

22026-03

PM: Kaitlyn



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 202F
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-20000002
Received: 1/26/26
Paid: 1/27/26

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 ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____	TOTAL LSFLUA AND REZONE FEE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____	TOTAL SSFLUA AND REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input checked="" type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000) ^{^^} x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____) ^{^^} x \$25 + \$2,500 = FEE DUE: _____	
EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* ^{^^} (\$10K MAX. FEE)
<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

*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
^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Lavender Way	
PARCEL ID #(S): 23-21-30-300-0070-0000 23-21-30-300-0070-0000	
LOCATION: 3800 Lavender Way Casselberry, FL. 32707	
EXISTING USE(S): 01-Single Family/Vacant	PROPOSED USE(S): Recreation
TOTAL ACREAGE: 7.84	BCC DISTRICT: 1-Dallari
WATER PROVIDER: N/A Seminole County	SEWER PROVIDER: N/A Seminole County
CURRENT ZONING: A-1	PROPOSED ZONING: PLI
CURRENT FUTURE LAND USE: Recreation	PROPOSED FUTURE LAND USE: Recreation

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Keith Welty	COMPANY: Seminole County BCC
ADDRESS: 100 E. 1st Street	
CITY: Sanford	STATE: FL. ZIP: 32771
PHONE: (407) 665-2189	EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Seminole County BCC	
ADDRESS: 1101 E 1st Street	
CITY: Sanford	STATE: FL. ZIP: 32771
PHONE: 407-665-7506	EMAIL: N/A

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

<input checked="" type="checkbox"/> 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 as an Engineered Site Plan may not defer.									
<input type="checkbox"/> 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.) <table><thead><tr><th><u>TYPE OF CERTIFICATE</u></th><th><u>CERTIFICATE NUMBER</u></th><th><u>DATE ISSUED</u></th></tr></thead><tbody><tr><td>VESTING:</td><td>_____</td><td>_____</td></tr><tr><td>TEST NOTICE:</td><td>_____</td><td>_____</td></tr></tbody></table>	<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>	VESTING:	_____	_____	TEST NOTICE:	_____	_____
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>							
VESTING:	_____	_____							
TEST NOTICE:	_____	_____							
<input type="checkbox"/> Concurrency application has been submitted online and the appropriate fee is 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.



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

1/12/2026

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, Richard E. Durr, Jr., the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-300-0070-0000 / 23-21-30-300-0070-0000 hereby designates Keith Welty to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input 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.

Date 1/12/26

[Signature]
Property Owner's Signature

Richard E. Durr, Jr.
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 RICHARD E. DURR, JR. (property owner),
 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 12 JANUARY, 2026



[Signature]
Notary Public

**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): Seminole County BCC

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: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(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:

Date

1/12/2025

Owner, Agent, Applicant Signature

[Handwritten Signature]

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 12 day of JANUARY, 2026, by RICHARD E. DURR, JR., who is personally known to me, or has produced _____ as identification



Signature of Notary Public

Print, Type or Stamp Name of Notary Public

[Handwritten Signature]

PATRICIA LYNN SMITH

Property Record Card



Parcel: 23-21-30-300-0070-0000
 Property Address: LAVENDER WAY CASSELBERRY, FL 32707
 Owners: SEMINOLE B C C
 2026 Market Value \$604,223 Assessed Value \$604,223 Taxable Value \$0
 2025 Tax Bill \$5,375.02 Tax Savings with Non-Hx Cap \$1,629.86
 The 4 Bed/2 Bath Single Family property is 2,160 SF and a lot size of 3.99 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0070-0000
Property Address	LAVENDER WAY CASSELBERRY, FL 32707
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	85-COUNTY (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$223,534	\$138,687
Depreciated Other Features	\$21,859	\$14,573
Land Value (Market)	\$358,830	\$358,830
Land Value Agriculture	\$0	\$0
Just/Market Value	\$604,223	\$512,090
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$193,340
P&G Adjustment	\$0	\$0
Assessed Value	\$604,223	\$318,750

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,004.88
Tax Bill Amount	\$5,375.02
Tax Savings with Exemptions	\$1,629.86

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
S 1/2 OF N 1/2 OF SW 1/4 OF
NE 1/4 (LESS E 805 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$604,223	\$604,223	\$0
Schools	\$604,223	\$604,223	\$0
FIRE	\$604,223	\$604,223	\$0
ROAD DISTRICT	\$604,223	\$604,223	\$0
SJWM(Saint Johns Water Management)	\$604,223	\$604,223	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/25/2025	\$100	10907/1490	Improved	No
WARRANTY DEED	9/25/2025	\$749,000	10907/1486	Improved	Yes
QUIT CLAIM DEED	12/1/2017	\$100	09065/0884	Improved	No
WARRANTY DEED	5/1/1998	\$100	03464/1840	Improved	No

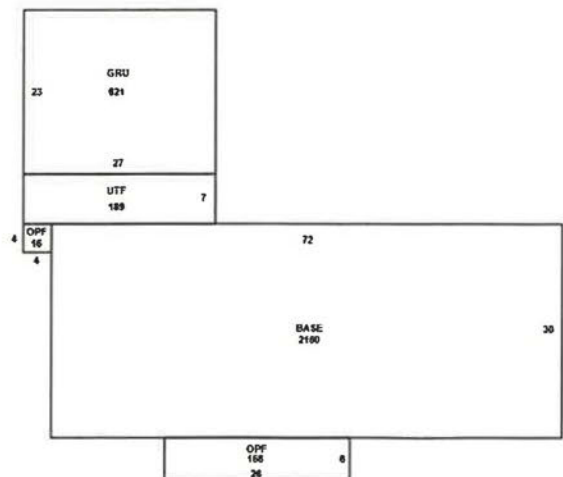
Land

Units	Rate	Assessed	Market
3.99 Acres	\$90,000/Acre	\$358,830	\$358,830

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969/2009
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	2160
Total Area (ft ²)	3142
Constuction	BRICK
Replacement Cost	\$236,544
Assessed	\$223,534

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE UNFINISHED	621
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	16
UTILITY FINISHED	189

Permits

Permit #	Description	Value	CO Date	Permit Date
18867	3800 LAVENDER WAY: DEMO RESIDENTIAL-Single Story Home	\$72,446		1/13/2026
05239	CELL TOWER/VERIZON; PAD PER PERMIT 3900 LAVENDER WAY	\$80,000		7/1/2010

Extra Features

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1950	1	\$5,000	\$3,000
POLE/BARNS/BELOW AVG	1969	1200	\$9,372	\$5,623
POLE/BARNS/BELOW AVG	1969	1160	\$9,060	\$5,436
FIREPLACE 1	1969	1	\$3,000	\$1,800
ACCESSORY BLDG 3	1979	1	\$10,000	\$6,000

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	REC
Description	Recreation

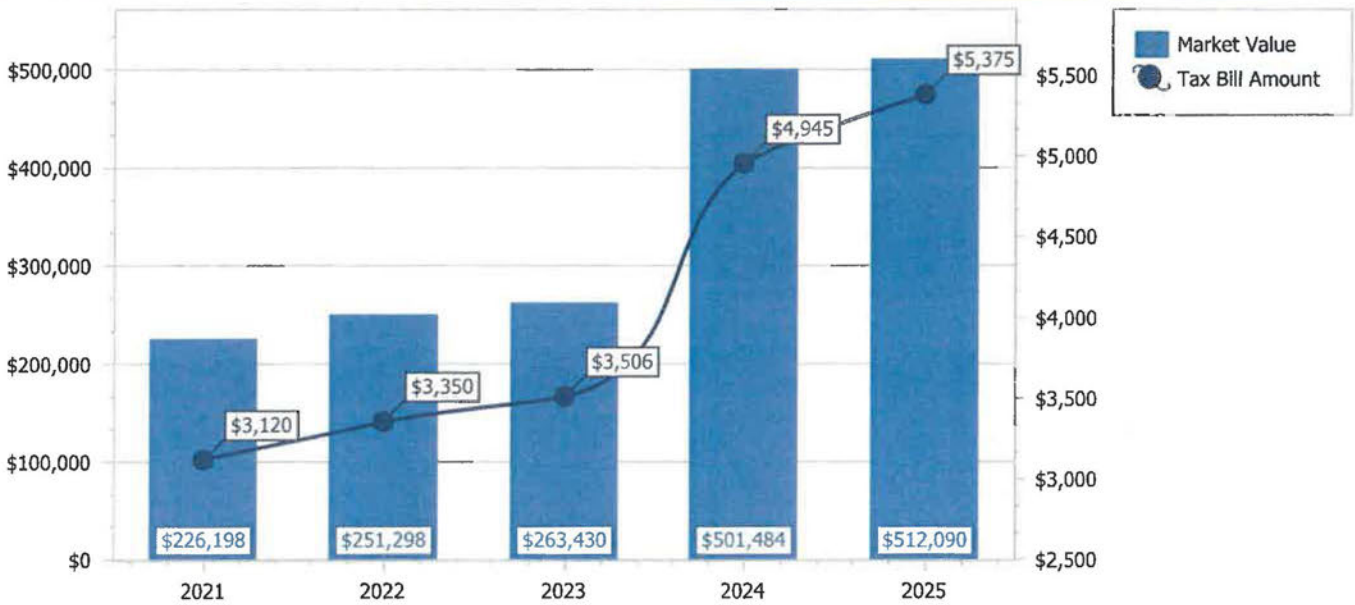
School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 59

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	

Property Value History



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Property Record Card



Parcel: **23-21-30-300-007C-0000**
 Property Address:
 Owners: **SEMINOLE B C C**
 2026 Market Value \$253,132 Assessed Value \$253,132 Taxable Value \$0
 2025 Tax Bill \$2,058.34 Tax Savings with Non-Hx Cap \$1,404.25
 Vacant Residential property has a lot size of 3.85 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-007C-0000
Property Address	
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	85-COUNTY (2026)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$253,132	\$253,132
Land Value Agriculture	\$0	\$0
Just/Market Value	\$253,132	\$253,132
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$166,578
P&G Adjustment	\$0	\$0
Assessed Value	\$253,132	\$86,554

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,462.59
Tax Bill Amount	\$2,058.34
Tax Savings with Exemptions	\$1,404.25

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SEMINOLE B C C

Legal Description

SEC 23 TWP 21S RGE 30E
E 490 FT OF S 1/2 OF N 1/2
OF SW 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$253,132	\$253,132	\$0
Schools	\$253,132	\$253,132	\$0
FIRE	\$253,132	\$253,132	\$0
ROAD DISTRICT	\$253,132	\$253,132	\$0
SJWM(Saint Johns Water Management)	\$253,132	\$253,132	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/25/2025	\$251,000	10907/1443	Improved	No
TRUSTEE DEED	8/13/2024	\$100	10691/1496	Improved	No
QUIT CLAIM DEED	12/1/2017	\$100	09065/0884	Vacant	No
WARRANTY DEED	5/1/1998	\$100	03464/1841	Vacant	No

Land

Units	Rate	Assessed	Market
2.53 Acres	\$100,000/Acre	\$253,000	\$253,000
1.32 Acres	\$100/Acre	\$132	\$132

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

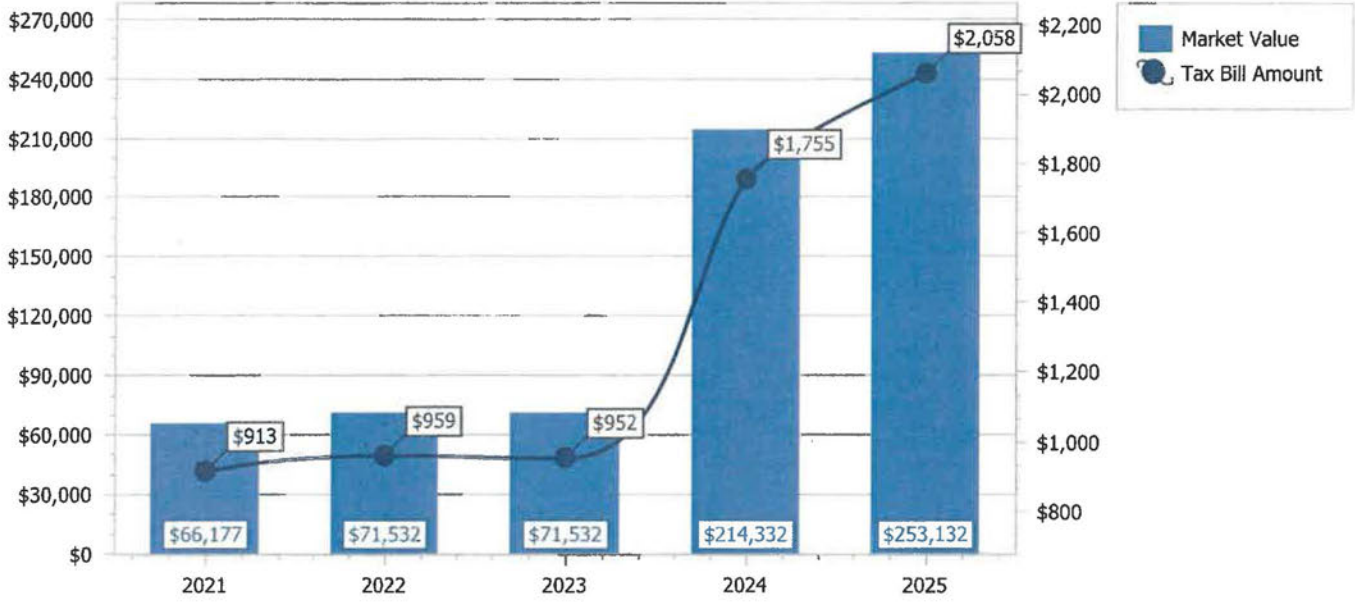
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	REC
Description	Recreation

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Prepared 1/27/26, 9:15:24
Program HTDFTAL
User ID BDCF03

Project Master Inquiry-(PZN200I001)
Screen detail for Program: PZ PZN200I, Receipts
Project 26-20000002

Project General Information

Project description: LAVENDER WAY - REZONE
Project type: PZ - REZONE (EXCL PD) REZ
Related case name: Z2026-03
Parcel ID# s-t-r-sb-bl-lt 23-21-30-300-0070-0000+
Project status: ACTIVE AC
PIN number: 6367
Application date: 1/26/2026
Planner assigned: KAITLYN APGAR KA2
Engineer assigned:
Accounting project:
Dwelling units: 0
Total square footage: 0
Building Permits notify: NONE
Permit process:
Project Address Map
3800 LAVENDER WAY CASSELBERRY, FL 327070000 .00 .00 X 23213030000700000 197114

Date	Time	Fee Description	Amount	Tender Method	User	Void
1/27/2026	8:52:04	REZONE TO COM, IND, OP/RP 14	3100.00	AB	BDCF03	
		Receipt total	3100.00			