



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

PROJ. #: 24-8000063

Received: 5/10/24
 Paid: 5/10/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: <u>Special Exception - Increase Capacity</u>	Arrows Senior Care
PARCEL ID #(S): <u>24-20-29-504-0000-2320</u>	
TOTAL ACREAGE: <u>1.00</u>	BCC DISTRICT: <u>5: Herr</u>
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>

APPLICANT

NAME: <u>Carol McIntyre</u>	COMPANY: <u>Arrows Unlimited FL</u>
ADDRESS: <u>2825 Waldens Pond Cove</u>	
CITY: <u>Wongwood</u>	STATE: <u>Florida</u> ZIP: <u>32779</u>
PHONE: <u>347495-6929</u>	EMAIL: <u>CCMAC888@gmail.com</u>

CONSULTANT

NAME: <u>AHSAN RAZA</u>	COMPANY:
ADDRESS: <u>1130 Seton Hall Ct</u>	
CITY: <u>Sandford</u>	STATE: <u>Florida</u> ZIP: <u>32771</u>
PHONE: <u>407 617-7580</u>	EMAIL: <u>IPAALF@gmail.com</u>

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Assisted living - To increase capacity from 6 beds to 8 beds.

STAFF USE ONLY

COMMENTS DUE: <u>5/17</u>	COM DOC DUE: <u>5/23</u>	DRC MEETING: <u>6/5</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the north side of Walden Pond Cv, east of Long Pond Dr</u>
W/S: <u>Sunshine Water</u>	BCC: <u>5: Herr</u>	



- Cellphone: 689-310-7044
- Arrows@majesticresidences.com
- Telephone: 321-363-0266
- Address: #2825 Waldens Pond Cove, Longwood FL 32779
- Fax number: 4078-713604

May 9, 2024

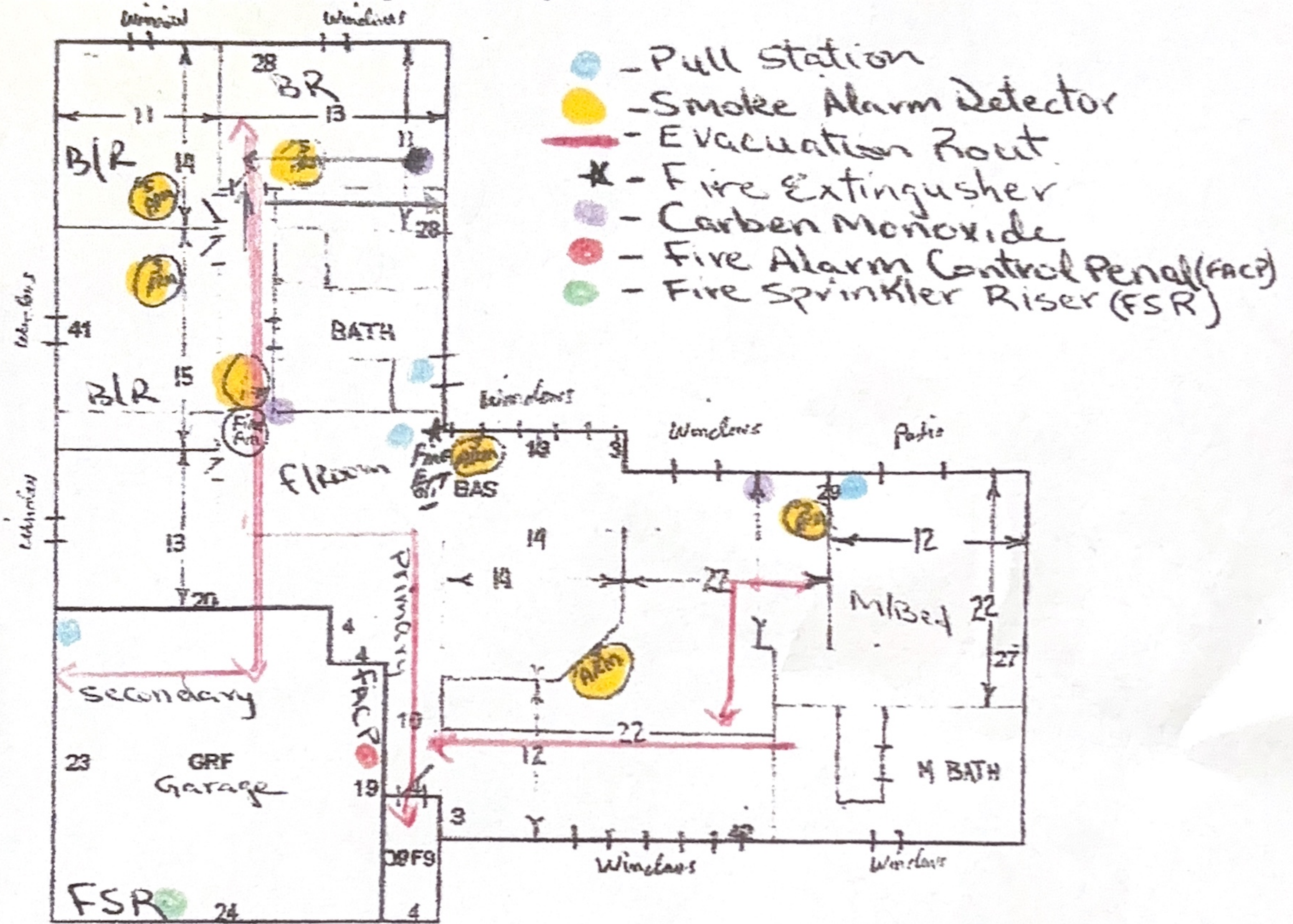
To Whom It May Concern

Arrows Unlimited FL Inc, also known as Arrows Senior Care, a residential Assisted Living facility situated at 2825 Waldens Pond Cove, Longwood, FL 32779, is seeking approval for an expansion of its capacity from 6 beds to 8 beds or more. The rationale behind this request is twofold. Firstly, one of our residents wishes to have their spouse live with them, yet our current capacity cannot accommodate this. Despite their wait, no availability has arisen. Secondly, according to the Administration of Health Care Administration (AHCA), 168 staffing hours are mandated for 1-5 residents, while 212 staffing hours are required for 6-10 residents. This translates to one staff member per shift for 168 hours and two staff members per shift for half of the day, daily for 212 hours. Although an additional staff member is hired to cater to the extra resident, maintaining this staffing level becomes challenging and often unfeasible when the roster decreases from 6 to 5 residents due to various factors like death, illness, or relocation. By expanding our capacity, we can ensure the financial viability of accommodating this additional staff member. Lastly, with the ongoing retirement of baby boomers, there is a significant demand for quality assisted living facilities. Increasing our capacity would contribute towards addressing this growing need.

Regards

Carol McIntyre

Owner/Administrator



EVALUATION PLAN 2825 Walden's Pond Cove LONGWOOD FL.

Primary



Secondary



Property Record Card

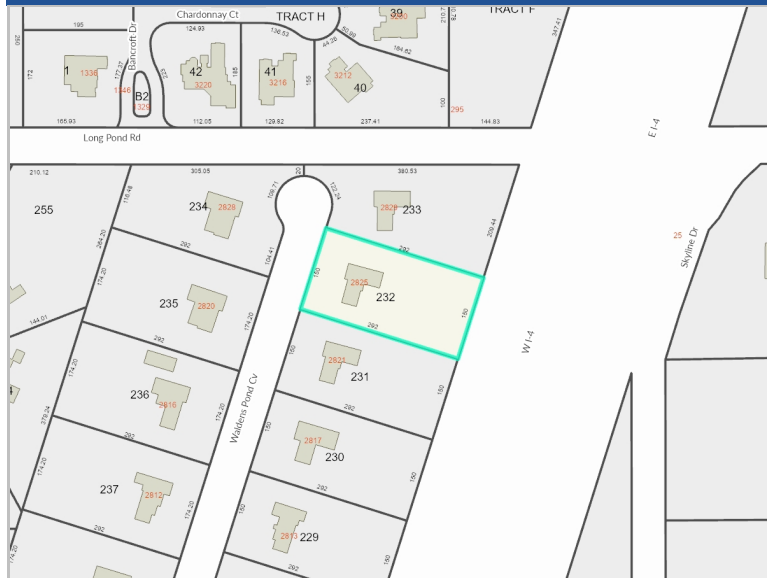


Parcel 24-20-29-504-0000-2320

Property Address 2825 WALDENS POND CV LONGWOOD, FL 32779

Parcel Location

Site View



24202950400002320 05/12/2023

Parcel Information

Value Summary

Parcel	24-20-29-504-0000-2320
Owner(s)	RAZA, TAJ - Tenancy by Entirety RAZA, AHSAN - Tenancy by Entirety
Property Address	2825 WALDENS POND CV LONGWOOD, FL 32779
Mailing	1130 SETON HALL CT SANFORD, FL 32771-6676
Subdivision Name	MANDARIN SEC 7
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No
Facility Name	WALDEN POND COVE ALF

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$333,340	\$314,897
Depreciated Other Features	\$3,320	\$3,280
Land Value (Market)	\$120,000	\$100,000
Land Value Agriculture		
Just/Market Value	\$456,660	\$418,177
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$27,604	\$28,126
P&G Adjustment	\$0	\$0
Assessed Value	\$429,056	\$390,051

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$5,565.10** 2023 Tax Savings with Non-Hx Cap **\$223.04**
 2023 Tax Bill Amount **\$5,342.06**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 232
 MANDARIN SEC 7
 PB 33 PGS 14 & 15

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$429,056	\$0	\$429,056
SJWM(Saint Johns Water Management)	\$429,056	\$0	\$429,056
FIRE	\$429,056	\$0	\$429,056
COUNTY GENERAL FUND	\$429,056	\$0	\$429,056
Schools	\$456,660	\$0	\$456,660

Sales

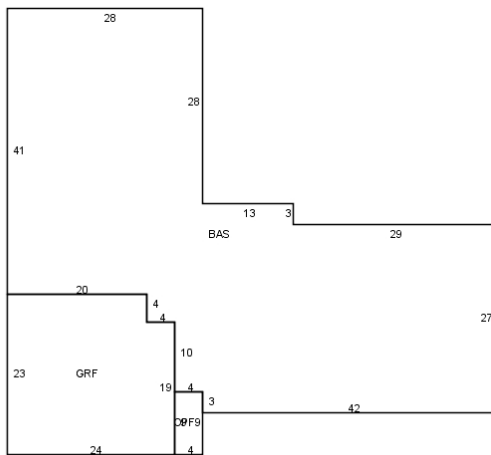
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/1996	03181	0352	\$137,000	Yes	Improved
WARRANTY DEED	01/01/1988	01926	1778	\$124,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$120,000.00	\$120,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1987	4	3.0	10	2,393	2,965	2,393	CB/STUCCO FINISH	\$333,340	\$401,614	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">536.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	36.00	GARAGE FINISHED	536.00
Description	Area																	
OPEN PORCH FINISHED	36.00																	
GARAGE FINISHED	536.00																	



** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10633	ADDITION OF BATHROOM	County	\$600	2/21/2014	12/26/2013
05955	REPLACE 3.5 TON HVAC-IN GARAGE	County	\$950		7/1/1998
13823	REROOF	County	\$14,748		12/15/2015
11507	ADD NEW FIRE ALARM SYSTEM TO EXISTING ALF INCLUDING SPRINKLER MONITORING & OCCUPANT NOTIFICATION	County	\$8,250		10/4/2016
11508	ADD NEW NFPA 13D FIRE SPRINKLER SYSTEM TO EXISTING ASSISTED LIVING FACILITY	County	\$10,250		10/4/2016
15413	GENERATOR	County	\$6,000		10/3/2018
17471	2825 WALDENS POND CV: GAS - COMMERCIAL [MANDARIN SEC 7]	County	\$150		7/20/2018
11364	2825 WALDENS POND CV: ELECTRICAL - RESIDENTIAL-existing single family residence [MANDARIN SEC 7]	County	\$795		7/28/2020
08759	2825 WALDENS POND CV: MECHANICAL - RESIDENTIAL-HVAC CHANGE OUT LIKE FOR LIKE NO DUCTWOR [MANDARIN SEC 7]	County	\$9,880		5/25/2022

Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	11/01/1987	1	\$440	\$1,100
FIREPLACE 2	11/01/1987	1	\$2,400	\$6,000
SHED	11/01/2010	1	\$480	\$1,000

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	AT&T	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	FRI	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - 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: 5/10/2024 2:09:29 PM
Project: 24-80000063
Credit Card Number: 42*****5956
Authorization Number: 07862G
Transaction Number: 100524C1A-815304D5-5911-481F-AC31-FCB0253EA79D
Total Fees Paid: 52.50

Fees Paid

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