



PM: ~~Annie~~ Kaitlyn

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

PROJ. # 24-10000001  
*Received & paid*  
*12-16-24*

## REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input checked="" type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE** (\$10K MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME:	Nikolic Future Land Use Amendment		
PARCEL ID #(S):	02-20-29-300-0130-0000		
LOCATION:	MARKHAM WOODS ROAD		
EXISTING USE(S):	VACANT	PROPOSED USE(S):	SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE:	<del>2.533</del> 2.60	BCC DISTRICT:	5: Herr
WATER PROVIDER:	County	SEWER PROVIDER:	County
CURRENT ZONING:	A-1	PROPOSED ZONING:	A-1
CURRENT FUTURE LAND USE:	PUB-G	PROPOSED FUTURE LAND USE:	SE

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	LONNIE GROOT		COMPANY:	STENSTROM LAW FIRM	
ADDRESS:	300 International Parkway, Suite 100				
CITY:	LAKE MARY	STATE:	FLORIDA	ZIP:	32746
PHONE:	386-748-3685		EMAIL:	lgroot@stenstrom.com	

lgroot@stenstrom.com

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Aleksandar Nikolic and Dragana Nikolic				
ADDRESS:	1111 Outlook Drive				
CITY:	DECTONA	STATE:	FLORIDA	ZIP:	32725-8344
PHONE:	321-363-2170		EMAIL:	anex4040@gmail.com	



**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

**TYPE OF CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

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TEST NOTICE:

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☐ Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

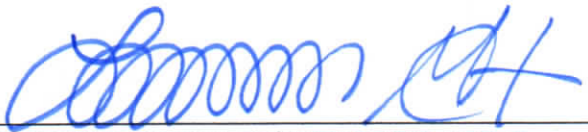
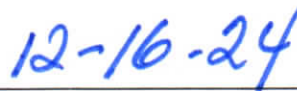
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

**SIGNATURE OF OWNER/AUTHORIZED AGENT**(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)**DATE**

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).


I, ALEKSANDAR NIKOLIC, the owner of record for the following described property (Tax/Parcel ID Number) 02-20-29-300-0130-0000 hereby designates LONNIE GROOT to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

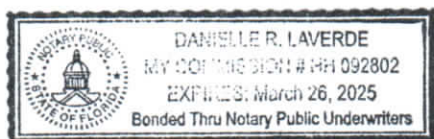
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

December 16, 2024  
Date

  
Property Owner's Signature  
ALEKSANDAR NIKOLIC  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Aleksandar Nikolic (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 16th day of December, 2024.



Danielle R. Laverde  
Notary Public



**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

☒ Individual

☐ Corporation

☐ Land Trust

☐ Limited Liability Company

☐ Partnership

☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Aleksandar Nikolic	1111 Outlook Drive	321-363-2170
Dragana Nikolic	Deltona, Florida 32725-8344	321-363-2170

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: \_\_\_\_\_

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

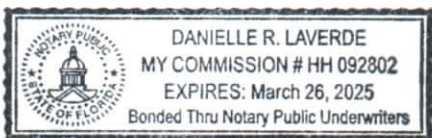
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

12-16-24  
Date

[Signature]  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16<sup>th</sup> day of December, 2024, by Aleksandar Nikolic, who is ☐ personally known to me, or ☒ has produced FL Driver License as identification.



Danielle R. Laverde  
Signature of Notary Public

Danielle R. Laverde  
Print, Type or Stamp Name of Notary Public

# **ATTACHMENT "A"**

## **GROUND PENETRATING RADAR REPORT**



# JOB SUMMARY REPORT

**Order Number:**

Work Order #710223

**Job Date:**

Sep 30, 2024 12:08:00 PM

**Customer:**

138764 Alex Nikolic

**Billing Address:**

Alex Nikolic  
5996 Markham Woods Road  
Lake Mary FL 32746  
United States

## JOB DETAILS

Jobsite Location

5996 Markham Woods Road Lake Mary Florida 32746

Work Order Number

Work Order #710223

Job Number

PO Number

**GPRS Project Manager:**

Jamie Titherington

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

## EQUIPMENT USED

The following equipment was used on this project:

- **Underground GPR Antenna:** This GPR Antenna uses frequencies ranging from 250 MHz to 450 MHz and is mounted in a stroller frame that rolls over the surface. Data is displayed on a screen and marked in the field in real time. The surface needs to be reasonably smooth and unobstructed to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the efficacy of GPR. The total effective scan depth can be as much as 8' or more with this antenna but can vary widely depending on the soil conditions and composition. Some soil types, such as clay, may limit maximum depths to 3' or less. As depth increases, targets must be larger to be detected, and non-metallic targets can be challenging to locate. The depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **EM Pipe Locator:** Electromagnetic Pipe and Cable Locator. Detects electromagnetic fields. Used to actively trace conductive pipes and tracer wires, or passively detect power and radio signals traveling along conductive pipes and utilities. For more information, please visit: [Link](#)
- **Magnetometer:** The Magnetometer detects the magnetic field of a ferromagnetic object by responding to the difference in the magnetic field between two sensors. Data is interpreted in the field by listening to changes in frequency emitted by a speaker on the device. Larger metallic objects can be located at depths of up to 10' or more, depending on the size, type, shape, and orientation of targets and the amount of interference from other objects. For more information, please visit: [Link](#)
- **GPS:** This handheld unit offers accuracy down to 4 inches; however, the accuracy achieved will depend on the satellite environment at the time of collection and is not considered survey-grade. Features can be collected as points, lines, or areas and then exported as a KML/KMZ or overlaid on a CAD drawing. For more information, please visit: [Link](#)





# JOB SUMMARY REPORT

## WORK PERFORMED

### UNDERGROUND UTILITY

#### Client Provided Drawings

No

#### Client completed 811 locate request

No

#### Scope of Work

Scanning approximately 2.6 acre property adjacent to grave yard, and before county will issue any permits they are requiring GPR service to be performed to make sure that there are no graves on lot.

#### Large Area Scan (acres)

2.6

#### Approximate GPR Effective Depth (ft)

6

#### Utilities Located

- Unknown

#### Limitations Encountered

- Surface obstructions
- Not enough area to perform scan
- Area not accessible to be scanned
- Overgrown vegetation
- Other

#### Limitations Encountered - Other

There appeared to be a lot of trash scattered throughout the property that also affected out GPR data.

#### Obstructions Encountered

Any railroad ties along drive way, fences, scattered trash, or heavily wooded areas/brush overgrowth.

#### Marking Medium

- Spray Paint

#### Results Notes

-We scanned all accessible areas within the work scope and along the perimeter with GPR. We swept the work area with the RD on both passive modes, power and radio.

-Based on the accessible areas of the property we could scan, we did not find any graves within the property. We did however find an Area-of-concern just off the property along the driveway south of the property. This Area-of-Concern could not be confirmed as a grave. Area was marked with minimal paint for our records and the removed after completion. Understand we cannot scan within 2' of all obstructions. We advise to stay 12" from all markings.

-Note some lines are not traceable without direct tie-ons. Note we do not replace 811.

-Understand we have a 1" to 1' diameter limitation.

-Understand our max depth of 6' does not indicate that we could see this deep throughout the entire work area and our visibility is more limited depending on: the quantity, depths and solidity of objects within the soil. Moisture can also affect our visibility and readings of line depth.

-All findings were explained to site contact and understood our limitations.

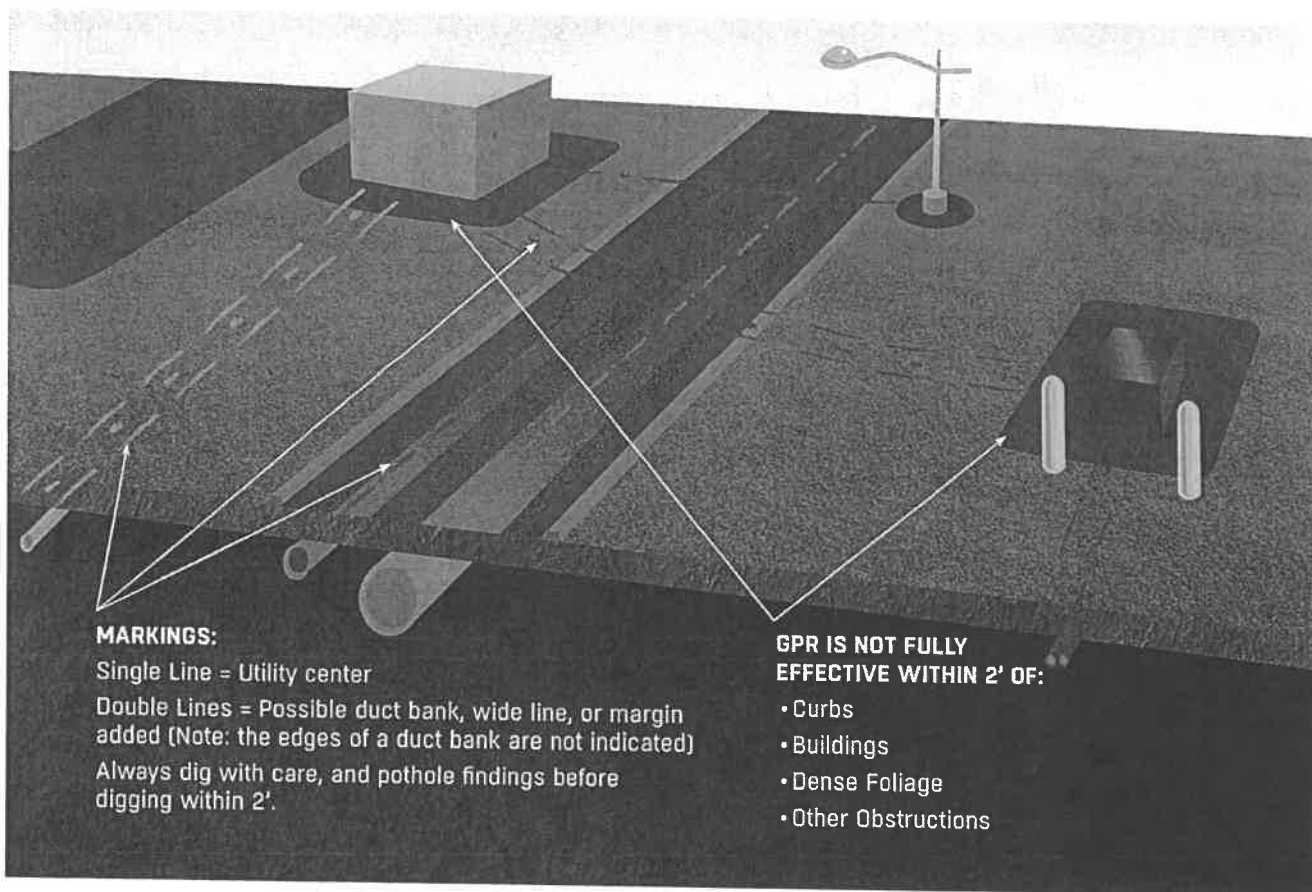


# JOB SUMMARY REPORT

## SUPPLEMENTAL INFORMATION

### COMMON UTILITY LOCATING LIMITATIONS

There are many limitations to locating utilities, due to a variety of factors, with several more common examples illustrated here.





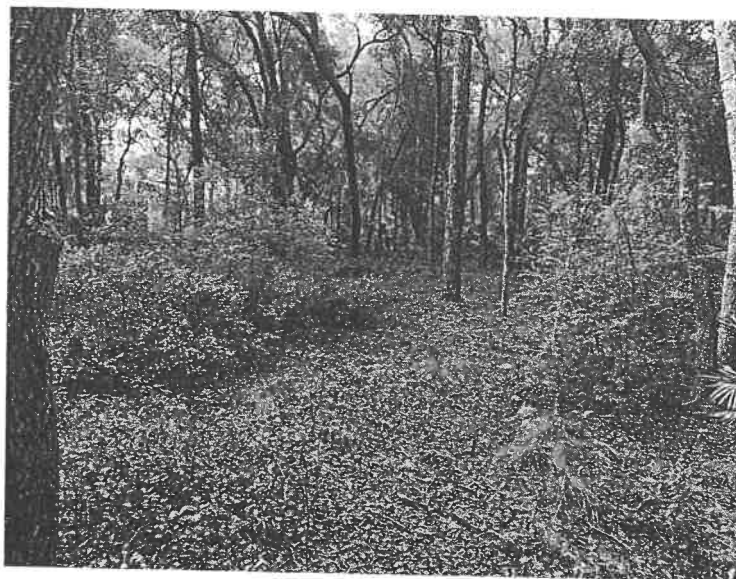
# JOB SUMMARY REPORT

## JOB SITE IMAGES



Jobsite Photo #1

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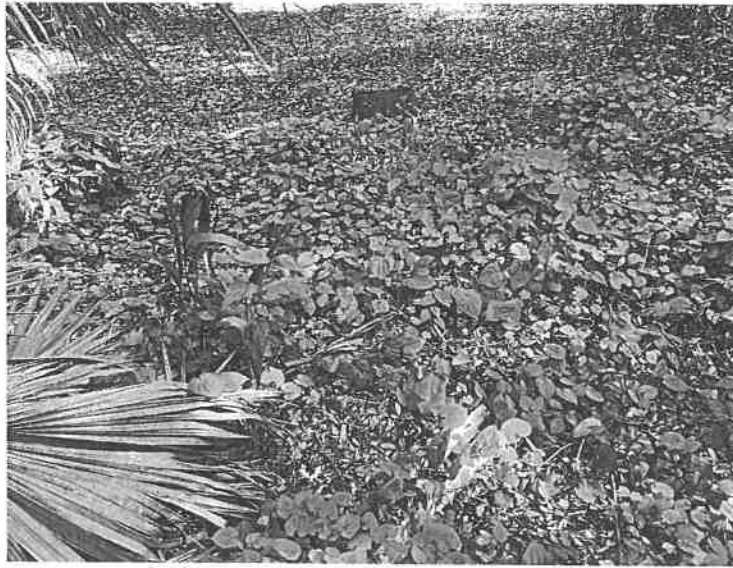
Jobsite Photo #2

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# JOB SUMMARY REPORT



Jobsite Photo #3

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Jobsite Photo #4

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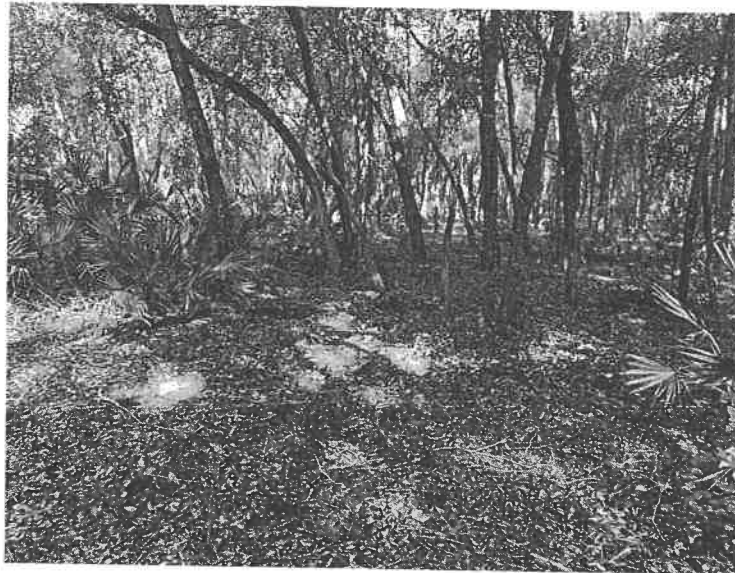


# JOB SUMMARY REPORT



Jobsite Photo #5

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Jobsite Photo #6

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# JOB SUMMARY REPORT



Jobsite Photo #7

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Jobsite Photo #8

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# JOB SUMMARY REPORT



Jobsite Photo #9

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Jobsite Photo #10

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Jobsite Photo #11



# JOB SUMMARY REPORT

## CONTACT / SIGNATURE INFORMATION

SIGNATURE

Via  
phone

### Contact Information

Contact Name Alex Nikolic

Email

anex4040@gmail.com

## TERMS & CONDITIONS

<http://www.gprsinc.com/termsandconditions.html>

**ATTACHMENT "B"**

**COMMUNICATIONS**



## Lonnie Groot

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**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:26 AM  
**To:** Beamon, Serita D.  
**Subject:** RESEND CORRECTED: Property Formerly Owned By Seminole County School District; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

### **THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Serita:

First, I hope that all is well with you and that you are enjoying life and your job of many challenges.

I write to you to request that you ask your staff to look into the prior ownership of a parcel of property located on Markham Woods Road.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which is located, as will be noted, across the street from Markham Woods Middle School and Heathrow Elementary School. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

We are working with Seminole County Planning Staff and they recommended that we contact the School District to determine if there are any files relating to the property in your offices as, it is understood, that the School District previously owned the property now owned by our clients.

Thus, I am requesting that you ask your staff to review the files of the School District in an effort to find any files that relate to the property.

As always, your kind attention to this matter will be greatly appreciated.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

---

**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:34 AM  
**To:** info@fpan.us  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

### **THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear Friends at the Florida Public Archaeology Network:

First, I hope that all is well with you and the University of West Florida as you all fulfill your most important mission.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff and they recommended that we contact your offices to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

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**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:48 AM  
**To:** bcnteam@blackcemeterynetwork.org  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

### **THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear BCN Team:

First, I hope that all is well with you and yours.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

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I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

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**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:40 AM  
**To:** SiteFile@dos.myflorida.com  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

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### **THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear Friends at the Florida Department of State:

First, I hope that all is well with you and yours.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff and they recommended that we contact your offices to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot



## Lonnie Groot

---

**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:53 AM  
**To:** Patrisha.Meyers@dos.fl.gov  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

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"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

### THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED

Ms. Meyers:

First, I hope that all is well with you and yours.

I write to you to request that you look into the records of the Historic Cemeteries Program Advisory Council as to whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

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Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

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I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

---

**From:** Fowler, Christopher G. <Christopher.Fowler@dos.fl.gov>  
**Sent:** Friday, November 8, 2024 9:15 AM  
**To:** Lonnie Groot  
**Subject:** RE: Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** map.pdf

Good morning,

I searched the parcel you indicated. There are no previously recorded resources within the search area. I attached



a map for your reference. Neither the cemetery or the church are recorded. Please note a cultural resource survey has not been performed in the area since 2001. Let me know if you have any questions. Have a great day and a nice weekend.

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

Kind regards,

### CHRIS FOWLER

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida  
32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | [flheritage.com](http://flheritage.com)

---

**From:** Lonnie Groot <lgroot@stenstrom.com>  
**Sent:** Friday, November 8, 2024 7:40 AM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

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**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear Friends at the Florida Department of State:

First, I hope that all is well with you and yours.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff and they recommended that we contact your offices to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

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**From:** Lonnie Groot  
**Sent:** Friday, November 8, 2024 7:57 AM  
**To:** archaeology@dos.myflorida.com  
**Subject:** Property Located In Seminole County; Markham Woods Road; Request For Information  
**Attachments:** SCPA Sheet 1.pdf; SCPA Map 2.pdf; Job Summary Report - JSR-193129\_(20241003\_1806).pdf; 710223\_Alex Nikolic\_UNKNOWN\_20241011\_jamie.titherington\_Alex Nikolic - Markham Woods\_LinesOnly.pdf

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"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

### THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED

Dear Friends:

First, I hope that all is well with you and yours.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

Thank you for your attention to this matter.

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I look forward to seeing you.

Lonnie Groot



407-320-0006, Office

407-320-0281, Fax

*Visit the Seminole County Public Schools Website*

<https://www.scps.k12.fl.us>

*Student Assignment & Program Access Department*

<https://www.scps.k12.fl.us/district/departments/assignment-access/>

[Florida has a very broad Public Records Law. Virtually all written communications to or from School District Personnel are public records available to the public and media upon request. E-mail sent or received on the School District system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.]



[www.speakouthotline.org](http://www.speakouthotline.org)

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**From:** Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)>

**Sent:** Friday, November 8, 2024 7:12 AM

**To:** Beamon, Serita D. <[serita\\_beamon@scps.k12.fl.us](mailto:serita_beamon@scps.k12.fl.us)>

**Subject:** Property Formerly Owned By Seminole County School District; Request For Information

**⚠ CAUTION:** This email originated from outside of Seminole County Public Schools.

**Do not click links or open attachments unless you know the content is safe!**

"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Serita:

First, I hope that all is well with you and that you are enjoying life and your job of many challenges.

I write to you to request that you ask your staff to look into the prior ownership of a parcel of property located on Markham Woods Road.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which is located, as will be noted, across the street from Markham Woods Middle School and Heathrow Elementary School. The last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

We are working with Seminole County Planning Staff and they recommended that we contact the School District to determine if there are any files relating to the property in your offices as, it is understood, that the School District previously owned the property now owned by our clients..

Thus, I am requesting that you ask your staff to review the files of the School District in an effort to find any files that relate to the property.

As always, your kind attention to this matter will be greatly appreciated.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is lgroot@stenstrom.com

I look forward to seeing you.



## Lonnie Groot

---

**From:** Lonnie Groot  
**Sent:** Friday, November 15, 2024 4:38 PM  
**To:** cindy.price@equitable.com  
**Subject:** 2013 Tax Deed  
**Attachments:** 2013 Tax Deed.pdf

"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Cindy:

First, I hope that all is well with you.

Please note the attached.

I know that Price Estates, LLC is now dissolved. I am consulting you regarding property associated with the 2013 Tax Deed which is attached.

We represent the couple that purchased the property from Price Estates, LLC – Mr. and Mrs. Nikolic.

We have no issue with the sale at all. We are just trying to determine if you have any information about the property actually being used as a cemetery. We think that it has not been and we had a technical search done of the lands which showed no gravesites. It might be helpful, however, if you also had no knowledge of any graves on the site. Can you assist us in that regard?

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot

Lonnie N. Groot, Esquire  
Stenstrom, McIntosh, Colbert & Whigham, P.A.  
300 International Parkway, Suite 100  
Lake Mary, Florida 32746



## Lonnie Groot

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**From:** Lonnie Groot  
**Sent:** Friday, November 15, 2024 4:51 PM  
**To:** Juli Vandehey  
**Cc:** Jessica Day; Tamarsh Cooper  
**Subject:** RE: 2013 Tax Deed File

Juli:

Thanks for the prompt response.

Carpe diem and have a great weekend.

Lonnie

---

**From:** Juli Vandehey <Juli.Vandehey@SeminoleCounty.tax>  
**Sent:** Friday, November 15, 2024 4:41 PM  
**To:** Jessica Day <Jessica.Day@SeminoleCounty.tax>; Lonnie Groot <lgroot@stenstrom.com>  
**Cc:** Tamarsh Cooper <Tamarsh.Cooper@SeminoleCounty.tax>  
**Subject:** Re: 2013 Tax Deed File

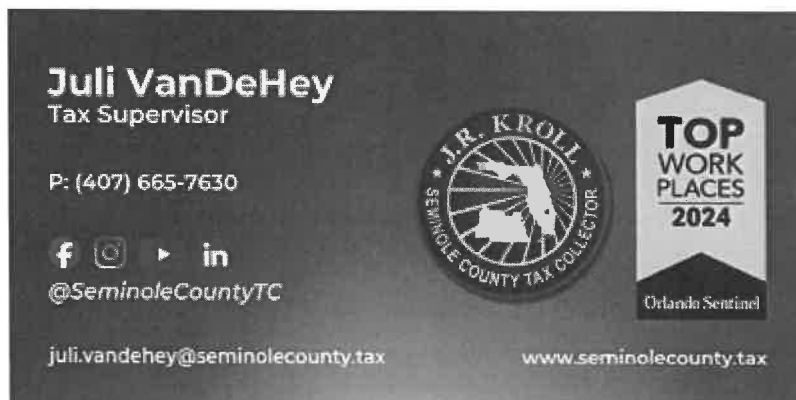
Good Evening Mr. Groot,

The tax deed 2013-1417 file was turned over to the Seminole County Clerk of Courts Office in 2016. You will want to reach out to the Seminole County Clerk of Courts Records Office for this file as they are the official record keeper of tax deed sales.

Kindest Regards,

Juli  
Seminole County Delinquent Tax Department

**Your feedback drives us forward! Click here to leave your Google Review.**



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PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record.

Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

>>> Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)> 11/15/2024 4:29 PM >>>

**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Jessica:

First, I hope that all is well with you.

Please note the attached.

Who would have the file from this 2013 tax deed sale involving the attached Tax Deed?

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot

## Lonnie Groot

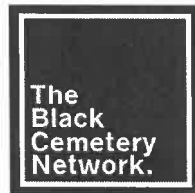
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**From:** BCN Team <bcnteam@blackcemeterynetwork.org>  
**Sent:** Friday, November 15, 2024 5:18 PM  
**To:** Lonnie Groot  
**Subject:** Re: Property Located In Seminole County; Markham Woods Road; Request For Information

Hello Lonnie,

Thank you for reaching out to the Black Cemetery Network. We appreciate your commitment in preserving and protecting Black cemeteries. Unfortunately the services you're requesting fall a bit outside the scope of what the BCN is currently able to offer. We do not have information on this cemetery because sites included in the archive are those which have been submitted by individuals and organizations which are currently working to preserve black cemeteries and sacred spaces across the country.. Have you tried reaching out to the Historic Preservation Office in your state also? To contact your state office, please refer to this page on the NPS website: [National Park Service State Historic Preservation Offices](#). Your state and county should have access to the archival data to guide you in your research. Please let us know if you have any further questions and keep us updated about your site! Thank you for the support!

Best,  
Alanah C.  
- **The BCN Team**



**#BLACKGRAVESMATTER**

On Fri, Nov 8, 2024 at 7:48 AM Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)> wrote:

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"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear BCN Team:

First, I hope that all is well with you and yours.

I write to you to request that you look into whether property located on Markham Woods Road in Seminole County is shown in any historical records to be a former cemetery. We think that it was not used as a cemetery, but we are working with Seminole County Planning Staff to determine if there are any files relating to the property that you all may be maintaining.

I provide you with several attached documents that I hope will assist you in your efforts.

The first PDF that I attach for reference is the Seminole County Property Appraiser data sheet relating to the subject parcel which is now owned by our clients, Aleksandar and Dragana Nikolic. The second PDF is a map of the area showing the property which is labeled "Missionary Baptist Cemetery" which reference cannot be explained by anyone at the County or otherwise, particularly in view of the fact that it is believed that the property was once owned by the Seminole County School District. The next to last PDF is a report procured by our clients which shows that there are no graves on the site. The last PDF is an aerial photograph of the subject property.

Thus, we are requesting that you review the files of your offices in an effort to find any files that relate to the property.

Your kind attention to this matter will be greatly appreciated.

Our clients merely desire to build a home or a homes on the 2.6-acre tract. The information that you provide will be of great help and assistance in that regard.

Thank you for your attention to this matter.

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I look forward to seeing you.



## Lonnie Groot

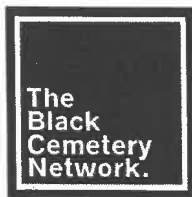
---

**From:** BCN Team <bcnteam@blackcemeterynetwork.org>  
**Sent:** Friday, November 15, 2024 5:18 PM  
**To:** Lonnie Groot  
**Subject:** Re: Property Located In Seminole County; Markham Woods Road; Request For Information

Hello Lonnie,

Thank you for reaching out to the Black Cemetery Network. We appreciate your commitment in preserving and protecting Black cemeteries. Unfortunately the services you're requesting fall a bit outside the scope of what the BCN is currently able to offer. We do not have information on this cemetery because sites included in the archive are those which have been submitted by individuals and organizations which are currently working to preserve black cemeteries and sacred spaces across the country.. Have you tried reaching out to the Historic Preservation Office in your state also? To contact your state office, please refer to this page on the NPS website: [National Park Service State Historic Preservation Offices](#). Your state and county should have access to the archival data to guide you in your research. Please let us know if you have any further questions and keep us updated about your site! Thank you for the support!

Best,  
Alanah C.  
- The BCN Team



**#BLACKGRAVESMATTER**

On Fri, Nov 8, 2024 at 7:48 AM Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)> wrote:

"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Dear BCN Team:

## Lonnie Groot

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**From:** Ford, Joy E. <joy\_ford@scps.k12.fl.us>  
**Sent:** Tuesday, November 19, 2024 4:31 AM  
**To:** Lonnie Groot  
**Subject:** Re: Property Formerly Owned By Seminole County School District; Request For Information

Good morning Lonnie. After reviewing all available records on the Heathrow / Markham Woods Middle site, I was unable to find any information on ever owning the parcel in question. Any additional information that you can provide to prove otherwise would be greatly appreciated.

Joy

[Get Outlook for iOS](#)

---

**From:** Lonnie Groot <lgroot@stenstrom.com>  
**Sent:** Monday, November 18, 2024 6:04:10 PM  
**To:** Ford, Joy E. <joy\_ford@scps.k12.fl.us>  
**Subject:** RE: Property Formerly Owned By Seminole County School District; Request For Information

You don't often get email from lgroot@stenstrom.com. [Learn why this is important](#)

 **CAUTION:** This email originated from outside of Seminole County Public Schools.

**Do not** click links or open attachments unless you know the content is safe!

Joy:

Please let me know if I can provide you with any further information.

Thanks,

Lonnie

---

**From:** Ford, Joy E. <joy\_ford@scps.k12.fl.us>  
**Sent:** Tuesday, November 12, 2024 6:45 PM  
**To:** Lonnie Groot <lgroot@stenstrom.com>  
**Subject:** Automatic reply: Property Formerly Owned By Seminole County School District; Request For Information

Hello and thank you for contacting Seminole County Public Schools. I will be out of the office until Monday, November 18th and will respond to your email at that time. Thank you.

**Joy Ford, Project Coordinator**  
**Facilities Planning, Seminole County Public Schools**  
**400 East Lake Mary Boulevard**

Sanford FL 32773  
W 4073200069  
C 4073143130

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[www.speakouthotline.org](http://www.speakouthotline.org)

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[Florida has a very broad Public Records Law. Virtually all written communications to or from School District Personnel are public records available to the public and media upon request. E-mail sent or received on the School District system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.]

## Lonnie Groot

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**From:** Heather DeVore <hdevore@seminoleclerk.org>  
**Sent:** Tuesday, November 19, 2024 9:22 AM  
**To:** Lonnie Groot  
**Subject:** RE: 2013 Tax Deed File  
**Attachments:** 2016-05-26 1417-2013.tif

Good morning - I still have it scanned as a TIF file. Let me know if it's viewable for you.

*Happy and Healthy Holidays,*



**Heather DeVore**  
**Team Leader, Official Records**  
1750 E. Lake Mary Blvd.  
Sanford, FL 32773  
Phone: 407-665-4411  
[www.SeminoleClerk.org](http://www.SeminoleClerk.org)

---

**Grant Maloy**, Seminole County Clerk of the Circuit Court and Comptroller  
*"Skilled Professionals Serving People"*

---

**From:** Lonnie Groot <lgroot@stenstrom.com>  
**Sent:** Tuesday, November 19, 2024 9:02 AM  
**To:** Heather DeVore <hdevore@seminoleclerk.org>  
**Subject:** FW: 2013 Tax Deed File

**EXTERNAL EMAIL:** The email originated from outside of the Seminole County Clerk's Office.  
Please DO NOT reply to this email, open any links or attachments unless you trust the sender and know the content is safe.

Heather:

Good morning.

Juli Vandehey of the Seminole County Tax Collector's office advised me that you may be able to assist me with finding the file relating to the attached tax deed.

I have been trying to get through to the Clerk of Court, but I think that my emails are not working in that regard.

Can you please let me know if you have the file available to review?

Thanks much.

Lonnie

---

**From:** Lonnie Groot  
**Sent:** Monday, November 18, 2024 6:03 PM  
**To:** 'clerk@seminoleclerk.org' <clerk@seminoleclerk.org>  
**Subject:** RE: 2013 Tax Deed File

Grant:

If you would rather me call someone, please let me know.

Thanks and carpe diem.

Lonnie

---

**From:** Lonnie Groot  
**Sent:** Friday, November 15, 2024 4:58 PM  
**To:** clerk@seminoleclerk.org  
**Subject:** 2013 Tax Deed File

Grant:

I hope that this email finds you and your family doing very well. I still fondly recall learning about and buying firms at your home with your little ones running around. Our littlest of 7 girls is about to turn 40.

In any event, could you please forward the below and the attached to the right person in your office?

I would sure appreciate it.

Please let me know if I can ever be of any assistance to you.

Thanks,

Lonnie

---

**From:** Juli Vandehey <Juli.Vandehey@SeminoleCounty.tax>  
**Sent:** Friday, November 15, 2024 4:41 PM  
**To:** Jessica Day <Jessica.Day@SeminoleCounty.tax>; Lonnie Groot <lgroot@stenstrom.com>  
**Cc:** Tamarsh Cooper <Tamarsh.Cooper@SeminoleCounty.tax>  
**Subject:** Re: 2013 Tax Deed File

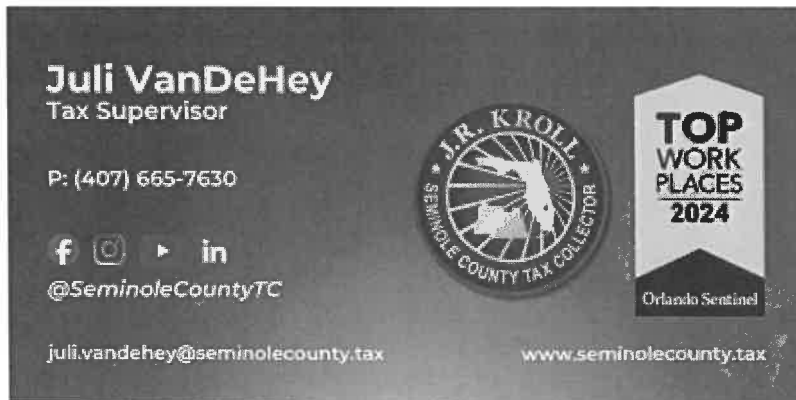
Good Evening Mr. Groot,

The tax deed 2013-1417 file was turned over to the Seminole County Clerk of Courts Office in 2016. You will want to reach out to the Seminole County Clerk of Courts Records Office for this file as they are the official record keeper of tax deed sales.

Kindest Regards,

Juli  
Seminole County Delinquent Tax Department

**Your feedback drives us forward! Click here to leave your Google Review.**



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PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record.

Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

>>> Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)> 11/15/2024 4:29 PM >>>

**"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain**

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Jessica:

First, I hope that all is well with you.

Please note the attached.

Who would have the file from this 2013 tax deed sale involving the attached Tax Deed?

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

I look forward to seeing you.

Lonnie Groot



## Lonnie Groot

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**From:** Chandler, Makenna <Makenna.Chandler@dos.fl.gov>  
**Sent:** Monday, December 2, 2024 3:00 PM  
**To:** Lonnie Groot  
**Cc:** Meyers, Patrisha L.; Chase, Kelly L.  
**Subject:** Re: Missionary Baptist Church Cemetery

Thank you for your patience as we researched the Nickloc's parcel in Seminole County. While we do not have a cemetery recorded at this location, we are unable to confirm the absence of a cemetery on this property. The Florida Master Site File (FMSF) is not a complete list of historic resources. The parcel or project area may contain unrecorded archaeological sites, cemeteries, historical structures, or other resources even if previously surveyed for cultural resources.

There are several recorded cemeteries in close proximity to this property including The New Island Lake Burial League Cemetery and the Pinnie Ridge cemetery. Based on the history of these cemeteries it appears that the burials were once marked with wooden markers that have now completely disintegrated. Further, the University of Florida conducted a survey of Florida cemeteries in 2019, and the Missionary Baptist Cemetery did appear on their list at the parcel in question, therefore the Nickloc's parcel has the potential to contain a cemetery.

Depending on development and permitting plans, you may be required by local or state agencies to conduct further investigations. Please visit the [Division of Historical Resources Compliance and Review's](#) website for more information.

I am sorry that I was not able to provide more information. I will be out of the office for the rest of this week, but please reach out to my supervisor, Patty Meyers-Gidusko (copied above) if there is anything else we can do to assist you.

### **Makenna Chandler, M.S., RPA**

Historic Cemeteries Preservationist | Division of Historical Resources | Florida Department of State  
500 South Bronough Street | Tallahassee, FL 32399  
O: (850) 245-6370  
[www.flheritage.com](http://www.flheritage.com)



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**From:** Lonnie Groot <lgroot@stenstrom.com>  
**Sent:** Monday, December 2, 2024 8:15 AM  
**To:** Chandler, Makenna <Makenna.Chandler@dos.fl.gov>  
**Cc:** Meyers, Patrisha L. <Patrisha.Meyers@dos.fl.gov>  
**Subject:** RE: Missionary Baptist Church Cemetery

EMAIL RECEIVED FROM EXTERNAL SOURCE

Makenna:

I hope that you and yours had a very nice holiday.

Do you know when you might be able to provide the requested information. I am working on finalizing the application to the County today.

Thanks and carpe diem.

Lonnie

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**From:** Lonnie Groot  
**Sent:** Wednesday, November 20, 2024 4:38 PM  
**To:** 'Chandler, Makenna' <Makenna.Chandler@dos.fl.gov>  
**Cc:** Meyers, Patrisha L. <Patrisha.Meyers@dos.fl.gov>  
**Subject:** RE: Missionary Baptist Church Cemetery

"I am different from [George] Washington; I have a higher, grander standard of principle. Washington could not lie. I can lie, but I won't." — Mark Twain

**THIS TRANSMISSION MAY BE ATTORNEY CLIENT PRIVILEGED**

Makeena:

Thanks very much for the update.

I hope that all is well with you.

Thank you for your attention to this matter.

Please call me ANYTIME at the office (407-322-2171) or at my cell phone (386-748-3685). I answer my cell phone 24 hours a day. If long distance, the office's toll free number is 800-247-5225. My e-mail address is [lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)

Carpe diem.

Lonnie Groot

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**From:** Chandler, Makenna <Makenna.Chandler@dos.fl.gov>  
**Sent:** Wednesday, November 20, 2024 12:06 PM  
**To:** Lonnie Groot <[lgroot@stenstrom.com](mailto:lgroot@stenstrom.com)>  
**Cc:** Meyers, Patrisha L. <Patrisha.Meyers@dos.fl.gov>  
**Subject:** Missionary Baptist Church Cemetery

Hello Lonnie,

My name is Makenna and I am a Historic Preservationist with The State of Florida's Office of Historic Cemeteries. I am reaching out to give you an update on the possible cemetery located in Lake Mary. I am

still going through our records at the state and am waiting to hear back from a few people, I should have a better update for you by next week.

**Makenna Chandler, M.S., RPA**

Historic Cemeteries Preservationist | Division of Historical Resources | Florida Department of State  
500 South Bronough Street | Tallahassee, FL 32399

O: (850) 245-6370

[www.flheritage.com](http://www.flheritage.com)

# **ATTACHMENT “C”**

## **STATEMENT OF SUPPORT**

# **STATEMENT IN SUPPORT OF NIKOLIC SMALL SCALE AMENDMENT TO FUTURE LAND USE DESIGNATION ASSIGNED BY THE SEMINOLE COUNTY COMPREHENSIVE PLAN**

## **A, INTRODUCTION:**

The property which is the subject of this application is assigned its current future land use designation as a result of a concept having been developed that the property was once part of the Missionary Baptist Cemetery.

The undersigned applicant appreciates the input of Seminole County staff prior to the collection of the following information which is provided in support of the application for a change in the future land use designation assigned to the subject property under the provisions of the *Seminole County Comprehensive Plan*.

Although the applicant, in consultation with the County staff, has cause the property owners to engage in the ground penetrating radar work utilizing the services of a consultant, inquired as to the status of the site with various agencies and otherwise researched the physical history of the subject property, it is suggested that County staff may find it helpful to review Part E of this Statement In Support prior to reviewing the rest of the document. That is stated as it appears that the contents of that part of this document are dispositive of the issue as to whether the subject property has ever been used as a cemetery and, thus, should garner a favorable recommendation by County staff for the proposed action.

## **B. GROUND PENETRATING RADAR REPORT:**

As a technical matter, the property relative to which this application relates was subjected to a technical evaluation using ground penetrating radar using the GPRS consulting firm. The resulting report was previously provided to County staff, but another copy is provided with this application. The results of the investigation was that no graves were found on the property and the only "area of concern" was found "just off the property along the driveway south of the property".

Accordingly, the subject site is apparently clear of gravesites while an area not on the subject property may have an issue that needs to be further evaluated by that property owner (although it seems to be in use at this time in any event).

## **C. HISTORICAL EVIDENCE FROM AGENCIES CONTACTED:**

In terms of making inquiries to various authorities with potential historical information; several inquiries were made the results of which are outlined hereinafter. The actual communications is also provided with this application (all efforts in communicating will be attached).

First, Makenna Chandler, M.S., RPA, Historic Cemeteries Preservationist, of the Division of Historical Resources of the Florida Department of State stated, in pertinent part, in response to an inquiry by the applicant that:

While we do not have a cemetery recorded at this location, we are unable to confirm the absence of a cemetery on this property. The Florida Master Site File (FMSF) is not a complete list of historic resources. The parcel or project area may contain unrecorded archaeological sites, cemeteries, historical structures, or other resources even if previously surveyed for cultural resources.

There are several recorded cemeteries in close proximity to this property including The New Island Lake Burial League Cemetery and the Pinnie Ridge cemetery. Based on the history of these cemeteries it appears that the burials were once marked with wooden markers that have now completely disintegrated. Further, the University of Florida conducted a survey of Florida cemeteries in 2019, and the Missionary Baptist Cemetery did appear on their list at the parcel in question, therefore the Nickloc's parcel has the potential to contain a cemetery.

Depending on development and permitting plans, you may be required by local or state agencies to conduct further investigations.

With regard to the point stated by Ms. Chandler, it is understood that, if unmarked human remains are encountered on the subject property (or any property for that matter as all property has the potential to have graves as was the case with regard to England's King Richard III<sup>1</sup>), it is understood that the laws protecting human burials and human remains relate to any type of burial. Section 872.02, *Florida Statutes*, pertains to a wide array of burial sites. Section 872.05, *Florida Statutes*, ensures that proper steps are to be taken when unmarked human remains are encountered which begin with notifying law enforcement personnel. Also, all activity that may disturb the unmarked human burial shall cease immediately. That is, no further digging may occur and the remains shall not be removed including any associated artifacts. Indeed, the soil containing the remains shall not be disturbed. Consent shall not be given to remove or disturb remains or associated artifacts, other than to a law enforcement officer, the medical examiner, or an archaeologist representing the Florida Division of Historical Resources. That is all well understood and there are no issues with complying with controlling law in that regard as should be the case with any property owner.

Additionally, Chris Fowler Assistant Supervisor, Florida Master Site File, Bureau of Historic Preservation, Division of Historical Resources, of the Florida Department of State responded to an inquiry by the applicant, in pertinent part, as follows:

I searched the parcel you indicated. There are no previously recorded resources within the search area. I attached a map for your reference. Neither the cemetery or the church are recorded. Please note a cultural resource survey has not been performed in the area since 2001.

An inquiry was also directed by the applicant to the Black Cemetery Network for any information that that organization may have available relative to the site. Ms. Alanah Cooper of that organization advised, in part, that:

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<sup>1</sup> See, <https://www.nationalgeographic.com/history/article/how-did-englands-lost-king-end-up-beneath-a-parking-lot>.

We appreciate your commitment in preserving and protecting Black cemeteries. Unfortunately the services you're requesting fall a bit outside the scope of what the BCN is currently able to offer. We do not have information on this cemetery because sites included in the archive are those which have been submitted by individuals and organizations which are currently working to preserve black cemeteries and sacred spaces across the country.. Have you tried reaching out to the Historic Preservation Office in your state also? To contact your state office, please refer to this page on the NPS website: National Park Service State Historic Preservation Offices. Your state and county should have access to the archival data to guide you in your research. Please let us know if you have any further questions and keep us updated about your site! Thank you for the support!

There was also a concept that the property was once owned by the Seminole County School District. An inquiry was made by the applicant in that regard to the Seminole County Superintendent of Public Schools. Ms. Joy Ford, Project Coordinator Facilities Planning, Seminole County Public Schools, responded on behalf of the School District and stated, however, in pertinent part, that:

After reviewing all available records on the Heathrow/Markham Woods Middle site, I was unable to find any information on ever owning the parcel in question. Any additional information that you can provide to prove otherwise would be greatly appreciated.

The applicant is of the belief that this misconception of School District ownership at some point in time occurred due to the fact that the 1946 deed conveying the subject property to the Church provided in the legal description pertaining to the conveyance " . . . less 2 acres deeded to the School Board . . . ".

Accordingly, as a result of this area of inquiry made by the applicant, it cannot be dispositively concluded, as is the case with any other property that is not currently and clearly being used as a cemetery, before total excavation of such a site, whether or not a cemetery was or graves are located on the property.

In this case, however, the physical characteristics of the land seem to make such as future discovery not particularly likely.



#### D. GENERAL HISTORICAL EVIDENCE:

Historically, it appears that the subject property may have been part of or associated with the old town of Markham which is described in the following web based article published by the Florida Trailblazer<sup>2</sup>:

## Markham Ghost Town in Seminole County

JUNE 21, 2017 / FLORIDATRILBLAZER



Old Logging Tram

I've been exploring sections of this area known as Markham Woods in Seminole County where the old town of Markham was. Markham was founded around 1875 by William Markham and it was a turpentine and sawmill town. Many small towns in Florida during this time were based around these industries. In some places I could see old bricks left from structures once there and also some Herty cups<sup>3</sup> and catface trees from the turpentine industry. I saw part of a metal structure as well but may be from a later time after the town, there are many layers of history here. There is a historical marker at the trailhead that describes the history:

"The pine flat woods that dominated the landscape provided economic activity of the residents of the Markham area. The land was purchased by William Markham in 1875 and a vibrant African-

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<sup>2</sup> The "Florida Trailblazer" is Joe Dunn. See, <https://floridatrailblazer.com/about/>

<sup>3</sup> The Herty Turpentine cup was invented by Charles Herty in 1902 with the intention of making the naval stores industry both more efficient and less destructive. By his design, the terra cotta vessel was hung beneath a 'cat face,' or pair of gutters placed into the tree to collect tar and sap. This method replaced the previous process of 'boxing' a tree, in which a deep gouge was cut into the trunk. These vessels were produced by the Herty Turpentine Cup Company founded in Florida in 1909.

American community developed the lumber, turpentine and agricultural activities here in the 1880's and early 1900's after construction of the Sanford and Lake Eustis Railway. Lumber activities operating in the Markham area over the years included the Overstreet Turpentine Company, the Spencer Sawmill, the Zachary Lumber Company and Wilson Cypress Company. The planks and timbers used to build the first bridge over the Wekiva River were milled at Markham, while the Wekiva's basswood trees were cut to make cigar boxes in the 1920's and 1930's. The Oak Grove Missionary Baptist Church was the center of this African-American community and the hub of religious, educational, political and community activities. The church provided a safe place to assemble freely to worship, discuss, learn and socialize. The church was also used for the school where members educated their children with ideals and values. The Pinnie Ridge (Grove) Cemetery, commonly called the "Piney Woods Cemetery" was next to the church. The wooden grave markers have disappeared. The Markham people build railroads, produced lumber and turpentine, grew citrus and worked the land. Markham and its surrounding area attracted not only a labor pool, but also permanent settlers who bought their own land, built homes and farmed. They worked hard, educated their children, and survived many hardships with dignity."

Exploring here you can find the old logging roads that were once used and the railroad line as well. Although much may not remain at some of these places just being there can take you back to another time. Much of the area has been reclaimed by nature but you can imagine how it once was. I am looking forward to my next exploration here to see what else may be there.

Other resources provided by the Florida Trailblazer ([loridatrailblazer.com/2017/06/21/markham-ghost-town-in-seminole-county/](http://loridatrailblazer.com/2017/06/21/markham-ghost-town-in-seminole-county/)) about the town of Markham are:

## Videos

Markham Ghost Town - <https://www.youtube.com/watch?v=zuLvUe2GDDo&t=4s>  
Turpentine History at Markham - <https://www.youtube.com/watch?v=0DImc2LKM8s&t=19s>

Old Truck in Markham Woods - <https://www.youtube.com/watch?v=VLzWa-fWJQE>

## Resources

Markham Historical Marker - [https://www.waymarking.com/waymarks/WMHET\\_Markham](https://www.waymarking.com/waymarks/WMHET_Markham)

Markham Woods Tract – Seminole County web link no longer works.

Catface Trees and Turpentine Industry - <https://ffgs.ifas.ufl.edu/>

Saga of The Turpentiners - Link no longer works.

The above was presented by the Florida Rambler together with the following photographic evidence:







Further, The Historical Marker Database (<https://www.hmdb.org/m.asp?m=156538>) provide the following the historical evidence relating to the area:



HMdb.org

THE HISTORICAL  
MARKER  
DATABASE

*"Bite-Size Bits of Local, National, and Global History"*

## Markham



Photographed by Brandon D. Cross, September 13, 2020

### 1. Markham Marker (Side 1)

#### Inscription.

The pine flat woods that dominated the landscape provided economic activity of the residents of the Markham area. The land was purchased by William Markham in 1875 and a vibrant African-American community developed the lumber, turpentine and agricultural activities here in the 1880's and early 1900's after construction of the Sanford and Lake Eustis Railway.

Lumber activities operating in the Markham area over the years included the Overstreet Turpentine Company, the Spencer Sawmill, the Zachary Lumber Company, and Wilson Cypress Company.

The planks and timbers used to build the first bridge over the Wekiva River were milled at Markham, while the Wekiva's basswood trees were cut to make cigar boxes in the 1920's and 1930's.

The Oak Grove Missionary Baptist Church was the center of this African-American community and the hub of religious, educational, political and community activities. The church provided a safe place to assemble freely to worship, discuss, learn and socialize. The church was also for the school where members educated their children with ideals and values.

The Pinnie Ridge (Grove) Cemetery, commonly called the "Piney Woods Cemetery," was next to the church. The wooden grave markers have disappeared.

The Markham people built railroads, produced lumber and turpentine, grew citrus and worked the land. Markham people built railroads, produced lumber and turpentine, grew citrus and worked the land. Markham and its surrounding area attracted not only a labor pool, but also permanent settlers who bought their own land, built homes and farmed. They worked hard, educated their children, and survived many hardships with dignity.

**Erected by** Seminole County.

**Topics.** This historical marker is listed in these topic lists: Agriculture • Horticulture & Forestry • Industry & Commerce • Settlements & Settlers.

**Location.** 28° 47.498' N, 81° 23.869' W. Marker is in Lake Mary, Florida, in Seminole County. It is on Markham Road, 0.2 miles west of Brackenhurst Place, on the left when traveling west. Located at the Markham Trailhead of the Seminole Wekiva Trail. Touch for map. Marker is at or near this postal address: 8515 Markham Road, Lake Mary FL 32746, United States of America. Touch for directions.

**Other nearby markers.** At least 8 other markers are within 5 miles of this marker, measured as the crow flies:



Photographed by Brandon D. Cross, September 13, 2020



## **2. Markham Marker( Side 2)**

(approx. 0.9 miles away); Michelle Akers (approx. 0.9 miles away); Sylvan Lake Park (approx. 0.9 miles away); Bookertown (approx. 4.6 miles away); Mayfair Country Club (approx. 4.8 miles away); William Bartram Trail (approx. 4.9 miles away); Florida Honors and Remembers our POW's and MIA's (approx. 4.9 miles away); Seminole County (approx. 4.9 miles away).



Photographed by Brandon D. Cross, September 13, 2020

## **3. Markham Marker**



Photographed by Brandon D. Cross, September 13, 2020



#### 4. Markham Marker

**Credits.** This page was last [revised](#) on October 6, 2020. It was originally submitted on September 20, 2020, by Brandon D Cross of Flagler Beach, Florida. This page has been viewed 779 times since then and 420 times this year. **Photos:** 1, 2, 3, 4, submitted on September 20, 2020, by Brandon D Cross of Flagler Beach, Florida. • Bernard Fisher was the editor who published this page.

Lastly, with regard to the history of the old town of Markham, the following article, originally published in 1996 in *The Orlando Sentinel* is provided:

### Orlando Sentinel

#### BLACK LABORERS FORMED COMMUNITIES ON WEKIVA RIVER AFTER THE CIVIL WAR

By<sup>4</sup>

UPDATED: July 31, 2021 at 8:08 PM EST

Today, some of the finest gated neighborhoods in Seminole County are along Markham Woods, Markham and Longwood-Markham roads.

But more than 120 years ago, this pine flatlands near the Wekiva River was the remote lumber and turpentine community of Markham where black laborers lived a life of near slavery in the post-Civil War Florida frontier.

In 1875, William Markham bought land thick with pines. Lumbering, sawmill and turpentine stills provided work for black settlers throughout the 1880s after construction of the Sanford & Lake Eustis Railway.

Saturday, the Florida Park Service will dedicate a historic marker just east of the sharp bend where Longwood-Markham Road becomes Markham Road. The marker site, which is within the Wekiva Basin Geopark, is near the community's cemetery.

"They built railroads, produced lumber and turpentine, grew citrus and worked the land," according to research by the park service. "Markham and its surrounding area attracted not only a labor pool but also permanent settlers who built homes and bought and farmed their own land. . . . They worked hard, educated their children, and survived many hardships with dignity."

Markham grew up along the Sanford & Lake Eustis Railway, built in 1886 and 1887 from Sanford to Paola, Markham and into present-day Lake County at Sorrento, Mount Dora and Tavares. It was the last line built by the Jacksonville, Tampa and Key West Railroad. In 1890 Plant system took over the line, started by Dr. Joseph N. Bishop, who had offices in Sanford and Paola.

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<sup>4</sup> Reporter's name was omitted.

Bishop, a New York surgeon who came to the area in 1880, was one of the first settlers in the Markham-Paola-Sylvan Lake area.

Lumbering and turpentine operations in and around Markham included the Overstreet Turpentine Co., the Spencer Sawmill, the Zachary Lumber Co. and the Wilson Cypress Co.

The planks and timbers used to build the first bridge over the Wekiva River were milled at Markham.

A 1889 post office directory lists Markham's population as 500 people and Sylvan Lake's as 200. The area known today as Paola was originally known as Sylvan Lake.

The hub of the Markham community was the Oak Grove Missionary Baptist Church. The Pinnie Ridge Cemetery, also called the Piney Woods Cemetery, was next to the church. The wooden grave markers have disappeared.

Markham was a company town, writes Maybelle Thomas Glover in research papers prepared for the Florida Park Service.

"Men would chip bark, collect the sap in clay cups, transfer it to wooden barrels and take it by mule and wagon to Mr. Hagan's distillery and later to 'the section' (the Markham train station)," she writes. "There was a commissary and little houses for the workers there near the train station."

Glover was born in 1912 at the farm home built by her father, Lovell Thomas. Her father was a black farmer and carpenter and deacon at the church. Her mother, Ella Mae Jenkins, was a Seminole. They grew cabbage, string beans, potatoes, onions, mustards, collards, corn and okra. Sometimes twice a week, her father hitched his horse to a buggy to haul produce to Sanford's markets and returned with groceries, clothing and supplies.

As a child, she walked from her father's farm to the church's school. The school teachers had 50 students.

Florida's vast first-growth forests "yielded fabulous profits" for the mostly out-of-state companies that owned the timber and turpentine rights. The companies, though, kept the men who worked the trees in a "pine pitch fiefdom," Florida historian Gene M. Burnett writes in *Florida's Past*.

Throughout North and Central Florida, the living and working conditions of "teppentine" men were primitive and harsh. Crews and, sometimes, their families were crowded into isolated shanties. The food and wages were miserable. Many were forced to trade the scrip they earned for overpriced goods at company stores. In most areas, the laws were made and enforced by labor contractors.

By the 1940s, 70 years of turpentine and logging operations had stripped Florida of its old slash and longleaf pines. After the pines dried up from the turpentine operations, loggers moved in, cutting every tree and replanting none. Once the logging stripped the land of pines, ranchers, citrus growers and farmers cleared out palmettos for cattle, groves and fields.

*Originally Published: April 14, 1996 at 4:00 AM EST*

On the website Internment.net<sup>5</sup> (<https://www.interment.net/data/us/fl/cemeteries-in-florida.pdf>) the following information was provided as compiled by University of Florida GeoPlan Center, last updated on June 25, 2019, under “Cemeteries in the State of Florida” on page 45 of 54:

**NAME :** Missionary Baptist Cemetery.  
**ALTERNATE:** None provided.  
**COUNTY:** Seminole.  
**CITY:** Lake Mary.  
**ADDRESS:** Markham Woods Rd.  
**ZIP:** 32746.  
**LAT\_DD:** 28.78507259.  
**LONG\_DD:** -81.38639128.  
**TYPE:** Community.  
**OWNER:** The Markham Missionary Church.  
**OPERATING:** Private.  
**YEAR:** None provided.  
**NOTES:** None provided.

A corporate search of the name of the Church, in several iterations, did not result in any information being discovered. Thus, unless the applicant has missed something in conducting an array of searches of the Florida Department of State’s Sunbiz website, it is difficult to discern what the Church was, by what truly legal name, etc. In any event, the evidence that arises in the context of the tax deed sale involving the subject property would seem to be dispositive of any issues relating to the Church as a legal entity and whether it operated a cemetery on the subject property.

As to Seminole County cemeteries, generally, the County lists 42 on its website at <https://www.seminolecountyfl.gov/departments-services/parks-recreation/parks-trails-and-natural-lands/museum-of-seminole-county-history/about-the-museum-of-seminole-county-hi/museum-resources-historical-informatio/directions-to-seminole-county-cemetery.html>

None of the cemeteries listed is the one that apparently abuts the subject property. The nearest listed cemetery, it would seem is the New Island Lake Cemetery, also known as the Oak Grove Cemetery, Island Lake Burial League, Overstreet Cemetery or Glover Corner Cemetery. The

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<sup>5</sup> The website contains 25+ million cemetery records, transcripts, and burial registers, from tens of thousands of cemeteries across the world, all contributed by genealogists, cemeteries, government agencies, and private organizations.

applicant's research indicates that this cemetery is located between Markham Woods Road, and the power line easement's eastern section, off Cedar Stone Road. In 1940, Section 2, Township 20 South, Range 29 East, Parcel #4 was recorded by Seminole County as: Island Lake Church Yard Cemetery. After the old Island Lake Church burned down, the Island Lake Burial League began burying in the old Oak Grove Baptist Cemetery, renaming it New Island Lake Cemetery. The Old Island Lake Cemetery now stands with no markers, although it is reported to have a large number of graves. In the defunct Pinnie Grove Cemetery, depressions and headstones were found quite a few yards from the main group at New Island. It is said that the area is mostly a large clearing in the woods, but some graves are at the wood line, and approaching from Markham Woods Road, there are depressions in the wooded area near the clearing. It is also said that the grounds are minimally maintained, and hunters use it from time to time. Some graves have only metal funeral home markers, some are rusted or unreadable, some are full stones. The point of bringing this description of this cemetery up for consideration in the context of this application is that the subject property not only had GPS applied to the site, but shows no indications of depressions or moved headstones, etc.. See, Find A Grave information accessible at the following link: <https://www.findagrave.com/cemetery/2558179/new-island-lake-burial-league-cemetery>

Likewise, in comparison to the subject property, the condition of the Paola Historical Cemetery as discussed at <https://floridahistoryblog.com/paola-historical-cemetery/> should be considered. Please note the following photograph and notation in that regard:



July, 2020

The Paola Historical Cemetery, also known as the Banana Lake Cemetery or Paola Church Yard Cemetery, is an unassuming lot recently cleared of underbrush

in hopes of being finally developed. It is estimated that around 60 graves were once buried here, although only the remains of 10 markers can be found today.

Again, please note that the subject property showed no indications of depressions or gravesites nor was it apparent that a clearing of any underbrush would show any gravesites located thereon.

Thus, based upon the foregoing historical evidence, it seems clear that the subject property is not likely to be impacted by any discovery of an unanticipated gravesite any more than any other property that is located in any area that was once inhabited by a rural historical settlement or a settlement of a Native American tribe or other societal group.

#### **E. TAX DEED PROCESS INFORMATION:**

As noted above, the applicant believes that, aside from the information provided in Parts B, C and D of this Statement In Support; the following should be dispositive in terms of a favorable recommendation for the requested future land use designation amendment.

The undersigned applicant obtained the entirety of the tax deed fled from the 1996 sale of the subject property from the Clerk of Circuit Court. Why this property which was owned by a church was being taxed (thus leading to a tax deed sale for failure to pay those taxes) and not exempt was a mystery to the undersigned applicant. That mystery, however, was cleared up with definiteness. Several aspects of this matter became apparent from a review of the large volume of records all of which will, of course, be provided upon request by the County staff.

It turned out that the property was not being put to a church use. Although the 2012 Seminole County Property Appraiser website data printout indicated a Department of Revenue Code of 7605 for cemeteries, the 2016 Property Appraiser aerial photography indicated a clearly wooded and undeveloped site and the 2013 tax deed correspondence showed a Code of 00 for vacant residential. Moreover, and more importantly, the January 3, 2012 Property Appraiser Property Record Card set forth a note attributed to 2 Property Appraiser employees (Barbara Jones and Linda McQ) stating that "Remove '38' for 2011 & forward per David. Never has been cemetery. Church no longer there." (**Emphasis** added).

Indeed, there is a letter, in the tax deed file, received August 10, 2017 by the Clerk of Circuit Court and Comptroller from NWO Investments (of Napoleon, Ohio) that stated that in August, 2012 the property lost its tax exempt status and that the Church ". . . hadn't been in existence for nearly 60 years." Again, the 2016 Property Appraiser aerial photography indicated a clearly wooded and undeveloped site which showed no use of anything – much less a cemetery,

Additionally, the sales price in 2016 during the tax deed sale process was \$145,000.00 which was no little sum at that time. The point here is that the law assumes that the purchasers of the property were well-informed buyers and an undevelopable site would not have fetched such a substantial sales price. Also, inasmuch as the tax deed overbid funds (\$137,989.40) were paid to the State of Florida Unclaimed Property Fund, that fact would seem to indicate that the Church that was the owner of the subject property took little interest in the property which would, it would



seem, not be the case if it were an active cemetery site. Further, if the Church had an active cemetery on the site, then it would have had funds to maintain the site resulting from the tax deed overbid proceeds.<sup>6</sup> Indeed, as it turned out, NWO unsuccessfully asserted ownership of the tax deed overbid proceeds while unsuccessfully arguing to the Clerk of Circuit Court that the property had reverted from the Church to L.P. Hagan and Bertha A. Hagan, his wife, as the grantors, to the Church with "The Church Missionary Baptist Church, of Markham", as the grantee.

From the above, it seems clear and convincing that the evidence shows that the subject property, as found by the Seminole County Property Appraiser, "[n]ever has been cemetery."

#### **F. CONCLUSION:**

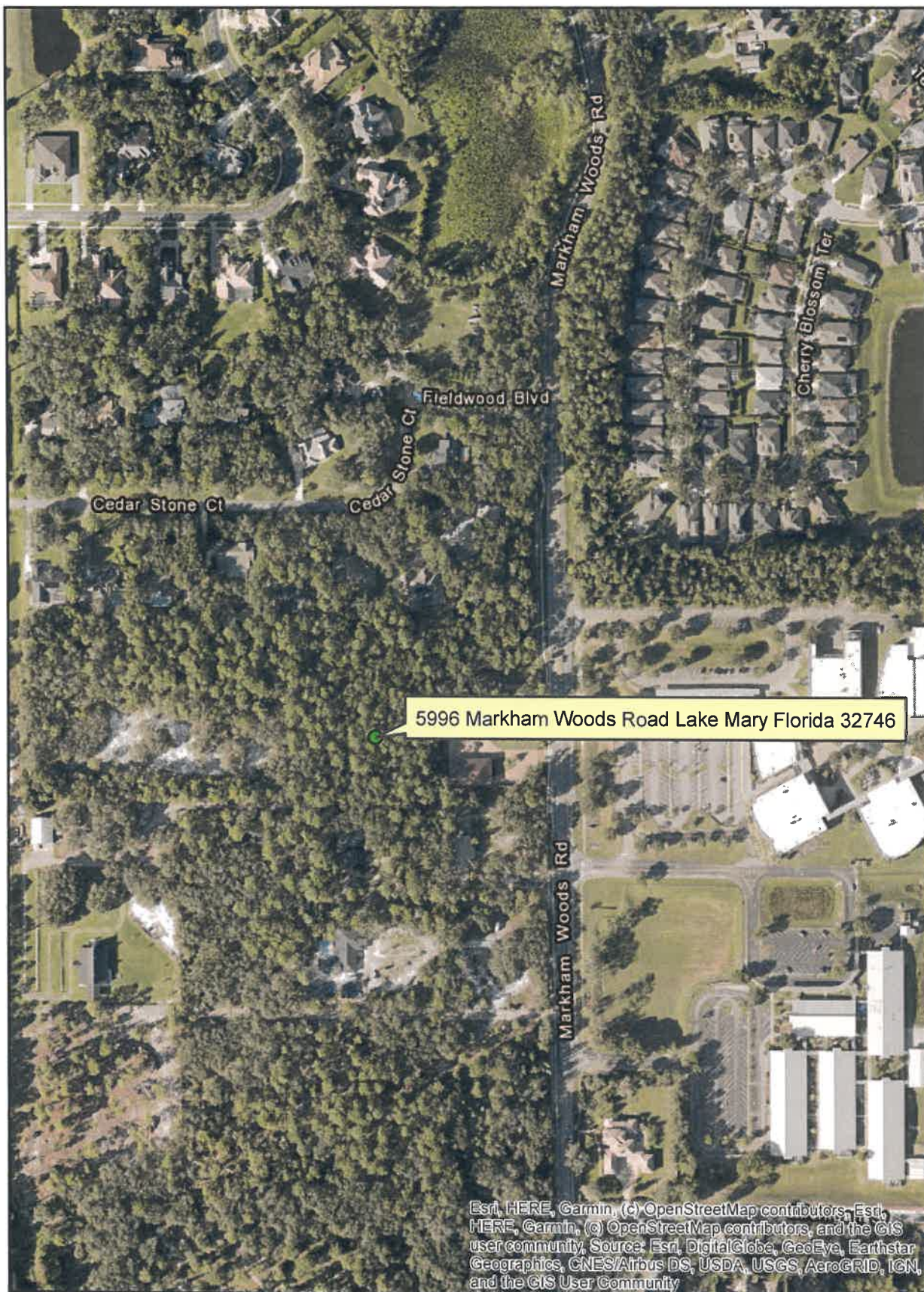
Based upon the foregoing, it is respectfully submitted that the application for the requested amendment of the future land use designation should be approved.

Thank you for your professionalism and kind attention to this matter, We stand ready to provide documents or other information in order to help County staff in evaluating this application.

  
Lonnie N. Groot

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<sup>6</sup> It is noted that the tax deed paperwork shows the name of the Church as "Church The Markam Missionary" as does the website data of the Seminole County Property Appraiser. However, the 1946 Limited Warranty Deed conveyed the subject property from L.P. Hagan and Bertha A. Hagan, his wife, as the grantors, to the Church as "The Church Missionary Baptist Church, of Markham", as the grantee.



# Legend

- FloridaSites
- HistoricalBridges
- HistoricalCemeteries
- ResourceGroups
- FloridaStructures

130 65 0 130 Meters







# Property Record Card



Parcel: 02-20-29-300-0130-0000  
 Property Address: MARKHAM WOODS RD LAKE MARY, FL 32746  
 Owners: NIKOLIC, ALEKSANDAR; NIKOLIC, DRAGANA  
 2025 Market Value \$337,610 Assessed Value \$311,957  
 2024 Tax Bill \$4,031.17 Tax Savings with Non-Hx Cap \$428.32  
 Vacant Residential property has a lot size of 2.60 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	02-20-29-300-0130-0000
Property Address	
Mailing Address	1111 OUTLOOK DR DELTONA, FL 32725-8344
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)	\$337,610	\$337,610
Land Value Agriculture	\$0	\$0
Just/Market Value	\$337,610	\$337,610
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$25,653	\$54,013
P&G Adjustment	\$0	\$0
Assessed Value	\$311,957	\$283,597

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,459.49
Tax Bill Amount	\$4,031.17
Tax Savings with Exemptions	\$428.32

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

NIKOLIC, ALEKSANDAR - Tenancy by Entirety  
 NIKOLIC, DRAGANA - Tenancy by Entirety

## Legal Description

SEC 02 TWP 20S RGE 29E  
N 1/2 OF NE 1/4 OF NE 1/4  
OF NW 1/4 (LESS N 295.25 FT  
OF E 295.25 FT & RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$311,957	\$0	\$311,957
Schools	\$337,610	\$0	\$337,610
FIRE	\$311,957	\$0	\$311,957
ROAD DISTRICT	\$311,957	\$0	\$311,957
SJWM(Saint Johns Water Management)	\$311,957	\$0	\$311,957

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	11/1/2016	\$100	08829/1483	Vacant	No
WARRANTY DEED	11/1/2016	\$210,000	08804/0686	Vacant	Yes
TAX DEED	5/1/2016	\$145,000	08702/0651	Vacant	No

## Land

Units	Rate	Assessed	Market
2.60 Acres	\$130,000/Acre	\$337,610	\$337,610

## 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

Extra Features				
Description	Year Built	Units	Cost	Assessed

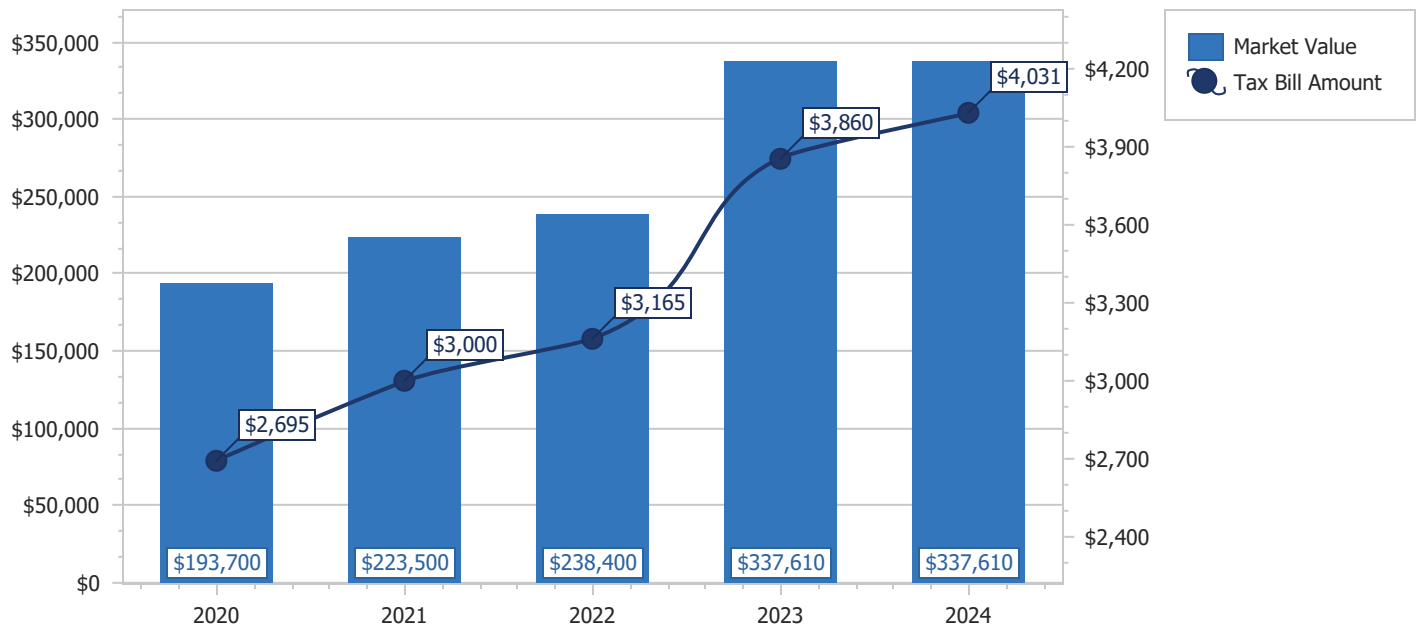
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBG
Description	

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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\*

12/16/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:45:16  
PROJ # 24-10000001 RECEIPT # 0354047  
OWNER:  
JOB ADDRESS: LOT #:

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LUA - SMALL SCALE 14	3500.00	3500.00	.00
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TOTAL FEES DUE.....: 3500.00

AMOUNT RECEIVED.....: 3500.00

\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

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COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000063370	
CASH/CHECK AMOUNTS....:	3500.00	
COLLECTED FROM:	STENSTROM, MCINTOSH, COLB	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE