



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

PROJ. #: 25-80000063

Received: 5/16/25

Paid: 5/19/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Menefee Mixed Use

PARCEL ID #(S): 24-21-30-508-0000-0140

TOTAL ACREAGE: 1.5

BCC DISTRICT: 1: Dallari

ZONING: C-1

FUTURE LAND USE: ~~Mixed Retail/Apartment~~ COM

APPLICANT

NAME: Dennis H Menefee

COMPANY:

ADDRESS: 1040 Willa Springs Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-592-0916

EMAIL: dmenefee@partstat.com

CONSULTANT

NAME: N/A

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Mixed Use Retail/Apartment 2 story

STAFF USE ONLY

COMMENTS DUE: 5/30

COM DOC DUE: 6/5

DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: COM

LOCATION:

on the south side of Willa Springs Rd,
 west of Tuskawilla Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 6/6

A possible Rezone from C-1 to PD to build a mixed used building about 7,000 square feet total. Retail on the bottom floor and living space on the upper floors. Preferably a 2-story structure but maybe 3 story. Not multi-family though. Only for myself and my wife.

My wife is a Certified Health Coach and a Certified Personal Trainer. She will be working with the 2 assisted living facilities that are on the same road. She will need a space for workout equipment and a couple of offices. My company, Partstat, is next door at 1040 Willa Springs Drive. We'd like to reduce our footprint and have life and work close.



LOCATION DETAILS

Located on Willa Springs Dr, a cut-through between Red Bug Lake Rd and Tuskawilla Rd that features relatively new modern business parks and flex spaces. Nearby Publix Super Market at Willa Springs Village and Oviedo Park Crossing. Less than 3 miles from the 417 and SR 436.



PROPERTY DETAILS

2022 DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|------------|--------|--------|---------|
| Population | 12,136 | 80,706 | 238,003 |



Property Record Card



Parcel: 24-21-30-508-0000-0140
Property Address: WILLA SPRINGS DR WINTER SPRINGS, FL 32708
Owners: WILLA SPRINGS HOLDINGS LLC
 2025 Market Value \$457,028 Assessed Value \$230,569 Taxable Value \$230,569
 2024 Tax Bill \$3,959.33 Tax Savings with Non-Hx Cap \$1,788.51
 Vac General-Commercial property has a lot size of 1.52 Acres

Parcel Location



Site View

Parcel Information

| | |
|-------------------|---|
| Parcel | 24-21-30-508-0000-0140 |
| Property Address | WILLA SPRINGS DR WINTER SPRINGS, FL 32708 |
| Mailing Address | 1040 WILLA SPRINGS DR WINTER SPGS, FL 32708-5214 |
| Subdivision | WILLA SPRINGS COMMERCIAL CENTER PH 2A |
| Tax District | 01:County Tax District |
| DOR Use Code | 10:Vac General-Commercial |
| Exemptions | None |
| AG Classification | No |

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) | \$457,028 | \$435,146 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$457,028 | \$435,146 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$226,459 | \$225,538 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$230,569 | \$209,608 |

2024 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$5,747.84 |
| Tax Bill Amount | \$3,959.33 |
| Tax Savings with Exemptions | \$1,788.51 |

Owner(s)

Name - Ownership Type

WILLA SPRINGS HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 14
WILLA SPGS COMMERCIAL CENTER PH 2A
PB 40 PGS 61 TO 63

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$230,569 | \$0 | \$230,569 |
| Schools | \$457,028 | \$0 | \$457,028 |
| FIRE | \$230,569 | \$0 | \$230,569 |
| ROAD DISTRICT | \$230,569 | \$0 | \$230,569 |
| SJWM(Saint Johns Water Management) | \$230,569 | \$0 | \$230,569 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 10/1/2015 | \$185,000 | 08570/0018 | Vacant | Yes |
| QUIT CLAIM DEED | 12/1/2002 | \$100 | 04632/1318 | Vacant | No |
| WARRANTY DEED | 3/1/2002 | \$120,200 | 04351/0816 | Vacant | Yes |
| QUIT CLAIM DEED | 4/1/1998 | \$100 | 03408/0444 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|-----------|-----------|-----------|-----------|
| 66,308 SF | \$9.19/SF | \$457,028 | \$457,028 |

Building Information

| | |
|-------------------------------|--|
| # | |
| Use | |
| Year Built* | |
| Bed | |
| Bath | |
| Fixtures | |
| Base Area (ft ²) | |
| Total Area (ft ²) | |
| 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 |

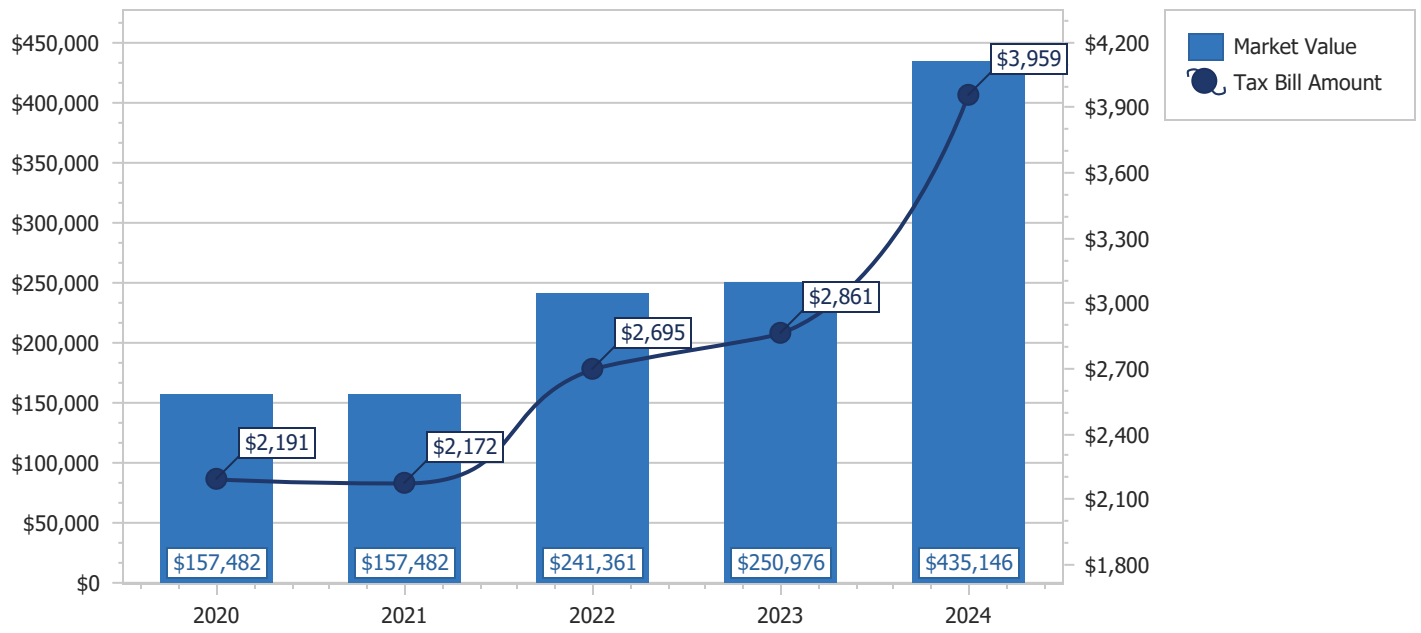
| Zoning | |
|-----------------|-------------------------------|
| Zoning | C-1 |
| Description | Retail Commercial-Commodities |
| Future Land Use | COM |
| Description | Commercial |

| Political Representation | |
|--------------------------|-----------------------------|
| Commissioner | District 1 - Bob Dallari |
| US Congress | District 7 - Cory Mills |
| State House | District 38 - David Smith |
| State Senate | District 10 - Jason Brodeur |
| Voting Precinct | Precinct 66 |

| School Districts | |
|------------------|-------------|
| Elementary | Red Bug |
| Middle | Tuskawilla |
| High | Lake Howell |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 27 Zone: 271 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

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

Receipt Details

Date: 5/19/2025 8:44:48 AM
Project: 25-80000063
Credit Card Number: 37*****9000
Authorization Number: 207564
Transaction Number: 190525C1A-6368E249-2258-4F6B-A795-314C1AE28732
Total Fees Paid: 52.50

Fees Paid

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