



SEMINOLE COUNTY

PROJ. #: 26-80000003

PLANNING & DEVELOPMENT DIVISION

Received: 1/8/26

1101 EAST FIRST STREET, ROOM 2028

Paid: 1/8/26

SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	Chabad Preschool	
PARCEL ID #(S):	26-20-29-300-004B-0000 3, 26-20-29-300-004E-0000	
TOTAL ACREAGE:	2 acres	3.06
BCC DISTRICT:	2 S. Derr	
ZONING:	A-1	
		FUTURE LAND USE: A-1

APPLICANT

NAME:	(Christy) Chanie Majesky		COMPANY:	Chabad Lubavitch of North Orlando	
ADDRESS:	1701 Markham Woods Rd				
CITY:	Longwood	STATE:	FL	ZIP:	32779
PHONE:	407 636-5994		EMAIL:	christy@jewishnorthorlando.com chanshy@jewishnorthorlando.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: Join 1695 Glen Ethel Ln. together with
1701 Markham Woods Rd. and use 1695 as Preschool instead of residential use.

STAFF USE ONLY

COMMENTS DUE:	1/16	COM DOC DUE:	1/22	DRC MEETING:	2/4
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PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING:	A-1	FLU:	SE	LOCATION:	on the north side of Glen Ethel Ln. east of Markham Woods Rd
W/S:	Sunshine	BCC:	S. Derr		

Agenda: 1/23

Detailed Narrative for Chabad Preschool & Day Care

The proposed preschool is intended to serve young Jewish children of families affiliated with the Chabad Lubavitch of North Orlando synagogue. The preschool will provide a safe, nurturing, and developmentally appropriate early childhood education program.

The preschool will operate within the existing community-based religious and educational setting of Chabad Lubavitch of North Orlando. The school is designed to be compatible with the character, scale, and use patterns of the surrounding area.

Purpose and Need

This preschool will serve as an accessory to the synagogue. This is not open to the public but to members of Chabad Lubavitch of North Orlando.

Families affiliated with the synagogue are looking for an early childhood educational program that will foster strong Jewish values and provide high-quality care and education for their young children during synagogue services and during work hours.

By utilizing an existing community facility, the preschool makes efficient use of land and infrastructure while minimizing disruption to the surrounding area.

Description of the Preschool Program

The preschool will serve children from ages 6 months through prekindergarten. We anticipate the school to start small with an average of 5 kids in the 1701 property and once we hit capacity in the main building grow into approximately 32 kids utilizing the building next door at 1695 Glen Ethel Lane.

Staff numbers would follow the DCF protocol of staff to age group ratio. The preschool will operate during standard weekday daytime hours. The program will include:

- Age-appropriate classroom instruction
- Structured play and learning activities
- Emphasis on Jewish education, social skills, emotional growth, and early academic foundations
- A safe, supervised indoor and outdoor environment

All operations will comply with applicable county, state, and licensing requirements, including health, safety, staffing, and childcare regulations.

Compatibility With Surrounding Uses

The preschool is expected to produce low noise levels consistent with residential activity, generate minimal traffic limited to morning drop-off and afternoon pick-up times, operate primarily during daytime hours and will utilize current traffic flow of the Chabad property directly from the main road into 1701 Markham Woods Rd, with zero traffic activity on Glen Ethel Lane. Chabad of North Orlando formally requests that Seminole County considers the consolidation of the parcels located at 1695 Glen Ethel Lane and 1701 Markham Woods Road

The project makes responsible use of existing buildings and land, avoiding the need for new large-scale development while delivering essential services.

Early Childhood Development

Research consistently shows that quality preschool education supports long-term academic success, social development, and overall well-being. This program will contribute positively to the future success of children in the Jewish community.

The operators are committed to working collaboratively with Seminole County staff and nearby residents to address any concerns and ensure the preschool is a positive addition to the neighborhood.

Conclusion

The proposed preschool at Nate's Shul and 1695 Glen Ethel Lane is intended to fill a need for Chabad of North Orlando members as an accessory to the synagogue while maintaining compatibility with the surrounding area and making thoughtful use of existing facilities.

This pre-application is respectfully submitted to seek guidance and collaboration with Seminole County Planning and Development to ensure the project proceeds in a manner that aligns with county goals, zoning standards, and community well-being.

The site will remain as is and will continue to be used for synagogue use. When opening the preschool, we want to primarily use 1701 Markham Woods Rd and utilize 1695 Glen Ethel Ln in addition for more classrooms if needed which is currently residential use (zoned A1) and vacant



Preschool traffic drop-off flow to not affect neighbors

We do not anticipate more than 15 cars which we have ample parking for.



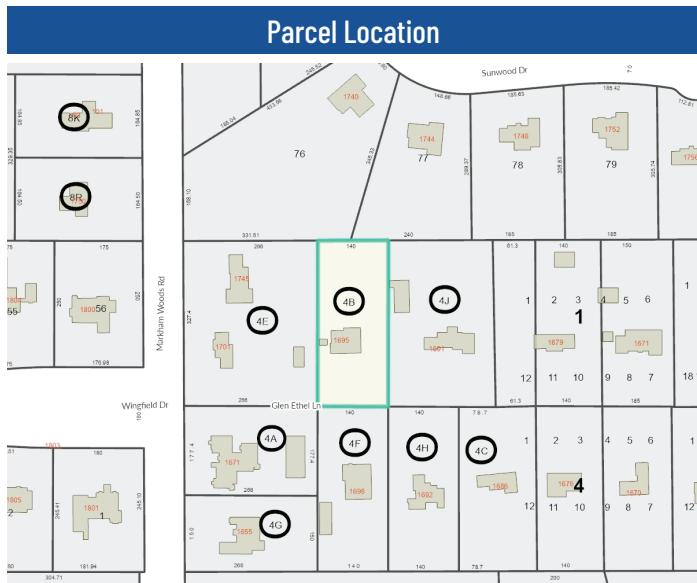
**We would like to know if joining the two lots would be an option.
(Incorporating 1695 Glen Ethel into 1701 Markham Woods Rd.)**



Property Record Card



Parcel: 26-20-29-300-004B-0000
 Property Address: 1695 GLEN ETHEL LN LONGWOOD, FL 32779
 Owners: CHABAD LUBAVITCH OF NORTH ORLANDO INC
 2026 Market Value \$526,552 Assessed Value \$526,552 Taxable Value \$526,552
 2025 Tax Bill \$6,575.69
 The 4 Bed/3 Bath Single Family property is 3,424 SF and a lot size of 1.05 Acres



Parcel Information

Parcel	26-20-29-300-004B-0000
Property Address	1695 GL N ETHEL LN LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2769
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$369,359	\$350,918
Depreciated Other Features	\$7,193	\$4,796
Land Value (Market)	\$150,000	\$125,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$526,552	\$480,714
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	\$526,552	\$480,714

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,575.69
Tax Bill Amount	\$6,575.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
CHABAD LUBAVITCH OF NORTH ORLANDO INC

Legal Description

SEC 26 TWP 20S RGE 29E
140 FT OF W 431 FT OF N
1/4 OF SW 1/4 OF N 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$526,552	\$0	\$526,552
Schools	\$526,552	\$0	\$526,552
FIRE	\$526,552	\$0	\$526,552
ROAD DISTRICT	\$526,552	\$0	\$526,552
SJWM(Saint Johns Water Management)	\$526,552	\$0	\$526,552

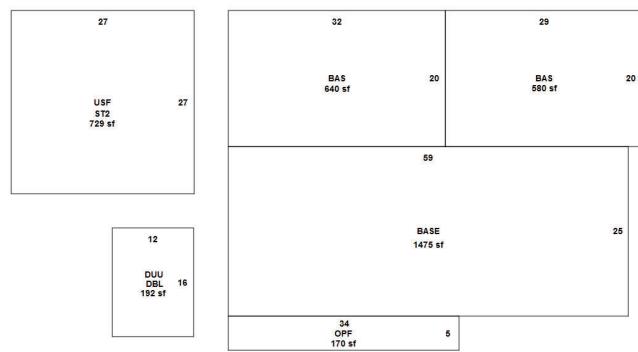
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SP CIAL WARRANTY	12/2/2022	\$535,000	10356/1513	Improved	No
SP CIAL WARRANTY	8/1/2015	\$336,500	08534/0774	Improved	No
CERTIFICATE OF TITLE	2/1/2015	\$100	08417/0334	Improved	No
WARRANTY DEED	7/1/2001	\$160,000	04164/0172	Improved	Yes
QUIT CLAIM DEED	2/1/1985	\$100	01620/0290	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$150,000	\$150,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1969/1990
Bed	4
Bath	3.0
Fixtures	9
Base Area (ft ²)	1475
Total Area (ft ²)	3786
Construction	CB/WD/SDNG COMBO
Replacement Cost	\$441,026
Assessed	\$369,359



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
BASE	640
BASE	580
DETACHED UTILITY UNFINISHED	192
OPEN PORCH FINISHED	170
UPPER STORY FINISHED	729

Permits

Permit #	Description	Value	CO Date	Permit Date
15581	1695 GL N TH LLN: EZ MECHANICAL - RESIDENTIAL-	\$7,467		10/29/2024
01903	REROOF	\$11,145		3/11/2009
04218	REROOF	\$5,550		6/1/1995

Extra Features

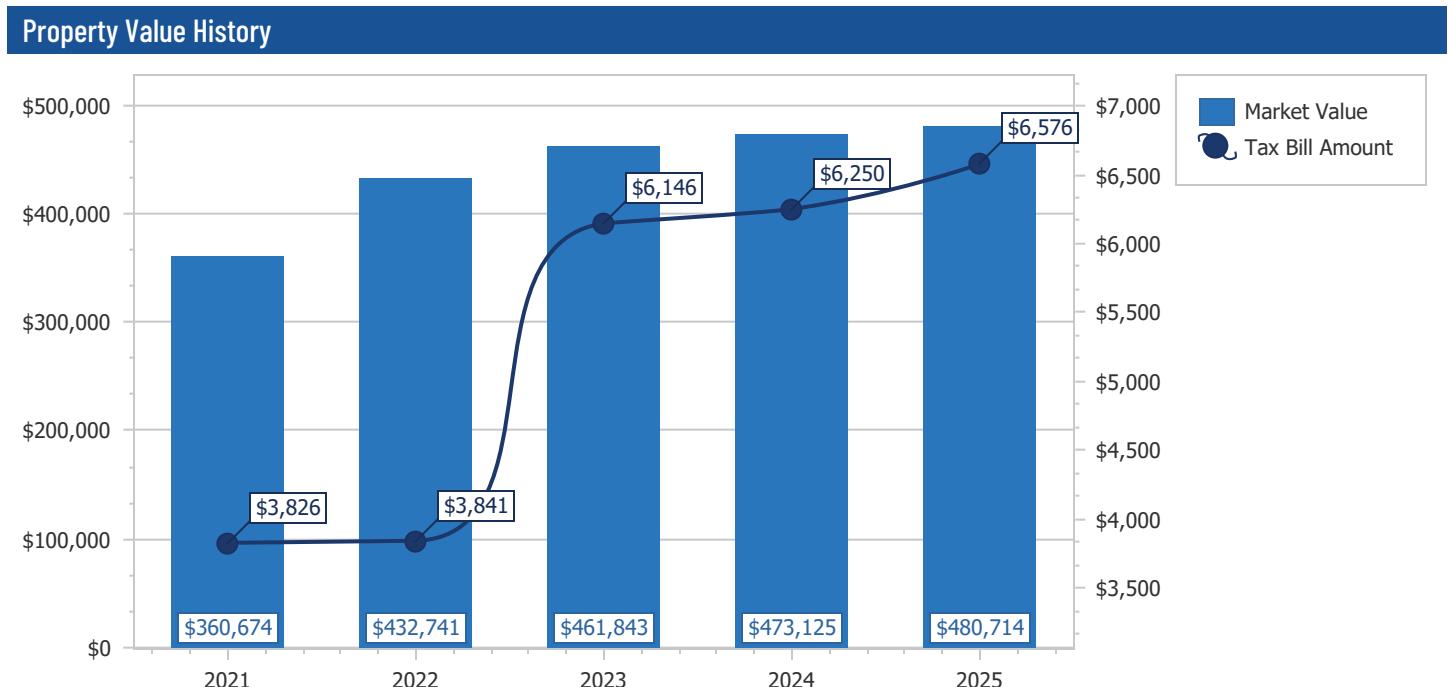
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1969	1	\$3,000	\$1,800
POLE/BARNS/BELOW AVG	1969	690	\$5,389	\$3,233
ACCESSORY BLDG 1	1969	1	\$2,500	\$1,500
PATIO 1	1990	1	\$1,100	\$660

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

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

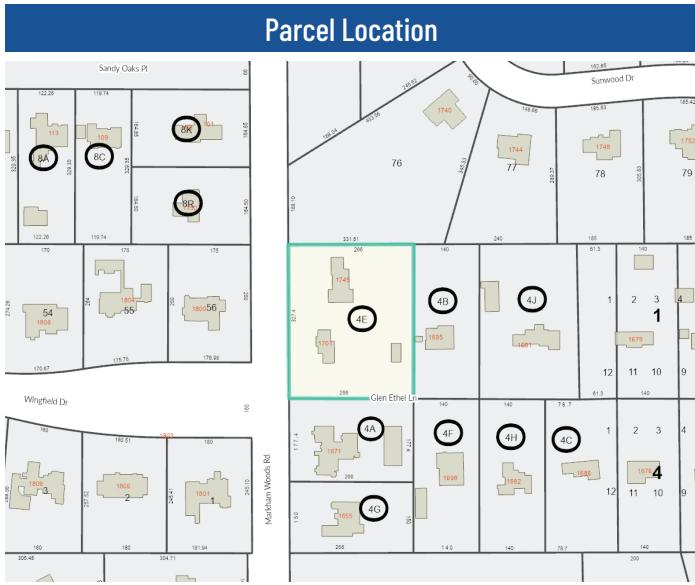


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Property Record Card



Parcel: 26-20-29-300-004E-0000
 Property Address: 1701 MARKHAM WOODS RD LONGWOOD, FL 32779
 Owners: CHABAD LUBAVITCH OF NORTH ORLANDO INC
 2026 Market Value \$430,605 Assessed Value \$400,122 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,936.15
 Churches property w/1st Building size of 2,083 SF and a lot size of 2.00 Acres



Parcel Information

Parcel	26-20-29-300-004E-0000
Property Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2016)
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	\$177,210	\$180,454
Depreciated Other Features	\$3,395	\$3,507
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$430,605	\$433,961
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$30,483	\$70,214
P&G Adjustment	\$0	\$0
Assessed Value	\$400,122	\$363,747

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,936.15
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,936.15

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 20S RGE 29E
 N 327.4 FT OF W 291 FT OF
 N 1/4 OF NW 1/4 OF SW 1/4
 OF N 1/4 (L SS 25 FT FOR
 RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$400,122	\$400,122	\$0
Schools	\$430,605	\$430,605	\$0
FIRE	\$400,122	\$400,122	\$0
ROAD DISTRICT	\$400,122	\$400,122	\$0
SJWM(Saint Johns Water Management)	\$400,122	\$400,122	\$0

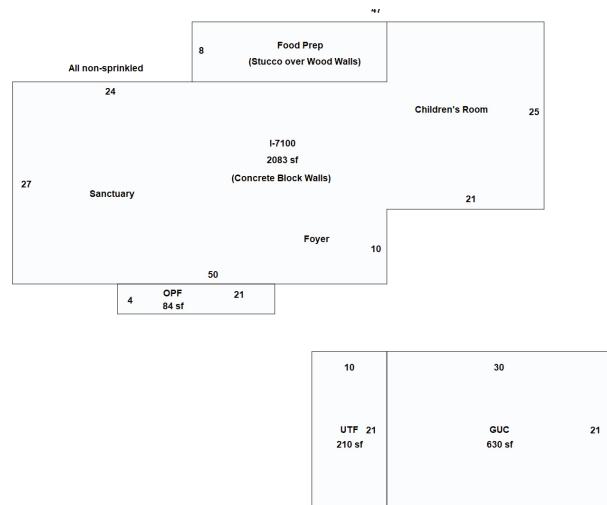
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	\$200,000	08202/0285	Improved	Yes
WARRANTY DEED	8/1/2006	\$100	06374/0263	Improved	No
QUIT CLAIM DEED	5/1/1990	\$100	02183/1748	Improved	No
QUIT CLAIM DEED	8/1/1987	\$100	01879/1249	Improved	No
WARRANTY DEED	1/1/1974	\$43,500	01027/0478	Improved	Yes

Land

Units	Rate	Assessed	Market
2 Acres	\$125,000/Acre	\$250,000	\$250,000

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1972/1992
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2083
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$280,174
Assessed	\$177,210



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE UNFINISHED C.B.S.	630
OPEN PORCH FINISHED	84
UTILITY FINISHED	210

Permits

Permit #	Description	Value	CO Date	Permit Date
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	\$0		12/8/2022
02731	WALL SIGN	\$1,700		3/24/2016
00526	CHANGE OF USE FROM R TO A3	\$203,666	10/8/2015	1/20/2015
10381	REROOF	\$8,500		9/17/2007

Extra Features

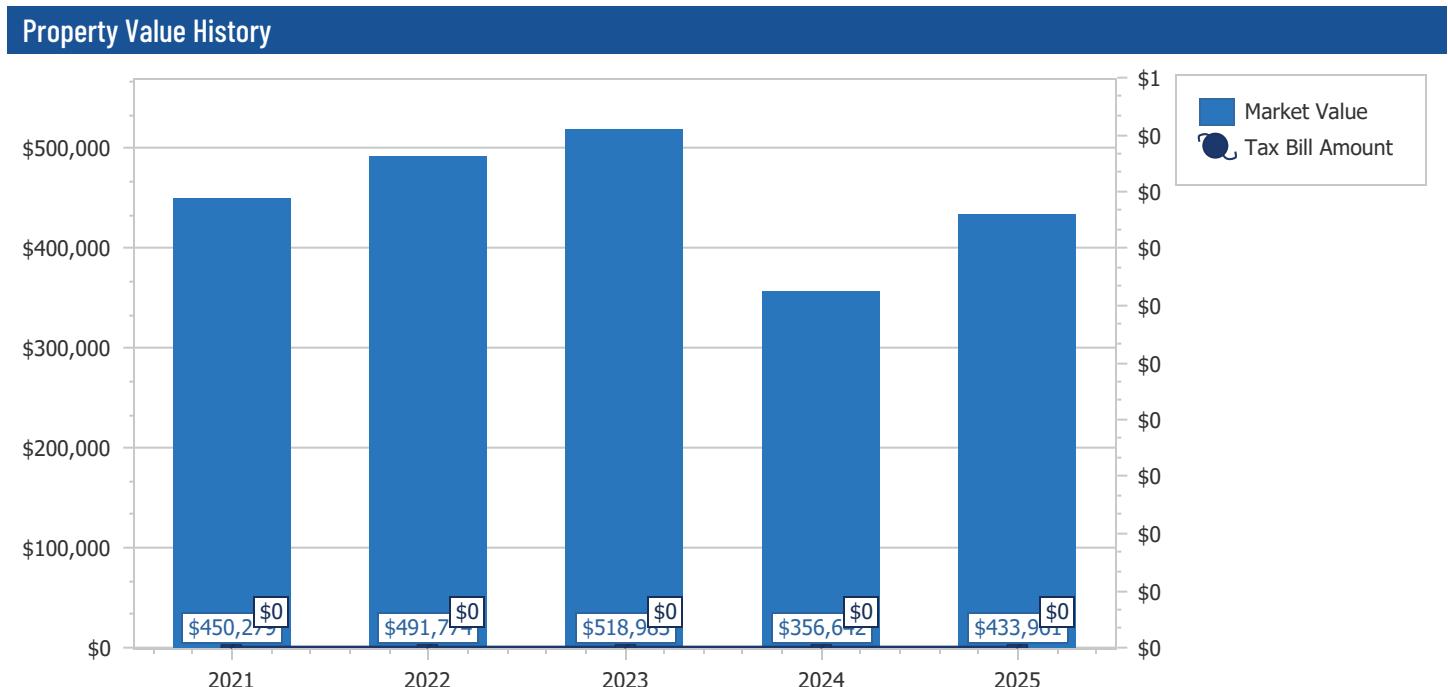
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2015	373	\$2,029	\$1,522
COMMERCIAL CONCRETE DR 4 IN	2015	459	\$2,497	\$1,873

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

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



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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: 1/8/2026 5:12:20 PM
Project: 26-80000003
Credit Card Number: 42*****0296
Authorization Number: 07532G
Transaction Number: 080126C1D-CC50D9D3-D14D-42D7-BC03-31B7013FD0AD
Total Fees Paid: 52.50

Fees Paid

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