



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

PROJ. #: 23-8000004
PM: Annie
REC'D: 1/10/23
paid 1-12-23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00*

(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Chabad

PARCEL ID #(S): 26-20-29-300-004E-0000 and 26-20-29-300-004B-0000

TOTAL ACREAGE: 2

BCC DISTRICT: 5-Herr

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Rabbi Yaakov Y. Majesky

COMPANY: Chabad Lubavitch of North Orlando

ADDRESS: 1701 Markham Woods Rd

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 407-636-5994

EMAIL: rabbi@jewishnorthorlando.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: See email

☐ SUBDIVISION

☐ LAND USE AMENDMENT

☐ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1-20-23

COM DOC DUE: 1-26-23

DRC MEETING: 2-1-23

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: NE of Markham Woods

W/S: Sunshine

BCC: 5-Herr

Rd + Glen Ethel Lane

Revised Oct 2020

Agenda 1-27-23
water? NO

BSD

Detailed description:

We'd like to combine the properties of 1701 Markham Woods Rd, Longwood, FL 32779 and 1695 Glen Ethel Ln, Longwood, FL 32779 to create a 3-acre lot. (1745 Markham Woods Rd was formerly a separate lot and has since been combined with 1701 Markham Woods Rd, Longwood, FL 32779).

Right now, there are 3 buildings on these 3 acres - 1695 is a private home. 1701 is our Synagogue. 1745 is an old gutted home.

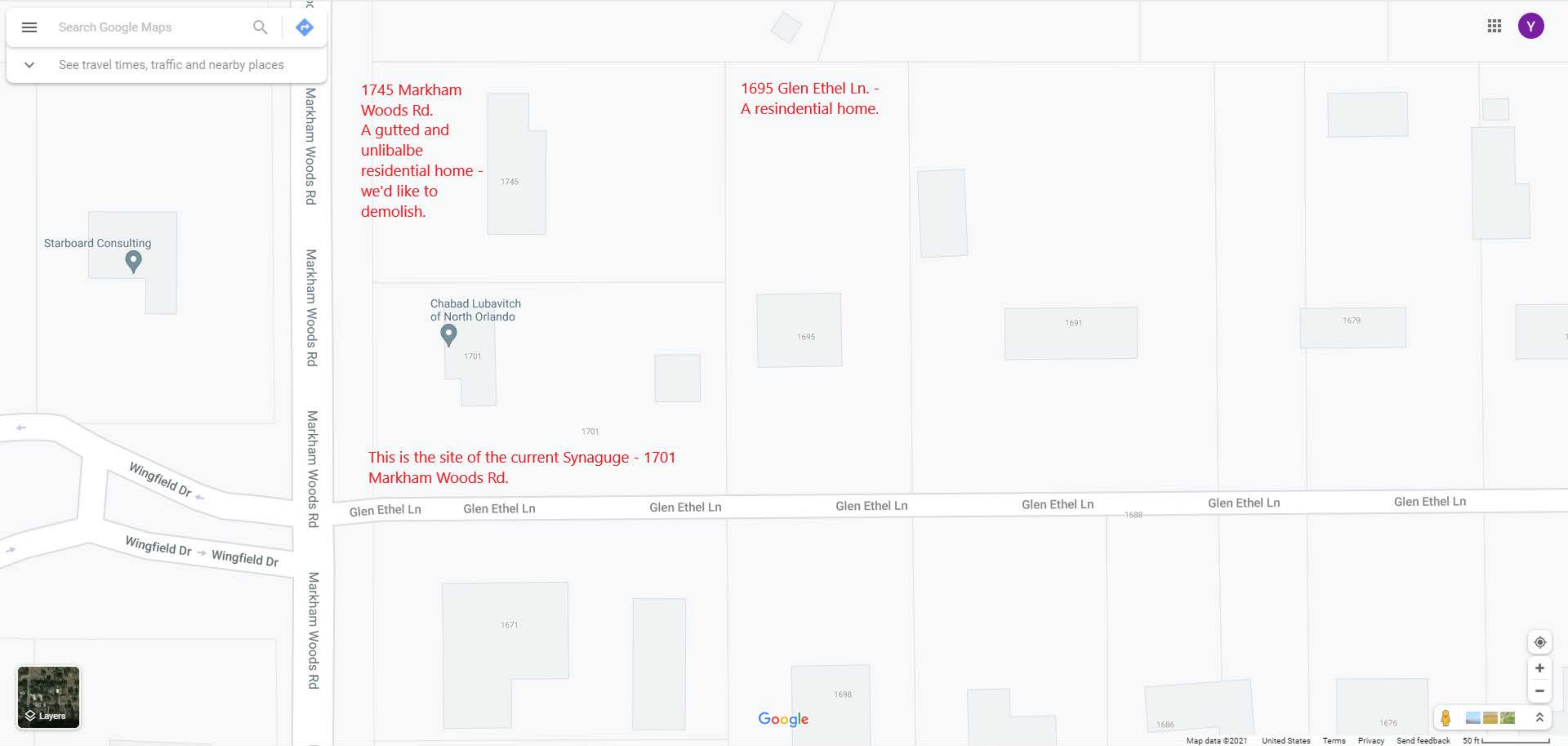
Our immediate plan is to demolish the structure on 1745 Markham Woods Rd to make room for a future Synagogue.

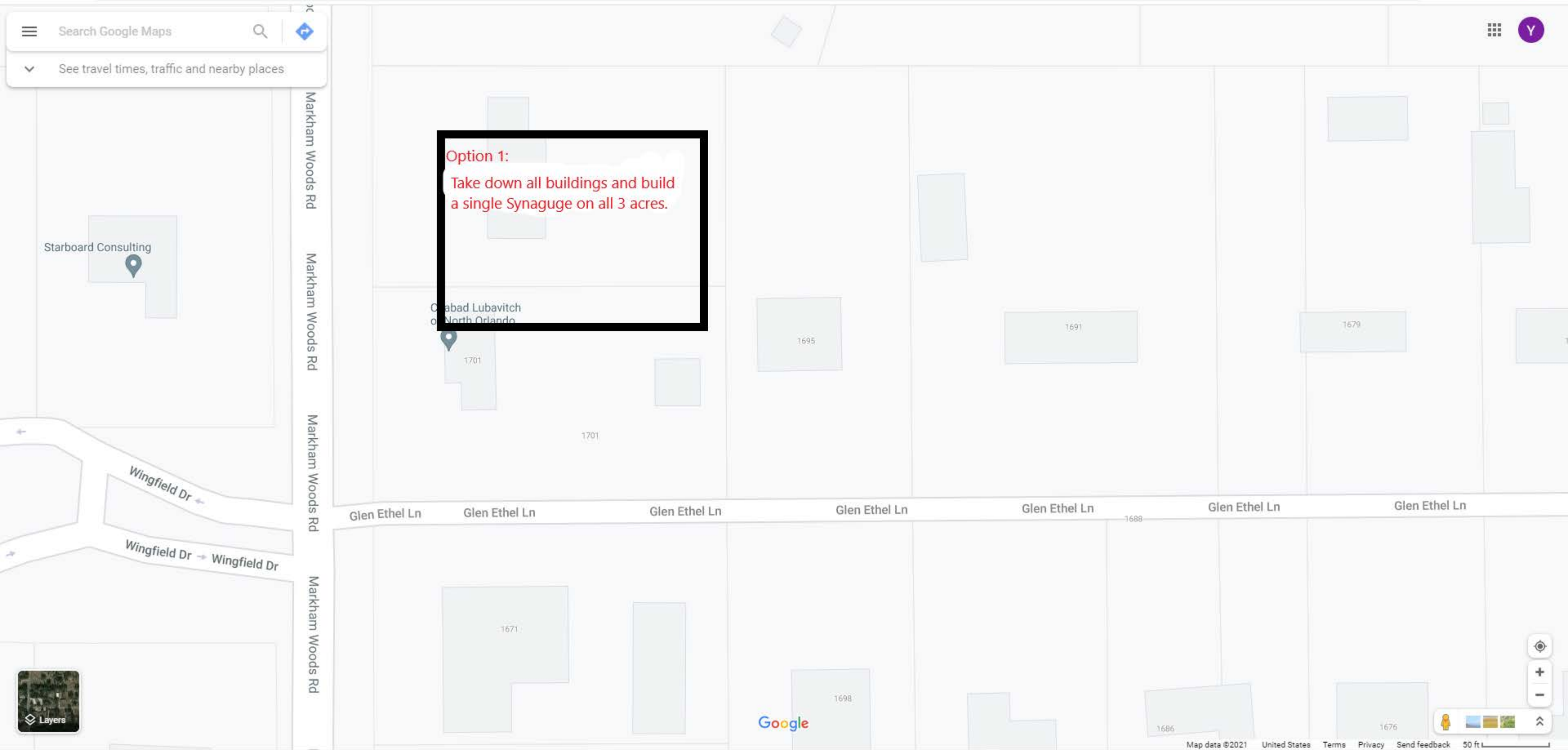
We'd like to keep the structure on 1695 Glen Ethel Ln, Longwood, FL 32779 for use as housing for clergy, Synagogue offices and classes.

Eventually, we MAY apply to tear down either 1695 or 1701 or both to make room for the new Synagogue.

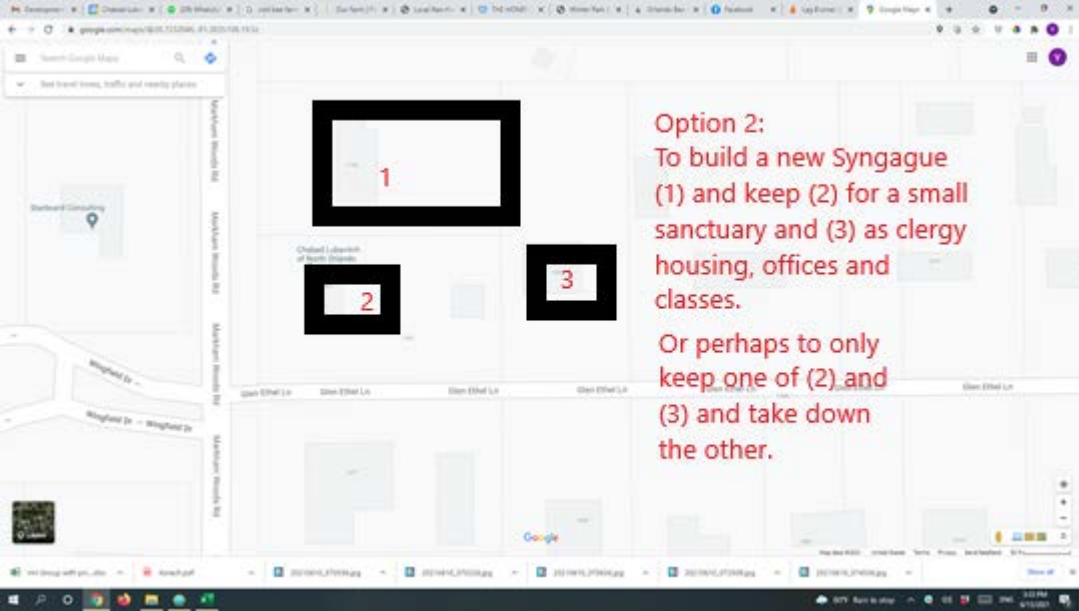
Search Google Maps

See travel times, traffic and nearby places





Option 1:
Take down all buildings and build
a single Synagogue on all 3 acres.



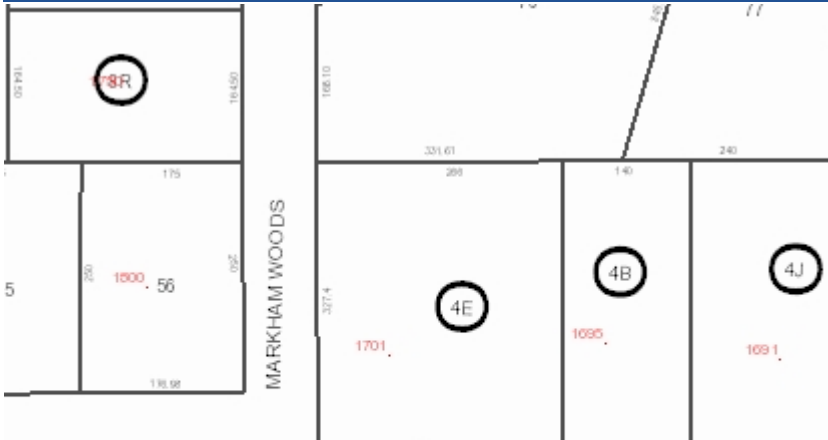
Property Record Card



Parcel 26-20-29-300-004E-0000

Property Address 1701 MARKHAM WOODS RD LONGWOOD, FL 32779

Parcel Location



Site View



Parcel Information

Parcel	26-20-29-300-004E-0000
Owner(s)	CHABAD LUBAVITCH OF NORTH ORLANDO INC
Property Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	71-CHURCHES
Exemptions	36-CHURCH/RELIGIOUS(2016)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$337,938	\$324,037
Depreciated EXFT Value	\$2,707	\$2,737
Land Value (Market)	\$165,000	\$165,000
Land Value Ag		
Just/Market Value	\$505,645	\$491,774
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$58,159	\$84,969
P&G Adj	\$0	\$0
Assessed Value	\$447,486	\$406,805

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$6,593.75

2022 Tax Bill Amount

\$0.00

2022 Tax Savings with Exemptions

\$6,593.75

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

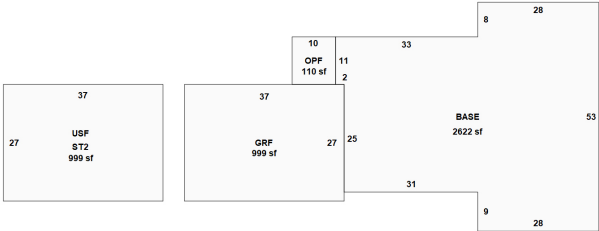
SEC 26 TWP 20S RGE 29E
N 327.4 FT OF W 291 FT OF
N 1/4 OF NW 1/4 OF SW 1/4
OF NE 1/4 (LESS 25 FT FOR
RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$447,486	\$447,486	\$0
SJWM(Saint Johns Water Management)	\$447,486	\$447,486	\$0
FIRE	\$447,486	\$447,486	\$0
COUNTY GENERAL FUND	\$447,486	\$447,486	\$0
Schools	\$505,645	\$505,645	\$0

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/01/2014	08202	0285	\$200,000	Yes	Improved
WARRANTY DEED	08/01/2006	06374	0263	\$100	No	Improved
QUIT CLAIM DEED	05/01/1990	02183	1748	\$100	No	Improved
QUIT CLAIM DEED	08/01/1987	01879	1249	\$100	No	Improved
WARRANTY DEED	01/01/1974	01027	0478	\$43,500	Yes	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.5	\$110,000.00	\$165,000

Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
2	SINGLE FAMILY	1977	7	4.0	9	2,622	4,730	3,621	CB/STUCCO FINISH	\$167,717	\$223,623	Description Area OPEN PORCH FINISHED 110.00 GARAGE FINISHED 999.00 UPPER STORY FINISHED 999.00

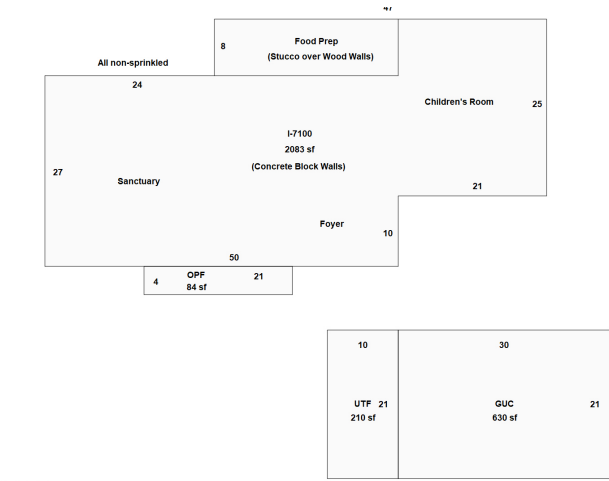


Drawn by Ryan Steinhilber

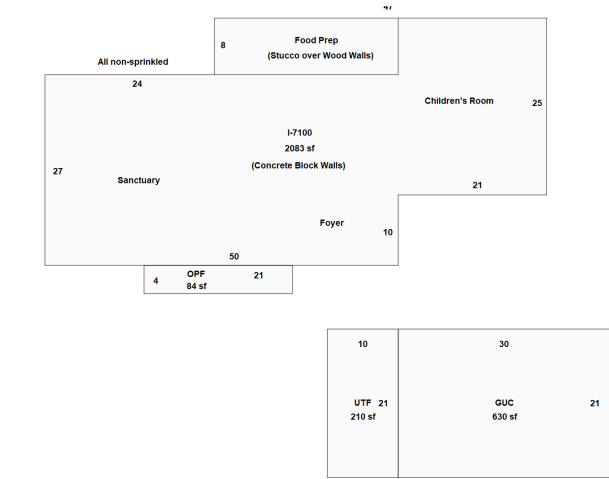
Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1972/1992	1	2083.00	STUCCO W/WOOD OR MTL STUDS	\$170,221	\$255,972	Description	Area
								OPEN PORCH FINISHED	84.00
								GARAGE UNFINISHED C.B.S.	630.00
								UTILITY FINISHED	210.00



Building 1 - Page 1



Building 1 - Page 2

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00526	CHANGE OF USE FROM R TO A3	County	\$203,666	10/8/2015	1/20/2015
10381	REROOF	County	\$8,500		9/17/2007
02731	WALL SIGN	County	\$1,700		3/24/2016
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	County	\$0		12/8/2022
Extra Features					
Description	Year Built	Units	Value	New Cost	
WALKS CONC COMM	02/01/2015	373	\$1,209	\$1,511	
COMMERCIAL CONCRETE DR 4 IN	02/01/2015	459	\$1,498	\$1,873	
POOL 1	07/01/1977	1	\$0		
FIREPLACE 2	07/01/1977	1	\$0		

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Suburban Estates		SE		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	TUE	WED	Waste Pro
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 5 - Andria Herr		Dist 7 - Stephanie Murphy		Dist 29 - Scott Plakon		Dist 9 - Jason Brodeur		32
School Information								
Elementary School District			Middle School District			High School District		
Woodlands			Markham Woods			Lake Mary		
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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/12/2023 12:30:58 PM
Project: 23-80000004
Credit Card Number: 37*****1000
Authorization Number: 200894
Transaction Number: 120123C1A-11BBD293-7CDF-47F9-B86F-7BD474C198B9
Total Fees Paid: 52.50

Fees Paid

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