



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

PROJ. #: 26-55100002  
 RECEIVED AND PAID 03/26/2026  
 PM Kaitlyn

## SUBDIVISION

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input checked="" type="checkbox"/> <b>PRELIMINARY SUBDIVISION PLAN (PSP)</b>	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input type="checkbox"/> <b>FINAL ENGINEERING PLAN (FE)</b>	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> <b>FINAL PLAT (FP)</b>	\$1,500.00
<input type="checkbox"/> <b>MINOR PLAT</b> (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

### PROPERTY

SUBDIVISION NAME: <u>Skywater</u>			
PARCEL ID #(S): <u>26-19-29-300-0150-0000, 27-19-29-300-028A-0000,26-19-29-300-0170-0000</u>			
NUMBER OF LOTS: <u>3</u>	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES	<input type="checkbox"/> COMMERCIAL
	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>Septic</u>	
ZONING: <u>A-1</u>	FUTURE LAND USE: <u>SE</u>	TOTAL ACREAGE: <u>25.33</u>	BCC DISTRICT: <u>5: HERR</u>

### APPLICANT

EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE

NAME: <u>GILBERT MILLER (OWNER)</u>	COMPANY:
ADDRESS: <u>760 LAKE MARKHAM RD</u>	
CITY: <u>SANFORD</u>	STATE: <u>FL</u> ZIP: <u>32771</u>
PHONE: <u>407-595-1566</u>	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PL, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

**OWNER(S)**

NAME(S): GILBERT MILLER (OWNER)

ADDRESS: 760 LAKE MARKHAM RD

CITY: SANFORD

STATE: FL

ZIP: 32771

PHONE: 407-595-1566

EMAIL: [REDACTED]

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_

- 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.

- I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. 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.


**SIGNATURE OF OWNER/AUTHORIZED AGENT**

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

23<sup>rd</sup> of March, 2026

DATE

# 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, GILBERT MILLER, the owner of record for the following described property [Parcel ID Number(s)] 26-19-29-300-0150-0000, 27-19-29-300-028A-0000, 26-19-29-300-0170-0000 hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**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.

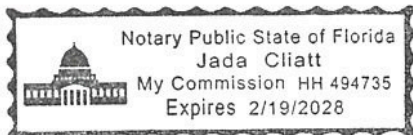
24 March 2026  
Date

*[Handwritten Signature]*  
Property Owner's Signature

Gilbert Miller  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Gilbert Miller (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 24 day of March, 2026.



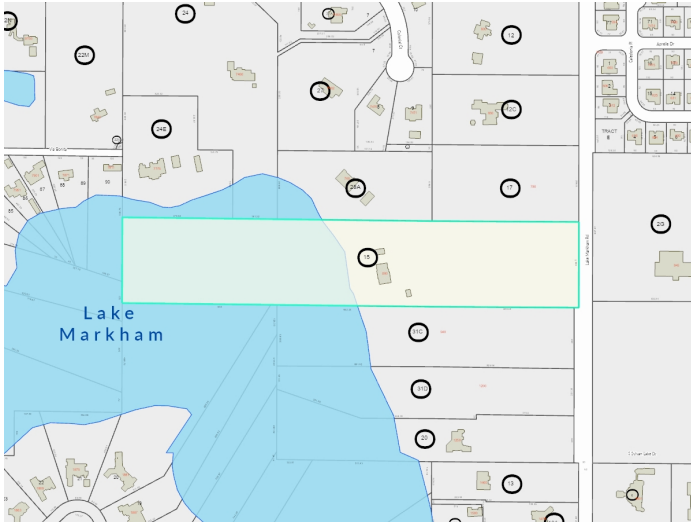
*[Handwritten Signature]*  
Notary Public

# Property Record CardA



**Parcel:** 26-19-29-300-0150-0000  
**Property Address:** 800 LAKE MARKHAM RD SANFORD, FL 32771  
**Owners:** MILLER, GILBERT; MILLER, JAMEE  
 2026 Market Value \$2,218,456 Assessed Value \$1,854,805 Taxable Value \$1,854,805  
 2025 Tax Bill \$25,013.26 Tax Savings with Non-Hx Cap \$3,128.40  
 The 4 Bed/3.5 Bath Single Family Waterfront property is 2,931 SF and a lot size of 16.49 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	26-19-29-300-0150-0000
Property Address	
Mailing Address	PO BOX 23024 COLUMBUS, GA 31902-3024
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$400,356	\$405,489
Depreciated Other Features	\$4,200	\$2,800
Land Value (Market)	\$1,813,900	\$1,649,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,218,456	\$2,057,289
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$363,651	\$371,103
P&G Adjustment	\$0	\$0
Assessed Value	\$1,854,805	\$1,686,186

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,141.66
Tax Bill Amount	\$25,013.26
Tax Savings with Exemptions	\$3,128.40

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

MILLER, GILBERT - Tenancy by Entirety  
 MILLER, JAMEE - Tenancy by Entirety

## Legal DescriptionA

SEC 26 TWP 19S RGE 29E  
 S 366.5 FT OF NW 1/4 OF SW  
 1/4 OF SW 1/4 & S 366.5 FT OF N 1/2 OF SE 1/4  
 OF SE 1/4 OF 27-19-29

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,854,805	\$0	\$1,854,805
Schools	\$2,218,456	\$0	\$2,218,456
FIRE	\$1,854,805	\$0	\$1,854,805
ROAD DISTRICT	\$1,854,805	\$0	\$1,854,805
SJWM(Saint Johns Water Management)	\$1,854,805	\$0	\$1,854,805

## SalesA

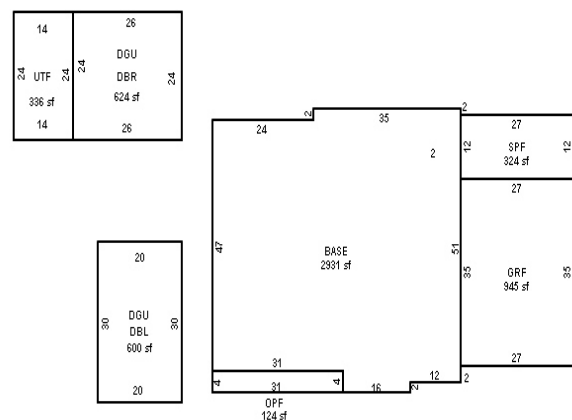
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$1,200,000	08496/0786	Improved	Yes
PROBATE RECORDS	10/1/2013	\$100	08144/0344	Improved	No
QUIT CLAIM DEED	3/1/2006	\$100	06175/1827	Improved	No
QUIT CLAIM DEED	2/1/1998	\$100	03386/0176	Vacant	No

## LandA

Units	Rate	Assessed	Market
16.49 Acres	\$110,000/Acre	\$1,813,900	\$1,813,900

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft <sup>2</sup> )	2931
Total Area (ft <sup>2</sup> )	5884
Constuction	SIDING GRADE 3
Replacement Cost	\$513,277
Assessed	\$400,356



Sketch by Apex Medina™

Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft²)
DETACHED GARAGE UNFINISHED	600
DETACHED GARAGE UNFINISHED	624
GARAGE FINISHED	945
OPEN PORCH FINISHED	124
SCREEN PORCH FINISHED	324
UTILITY FINISHED	336

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
08054	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340		6/4/2020
16504	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-SFR	\$9,147		11/19/2019
02621	REROOF	\$4,500		4/12/2011

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600
SHED	1983	1	\$1,000	\$600

### ZoningA

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

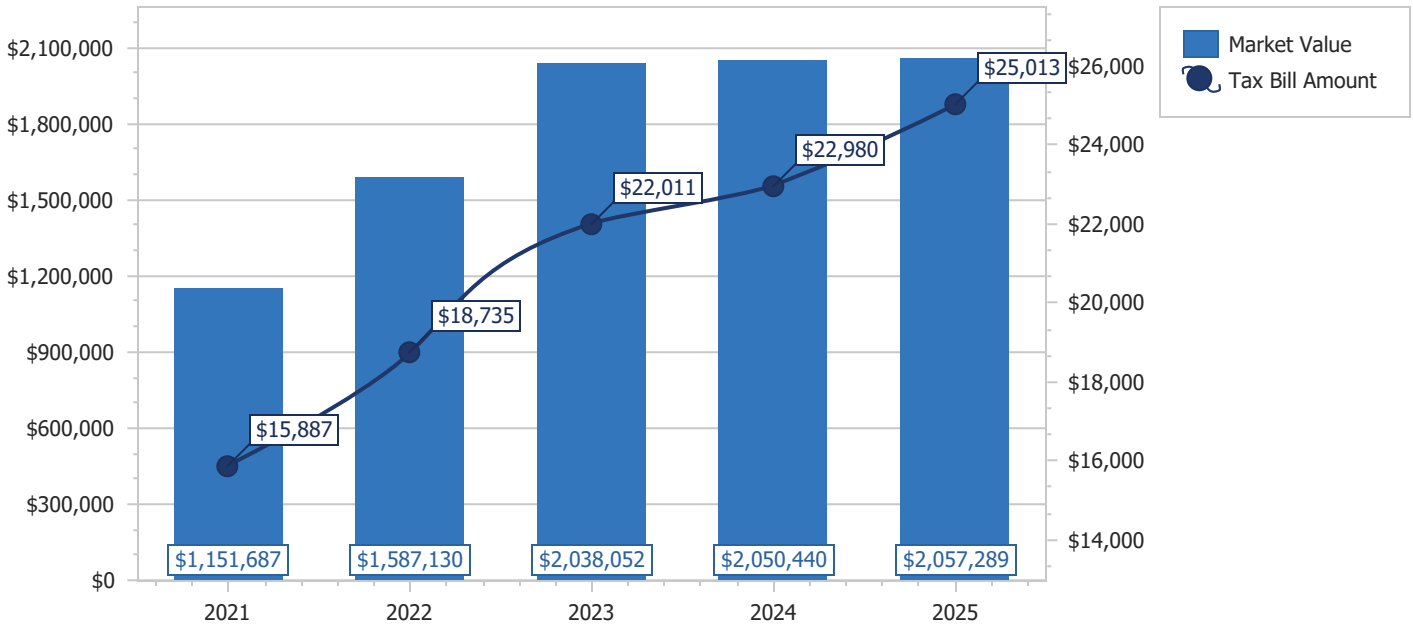
### School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
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 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

### Property Value HistoryA



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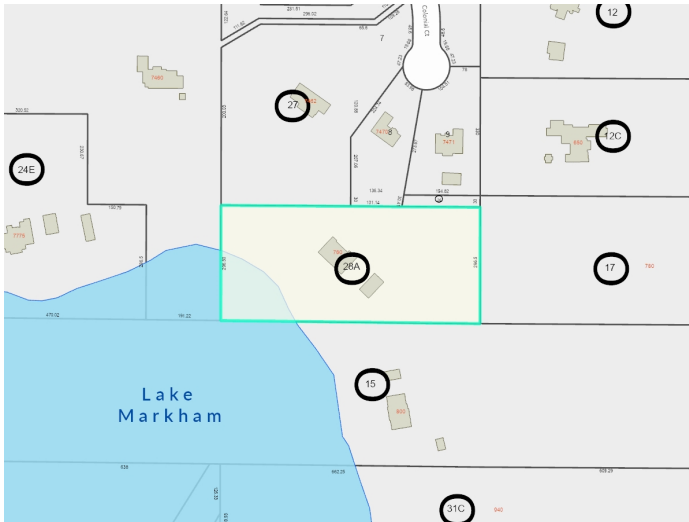
# Property Record CardA



Parcel: 27-19-29-300-028A-0000  
 Property Address: 760 LAKE MARKHAM RD SANFORD, FL 32771  
 Owners: MILLER, JAMEE; MILLER, GILBERT  
 2026 Market Value \$1,643,756 Assessed Value \$1,643,756 Taxable Value \$1,643,756  
 2025 Tax Bill \$21,294.21

The 4 Bed/3 Bath Single Family Waterfront property is 3,776 SF and a lot size of 4.51 Acres

## Parcel LocationA



## Site ViewA

## Parcel InformationA

Parcel	27-19-29-300-028A-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$504,016	\$508,389
Depreciated Other Features	\$59,740	\$58,319
Land Value (Market)	\$1,080,000	\$990,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,643,756	\$1,556,708
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	\$1,643,756	\$1,556,708

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,294.21
Tax Bill Amount	\$21,294.21
Tax Savings with Exemptions	\$0.00

## Owner(s)A

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety  
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 27 TWP 19S RGE 29E  
W 377.8 FT OF N 296.5 FT OF NE 1/4 OF SE 1/4  
OF SE 1/4

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,643,756	\$0	\$1,643,756
Schools	\$1,643,756	\$0	\$1,643,756
FIRE	\$1,643,756	\$0	\$1,643,756
ROAD DISTRICT	\$1,643,756	\$0	\$1,643,756
SJWM(Saint Johns Water Management)	\$1,643,756	\$0	\$1,643,756

## SalesA

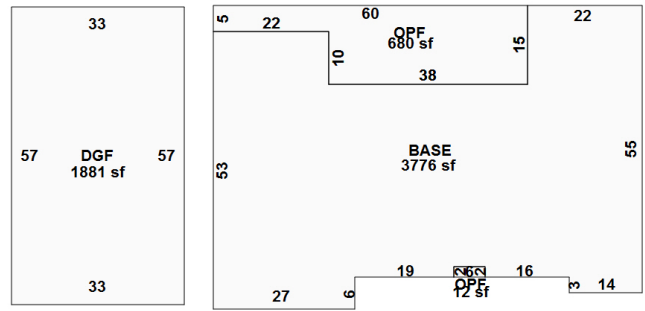
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Improved	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Improved	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Improved	No
WARRANTY DEED	5/1/2018	\$100	09360/0036	Improved	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1747	Improved	No
QUIT CLAIM DEED	7/1/2002	\$100	05039/1709	Improved	No

## LandA

Units	Rate	Assessed	Market
4.50 Acres	\$240,000/Acre	\$1,080,000	\$1,080,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft <sup>2</sup> )	3776
Total Area (ft <sup>2</sup> )	6349
Constuction	BRICK
Replacement Cost	\$586,164
Assessed	\$482,120

\* Year Built = Actual / Effective



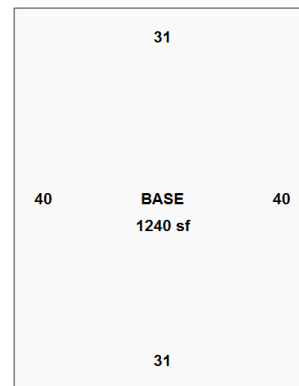
Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
DETACHED GARAGE FINISHED	1881
OPEN PORCH FINISHED	680
OPEN PORCH FINISHED	12

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1240
Total Area (ft <sup>2</sup> )	1240
Constuction	SIDING GRADE 1
Replacement Cost	\$30,839
Assessed	\$21,896

\* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 2

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04600	760 LAKE MARKHAM RD: DOCK - BOATHOUSE-Miller Boathouse	\$24,000		4/6/2021

01151	760 LAKE MARKHAM RD: WINDOW / DOOR REPLACEMENT-	\$40,112	2/3/2021
08054	760 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340	6/4/2020
13543	POOL ENCLOSURE	\$10,290	12/11/2015
10614	SWIMMING POOL	\$61,000	9/18/2015
09688	MECHANICAL & CONDENSOR	\$7,450	12/14/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 2	2015	1	\$45,000	\$33,750
GAS HEATER - UNIT	2015	1	\$1,653	\$1,240
SCREEN ENCL 2	2015	1	\$9,000	\$6,750
FIREPLACE 2	1988	1	\$6,000	\$3,600
BOAT DOCK 2	2021	1	\$8,000	\$7,200
BOAT COVER 2	2021	1	\$8,000	\$7,200

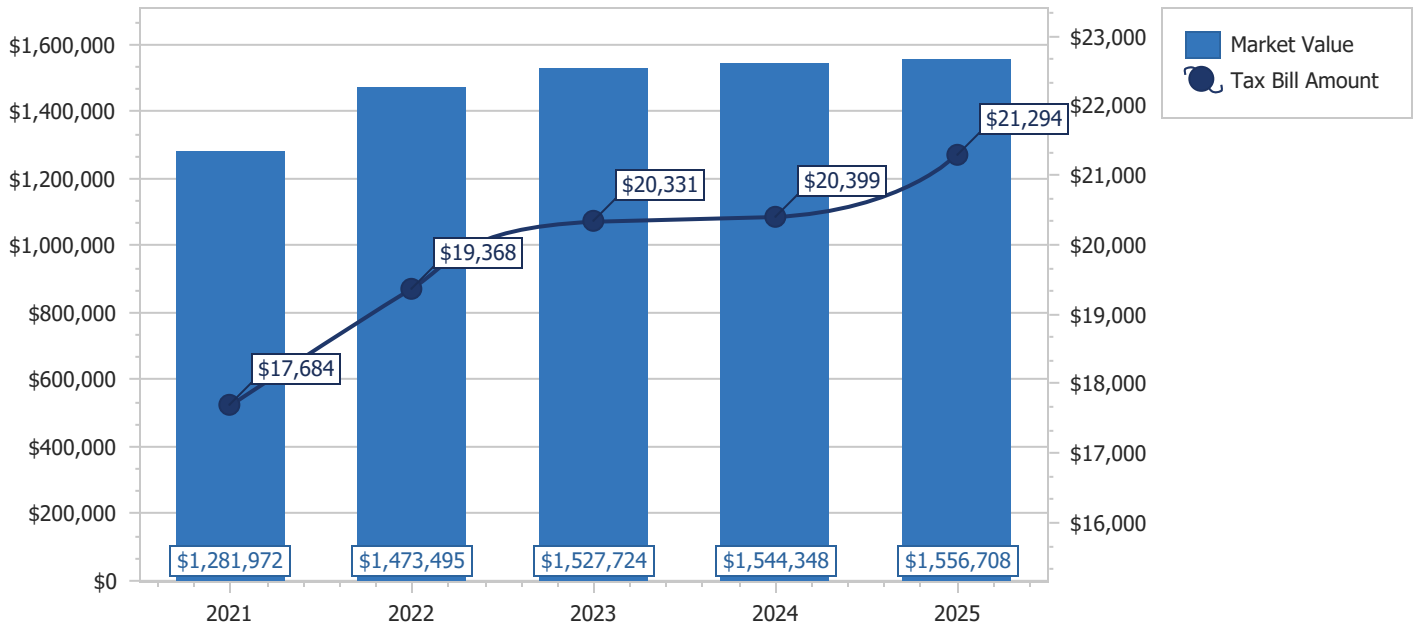
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
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 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 394
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	

# Property Value HistoryA



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# Property Record Card



Parcel: **26-19-29-300-0170-0000**  
 Property Address: **LAKE MARKHAM RD SANFORD, FL 32771**  
 Owners: **MILLER, JAMEE; MILLER, GILBERT**  
 2026 Market Value \$331,450 Assessed Value \$316,030 Taxable Value \$316,030  
 2025 Tax Bill \$3,929.98  
 Vacant Residential property has a lot size of 4.74 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	26-19-29-300-0170-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$331,450	\$287,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$331,450	\$287,300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,420	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$316,030	\$287,300

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,929.98
Tax Bill Amount	\$3,929.98
Tax Savings with Exemptions	\$0.00

## Owner(s)

### Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety  
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 19S RGE 29E  
N 296.5 FT OF NW 1/4 OF SW  
1/4 OF SW 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$316,030	\$0	\$316,030
Schools	\$331,450	\$0	\$331,450
FIRE	\$316,030	\$0	\$316,030
ROAD DISTRICT	\$316,030	\$0	\$316,030
SJWM(Saint Johns Water Management)	\$316,030	\$0	\$316,030

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Vacant	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Vacant	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Vacant	No
WARRANTY DEED	5/1/2019	\$100	09360/0036	Vacant	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1750	Vacant	No
QUIT CLAIM DEED	5/20/2011	\$100	07581/1812	Vacant	No

## Land

Units	Rate	Assessed	Market
4.74 Acres	\$70,000/Acre	\$331,450	\$331,450

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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

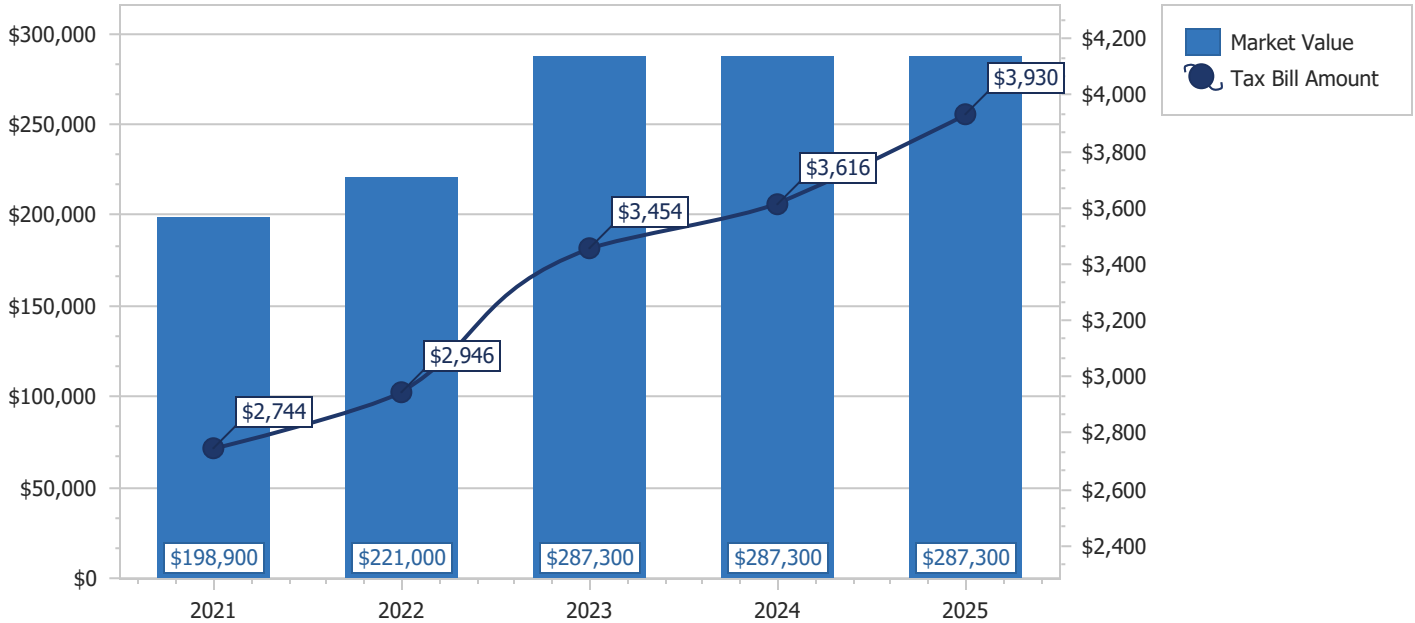
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 394
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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**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/26/2026 4:31:38 PM  
**Project:** 26-55100002  
**Credit Card Number:** 37\*\*\*\*\*5000  
**Authorization Number:** 282885  
**Transaction Number:** 260326C18-C8E82B28-5EDA-4EDB-B609-0587E5B85280  
**Total Fees Paid:** 1548.76

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	3.76
PRELIMINARY SUBDIVISION	1545.00
Total Amount	1548.76