



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

PROJ. #: 24-80000133
 PM: Kaitlyn
 REC'D: 11/22/24

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: Legacy Pointe with Expansion
 PARCEL ID #(S): 36-21-31-300-004A-0000
 TOTAL ACREAGE: 43.61 ac. (Project Area 0.34 ac.) BCC DISTRICT:
 ZONING: PD - Planned Development FUTURE LAND USE: PD - Planned Development

APPLICANT

NAME: Shreeji Patel COMPANY: CCRC Development Corporation
 ADDRESS: 2110 Hestia Loop
 CITY: Oviedo STATE: FL ZIP: 32765
 PHONE: (689) 219-8909 EMAIL: spatel@catalyst-dg.com

CONSULTANT

NAME: Matthew Lyons COMPANY: Catalyst Design Group
 ADDRESS: 1085 W Morse Blvd
 CITY: Winter Park STATE: FL ZIP: 32789
 PHONE: (689) 219-8900 EMAIL: mlyons@catalyst-dg.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Parking expansion which includes 46 standard parking stalls.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 12/6 COM DOC DUE: 12/12 DRC MEETING: 12/18

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the west side of Old Lockwood Rd, north of Mcculloch Rd
 W/S: Seminole County BCC: 1: Dallari



November 21, 2024

Seminole County Planning & Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

**Re: Legacy Pointe with Expansion
Project Narrative**

Dear Staff,

The proposed project includes the expansion of Legacy Pointe vehicle parking, for a total of 46 additional standard parking stalls. This will total to 337 parking spaces for the entire site. Please note that there will be no other proposed infrastructure, such as utilities or storm drainage.

Should you have any questions, please feel free to contact me via e-mail (mlyons@catalyst-dg.com) or phone (615-971-2220)

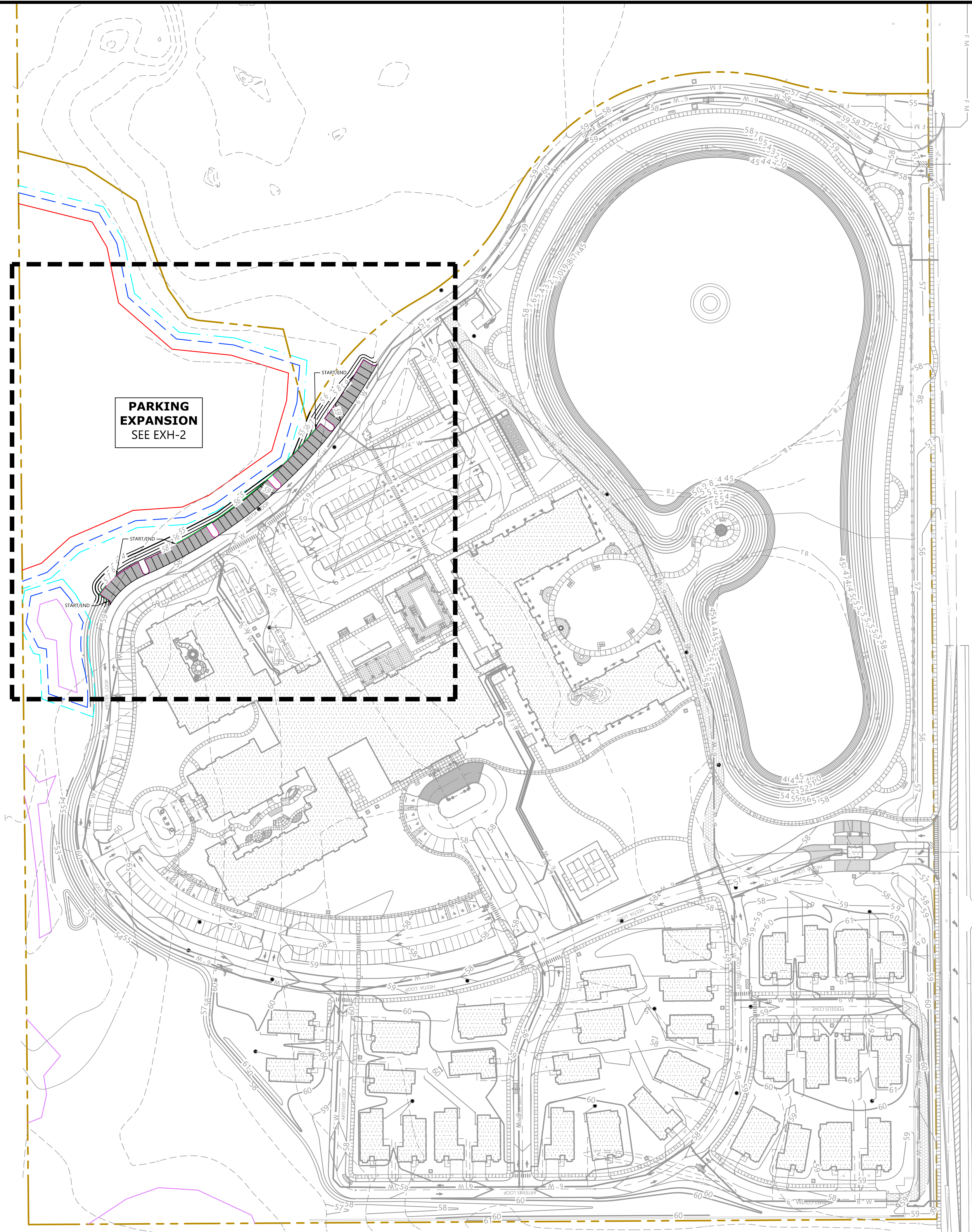
Best Regards,

Catalyst Design Group

A handwritten signature in blue ink that reads "Matthew Lyons". The signature is fluid and cursive, written over a light gray, abstract curved graphic element.

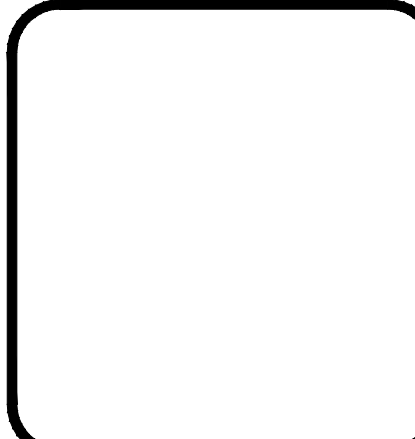
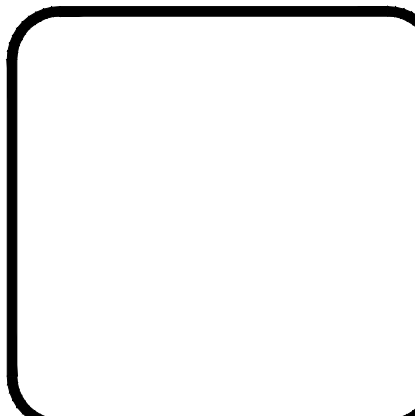
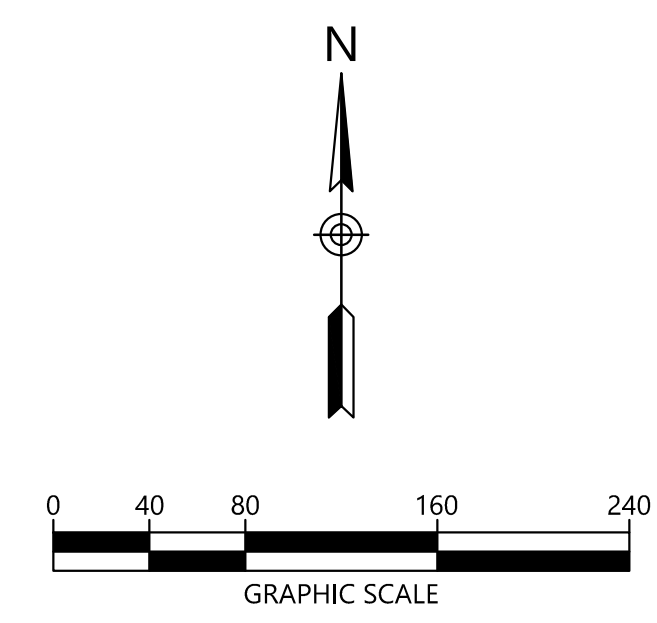
Matthew Lyons, PE
Senior Design Engineer

P:\2024\20240262_Legacy Pointe - Parking Expansion.dwg | Exhibit\2024-11-19_Parking Expansion Exhibit.dwg - Overall Campus Exhibit Nov 21, 2024_spatel



PARKING EXPANSION
SEE EXH-2

LEGEND	
15 FT WETLAND BUFFER	
25 FT WETLAND BUFFER	
WETLAND	
PROPERTY LINE	
CURB FACE	
WALL	
LIGHT DUTY PAVEMENT	



LEGACY POINTE
SEMINOLE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION

DRAWING TITLE
PARKING EXHIBIT

PROJECT NUMBER
20240262

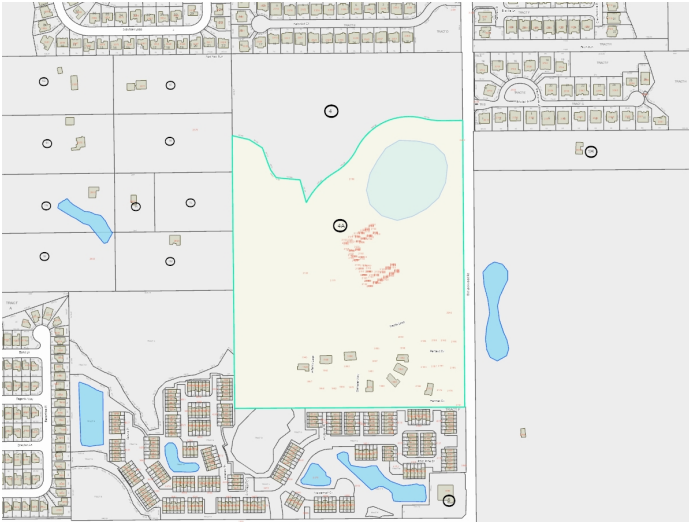
DRAWING NUMBER
EXH-1

Property Record CardA



Parcel: 36-21-31-300-004A-0000
Property Address: 2100 HESTIA LOOP OVIEDO, FL 32765
Owners: CCRC DEV CORP
 2025 Market Value \$67,883,614 Assessed Value \$67,883,614
 2024 Tax Bill \$846,757.94 Tax Savings with Exemptions \$37,645.65
 Retirement Complex property w/1st Building size of 315 SF and a lot size of 43.61 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	36-21-31-300-004A-0000
Property Address	
Mailing Address	2110 HESTIA LP OVIEDO, FL 32765-9307
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	40-HOME FOR AGED (2022)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	36	36
Depreciated Building Value	\$54,399,623	\$53,605,012
Depreciated Other Features	\$2,029,012	\$1,894,630
Land Value (Market)	\$11,454,979	\$11,454,979
Land Value Agriculture	\$0	\$0
Just/Market Value	\$67,883,614	\$66,954,621
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	\$67,883,614	\$66,954,621

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$884,403.59
Tax Bill Amount	\$846,757.94
Tax Savings with Exemptions	\$37,645.65

Owner(s)A

Name - Ownership Type
CCRC DEV CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 36 TWP 21S RGE 31E
 S 40 FT OF NW 1/4 OF SW 1/4 (LESS RD)
 & N 1/2 OF SW 1/4 OF SW 1/4 (LESS RD)
 & BEG 459.58 FT S OF SW COR OF SW 1/4 OF
 NW 1/4 RUN S 76 DEG 00 MIN 36 SEC E 98.66
 FT S 56 DEG 52 MIN 16 SEC E 87.43 FT S 18
 DEG 58 MIN 16 SEC E 84.67 FT S 20 DEG 55
 MIN 21 SEC E 48.31 FT S 34 DEG 43 MIN 14 SEC
 E 49.61 FT S 74 DEG 36 MIN 33 SEC E 14.50 FT S
 84 DEG 04 MIN 24 SEC E 122.66 FT S 14 DEG 25
 MIN 03 SEC E 132.76 FT NELY SELY ALONG
 CURVE 1017.08 FT E TO WLY R/W OLD
 LOCKWOOD RD S TO N LINE OF S 40 FT OF
 NW 1/4 OF SW 1/4 W TO A PT S OF BEG N TO
 BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$67,883,614	\$2,850,000	\$65,033,614
Schools	\$67,883,614	\$2,850,000	\$65,033,614
FIRE	\$67,883,614	\$2,850,000	\$65,033,614
ROAD DISTRICT	\$67,883,614	\$2,850,000	\$65,033,614
SJWM(Saint Johns Water Management)	\$67,883,614	\$2,850,000	\$65,033,614

SalesA

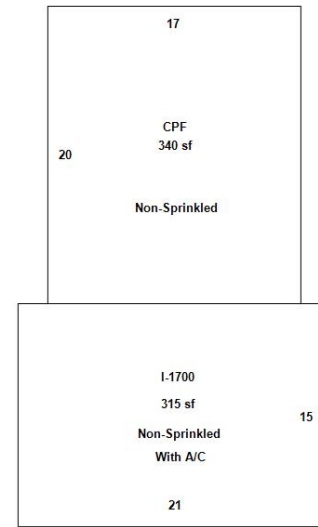
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2016	\$6,926,800	08833/1592	Improved	Yes
QUIT CLAIM DEED	1/1/2014	\$100	08193/1723	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1719	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1716	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1713	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1710	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1707	Improved	No
SPECIAL WARRANTY DEED	1/1/2014	\$1,383,600	08193/1657	Improved	No
WARRANTY DEED	7/1/1996	\$150,000	03108/0160	Improved	No
QUIT CLAIM DEED	6/1/1992	\$100	02450/1686	Improved	No
QUIT CLAIM DEED	12/1/1990	\$100	02450/1685	Improved	No
WARRANTY DEED	12/1/1987	\$100	01918/1867	Vacant	No

LandA

Units	Rate	Assessed	Market
24.76 Acres	\$152,460/Acre	\$3,774,910	\$3,774,910

6.89 Acres	\$10/Acre	\$69	\$69
32 Lots	\$135,000/Lot	\$4,320,000	\$4,320,000
140 Lots	\$24,000/Lot	\$3,360,000	\$3,360,000

Building InformationA	
#	5
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

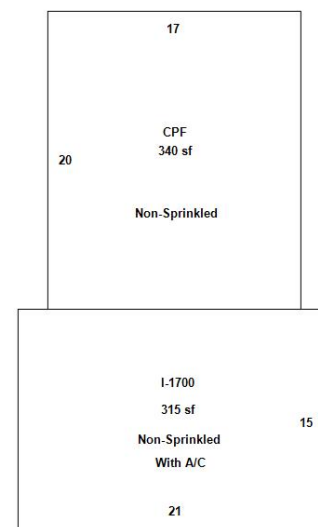


Building 5

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	6
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



Building 6

* Year Built = Actual / Effective

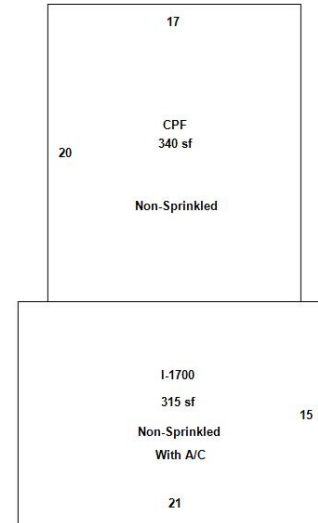
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA

#	7
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective



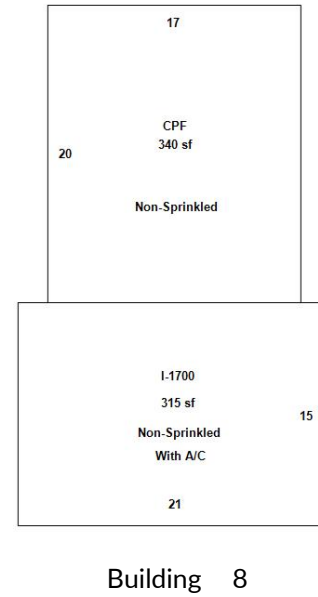
Building 7

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	8
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

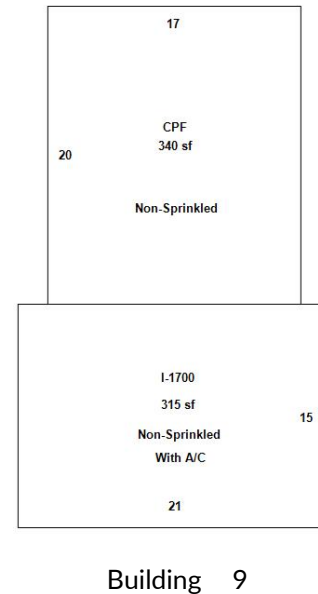
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	9
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	11
Base Area (ft ²)	2554
Total Area (ft ²)	3039
Constuction	CB/STUCCO FINISH
Replacement Cost	\$413,702
Assessed	\$409,565

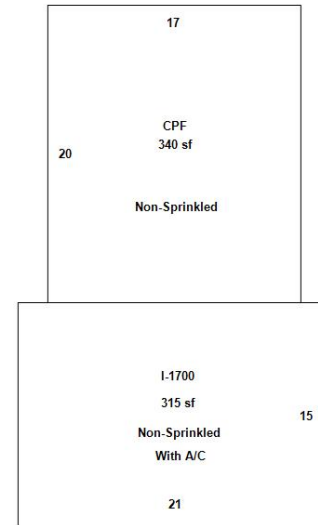
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	450

Building InformationA	
#	10
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective

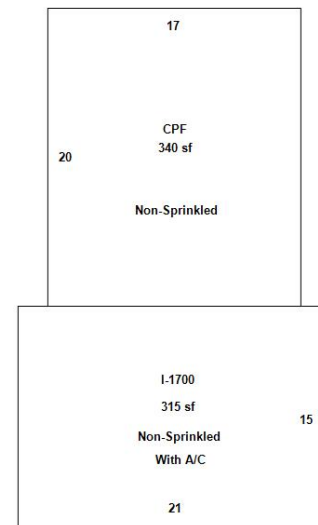


Building 10

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	11
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

* Year Built = Actual / Effective



Building 11

AppendagesA	
Description	Area (ft ²)

GARAGE FINISHED

454

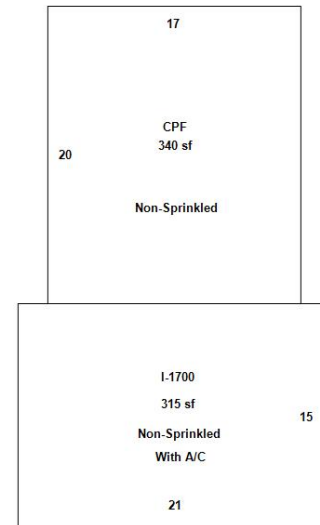
OPEN PORCH FINISHED

40

SCREEN PORCH FINISHED

126

Building InformationA	
#	12
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



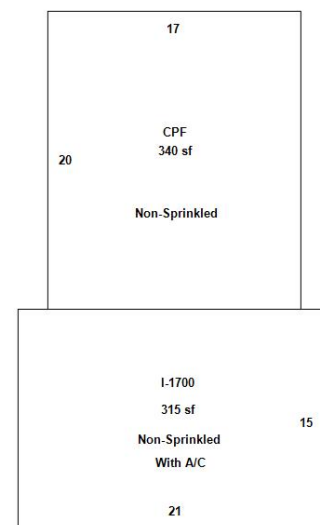
Building 12

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA	
#	13
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$285,267



Building 13

* Year Built = Actual / Effective

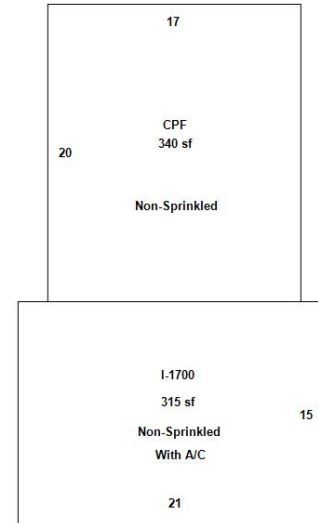
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building InformationA

#	14
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

* Year Built = Actual / Effective



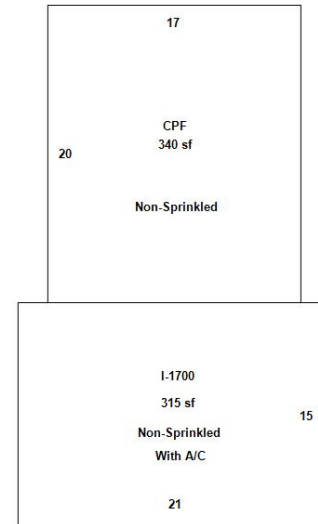
Building 14

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA	
#	15
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

* Year Built = Actual / Effective

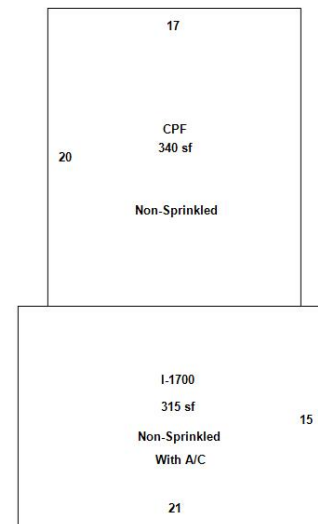


Building 15

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
OPEN PORCH FINISHED	126

Building InformationA	
#	16
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



Building 16

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454

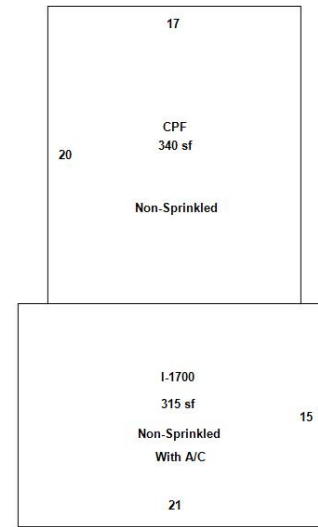
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	17
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527



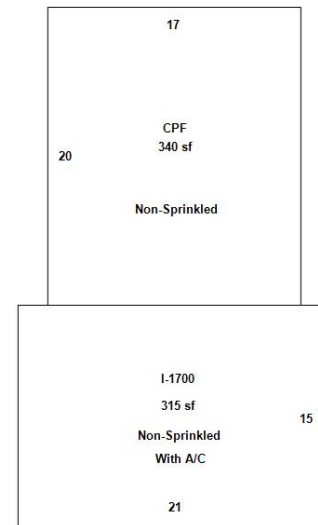
Building 17

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building InformationA	
#	18
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



Building 18

* Year Built = Actual / Effective

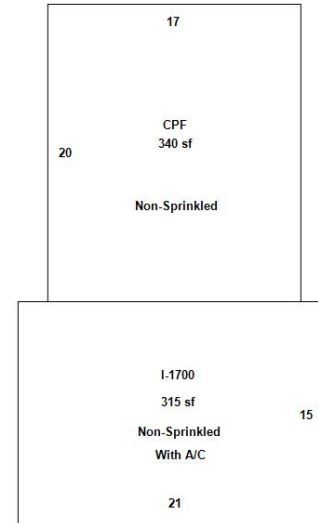
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building InformationA

#	19
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



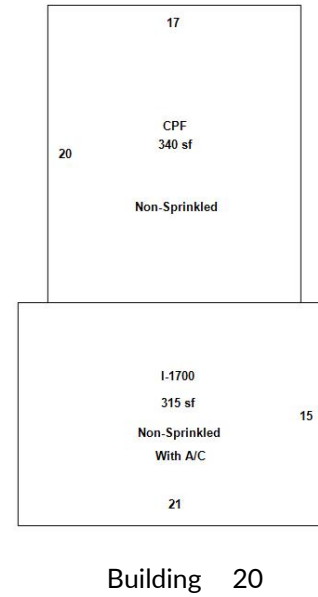
Building 19

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	20
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

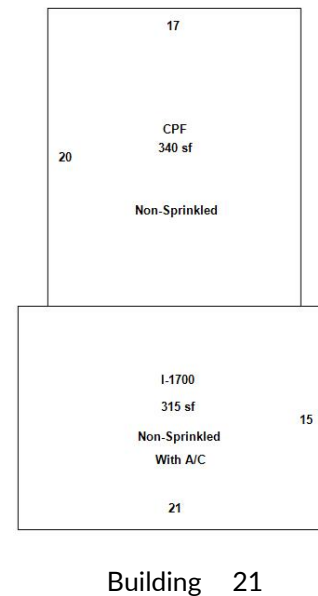
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	21
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454

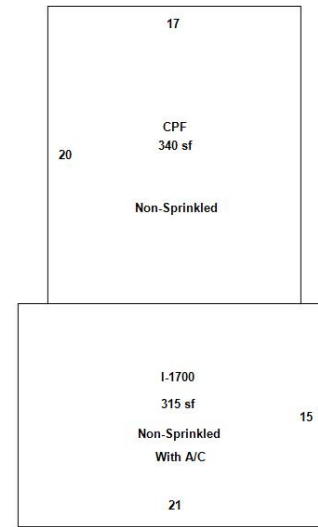
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	22
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794



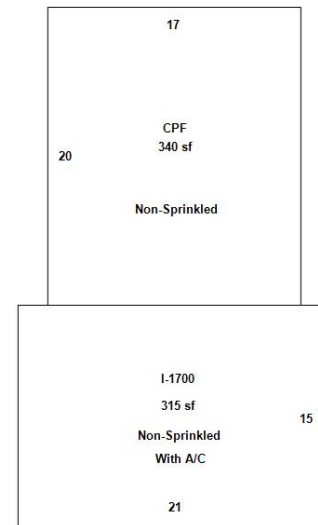
Building 22

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	23
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656



Building 23

* Year Built = Actual / Effective

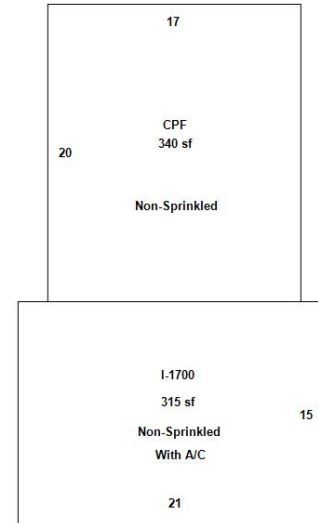
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA

#	24
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

* Year Built = Actual / Effective



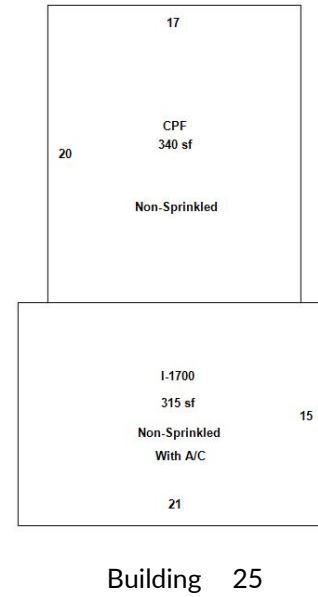
Building 24

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building InformationA	
#	25
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

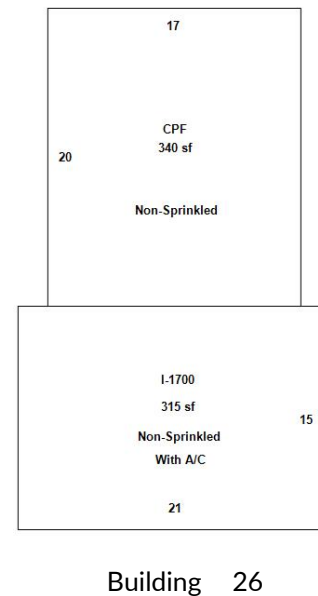
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building InformationA	
#	26
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454

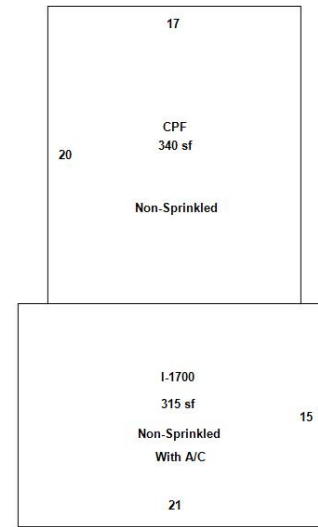
OPEN PORCH FINISHED

40

SCREEN PORCH FINISHED

126

Building InformationA	
#	27
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$286,715



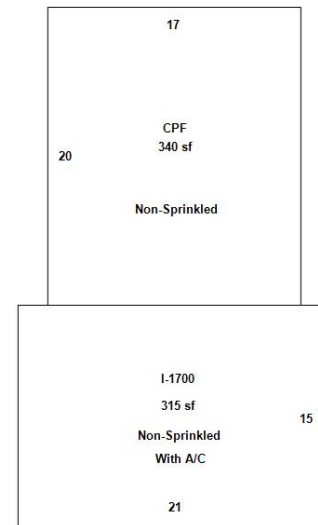
Building 27

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building InformationA	
#	28
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.2
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



Building 28

* Year Built = Actual / Effective

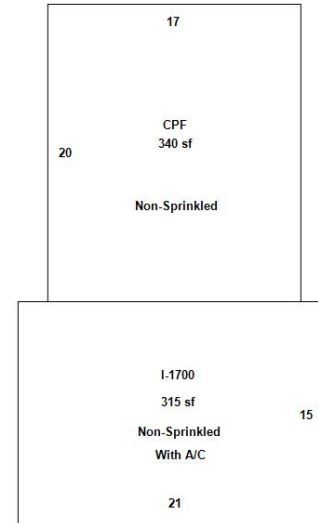
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building InformationA

#	29
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



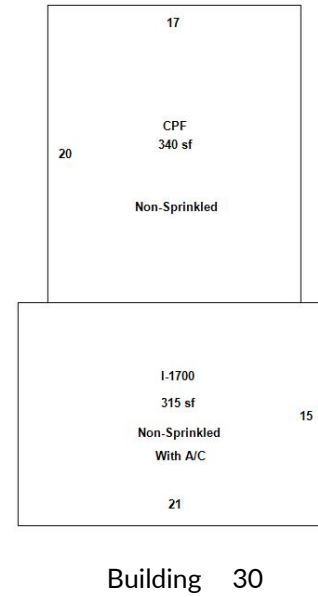
Building 29

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building InformationA	
#	30
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft ²)	1931
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$328,399
Assessed	\$325,115

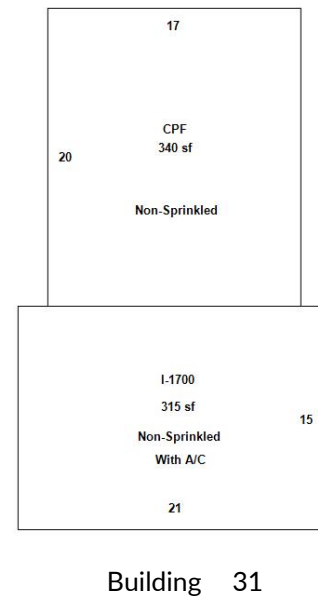
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	35

Building InformationA	
#	31
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454

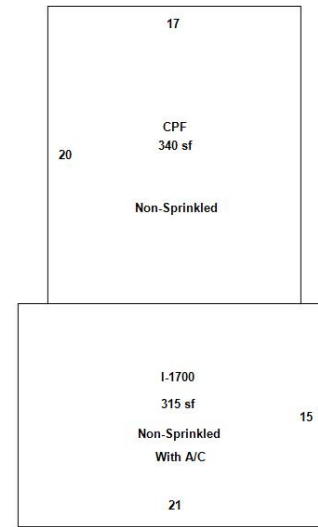
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	32
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486



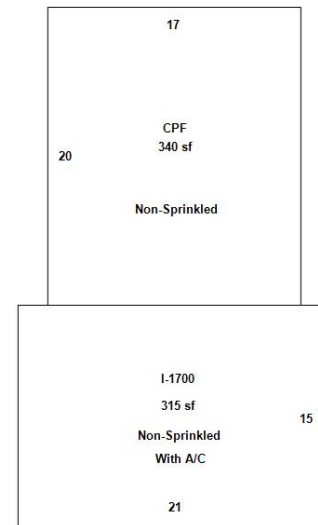
Building 32

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building InformationA	
#	33
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$386,349
Assessed	\$382,486



Building 33

* Year Built = Actual / Effective

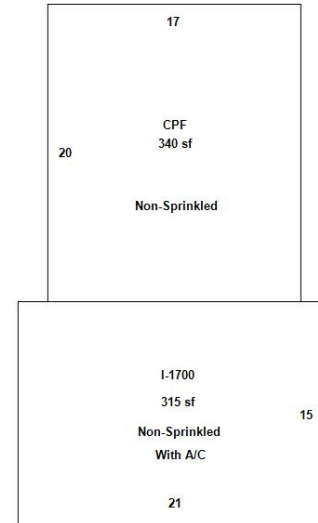
AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building InformationA

#	34
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft ²)	1924
Total Area (ft ²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$325,832

* Year Built = Actual / Effective



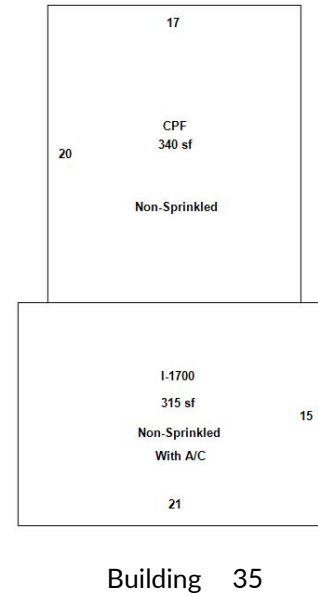
Building 34

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building InformationA	
#	35
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft ²)	2402
Total Area (ft ²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

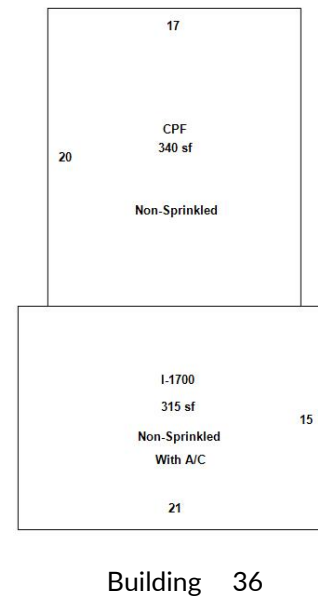
* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building InformationA	
#	36
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft ²)	1631
Total Area (ft ²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$279,432

* Year Built = Actual / Effective



AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	454

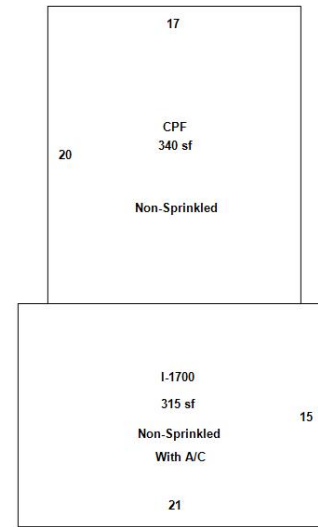
OPEN PORCH FINISHED

40

OPEN PORCH FINISHED

126

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	315
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$84,643
Assessed	\$82,527



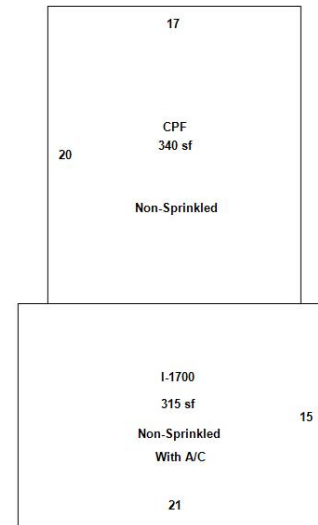
Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
CARPOT FINISHED	340

Building InformationA	
#	2
Use	REINFORCED CONCRETE
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	151207
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$18,359,453
Assessed	\$17,992,264



Building 2

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
CARPOT FINISHED	1584

OPEN PORCH FINISHED

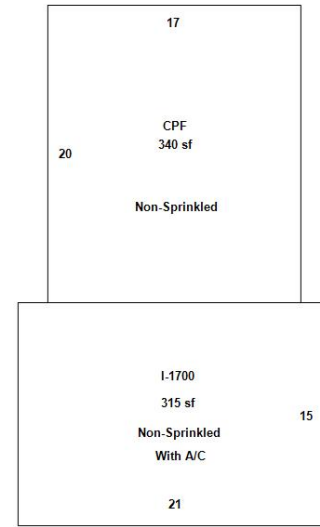
52

OPEN PORCH FINISHED

407

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	448
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$77,700
Assessed	\$75,758

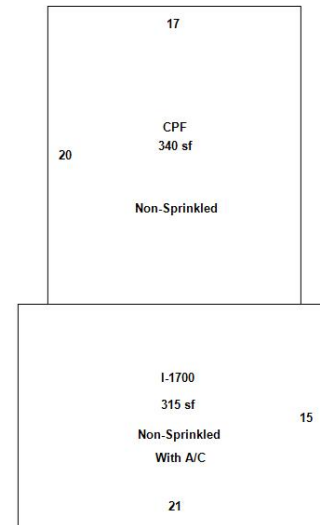
* Year Built = Actual / Effective



Building 3

Building InformationA	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	200560
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$26,436,793
Assessed	\$25,775,873

* Year Built = Actual / Effective



Building 4

AppendagesA	
Description	Area (ft ²)
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156

OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	142

SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	156

SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
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SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	92

SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140

PermitsA

Permit #	Description	Value	CO Date	Permit Date
13016	2090 HESTIA LOOP: MECHANICAL - COMMERCIAL-Guard Shack	\$3,600		8/28/2024
03659	2090 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-44" Flag Pole	\$13,840	4/23/2024	4/2/2024
02343	2110 HESTIA LOOP: FENCE/WALL COMMERCIAL- 2,350 LF OF 6' HIGH ALUMINUM FENCE	\$56,739		3/4/2024
17946	3991 DEMETER WAY: SCREEN ROOM- Aluminum lanai Enclosure.	\$2,400		12/12/2023
12477	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Electrical addition on existing Gazebo	\$7,000		9/14/2023
08750	2187 PERSEUS CV: SCREEN ROOM-JEBO FILL-IN	\$2,450		6/14/2023
07876	2088 HESTIA LOOP: ELECTRICAL - COMMERCIAL-RISER DIAGRAMA AND SPECS	\$10,900		6/9/2023
03638	2100 HESTIA LOOP: ALTERATION COMMERCIAL-CBC DRYWALL AND CEILING REPAIR	\$800	5/4/2023	3/23/2023
01665	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-	\$1,250		2/8/2023
06834	2090 HESTIA LOOP: ADDITION TO COMMERCIAL STRUCTURE-Gazebo, CC	\$52,797		9/7/2022
02912	1957 ARTEMIS LOOP: STRUCTURES OTHER THAN BUILDINGS-Aluminum Cantilever (shade structure) Legacy Pointe	\$16,937		6/24/2022
01133	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Pond Fountain	\$7,500	12/14/2022	4/22/2022
21212	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		4/14/2022
20693	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Fence installation	\$169,000		3/24/2022
21215	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		3/1/2022
20594	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		2/25/2022
04129	2120 HESTIA LOOP: ELECTRIC - GENERATOR-Generator	\$918,440		2/22/2022

22556	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Covered Parking CC	\$400,000	5/13/2022	2/16/2022
21070	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Legacy Pointe Covered Parking Structure	\$550,000	5/13/2022	1/13/2022
14340	2110 HESTIA LOOP: SWIMMING POOL COMMERCIAL-Commercial Swimming Pool	\$125,000	9/1/2023	1/13/2022
22678	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		1/7/2022
21218	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200	12/14/2022	1/6/2022
21216	2110 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		12/21/2021
17978	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Sign walls	\$58,500		11/5/2021
17979	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Precast wall and Columns	\$100,763		11/5/2021
04117	2090 HESTIA LOOP: SITE LIGHTING	\$300,000		5/10/2021
06549	2100 HESTIA LOOP: PLUMBING - COMMERCIAL-	\$396,026	1/3/2023	4/15/2021
02759	3987 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$356,390	1/20/2022	4/1/2021
03847	1966 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$283,962	1/13/2022	4/1/2021
20488	3983 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$263,573	1/13/2022	1/12/2021
19824	3986 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	1/12/2021
19825	1962 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	1/13/2022	1/12/2021
19810	1970 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	1/11/2021
19823	1984 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	12/17/2021	1/11/2021
20487	2166 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	12/17/2021	1/11/2021
18591	2180 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Legacy Pointe	\$2,400		12/9/2020
07894	2120 HESTIA LOOP: HOSPITALS OR INSTITUTIONAL BLDGS-Legacy Pointe Memory Care Living Facil	\$12,424,782	1/13/2023	9/23/2020
07879	2120 HESTIA LOOP: OFFICE/BANKS/PROFESS BLDGS-Legacy Pointe Admin Support and SN	\$2,761,896	3/30/2022	9/20/2020
07556	2120 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Legacy Pointe ALF BLDG NEED C.O.	\$9,421,237	3/4/2022	9/14/2020
09532	1992 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	9/2/2020
09531	1996 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	9/2/2020
09951	2000 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	9/2/2020

07997	2090 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Gatehouse NEED C.O.	\$158,000	1/13/2022	8/27/2020
08047	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Pool House	\$158,800	9/1/2023	8/27/2020
06551	2174 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	1/27/2022	8/10/2020
08331	2191 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	1/20/2022	8/10/2020
04043	2100 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Independent Living Building ZONE 6 & 7	\$27,980,596	1/13/2023	7/27/2020
03912	2120 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Kitchen and Back of House	\$6,128,966	2/17/2022	7/20/2020
09015	2090 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-3 posts and ACM faces	\$1,975		6/30/2020
05691	2195 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	6/29/2020
06548	2196 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	3/9/2022	6/29/2020
03355	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Commons Building	\$5,965,597	2/17/2022	6/4/2020
02952	3812 OLD LOCKWOOD RD: ELECTRICAL - COMMERCIAL-	\$13,000		3/3/2020
01709	3860 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
01707	3812 OLD LOCKWOOD RD: DEMO RESIDENTIAL-residential CB/ Stucco finish	\$0	11/21/2022	2/13/2020
01708	3820 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
04436	SCREEN POOL ENCLOSURE	\$2,800		6/1/1997
03343	WATER SOFTNER; PAD PER PERMIT 3812 OLD LOCKWOOD RD	\$2,450		5/1/1997
02498	SWIMMING POOL	\$13,000		4/1/1997
00439		\$171,104	6/4/1997	1/1/1997

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL	2022	1451	\$125,802	\$119,512
COOL DECK PATIO	2022	5989	\$32,580	\$30,951
ALUM FENCE	2022	240	\$3,600	\$3,420
COMM: CARPORT	2022	5842	\$50,416	\$46,383
COMM: CARPORT	2022	1863	\$16,078	\$14,792
COMM: CARPORT	2022	4807	\$41,484	\$38,165
COMM: CARPORT	2022	8569	\$73,950	\$68,034
COMM: CARPORT	2022	8770	\$75,685	\$69,630
CANOPY GOOD COMM	2022	4196	\$66,591	\$61,264
COMMERCIAL ASPHALT DR 3 IN	2022	189100	\$578,646	\$549,714
BRICK PATIO	2022	102	\$961	\$913

WALKS CONC COMM	2022	145398	\$790,965	\$751,417
POLE LIGHT 1 ARM	2022	119	\$220,626	\$220,626
GATE OPENER	2022	3	\$5,388	\$5,119
COMMERCIAL CONCRETE DR 4 IN	2022	7749	\$42,155	\$40,047
COMM GAZEBO	2022	1	\$9,500	\$9,025

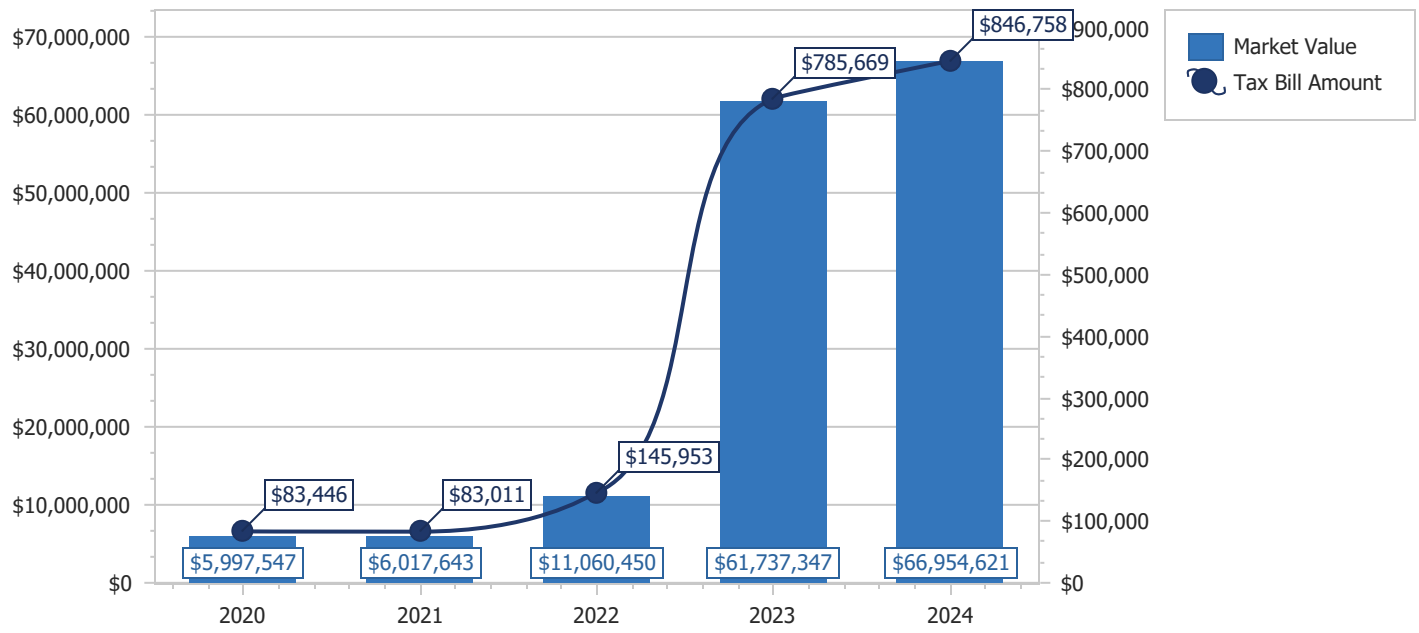
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 80

School DistrictsA	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

UtilitiesA	
Fire Station #	Station: 65 Zone: 652
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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

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

Receipt Details

Date: 11/26/2024 9:01:42 AM
Project: 24-80000133
Credit Card Number: 41*****4899
Authorization Number: 06140G
Transaction Number: 261124C1A-668AEF7C-7D31-41FE-9436-848E4F83AEF4
Total Fees Paid: 52.50

Fees Paid

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