



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

PROJ. #: 26-80000002

Received: 1/6/26

Paid: 1/6/26

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☒ **PRE-APPLICATION** \$50.00
PROJECT

PROJECT NAME: Lexus of Oviedo

PARCEL ID #(S): 29-21-31-300-0170-0000

TOTAL ACREAGE: 1.65

BCC DISTRICT: 1

ZONING: C-1

FUTURE LAND USE: IND

APPLICANT

NAME: James Bryan

COMPANY: D'Cola Auto, LLC

ADDRESS: 245 Duggs Drive

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE:

EMAIL: jrbryan@lexusofwinterpark.com

CONSULTANT

NAME: M. Rebecca Wilson, Esq.

COMPANY: Lowndes Law

ADDRESS: 215 N. Eola Drive

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-418-6250

EMAIL: rebecca.wilson@lowndes-law.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)
☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☒ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

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.

STAFF USE ONLY

COMMENTS DUE: 1/16

COM DOC DUE: 1/22

DRC MEETING: 2/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: IND

LOCATION:

on the north side of SR 426,
east of Camp Rd

W/S: Seminole County

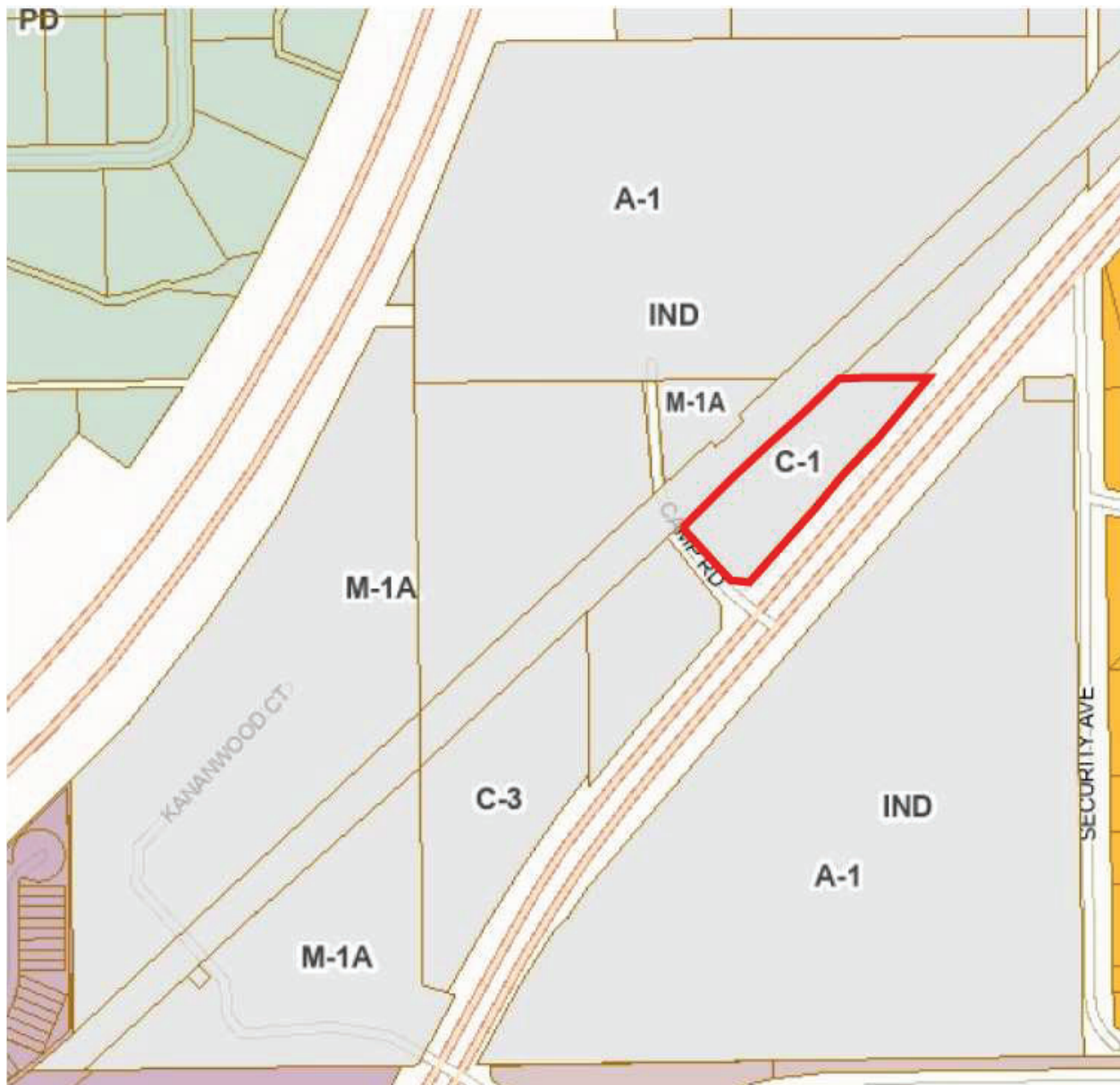
BCC: 1: Dallari

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.

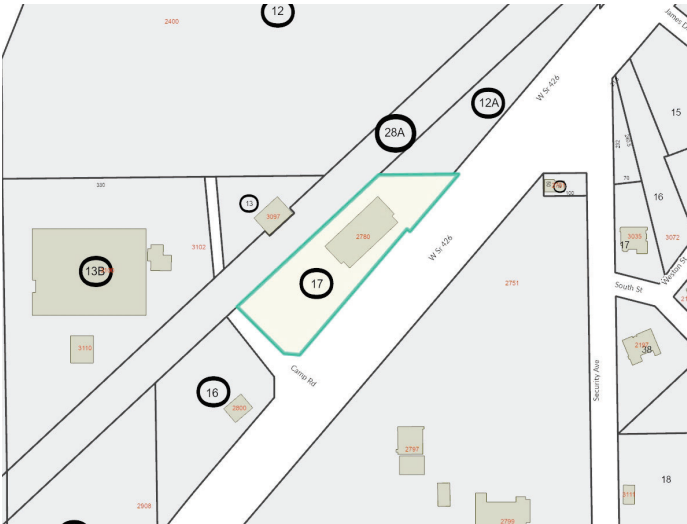


Property Record Card



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 |

Owner(s)

Name - Ownership Type
 CAMP ROAD HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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 |

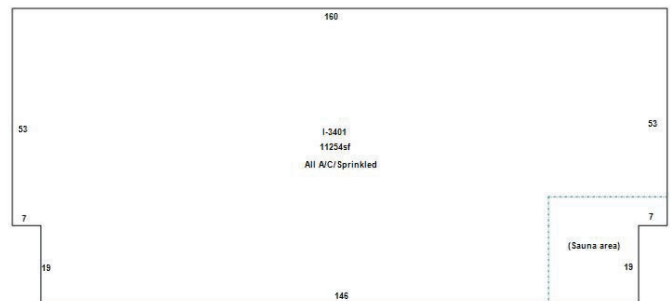
Land

| 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 (ft²) | 11254 |
| Total Area (ft²) | |
| Constuction | CONCR T BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$1,282,348 |
| Assessed | \$1,202,201 |

* Year Built = Actual / Effective



Building 1

| 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 : AMUSEM NT-SOCIAL OR RECREATION-NEW ITNESS 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 |

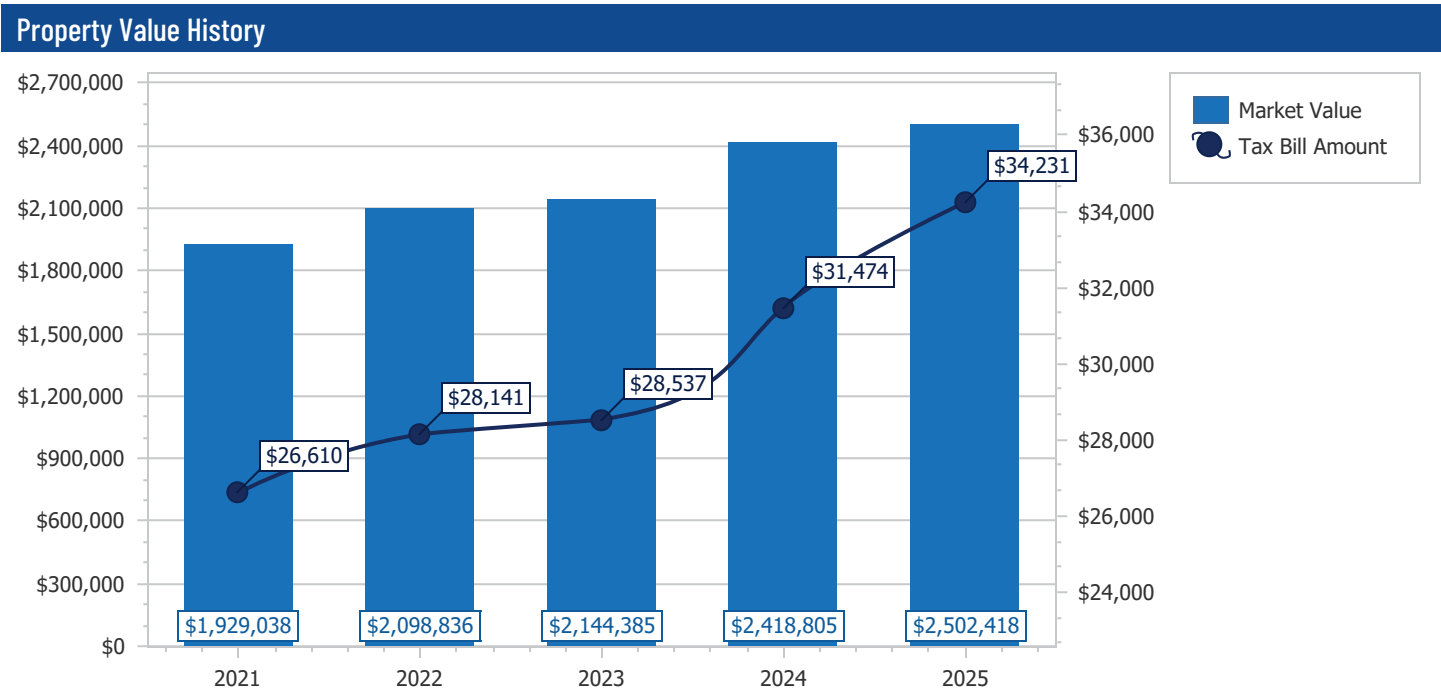
| Extra Features | | | | |
|------------------------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| COMMERCIAL ASPHALT DR 2 IN | 2020 | 23661 | \$63,885 | \$55,899 |
| WALKS CONC COMM | 2020 | 5257 | \$28,598 | \$25,023 |
| COMMERCIAL CONCRETE 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 | |
|-----------------|-------------------------------|
| Zoning | C-1 |
| Description | Retail Commercial-Commodities |
| Future Land Use | IND |
| Description | Industrial |

| School Districts | |
|------------------|-------------|
| Elementary | Evans |
| 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 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 # | |



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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: 060126O3A-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 |