



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

PROJ. #: 25-80000064
PM: Tiffany
REC'D: 5/19/25
Paid: 5/20/25

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: ~~Sand Lake Rd Subdivision~~ Fire Creek at Lake Brantley
PARCEL ID #(S): 07-21-29-300-0020-0000
TOTAL ACREAGE: 9.66 BCC DISTRICT: 3: Constantine
ZONING: R-1AAA FUTURE LAND USE: LDR

APPLICANT

NAME: Bob Holston COMPANY: Holston Properties and Development
ADDRESS: 38 E. Pine St
CITY: Orlando STATE: Florida ZIP: 32801
PHONE: 407-325-6514 EMAIL: hodev@yahoo.com

CONSULTANT

NAME: Jim Fraser COMPANY: Central FLorida Engineering
ADDRESS: 3586 Aloma Ave #14
CITY: Winter Park STATE: Florida ZIP: 32792
PHONE: 407-719-6040 EMAIL: jfraserpe@earthlink.net

PROPOSED DEVELOPMENT

Brief description of proposed development: We would like to construct a subdivision at the subject parcel
and would like to discuss our options with the County Staff

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

STAFF USE ONLY

COMMENTS DUE: 5/30 COM DOC DUE: 6/5 DRC MEETING: 6/11

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AAA FLU: LDR LOCATION:
W/S: Sunshine Water BCC: 3: Constantine on the north side of Sand Lake Rd,
east of N Hunt Club Blvd

FIRE CREEK AT LAKE BRANTLEY

PROJECT NARRATIVE

PROJECT IDENTIFICATION AND SITE CHARACTERISTICS

This project address is 3380 Sand Lake Road, Parcel ID #07-21-29-300-0020-0000. The site consists of approximately 9.65 acres.

We are requesting a PD with 32 lots on this parcel. The lot sizes are 70' wide by 130' deep. The Setbacks are 25' Front, 7.5" sides and 25' rear. A landscape buffer of 10' wide will be around the North, West and East sides of the Project.

A well designed Entry Feature will be at the entrance to the project. The Project property's soils are Urban Land and Tavares-Millhopper fine sands.

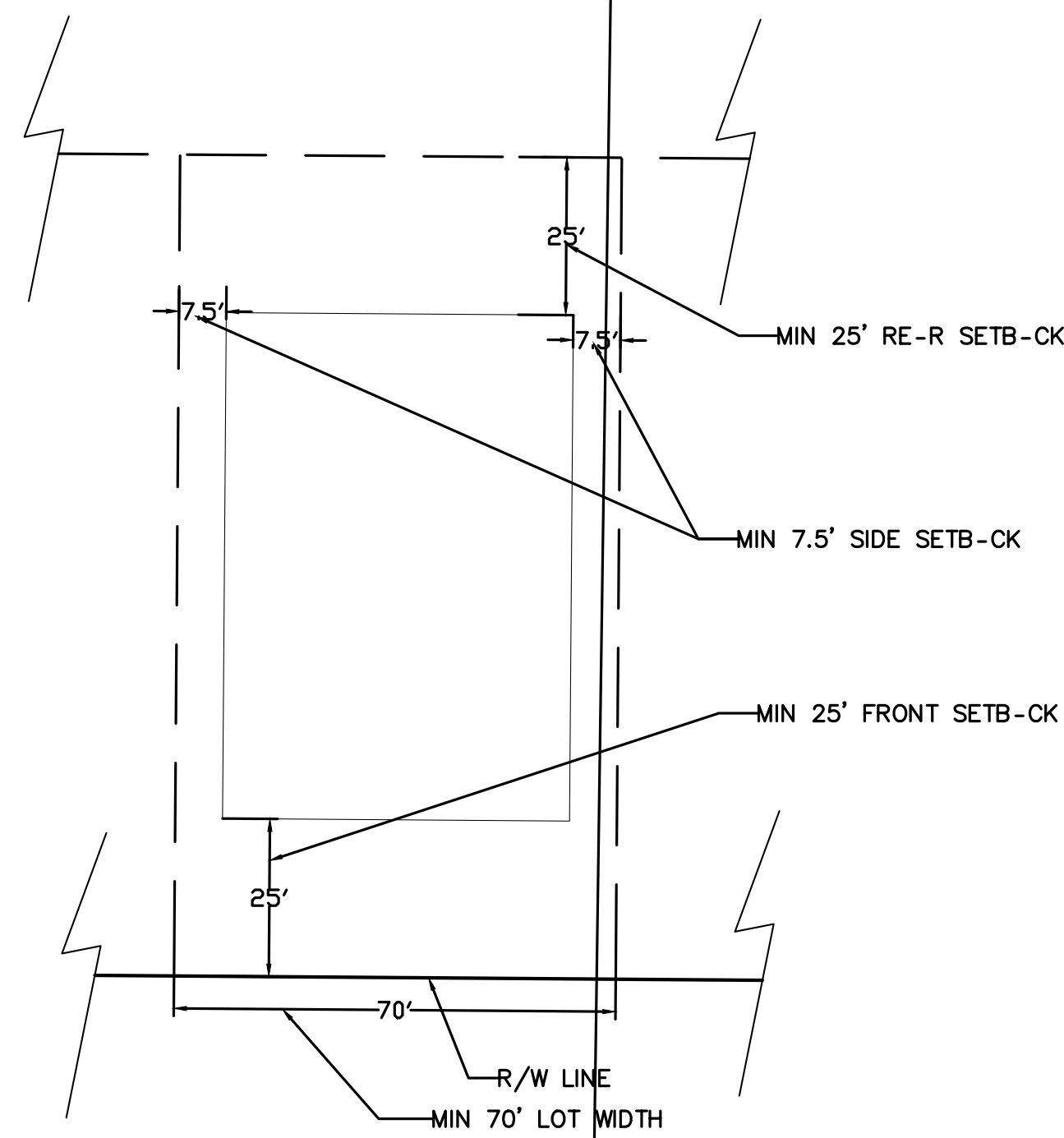


2

23
849

18
818

BUFFER TR-CT #2



TYPICAL LOT DETAIL

SAND LAKE RD SUBDIVISION
SEMINOLE COUNTY, FLORIDA

REVISIONS

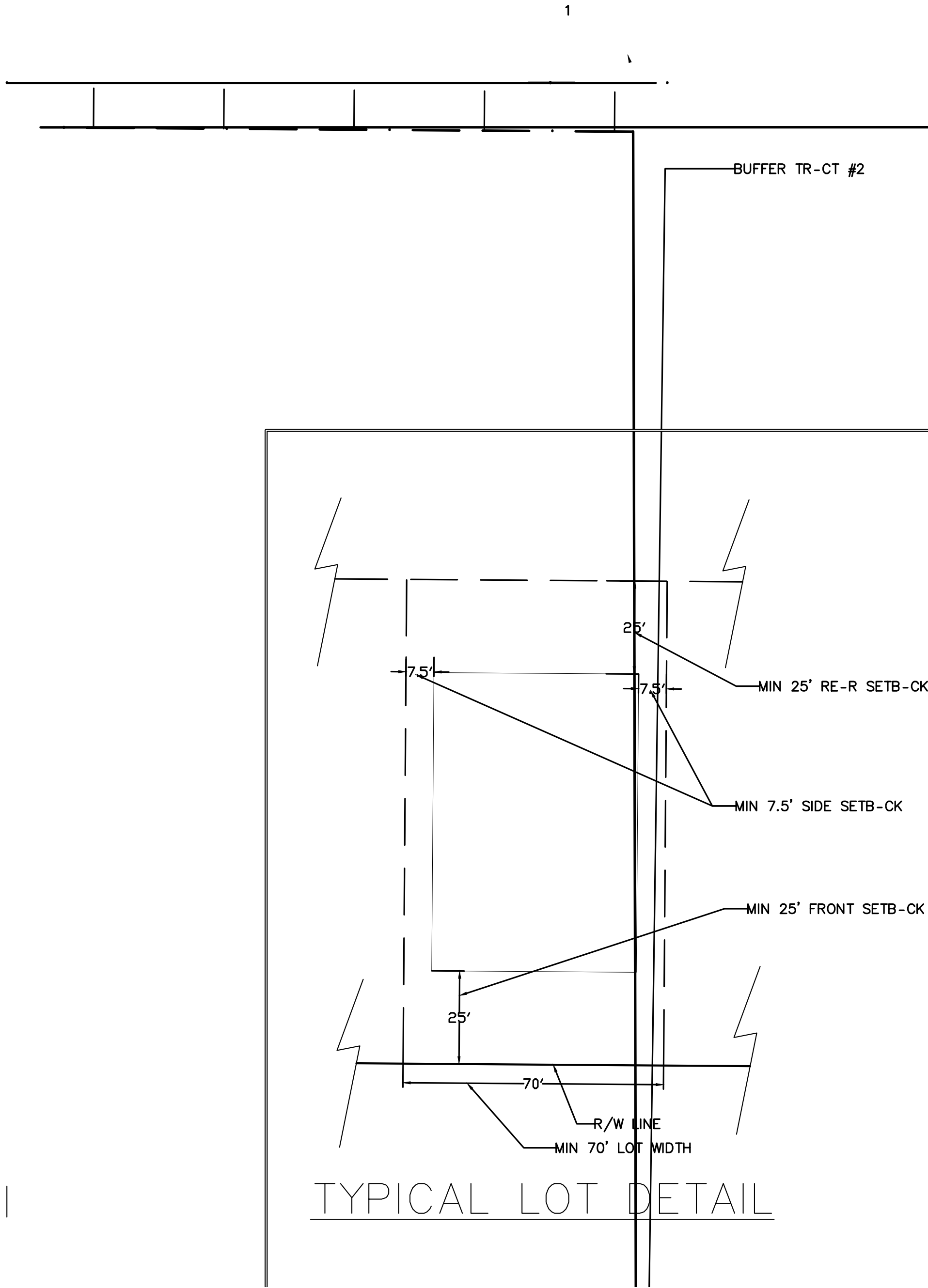
No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: JAF
DRAWN BY: JAF
CHECKED BY: JAF

DATE: 05/18/25
PROJECT NO. N/A
SCALE: 1"=50'

SHEET NO.

C-1



JAMES A. FRASER, P.E. #58030

SAND LAKE RD SUBDIVISION
SEMINOLE COUNTY, FLORIDA

REVISIONS		Description	
No.	Date		
1.			
2.			
3.			
4.			
5.			
6.			
7.			
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9.			
10.			

DESIGNED BY: JAF
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DATE: 05/18/25
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SHEET NO.
C-1

Property Record CardA



Parcel: 07-21-29-300-0020-0000
 Property Address: 3380 SAND LAKE RD LONGWOOD, FL 32779
 Owners: RICHARD YOUNG REV TRUST
 2025 Market Value \$602,157 Assessed Value \$602,157 Taxable Value \$602,157
 2024 Tax Bill \$7,553.71

The 1 Bed/1 Bath Single Family property is 720 SF and a lot size of 9.65 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	07-21-29-300-0020-0000
Property Address	
Mailing Address	151 WYNNBROOK DR HENDERSONVILLE, NC 28792-9265
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$142,389	\$141,356
Depreciated Other Features	\$25,407	\$21,389
Land Value (Market)	\$434,361	\$409,116
Land Value Agriculture	\$0	\$0
Just/Market Value	\$602,157	\$571,861
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$602,157	\$571,861

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,553.71
Tax Bill Amount	\$7,553.71
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

RICHARD YOUNG REV TRUST - Trust

Legal DescriptionA

SEC 07 TWP 21S RGE 29E W 1/4 OF NE 1/4 OF
NE 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$602,157	\$0	\$602,157
Schools	\$602,157	\$0	\$602,157
FIRE	\$602,157	\$0	\$602,157
ROAD DISTRICT	\$602,157	\$0	\$602,157
SJWM(Saint Johns Water Management)	\$602,157	\$0	\$602,157

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/11/2024	\$100	10649/1947	Improved	No
QUIT CLAIM DEED	4/27/1965	\$100	00534/0360	Improved	No

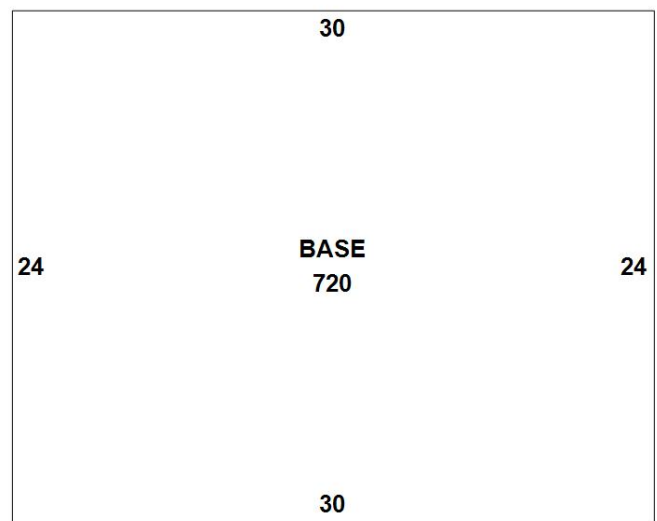
LandA

Units	Rate	Assessed	Market
9.65 Acres	\$45,000/Acre	\$434,295	\$434,295
0.66 Acres	\$100/Acre	\$66	\$66

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	720
Constuction	CONC BLOCK
Replacement Cost	\$63,137
Assessed	\$32,358

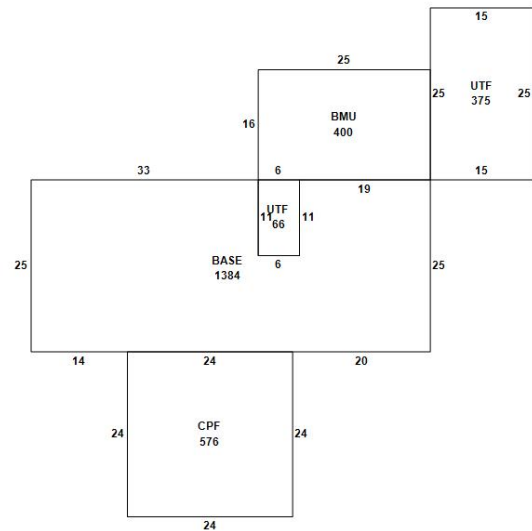
* Year Built = Actual / Effective



Building 1

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	1965
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1384
Total Area (ft²)	2801
Constuction	CONC BLOCK
Replacement Cost	\$187,287
Assessed	\$110,031

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft²)
BASEMENT UNFINISHED	400
CARPORT FINISHED	576
UTILITY FINISHED	66
UTILITY FINISHED	375

PermitsA				
Permit #	Description	Value	CO Date	Permit Date

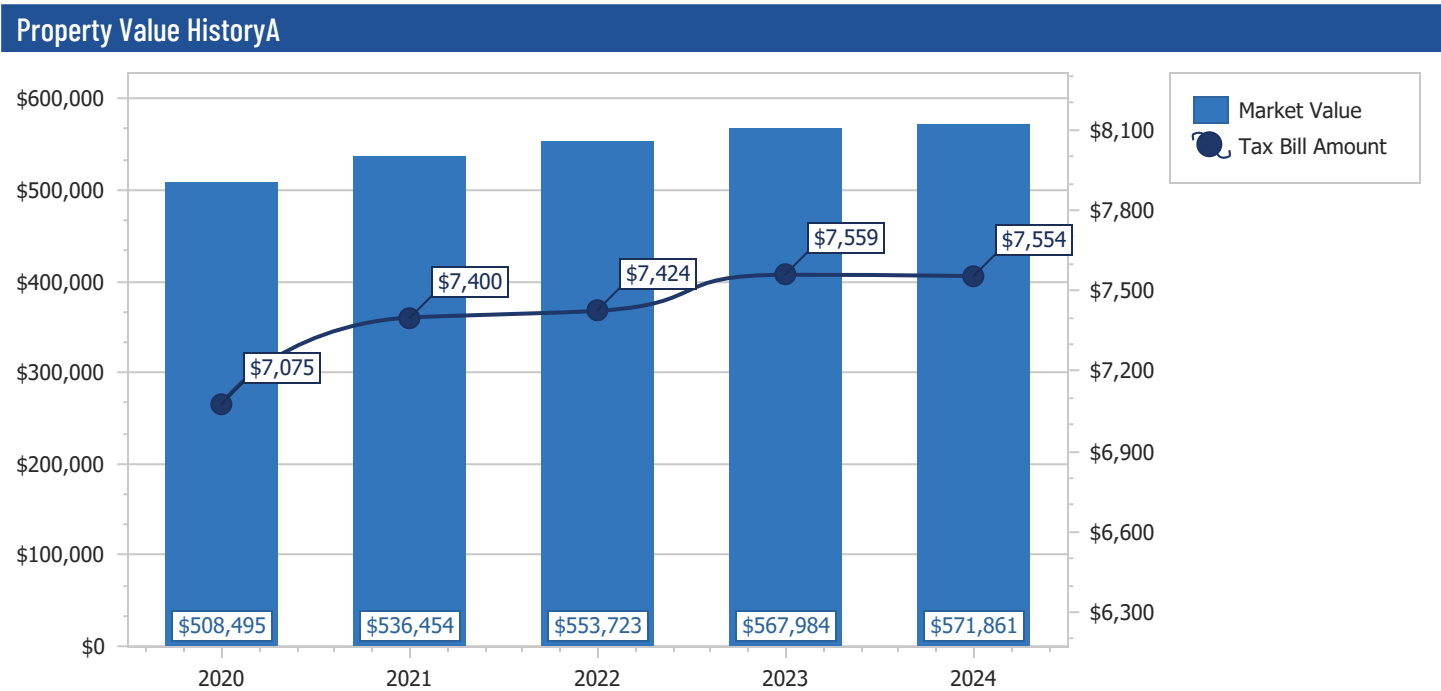
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1970	5892	\$46,017	\$18,407
FIREPLACE 1	1979	1	\$3,000	\$1,200
SHED	1990	6	\$6,000	\$2,400
CARPORT 3	1990	1	\$8,500	\$3,400

ZoningA	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 34

UtilitiesA	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management



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

Receipt Details

Date: 5/20/2025 7:06:06 PM
Project: 25-80000064
Credit Card Number: 37*****2001
Authorization Number: 268364
Transaction Number: 200525O2C-F13B4C3E-25CC-4516-B81C-75E4F53927B0
Total Fees Paid: 52.50

Fees Paid

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