PM DAVID

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 26-80000074

RECEIVED AND PAID 06/18/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ **PRE-APPLICATION**	$50.00

PROJECT

PROJECT NAME: ENDURING PEACE	
PARCEL ID #(S): 21-20-32-505-0000-0010 and 21-20-32-505-0000-0110	
TOTAL ACREAGE: 8.33	BCC DISTRICT: 2: ZEMBOWER
ZONING: A-5	FUTURE LAND USE: ~~A-1 or R-1~~ R5

APPLICANT

NAME: HEIBERT QUINTERO	COMPANY:	
ADDRESS: 8121 NW 11TH ST		
CITY: PEMBROKE PINES	STATE:	ZIP: 33024
PHONE: 954-302-7222	EMAIL: [redacted]	

CONSULTANT

NAME:	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: Build multiple homes, accessory dwelling units, and accessory structures for family homestead. Join the two vacant parcels and rezone into A-1 or R-1.

STAFF USE ONLY

COMMENTS DUE: 06/26	COM DOC DUE: 07/01	DRC MEETING: 07/08/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: on the south side of Cochran Rd, west of W SR 46
W/S: N/A	BCC: 2: ZEMBOWER	

AGENDA 07/02

Date: 6/17/2026

Detailed Narrative

The proposed use of the two vacant parcels that are currently undeveloped is to join them together without the non-existing easement right of way. Then immediately zone into A-1 or R-1. This will accommodate multiple relatives of the same family into the 8.33 acres, which included military veterans, and establish a family homestead.

The zoning of A-5 or R-5 will not work as the two parcels are currently 4.21 and 4.13 acres, when combined as 8.33 acres it would not be enough for multiple homes.

Possible parcel zoning of the 8.33 acres into seven parcels as follows:

Lot 1: 1 Acre
Lot 2: 1 Acre
Lot 3: 1 Acre
Lot 4: 1 Acre
Lot 5: 1 Acre
Lot 6: 1 Acre
Lot 7: 2.33 Acres

Site Map of Existing Conditions

Site Sketch of Proposal

2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **21-20-32-505-0000-0010**
Property Address:
Owners: **C P BUILDERS INC**
2026 Market Value $200,976 Assessed Value $110,154 Taxable Value $110,154
2025 Tax Bill $1,899.10 Tax Savings with Non-Hx Cap $850.05
Vacant Residential property has a lot size of 4.21 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	21-20-32-505-0000-0010
Property Address	
Mailing Address	29 E PINE ST ORLANDO, FL 32801-2607
Subdivision	WASHINGTON PARK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	$200,976	$200,976
Land Value Agriculture	$0	$0
Just/Market Value	$200,976	$200,976
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$90,822	$100,836
P&G Adjustment	$0	$0
Assessed Value	$110,154	$100,140

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$2,749.15
Tax Bill Amount	$1,899.10
Tax Savings with Exemptions	$850.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
C P BUILDERS INC

Legal Description

LOTS 1 THRU 10 (LESS RD) WASHINGTON PARK PB 3 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$110,154	$0	$110,154
SCHOOLS	$200,976	$0	$200,976
FIRE	$110,154	$0	$110,154
ROAD	$110,154	$0	$110,154
WATER MANAGEMENT DISTRICT	$110,154	$0	$110,154

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2005	$295,000	05723/1812	Vacant	No
WARRANTY DEED	5/1/2002	$107,000	04414/1080	Vacant	No
ADMINISTRATIVE DEED	12/1/1994	$100	02863/0145	Vacant	No
PROBATE RECORDS	7/1/1993	$100	02613/1573	Vacant	No
ADMINISTRATIVE DEED	1/1/1986	$100	01757/0578	Vacant	No
WARRANTY DEED	9/1/1984	$100	01586/0926	Vacant	No
WARRANTY DEED	2/1/1984	$100	01526/0859	Vacant	No

Land

Units	Rate	Assessed	Market
4.19 Acres	$48,000/Acre	$200,976	$200,976

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

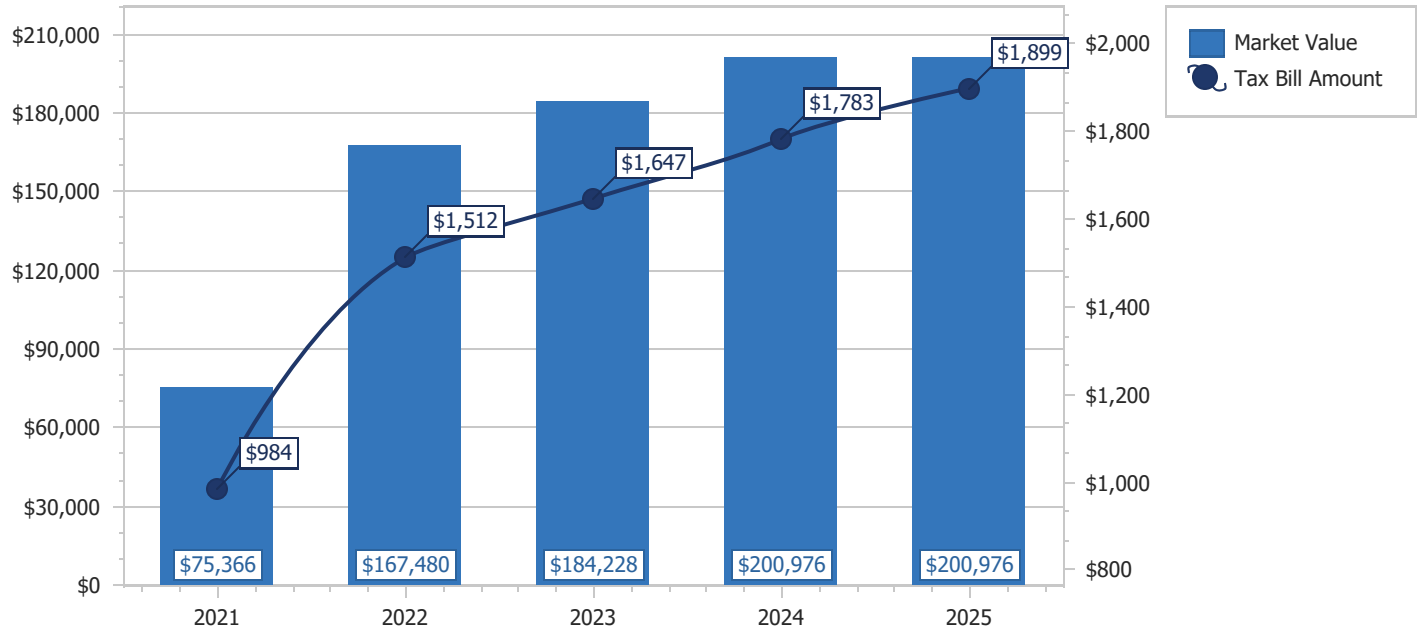
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities

Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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2026 Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **21-20-32-505-0000-0110**
Property Address:
Owners: **C P BUILDERS INC**
2026 Market Value $198,816 Assessed Value $108,968 Taxable Value $108,968
2025 Tax Bill $1,878.68 Tax Savings with Non-Hx Cap $840.92
Vacant Residential property has a lot size of 4.13 Acres

Parcel Location

Current Site Picture

Parcel Information

Parcel	21-20-32-505-0000-0110
Property Address	
Mailing Address	29 E PINE ST ORLANDO, FL 32801-2607
Subdivision	WASHINGTON PARK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	$198,816	$198,816
Land Value Agriculture	$0	$0
Just/Market Value	$198,816	$198,816
Portability Adjustment	$0	$0
Save Our Homes Adjustment/Maximum Portability	$0	$0
Non-Hx 10% Cap (AMD 1)	$89,848	$99,754
P&G Adjustment	$0	$0
Assessed Value	$108,968	$99,062

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$2,719.60
Tax Bill Amount	$1,878.68
Tax Savings with Exemptions	$840.92

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
C P BUILDERS INC

Legal Description

LOTS 11 THRU 20 (LESS RD) WASHINGTON PARK PB 3 PG 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$108,968	$0	$108,968
SCHOOLS	$198,816	$0	$198,816
FIRE	$108,968	$0	$108,968
ROAD	$108,968	$0	$108,968
WATER MANAGEMENT DISTRICT	$108,968	$0	$108,968

Sales

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WARRANTY DEED	5/1/2005	$295,000	05723/1812	Vacant	No
WARRANTY DEED	5/1/2002	$107,000	04414/1080	Vacant	No

Land

Units	Rate	Assessed	Market
4.14 Acres	$48,000/Acre	$198,816	$198,816

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

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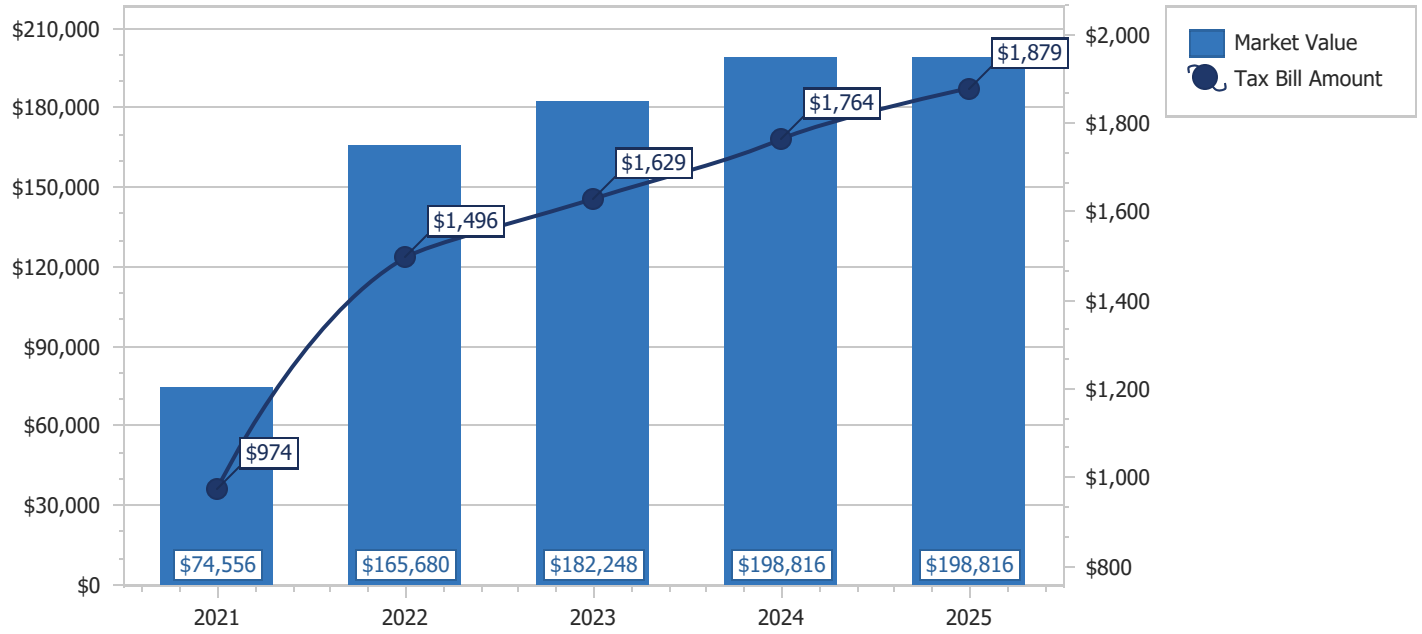
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date:	6/18/2026 1:05:12 PM
Project:	26-80000074
Credit Card Number:	37**********1000
Authorization Number:	268484
Transaction Number:	180626O3B-D78CADC8-89B0-4F5B-9BFB-C4B6AAEF6F98
Total Fees Paid:	52.50

Fees Paid

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