER	2002	1	\$0	\$0
BOAT DOCK 2	2002	1	\$8,000	\$4,800
GAZEBO 3	2002	1	\$4,120	\$2,472
ELEVATOR RESIDENTIAL	2002	1	\$10,390	\$6,234
BOAT COVER 2	2003	1	\$8,000	\$4,800
SUMMER KITCHEN 2	2011	1	\$10,000	\$6,500
PATIO 2	2002	1	\$3,500	\$2,100

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

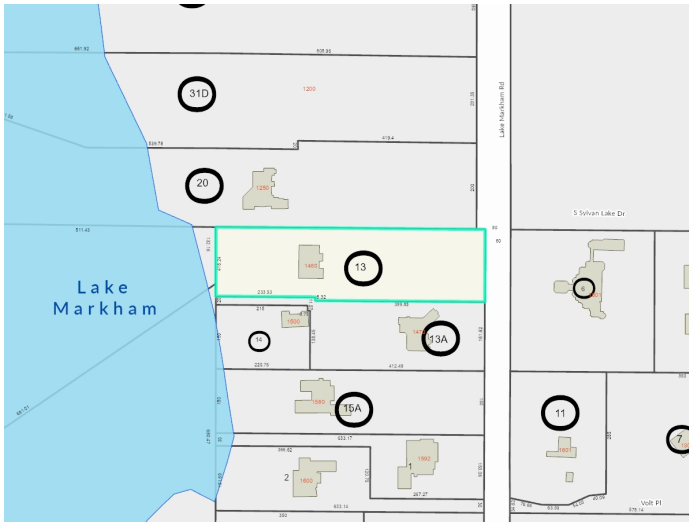


Property Record Card

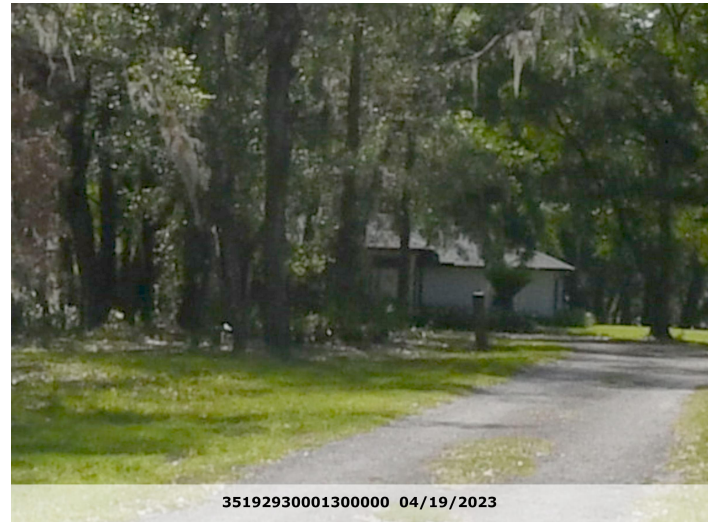


Parcel: 35-19-29-300-0130-0000
Property Address: 1460 LAKE MARKHAM RD SANFORD, FL 32771
Owners: JIMENEZ, THOMAS N; JIMENEZ, DONA M
 2026 Market Value \$933,655 Assessed Value \$305,566 Taxable Value \$254,844
 2025 Tax Bill \$3,503.22 Tax Savings with Exemptions \$9,274.74
 The 4 Bed/3 Bath Single Family property is 2,857 SF and a lot size of 2.41 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-19-29-300-0130-0000
Property Address	1460 LAKE MARKHAM RD SANFORD, FL 32771
Mailing Address	125 LARKWOOD DR SANFORD, FL 32771-8956
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$407,255	\$409,530
Depreciated Other Features	\$26,400	\$24,600
Land Value (Market)	\$500,000	\$500,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$933,655	\$934,130
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$628,089	\$637,176
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$305,566	\$296,954

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,777.96
Tax Bill Amount	\$3,503.22
Tax Savings with Exemptions	\$9,274.74

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

JIMENEZ, THOMAS N - Tenancy by Entirety
 JIMENEZ, DONA M - Tenancy by Entirety

Legal Description

SEC 35 TWP 19S RGE 29E BEG NW COR SEC
 RUN S 161.72 FT E 233.53 FT S 8.32 FT E TO
 WLY R/W LAKE MARKHAM RD N TO A PT E OF
 BEG W TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$305,566	\$50,722	\$254,844
Schools	\$305,566	\$25,000	\$280,566
FIRE	\$305,566	\$50,722	\$254,844
ROAD DISTRICT	\$305,566	\$50,722	\$254,844
SJWM(Saint Johns Water Management)	\$305,566	\$50,722	\$254,844

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/1/2004	\$100	05562/1145	Improved	No
WARRANTY DEED	8/1/1995	\$100	02958/0042	Vacant	No

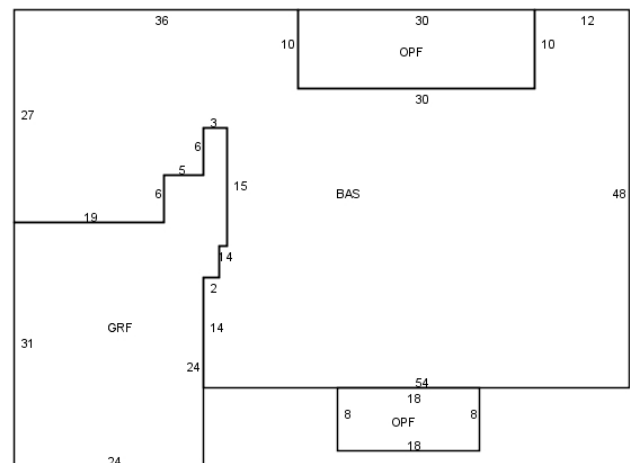
Land

Units	Rate	Assessed	Market
1 Lot	\$500,000/Lot	\$500,000	\$500,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1999
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft ²)	2857
Total Area (ft ²)	4128
Constuction	SIDING GRADE 3
Replacement Cost	\$455,033
Assessed	\$407,255

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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GARAGE FINISHED	827
OPEN PORCH FINISHED	144
OPEN PORCH FINISHED	300

Permits				
Permit #	Description	Value	CO Date	Permit Date
01383	1460 LAKE MARKHAM RD: EZ REROOF RESIDENTIAL-	\$30,790		1/27/2023
14488	1460 LAKE MARKHAM RD: MECHANICAL - RESIDENTIAL-	\$6,890		8/27/2021
16383	1460 LAKE MARKHAM RD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-SFR	\$5,032		11/19/2019
11183	RELOCATION OF STORAGE SHED	\$500		10/2/2006
07536	SCREEN POOL ENCLOSURE	\$3,418		4/14/2005
01213	INGROUND SWIMMING POOL	\$22,765		1/19/2005
02774	ADDITION W/3 FIXTURES 16X24 WD UTILITY	\$10,000		3/1/2001
10100	BURGLAR ALARM SYSTEM	\$200		12/1/1998
06976		\$191,891	4/22/1999	9/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	2005	1	\$35,000	\$21,000
SOLAR HEATER	2005	1	\$0	\$0
SCREEN ENCL 2	2005	1	\$9,000	\$5,400

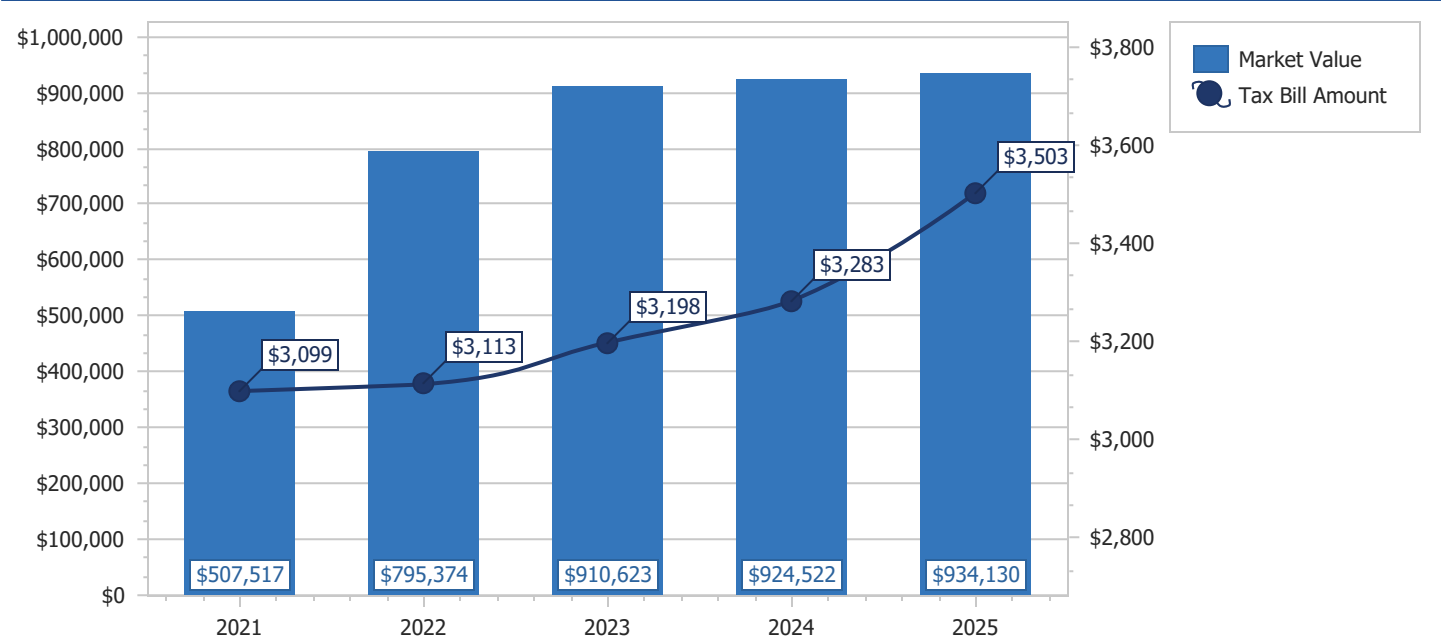
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/13/2025 10:57:49 AM
Project: 25-80000126
Credit Card Number: 37*****4003
Authorization Number: 202854
Transaction Number: 131125O18-23015AA0-91E9-4B8B-9E28-E2037D655316
Total Fees Paid: 52.50

Fees Paid

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