



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

PROJ. #: 26-80000002Received: 1/6/26
Paid: 1/6/26**PRE-APPLICATION****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Lexus of Oviedo

PARCEL ID #(S): 29-21-31-300-0170-0000
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TOTAL ACREAGE: 1.65	BCC DISTRICT: 1
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ZONING: C-1	FUTURE LAND USE: IND
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APPLICANT

NAME: James Bryan	COMPANY: D'Colle Auto, LLC
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ADDRESS: 245 Driggs Drive

CITY: Winter Park	STATE: FL	ZIP: 32789
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PHONE:	EMAIL: bryan@lexusofwinterpark.com
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CONSULTANT

NAME: M. Rebecca Wilson, Esq.	COMPANY: Lowndes Law
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ADDRESS: 215 N. Eola Drive

CITY: Orlando	STATE: FL	ZIP: 32801
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PHONE: 407-418-6250	EMAIL: rebecca.wilson@lowndes-law.com
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PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
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Description of proposed development: Rezoning the property from C-1 to C-2 in order to use the existing building for enclosed vehicle storage and auto sales.				
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STAFF USE ONLY

COMMENTS DUE: <u>1/16</u>	COM DOC DUE: <u>1/22</u>	DRC MEETING: <u>2/4</u>
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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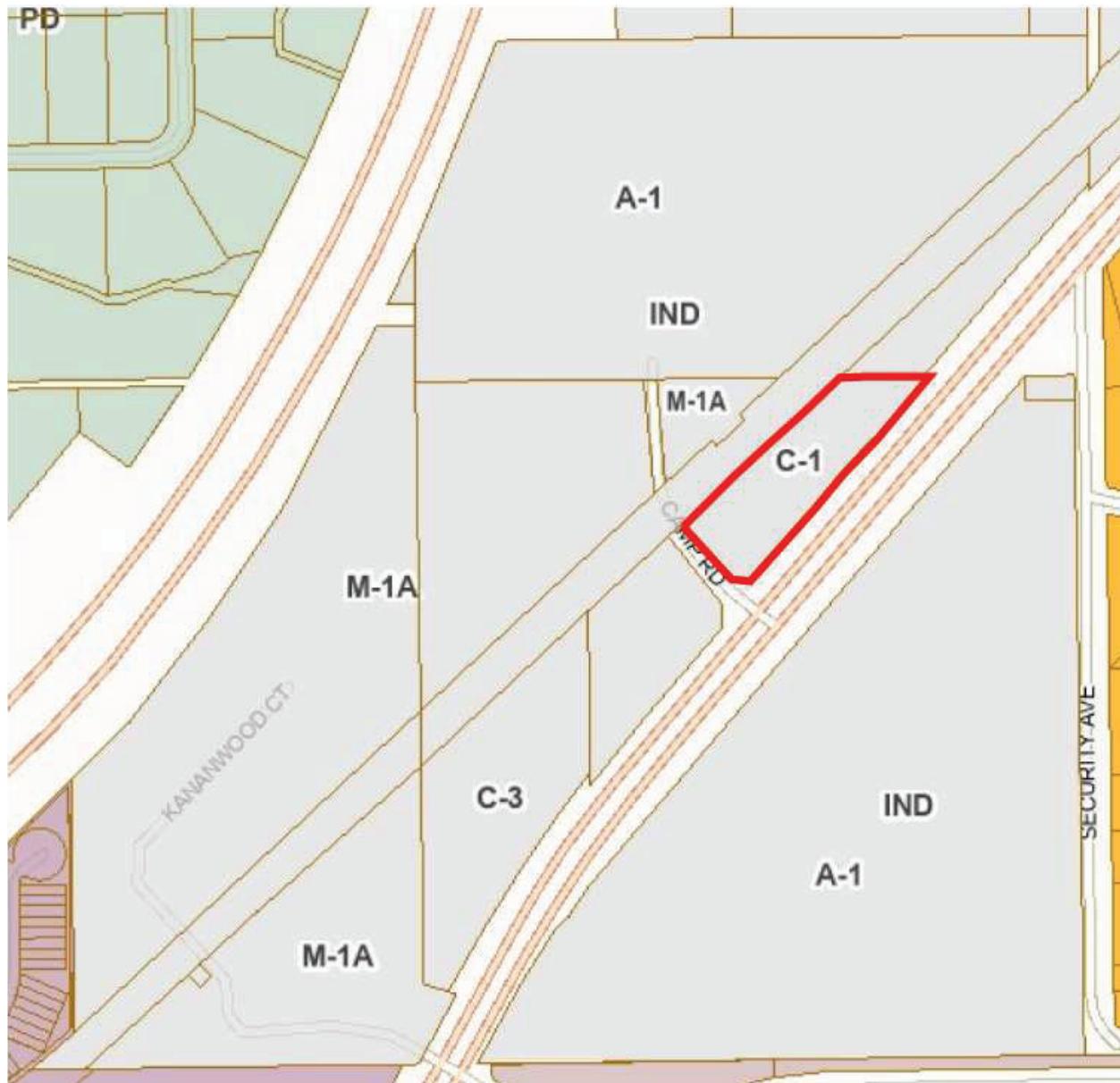
ZONING: <u>C-1</u>	FLU: <u>IND</u>	LOCATION: <u>on the north side of SR 426, east of Camp Rd</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	

Project Narrative:

Please consider this pre-application request for property located at 2780 W. SR 426 Oviedo, Florida 32765, parcel ID number 29-21-31-300-0170-0000 (the “Property”). The Property is currently zoned C-1, and has a FLU of IND. We are seeking a rezoning from C-1 to C-2. The Owner will utilize the existing building for auto sales and storage of automobiles. No repair work will be done onsite.

Existing Conditions:

The below map shows the FLU and Zoning of the surrounding area. The Property is outlined in red.



Sketch of Proposal:

The existing building, as pictured below, will be utilized for car sales and auto storage.

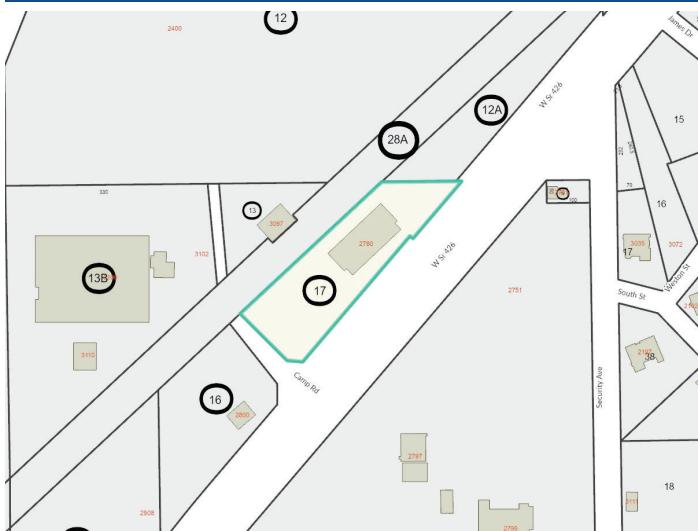


Property Record Card



Parcel: 29-21-31-300-0170-0000
 Property Address: 2780 W SR 426 OVIEDO, FL 32765
 Owners: CAMP ROAD HOLDINGS LLC
 2026 Market Value \$2,484,746 Assessed Value \$2,484,746 Taxable Value \$2,484,746
 2025 Tax Bill \$34,230.58
 Health/Fitness Club property w/1st Building size of 11,254 SF and a lot size of 1.65 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-21-31-300-0170-0000
Property Address	2780 W SR 426 OVIEDO, FL 32765
Mailing Address	461 EAGL CIR CASSELB RRY, FL 32707-4829
Subdivision	
Tax District	01:County Tax District
DOR Use Code	3401:Health/Fitness Club
Exemptions	None
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	\$1,202,201	\$1,217,376
Depreciated Other Features	\$99,885	\$102,382
Land Value (Market)	\$1,182,660	\$1,182,660
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,484,746	\$2,502,418
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	\$2,484,746	\$2,502,418

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$34,230.58
Tax Bill Amount	\$34,230.58
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CAMP ROAD HOLDINGS LLC

Legal Description

S C 29 TWP 21S RG 31E ALL E 3/4 OF SW 1/4
 OF SW 1/4 B TW N R/R + OVIE O R + N OF
 ST PRISON CAMP R

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,484,746	\$0	\$2,484,746
Schools	\$2,484,746	\$0	\$2,484,746
FIRE	\$2,484,746	\$0	\$2,484,746
ROAD DISTRICT	\$2,484,746	\$0	\$2,484,746
SJWM(Saint Johns Water Management)	\$2,484,746	\$0	\$2,484,746

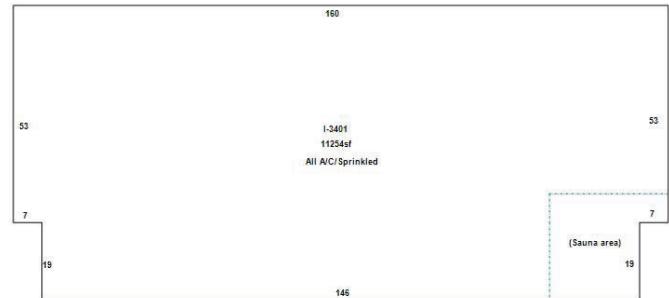
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$1,175,000	09186/1282	Vacant	Yes
CORRECTIVE DEED	6/1/2007	\$100	06740/1147	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06678/1235	Vacant	No
WARRANTY DEED	2/1/2007	\$580,000	06655/0612	Vacant	No

Land

Units	Rate	Assessed	Market
78,844 SF	\$15/SF	\$1,182,660	\$1,182,660

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	11254
Total Area (ft ²)	
Constuction	CONCR T BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,282,348
Assessed	\$1,202,201



Building 1

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
05216	2780 W SR 426 : PLUMBING - COMMERCIAL-	\$10,000		6/4/2020
03726	2780 W SR 426 : SIGN (POL ,WALL, ACIA)- WALL SIGN	\$4,000		4/8/2020
03728	2780 W SR 426 : SIGN (POLE,WALL,FACIA)-	\$4,000		4/2/2020
19008	2780 W SR 426 : AMUSEMENT-SOCIAL OR RECREATION-NEW FITNESS CENTER NEED C.O.	\$2,100,000	4/27/2020	6/20/2019
03572	SITE LIGHTING- 2780 W SR 426	\$21,000		4/8/2019

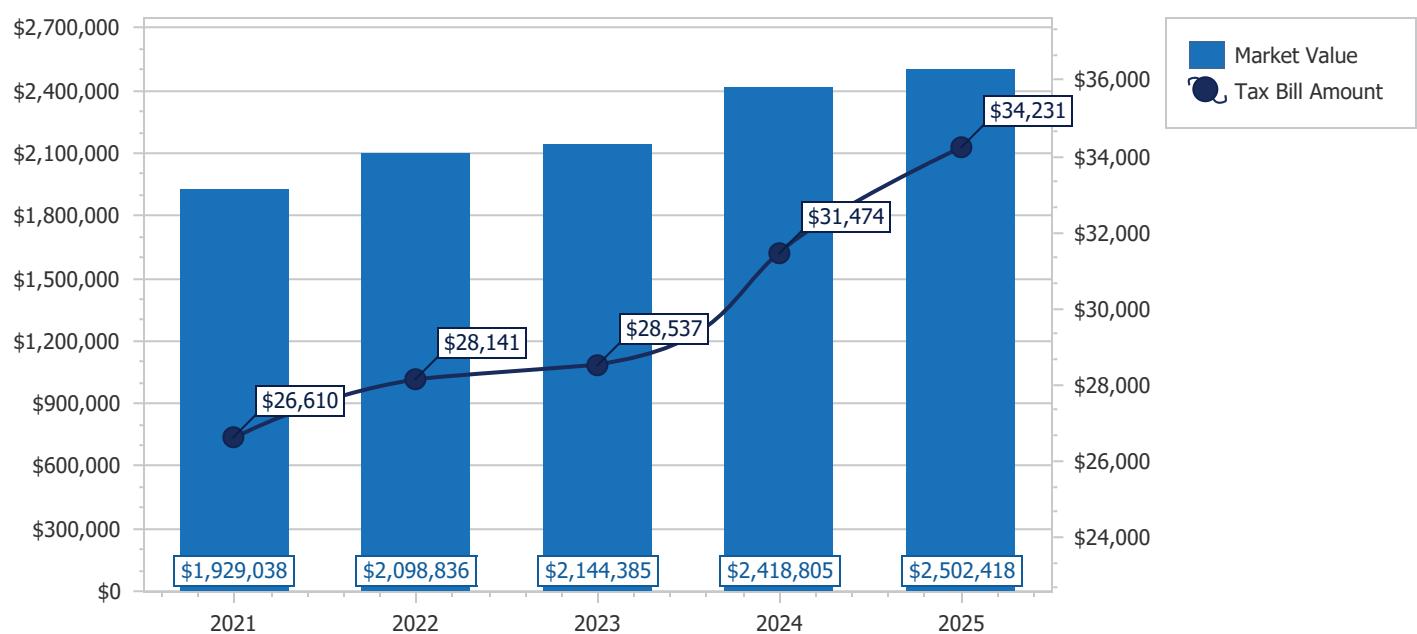
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2020	23661	\$63,885	\$55,899
WALKS CONC COMM	2020	5257	\$28,598	\$25,023
COMMERCIAL CONCRETE DR 4 IN	2020	120	\$653	\$571
6' CHAIN LINK FENCE - LIN FT	2020	58	\$898	\$786
ALUM FENCE - LIN FT	2020	296	\$4,440	\$3,885
VINYL FENCE/COMM -LIN FT	2020	12	\$305	\$267
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	192	\$2,663	\$2,330

Zoning		School Districts	
Zoning	C-1	Elementary	Evans
Description	Retail Commercial-Commodies	Middle	Tuskawilla
Future Land Use	IND	High	Lake Howell
Description	Industrial		

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 69

Utilities	
Fire Station #	Station: 29 Zone: 291
Power Company	DUKE
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 or call us at: (407) 665-7371.

Receipt Details

Date: 1/6/2026 3:53:02 PM

Project: 26-80000002

Credit Card Number: 37*****7319

Authorization Number: 224868

Transaction Number: 06012603A-380AE082-26D0-4A76-A669-98A41478E52B

Total Fees Paid: 52.50

Fees Paid

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