



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

PROJ. #: 26-80000073

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: Heathrow Multifamily

PARCEL ID #(S): 29-19-30-517-0000-0020

TOTAL ACREAGE: 15.26

BCC DISTRICT: 5 - Herr

ZONING: PD Planned Development

FUTURE LAND USE: HIPTI

APPLICANT

NAME: Brent A. Lenzen, P.E.

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S. Orange Ave., Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-898-1511

EMAIL: [REDACTED]

CONSULTANT

NAME: Brent A. Lenzen, P.E.

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S. Orange Ave., Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-898-1511

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: 250-302 Multifamily Units (Live Local)

STAFF USE ONLY

COMMENTS DUE: 6/26COM DOC DUE: 7/1DRC MEETING: 7/8
 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:
ZONING: PDFLU: HIPTILOCATION:
on the east side of Bayvista Ln,
north of Wilson RdW/S: Seminole CountyBCC: 5: Herr

Agenda: 7/2



June 17, 2026

Seminole County
Planning & Development Division
1101 East First Street
Sanford, FL 32771

Re: **Heathrow Multifamily – Pre-Application Meeting Request**

Dear Seminole County,

The proposed site is located within unincorporated Seminole County, FL at the intersection of Bayvista Lane and Wilson Rd, Lake Mary, FL better known as Seminole County Parcel #29-19-30-517-0000-0020 which is zoned PD (Planned Development) and has a Future Land Use of HIPTI (Higher Intensity Planned Development – Target Industry).

The applicant is proposing a 302-unit multifamily community that will include 40% attainable housing units to comply with the Live Local Act. The site is 15.26 acres and +/- 5 acres of the land was previously used as a borrow pit for construction fill dirt. The applicant would reduce the size of the body of water to +/- 3 acres and permit and utilize it as the stormwater pond. The Water Management District previously provided a letter stating that the borrow pit area is not connected to any offsite wetlands or water bodies. Lastly, we are looking for overall feedback from County staff regarding the overall project moving forward, process, timeline, etc.

Please contact me at (407) 898-1511 or via email at brent.lenzen@kimley-horn.com, should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brent A. Lenzen".

Brent A. Lenzen, P.E.
Sr. Vice President

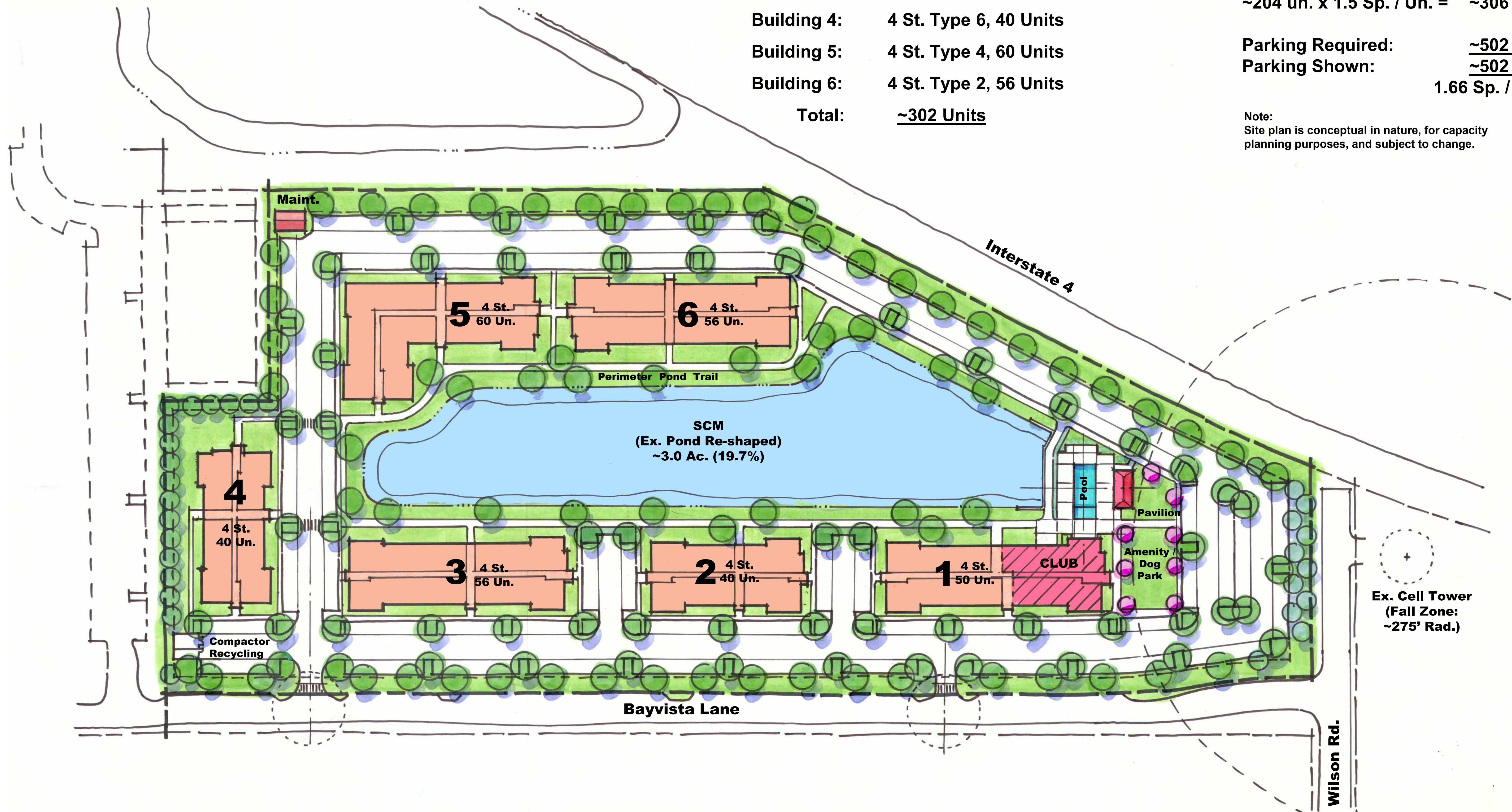
Site Data:

Building 1:	4 St. Type 3, 50 Units w. Club + Pool
Building 2:	4 St. Type 6, 40 Units
Building 3:	4 St. Type 2, 56 Units
Building 4:	4 St. Type 6, 40 Units
Building 5:	4 St. Type 4, 60 Units
Building 6:	4 St. Type 2, 56 Units
Total:	<u>~302 Units</u>

Parking:

Units over 1,000 SF:	~98 un. x 2 Sp. / Un. =	~196 Sp.
Units under 1,000 SF:	~204 un. x 1.5 Sp. / Un. =	~306 Sp.
Parking Required:		<u>~502 Sp.</u>
Parking Shown:		<u>~502 Sp.</u>
		1.66 Sp. / Un.

Note:
Site plan is conceptual in nature, for capacity planning purposes, and subject to change.



Conceptual Capacity Plan
Mosby at Heathrow / Interstate 4
 Seminole County, FL Middleburg Communities
 Revised 12 May, 2026 #226097



Scale:
1" = 50'

Property Record Card



Parcel: **29-19-30-517-0000-0020**
 Property Address:
 Owners: **YEN, MING TR**
 2026 Market Value \$648,152 Assessed Value \$1,457 Taxable Value \$1,457
 2025 Tax Bill \$682.10 Tax Savings with Non-Hx Cap \$6,320.15
 Grazing Land property has a lot size of 15.26 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-517-0000-0020
Property Address	
Mailing Address	4008 SHADY OAK CT LAKE MARY, FL 32746-4401
Subdivision	INTEGRA CROSSINGS A REPLAT
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

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)	\$648,152	\$648,152
Land Value Agriculture	\$128,512	\$128,512
Just/Market Value	\$648,152	\$648,152
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$127,055	\$127,155
P&G Adjustment	\$0	\$0
Assessed Value	\$1,457	\$1,357

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,002.25
Tax Bill Amount	\$682.10
Tax Savings with Exemptions	\$6,320.15

Owner(s)

Name - Ownership Type
 YEN, MING TR

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

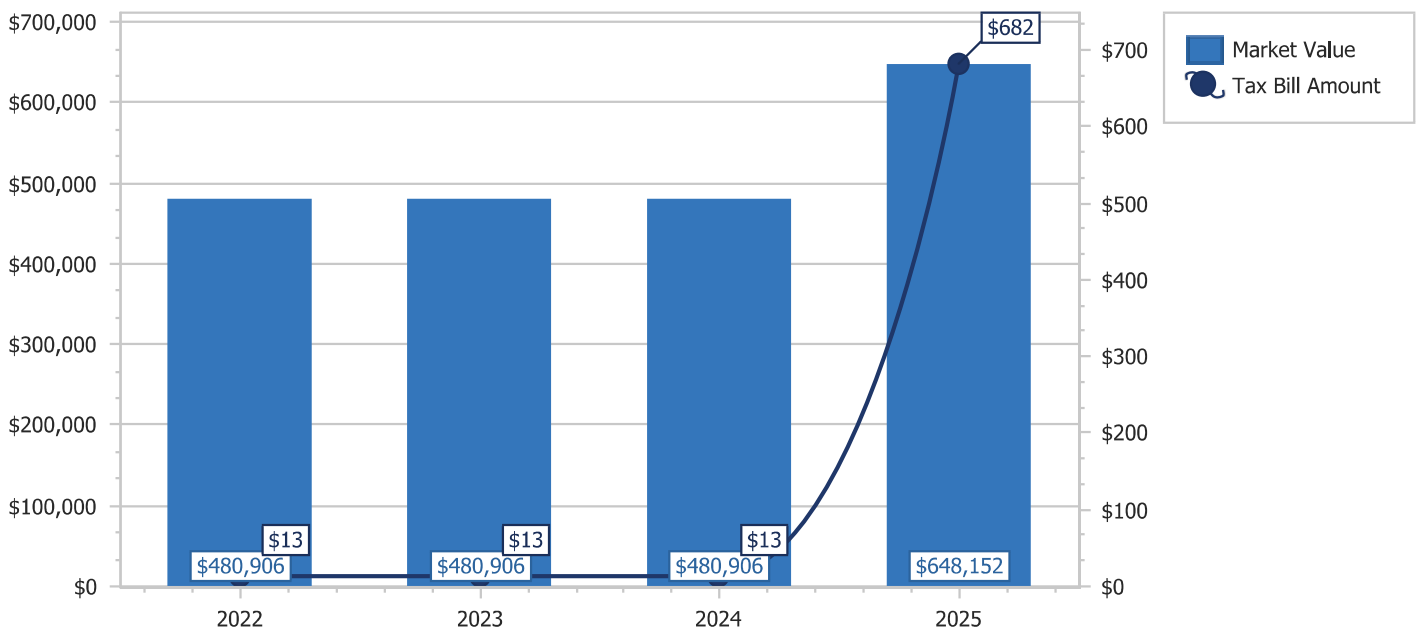
Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Legal Description

LOT 2 INTEGRA CROSSINGS A REPLAT PB 87
PGS 37-42

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,457	\$0	\$1,457
Schools	\$128,512	\$0	\$128,512
SJWM(Saint Johns Water Management)	\$1,457	\$0	\$1,457

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1.60 Acres	\$325,000/Acre Market, \$225/Acre AG	\$360	\$520,000
8.54 Acres	\$15,000/Acre	\$128,100	\$128,100
5.18 Acres	\$10/Acre	\$52	\$52

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
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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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/18/2026 11:25:29 AM
Project: 26-80000073
Credit Card Number: 37*****1001
Authorization Number: 276818
Transaction Number: 180626O17-3F5406FE-C428-4D7C-9B87-89F0A082B809
Total Fees Paid: 52.50

Fees Paid

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