



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

PROJ. #: 25-80000073

Received: 6/23/25

Paid: 6/23/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

PROJECT

PROJECT NAME: ~~Napierata - Markham Woods Road~~ Napierata Homes

PARCEL ID #(S): 02-20-29-300-015B-0000

TOTAL ACREAGE: 5.68

BCC DISTRICT: 5 - Herr

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Scott & Jennifer Napierata

COMPANY:

ADDRESS: 429 S. Scott Avenue

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-408-0656

EMAIL: jnapierata80@gmail.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☒ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: See attached

STAFF USE ONLY

COMMENTS DUE: 7/3

COM DOC DUE: 7/10

DRC MEETING: 7/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:
on the west side of Markham Woods Rd,
north of Michigan St

W/S: Seminole County

BCC: 5: Herr

Agenda: 7/11

Napierata – Markham Woods Road

Parcel ID: 02-20-29-300-015B-0000

We currently own a 5-acre parcel located in Lake Mary off Markham Woods Road. Our goal is to sell the property, but before doing so, we are exploring the possibility of increasing its development potential.

Specifically, we are looking to rezone the property from its current A-1 designation to a Planned Unit Development (PUD or PD). As part of that process, we're hoping to subdivide the parcel into 7 or more individual lots, if feasible.

We've attached a rough sketch outlining our preliminary concept for how the land could potentially be divided. At this stage, we're seeking clarity on what is allowable under current zoning and development standards, and what steps would be required to move forward with a rezoning and subdivision.

We would appreciate any guidance or feedback you can provide regarding the viability of this plan and what the path forward might look like.

Looking forward to hearing your thoughts.

Thank you,

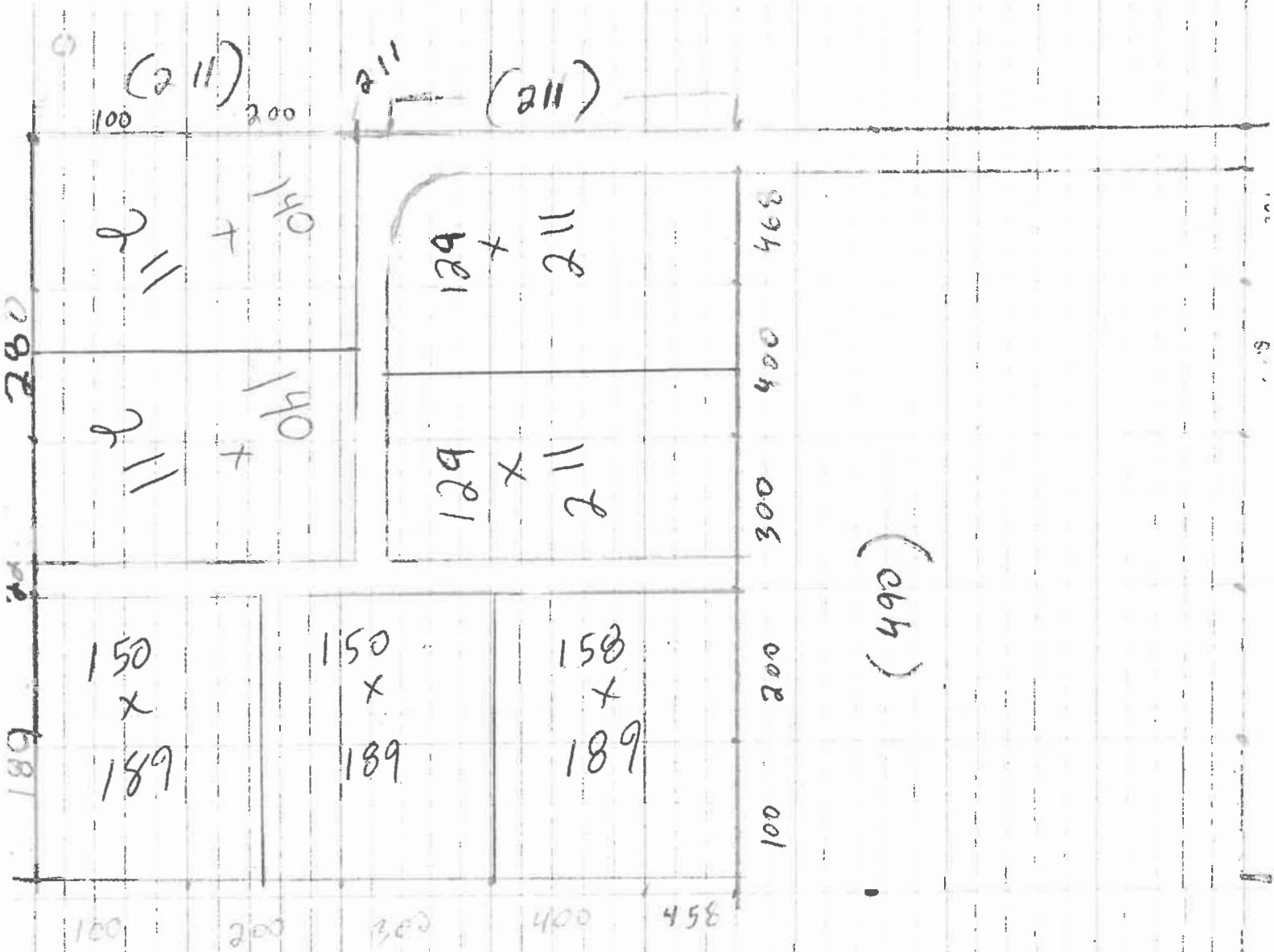
Scott & Jennifer Napierata

Map

Satellite

Lot lines





Property Record Card



Parcel: 02-20-29-300-015B-0000
Property Address:
Owners: NAPIERATA, SCOTT; NAPIERATA, JENNIFER
2025 Market Value \$681,480 Assessed Value \$681,480 Taxable Value \$681,480
2024 Tax Bill \$9,001.67
Vacant Residential property has a lot size of 5.68 Acres

Parcel Location



Site View

Parcel Information

Parcel	02-20-29-300-015B-0000
Property Address	
Mailing Address	429 S SCOTT AVE SANFORD, FL 32771-4918
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$681,480	\$681,480
Land Value Agriculture	\$0	\$0
Just/Market Value	\$681,480	\$681,480
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	\$681,480	\$681,480

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,001.67
Tax Bill Amount	\$9,001.67
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

NAPIERATA, SCOTT - Tenancy by Entirety
NAPIERATA, JENNIFER - Tenancy by Entirety

Legal Description

SEC 02 TWP 20S RGE 29E S 1/2 OF S 3/4 OF NE
1/4 OF NW 1/4 (LESS E 915 FT) & N 25 FT OF E
915 FT OF S 1/2 OF S 3/4 OF NE 1/4 OF NW 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$681,480	\$0	\$681,480
Schools	\$681,480	\$0	\$681,480
FIRE	\$681,480	\$0	\$681,480
ROAD DISTRICT	\$681,480	\$0	\$681,480
SJWM(Saint Johns Water Management)	\$681,480	\$0	\$681,480

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/16/2023	\$100	10497/0820	Vacant	No
WARRANTY DEED	8/15/2023	\$100	10497/0814	Vacant	No
WARRANTY DEED	8/15/2023	\$750,000	10497/0806	Vacant	No
PROBATE RECORDS	8/3/2023	\$100	10484/1360	Vacant	No
QUIT CLAIM DEED	12/30/2018	\$100	09505/0915	Vacant	No
WARRANTY DEED	4/1/1998	\$25,000	03414/1437	Vacant	No
CORRECTIVE DEED	6/1/1997	\$100	03335/1934	Vacant	No
QUIT CLAIM DEED	1/1/1988	\$100	01926/1588	Vacant	No
WARRANTY DEED	10/1/1985	\$120,000	01684/0377	Vacant	Yes
WARRANTY DEED	6/1/1978	\$26,500	01173/0497	Vacant	Yes

Land

Units	Rate	Assessed	Market
5.68 Acres	\$120,000/Acre	\$681,480	\$681,480

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

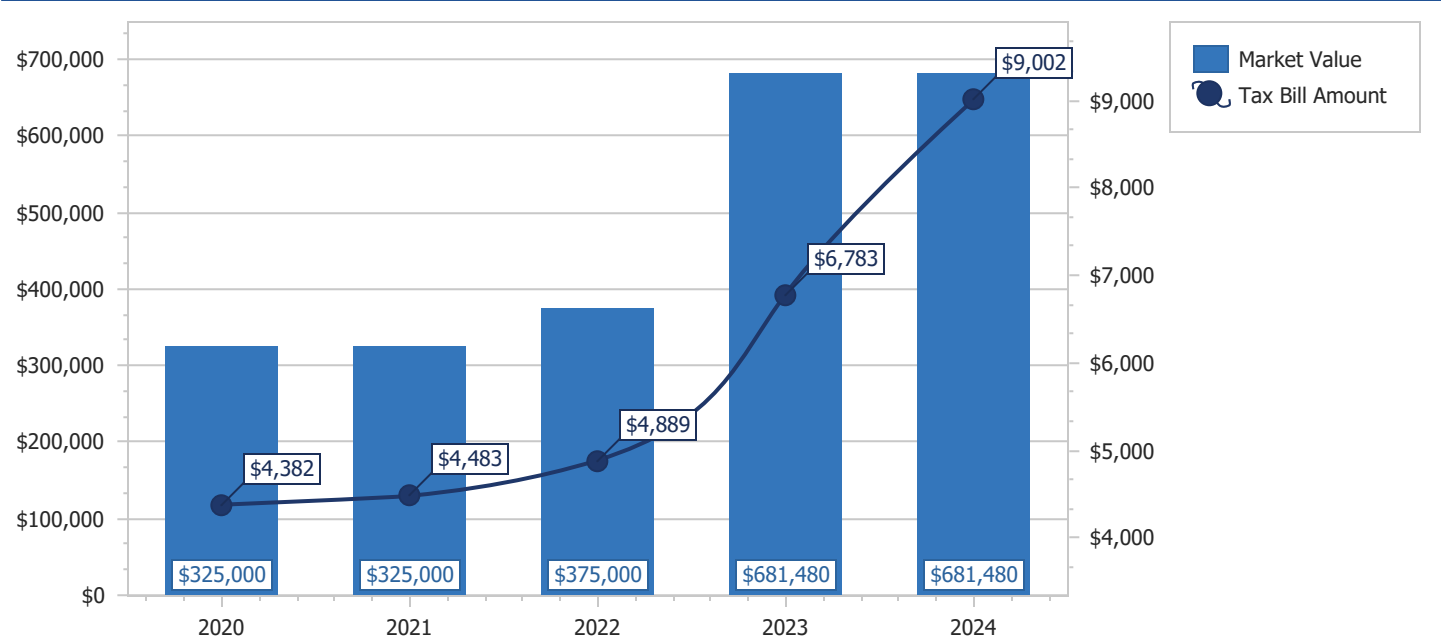
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

Utilities	
Fire Station #	Station: 36 Zone: 361
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
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/23/2025 3:55:53 PM
Project: 25-80000073
Credit Card Number: 53*****2688
Authorization Number: 175961
Transaction Number: 230625C18-731E27EA-A9EB-43DB-A5B3-24CC8045A9AD
Total Fees Paid: 52.50

Fees Paid

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