



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, September 10, 2025

9:00 AM

Room 3024 and hybrid TEAMS

This meeting will be held In-Person and remotely on Teams. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC & PRE- APPLICATIONS

9:00AM (IN PERSON) HIDDEN COVE MINOR PLAT - PRE-APPLICATION

[2025-853](#)

Project Number: 25-80000092

Project Description: Proposed Subdivision of 9.37 acres into 4 single family residential lots in the PD Zoning District located south of Hidden Woods Cv, west of Virginia Ave

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 11-21-29-300-0040-0000

BCC District: 3-Constantine

Applicant: Sean Cassell (321) 288-5606

Consultant: Kim Fischer (407) 405-7819

Attachments: [APPLICATION](#)
[COMMENTS](#)

9:20AM (TEAMS) BELLA LAGO CV - PRE-APPLICATION**[2025-825](#)****Project Number:** 25-80000090**Project Description:** Proposed Rezone from A-1 to R-1AAA and Subdivision for 2 single family lots on 2.22 acres located on the north side of Lake Howell Lane at Bella Lago Cv**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 27-21-30-300-008B-0000**BCC District:** 4-Lockhart**Applicant:** Angela Davis (812) 890-3623**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****WAYSIDE DRIVE ASSEMBLAGE - PD MAJOR AMENDMENT****[2025-824](#)****Project Number:** 25-20500011**Project Description:** Proposed PD Major Amendment to add 3 parcels zoned A-1 to an existing PD approved for multi-family residential and commercial uses on 20.59 acres located on the south side of Wayside Dr, east of International Pkwy**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-19-30-501-0000-0010+++**BCC District:** 5-Herr**Applicant:** Douglas Hoeksema (407) 415-3293**Consultant:** Benjamin Beckham (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-853

Title:

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

PROJ. #: 25-80000092
PM: Kaitlyn
REC'D: RECEIVED 08/21/2025
AFTER 5PM
Paid 08/22/2025

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:	Hidden Cove minor plat		
PARCEL ID #(S):	11-21-29-300-0040-0000		
TOTAL ACREAGE:	10	BCC DISTRICT:	3: Constantine
ZONING:	PUD PD	FUTURE LAND USE:	LDR

APPLICANT

NAME:	Sean Cassell	COMPANY:	
ADDRESS:	185 Hidden Woods Cove		
CITY:	Altamonte Springs	STATE:	FL ZIP: 32701
PHONE:	321-288-5606	EMAIL:	spcassell@hotmail.com

CONSULTANT

NAME:	Kim Fischer	COMPANY:	Cycorp Engineering, Inc
ADDRESS:	1614 White Dove Drive		
CITY:	Winter Springs	STATE:	FL ZIP: 32708
PHONE:	407-405-7819	EMAIL:	Kim@cycorpengineers.com

PROPOSED DEVELOPMENT

Brief description of proposed development: minor plat for 4 lots

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

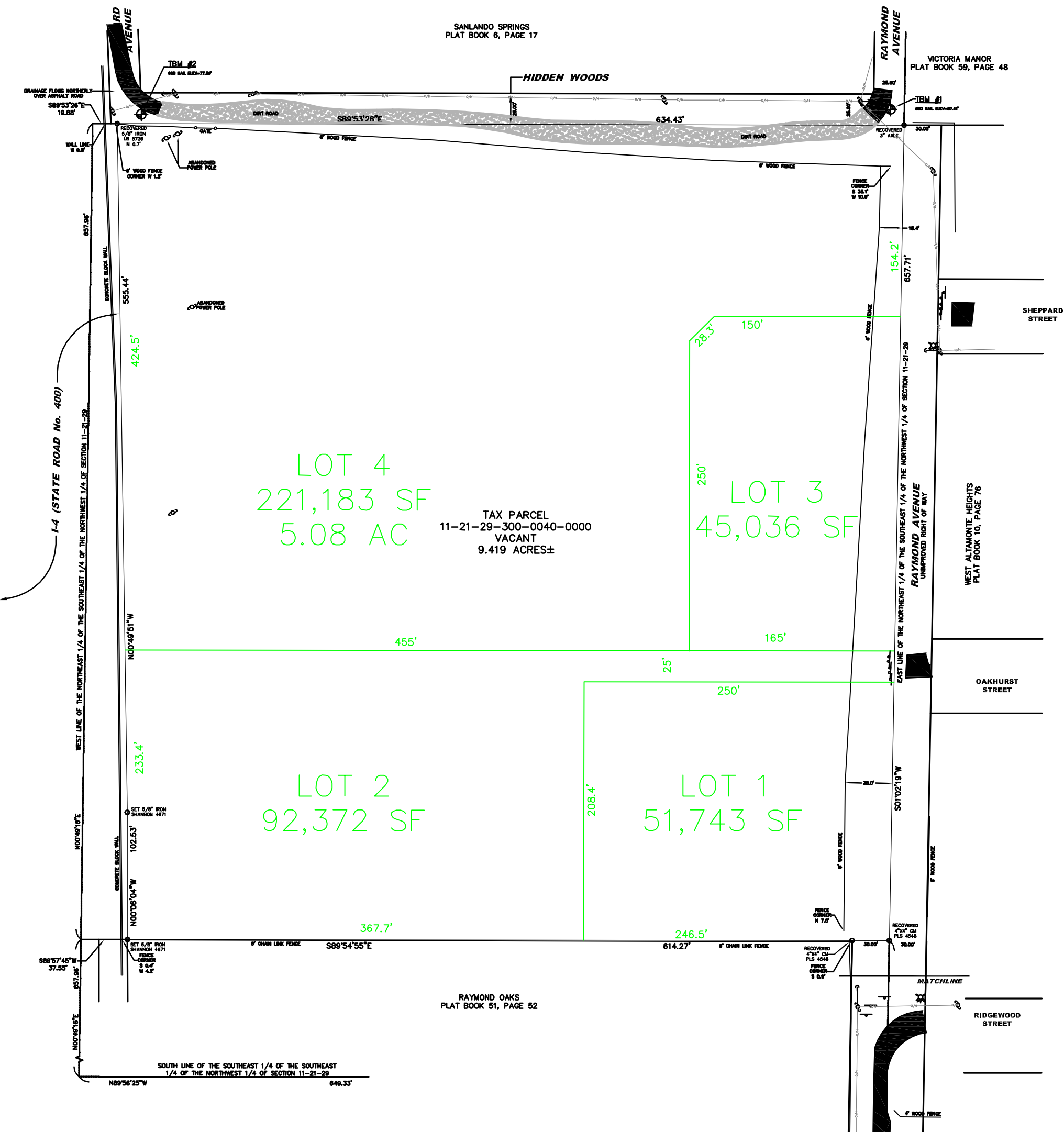
STAFF USE ONLY

COMMENTS DUE: <u>08/29/25</u>	COM DOC DUE: <u>09/04/25</u>	DRC MEETING: <u>09/10/25</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>LDR</u>	LOCATION: <u>south of Hidden Woods Cove, west of Virginia Avenue</u>
W/S: <u>Seminole County</u>	BCC: <u>3: Constantine</u>	

Narrative:

We would like to explore a minor plat on this property

Kim Fischer, P.E.
Cycorp Engineering, Inc
407-405-7819

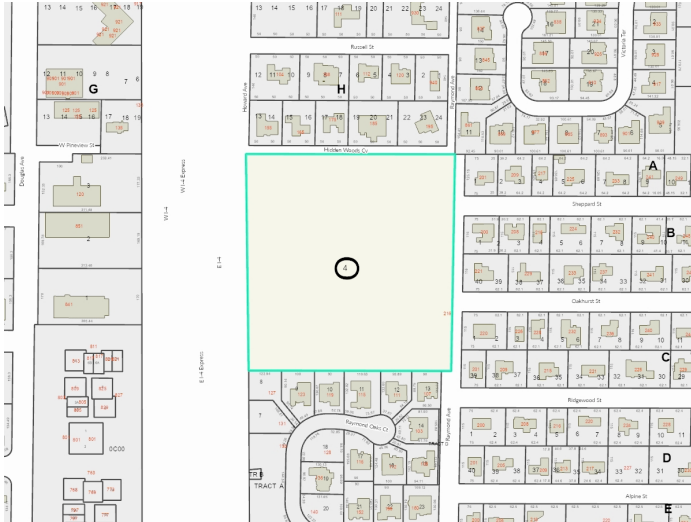


Property Record Card



Parcel: **11-21-29-300-0040-0000**
 Property Address:
 Owners: **AGJO FAMILY TRUST**
 2025 Market Value \$1,077,320 Assessed Value \$721,437 Taxable Value \$721,437
 2024 Tax Bill \$10,739.72 Tax Savings with Non-Hx Cap \$3,119.37
 Pud Under Development property has a lot size of 9.37 Acres

Parcel Location



Site View

Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
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)	\$1,077,320	\$1,049,216
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,077,320	\$1,049,216
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$355,883	\$393,364
P&G Adjustment	\$0	\$0
Assessed Value	\$721,437	\$655,852

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,859.09
Tax Bill Amount	\$10,739.72
Tax Savings with Exemptions	\$3,119.37

Owner(s)

Name - Ownership Type
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 11 TWP 21S RGE 29E
NE 1/4 OF SE 1/4 OF NW 1/4
E OF ST RD 400 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$721,437	\$0	\$721,437
Schools	\$1,077,320	\$0	\$1,077,320
FIRE	\$721,437	\$0	\$721,437
ROAD DISTRICT	\$721,437	\$0	\$721,437
SJWM(Saint Johns Water Management)	\$721,437	\$0	\$721,437

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$100	04278/0380	Vacant	No

Land

Units	Rate	Assessed	Market
9.37 Acres	\$115,000/Acre	\$1,077,320	\$1,077,320

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
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	\$1,000		4/1/2003

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

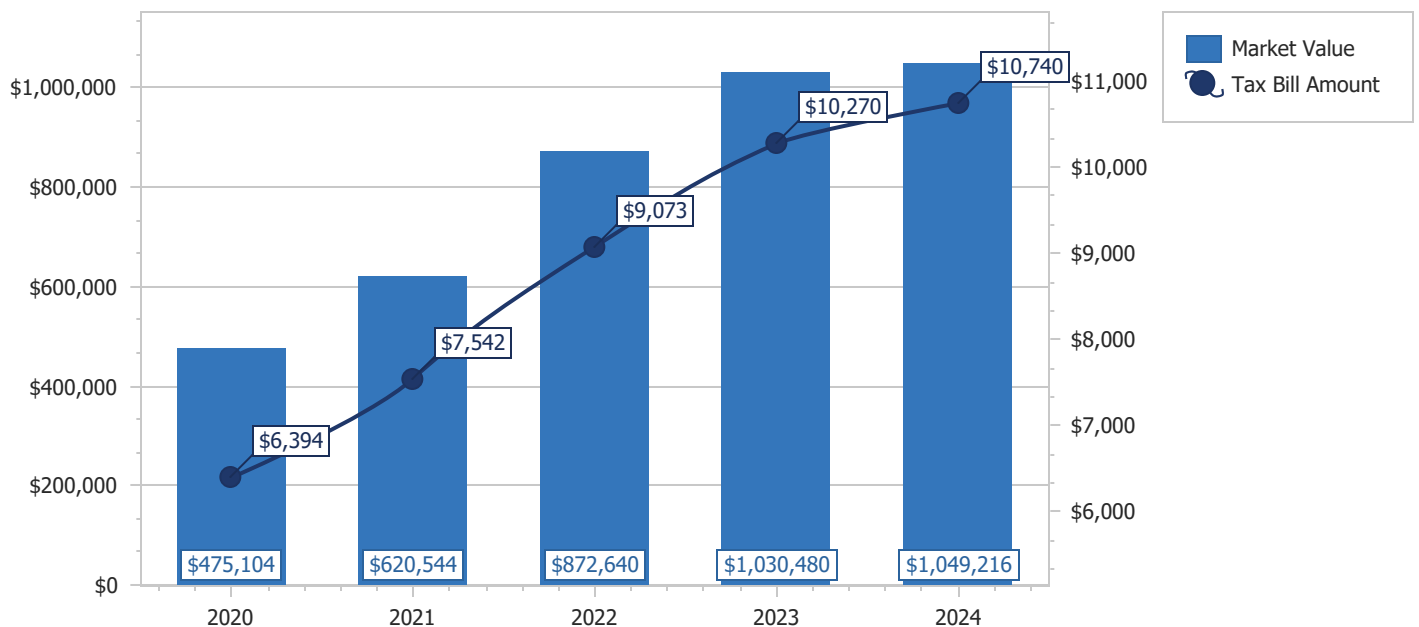
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

Utilities

Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History





**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: 8/22/2025 9:52:17 AM
Project: 25-80000092
Credit Card Number: 53*****7729
Authorization Number: 0B2V3Q
Transaction Number: 220825C1C-31BF8FA1-3654-4D7D-9D75-811E82E6DC1A
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [here](#).

PROJECT NAME:	HIDDEN COVE MINOR PLAT - PRE-APPLICATION	PROJ #: 25-80000092
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/22/25	
RELATED NAMES:	EP KIM FISCHER	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	11-21-29-300-0040-0000	
PROJECT DESCRIPTION	PROPOSED MINOR PLAT FOR FOUR LOTS ON 10 ACRES IN THE PD ZONING DISTRICT LOCATED SOUTH OF HIDDEN WOODS COVE, WEST OF VIRGINIA AVENUE	
NO OF ACRES	10	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	PD	
LOCATION	SOUTH OF HIDDEN WOODS COVE, WEST OF VIRGINIA AVENUE	
FUTURE LAND USE-	LDR	
SEWER UTILITY	N/A	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
SEAN CASSELL 185 HIDDEN WOODS COVE ALTAMONTE SPRINGS FL 32701 (321) 288-5606 SPCASSELL@HOTMAIL.COM	KIM FISCHER CYCORP ENGINEERING INC 1614 WHITE DOVE DRIVE WINTER SPRINGS FL 32708 (407) 405-7819 KIM@CYCORPENGINEERS.COM	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

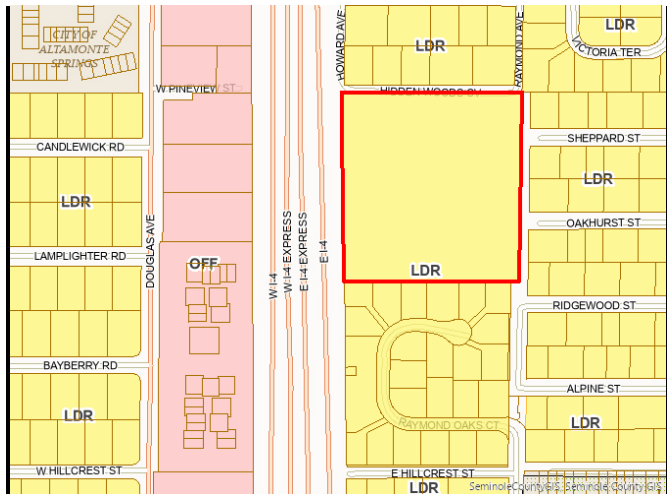
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

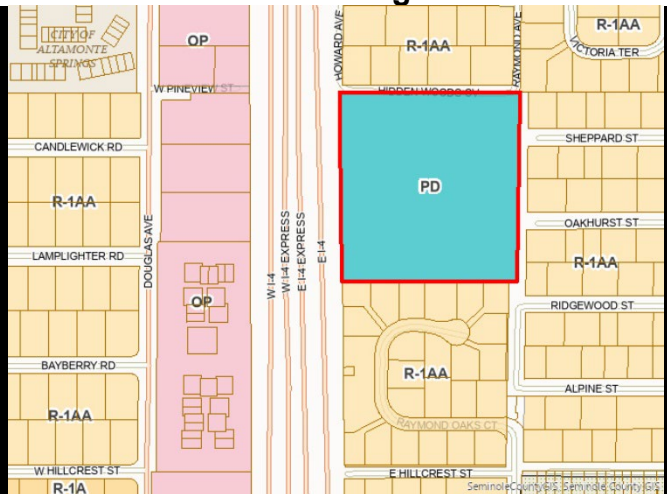
- The subject property has a Future Land Use of Low Density Residential and a zoning designation of Planned Development (PD).
- This property is located within the Hidden Woods Planned Development. The proposed four (4) lot subdivision does not meet conditions that were approved in the Development Order (DO) for the current PD. Therefore, in order to pursue a subdivision not accordance with the DO, a Rezone will be required.
- Any proposed zoning district shall be compatible with the Low Density Future Land Use designation. Alternatively, a PD Major Amendment may be pursued in order to change the conditions within the DO. A PD Major Amendment would still require that the development meet all PD requirements.

PROJECT AREA ZONING AND AERIAL MAPS

Future Land Use: LDR



Zoning: PD



Aerial



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	The buffer is calculated based on project intensity versus surrounding property (or roadway, as applicable) intensity. The subject property will be assigned a Land Use Intensity (LUI) rating based on proposed density/intensity. The adjacent properties will be estimated per guidelines in the code (vacant vs developed). See the link below for calculating LUI. Sec. 30.14.6, https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBU_OPSP_S30.14.6DELAUSCLIN	Info Only
2.	Buffers and CPTED	A full buffer review will be done at time of rezone. Buffer requirements will be calculated based on project intensity, per Sec. 30.14.6. Upon submittal of plans, please provide 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet in order to calculate required buffers. Based on preliminary evaluation of the proposal, no buffers will be required.	Info Only
3.	Buffers and CPTED	100 percent of landscaped areas are required to be irrigated. See the following link for requirements https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT14LASCBU_OPSP_S30.14.18LAPLIRPLSURE	Info Only
4.	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.	Info Only
5.	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.	Info Only
6.	Comprehensive Planning	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.14 Wekiva Study Area Incorporated Objective and Policies.	Info Only
7.	Environmental Services	Seminole County Utilities has no issues with the proposed minor plat.	Info Only
8.	Environmental Services	The proposed lots are within Seminole County's potable water service area and are required to connect. There is an 8" PVC potable water main running along the east side of Raymond Avenue.	Info Only
9.	Environmental Services	The proposed lots are within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, onsite sewage treatment and disposal systems (OSTDS) aka septic systems would be needed to service them instead. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1)	Info Only

		and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.	
10.	Environmental Services	The nearest possible sewer connection is a manhole near the northeast corner of Raymond Oaks Court and Raymond Avenue but the developer/property owners would have to extend a sewer force main or a gravity sewer main from this manhole up Raymond Avenue to service sewer to these new lots.	Info Only
11.	Environmental Services	The proposed lots are not within any reclaim irrigation service areas so irrigation will be provided by their potable water systems or by an alternative irrigation source such as an irrigation well.	Info Only
12.	Environmental Services	If you would like to see a utility GIS map of the area, please submit a request form by following the provided link: https://www.seminolecountyfl.gov/departments-services/utilities/utilities-engineering/utility-gis-information.stml This page can also be navigated to from our official website via Departments and Services -> Utilities -> Utilities Engineering -> Utility GIS Information. Once there, there will be a bold CLICK HERE in blue near the center of the page. A request form will be sent out to our department inbox for review, and we'll get back to you with a response as soon as we can. This is for the purpose of tracking the release of sensitive utility GIS map information.	Info Only
13.	Natural Resources	There are no wetlands indicated on this parcel according to our Seminole County Maps. ***Please be advised the county wetland maps can be used only as guidelines and cannot be used to make jurisdictional wetlands determination. A field determination can be made by a qualified environmental scientist. **	Info Only
14.	Natural Resources	The proposed development is partially within the Aquifer Recharge Overlay Zoning Classification (Astatula-Apopka Fine Sands soil type). Please see SCLDC 30.10.1 for regulations pertaining to this overlay.	Info Only
15.	Natural Resources	Reasonable efforts shall be made in the design and construction of all site improvements and alterations to save existing trees and native vegetation. Existing native vegetation that is specified to remain shall be preserved in its entirety with all trees, understory and ground cover left intact. Every effort shall be made to minimize alteration of the existing topography to preserve existing vegetation and maintain natural flow regimes. SCLDC 30.10.1.6(a)(3)	Info Only
16.	Natural Resources	The proposed development is within the Wekiva Study Area. Please see SCLDC 30.10.5.14 for regulations pertaining to this area.	Info Only
17.	Natural Resources	According to County maps, there may be karst features present on the subject parcel. A karst-specific geotechnical report may be required with site plan or final engineering submission.	Info Only
18.	Natural Resources	A clearing and construction setback of a minimum of fifty (50) feet from karst features is required. Clearing within the setback to stimulate canopy growth is permitted. Routine maintenance shall be permitted within the fifty (50) foot setback, outside of the natural buffer. Routine maintenance is limited to mowing of grass, and removal of underbrush and dead trees. SCLDC 30.10.5.14(a)(1)	Info Only
19.	Natural Resources	A minimum twenty-five (25) feet, average fifty (50) feet upland buffer, in the aggregate, within the development site, adjacent to	Info Only

		karst features is required. Buffers shall remain natural and undisturbed. SCLDC 30.10.5.14(a)(2)	
20.	Natural Resources	Karst features, and the required natural buffer, shall be placed in a conservation easement pursuant to subsection 30.10.5.14(e).	Info Only
21.	Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
22.	Planning and Development	Property is within the Hiddenwoods Reserve PD and shall be developed in accordance with the approved PD Developer's Commitment Agreement and Master Development Plan. The proposed Minor Plat would constitute a significant deviation from the approved PD. This would require a rezone in order to establish new entitlements to the property. The proposed zoning district would need to be compatible with the area and Future Land Use Designation of Low Density Residential.	Info Only
23.	Planning and Development	Each proposed lot would have to meet minimum lot size of selected zoning district or established conditions if amending the existing PD.	Info Only
24.	Planning and Development	Minor Plat Criteria: 1) The parcel abuts and each created lot will abut existing dedicated public right-of-way that conforms to the County's standards for width; and (2) Each created lot shall have a minimum lot frontage of twenty feet (20'). (3) The development of the parcel would require no additional facility improvements to potable water, sanitary sewer, drainage facilities or roads; and (4) The parcel would be subdivided into no more than four (4) agricultural or residential lots or two (2) non-residential or non-agricultural lots; and (5) If septic tanks are to be utilized for sewage disposal, each lot must conform to the standards set forth in section 35.64; and (6) The subdivision of the parcel would meet all requirements of Part 4 of this Chapter which requirements may be waived by the Development Review Manager if he or she finds and determines that the general intent of this Chapter is met and the subdivision otherwise complies with State law.	Info Only
25.	Planning and Development	This subdivision may not be eligible for the Minor Plat process as proposed. The parcels as submitted in the sketch provided do not appear to have direct access onto existing dedicated public right-of-way that conforms to the County's standards for width. Raymond Avenue exists between the subject property and Sheppard Street and Oakhurst Street. This property would be held to the subdivision standards contained within Seminole County Land Development Code, Chapter 35. The subdivision process is a three	Info Only

		(3) step process. This includes the Development Plan (optional), Preliminary Subdivision Plan, and Final Plat. Please see the following link for more information: https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH35SURE	
26.	Planning and Development	This parcel is a parcel of record as of the year 2000 and the year 1971, per tax records, indicating that it has not been subdivided.	Info Only
27.	Planning and Development	A Rezone may take between 3 - 4 months and involves a public hearing with the Planning & Zoning Commission followed by a public hearing with the Board of County Commissioners.	Info Only
28.	Planning and Development	Community Meeting Procedures Section 30.3.5.3: Prior to staff scheduling the required public hearings, the Applicant must conduct a community meeting in compliance with SCLDC Sec.30.3.5.3 – Community Meeting Procedure (Ordinance #2021-30). The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meetings in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. Prior to scheduling a Community Meeting, please provide the project manager with a draft community meeting notification flyer to ensure the flyer meets the requirements of SCLDC Sec. 30.3.4.2(e) - Community Meeting Procedure, before mailing out the surrounding neighbors. After the Community Meeting has commenced the applicant will be required to upload or email the project manager the community meeting minutes, sign-in sheet, and addresses).	Info Only
29.	Planning and Development	A School Concurrency Application (SIA) must be submitted to the Seminole County School Board at the same time concurrency is submitted to P&D for review. An Approved School Concurrency "SCALD" letter will be required before concurrency will be approved. All questions on School Concurrency should be directed to Joy Ford at 407-320-0560 or jford@scps.k12.fl.us.	Info Only
30.	Planning and Development	Approval for a PD (Planned Development) Major Amendment is obtained through a two-step process: 1st step- Approval of the PD (Planned Development) Rezone, which includes the new Master Development Plan (MDP) and amended Development Order. This process requires a public hearing before the Planning and Zoning (P&Z) Commission, followed by a public hearing before the Board of County Commissioners (BCC). The timeline may range between 4 to 6 months, depending on staff review timelines and Board agenda scheduling deadlines. (Per Sec. 30.8.5.6 (a) - the Applicant has 5 years from the date of approval of the Master Development Plan to submit for an FDP). 2nd step- Approval of the new Final Development Plan (FDP) and amended Developer's Commitment Agreement which is approved administratively. (Per Sec. 30.8.5.9 If Substantial Development has not occurred within 8 years of approval of the Master Development Plan, the entitlements expire, and a rezone shall be required). Information on PD Rezoning can be found at: http://www.seminolecountyfl.gov/departments-	Info Only

		services/development-services/planning-development/forms-applications-resources/rezoning-l-use-amendment-application.shtml	
31.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
32.	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
33.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
34.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
35.	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
36.	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (and driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2	Info Only
37.	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
38.	Public Safety - Fire Marshal	Please provide an ingress/egress easement maintenance agreement to continue in perpetuity ensuring continuous fire department access in accordance with FFPC and as established within the approved plans.	Info Only
39.	Public Works - Engineering	Raymond Avenue is not to County standard for width. Both Oakhurst Street and Sheppard Street are to standard for width and would be able to be accessed by the lots proposed.	Info Only
40.	Public Works - Engineering	Please note that at Building permit review each lot would have to do an engineered grading plan which would require some stormwater retention to be included.	Info Only

AGENCY/DEPARTMENT REVIEWER CONTACT

This section shows the reviewers of this project from the various County agencies.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Jay Hamm	jhamm@seminolecountyfl.gov	407-665-7468
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-825

Title:

9:20AM (TEAMS) BELLA LAGO CV - PRE-APPLICATION

Project Number: 25-80000090

Project Description: Proposed Rezone from A-1 to R-1AAA and Subdivision for 2 single family lots on 2.22 acres located on the north side of Lake Howell Lane at Bella Lago Cv

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 27-21-30-300-008B-0000

BCC District: 4-Lockhart

Applicant: Angela Davis (812) 890-3623

Consultant: N/A



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

PROJ. #: 25-80000090

Received: 8/18/25

Paid: 8/18/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: 1138 Bella Lago CV

PARCEL ID #(S): 27-21-30-300-008B-0000

TOTAL ACREAGE: 2.22

BCC DISTRICT: 4

ZONING: A1

FUTURE LAND USE: ~~Residential~~ LDR

APPLICANT

NAME: Angela Davis

COMPANY:

ADDRESS: 1138 Bella Lago CV

CITY: Winter Park

STATE: FL

ZIP: 32792

PHONE: 812-890-3623

EMAIL: awang106@gmail.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: I would like to sub-divide the property and to zone the new portion a R1-AAA.

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

W/S: Seminole County

BCC: 4: Lockhart

on the north side of Bella Lago Cv,
east of the Lake Howell Ln

Dear County Planning Department or Zoning Committee,

We respectfully submit this request to divide our property located at 1138 Bella Lago Cv, Winter Park FL 32792 into two separate parcels and to rezone one of the resulting parcels to R1-AAA to allow for future residential development. Our request is based on both practical necessity and historic use of the land, and we believe it aligns with the goals of the county's planning framework and land use policies.

Background and Justification:

Our property currently consists of 2.22 acres (approx. 96,703 square feet) and has characteristics that make it suitable for subdivision. Through our consultation with the planner on duty, Kaitlin, it was noted that this land may have previously been divided or treated as two separate plots at one time. This supports the feasibility and appropriateness of a formal division at this time.

The key reason for requesting the subdivision is to provide utility access—specifically electricity and water—to the second portion of the property. As it stands, the second plot cannot be used or developed due to the lack of these essential services. Dividing the property will allow us to establish legal and utility access through the appropriate channels, enabling the intended residential use consistent with surrounding land uses.

We propose to divide the property as follows:

- **New Parcel (to be rezoned R1-AAA):** 31,238 square feet (approximately 0.72 acres)
- **Remaining Parcel (to remain A-1):** 65,465 square feet (approximately 1.5 acres), which includes the existing house and septic tank

This division will result in the remaining A-1 parcel retaining more than the required 1-acre minimum, even after accounting for the portion that lies within a designated flood zone. Therefore, the A-1 zoning designation will remain fully compliant post-division.

Zoning Request:

We are requesting that the newly created parcel be rezoned to R1-AAA, which is compatible with the character of the surrounding neighborhood and consistent with the county's vision for low-density residential development. Our intended use complies with the R1-AAA zoning standards and would not introduce any adverse impacts to neighboring properties.

In the discussion with the Planner on Duty, we wanted to make sure that both properties would have appropriate access from Lake Howell Ln. On our road (Bella Lago Cv), there are a total of six houses (including us) who use this road to access their houses. I took a look at the properties on the Seminole County Property Appraiser website and it looks all of our neighbors

use this road even though they do not have it as a part of their property. This leads me to think that it's possible to just assign easement. However, to make sure that both plots have appropriate access, we also propose to formally divide a portion of the existing shared driveway to support access for the new parcel. Currently, the driveway leading to the new proposed plot is approximately twice as wide as the driveway access to the back portion of the property (where our house is). We intend to split off half of this existing driveway width, creating sufficient physical access for both of the properties.

We are committed to working collaboratively with the county to ensure this request meets all applicable regulations and review standards. We believe this request is not only reasonable but also beneficial to the future use and value of the property and surrounding community.

Thank you for your time and consideration of this application. Please let us know if any further information or documentation is required.

Sincerely,
Angela Davis

812-890-3623

Attachments

Application

Survey with water lines

Survey with Subdivision (highlighted in pink)

THAT PART OF THE EAST 27.30 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS 1/4 FOR A DISTANCE OF 15.00 FEET; RUN THENCE NORTH 00 DEGREES 15'00" WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, RUN THENCE WEST FOR A DISTANCE OF 55.00 FEET; RUN THENCE NORTH 23 DEGREES 52'37" WEST FOR A DISTANCE OF 124.76 FEET; RUN THENCE NORTH 00 DEGREES 15'00" WEST FOR A DISTANCE OF 36.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE EASTENLY FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; RUN THENCE SOUTH 00 DEGREES 15'00" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND EXCLUDING RIGHT OF WAY FOR LAKE HOWELL LAKE, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF THE EAST 30 FEET OF THE SOUTH 84.92 FEET OF THE EAST 27.30 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND THE SOUTH 492.40 FEET OF THE WEST 10 ACRES OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 292.40 FEET OF THE EAST 206.00 FEET THEREOF, OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, SAID LANDS BEING BETTER DESCRIBED AS, THE SOUTH 492.40 FEET OF THE WEST 10 ACRES OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 292.40 FEET OF THE EAST 206.00 FEET THEREOF, OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND UPON THE WEST 14.00 FEET THEREOF, AND SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR BOAT LAUNCHING PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL, BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, 25.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE RUN EAST 14.00 FEET, THENCE RUN NORTH PARALLEL WITH THE WEST LINE THEREOF, 1184.00 FEET; THENCE RUN EAST 26.00 FEET; THENCE RUN WEST 26.00 FEET; THENCE RUN NORTH 10.00 FEET, MORE OR LESS, TO THE WATERS OF LAKE HOWELL; THENCE RUN WEST ALONG SAID WATERS 14.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 234.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A vicinity map showing the project location (red pin) and an existing development (blue pin) near Lake Norman. The map includes labels for 'Lake Norman', 'Oakmore Farms', and 'Vicinity Map Not To Scale'.

[illegible]

(NOT INCLUDED)

AC	AC CONDITIONER
BE	BACKLUMBER CENTER
BS	BLOCKED BLOCK STRUCTURE
FF	FINISHED FLOOR
FD	IDENTIFICATION
LD	LENGTH
LB	LESSER BUSINESS
M	MEASURED
NAV	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N.R.B.	NATIONAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PRM	PERMANENT REFERENCE MONUMENT
PP	PLAY BOOK
PK	PARKER KYLON MAIL
R	ROADS
RM	ROOF OF WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
C	CENTERLINE
AND	AND
DELTA	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
CHAIN LINK FENCE	CHAIN LINK FENCE
WOOD FENCE	WOOD FENCE
POST AND RAIL FENCE	POST AND RAIL FENCE
P.O.C.	POINT OF COMMENCEMENT
POINT OF BEGINNING	POINT OF BEGINNING
N.H.W.L.	NORMAL HIGH WATER LINE

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 625735
DATE OF FIELD WORK: 07/25/2022
DATE OF MAP: 08/05/2024

(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

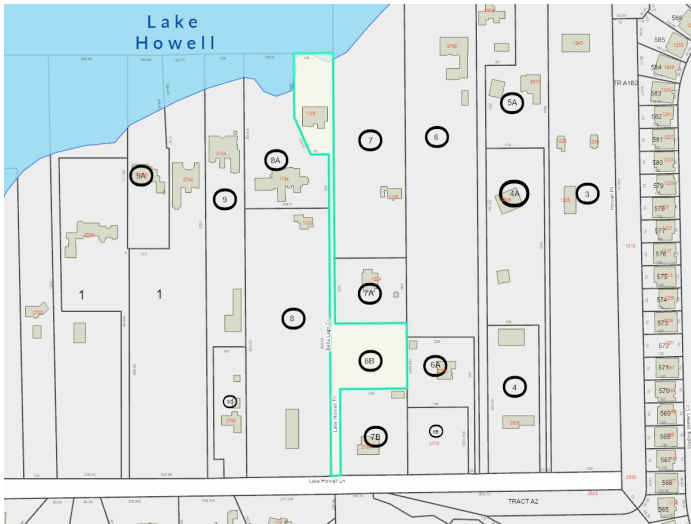
6250 N. MI
WEST PA
PHO
F
COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

Property Record CardAA



Parcel: 27-21-30-300-008B-0000
 Property Address: 1138 BELLA LAGO CV WINTER PARK, FL 32792
 Owners: DAVIS, ANGELA; DAVIS, BRENT
 2025 Market Value \$1,272,689 Assessed Value \$1,272,689 Taxable Value \$1,221,967
 2024 Tax Bill \$10,174.01 Tax Savings with Exemptions \$5,219.15
 The 4 Bed/5 Bath Single Family Waterfront property is 5,240 SF and a lot size of 2.22 Acres

Parcel LocationAA



Site ViewAA



272130300008B0000 07/09/2022

Parcel InformationAA

Parcel	27-21-30-300-008B-0000
Property Address	
Mailing Address	1138 BELLA LAGO CV WINTER PARK, FL 32792-5700
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2025)
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$669,047	\$642,372
Depreciated Other Features	\$18,581	\$18,581
Land Value (Market)	\$585,061	\$504,401
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,272,689	\$1,165,354
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$355,112
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,272,689	\$810,242

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$15,393.16
Tax Bill Amount	\$10,174.01
Tax Savings with Exemptions	\$5,219.15

Owner(s)AA

Name - Ownership Type

DAVIS, ANGELA - Tenancy by Entirety
 DAVIS, BRENT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 27 TWP 21S RGE 30E BEG SE COR OF NW
1/4 OF NW 1/4 RUN S TO A PT 492.4 FT N OF S
LI OF NW 1/4 E 220 FT S 200 FT W 206 FT S
292.4 FT W 29 FT N 1010.92 FT W 55 FT N 23
DEG 52 MIN 37 SEC W 124.76 FT N TO S LI OF
NW 1/4 OF NW 1/4 E 120 FT TO BEG (LESS S 25
FT FOR RD)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,272,689	\$50,722	\$1,221,967
Schools	\$1,272,689	\$25,000	\$1,247,689
FIRE	\$1,272,689	\$50,722	\$1,221,967
ROAD DISTRICT	\$1,272,689	\$50,722	\$1,221,967
SJWM(Saint Johns Water Management)	\$1,272,689	\$50,722	\$1,221,967

SalesAA

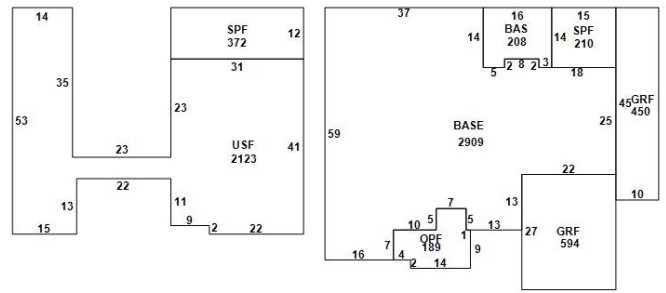
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2024	\$1,475,000	10610/0779	Improved	Yes
WARRANTY DEED	5/1/2004	\$840,000	05298/0685	Improved	Yes
WARRANTY DEED	5/1/2004	\$840,000	05298/0682	Improved	No
TRUSTEE DEED	7/1/1999	\$629,000	03705/1209	Improved	Yes
QUIT CLAIM DEED	11/1/1985	\$100	01688/1440	Vacant	No
WARRANTY DEED	6/1/1985	\$110,000	01649/0816	Improved	Yes

LandAA

Units	Rate	Assessed	Market
120 feet X 175 feet	\$3,000/Front Foot	\$423,360	\$423,360
1.01 Acres	\$160,000/Acre	\$161,600	\$161,600
0.09 Acres	\$10/Acre	\$1	\$1
1 Lot	\$100/Lot	\$100	\$100

Building InformationAA	
#	1
Use	SINGLE FAMILY
Year Built*	1990
Bed	4
Bath	5.0
Fixtures	18
Base Area (ft ²)	2909
Total Area (ft ²)	7055
Constuction	SIDING GRADE 4
Replacement Cost	\$791,772
Assessed	\$669,047

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft ²)
OPEN PORCH FINISHED	189
GARAGE FINISHED	594
GARAGE FINISHED	450
UPPER STORY FINISHED	2123
SCREEN PORCH FINISHED	372
BASE	208
SCREEN PORCH FINISHED	210

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
08518	1138 BELLA LAGO CV: RES ALTERATIONS, NO CHANGE IN UNITS-	\$12,000		8/16/2024
18064	1138 BELLA LAGO CV: EZ PLUMBING - RESIDENTIAL-	\$13,000		11/27/2023
15350	REROOF	\$48,411		9/7/2018
06285	REROOF W/SHINGLES	\$13,500		6/1/2004

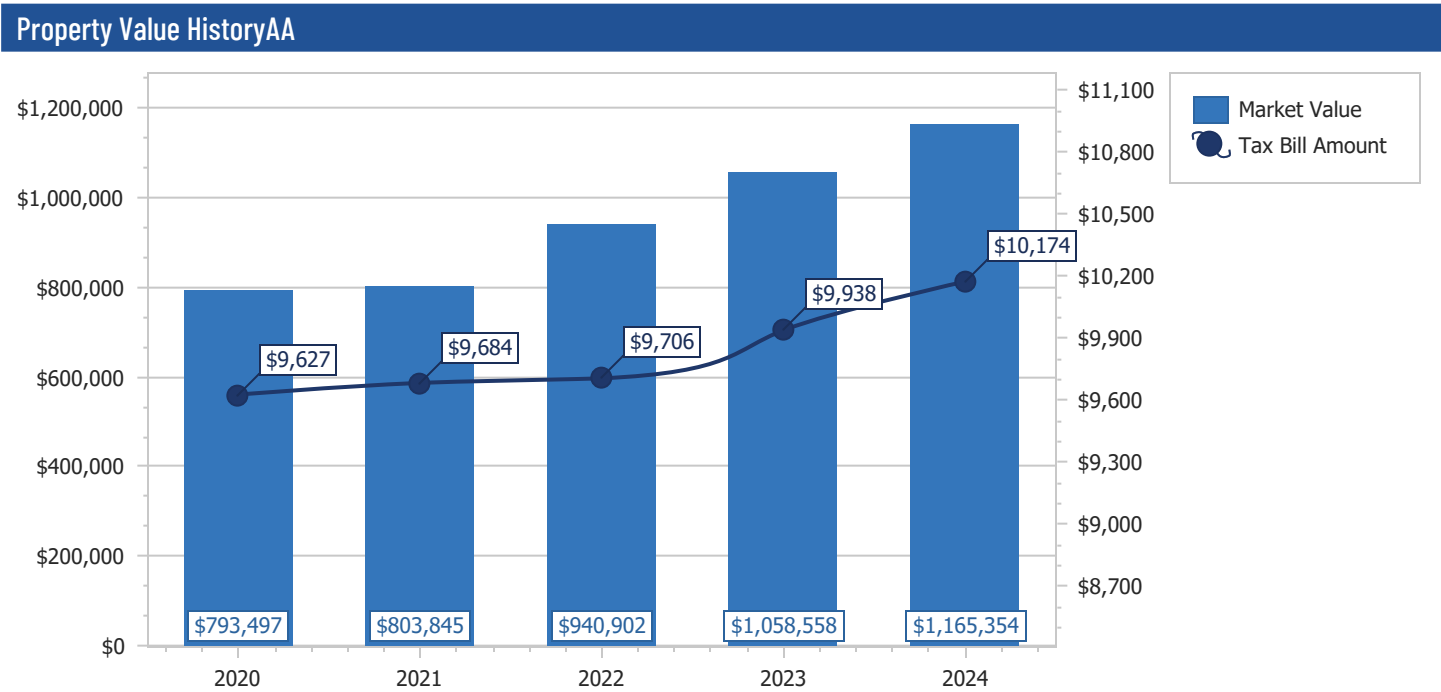
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
BOAT COVER 3	1987	1	\$16,000	\$6,400
FIREPLACE 2	1990	2	\$12,000	\$4,800
PATIO 3	1990	1	\$6,000	\$2,400
GAS HEATER - UNIT	1990	1	\$1,653	\$661
SPA 1	1990	1	\$10,800	\$4,320

ZoningAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsAA	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 63

UtilitiesAA	
Fire Station #	Station: 25 Zone: 254
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro





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

Receipt Details

Date: 8/18/2025 3:44:21 PM
Project: 25-80000090
Credit Card Number: 54*****1216
Authorization Number: 89117P
Transaction Number: 180825O2D-EAE5481F-9EFB-45DE-8694-FBD1BE05AB1F
Total Fees Paid: 52.50

Fees Paid

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

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

Please review the comments below. If upon reviewing the comments you determine that you would like to be scheduled for a 20 minute meeting with the Development Review Committee (DRC), please email your request to attend to devrevdesk@seminolecountyfl.gov or call (407) 665-7374 no later than noon on Friday, September 5, 2025, in order to place you on the Wednesday, September 10, 2025 meeting agenda.

MEETINGS ARE HELD IN A HYBRID FORMAT (IN-PERSON AND VIRTUALLY). IF YOU REQUEST A MEETING, PLEASE INDICATE WHETHER YOU WOULD LIKE TO ATTEND THE MEETING IN-PERSON OR VIRTUALLY.

The DRC Agenda can be found [here](#).

PROJECT NAME:	BELLA LAGO CV - PRE-APPLICATION	PROJ #: 25-80000090
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	8/18/25	
RELATED NAMES:	EP ANGELA DAVIS	
PROJECT MANAGER:	HILARY PADIN (407) 665-7331	
PARCEL ID NO.:	27-21-30-300-008B-0000	
PROJECT DESCRIPTION	PROPOSED REZONE FROM A-1 TO R-1AAA AND SUBDIVISION OF 2.22 ACRES LOCATED ON THE NORTH SIDE OF BELLA LAGO CV, EAST OF LAKE HOWELL LN	
NO OF ACRES	2.22	
BCC DISTRICT	4: LOCKHART	
CURRENT ZONING	A-1	
LOCATION	NORTH SIDE OF BELLA LAGO CV, EAST OF LAKE HOWELL LN	
FUTURE LAND USE	LDR	
APPLICANT:	CONSULTANT:	
ANGELA DAVIS 1138 BELLA LAGO CV WINTER PARK FL 32792 (812) 890-3623 AWANG0106@GMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

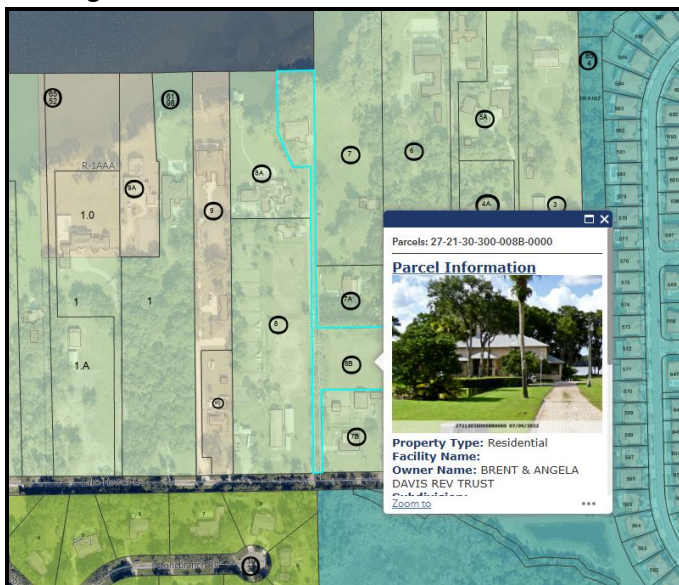
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

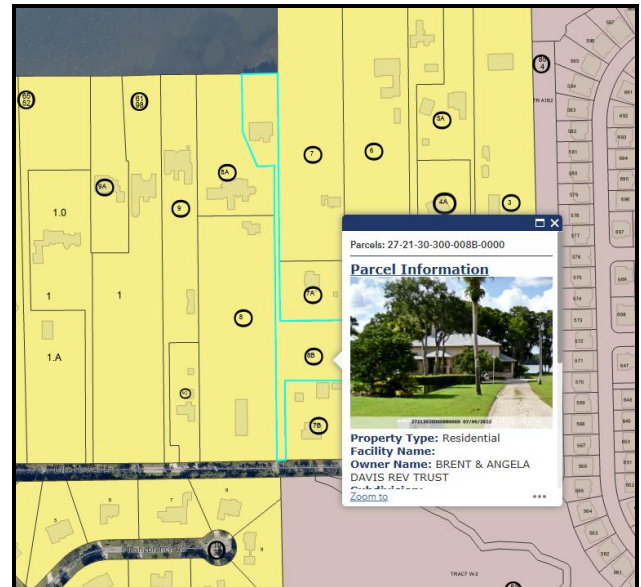
- The subject property has a Low Density Residential (LDR) Future Land Use and A-1 (Agricultural) zoning.
- This property has 30 feet of public road frontage. Pursuant to Section 35.122(a)(2) of the Seminole County Land Development Code, each newly created lot must have a minimum lot frontage of 20 feet to qualify for a minor plat. Therefore, this property does not qualify to be subdivided.

PROJECT AREA ZONING AND AERIAL MAPS

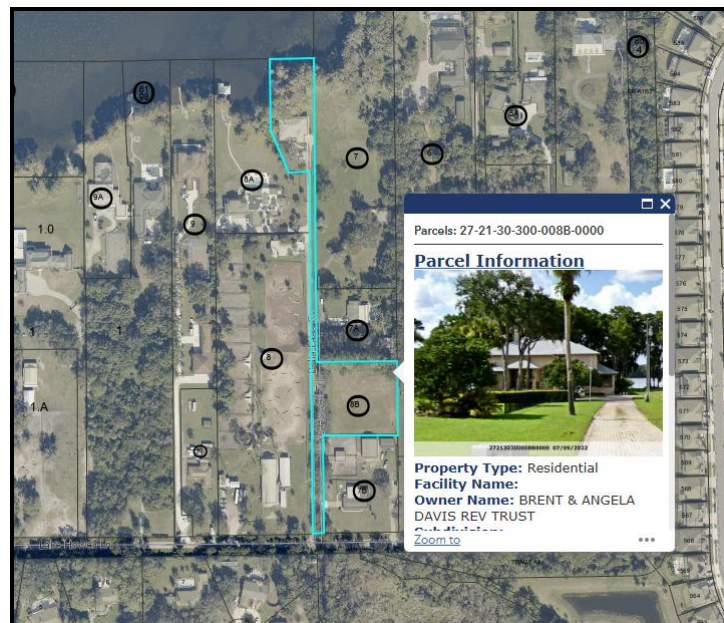
Zoning



Future Land Use



Aerial



AGENCY/DEPARTMENT COMMENTS

#	REVIEWED BY	TYPE
1	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU
2	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
3	Comprehensive Planning	Site has a Future Land Use of LDR (Low Density Residential) and a maximum density of four dwelling units per net buildable acre.
4	Comprehensive Planning	Policy FLU 5.2.1 Low Density Residential of the Comprehensive Plan lists the following as uses: Uses A Single family detached residences (site-built or modular), and/or Missing Middle housing typologies as defined in the Introduction Element (except for six-plexes, Courtyard Buildings, and Live/Work units), up to four dwelling units per net buildable acre; B Public elementary schools, public middle schools and public high schools; and C Special exception uses such as group homes, houses of worship, day care, guest cottages, home occupation, public utilities, and publicly owned parks and recreational areas. Proposed use appears to be consistent with the Low Density Residential (LDR) Future Land Use.
5	Environmental Services	The proposed lot is not within Seminole Countys potable water service area. Please coordinate with the City of Casselberry for water service.
6	Environmental Services	The proposed lot is within Seminole County's sanitary sewer service area, but since we do not have any sanitary sewer lines nearby, an onsite sewage treatment and disposal system (OSTDS) aka septic system would be needed to service it instead. Per House Bill 1379, this OSTDS would have to be enhanced nutrient-reducing (ENR) OSTDS since it will be new construction, on a lot one acre or less, and located in a Florida basin management action plan (BMAP) area. To apply for an OSTDS permit (to construct, repair, modify, or abandon) follow link: https://www.flrules.org/gateway/reference.asp?No=Ref-14359 , download and complete an application form (DEP4015, page 1) and submit it, along with a site plan (DEP4015, page 2), a building floor plan, and the required application fee to your local Florida Department of Health location. Please contact the Florida Department of Health for more information on septic system sizing, standards, and any other questions/concerns that you may have.
7	Environmental Services	The proposed lot is not within any reclaim irrigation service areas so irrigation will be provided by this development's potable water system or by an alternative irrigation source such as an irrigation well.
8	Environmental Services	Seminole County Utilities has no objection to the proposed lot split.

9	Planning and Development	The surrounding area has R-1AAA (Single Family Dwelling) and A-1 (Agriculture) zoning districts; however, due to the limited public road frontage, staff would not support a rezone to R-1AAA at this time.
10	Planning and Development	The subject property has a Low Density Residential (LDR) Future Land Use and A-1 (Agricultural) zoning.
11	Planning and Development	<p>In the A-1 (Agriculture) zoning district, each lot must have at least 1 acre of net buildable property and 150 feet of width at the building line. The R-1AAA zoning district requires 13,500 square feet and 100 feet of width. The northern end of the property appears to have a significant amount of floodprone area, which would not be counted towards the net buildable acreage.</p> <p>Net buildable acreage: The total number of acres within the perimeter boundaries of a development, excluding areas devoted to rights-of-way widths, transmission and power line easements, lakes and areas defined as wetlands and floodprone areas.</p>
12	Planning and Development	In 2003, a lot split was applied for on this property and was denied since it is not a parcel of record prior to July 28, 1970, and does not have 20 feet of public road frontage for each newly created lot.
13	Planning and Development	This property has 30 feet of public road frontage. Pursuant to Section 35.122(a)(2) of the Seminole County Land Development Code, each newly created lot must have a minimum lot frontage of 20 feet to qualify for a minor plat. Therefore, this property does not qualify to be subdivided.
14	Public Safety - Fire Marshal	Future building shall require : Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1
15	Public Safety - Fire Marshal	Future building may require : Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.
16	Public Safety - Fire Marshal	Future building shall require : Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1
17	Public Safety - Fire Marshal	Future building shall require: Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)
18	Public Safety - Fire Marshal	Future building shall require : Please verify the composition of the fire department access road (driveway) to the structure. This shall be a compacted all weather surface and comprised of asphalt, concrete, millings, etc. It shall not consist of sugar sand. NFPA 1, 18.2.3.4.2
19	Public Safety - Fire Marshal	Future building shall require: Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1

		plat. If it qualified for a minor plat they would still need 40'.
21	Public Works - Engineering	There are known drainage issues in this area. The new lot would be required to provide retention on it.
22	Public Works - Engineering	The site is in the flood plains A detailed topographic survey showing the limits of the actual floodplain would be needed and that area cannot count toward the buildable area.
23	Public Works - Engineering	The access into the property is not clear. There are 2 driveways but neither are fully on the lot. Are there access easements on either lot?
24	Public Works - Impact Analysis	NRR, trips generated by an additional home < 50 peak trip threshold. A Traffic Impact Study (TIS) is not required.

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	REVIEWER
Buffers and CPTED	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Comprehensive Planning	David German (407) 665-7377 dgerman@seminolecountyfl.gov
Environmental - Impact Analysis	Becky Noggle (407) 665-2143 bnoggle@seminolecountyfl.gov
Environmental Services	James Van Alstine (407) 665-2014 jvanalstine@seminolecountyfl.gov
Natural Resources	Sarah Harttung (407) 665-7391 sharttung@seminolecountyfl.gov
Planning and Development	Hilary Padin (407) 665-7331 hpadin@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald (407) 665-5177 mmaywald@seminolecountyfl.gov
Public Works - Engineering	Jim Potter (407) 665-5764 jpotter@seminolecountyfl.gov
Public Works - Impact Analysis	Arturo Perez (407) 665-5716 aperez07@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu



SEMINOLE COUNTY, FLORIDA

Agenda Memorandum

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

File Number: 2025-824

Title:

WAYSIDE DRIVE ASSEMBLAGE - PD MAJOR AMENDMENT

Project Number: 25-20500011

Project Description: Proposed PD Major Amendment to add 3 parcels zoned A-1 to an existing PD approved for multi-family residential and commercial uses on 20.59 acres located on the south side of Wayside Dr, east of International Pkwy

Project Manager: Annie Sillaway (407) 665-7936 (asillaway@seminolecountyfl.gov)

Parcel ID: 29-19-30-501-0000-0010+++

BCC District: 5-Herr

Applicant: Douglas Hoeksema (407) 415-3293

Consultant: Benjamin Beckham (407) 629-8330



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

PM: Annie Sillaway

PROJ. #: 25-20500011

Z #: Z2025-017

LUA #:

Received: 7/8/2025 Paid: 7/11/2025

40

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION: LSFLUA FEE (\$400/ACRE) _____ + 50% OF REZONE FEE _____ = _____ LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION: SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ SSFLUA AND REZONE FEE	
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> REZONE (PD)**	
<input type="checkbox"/> REZONE AND MASTER DEVELOPMENT PLAN	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE) =
<input type="checkbox"/> FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN (INCLUDES 2 RESUBMITTALS. ADDITIONAL RESUBMITTALS ARE SUBJECT TO ADDITIONAL FEES.)	AS CALCULATED BELOW (\$8,500 MAX. FEE)
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW/1,000)* X \$25.00 + \$2,500.00 = FEE DUE (TOTAL SF OF NEW ISA _____ / 1,000 = _____)* x \$25 + \$2,500 = FEE DUE: _____	
EXAMPLE: 40,578 SQ FT OF NEW ISA FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50 *ROUNDED TO 2 DECIMAL POINTS	
<input checked="" type="checkbox"/> PD MAJOR AMENDMENT	\$5,575.00
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

* ALL PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

** 50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

PROJECT

PROJECT NAME:	Wayside Drive Assemblage		
PARCEL ID #(S):	See attached list of parcel ids Master Parcel ID: 29-19-30-501-0000-0010 (per PM)		
LOCATION:	South of Wayside Drive, East of International Parkway		
EXISTING USE(S):	single family residential	PROPOSED USE(S):	multi-family & high intensity target industry
TOTAL ACREAGE:	20.59	BCC DISTRICT:	5-Herr
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	See attached list of zoning designations	PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE:	See attached list of FLU designations	PROPOSED FUTURE LAND USE:	No change requested

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME:	Douglas Hoeksema, Manager	COMPANY:	Douglas Seminole LLC
ADDRESS:	101 S. New York Ave., Suite 201		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	407-415-3293	EMAIL:	mjhoeksema@douglaspartnersllc.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Benjamin S. Beckham, P.E.	COMPANY:	Madden, Moorhead & Stokes, LLC
ADDRESS:	431 E. Horatio Ave., Ste. 260		
CITY:	Maitland	STATE:	FL ZIP: 32751
PHONE:	407-629-8330	EMAIL:	EPLAN contact: nicole@madden-eng.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	See attached list of owners		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PD Final Development Plan may not defer.

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING: _____

TEST NOTICE: _____

☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.
Douglas Hoeksema, Manager
Douglas Seminole LLC

X

SIGNATURE OF AUTHORIZED APPLICANT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED WITH SUBMITTAL IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

DATE

7/3/25

Revised August 2021

	Parcel #	Owner Name	Mailing Address			Zoning	FLU
1	29-19-30-501-0000-0060	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
2	29-19-30-502-0000-0030	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
3	29-19-30-502-0000-0040	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
4	29-19-30-502-0000-0010	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
5	29-19-30-502-0000-001A	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
6	29-19-30-502-0000-001B	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
7	29-19-30-300-018L-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
8	29-19-30-300-018J-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
9	29-19-30-300-0160-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
10	29-19-30-300-018A-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
11	29-19-30-300-018D-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
12	29-19-30-300-017A-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
13	29-19-30-300-0180-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
14	29-19-30-300-018F-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
15	29-19-30-300-018K-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
16	29-19-30-300-018B-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
17	29-19-30-300-018C-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
18	29-19-30-300-018H-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
19	29-19-30-300-018E-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
20	29-19-30-300-0190-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
21	29-19-30-300-0220-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
22	30-19-30-300-0450-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
23	29-19-30-501-0000-0100	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
24	30-19-30-300-0480-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI



July 8, 2025

RE: WAYSIDE DRIVE ASSEMBLAGE – PD MAJOR AMENDMENT

Narrative of Amendment:

Amending the Wayside Drive Assemblage PD to include the parcels below:

30-19-30-300-0450-0000

29-19-30-501-0000-0100

30-19-30-300-0480-0000

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Ben Beckham

Benjamin S. Beckham, P.E.

Senior Project Manager

BB/nwm

H:\Data\23MMS0100-Wayside Assemblage PD\Cor\PD Major Amendment Narrative.doc

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual

 ☐ Corporation

 ☐ Land Trust
☒ Limited Liability Company

 ☐ Partnership

 ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Douglas Seminole LLC

NAME	TITLE	ADDRESS	% OF INTEREST
<u>Douglas Hoeksema</u>	<u>Manager</u>	<u>101 S. New York Ave, Suite 201</u> <u>Winter Park, FL 32789</u>	<u>100</u>

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

7/3/2025

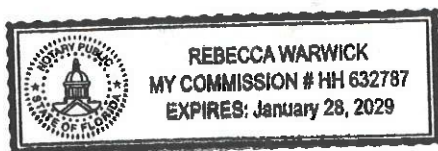
Date



Douglas Hoeksema
Owner, Agent, Applicant Signature
Douglas Hoeksema, Manager
Douglas Seminole LLC

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of July, 2025, by Douglas Hoeksema, who is ☒ personally known to me, or ☐ has produced _____ as identification.



[Signature]
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Douglas Hoeksema, Manager
Douglas Seminole LLC, the owner of record for the following described
 property (Tax/Parcel ID Number) See attached list of parcels hereby designates
Douglas Seminole LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached
 application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

7/3/2025

Date

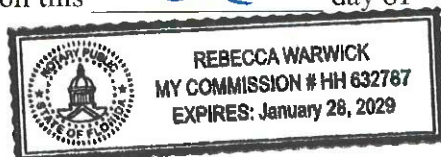

 Property Owner's Signature

Douglas Hoeksema, Manager
 Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Douglas Hoeksema (property owner),
~~by~~ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 3rd day of July, 2025





Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DOUGLAS SEMINOLE, LLC

Filing Information

Document Number L23000537863
FEI/EIN Number 93-4821859
Date Filed 12/04/2023
Effective Date 12/04/2023
State FL
Status ACTIVE

Principal Address

101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Mailing Address

101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Registered Agent Name & Address

HOEKSEMA, DOUGLAS
101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

HOEKSEMA, DOUGLAS A
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789

Title AMBR

HOEKSEMA, MICHAEL J
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789

Title AMBR

HOEKSEMA, KRISTINE A
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789 UN

Annual Reports

Report Year	Filed Date
2024	04/15/2024
2025	02/17/2025

Document Images

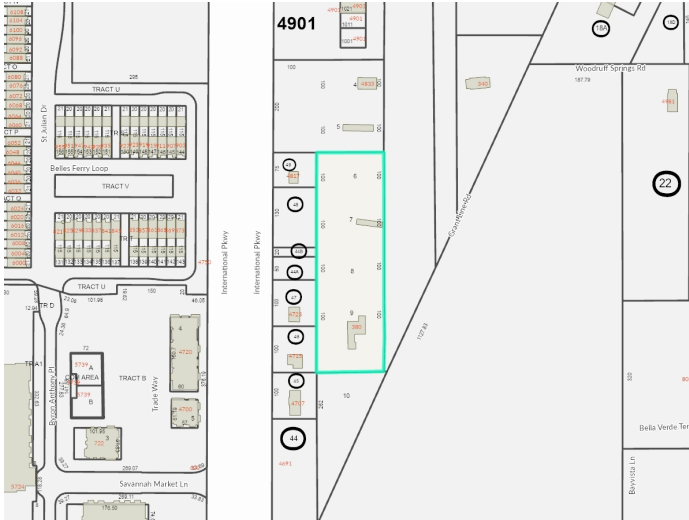
02/17/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
12/04/2023 -- Florida Limited Liability	View image in PDF format

Property Record CardAA



Parcel: 29-19-30-501-0000-0060
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$993,720 Assessed Value \$993,720 Taxable Value \$993,720
 2024 Tax Bill \$3,138.68 Tax Savings with Exemptions/Cap \$6,765.84
 The 3 Bed/2 Bath Vac Comm - Misplaced Impr property is 1,426 SF and a lot size of 1.59 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-501-0000-0060
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$7,616	\$7,545
Depreciated Other Features	\$0	\$2,708
Land Value (Market)	\$986,104	\$739,578
Land Value Agriculture	\$0	\$0
Just/Market Value	\$993,720	\$749,831
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$302,824
Non-Hx 10% Cap (AMD 1)	\$0	\$285,047
P&G Adjustment	\$0	\$0
Assessed Value	\$993,720	\$161,960

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$9,904.52
Tax Bill Amount	\$3,138.68
Tax Savings with Exemptions	\$6,765.84

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

LOTS 6 7 8 9 &
N 75.4 FT OF LOT 10
J W TURNERS SUBD
DB 71 PG 412
& VACD ST ADJ ON E

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$993,720	\$0	\$993,720
Schools	\$993,720	\$0	\$993,720
FIRE	\$993,720	\$0	\$993,720
ROAD DISTRICT	\$993,720	\$0	\$993,720
SJWM(Saint Johns Water Management)	\$993,720	\$0	\$993,720

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/15/2024	\$1,185,000	10581/0350	Improved	Yes
QUIT CLAIM DEED	3/1/1981	\$100	01346/1956	Improved	No

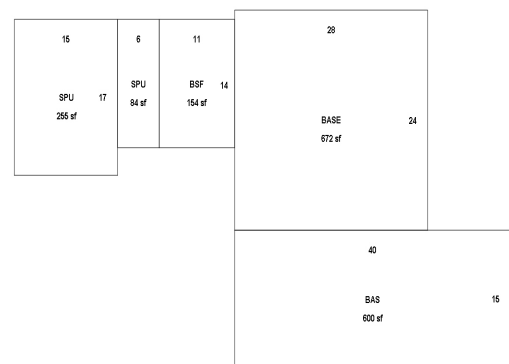
LandAA

Units	Rate	Assessed	Market
70,436 SF	\$14/SF	\$986,104	\$986,104

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	672
Total Area (ft ²)	1765
Constuction	SIDING GRADE 3
Replacement Cost	\$12,605
Assessed	\$6,460

* Year Built = Actual / Effective

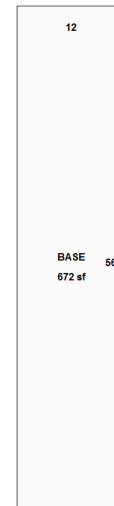


Building 1

AppendagesAA	
Description	Area (ft²)
BASE	600
BASE SEMI FINISHED	154
SCREEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	255

Building InformationAA	
#	2
Use	MOBILE HOME
Year Built*	1972
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	672
Total Area (ft²)	672
Constuction	MOBILE HOMES AVG
Replacement Cost	\$2,890
Assessed	\$1,156

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 2

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
06851	380 GRANT LINE RD: DEMO RESIDENTIAL -1959 Mobile home [TURNERS SUBD J W]	\$0		5/13/2025

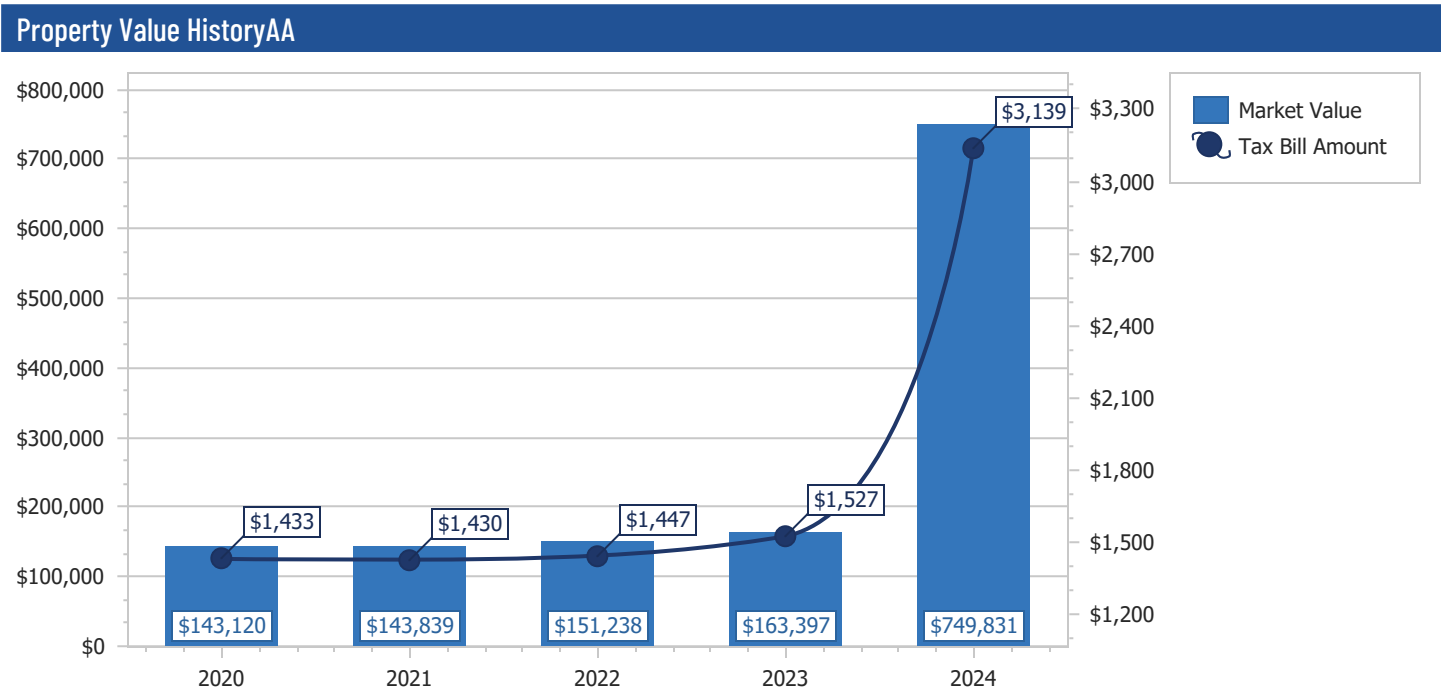
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed

ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



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Property Record Card



Parcel: 29-19-30-502-0000-0030
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$896,462 Assessed Value \$896,462 Taxable Value \$896,462
 2024 Tax Bill \$5,645.07 Tax Savings with Non-Hx Cap \$6,196.30
 Vacant Comm-Pud property has a lot size of 1.45 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-502-0000-0030
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$896,462	\$896,462
Land Value Agriculture	\$0	\$0
Just/Market Value	\$896,462	\$896,462
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$781,374
P&G Adjustment	\$0	\$0
Assessed Value	\$896,462	\$115,088

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,841.37
Tax Bill Amount	\$5,645.07
Tax Savings with Exemptions	\$6,196.30

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Legal Description

LOT 3 & BEG NW COR LOT 2
 RUN S 215 FT E TO A PT 15 FT
 E OF E LINE OF LOT 2 N TO ST
 WLY TO POB SUBD OF THAT PT OF GOVT
 LOT 2 SEC 29 TWP 19 S RGE 30 E
 LYG S OF ST GERTRUDE AVE
 DB 29 PG 100 & VACD ST ADJ ON N & S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$896,462	\$0	\$896,462
Schools	\$896,462	\$0	\$896,462
FIRE	\$896,462	\$0	\$896,462
ROAD DISTRICT	\$896,462	\$0	\$896,462
SJWM(Saint Johns Water Management)	\$896,462	\$0	\$896,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/8/2024	\$1,050,000	10562/1932	Vacant	Yes
WARRANTY DEED	5/1/2017	\$195,000	08925/0626	Improved	Yes
WARRANTY DEED	8/1/1979	\$29,900	01241/1473	Improved	Yes

Land

Units	Rate	Assessed	Market
64,033 SF	\$14/SF	\$896,462	\$896,462

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
10474	4971 THE BRICK RD: DEMO RESIDENTIAL -SFR 2/2 [GOV LOT 2 PART IN]	\$10,000	4/20/2023	8/3/2022
12958	4971 THE BRICK RD: PLUMBING - RESIDENTIAL- [GOV LOT 2 PART IN]	\$250		7/27/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed

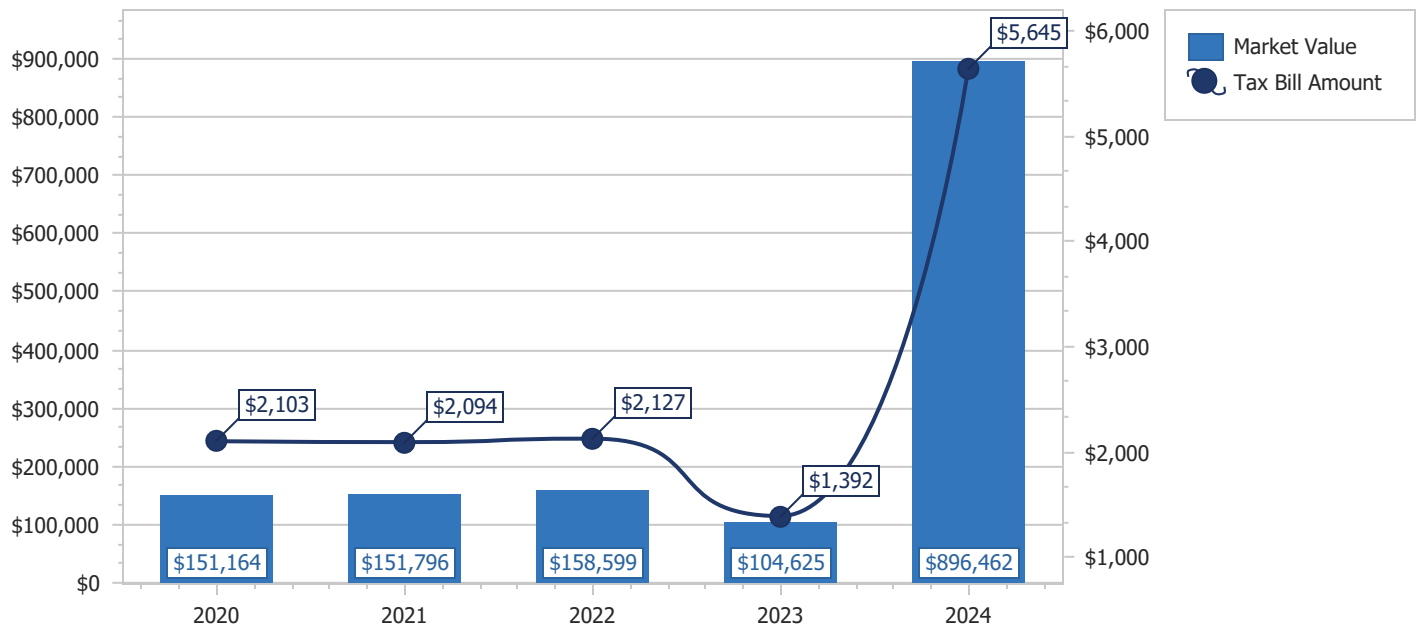
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



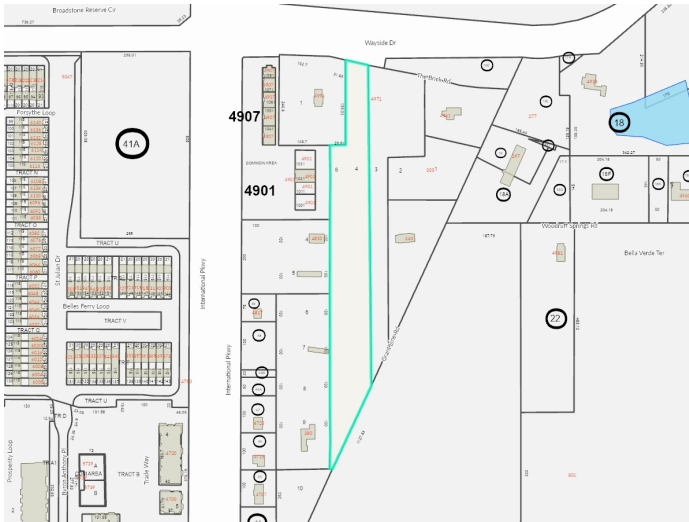
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Property Record Card



Parcel: 29-19-30-502-0000-0040
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$1,085,629 Assessed Value \$1,085,629 Taxable Value \$1,085,629
 2024 Tax Bill \$14,340.07
 Vacant Comm-Pud property has a lot size of 2.23 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-502-0000-0040
Property Address	
Mailing Address	101 S NEW YORK AVE # 201 WINTER PARK, FL 32789
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$1,085,629	\$1,085,629
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,085,629	\$1,085,629
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	\$1,085,629	\$1,085,629

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,340.07
Tax Bill Amount	\$14,340.07
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19 S RGE 30 E
 ALL OF LOT 4 & PT OF LOT 5
 SUBD OF THAT PT OF
 GOVT LOT 2 DB 29 PG 101
 S OF ST GERTRUDE AVE
 & VACD ST ADJ ON N & S
 (LESS BEG NW COR LOT 5
 S 75 DEG 12 MIN 49 SEC E 31.65 FT
 S 00 DEG 26 MIN 28 SEC W 199.03 FT
 S 89 DEG 49 MIN 46 SEC W 29.91 FT
 N 00 DEG 26 MIN 28 SEC E TO BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,085,629	\$0	\$1,085,629
Schools	\$1,085,629	\$0	\$1,085,629
FIRE	\$1,085,629	\$0	\$1,085,629
ROAD DISTRICT	\$1,085,629	\$0	\$1,085,629
SJWM(Saint Johns Water Management)	\$1,085,629	\$0	\$1,085,629

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/3/2024	\$1,200,000	10561/1834	Vacant	Yes
PROBATE RECORDS	10/9/2023	\$100	10519/1810	Vacant	No
PROBATE RECORDS	9/28/2023	\$100	10514/1853	Vacant	No
PROBATE RECORDS	7/13/2023	\$100	10472/1171	Vacant	No
PROBATE RECORDS	8/1/1993	\$100	02628/1540	Vacant	No

Land

Units	Rate	Assessed	Market
86,161 SF	\$14/SF	\$1,085,629	\$1,085,629

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

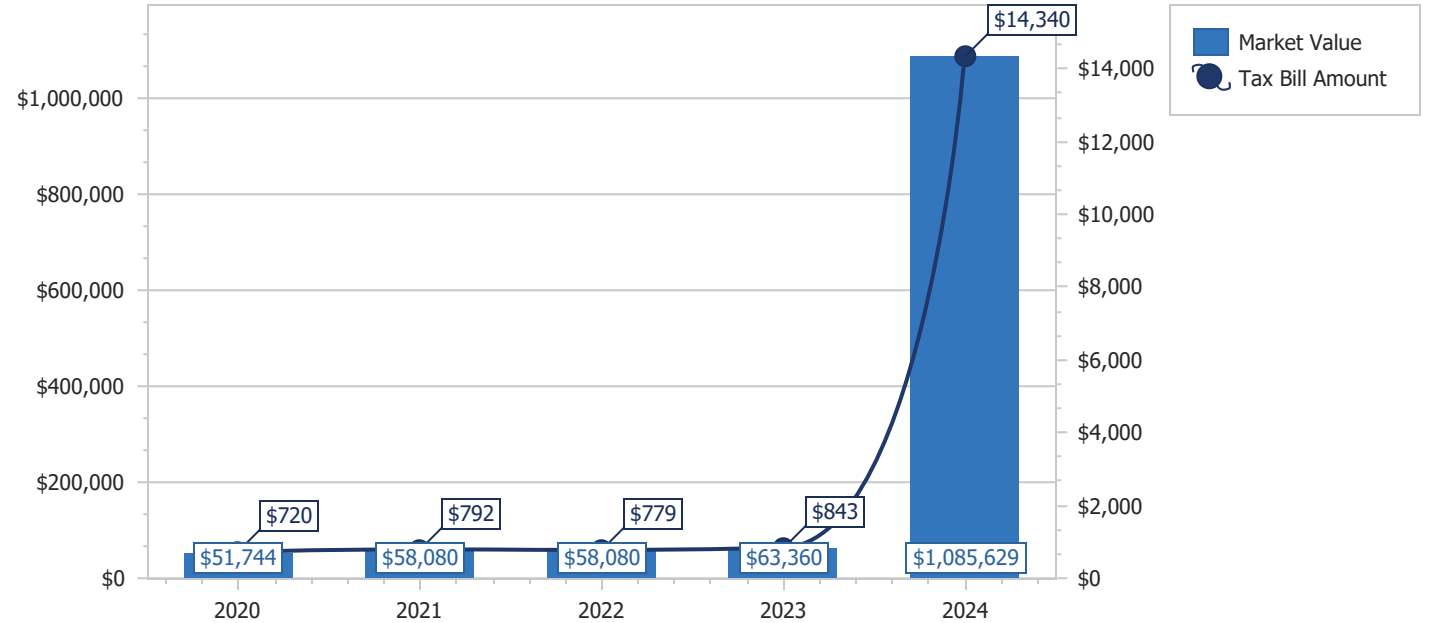
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 29-19-30-502-0000-0010
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$286,622 Assessed Value \$286,622 Taxable Value \$286,622
 2024 Tax Bill \$2,272.67 Tax Savings with Non-Hx Cap \$1,513.32
 Vacant Comm-Pud property has a lot size of 0.69 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-502-0000-0010
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$286,622	\$286,622
Land Value Agriculture	\$0	\$0
Just/Market Value	\$286,622	\$286,622
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$190,835
P&G Adjustment	\$0	\$0
Assessed Value	\$286,622	\$95,787

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,785.99
Tax Bill Amount	\$2,272.67
Tax Savings with Exemptions	\$1,513.32

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG NW COR TRACT 1 RUN S
 135 FT S 80 DEG 47 MIN E
 142.03 FT N 25 DEG E 162
 FT TO ST RD 46 NWLY ON RD
 TO BEG (LESS W 15 FT)
 SUBD OF THAT PT OF GOVT
 LOT 2 SEC 29 TWP 19 S RGE 30 E
 LYING S OF ST GERTRUDE AVE
 DB 29 PG 100
 & VACD ST ADJ ON N & E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$286,622	\$0	\$286,622
Schools	\$286,622	\$0	\$286,622
FIRE	\$286,622	\$0	\$286,622
ROAD DISTRICT	\$286,622	\$0	\$286,622
SJWM(Saint Johns Water Management)	\$286,622	\$0	\$286,622

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/28/2024	\$929,300	10587/1264	Improved	Yes
WARRANTY DEED	4/1/2005	\$100	06822/1322	Improved	No
QUIT CLAIM DEED	11/1/2002	\$100	04988/1938	Improved	No
QUIT CLAIM DEED	8/1/2002	\$100	04585/1390	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04367/0567	Improved	No
QUIT CLAIM DEED	10/1/1996	\$100	03143/1898	Improved	No
QUIT CLAIM DEED	2/1/1995	\$19,700	02892/1099	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01693/0021	Improved	No
QUIT CLAIM DEED	11/1/1984	\$100	01598/0336	Improved	No

Land

Units	Rate	Assessed	Market
20,473 SF	\$14/SF	\$286,622	\$286,622

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11580	4961 THE BRICK RD: DEMO RESIDENTIAL -1950"s frame home [GOV LOT 2 PART IN]	\$1,850		5/13/2025
07137	4961 THE BRICK RD: ELECTRICAL - RESIDENTIAL- [GOV LOT 2 PART IN]	\$800		5/14/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed

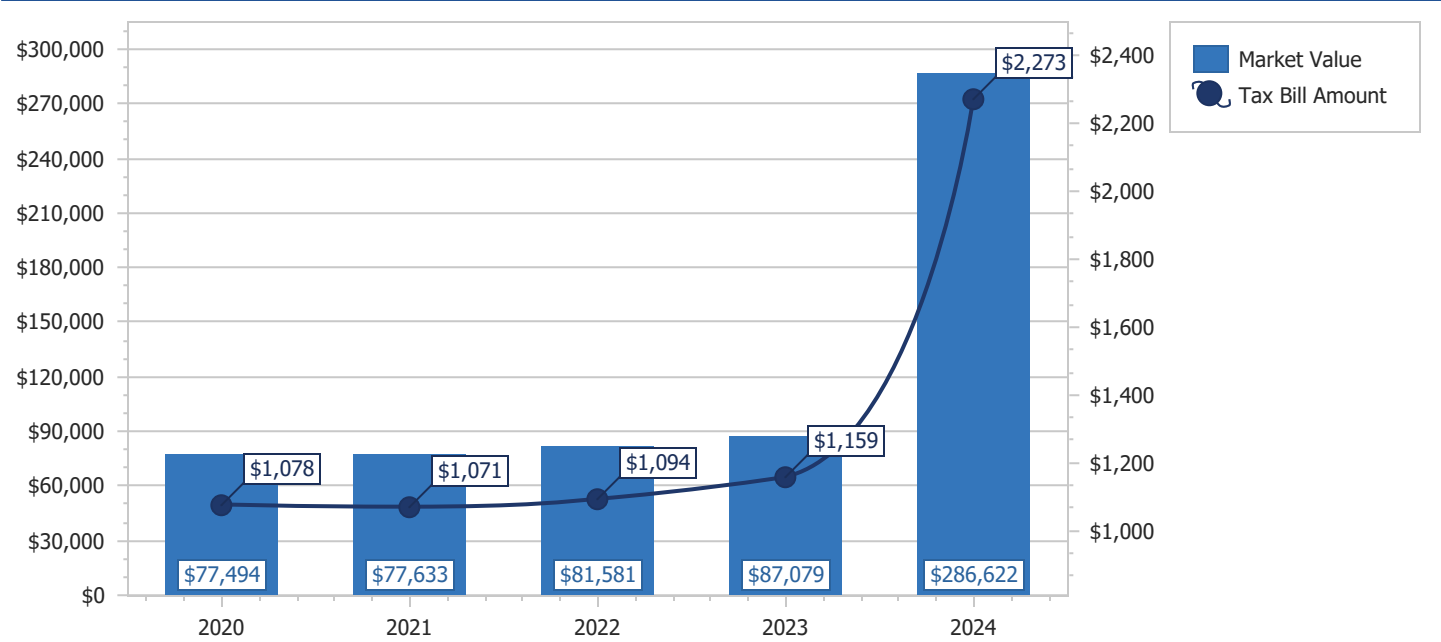
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 29-19-30-502-0000-001A
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$318,948 Assessed Value \$318,948 Taxable Value \$318,948
 2024 Tax Bill \$2,123.37 Tax Savings with Non-Hx Cap \$2,089.61
 Vacant Comm-Pud property has a lot size of 0.71 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-502-0000-001A
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$318,948	\$318,948
Land Value Agriculture	\$0	\$0
Just/Market Value	\$318,948	\$318,948
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$263,508
P&G Adjustment	\$0	\$0
Assessed Value	\$318,948	\$55,440

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,212.98
Tax Bill Amount	\$2,123.37
Tax Savings with Exemptions	\$2,089.61

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 135 FT S & 15 FT E OF NW
 COR LOT 1 RUN S 80 DEG 47 MIN E TO
 E LI LOT 1 S 25 DEG W TO A PT
 352.48 FT N 25 DEG E OF SW COR LOT
 2 S 87 DEG 36 MIN 59 SEC W 149.01
 FT N 105 FT E 95 FT N TO BEG
 SUBD OF THAT PT OF GOVT LOT 2
 SEC 29 TWP 19S RGE 30E S OF ST
 GERTRUDE AVE
 DB 29 PG 100
 & VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$318,948	\$0	\$318,948
Schools	\$318,948	\$0	\$318,948
FIRE	\$318,948	\$0	\$318,948
ROAD DISTRICT	\$318,948	\$0	\$318,948
SJWM(Saint Johns Water Management)	\$318,948	\$0	\$318,948

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/28/2024	\$929,300	10587/1264	Vacant	Yes
WARRANTY DEED	10/1/2008	\$100	07080/0372	Improved	No
QUIT CLAIM DEED	8/1/2002	\$100	04585/1393	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04367/0570	Improved	No
QUIT CLAIM DEED	9/1/1997	\$100	03296/1840	Improved	No

Land

Units	Rate	Assessed	Market
22,782 SF	\$14/SF	\$318,948	\$318,948

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

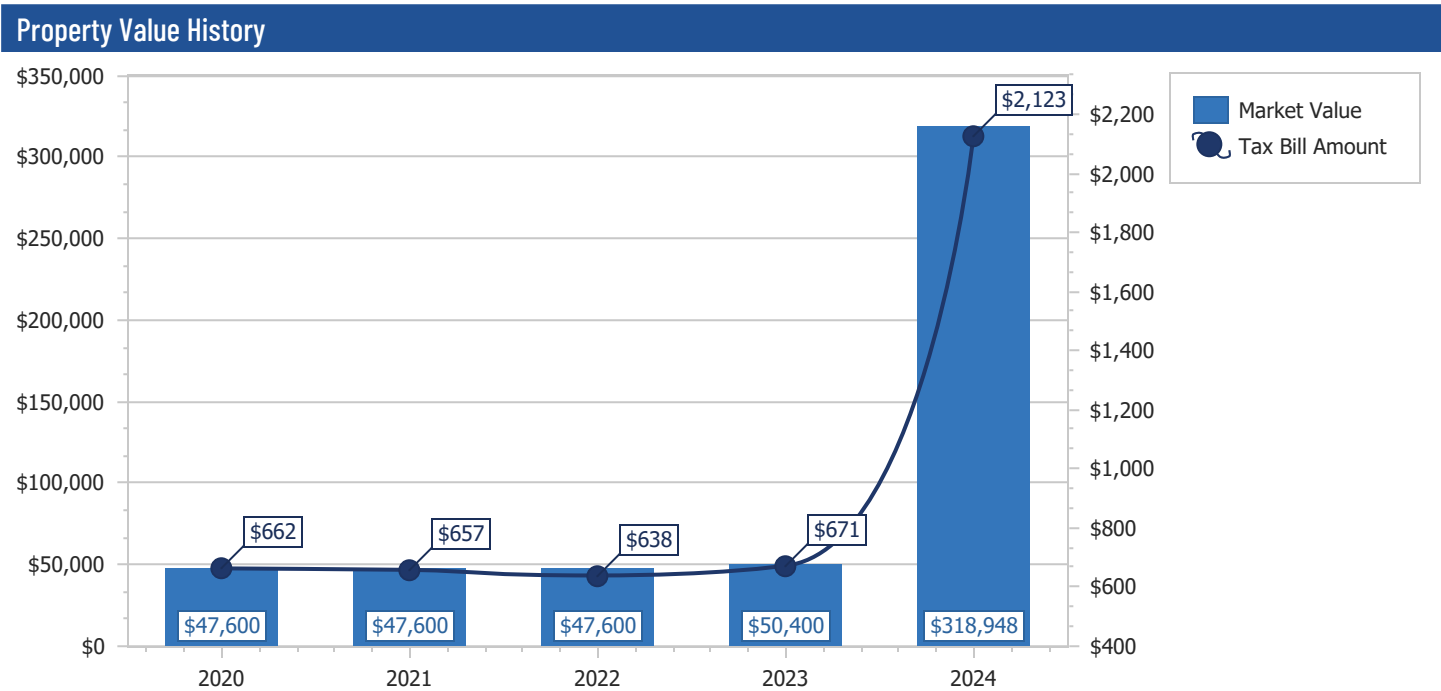
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



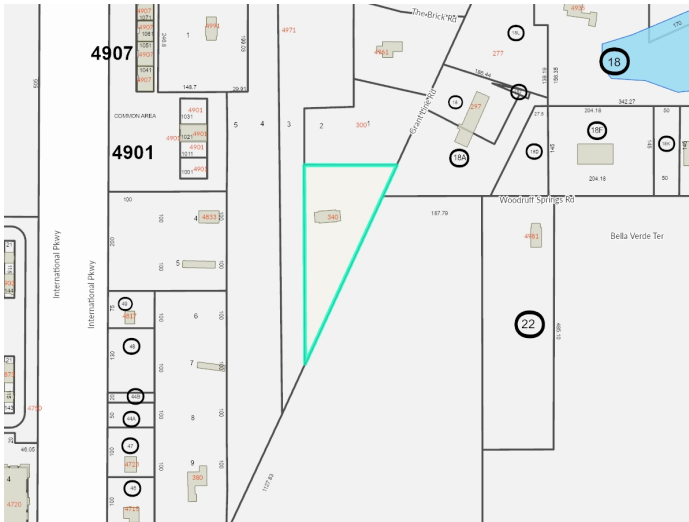
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Property Record CardAA



Parcel: 29-19-30-502-0000-001B
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$320,484 Assessed Value \$320,484 Taxable Value \$320,484
 2024 Tax Bill \$2,260.24 Tax Savings with Non-Hx Cap \$1,968.83
 The 1 Bed/1 Bath Vac Comm - Misplaced Impr property is 864 SF and a lot size of 0.86 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-502-0000-001B
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$318	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$320,166	\$320,166
Land Value Agriculture	\$0	\$0
Just/Market Value	\$320,484	\$320,166
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$248,277
P&G Adjustment	\$0	\$0
Assessed Value	\$320,484	\$71,889

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$4,229.07
Tax Bill Amount	\$2,260.24
Tax Savings with Exemptions	\$1,968.83

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

BEG SW COR LOT 2 RUN N 325.65
FT S 87 DEG 36 MIN 59 SEC E 149.01
FT S 25 DEG W 352.48 FT TO BEG
SUBD OF THAT PT OF GOVT LOT 2
SEC 29 TWP 19S RGE 30E
S OF ST GERTRUDE AVE
DB 29 PG 100
& & VACD ST ADJ ON E

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$320,484	\$0	\$320,484
Schools	\$320,484	\$0	\$320,484
FIRE	\$320,484	\$0	\$320,484
ROAD DISTRICT	\$320,484	\$0	\$320,484
SJWM(Saint Johns Water Management)	\$320,484	\$0	\$320,484

SalesAA

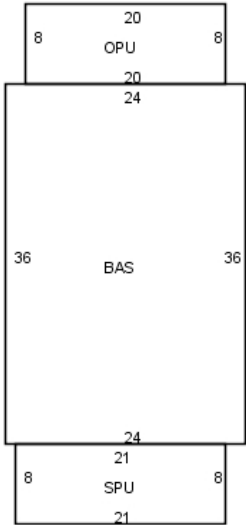
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/16/2024	\$510,000	10582/1270	Improved	Yes
WARRANTY DEED	12/22/2020	\$55,000	09800/0456	Improved	No
ADMINISTRATIVE DEED	11/1/2005	\$100	06010/0982	Improved	No
WARRANTY DEED	7/1/1999	\$20,000	03692/0952	Improved	No
WARRANTY DEED	7/1/1997	\$30,000	03267/1117	Improved	Yes
FINAL JUDGEMENT	12/1/1996	\$100	03176/1642	Improved	No
WARRANTY DEED	12/1/1984	\$26,300	01601/1252	Improved	Yes

LandAA

Units	Rate	Assessed	Market
22,869 SF	\$14/SF	\$320,166	\$320,166

Building InformationAA	
#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	864
Total Area (ft²)	1192
Constuction	SIDING GRADE 3
Replacement Cost	\$795
Assessed	\$318

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH UNFINISHED	160
SCREEN PORCH UNFINISHED	168

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date

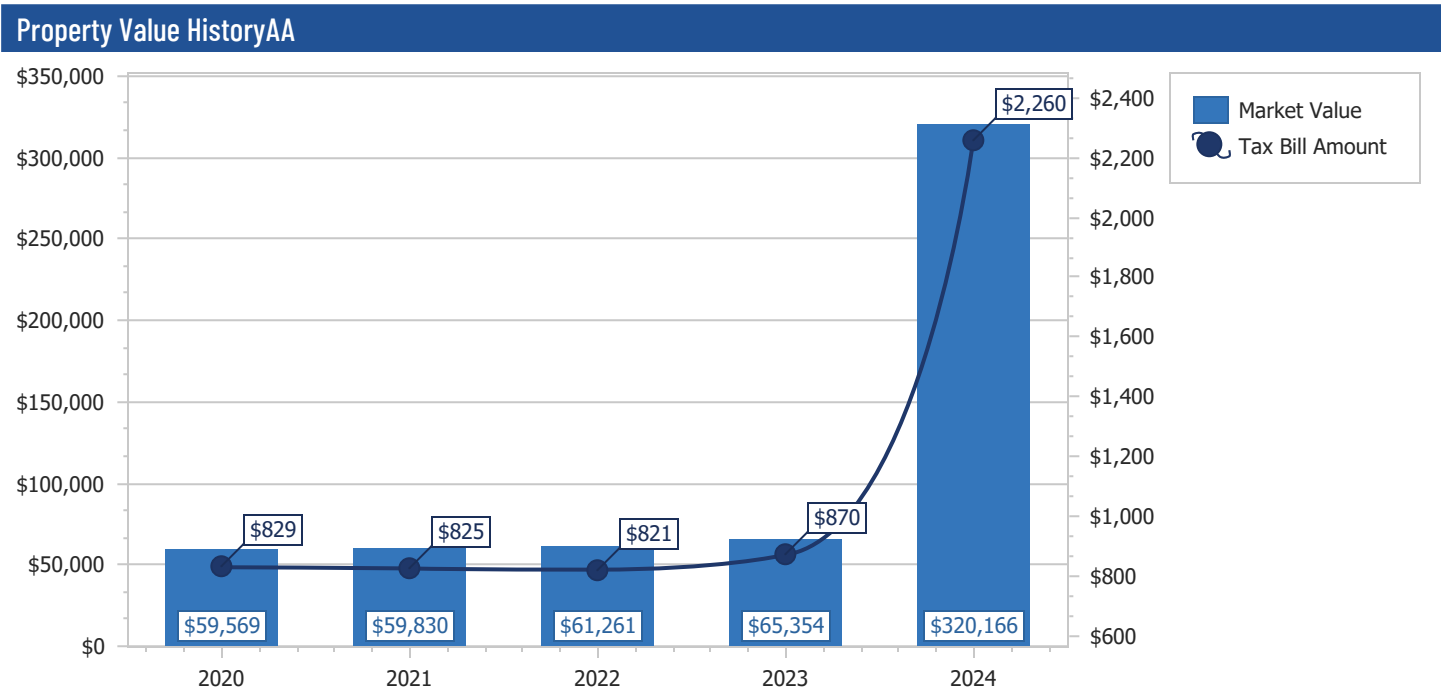
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed

ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: 29-19-30-300-018L-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$405,538 Assessed Value \$405,538 Taxable Value \$405,538
 2024 Tax Bill \$2,768.31 Tax Savings with Non-Hx Cap \$2,588.44
 Vacant Comm-Pud property has a lot size of 0.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018L-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$405,538	\$405,538
Land Value Agriculture	\$0	\$0
Just/Market Value	\$405,538	\$405,538
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$326,411
P&G Adjustment	\$0	\$0
Assessed Value	\$405,538	\$79,127

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,356.75
Tax Bill Amount	\$2,768.31
Tax Savings with Exemptions	\$2,588.44

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 349.34 FT E & 192.16 FT N OF
 INT W LI OF SANFORD GRANT & S LI OF
 N 495 FT OF NW 1/4 OF SW 1/4 RUN
 N 139.19 FT W 20.83 FT N 152.3 FT
 TO SLY R/W WAYSIDE DR SWLY ALONG R/W
 55.12 FT TO E R/W GRANTLINE RD S 24
 DEG 49 MIN 38 SEC W ALONG R/W 224.89
 FT S 65 DEG 10 MIN 22 SEC E 186.44
 FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$405,538	\$0	\$405,538
Schools	\$405,538	\$0	\$405,538
FIRE	\$405,538	\$0	\$405,538
ROAD DISTRICT	\$405,538	\$0	\$405,538
SJWM(Saint Johns Water Management)	\$405,538	\$0	\$405,538

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$668,400	10574/0044	Vacant	Yes
QUIT CLAIM DEED	8/1/1993	\$100	02635/0727	Improved	No

Land

Units	Rate	Assessed	Market
28,967 SF	\$14/SF	\$405,538	\$405,538

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
15775	MOBILE HOME REPLACEMENT; PAD PER PERMIT 277 GRANT LINE RD	\$75,000	12/22/2005	8/19/2005
10071	DEMOLISH MOBILE HOME & ADDITION ON MOBILE HOME; PAD PER PERMIT 277 GRANT LINE RD	\$900		5/19/2005
02841	BURN PERMIT	\$0		4/1/2001
06078	BURN PERMIT	\$0		6/29/2000
07326	REROOF 6 SQ; PAD PER PERMIT 277 GRANT LINE RD	\$700		11/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed

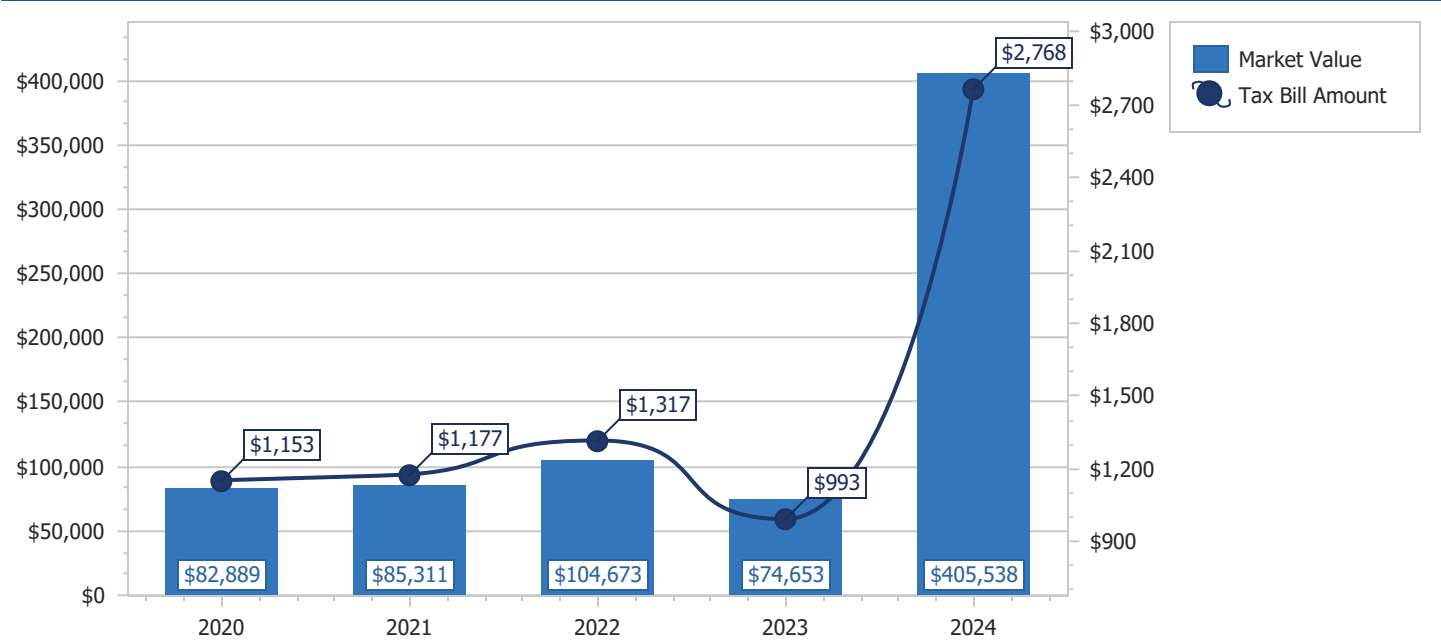
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



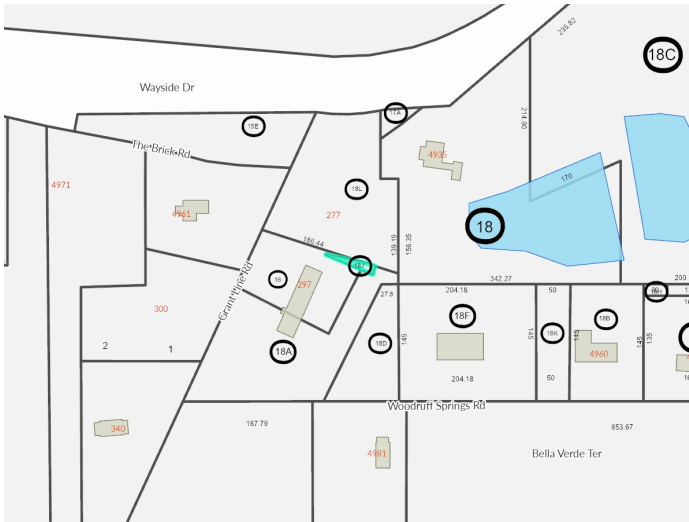
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Property Record Card



Parcel: 29-19-30-300-018J-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.01 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018J-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 27.8 FT W & 33.61 FT N 10 DEG
 19 MIN 29 SEC E OF NW COR OF E
 542.27 FT OF S 175 FT OF N 495 FT
 OF NW 1/4 OF SW 1/4 RUN N 71 DEG
 39 MIN W 100 (M) FT S 65 DEG E TO
 A PT S 10 DEG 19 MIN 29 SEC W OF
 BEG N 10 DEG 19 MIN 29 SEC E TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

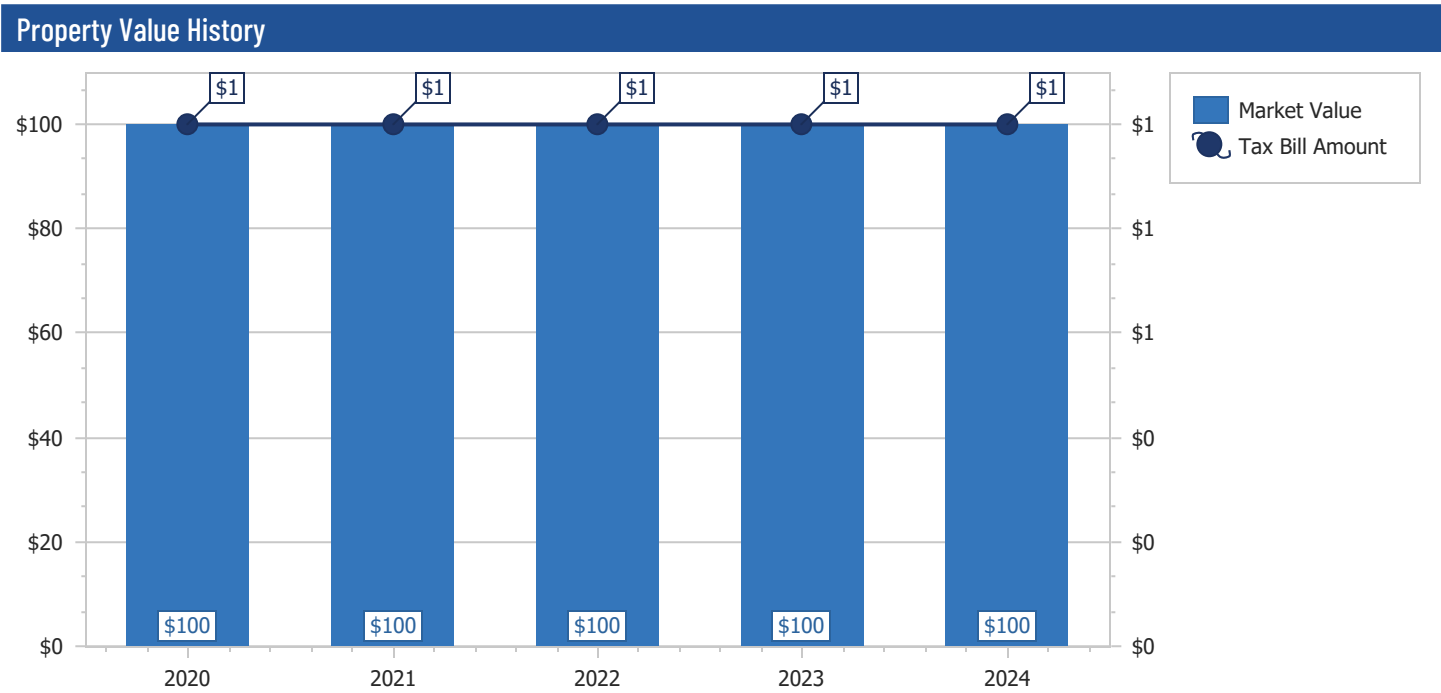
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



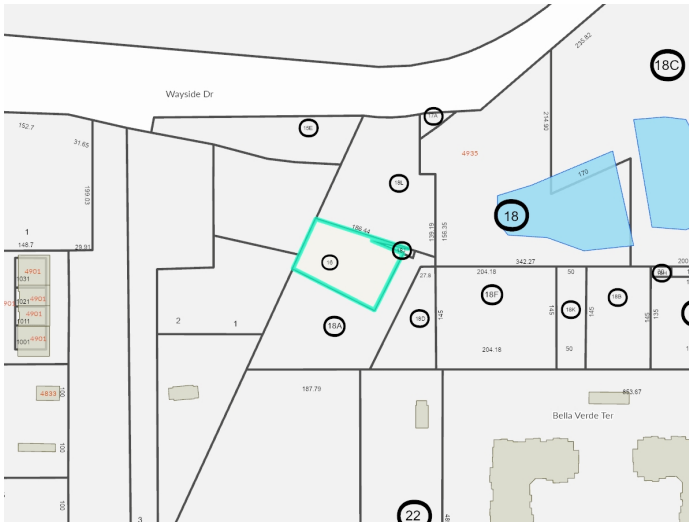
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Property Record Card



Parcel: 29-19-30-300-0160-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$246,610 Assessed Value \$246,610 Taxable Value \$246,610
 2024 Tax Bill \$5,672.99
 Vacant Comm-Pud property has a lot size of 0.40 Acres

Parcel Location



Site View



29193030001600000 04/24/2023

Parcel Information

Parcel	29-19-30-300-0160-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$260,059
Depreciated Other Features	\$0	\$28,500
Land Value (Market)	\$246,610	\$140,920
Land Value Agriculture	\$0	\$0
Just/Market Value	\$246,610	\$429,479
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	\$246,610	\$429,479

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,672.99
Tax Bill Amount	\$5,672.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 224.15 FT S 25 DEG W OF
 INT WLY LI SANFORD GRANT &
 N LI OF SW 1/4 RUN S 65 DEG 10 MIN 22 SEC E
 236.44 FT
 S 17.16 FT W 27.8 FT N 25 DEG E TO A PT 233.8
 FT
 S 25 DEG W & 217 FT S 65 DEG E OF INT WLY LI
 OF SANFORD GRANT & N LI OF SW 1/4
 N 65 DEG W 32 FT S 25 DEG W 98.51 FT N 65
 DEG W 185 FT
 N 25 DEG E TO BEG (LESS BEG NW COR OF E
 542.27 FT OF S 192.16
 FT OF N 495 FT OF NW 1/4 OF SW 1/4
 RUN S 17.16 FT W 27.8 FT N 25 DEG E TO A PT
 233.8 FT
 S 25 DEG W & 217 FT S 65 DEG E OF INT WLY LI
 OF SANFORD GRANT & N LI OF SW 1/4
 N 65 DEG W 110 (M) FT N 71 DEG 39 MIN E TO
 A PT
 N 65 DEG W OF BEG S 65 DEG E TO BEG &
 VACD
 ST ADJ ON W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$246,610	\$0	\$246,610
Schools	\$246,610	\$0	\$246,610
FIRE	\$246,610	\$0	\$246,610
ROAD DISTRICT	\$246,610	\$0	\$246,610
SJWM(Saint Johns Water Management)	\$246,610	\$0	\$246,610

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Improved	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Improved	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Improved	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Improved	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Improved	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0730	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1350	Improved	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Improved	No

Land			
Units	Rate	Assessed	Market
17,615 SF	\$14/SF	\$246,610	\$246,610

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11587	297 GRANT LINE RD: DEMO RESIDENTIAL -1960"s Brick SFR	\$0		11/15/2024
07138	297 GRANT LINE RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
05579	REROOF	\$9,600		7/11/2011
04236	REROOF	\$9,600		5/26/2010
02607	BURN PERMIT	\$0		4/1/1998
08400	8X12 SHED	\$200		12/1/1997

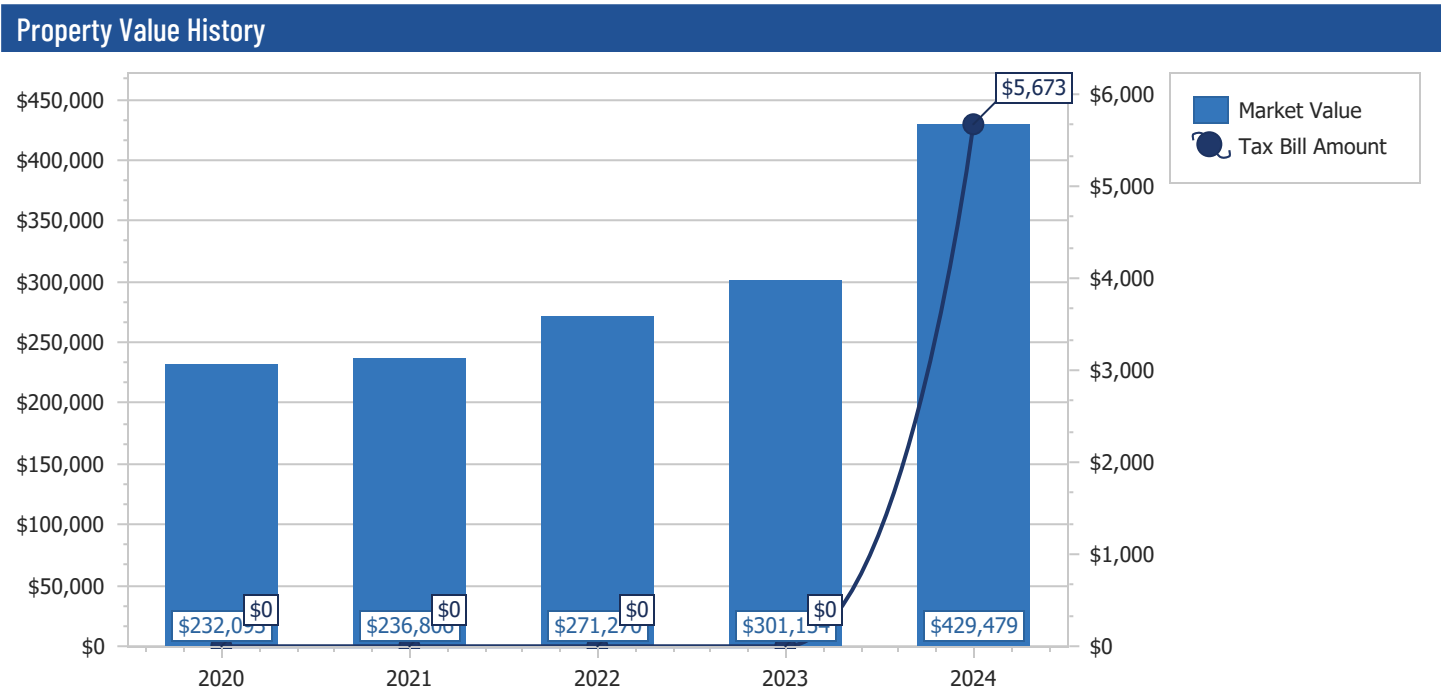
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



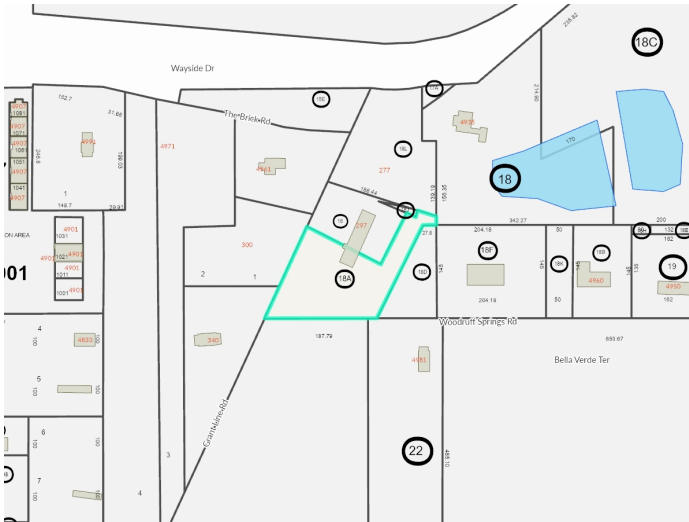
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Property Record Card



Parcel: 29-19-30-300-018A-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$479,080 Assessed Value \$479,080 Taxable Value \$479,080
 2024 Tax Bill \$1,751.36 Tax Savings with Non-Hx Cap \$1,864.74
 Vacant Comm-Pud property has a lot size of 0.79 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018A-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$479,080	\$273,760
Land Value Agriculture	\$0	\$0
Just/Market Value	\$479,080	\$273,760
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$235,150
P&G Adjustment	\$0	\$0
Assessed Value	\$479,080	\$38,610

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,616.10
Tax Bill Amount	\$1,751.36
Tax Savings with Exemptions	\$1,864.74

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 233.8 FT S 25 DEG W & 217 FT
 S 65 DEG E OF INT WLY LI OF SANFORD
 GRANT & N LI OF SW 1/4 RUN S 25
 DEG W 210 FT W 238.5 FT N 25 DEG E
 213.37 FT S 65 DEG E 185 FT N 25
 DEG E 98.51 FT TO A PT N 65 DEG W
 OF BEG S 65 DEG E 32 FT TO BEG
 (LESS S 30 FT & W 50 FT FOR RDS) &
 BEG NW COR OF E 542.27 FT OF S
 192.16 FT OF N 495 FT OF NW 1/4 OF
 SW 1/4 RUN S 17.16 FT W 27.8 FT
 N 25 DEG E TO A PT 233.8 FT S 25
 DEG W & 217 FT S 65 DEG E OF INT
 WLY LI OF SANFORD GRANT & N LI OF
 SW 1/4 N 65 DEG W 8 (M) FT N 10
 DEG 19 MIN 29 SEC E TO A PT N 65
 DEG W OF BEG S 65 DEG E TO BEG
 & VACD ST ADJ ON S & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$479,080	\$0	\$479,080
Schools	\$479,080	\$0	\$479,080
FIRE	\$479,080	\$0	\$479,080
ROAD DISTRICT	\$479,080	\$0	\$479,080
SJWM(Saint Johns Water Management)	\$479,080	\$0	\$479,080

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0730	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1350	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Vacant	No

Land

Units	Rate	Assessed	Market
34,220 SF	\$14/SF	\$479,080	\$479,080

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

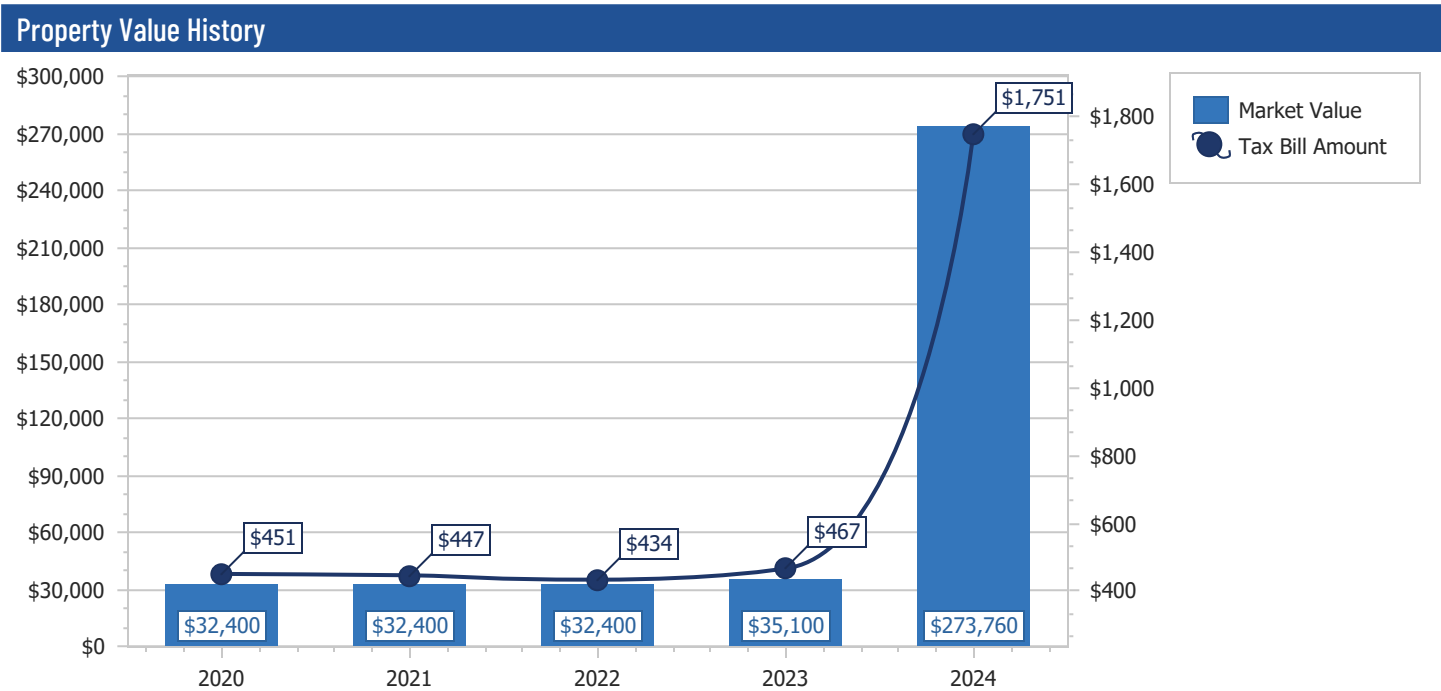
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 29-19-30-300-018D-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$181,916 Assessed Value \$181,916 Taxable Value \$181,916
 2024 Tax Bill \$684.84 Tax Savings with Non-Hx Cap \$688.26
 Vacant Comm-Pud property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018D-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$181,916	\$103,952
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,916	\$103,952
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$86,792
P&G Adjustment	\$0	\$0
Assessed Value	\$181,916	\$17,160

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,373.10
Tax Bill Amount	\$684.84
Tax Savings with Exemptions	\$688.26

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 539 FT S 25 DEG W &
 238.5 FT E OF INT W LI
 SANFORD GT & N LI SW 1/4
 RUN E 110.84 FT N 175 FT
 W 27.8 FT S 25 DEG W TO
 BEG & VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,916	\$0	\$181,916
Schools	\$181,916	\$0	\$181,916
FIRE	\$181,916	\$0	\$181,916
ROAD DISTRICT	\$181,916	\$0	\$181,916
SJWM(Saint Johns Water Management)	\$181,916	\$0	\$181,916

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No
QUIT CLAIM DEED	1/1/1996	\$100	03021/0254	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1351	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Vacant	No

Land

Units	Rate	Assessed	Market
12,994 SF	\$14/SF	\$181,916	\$181,916

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

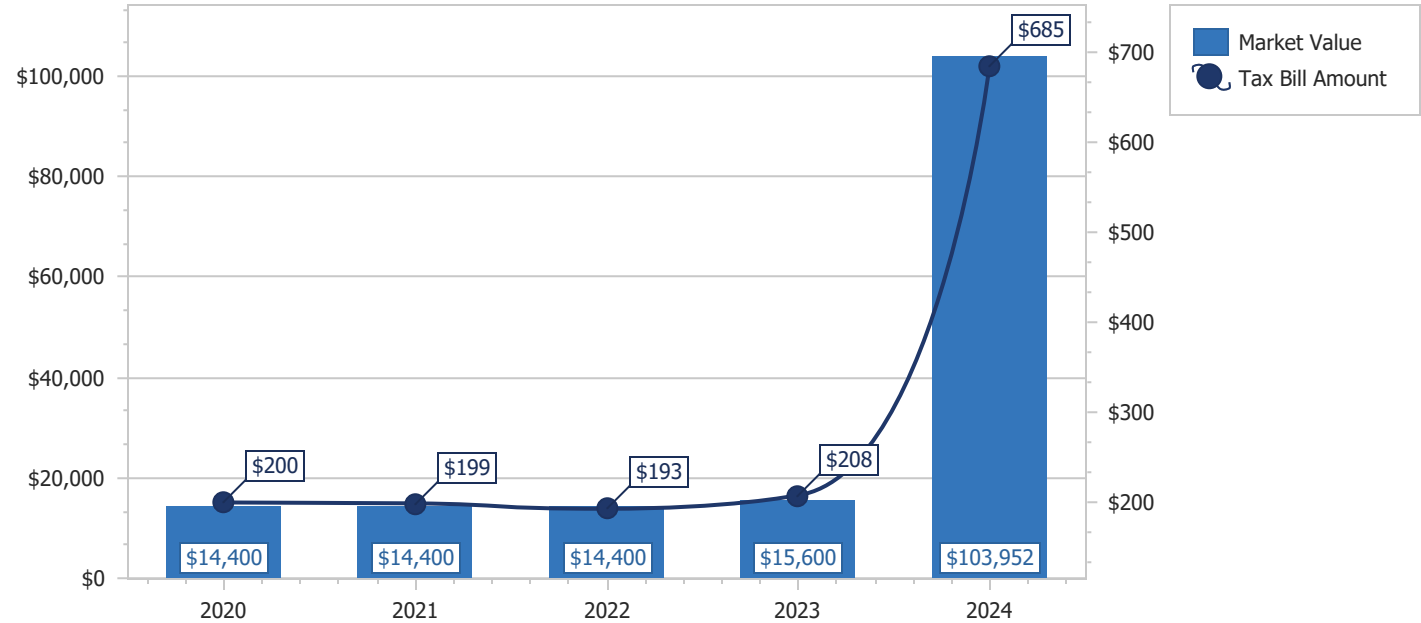
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 29-19-30-300-017A-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$21,602 Assessed Value \$21,602 Taxable Value \$21,602
 2024 Tax Bill \$285.34
 Vac General-Commercial property has a lot size of 0.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-017A-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$21,602	\$21,602
Land Value Agriculture	\$0	\$0
Just/Market Value	\$21,602	\$21,602
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	\$21,602	\$21,602

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$285.34
Tax Bill Amount	\$285.34
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 55.12 FT ELY ON R/W OF INT ELY
 R/W GRANTLINE DR & SLY R/W OLD ST RD
 46 RUN S TO NLY R/W BRICK RD NELY
 ALONG R/W TO SLY R/W OLD ST RD 46 WLY
 ALONG
 R/W TO BEG & VACD RD ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,602	\$0	\$21,602
Schools	\$21,602	\$0	\$21,602
FIRE	\$21,602	\$0	\$21,602
ROAD DISTRICT	\$21,602	\$0	\$21,602
SJWM(Saint Johns Water Management)	\$21,602	\$0	\$21,602

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$668,400	10574/0044	Vacant	Yes
WARRANTY DEED	4/24/2023	\$100	10435/0507	Improved	No
PROBATE RECORDS	4/18/2023	\$100	10424/0198	Vacant	No
TAX DEED	7/1/1991	\$600	02315/1094	Vacant	No

Land

Units	Rate	Assessed	Market
1,543 SF	\$14/SF	\$21,602	\$21,602

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

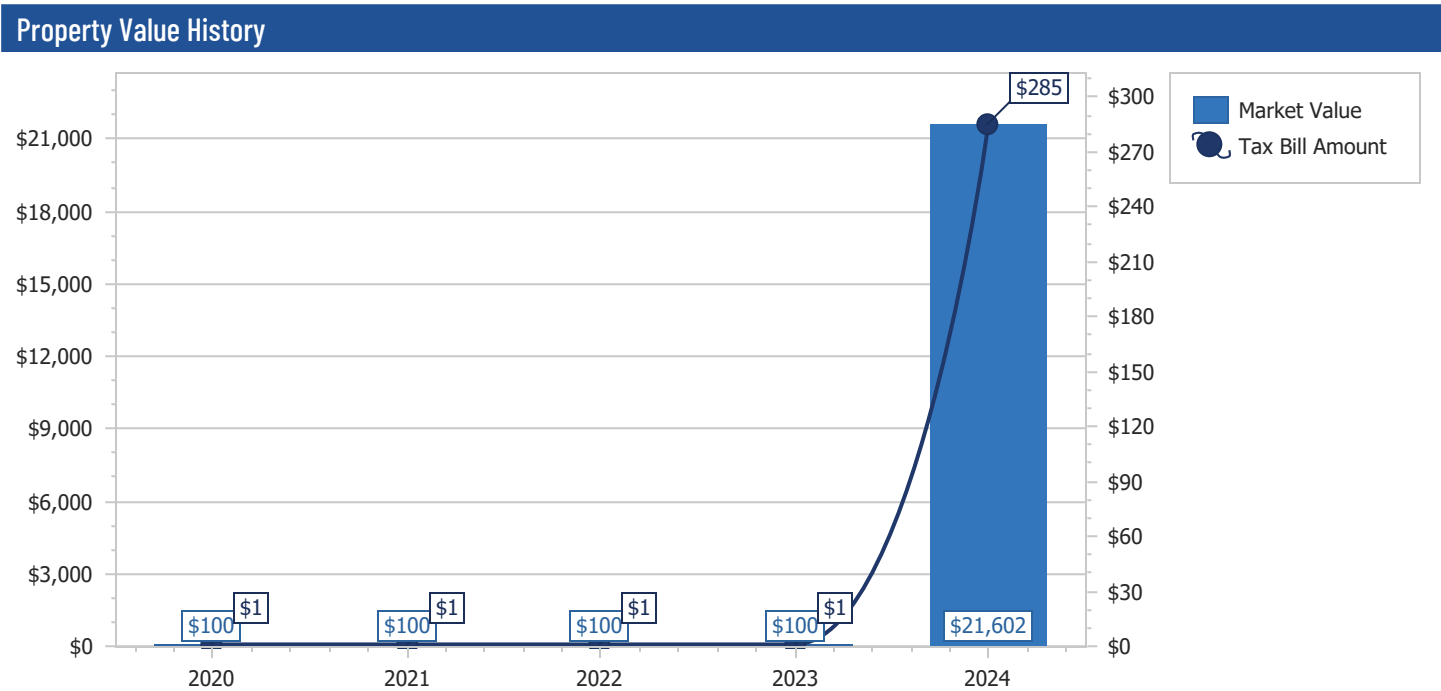
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 29-19-30-300-0180-0000
Property Address: WAYSIDE DR SANFORD, FL 32771
Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$1,214,094 Assessed Value \$1,214,094 Taxable Value \$1,214,094
 2024 Tax Bill \$7,865.74 Tax Savings with Non-Hx Cap \$8,171.23
 Vacant Comm-Pud property has a lot size of 1.99 Acres

Parcel Location



Site View



29193030001800000 04/24/2023

Parcel Information

Parcel	29-19-30-300-0180-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,214,094	\$1,214,094
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,214,094	\$1,214,094
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$1,030,419
P&G Adjustment	\$0	\$0
Assessed Value	\$1,214,094	\$183,675

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,036.97
Tax Bill Amount	\$7,865.74
Tax Savings with Exemptions	\$8,171.23

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 349.34 FT E & 175 FT N OF INT
 W LI OF SANFORD GRANT & S LI OF N
 495 FT OF NW 1/4 OF SW 1/4 RUN N
 156.35 FT W 20.83 FT N TO SLY R/W
 BRICK RD NELY ALONG SLY R/W BRICK RD &
 OLD ST RD 46 TO A PT 507.89 FT SWLY
 ALONG R/W OF E LI OF SW 1/4 OF NW 1/4
 S 04 DEG 08 MIN 46 SEC E 214.90 FT
 N 67 DEG 28 MIN 45 SEC E 170 FT S
 TO N LI OF S 175 FT OF N 495 FT OF
 NW 1/4 OF SW 1/4 W 342.27 FT TO BEG
 & VACD RD ADJ ON N

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,214,094	\$0	\$1,214,094
Schools	\$1,214,094	\$0	\$1,214,094
FIRE	\$1,214,094	\$0	\$1,214,094
ROAD DISTRICT	\$1,214,094	\$0	\$1,214,094
SJWM(Saint Johns Water Management)	\$1,214,094	\$0	\$1,214,094

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$1,380,000	10575/0536	Vacant	Yes
WARRANTY DEED	10/1/2018	\$100	09248/0836	Improved	No
SPECIAL WARRANTY DEED	5/1/2018	\$20,000	09144/0585	Improved	No
WARRANTY DEED	2/1/2018	\$100	09086/0863	Improved	No
WARRANTY DEED	10/1/2007	\$100	06849/0075	Improved	No
WARRANTY DEED	4/1/2003	\$100	04788/1393	Improved	No

Land

Units	Rate	Assessed	Market
86,721 SF	\$14/SF	\$1,214,094	\$1,214,094

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11584	4935 WAYSIDE DR: DEMO RESIDENTIAL-1950"s frame home	\$0		11/20/2024
07141	4935 WAYSIDE DR: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
04540	REROOF	\$3,000		4/1/2019
03988	4935 WAYSIDE DR: PLUMBING - RESIDENTIAL	\$50,000		3/20/2019
10205	SIDING	\$500		7/26/2017
11395	REPLACE SIDING & STUDS	\$500		10/6/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed

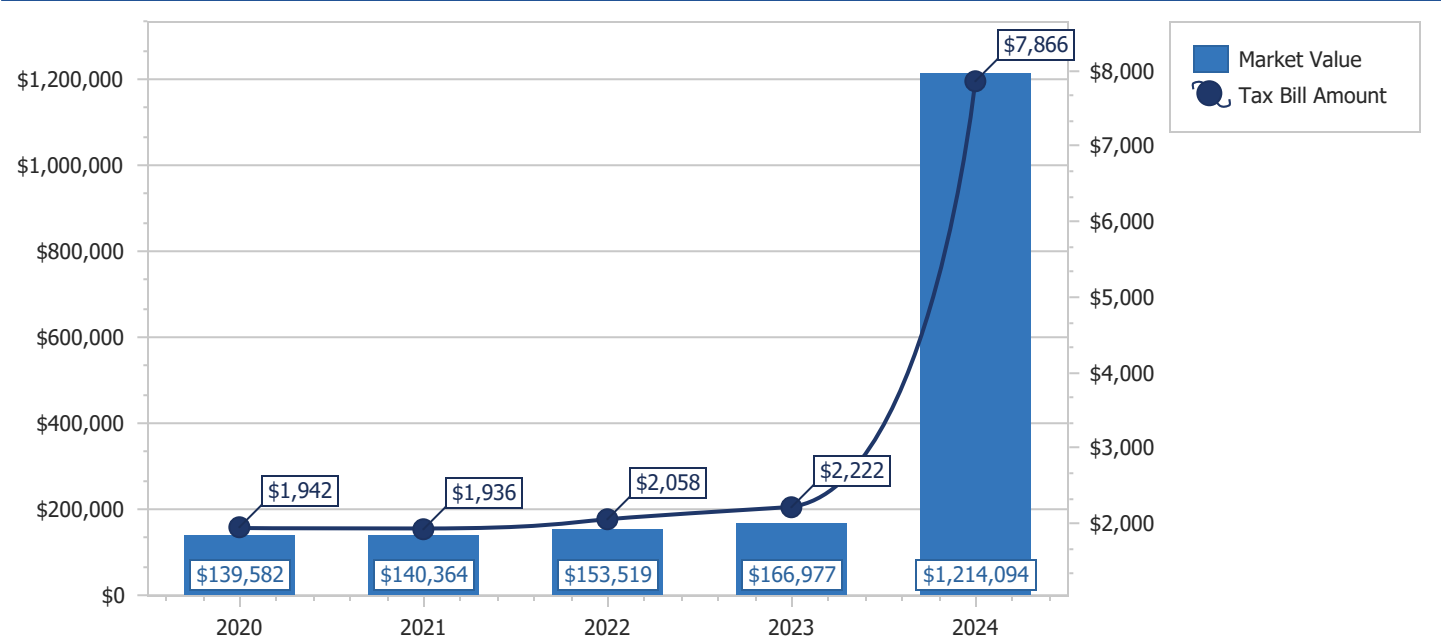
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



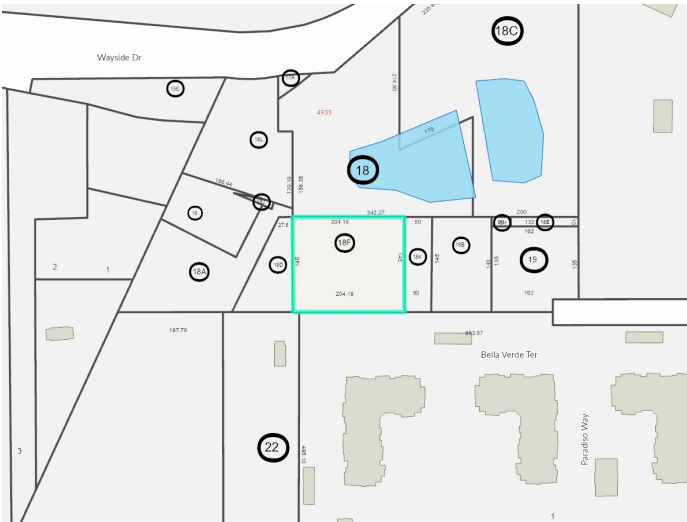
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Property Record Card



Parcel: 29-19-30-300-018F-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$413,476 Assessed Value \$413,476 Taxable Value \$413,476
 2024 Tax Bill \$2,654.75 Tax Savings with Non-Hx Cap \$2,806.85
 Vacant Comm-Pud property has a lot size of 0.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018F-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$413,476	\$413,476
Land Value Agriculture	\$0	\$0
Just/Market Value	\$413,476	\$413,476
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$353,954
P&G Adjustment	\$0	\$0
Assessed Value	\$413,476	\$59,522

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,461.60
Tax Bill Amount	\$2,654.75
Tax Savings with Exemptions	\$2,806.85

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 204.18 FT OF E 542.27 FT OF
S 175 FT OF N 495 FT OF NW 1/4 OF
SW 1/4 & VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$413,476	\$0	\$413,476
Schools	\$413,476	\$0	\$413,476
FIRE	\$413,476	\$0	\$413,476
ROAD DISTRICT	\$413,476	\$0	\$413,476
SJWM(Saint Johns Water Management)	\$413,476	\$0	\$413,476

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
WARRANTY DEED	4/1/2014	\$100	08245/1988	Improved	No
QUIT CLAIM DEED	9/1/1997	\$100	03302/1787	Improved	No
WARRANTY DEED	8/1/1984	\$1,000	01571/0336	Vacant	No
WARRANTY DEED	4/1/1982	\$2,000	01388/1334	Vacant	Yes

Land

Units	Rate	Assessed	Market
29,534 SF	\$14/SF	\$413,476	\$413,476

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

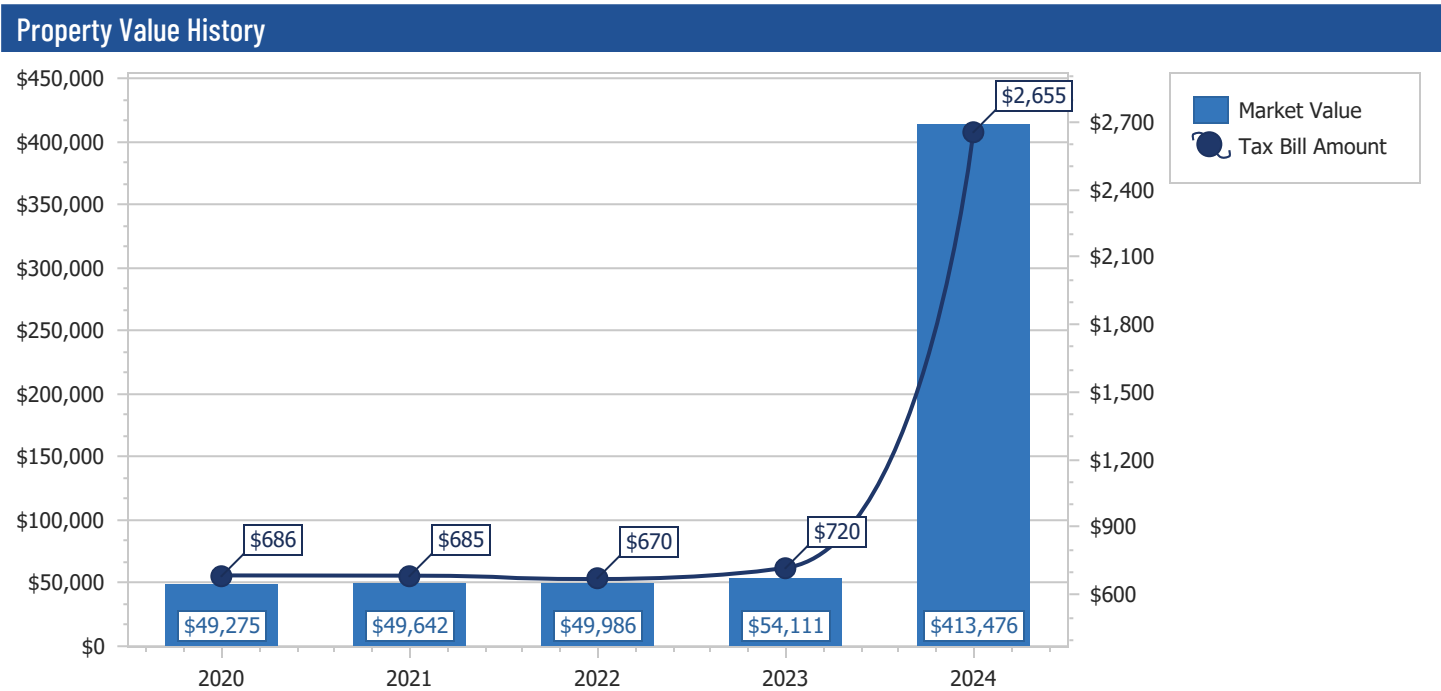
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



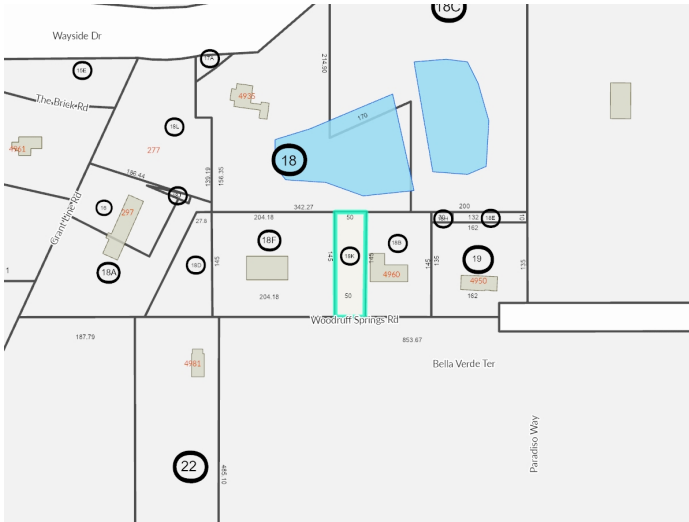
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Property Record Card



Parcel: 29-19-30-300-018K-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$141,728 Assessed Value \$141,728 Taxable Value \$141,728
 2024 Tax Bill \$888.39 Tax Savings with Non-Hx Cap \$983.70
 Vacant Comm-Pud property has a lot size of 0.22 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018K-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$141,728	\$141,728
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,728	\$141,728
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$124,047
P&G Adjustment	\$0	\$0
Assessed Value	\$141,728	\$17,681

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,872.09
Tax Bill Amount	\$888.39
Tax Savings with Exemptions	\$983.70

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 50 FT OF E 338.09 FT OF S 175
FT OF N 495 FT OF NW 1/4 OF SE 1/4
& VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$141,728	\$0	\$141,728
Schools	\$141,728	\$0	\$141,728
FIRE	\$141,728	\$0	\$141,728
ROAD DISTRICT	\$141,728	\$0	\$141,728
SJWM(Saint Johns Water Management)	\$141,728	\$0	\$141,728

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$185,500	10574/0023	Vacant	Yes
SPECIAL WARRANTY DEED	8/5/2019	\$100	09413/1303	Improved	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0729	Vacant	No

Land

Units	Rate	Assessed	Market
7,231 SF	\$14/SF	\$141,728	\$141,728

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
CARPORT 1	2010	1	\$0	\$0

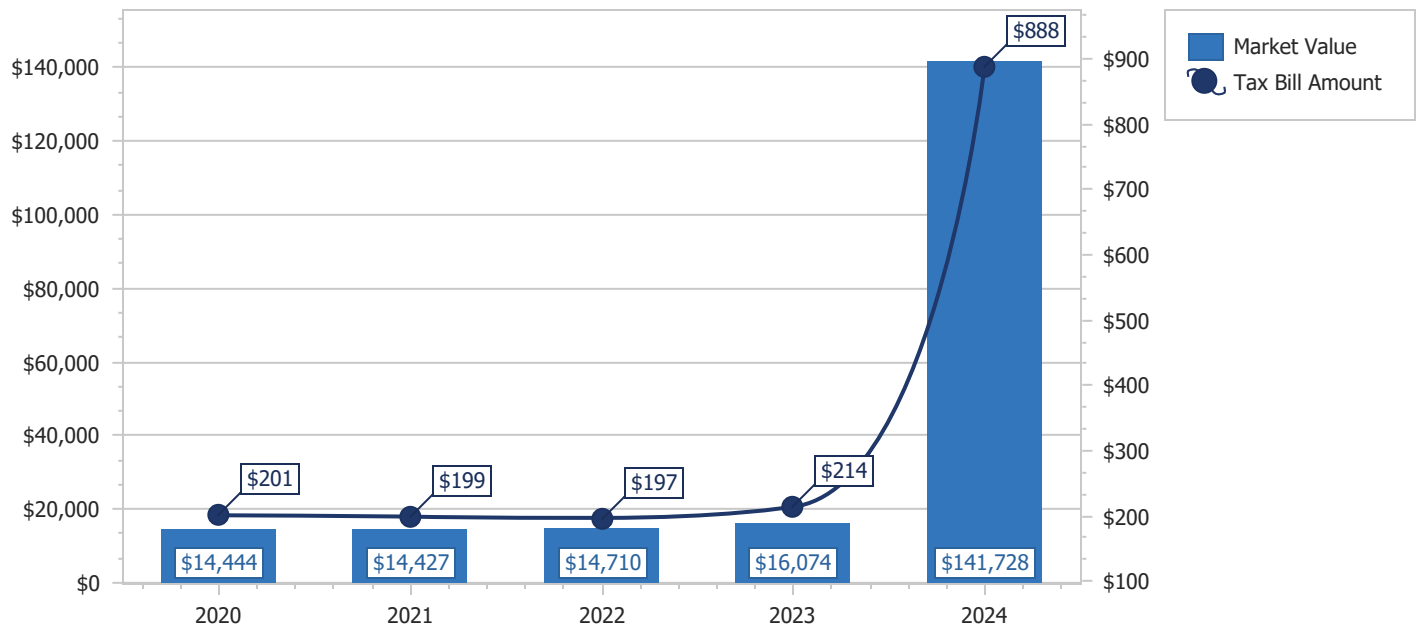
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



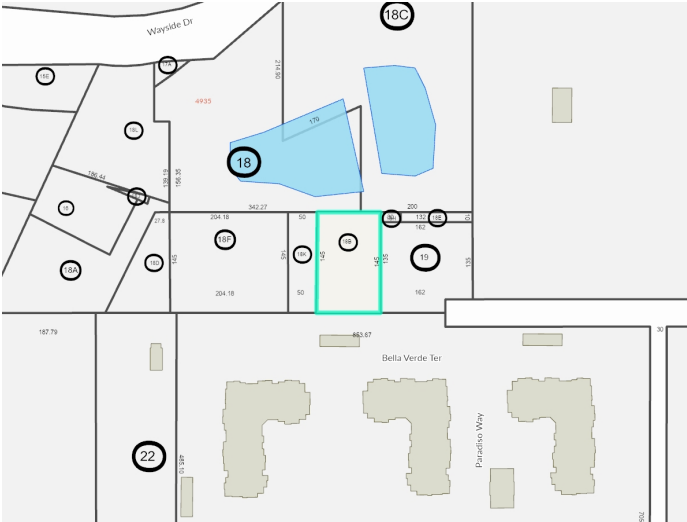
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Property Record Card



Parcel: 29-19-30-300-018B-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$257,964 Assessed Value \$257,964 Taxable Value \$257,964
 2024 Tax Bill \$1,266.30 Tax Savings with Exemptions \$2,315.25
 Vacant Comm-Pud property has a lot size of 0.48 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018B-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$13,181
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$257,964	\$257,964
Land Value Agriculture	\$0	\$0
Just/Market Value	\$257,964	\$271,145
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$130,270
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$257,964	\$140,875

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,581.55
Tax Bill Amount	\$1,266.30
Tax Savings with Exemptions	\$2,315.25

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 127.09 FT OF E 289.09 FT
OF S 175 FT OF N 495 FT OF
NW 1/4 OF SW 1/4 &
& VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$257,964	\$0	\$257,964
Schools	\$257,964	\$0	\$257,964
FIRE	\$257,964	\$0	\$257,964
ROAD DISTRICT	\$257,964	\$0	\$257,964
SJWM(Saint Johns Water Management)	\$257,964	\$0	\$257,964

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	2/15/2024	\$302,300	10581/0346	Improved	Yes

Land

Units	Rate	Assessed	Market
18,426 SF	\$14/SF	\$257,964	\$257,964

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11585	4960 WOODRUFF SPRINGS RD: DEMO RESIDENTIAL-1970's brick home	\$0		11/14/2024
07143	4960 WOODRUFF SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
20801	REROOF	\$3,400		12/14/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed

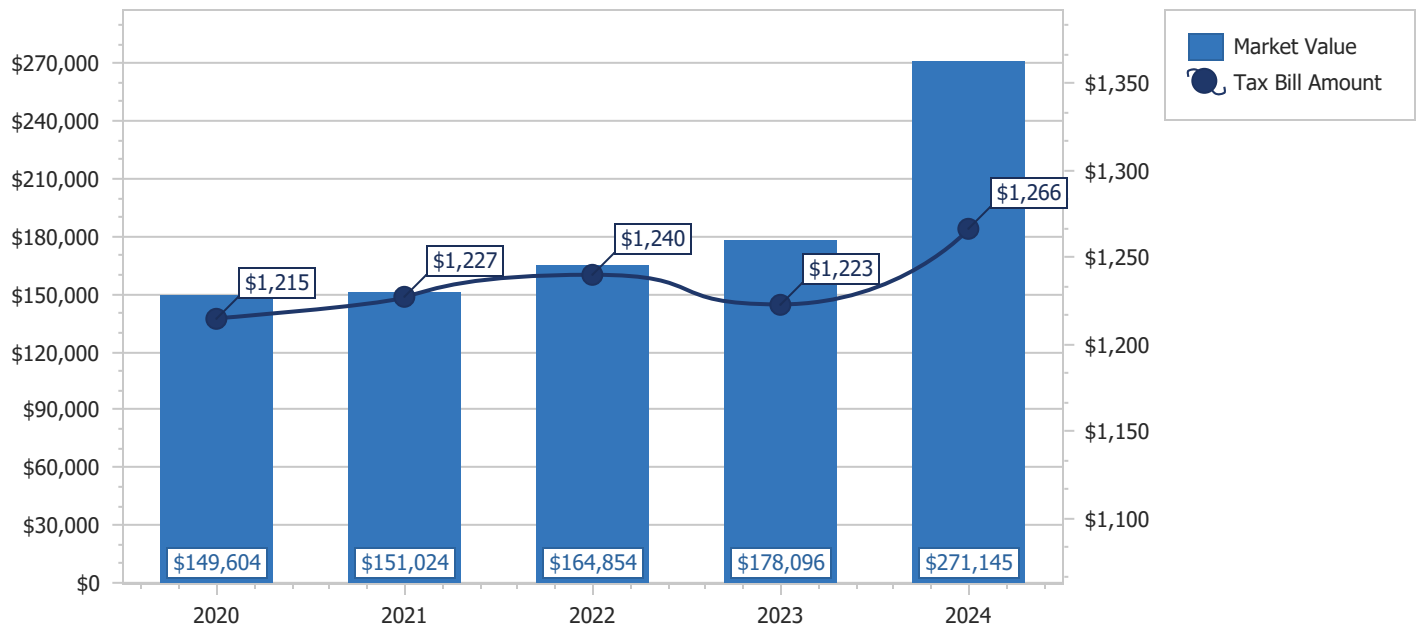
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 29-19-30-300-018C-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$2,067,355 Assessed Value \$2,067,355 Taxable Value \$2,067,355
 2024 Tax Bill \$27,307.69
 Vacant Comm-Pud property has a lot size of 3.64 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018C-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$2,067,355	\$2,067,355
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,067,355	\$2,067,355
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	\$2,067,355	\$2,067,355

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$27,307.69
Tax Bill Amount	\$27,307.69
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 272.07 FT S 47 DEG 37 MIN 5 SEC W OF
 INT S R/W BRICK RD (OLD SR 46)
 & E LI OF SW 1/4 OF NW 1/4 RUN S 308.19 FT S
 67 DEG 28 MIN 45 SEC W 170 FT
 N 4 DEG 8 MIN 46 SEC W 214.90 FT N 47 DEG
 37 MIN 5 SEC E 235.82 FT TO BEG
 &
 E 200 FT OF SW 1/4 OF NW
 1/4 LYG S OF BRK RD & E 200
 FT OF N 495 FT OF NW 1/4 OF SW 1/4
 (LESS S 175 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,067,355	\$0	\$2,067,355
Schools	\$2,067,355	\$0	\$2,067,355
FIRE	\$2,067,355	\$0	\$2,067,355
ROAD DISTRICT	\$2,067,355	\$0	\$2,067,355
SJWM(Saint Johns Water Management)	\$2,067,355	\$0	\$2,067,355

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/7/2023	\$100	10549/1451	Improved	No
SPECIAL WARRANTY DEED	10/16/2023	\$2,400,000	10523/0911	Vacant	Yes
TRUSTEE DEED	7/8/2020	\$700,000	09645/0840	Vacant	Yes
WARRANTY DEED	8/1/1999	\$557,700	03705/0783	Vacant	No
WARRANTY DEED	1/1/1995	\$183,500	02877/1148	Vacant	No
QUIT CLAIM DEED	9/1/1986	\$100	01771/0202	Vacant	No
WARRANTY DEED	3/1/1985	\$30,000	01624/0105	Vacant	Yes
WARRANTY DEED	1/1/1975	\$12,000	01048/0636	Vacant	Yes

Land

Units	Rate	Assessed	Market
147,668 SF	\$14/SF	\$2,067,352	\$2,067,352
0.25 Acres	\$10/Acre	\$3	\$3

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

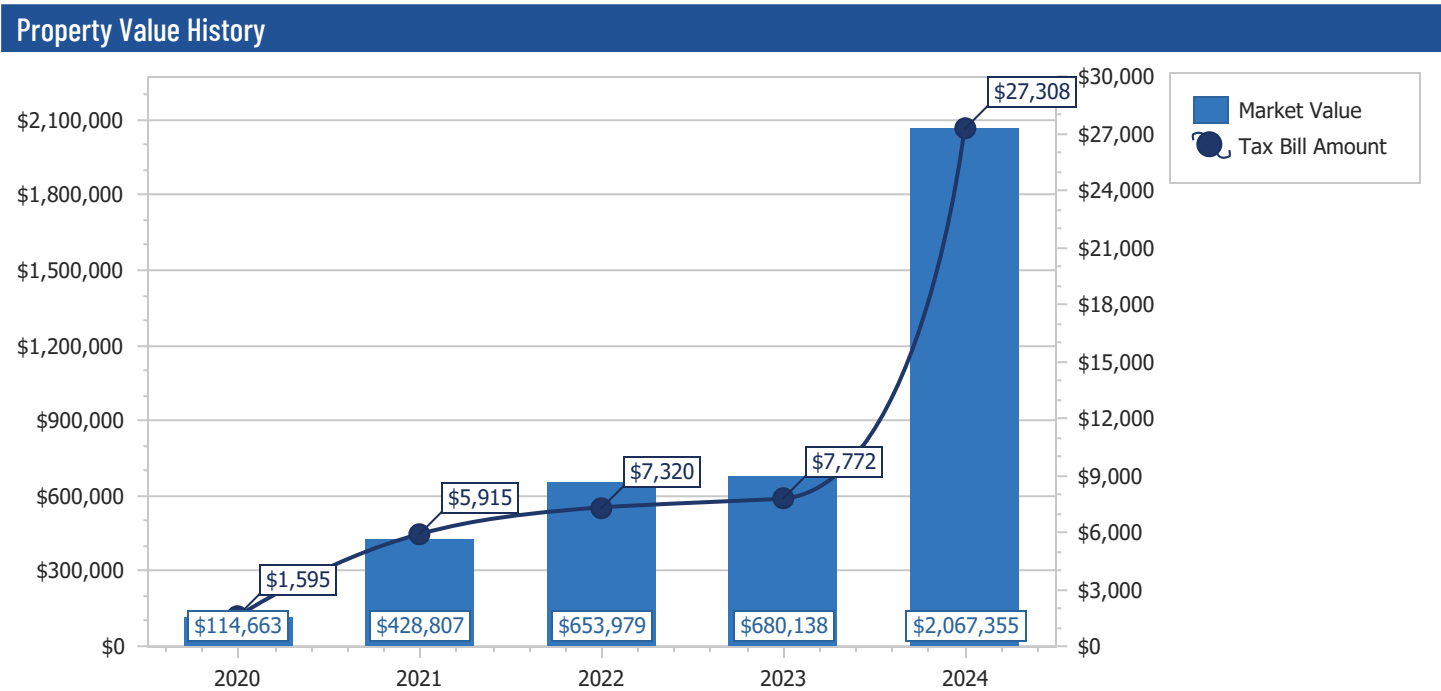
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



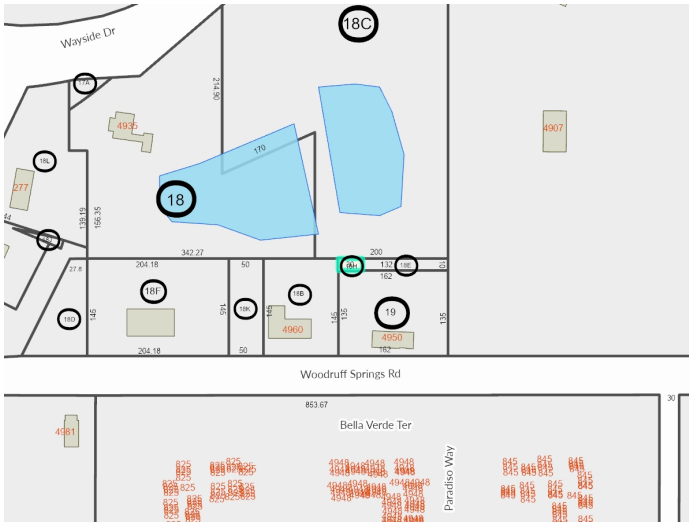
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Property Record Card



Parcel: 29-19-30-300-018H-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.02 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018H-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E S 10 FT OF N 330 FT
OF W 30 FT OF E 162 FT OF NW 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$1,380,000	10575/0536	Vacant	Yes
WARRANTY DEED	10/1/2018	\$100	09248/0836	Vacant	No
SPECIAL WARRANTY DEED	5/1/2018	\$20,000	09144/0585	Vacant	No
WARRANTY DEED	2/1/2018	\$100	09086/0863	Vacant	No
WARRANTY DEED	10/1/2007	\$100	06849/0075	Vacant	No
WARRANTY DEED	4/1/2003	\$100	04788/1393	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

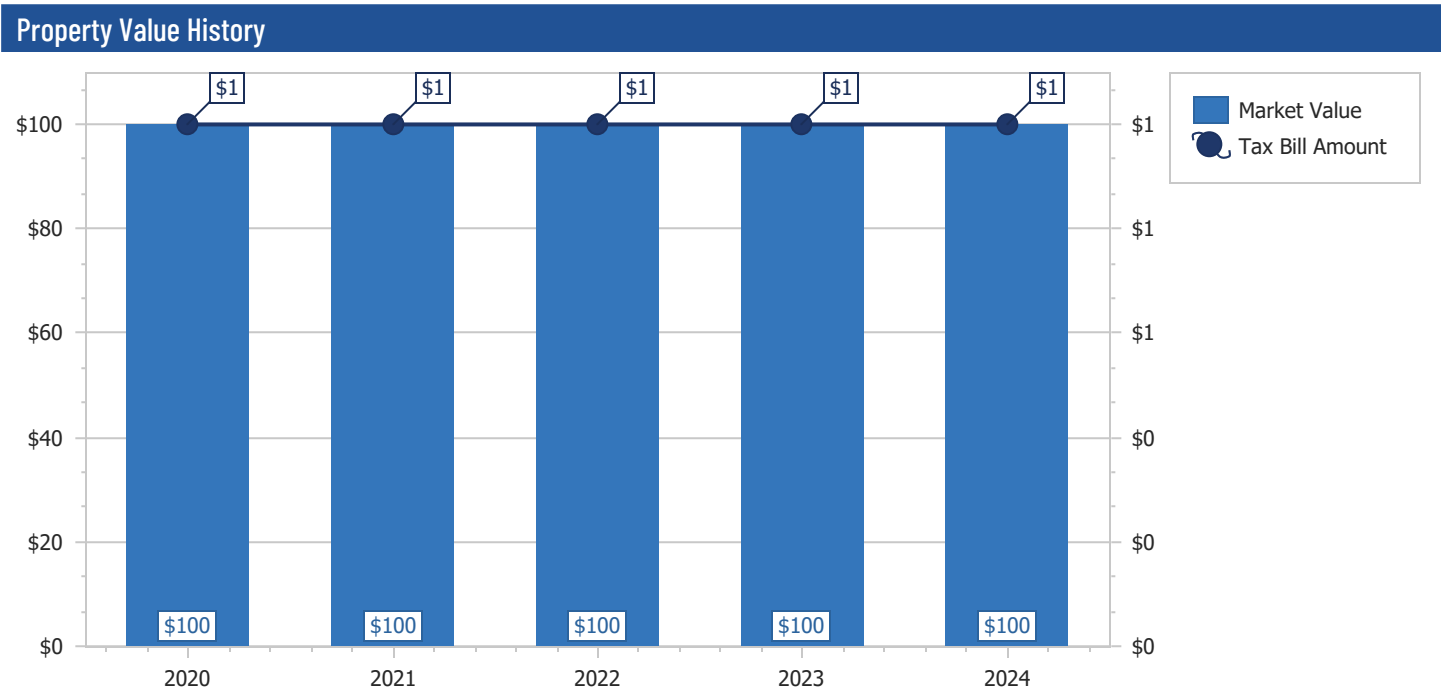
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

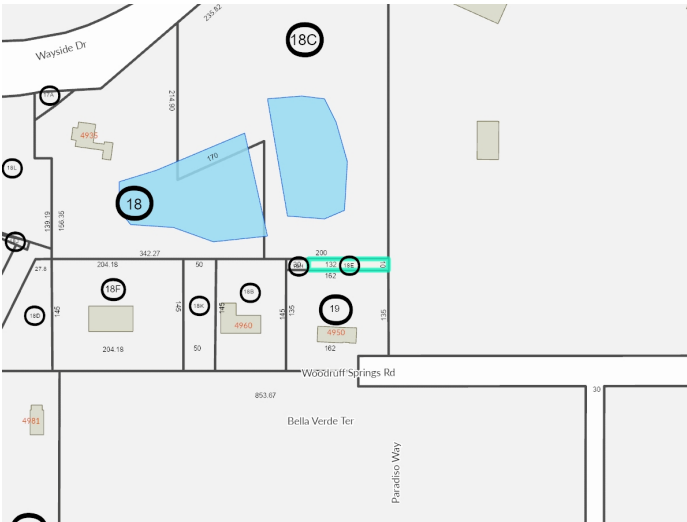


Property Record Card



Parcel: 29-19-30-300-018E-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.05 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018E-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
N 10 FT OF E 132 FT OF S
175 FT OF N 495 FT OF NW
1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$185,500	10574/0023	Vacant	Yes
WARRANTY DEED	10/22/2018	\$100	09248/0834	Improved	No
WARRANTY DEED	2/1/2018	\$100	09086/0865	Vacant	No
QUIT CLAIM DEED	1/1/1996	\$100	03021/0254	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1351	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

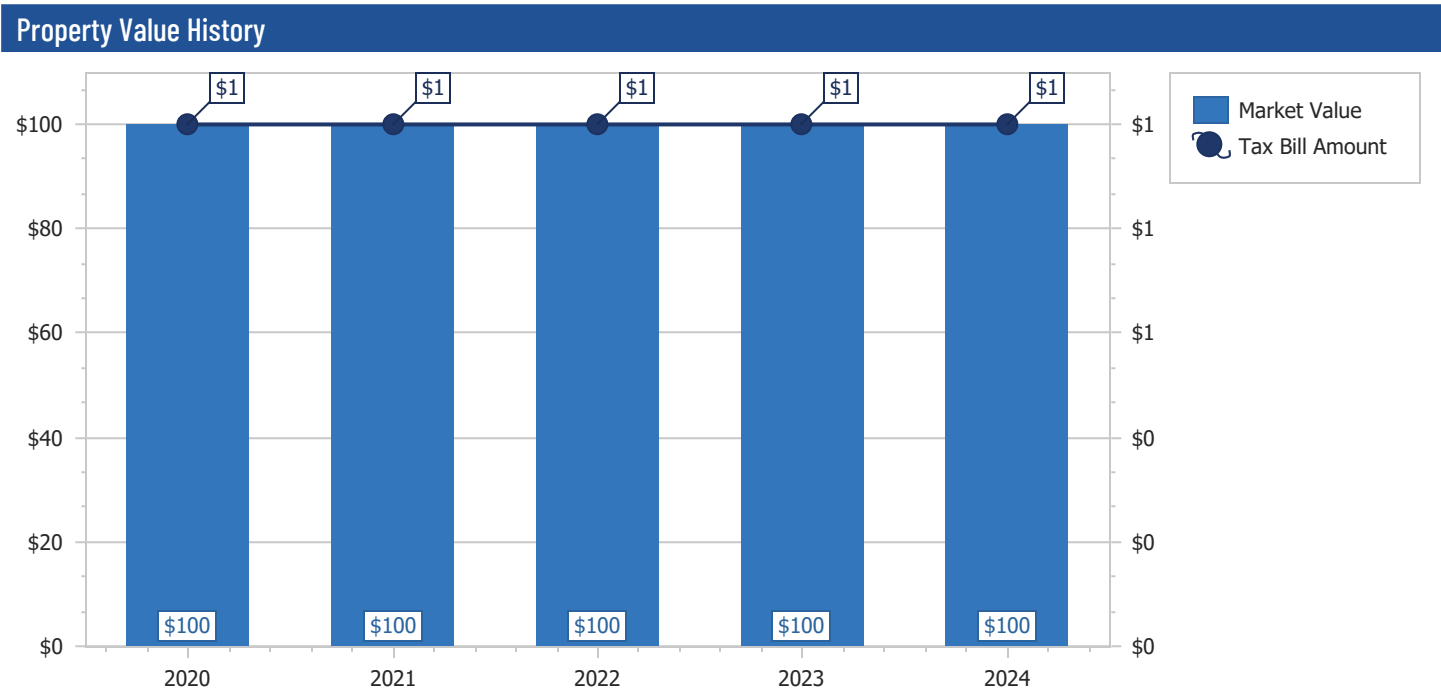
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



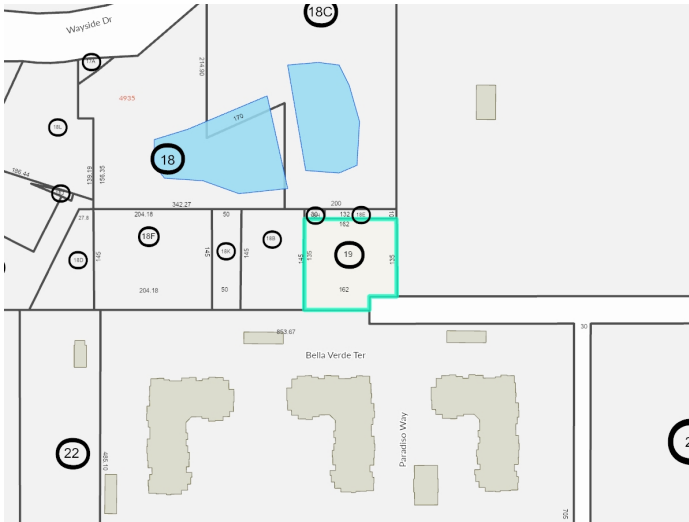
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Property Record Card



Parcel: 29-19-30-300-0190-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$306,138 Assessed Value \$306,138 Taxable Value \$306,138
 2024 Tax Bill \$550.70 Tax Savings with Exemptions \$3,630.58
 Vacant Comm-Pud property has a lot size of 0.60 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-0190-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$7,985
Depreciated Other Features	\$0	\$2,425
Land Value (Market)	\$306,138	\$306,138
Land Value Agriculture	\$0	\$0
Just/Market Value	\$306,138	\$316,548
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$234,848
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$306,138	\$81,700

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,181.28
Tax Bill Amount	\$550.70
Tax Savings with Exemptions	\$3,630.58

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
S 2 1/2 CH OF N 7 1/2 CH
OF E 162 FT OF NW 1/4 OF
SW 1/4 &
PT OF VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$306,138	\$0	\$306,138
Schools	\$306,138	\$0	\$306,138
FIRE	\$306,138	\$0	\$306,138
ROAD DISTRICT	\$306,138	\$0	\$306,138
SJWM(Saint Johns Water Management)	\$306,138	\$0	\$306,138

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$450,000	10574/0010	Improved	Yes
WARRANTY DEED	2/1/1990	\$55,000	02157/1097	Improved	Yes
WARRANTY DEED	10/1/1986	\$37,000	01777/0906	Improved	Yes
WARRANTY DEED	7/1/1979	\$21,500	01231/1190	Improved	Yes

Land

Units	Rate	Assessed	Market
21,867 SF	\$14/SF	\$306,138	\$306,138

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11586	4950 WOODRUFF SPRINGS RD: DEMO RESIDENTIAL-SFR 1950"s frame home	\$1,850		11/14/2024
07144	4950 WOODRUFF SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
03331	4950 WOODRUFF SPRINGS RD: REROOF RESIDENTIAL-	\$6,000		2/25/2021
06077	SFR REROOF 17 SQ	\$1,700		9/1/1995
06678	STUCCO	\$500		10/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

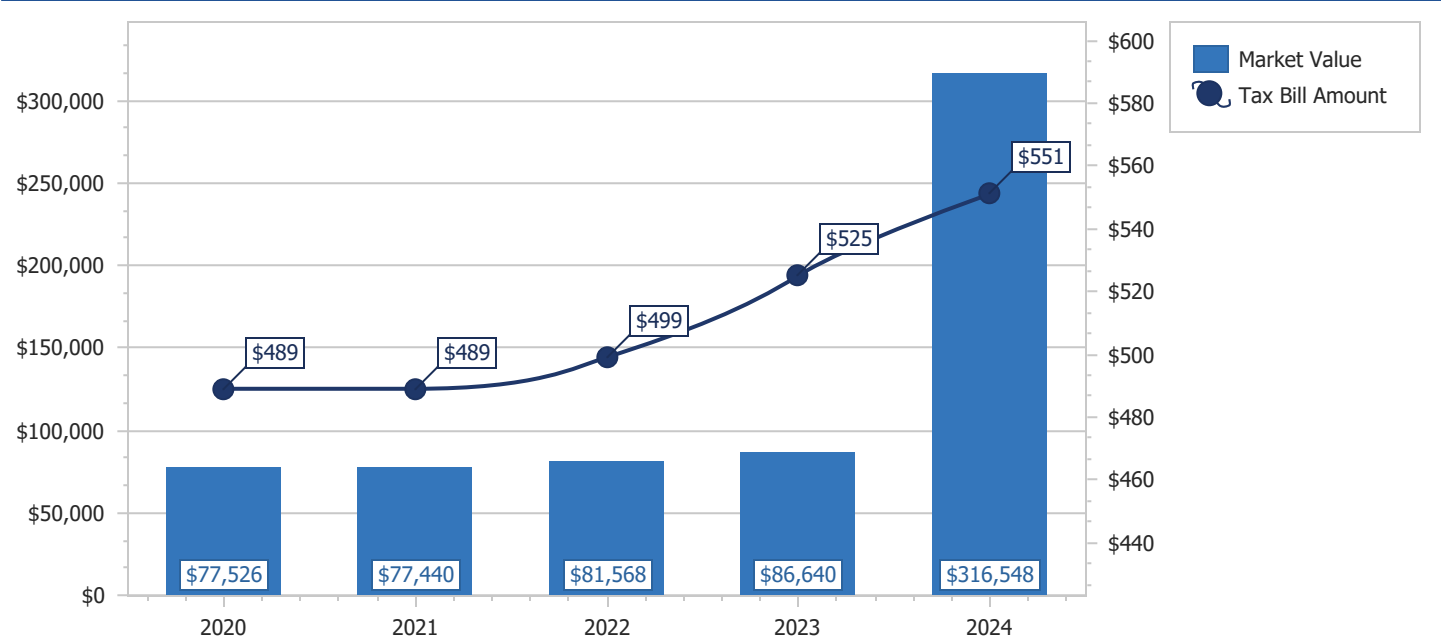
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Property Record CardAA



Parcel: 29-19-30-300-0220-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$999,596 Assessed Value \$999,596 Taxable Value \$999,596
 2024 Tax Bill \$1,155.66 Tax Savings with Exemptions \$11,721.44
 The 1 Bed/1 Bath Vac Comm - Misplaced Impr property is 880 SF and a lot size of 1.70 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-300-0220-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$27,520	\$2,797
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$972,076	\$972,076
Land Value Agriculture	\$0	\$0
Just/Market Value	\$999,596	\$974,873
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$847,374
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$999,596	\$127,499

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$12,877.10
Tax Bill Amount	\$1,155.66
Tax Savings with Exemptions	\$11,721.44

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 29 TWP 19S RGE 30E
N 485 FT OF S 805 FT OF W
145 FT OF E 1/2 OF NW 1/4
OF SW 1/4 & VACD ST ADJ ON N

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$999,596	\$0	\$999,596
Schools	\$999,596	\$0	\$999,596
FIRE	\$999,596	\$0	\$999,596
ROAD DISTRICT	\$999,596	\$0	\$999,596
SJWM(Saint Johns Water Management)	\$999,596	\$0	\$999,596

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/19/2024	\$1,207,500	10582/1299	Improved	Yes
QUIT CLAIM DEED	11/1/1985	\$100	01690/0672	Improved	No

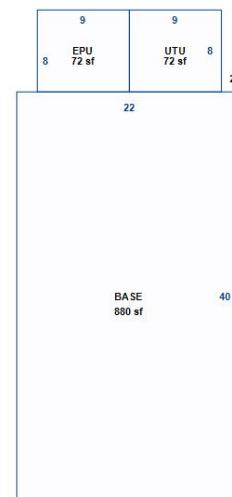
LandAA

Units	Rate	Assessed	Market
69,434 SF	\$14/SF	\$972,076	\$972,076

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	880
Total Area (ft ²)	1024
Constuction	SIDING GRADE 3
Replacement Cost	\$68,799
Assessed	\$27,520

* Year Built = Actual / Effective



Building 1

AppendagesAA

Description	Area (ft ²)
-------------	-------------------------

PermitsAA

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra FeaturesAA

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

ZoningAA

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA

Elementary	Region 1
Middle	Sanford
High	Seminole

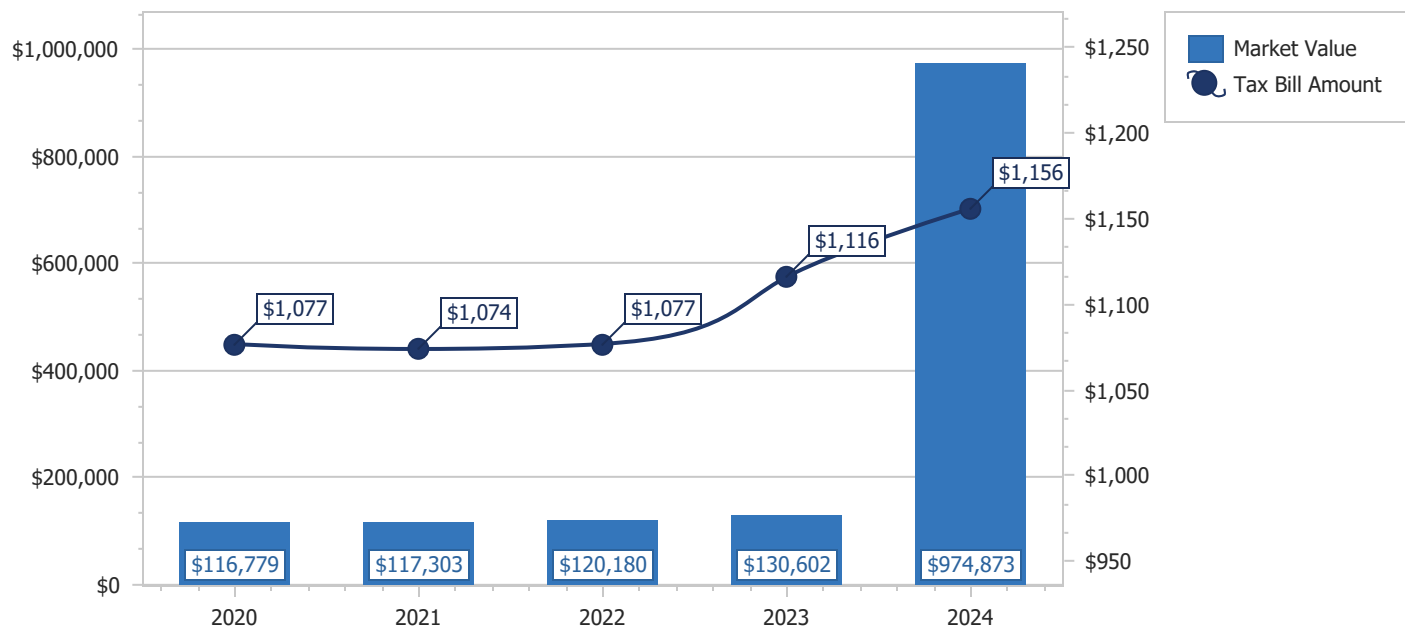
Political RepresentationAA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryAA



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Property Record CardAA



Parcel: 30-19-30-300-0450-0000
 Property Address: 4707 INTERNATIONAL PKWY SANFORD, FL 32771
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$152,524 Assessed Value \$152,524 Taxable Value \$152,524
 2024 Tax Bill \$261.27 Tax Savings with Exemptions \$1,599.63
 The 3 Bed/1.5 Bath Vac Comm - Misplaced Impr property is 1,236 SF and a lot size of 0.22 Acres

Parcel LocationAA



Site ViewAA



30193030004500000 04/24/2023

Parcel InformationAA

Parcel	30-19-30-300-0450-0000
Property Address	4707 INTERNATIONAL PKWY SANFORD, FL 32771
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$12,258	\$12,141
Depreciated Other Features	\$0	\$2,300
Land Value (Market)	\$140,266	\$126,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$152,524	\$140,881
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$72,962
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$152,524	\$67,919

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$1,860.90
Tax Bill Amount	\$261.27
Tax Savings with Exemptions	\$1,599.63

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 30 TWP 19S RGE 30E S 100 FT OF N
1253.75 FT OF E 100 FT OF SE 1/4

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$152,524	\$0	\$152,524
Schools	\$152,524	\$0	\$152,524
FIRE	\$152,524	\$0	\$152,524
ROAD DISTRICT	\$152,524	\$0	\$152,524
SJWM(Saint Johns Water Management)	\$152,524	\$0	\$152,524

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0103	Improved	No

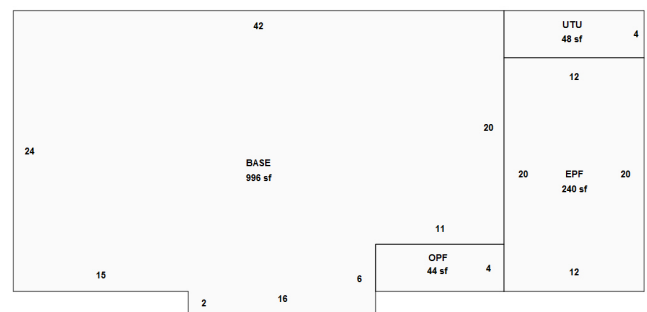
LandAA

Units	Rate	Assessed	Market
10,019 SF	\$14/SF	\$140,266	\$140,266

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	996
Total Area (ft ²)	1328
Constuction	SIDING GRADE 3
Replacement Cost	\$19,228
Assessed	\$12,258

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 1

AppendagesAA

Description	Area (ft ²)
-------------	-------------------------

ENCLOSED PORCH FINISHED	240
OPEN PORCH FINISHED	44
UTILITY UNFINISHED	48

PermitsAA

Permit #	Description	Value	CO Date	Permit Date
00980	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$4,678		1/14/2005

Extra FeaturesAA

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

ZoningAA

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA

Elementary	Region 1
Middle	Sanford
High	Seminole

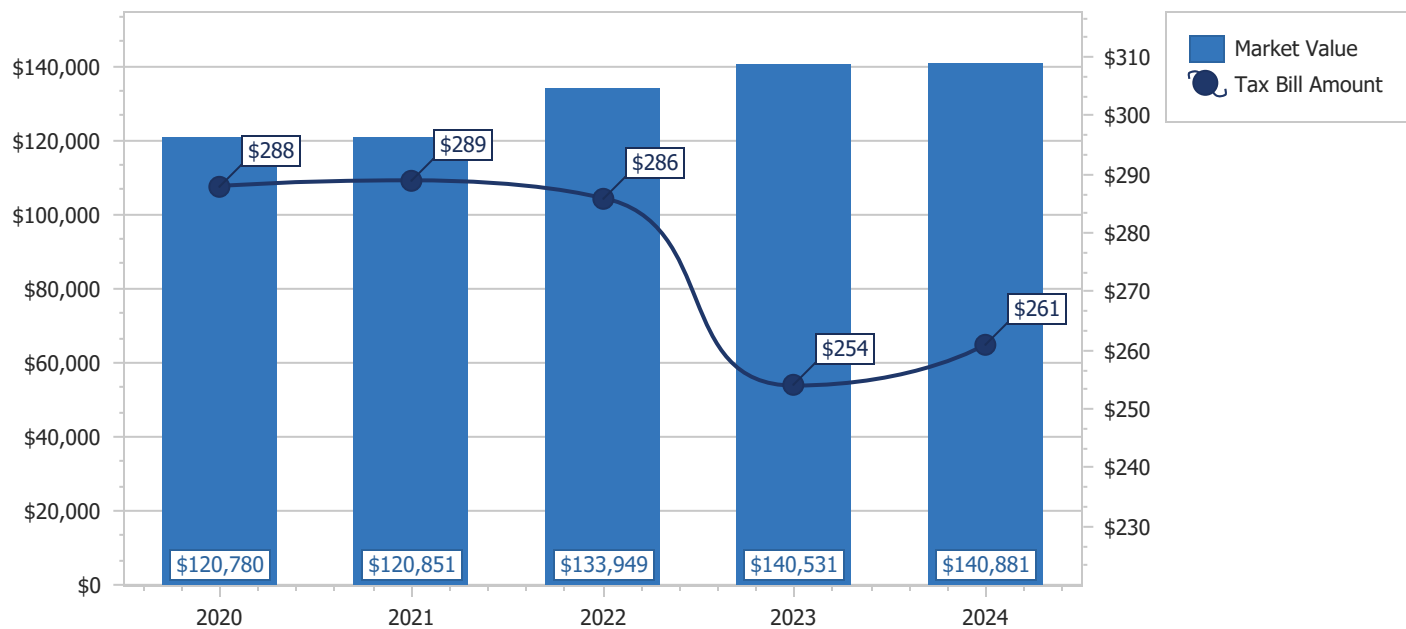
Political RepresentationAA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryAA



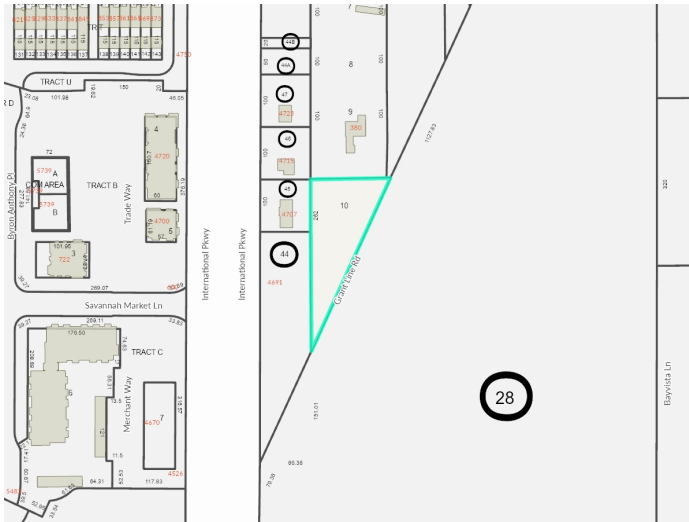
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 29-19-30-501-0000-0100
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$349,650 Assessed Value \$349,650 Taxable Value \$349,650
 2024 Tax Bill \$576.39 Tax Savings with Non-Hx Cap \$287.87
 Vac General-Commercial property has a lot size of 0.57 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-501-0000-0100
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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	\$2,400
Land Value (Market)	\$349,650	\$63,030
Land Value Agriculture	\$0	\$0
Just/Market Value	\$349,650	\$65,430
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$36,302
P&G Adjustment	\$0	\$0
Assessed Value	\$349,650	\$29,128

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$864.26
Tax Bill Amount	\$576.39
Tax Savings with Exemptions	\$287.87

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 262 FT OF LOT 10
J W TURNERS SUBD
DB 71 PG 412
& VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$349,650	\$0	\$349,650
Schools	\$349,650	\$0	\$349,650
FIRE	\$349,650	\$0	\$349,650
ROAD DISTRICT	\$349,650	\$0	\$349,650
SJWM(Saint Johns Water Management)	\$349,650	\$0	\$349,650

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0106	Improved	No
WARRANTY DEED	7/1/1980	\$7,000	01288/0532	Improved	No
WARRANTY DEED	12/1/1978	\$9,000	01199/1543	Improved	Yes

Land

Units	Rate	Assessed	Market
24,975 SF	\$14/SF	\$349,650	\$349,650

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

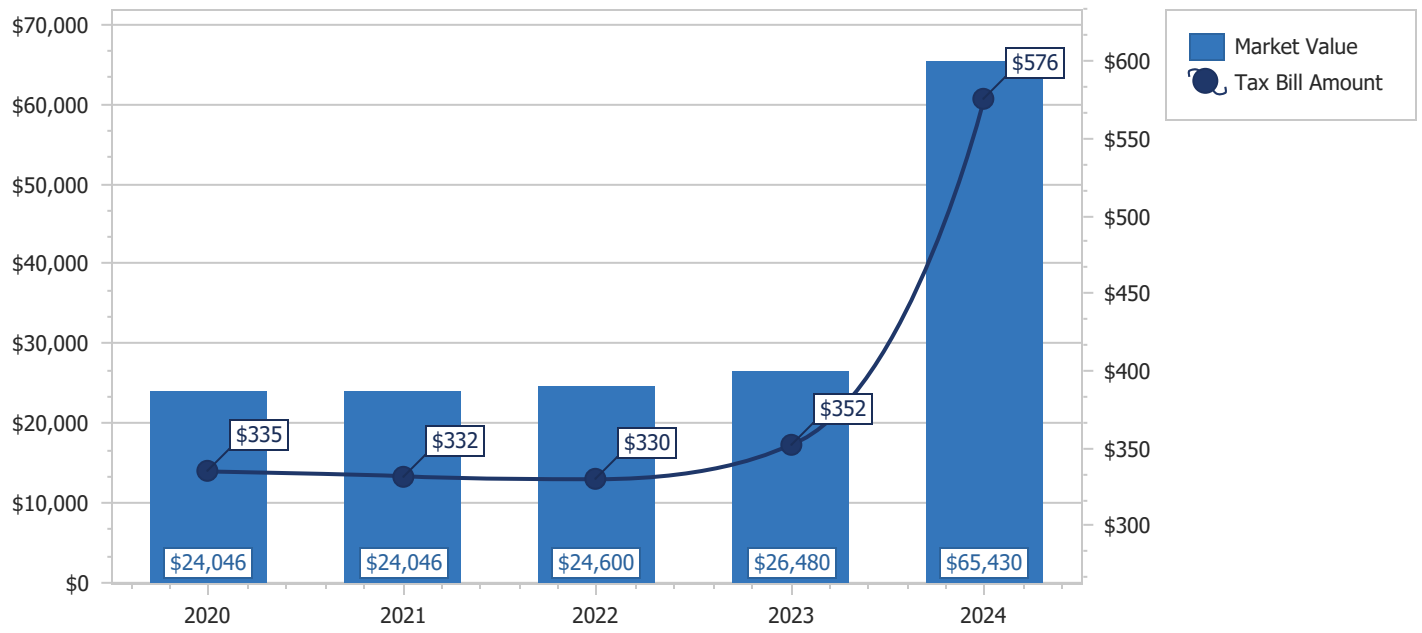
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 30-19-30-300-0480-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$181,734 Assessed Value \$181,734 Taxable Value \$181,734
 2024 Tax Bill \$2,379.94
 Vac General-Commercial property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0480-0000
Property Address	
Mailing Address	101 S NEW YORK AVE STE 201 WINTER PARK, FL 32789-3005
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$181,734	\$180,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,734	\$180,176
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	\$181,734	\$180,176

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,379.94
Tax Bill Amount	\$2,379.94
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
S 130 FT OF N 883.75 FT OF
E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,734	\$0	\$181,734
Schools	\$181,734	\$0	\$181,734
FIRE	\$181,734	\$0	\$181,734
ROAD DISTRICT	\$181,734	\$0	\$181,734
SJWM(Saint Johns Water Management)	\$181,734	\$0	\$181,734

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2025	\$295,000	10852/1868	Vacant	Yes
WARRANTY DEED	4/1/2017	\$174,000	08915/1113	Improved	Yes
QUIT CLAIM DEED	12/1/2008	\$100	07103/1149	Improved	No
QUIT CLAIM DEED	2/1/1995	\$100	02886/0627	Improved	No

Land

Units	Rate	Assessed	Market
12,981 SF	\$14/SF	\$181,734	\$181,734

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
06383	DEMOLISH HOUSE, ABANDON SEPTIC, & OWNER ALREADY HAD WELL CAPPED FOR FUTURE USE	\$2,400		6/14/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

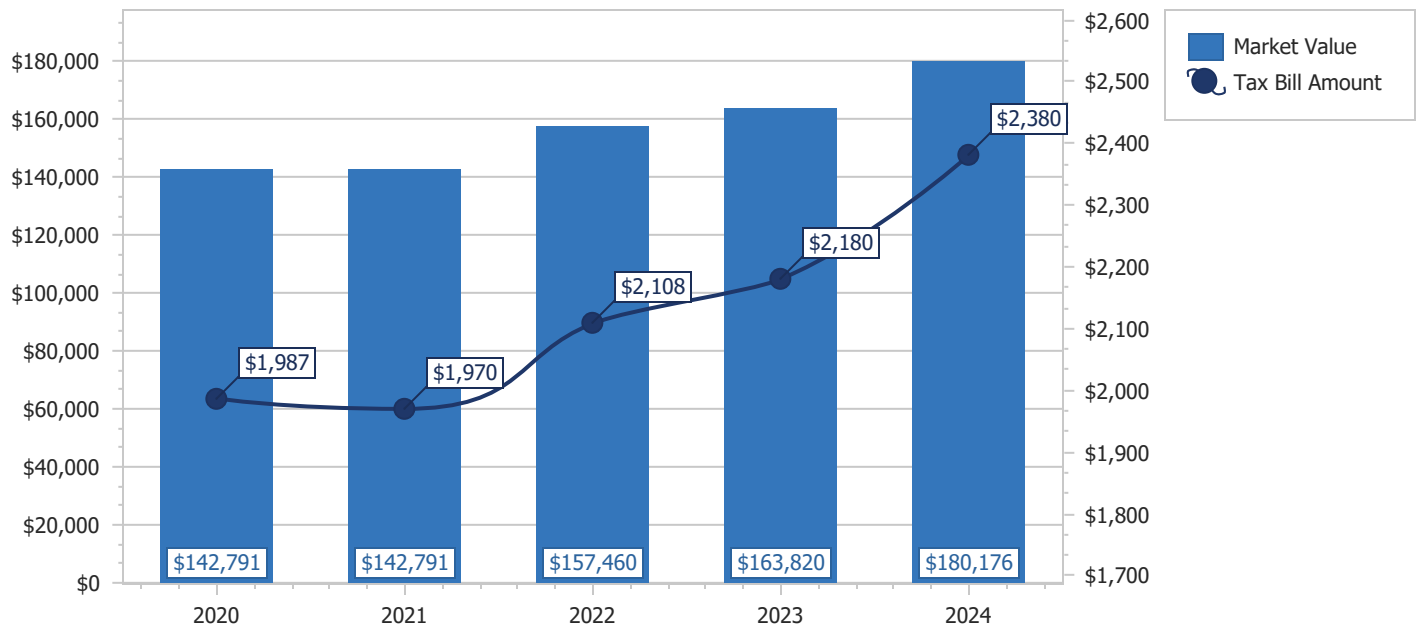
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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7/11/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT08:32:30
PROJ # 25-20500011 RECEIPT # 0192948
OWNER:
JOB ADDRESS: LOT #:

MAJOR PD AMENDMENT 14	5575.00	5575.00	.00
-----------------------	---------	---------	-----

TOTAL FEES DUE.....:	<u>5575.00</u>
----------------------	----------------

AMOUNT RECEIVED.....:	<u>5575.00</u>
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002052	
CASH/CHECK AMOUNTS....:	5575.00	
COLLECTED FROM:	DOUGLAS SEMINOLE LLC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	WAYSIDE DRIVE ASSEMBLAGE - PD MAJOR AMENDMENT	PROJ #: 25-20500011
APPLICATION FOR:	PZ - PD	
APPLICATION DATE:	7/11/25	
RELATED NAMES:	Z2025-017	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	29-19-30-501-0000-0010+++	
PROJECT DESCRIPTION:	PROPOSED PD MAJOR AMENDMENT TO ADD 3 PARCELS ZONED A-1 TO AN EXISTING PD APPROVED FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES ON 20.59 ACRES LOCATED ON THE SOUTH SIDE OF WAYSIDE DRIVE EAST OF INTERNATIONAL PKWY	
NO OF ACRES:	20.59	
BCC DISTRICT:	5-HERR	
LOCATION:	SOUTH SIDE OF WAYSIDE DRIVE EAST OF INTERNATIONAL PKWY	
FUTURE LAND USE:	HIPTI	
SEWER UTILITY:	SEMINOLE COUNTY UTILITIES	
WATER UTILITY:	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
DOUGLAS HOEKSEMA 101 S. NEW YORK AVENUE SUITE 201 WINTER PARK FL 32789 (407) 415-3293 MJHOEKSEMA@DOUGLASPARTNERSLLC.COM	BENJAMIN BECKHAM 431 E HORATIO AVENUE STE 260 MAITLAND FL 32751 (407) 629-8330 NICOLE@MADDEN-ENG.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

AGENCY/DEPARTMENT COMMENTS

NO.	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Based on the analysis during the review of the MDP, the Applicant is required to provide a 0.5 opacity along the portion of International Pkwy and a 0.4 opacity adjacent to the single-family residence. These buffers can wait to be accessed at the time of the Final Development Plan.	Info Only
2.	Buffers and CPTED Annie Sillaway	A ten (10) foot wide landscape buffer with 0.1 opacity is required on one side of the west access point; however, staff would like the Applicant to provide a ten (10) foot wide landscape buffer on both sides of the access area along the west. Please update the Master Development Plan to show that landscape buffers will be provided on both sides of the west access point.	Info Only
3.	Comprehensive Planning Maya Athanas	Is a FLU amendment proposed for parcels 29-19-30-300-018C-0000 and 29-19-30-300-0190-0000? The Future Land Use diagram in the top left corner indicates a FLU amendment to HIP-TI for these parcels. If so, please submit a FLU Amendment application and the Attachment A text and worksheet documents.	Unresolved
4.	Comprehensive Planning Maya Athanas	Note 6 "permitted uses" references FLU Exhibit-40. The correct exhibit number for the target industry uses is 36. Please correct.	Unresolved
5.	Comprehensive Planning Maya Athanas	Additional comments may be generated at the next cycle based on contents of resubmittal.	Info Only
6.	Environmental Services James Van Alstine	This development is within Seminole County's potable water service area and is required to connect. There is a 12" PVC potable water main running along the south side of Wayside Drive as well as a 20" PVC potable water main running along the east side of International Parkway.	Info Only
7.	Environmental Services James Van Alstine	This development is within Seminole County's sanitary sewer service area and is required to connect. There is a 15" PVC gravity main running along the south side of Wayside Drive	Info Only

		as well as a 15" PVC gravity sewer main running along the centerline of International Parkway.	
8.	Environmental Services James Van Alstine	This development is within Seminole County's reclaim irrigation service area and is required to connect. There is a 20" DI reclaim water main running along the north side of Wayside Drive as well as a 20" DI reclaim water main running along the west side of International Parkway.	Info Only
9.	Environmental Services James Van Alstine	On Sheet MP101: Master Development Plan, please update our utility provider contact information to the following: WATER, WASTEWATER, AND RECLAIM (or WATER, SEWER, AND RECLAIM) SEMINOLE COUNTY UTILITIES DEPARTMENT 500 W. LAKE MARY BLVD. SANFORD, FL 32773 PHONE: 407-665-2024	Unresolved
10.	Planning and Development Annie Sillaway	Please provide a legal description of the property.	Unresolved
11.	Planning and Development Annie Sillaway	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-Meeting-Procedure.pdf	Unresolved
12.	Planning and Development Annie Sillaway	As part of the PD Major Amendment Rezone, the Applicant must provide a detailed narrative explaining how the proposed development complies with the review criteria outlined under Sec. 30.8.5.3.	Unresolved
13.	Planning and Development Annie Sillaway	On the MDP, under the Site Data Table Note #4, please revise the HIP-TI (Higher Intensity Planned Development Target Industry) calculations to reflect the total acreage of the HIP-TI future land use designation. Update the proposed maximum net residential building square footage and the allowable forty-nine (49) percent, accordingly, based on the revised total HIP-TI area. Per Policy FLU 4.5.3 (c) - Residential uses that are part of mixed-use projects located on HIP-TI lands must represent less than fifty (50) percent of the total square footage of any such project.	Unresolved

14.	Planning and Development Annie Sillaway	On the MDP, please revise the dotted line to accurately depict the boundaries between the Commercial and HIP-TI Future Land Use.	Unresolved
15.	Planning and Development Annie Sillaway	Residential uses within HIP-TI (Higher Intensity Planned Development - Target Industries) areas shall be secondary and supportive to the primary target industry uses. Residential development must contribute to the function and vitality of the overall project and cannot be standalone. All residential uses must be: Functionally integrated, meaning they support and are related to the target industry operations (e.g., housing for employees, executive suites, live/work units). Physically integrated, meaning they are either: Within the same structures as the nonresidential components (strongly encouraged), or Located on the same site or on directly adjacent or nearby parcels, with clear physical linkages to nonresidential components. Be connected to nonresidential areas through internal circulation networks, such as local roads, shuttles/trolleys, bike lanes, and pedestrian walkways. Share access to community amenities such as public plazas, open spaces, greenways, or pocket parks. Where feasible, utilize shared parking facilities to support integrated land use.	Info Only
16.	Planning and Development Annie Sillaway	Please update the Future Land Use legend on the MDP to correspond with the site layout, and remove all references to the Future Land Use amendment from the callouts in the legend since there is not a proposed land use amendment.	Unresolved
17.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #4, please update the total acreage for the Commercial Future Land Use designation and revise the corresponding maximum density and Floor Area Ratio (F.A.R.) calculations.	Unresolved
18.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #4, revise the total acreage of the HIP-TI (High Intensity Planned Development) Future Land Use area. In addition, revise the maximum net and gross F.A.R., maximum residential building square footage, and maximum residential density as needed.	Unresolved
19.	Planning and Development Annie Sillaway	On the MDP, under the site data table Note #5, please update the allowable proposed maximum F.A.R. and the HIP-TI proposed non-residential F.A.R. calculation to reflect the revised change	Unresolved

		in total HIP-TI acreage.	
20.	Planning and Development Annie Sillaway	On the MDP site layout, please update the total acreage for the Commercial, Target Industry, and Target Industry/Multi-Family areas based on the acreage change to the Commercial Future Land Use.	Unresolved
21.	Planning and Development Annie Sillaway	On the MDP, under Land Use Data Note #5 – Proposed Maximum F.A.R., the total acreages for the Commercial, HIP-TI (Non-Residential), and Residential categories need to be updated to reflect the revised acreage for the Commercial and Target Industry areas.	Unresolved
22.	Planning and Development Annie Sillaway	During the BCC meeting where the initial PD Rezone was approved, the Board raised concerns about the project's phasing—specifically the timing of development for the target Industry uses and the multi-family component. To address this during the PD Major Amendment process, staff requests that the Applicant provide a phasing plan that clearly outlines the timeline for developing both the target Industry areas and the multi-family units. As stated in the Comprehensive Plan, multi-family development should be ancillary to the Target Industry uses.	Unresolved
23.	Planning and Development Annie Sillaway	Additional comments may be generated at the next cycle based on contents of resubmittal.	Unresolved
24.	Public Safety - Addressing Lily Kay	On the 001-MP101-Master Development Plan, "The Brick Road", "Grant Line Road", and "Woodruff Springs Road" are no longer valid private roads and have been removed from our 911 Addressing Database.	Info Only
25.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
26.	Public Safety - Fire Marshal Matthew Maywald	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only

28.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 21/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
29.	Public Safety - Fire Marshal Matthew Maywald	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
31.	Public Works - County Surveyor Raymond Phillips	Please show the section work with actual found monumentation as most of the descriptions consist of fractional descriptions. All I see on this survey is conjecture on the section work. There	Unresolved

		is a lot of found monumentation that you are not holding but yet you set corners and build your boundary from those. no corners set or found for L-19, L20 and L21?	
32.	Public Works - Engineering Jim Potter	Please specify the movements wanted for the new access point. A full access unsignalized may not be supported. A right in right out and left in would be more likely to be approved.	Unresolved
33.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) will be required for the proposed redevelopment. The Applicant may defer the TIS to a later development application such as site plan approval, final development plan, or final engineering. The TIS is to be prepared in accordance with the County's Traffic Study Requirements for Concurrency guidelines, and a TIS methodology is to be submitted to Staff for review and approval prior to submittal of the TIS itself.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies.

DEPARTMENT	STATUS	REVIEWER
Environmental Services	Corrections Required	James Van Alstine 407-665-2014 jvanalstine@seminolecountyfl.gov
Comprehensive Planning	Corrections Required	Maya Athanas 407-665-7388 mathanas@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez
Public Works - Engineering	Corrections Required	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Natural Resources	Review Complete Recommend Approval	Sarah Harttung
Public Safety - Fire Marshal	Approved	Matthew Maywald
Buffers and CPTED	Approved	Annie Sillaway
Public Works - County Surveyor	Corrections Required	Raymond Phillips 407-665-5647 rphillips@seminolecountyfl.gov
Environmental - Impact Analysis	No Review Required	Becky Noggle
Public Safety - Addressing	Approved	Lily Kay
Planning and Development	Corrections Required	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
9/4/2025	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Annie, Ray, Jim Maya, James
<p>The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows:</p> <p>Major Review (3+ reviewers remaining) – 50% of original application fee</p> <p>Minor Review (1-2 reviewers remaining) – 25% of original application fee</p> <p>Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml</p> <p>NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)</p>		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100 www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800 www.sjrwmd.com
Health Department	Septic	(407) 665-3621

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org