



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

PROJ. #: 26-55100004

RECEIVED 05/28/2026
PAID 05/29/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- | | |
|--|---|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME:

PARCEL ID #(S):

NUMBER OF LOTS: _____ SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER:

SEWER PROVIDER:

ZONING:

FUTURE LAND USE:

TOTAL ACREAGE:

BCC DISTRICT: 1: DALLARI

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL: [REDACTED]

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PL, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

OWNER(S)

NAME(S): CLIFFORD AND MARIA PARSONS (OWNER)

ADDRESS: 625 E CHAPMAN RD

CITY: OVIEDO

STATE: FL

ZIP: 32765

PHONE: 407-925-8279

EMAIL: [REDACTED]

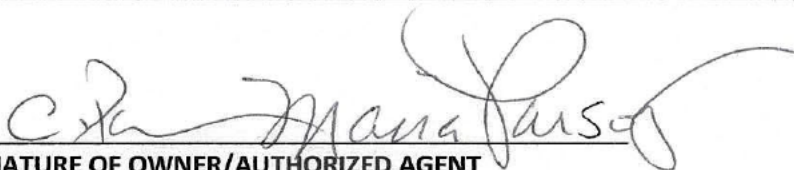
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

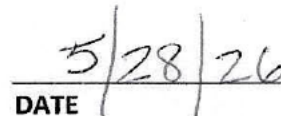
Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)


DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, CLIFFORD AND MARIA PARSONS, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-300-003A-0000 hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

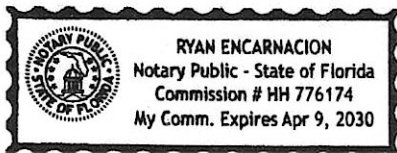
5/28/26
Date

Clifford Parsons
Property Owner's Signature

CLIFFORD PARSONS MARIA PARSONS
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared CLIFFORD AND MARIA PARSONS (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL DL AND FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 28 day of MAY, 2026.



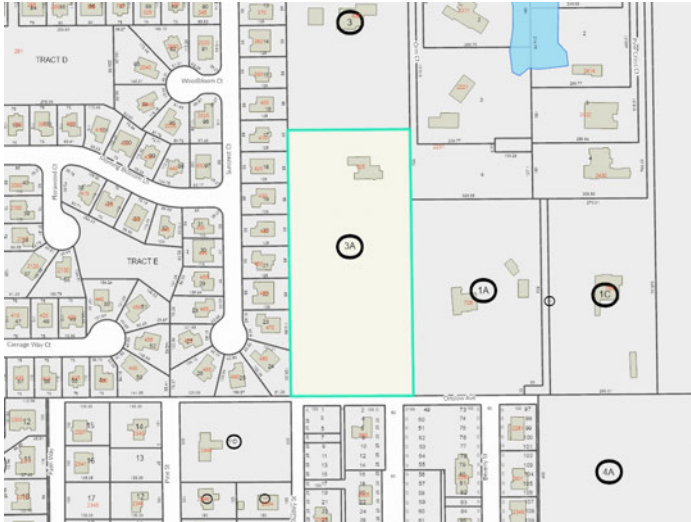
[Signature]
Notary Public

2026 Property Record Card



Parcel: 27-21-31-300-003A-0000
Property Address: 625 E CHAPMAN RD OVIEDO, FL 32765
Owners: PARSONS, CLIFFORD S; PARSONS, MARIA
 2026 Market Value \$738,133 Assessed Value \$311,718 Taxable Value \$260,307
 2025 Tax Bill \$3,593.08 Tax Savings with Exemptions \$5,152.94
 The 4 Bed/2.5 Bath Single Family property is 3,505 SF and a lot size of 5.46 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	27-21-31-300-003A-0000
Property Address	625 E CHAPMAN RD OVIEDO, FL 32765
Mailing Address	625 E CHAPMAN RD OVIEDO, FL 32765-9015
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
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	\$267,111	\$270,672
Depreciated Other Features	\$23,652	\$15,190
Land Value (Market)	\$447,370	\$353,514
Land Value Agriculture	\$0	\$0
Just/Market Value	\$738,133	\$639,376
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$426,415	\$335,853
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$311,718	\$303,523

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,746.02
Tax Bill Amount	\$3,593.08
Tax Savings with Exemptions	\$5,152.94

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PARSONS, CLIFFORD S - Tenancy by Entirety
 PARSONS, MARIA - Tenancy by Entirety

Legal Description

SEC 27 TWP 21S RGE 31E W 1/4 OF NE 1/4 OF NE 1/4 (LESS N 608 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$311,718	\$51,411	\$260,307
SCHOOLS	\$311,718	\$25,000	\$286,718
FIRE	\$311,718	\$51,411	\$260,307
ROAD	\$311,718	\$51,411	\$260,307
WATER MANAGEMENT DISTRICT	\$311,718	\$51,411	\$260,307

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1989	\$165,000	02107/1667	Improved	Yes
WARRANTY DEED	8/1/1979	\$100	01238/1163	Vacant	No
WARRANTY DEED	7/1/1979	\$100	01232/1599	Vacant	No

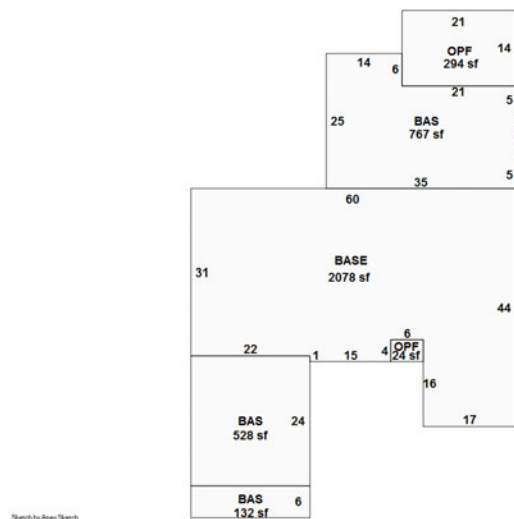
Land

Units	Rate	Assessed	Market
5.39 Acres	\$83,000/Acre	\$447,370	\$447,370

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	2078
Total Area (ft ²)	3823
Constuction	CONC BLOCK
Replacement Cost	\$356,148
Assessed	\$267,111

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
BASE	528
BASE	132

BASE	767
OPEN PORCH FINISHED	24
OPEN PORCH FINISHED	294

Permits

Permit #	Description	Value	CO Date	Permit Date
11735	REROOF.	\$9,000		12/2/2014
08805	ADDITION	\$34,000		10/1/1999

Extra Features

Description	Year Built	Units	Cost	Assessed
SHED - NO VALUE	1980	2	\$0	\$0
ACCESSORY BLDG 1	2000	1	\$2,500	\$1,500
ACCESSORY BLDG 1	2000	1	\$2,500	\$1,500
CARPORT 3	2000	1	\$17,000	\$10,200
FIREPLACE 2	2000	1	\$6,000	\$3,600
PATIO 2	2003	1	\$3,500	\$2,100
CANOPY AVG COMM	2003	440	\$7,920	\$4,752

Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

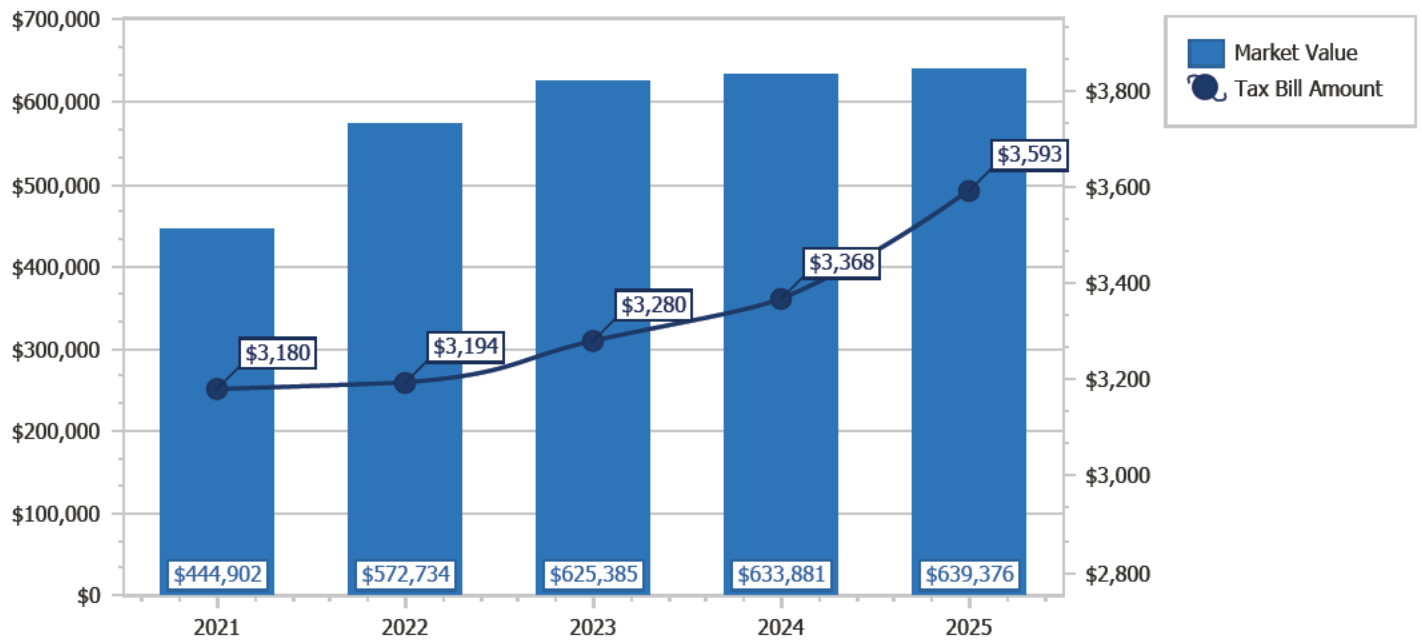
Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

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: 5/29/2026 9:08:07 AM
Project: 26-55100004
Credit Card Number: 47*****2420
Authorization Number: 150075
Transaction Number: 290526O3B-CD145A93-F487-4844-AF73-ECEBCF71B0EC
Total Fees Paid: 1533.34

Fees Paid

?

Description	Amount
CC CONVENIENCE FEE -- PZ	3.34
PRELIMINARY SUBDIVISION	1530.00
Total Amount	1533.34