

PM: Tyler

PROJ. #: 23-80000120



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

Received: 9/13/23 Paid: 9/13/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: ECI LONGWOOD CAMPUS

PARCEL ID #(S): 35-20-29-501-0000-0100 35-20-29-501-0000-0200
35-20-29-501-0000-0150 35-20-29-501-0000-0270

TOTAL ACREAGE: 9.009 AC BCC DISTRICT: 3

ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: MARY D. SOLIK COMPANY: DOTY SOLIK LAW

ADDRESS: 121 S ORANGE AVE STE 1500

CITY: ORLANDO STATE: FL ZIP: 32801

PHONE: 407 367 7868 EMAIL: msolik@dotysoliklaw.com

CONSULTANT

NAME: CHAD MOORHEAD COMPANY: MADDEN, MOORHEAD & STOKES, LLC

ADDRESS: 431 E HORATIO AVE

CITY: MAITLAND STATE: FL ZIP: 32751

PHONE: 407 629 8330 EMAIL: chad@madden-eng.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: _____

STAFF USE ONLY

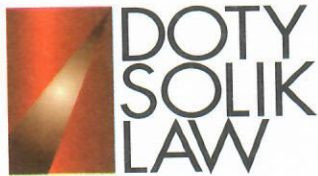
COMMENTS DUE: 9/22 COM DOC DUE: 3/28 DRC MEETING: 10/4

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE LOCATION: on the west side of i4, south of E.E. Williamson Rd

W/S: Sunshine BCC: 3:Constantine

Agenda: 9/29



PROJECT NARRATIVE

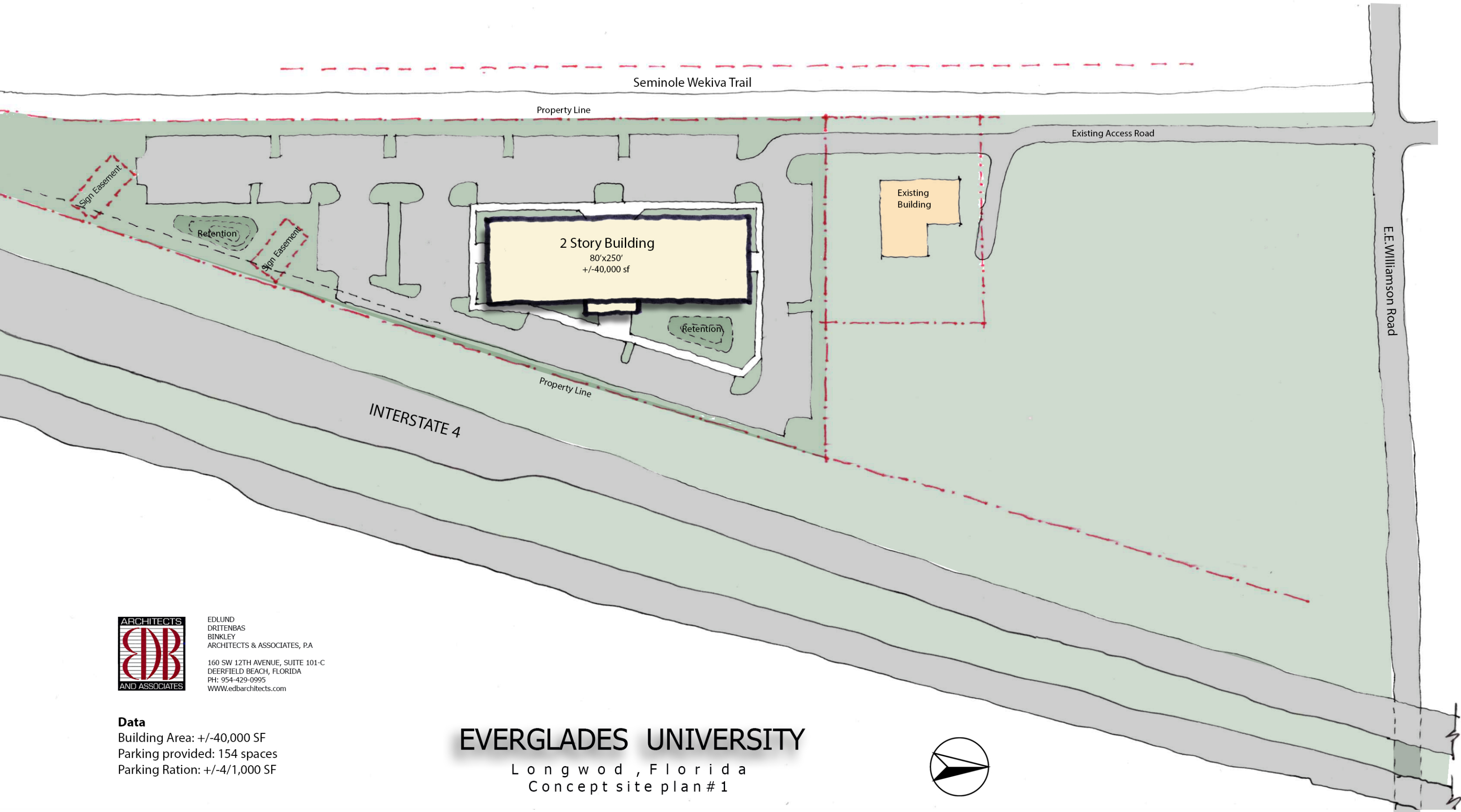
The subject property is 9.009 acres in size and is currently unimproved vacant land. The applicant is proposing a Land Use map change of the subject property. The current Land Use is Suburban Estate (SE) and we are seeking to change it to Planned Development (PD) in order to permit a post-secondary educational institutional use. The applicant will also seek to rezone the property from Agriculture District (A-1) to Planned Development District (PD) to enable the development of a 40,000 square foot office building to house a post-secondary institution.

The subject property creates an exciting opportunity for a post graduate institution of unprecedented quality and unique character which will add to the social and economic opportunities of Osceola County. The proposed building will have administrative offices and classrooms. We expect a student population of between 1000 and 1500 students. There will be no sports facilities but we expect to have outdoor seating/lounge areas for eating and relaxing and likely will have an indoor café for non-alcoholic beverages and light snacks/lunch sandwiches.

Mary Doty Solik

121 S. Orange Avenue, Suite 1500 Orlando, FL 32801 Phone 407.367.7868 Mobile 407.925.4738
www.dotysoliklaw.com msolik@dotysoliklaw.com

Licensed in FL and GA



EDLUND
DRITENBAS
BINKLEY
ARCHITECTS & ASSOCIATES, P.A.

160 SW 12TH AVENUE, SUITE 101-C
DEERFIELD BEACH, FLORIDA
PH: 954-429-0995
WWW.edbarchitects.com

Data

Building Area: +/-40,000 SF
Parking provided: 154 spaces
Parking Ration: +/-4/1,000 SF

EVERGLADES UNIVERSITY

Longwood, Florida
Concept site plan #1



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 11008049, DATED MARCH 31, 2023 AT 11:00 PM.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, CITY OF WEKIVA SPRINGS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL G (METRAKIS) (FEE)
 THAT PORTION OF LOTS 9, 10, 15, 20 AND 27, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE ATLANTIC COASTLINE RAILROAD RIGHT-OF-WAY AND WEST OF THE INTERSTATE 4 RIGHT-OF-WAY, LESS THE NORTH 100 FEET THEREOF.

AND ALSO: WHATEVER RIGHT, TITLE OR INTEREST AS THE OWNERS MAY HAVE IN THAT PORTION OF TOULA AVENUE LYING BETWEEN THE SOUTHERN BOUNDARY OF LOTS 9 AND 10, AND THE NORTHERN BOUNDARY OF LOT 15, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING SUBJECT TO ANY RIGHT-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

LESS AND EXCEPT
 PARCEL NO. 129 LIMITED ACCESS RIGHT OF WAY
 THAT PART OF:

THAT PORTION OF LOTS 9, 10, 15, 20 AND 27, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE ATLANTIC COASTLINE RAILROAD RIGHT-OF-WAY AND WEST OF THE INTERSTATE 4 RIGHT-OF-WAY, LESS THE NORTH 100 FEET THEREOF, MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7563, PAGE 1798, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

EASEMENT:
 TOGETHER WITH THE NON-EXCLUSIVE EASEMENT FOR PUBLIC AND PRIVATE UTILITY PURPOSES AND FOR PUBLIC AND PRIVATE ROAD PURPOSES RESERVED BY THE GRANTOR IN THE WARRANTY DEED RECORDED JUNE 2, 1977 IN OFFICIAL RECORDS BOOK 1125, PAGE 145, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SUBJECT TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

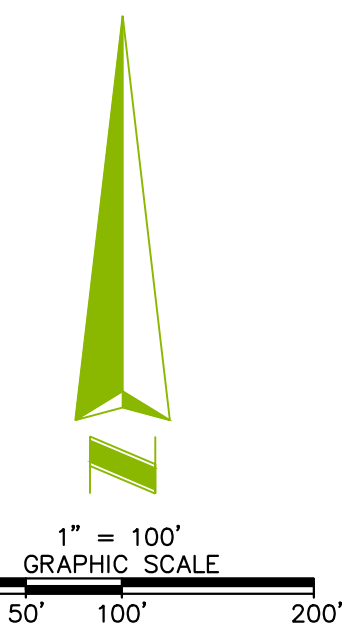
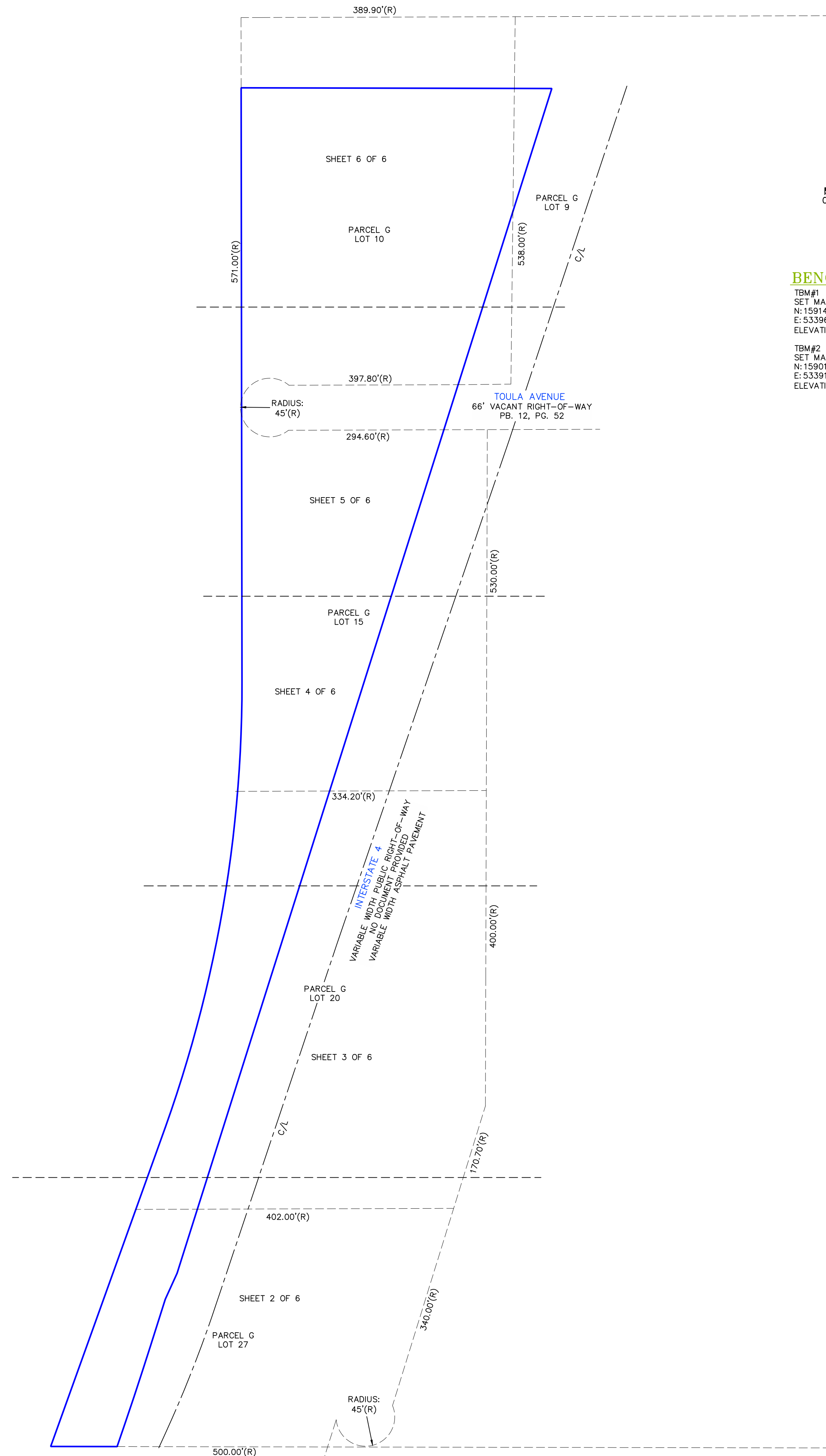
AS SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 29 EAST, AND BEING A PORTION OF LOTS 9, 10, 15, 20, 27, AND A PORTION OF TOULA AVENUE, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE ATLANTIC COASTLINE RAILROAD RIGHT-OF-WAY AND WEST OF THE INTERSTATE 4 RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10 THENCE RUN ALONG THE WEST LINE THEREOF S 00°11'48" W, A DISTANCE OF 99.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN S 89°52'30" E, A DISTANCE OF 455.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 4; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE S 17°32'57" W, A DISTANCE OF 1820.97 FEET TO THE NORTHERNMOST POINT OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7563, PAGE 1798, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID PARCEL OF LAND AND THE NEW WESTERLY RIGHT OF WAY LINE OF INTERSTATE 4 THE FOLLOWING THREE (3) CALLS: 1) S 24°23'40" W, A DISTANCE OF 41.96 FEET; 2) S 17°33'04" W, A DISTANCE OF 71.51 FEET TO; 3) THENCE RUN WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 155.63 FEET, WITH A RADIUS OF 5575.00 FEET, WITH A CHORD BEARING OF S 18°21'03" W, WITH A CHORD LENGTH OF 155.62 FEET TO A POINT ON THE SOUTH LINE OF SAID DES PINAR ACRES; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE RUN N 89°53'30" W, A DISTANCE OF 97.33 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 27; THENCE ALONG THE WEST LINES OF SAID LOTS 10, 15, 20, 27 THE FOLLOWING THREE (3) CALLS: 1) N 19°45'32" E, A DISTANCE OF 498.24 FEET; 2) THENCE RUN WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 664.21 FEET, WITH A RADIUS OF 1935.00 FEET, WITH A CHORD BEARING OF N 09°44'56" E, WITH A CHORD LENGTH OF 660.95 FEET; 3) THENCE N 00°05'05" W, A DISTANCE OF 870.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 9.009 ACRES (392,447 SQUARE FEET), MORE OR LESS.

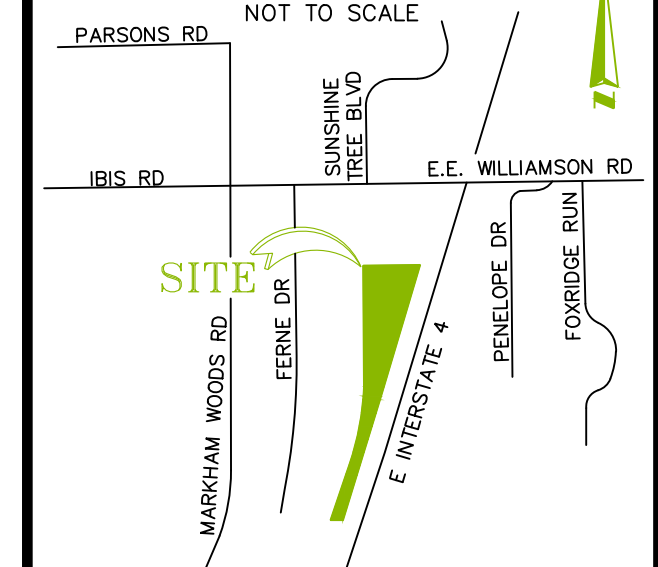
KEY MAP



BENCHMARK

TBM#1
 SET MAG-NAIL
 N: 1591488.7022
 E: 533960.1922
 ELEVATION: 84.81'
 TBM#2
 SET MAG-NAIL
 N: 1590166.1133
 E: 533914.5297
 ELEVATION: 77.71'

VICINITY MAP



SHEET 1 OF 6

LAND AREA

392,447± SQUARE FEET
 9.009± ACRES

PARKING

NONE OBSERVED AT THE TIME OF THE SURVEY

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12117C0135F, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS N 00°05'05" W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: N28°42'40.1566"
 LONGITUDE: W81°22'52.3044"
 CONVERGENCE ANGLE: N 00°10'59.2547" E

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS INDIRECT PHYSICAL ACCESS TO E.E. WILLIAMSON ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY VIA ACCESS EASEMENT, PER BK. 8725, PG. 1462
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF E.E. WILLIAMSON ROAD AND E INTERSTATE 4, WHICH IS APPROXIMATELY 680' FROM THE NE CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING WITH ORIGINATING BENCHMARK FID 0M3962, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
- BENCHMARK ID: FID 0M3962
 PUBLISHED ELEVATION: 78.41'
- GOPHER TORTOISE BURROWS AND LIVE GOPHER TORTOISES WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE FIELD INSPECTION. THE NUMBER OF BURROWS ON THE SUBJECT PROPERTY EXCEEDS THE NUMBER OF BURROWS SHOWN ON THE SURVEY.

NOTES CORRESPONDING TO SCHEDULE B

- DEDICATIONS ON THE PLAT OF DES PINAR ACRES, RECORDED IN PLAT BOOK 12, PAGE 52. (AFFECTS, AS SHOWN ON SURVEY)
- NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE LEGAL DESCRIPTION OR ELSEWHERE IN THIS POLICY, THIS POLICY DOES NOT INSURE AND SPECIALLY EXCLUDES FROM INSURANCE ANY RIGHT, TITLE OR INTEREST IN AND TO TOULA AVE. WHICH WAS DEDICATED TO THE PUBLIC ON THE PLAT OF DES PINAR ACRES, RECORDED IN PLAT BOOK 12, PAGE 52. (AFFECTS, AS SHOWN ON SURVEY)
- EASEMENT TO FLORIDA POWER CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 564, PAGER 475, AS AFFECTED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 7447, PAGE 861. (AFFECTS, AS SHOWN ON SURVEY)
- NON-EXCLUSIVE UTILITIES EASEMENT TO SANLANDO UTILITIES CORPORATION, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2016, PAGE 1387. (AFFECTS, PLOTTED AND SHOWN)
- RIGHT OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE CONVEYED PROPERTY TOGETHER WITH EASEMENT FOR INGRESS/EGRESS, CONTAINED IN THE WARRANTY DEED FROM GREATER PROPERTIES, INC., TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 7563, PAGE 1798. (DOES NOT AFFECT, AS SHOWN ON SURVEY)
- EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT DATED JUNE 30, 2016 BY GREATER PROPERTIES, INC. TO LANDMARK INFRASTRUCTURE HOLDING COMPANY FOR 5 BILLBOARD SIGNS AND ASSOCIATED EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 8725, PAGE 1462 AND UNRECORDED AMENDMENT AND RESTATEMENT BETWEEN L.D. ACQUISITION COMPANY 18, LLC, LESSOR, SUCCESSOR IN INTEREST TO GREATER CONSTRUCTION COMPANY, AND OUTFRONT MEDIA LLC, LESSEE, SUCCESSOR IN INTEREST TO OUTDOOR SYSTEMS ADVERTISING, D/B/A NATIONAL ADVERTISING CO. (3M MEDIA), DATED JANUARY 1, 2020. (AFFECTS, PLOTTED AND SHOWN)
- EASEMENT FOR PUBLIC AND PRIVATE UTILITY PURPOSES AS TO ALL THE EASEMENT AREA AND FOR PUBLIC AND PRIVATE ROAD AS TO THE NORTH 100 FEET OF LOT 10 OF DES PINAR ACRES IN PLAT BOOK 12, PAGE 52 RESERVED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1125, PAGE 145 AND RIGHTS TO GRANT SUB-EASEMENTS. (AFFECTS, AS SHOWN ON SURVEY)
- RIGHTS OF OTHERS IN AND TO THE INSURED EASEMENT PARCEL PURSUANT TO THE QUIT CLAIM EASEMENT RECORDED OCTOBER 17, 1995 IN OFFICIAL RECORDS BOOK 2981, PAGE 431. (AFFECTS, AS SHOWN ON SURVEY)

LEGEND

- FOUND MONUMENT AS NOTED (M) MEASURED/CALCULATED DIMENSION
- SET MONUMENT AS NOTED (R) RECORD DIMENSION
- ⊕ COMPUTED POINT
- * LIGHT POLE R/W RIGHT-OF-WAY
- SIGN C/L CENTERLINE ROAD
- ⊕ WATER VALVE POB POINT OF BEGINNING
- GRATED INLET POC POINT OF COMMENCEMENT
- ⊙ STORM MANHOLE G.B. GOPHER TORTOISE BURROW
- ⊗ UTILITY POLE BRK BREAKLINE
- GUY ANCHOR EA EDGE OF ASPHALT
- ⊠ ELECTRIC BOX EC EDGE OF CONCRETE
- ⊠ TELEPHONE PEDESTAL NG NATURAL GROUND
- CLEAN OUT TB TOP OF BANK
- ⊠ ELECTRIC METER TC TOP OF CURB
- ⊠ WATER METER TA TOP OF ASPHALT
- ⊠ UTILITY VAULT TOP TOP
- *TSP TRAFFIC SIGNAL POLE T# TREE
- ⊠TSB TRAFFIC SIGNAL BOX
- BOLLARD

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #479890
 LONGWOOD, FL
 E.E. WILLIAMSON ROAD

SEMINOLE COUNTY LONGWOOD, FLORIDA 32779

SITE PICTURE



COORDINATED BY:

 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA, 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONCONSULTANTS.COM

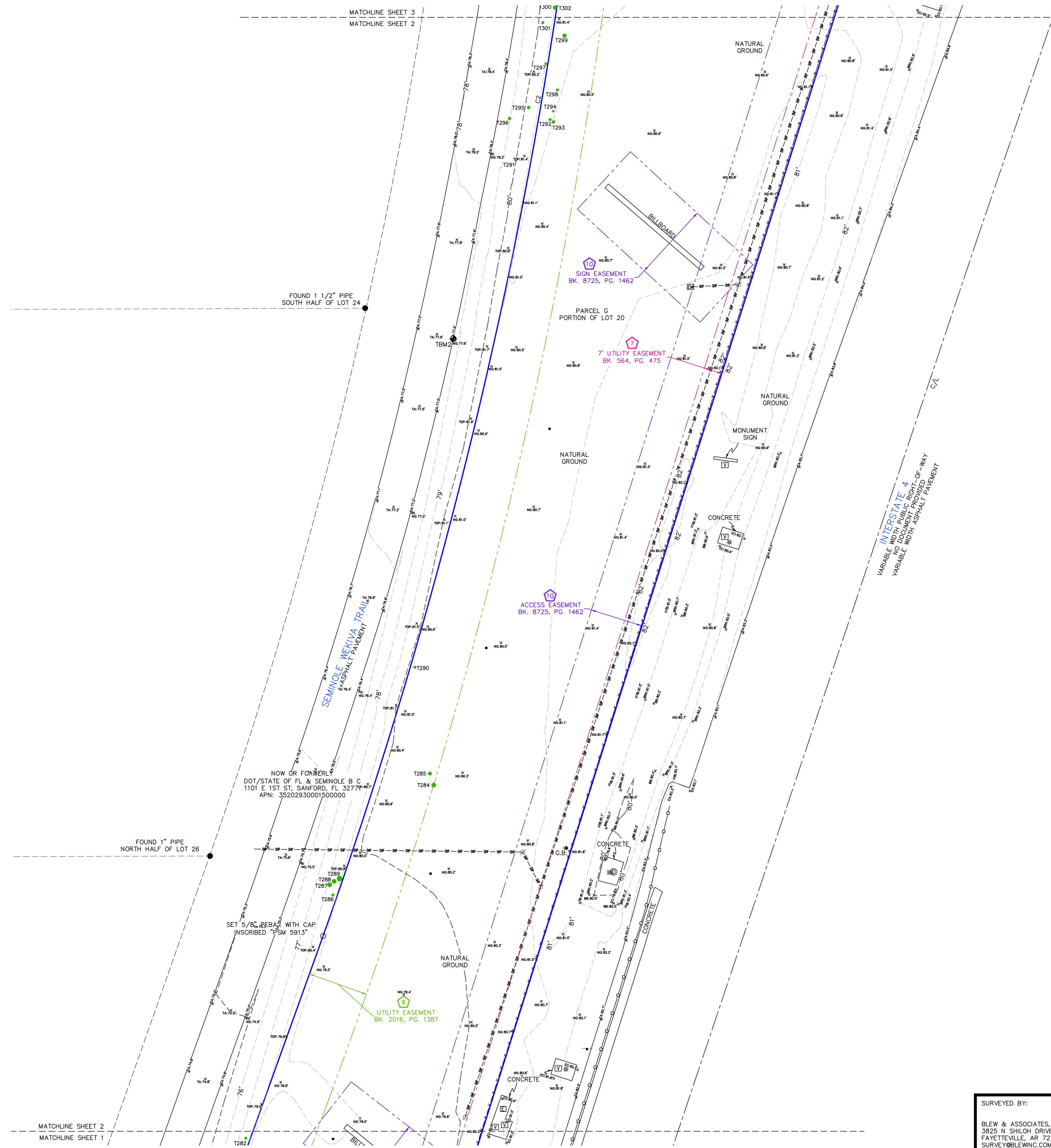
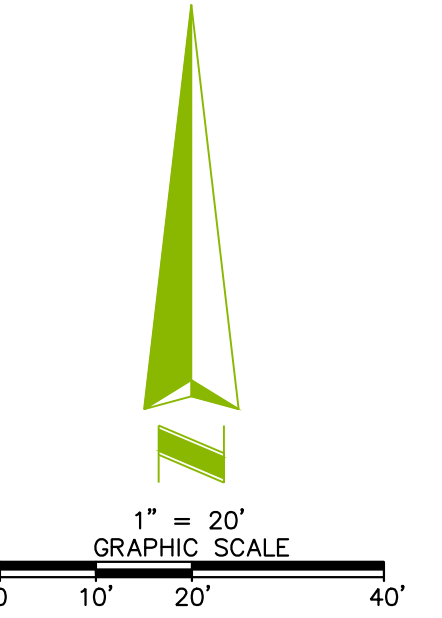
| DATE | REVISION HISTORY | BY | SURVEYOR JOB NUMBER: |
|----------|------------------|----|----------------------|
| 7/6/2023 | CLIENT COMMENTS | RM | 23-3887 |
| | | | SCALE: 1" = 20' |
| | | | DRAWN BY: RM |
| | | | APPROVED BY: PGJ |

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; EVERGLADES COLLEGE, INC.; VITAL TITLE & ESCROW, LLC; ALEIDA ORS WALDMAN, P.A.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 7D, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/30/2023. DATE OF PLAT OR MAP: 7/5/2023.

SURVEYED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N SHILOH DRIVE
 FAYETTEVILLE, AR 72703.
 SURVEY@BLEWINC.COM

PETER G. JOHNSON
 PROFESSIONAL SURVEYOR AND MAPPER LS5913
 STATE OF FLORIDA
 FLORIDA C.O.A. LB 8173



LEGEND

| | | | |
|---|-------------------------|------|-------------------------------|
| ● | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (R) | RECORD DIMENSION |
| ⊕ | COMPUTED POINT | R/W | RIGHT-OF-WAY |
| * | LIGHT POLE | C/L | CENTERLINE ROAD |
| — | SIGN | POB | POINT OF BEGINNING |
| ⊕ | WATER VALVE | POC | POINT OF COMMENCEMENT |
| ■ | GRADED INLET | G.B. | GOPHER TORTOISE BURROW |
| ⊙ | STORM MANHOLE | BB | BOTTOM OF BANK |
| ⊘ | UTILITY POLE | BRK | BREAKLINE |
| ⊕ | GUY ANCHOR | EA | EDGE OF ASPHALT |
| ⊕ | ELECTRIC BOX | EC | EDGE OF CONCRETE |
| ⊕ | TELEPHONE PEDESTAL | NG | NATURAL GROUND |
| ⊕ | CLEAN OUT | TB | TOP OF BANK |
| ⊕ | ELECTRIC METER | TC | TOP OF CURB |
| ⊕ | WATER METER | TA | TOP OF ASPHALT |
| ⊕ | UTILITY VAULT | TOP | TOP |
| ⊕ | TSP TRAFFIC SIGNAL POLE | T# | TREE |
| ⊕ | TSB TRAFFIC SIGNAL BOX | | |
| ● | BOLLARD | | |

| | |
|-----------|---------------------|
| — | PROPERTY LINE |
| — | OVERHEAD POWER LINE |
| - x - x - | FENCE LINE |
| - - - | EASEMENT |
| - - - | RIGHT-OF-WAY |
| - - - | CENTERLINE |
| ○ | GUARDRAIL |

MATCHLINE SHEET 2
MATCHLINE SHEET 1

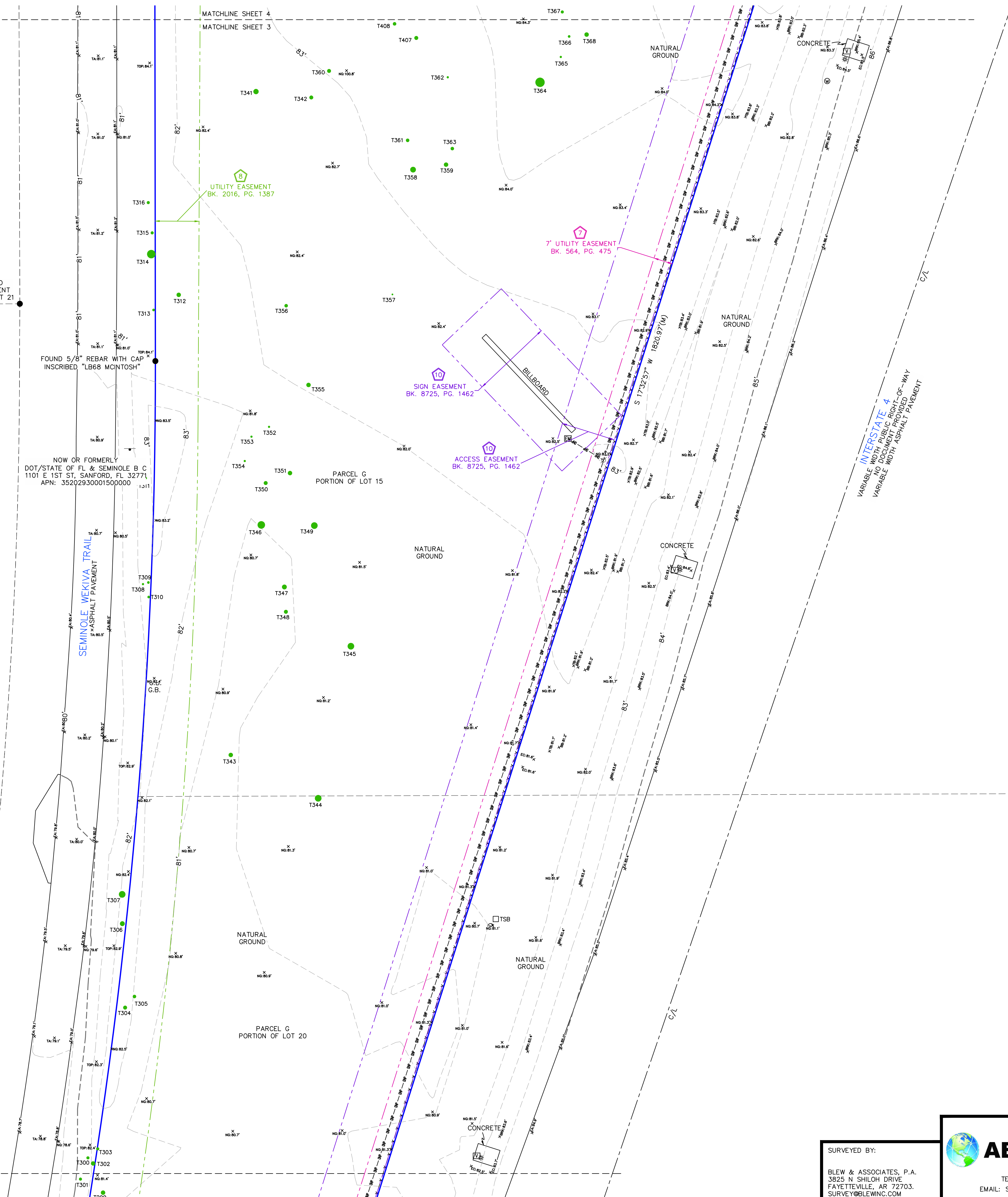
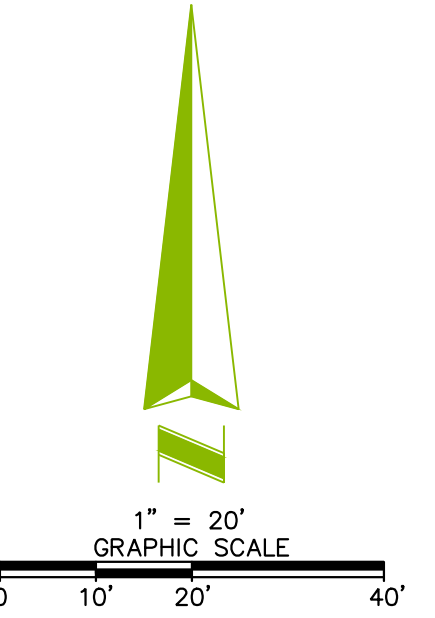
NOW OR FORMERLY
DOT/STATE OF FL & SEMINOLE B C
1101 E 1ST ST, SANFORD, FL 32779
APN: 35202930001500000

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

COORDINATED BY:
AEI Consultants
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSLTANTS.COM

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #479890
LONGWOOD, FL
E.E. WILLIAMSON ROAD
SEMINOLE COUNTY LONGWOOD, FLORIDA 32779

SURVEYOR JOB NUMBER:
23-3887
SCALE:
1" = 20'
DRAWN BY:
RM
APPROVED BY:
PGJ



FOUND 3" ROUND CONCRETE MONUMENT NORTH HALF OF LOT 21

FOUND 5/8" REBAR WITH CAP INSCRIBED "LB68 MCINTOSH"

NOW OR FORMERLY DOT/STATE OF FL & SEMINOLE B C 1101 E 1ST ST. SANFORD, FL 32771 APN: 35202930001500000

FOUND 3" ROUND CONCRETE MONUMENT SOUTH HALF OF LOT 21

MATCHLINE SHEET 3
MATCHLINE SHEET 2

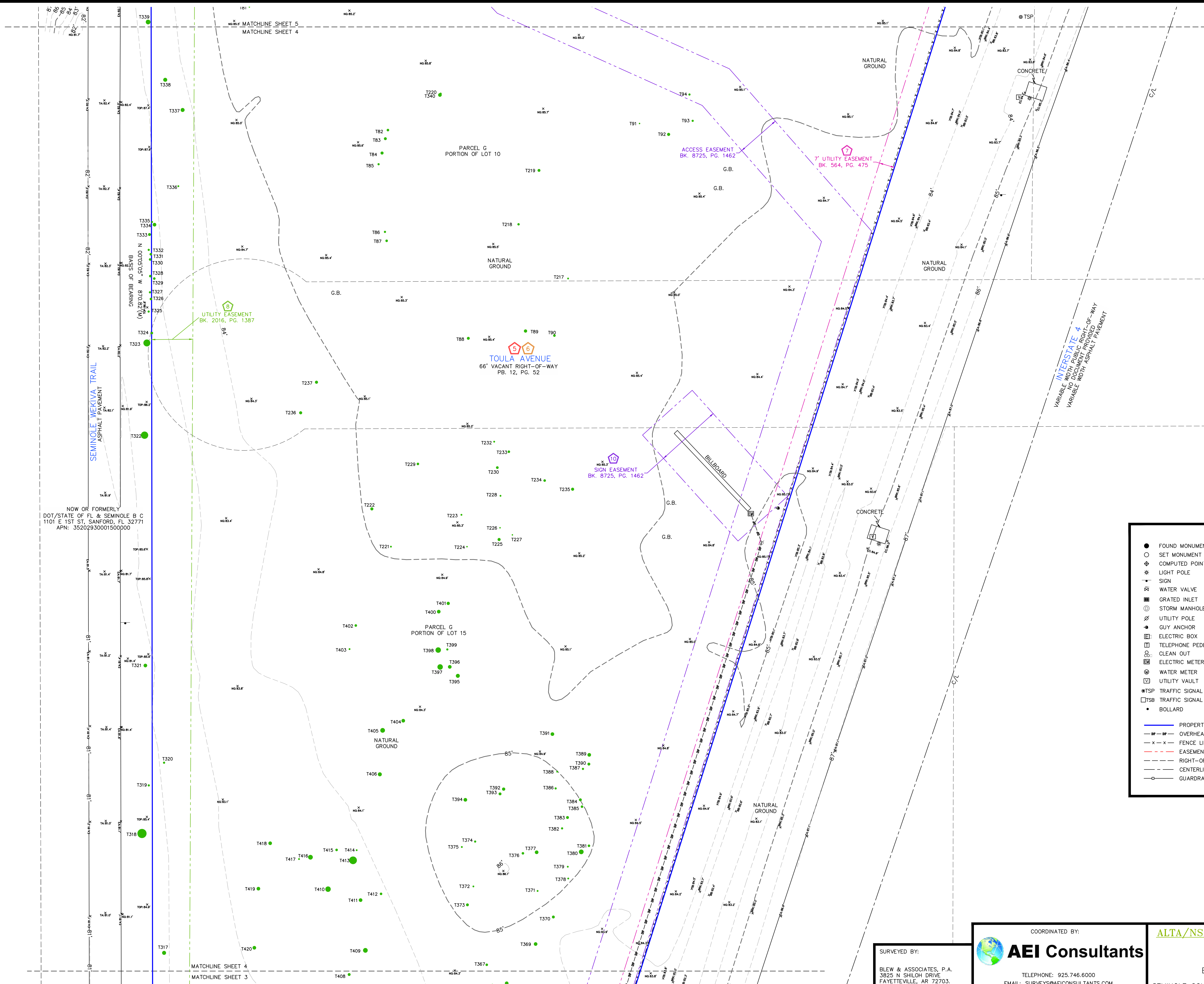
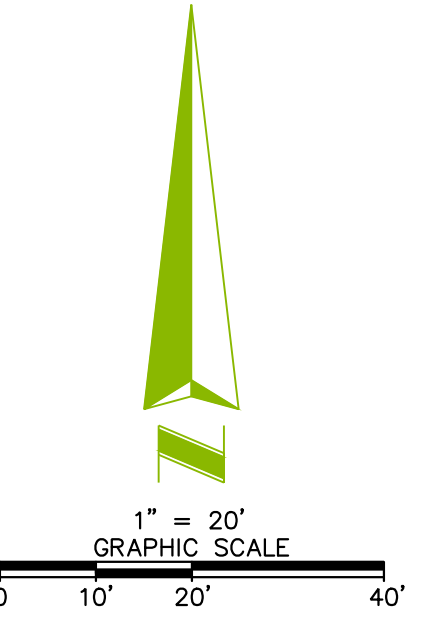
| LEGEND | | | |
|--------|-------------------------|------|-------------------------------|
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| ⊕ | UTILITY VAULT | TOP | TOP |
| ⊕ | TSB TRAFFIC SIGNAL POLE | ⊕ | TREE |
| ⊕ | TSB TRAFFIC SIGNAL BOX | | |
| ● | BOLLARD | | |
| — | PROPERTY LINE | | |
| — | OVERHEAD POWER LINE | | |
| — | FENCE LINE | | |
| — | EASEMENT | | |
| — | RIGHT-OF-WAY | | |
| — | CENTERLINE | | |
| — | GUARDRAIL | | |

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FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

COORDINATED BY:
AEI Consultants
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONCONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #479890
LONGWOOD, FL
E.E. WILLIAMSON ROAD
SEMINOLE COUNTY LONGWOOD, FLORIDA 32779

SURVEYOR JOB NUMBER:
23-3887
SCALE:
1" = 20'
DRAWN BY:
RM
APPROVED BY:
PGJ



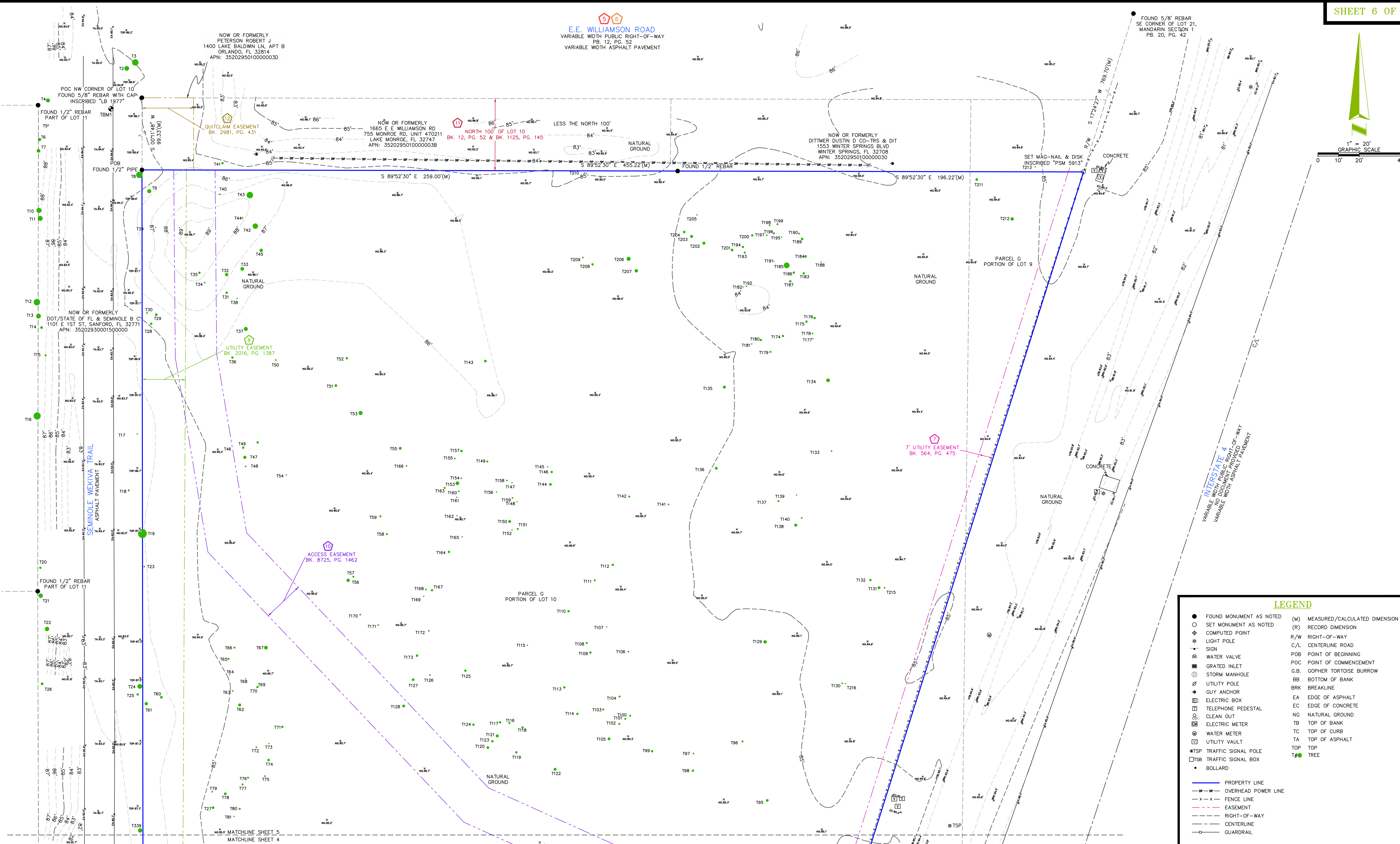
NOW OR FORMERLY
DOT/STATE OF FL & SEMINOLE B C
1101 E 1ST ST, SANFORD, FL 32771
APN: 35202930001500000

LEGEND

| | | | |
|---|-------------------------|------|-------------------------------|
| ● | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (R) | RECORD DIMENSION |
| ⊕ | COMPUTED POINT | R/W | RIGHT-OF-WAY |
| * | LIGHT POLE | C/L | CENTERLINE ROAD |
| — | SIGN | POB | POINT OF BEGINNING |
| ⊗ | WATER VALVE | POC | POINT OF COMMENCEMENT |
| ■ | GRATED INLET | G.B. | GOPHER TORTOISE BURROW |
| ⊙ | STORM MANHOLE | BB | BOTTOM OF BANK |
| ⊘ | UTILITY POLE | BRK | BREAKLINE |
| ⊙ | GUY ANCHOR | EA | EDGE OF ASPHALT |
| ⊙ | ELECTRIC BOX | EC | EDGE OF CONCRETE |
| ⊙ | TELEPHONE PEDESTAL | NG | NATURAL GROUND |
| ⊙ | CLEAN OUT | TC | TOP OF CURB |
| ⊙ | ELECTRIC METER | TB | TOP OF BANK |
| ⊙ | WATER METER | TC | TOP OF ASPHALT |
| ⊙ | UTILITY VAULT | TOP | TOP |
| ⊙ | TSP TRAFFIC SIGNAL POLE | T# | TREE |
| ⊙ | TSB TRAFFIC SIGNAL BOX | | |
| • | BOLLARD | | |
| — | PROPERTY LINE | | |
| — | OVERHEAD POWER LINE | | |
| — | FENCE LINE | | |
| — | EASEMENT | | |
| — | RIGHT-OF-WAY | | |
| — | CENTERLINE | | |
| — | GUARDRAIL | | |

| | | |
|--|---|--|
| <p>AEI Consultants</p> <p>3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703 SURVEY@BLEWING.COM</p> | <p>COORDINATED BY:</p> <p>ALTA/NSPS LAND TITLE SURVEY</p> <p>AEI JOB #479890 LONGWOOD, FL E.E. WILLIAMSON ROAD SEMINOLE COUNTY LONGWOOD, FLORIDA 32779</p> | <p>SURVEYOR JOB NUMBER: 23-3887</p> <p>SCALE: 1" = 20'</p> <p>DRAWN BY: RM</p> <p>APPROVED BY: PGJ</p> |
| | <p>SURVEYED BY:</p> <p>BLEW & ASSOCIATES, P.A. 3825 N SHILOH DRIVE FAYETTEVILLE, AR 72703 SURVEY@BLEWING.COM</p> | <p>TELEPHONE: 925.746.6000 EMAIL: SURVEYS@AEICONCONSULTANTS.COM</p> |

E.E. WILLIAMSON ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PB. 12, PG. 52
VARIABLE WIDTH ASPHALT PAVEMENT



LEGEND

| | | | |
|-------|-------------------------|------|-------------------------------|
| ● | FOUND MONUMENT AS NOTED | (M) | MEASURED/CALCULATED DIMENSION |
| ○ | SET MONUMENT AS NOTED | (R) | RECORD DIMENSION |
| ⊕ | COMPUTED POINT | R/W | RIGHT-OF-WAY |
| * | LIGHT POLE | C/L | CENTERLINE ROAD |
| — | SIGN | POB | POINT OF BEGINNING |
| ⊗ | WATER VALVE | POC | POINT OF COMMENCEMENT |
| ⊗ | GRATED INLET | G.B. | GOPHER TORTOISE BURROW |
| ⊗ | STORM MANHOLE | BB | BOTTOM OF BANK |
| ⊗ | UTILITY POLE | BRK | BREAKLINE |
| ⊗ | GUY ANCHOR | EA | EDGE OF ASPHALT |
| ⊗ | ELECTRIC BOX | EC | EDGE OF CONCRETE |
| ⊗ | TELEPHONE PEDESTAL | NG | NATURAL GROUND |
| ⊗ | CLEAN OUT | TB | TOP OF BANK |
| ⊗ | ELECTRIC METER | TC | TOP OF CURB |
| ⊗ | WATER METER | TA | TOP OF ASPHALT |
| ⊗ | UTILITY VAULT | TOP | TOP |
| ⊗ | TSP TRAFFIC SIGNAL POLE | T# | TREE |
| ⊗ | T#B TRAFFIC SIGNAL BOX | | |
| ● | BOLLARD | | |
| — | PROPERTY LINE | | |
| — | OVERHEAD POWER LINE | | |
| -x-x- | FENCE LINE | | |
| - - - | EASEMENT | | |
| - - - | RIGHT-OF-WAY | | |
| - - - | CENTERLINE | | |
| - - - | GUARDRAIL | | |

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

COORDINATED BY:
AEI Consultants
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY
AEI JOB #479890
LONGWOOD, FL
E.E. WILLIAMSON ROAD
SEMINOLE COUNTY LONGWOOD, FLORIDA 32799

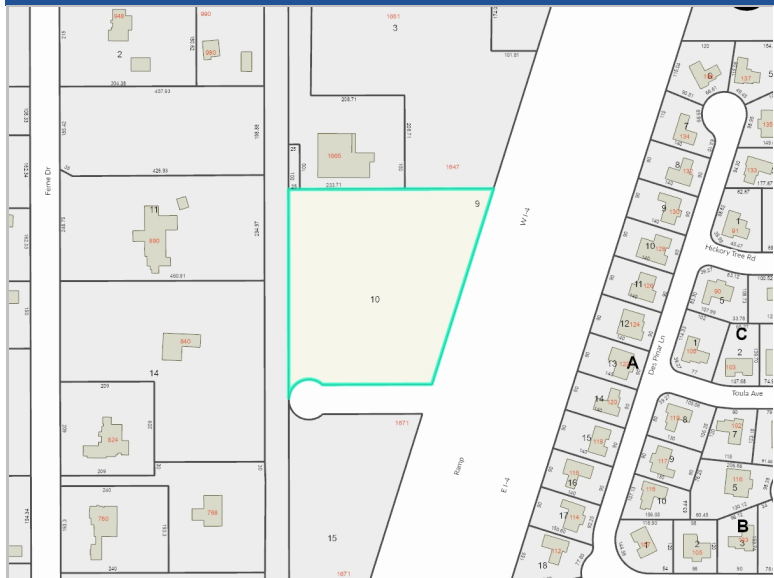
SURVEYOR JOB NUMBER:
23-3887
SCALE:
1" = 20'
DRAWN BY:
RM
APPROVED BY:
PGJ

Property Record Card



Parcel 35-20-29-501-0000-0100
Property Address LONGWOOD, FL 32779

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

| | |
|--------------------------|---|
| Parcel | 35-20-29-501-0000-0100 |
| Owner(s) | EVERGLADES COLLEGE INC |
| Property Address | LONGWOOD, FL 32779 |
| Mailing | 1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104 |
| Subdivision Name | DES PINAR ACRES |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 10-VAC GENERAL-COMMERCIAL |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$356,900 | \$279,500 |
| Land Value Ag | | |
| Just/Market Value | \$356,900 | \$279,500 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$207,104 | \$143,322 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$149,796 | \$136,178 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$3,747.56 **2022 Tax Savings with Exemptions** \$1,139.13
2022 Tax Bill Amount \$2,608.43

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 9 & 10 (LESS N 100 FT & ST RD 400)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$149,796 | \$0 | \$149,796 |
| SJWM(Saint Johns Water Management) | \$149,796 | \$0 | \$149,796 |
| FIRE | \$149,796 | \$0 | \$149,796 |
| COUNTY GENERAL FUND | \$149,796 | \$0 | \$149,796 |
| Schools | \$356,900 | \$0 | \$356,900 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| SPECIAL WARRANTY DEED | 07/06/2023 | 10468 | 1112 | \$1,000,000 | Yes | Improved |
| WARRANTY DEED | 12/01/2004 | 05567 | 0302 | \$7,701,300 | No | Vacant |
| WARRANTY DEED | 01/01/1977 | 01117 | 1850 | \$15,000 | No | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|---------|----------|-------|-------|-------------|------------|
| ACREAGE | | | 4.3 | \$83,000.00 | \$356,900 |

Building Information

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------|--------|--------|---------|-------------|
|----------|-------------|--------|--------|---------|-------------|

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

Zoning

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

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|-------------------------|-------------------------|----------------|---------|------------|--------|
| 36.00 | DUKE | CENTURY LINK | SUNSHINE WATER SERVICES | SUNSHINE WATER SERVICES | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|--------------------------|---------------------|------------------------|-------------------------|-----------------|
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG BANKSON | Dist 10 - Jason Brodeur | 36 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Woodlands | Rock Lake | Lyman |

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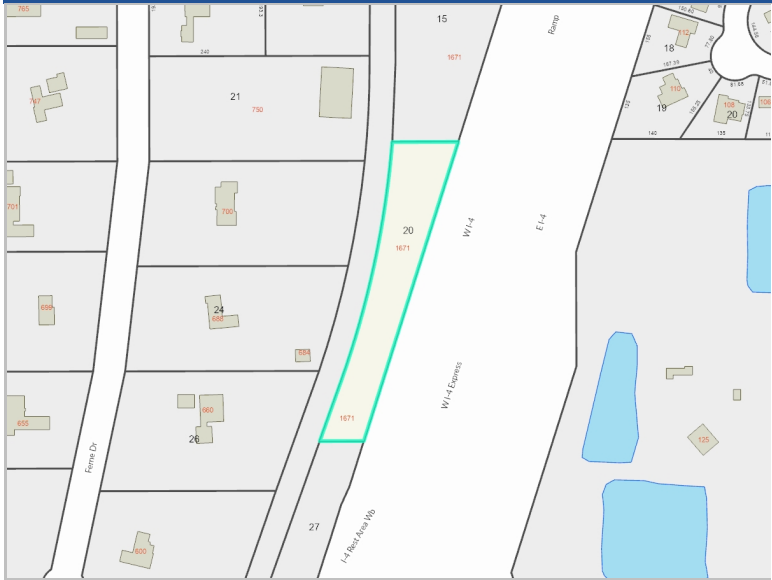
Property Record Card



Parcel 35-20-29-501-0000-0200
Property Address LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

| | |
|--------------------------|---|
| Parcel | 35-20-29-501-0000-0200 |
| Owner(s) | EVERGLADES COLLEGE INC |
| Property Address | LONGWOOD, FL 32779 |
| Mailing | 1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104 |
| Subdivision Name | DES PINAR ACRES |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 1011-COMMERCIAL SIGN SITE |
| Exemptions | None |
| AG Classification | No |

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$186,000 | \$122,322 |
| Land Value Ag | | |
| Just/Market Value | \$186,000 | \$122,322 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$111,331 | \$54,441 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$74,669 | \$67,881 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$1,640.11 **2022 Tax Savings with Exemptions** \$432.71
2022 Tax Bill Amount \$1,207.40

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 20 (LESS ST RD 400)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$74,669 | \$0 | \$74,669 |
| SJWM(Saint Johns Water Management) | \$74,669 | \$0 | \$74,669 |
| FIRE | \$74,669 | \$0 | \$74,669 |
| COUNTY GENERAL FUND | \$74,669 | \$0 | \$74,669 |
| Schools | \$186,000 | \$0 | \$186,000 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| SPECIAL WARRANTY DEED | 07/06/2023 | 10468 | 1112 | \$1,000,000 | Yes | Improved |
| WARRANTY DEED | 12/01/2004 | 05567 | 0302 | \$7,701,300 | No | Vacant |
| WARRANTY DEED | 01/01/1977 | 01117 | 1850 | \$15,000 | No | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|--------|----------|-------|-------|-------------|------------|
| LOT | | | 2 | \$93,000.00 | \$186,000 |

Building Information

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|------------------------------------|--------|---------|---------|-------------|
| 10744 | ELECTRICAL - 1671 EE WILLIAMSON RD | County | \$1,200 | | 9/15/2016 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

Zoning

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

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|-------------------------|-------------------------|----------------|---------|------------|--------|
| 36.00 | DUKE | CENTURY LINK | SUNSHINE WATER SERVICES | SUNSHINE WATER SERVICES | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|--------------------------|---------------------|------------------------|-------------------------|-----------------|
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG BANKSON | Dist 10 - Jason Brodeur | 36 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Woodlands | Rock Lake | Lyman |

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Property Record Card

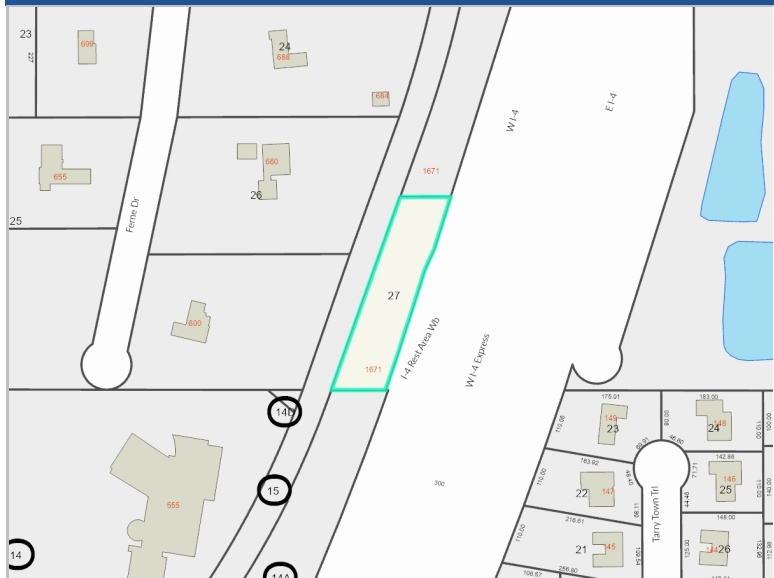


Parcel 35-20-29-501-0000-0270

Property Address FERNE DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

| | |
|--------------------------|---|
| Parcel | 35-20-29-501-0000-0270 |
| Owner(s) | EVERGLADES COLLEGE INC |
| Property Address | FERNE DR LONGWOOD, FL 32779 |
| Mailing | 1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104 |
| Subdivision Name | DES PINAR ACRES |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 1011-COMMERCIAL SIGN SITE |
| Exemptions | None |
| AG Classification | No |

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$93,000 | \$61,161 |
| Land Value Ag | | |
| Just/Market Value | \$93,000 | \$61,161 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$38,492 | \$11,608 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$54,508 | \$49,553 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$820.05** 2022 Tax Savings with Exemptions **\$92.26**
 2022 Tax Bill Amount **\$727.79**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 27 (LESS ST RD 400)
 DES PINAR ACRES
 PB 12 PG 52

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$54,508 | \$0 | \$54,508 |
| SJWM(Saint Johns Water Management) | \$54,508 | \$0 | \$54,508 |
| FIRE | \$54,508 | \$0 | \$54,508 |
| COUNTY GENERAL FUND | \$54,508 | \$0 | \$54,508 |
| Schools | \$93,000 | \$0 | \$93,000 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| SPECIAL WARRANTY DEED | 07/06/2023 | 10468 | 1112 | \$1,000,000 | Yes | Improved |
| WARRANTY DEED | 12/01/2004 | 05567 | 0302 | \$7,701,300 | No | Vacant |
| WARRANTY DEED | 01/01/1977 | 01117 | 1850 | \$15,000 | No | Vacant |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|--------|----------|-------|-------|-------------|------------|
| LOT | | | 1 | \$93,000.00 | \$93,000 |

Building Information

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------|--------|--------|---------|-------------|
|----------|-------------|--------|--------|---------|-------------|

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

Zoning

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

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|-------------------------|-------------------------|----------------|---------|------------|--------|
| 36.00 | DUKE | CENTURY LINK | SUNSHINE WATER SERVICES | SUNSHINE WATER SERVICES | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|--------------------------|---------------------|------------------------|-------------------------|-----------------|
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG BANKSON | Dist 10 - Jason Brodeur | 36 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Woodlands | Rock Lake | Lyman |

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Property Record Card

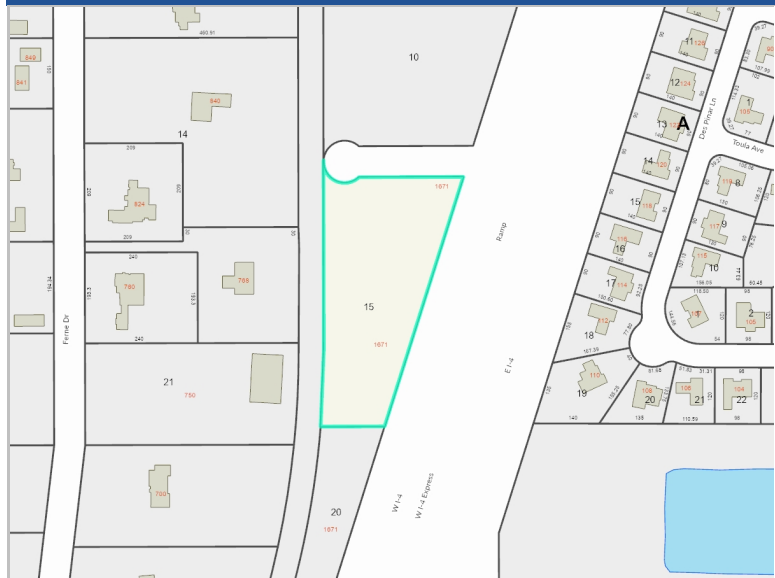


Parcel 35-20-29-501-0000-0150

Property Address PENELOPE DR LONGWOOD, FL 32779

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

| | |
|--------------------------|---|
| Parcel | 35-20-29-501-0000-0150 |
| Owner(s) | EVERGLADES COLLEGE INC |
| Property Address | PENELOPE DR LONGWOOD, FL 32779 |
| Mailing | 1900 W COMMERCIAL BLVD STE 180 FT LAUDERDALE, FL 33309-7104 |
| Subdivision Name | DES PINAR ACRES |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 1011-COMMERCIAL SIGN SITE |
| Exemptions | None |
| AG Classification | No |

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$186,000 | \$130,000 |
| Land Value Ag | | |
| Just/Market Value | \$186,000 | \$130,000 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$77,725 | \$31,568 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$108,275 | \$98,432 |

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$1,743.05** 2022 Tax Savings with Exemptions **\$250.90**
 2022 Tax Bill Amount **\$1,492.15**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15 (LESS ST RD 400)
 DES PINAR ACRES
 PB 12 PG 52

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$108,275 | \$0 | \$108,275 |
| SJWM(Saint Johns Water Management) | \$108,275 | \$0 | \$108,275 |
| FIRE | \$108,275 | \$0 | \$108,275 |
| COUNTY GENERAL FUND | \$108,275 | \$0 | \$108,275 |
| Schools | \$186,000 | \$0 | \$186,000 |

| Sales | | | | | | |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| SPECIAL WARRANTY DEED | 07/06/2023 | 10468 | 1112 | \$1,000,000 | Yes | Improved |
| WARRANTY DEED | 12/01/2004 | 05567 | 0302 | \$7,701,300 | No | Vacant |
| WARRANTY DEED | 01/01/1977 | 01117 | 1850 | \$15,000 | No | Vacant |

| Land | | | | | | |
|--------|----------|-------|-------|-------------|------------|--|
| Method | Frontage | Depth | Units | Units Price | Land Value | |
| LOT | | | 2 | \$93,000.00 | \$186,000 | |

| Building Information | | | | | |
|----------------------|-------------|--------|--------|---------|-------------|
| Permits | | | | | |
| Permit # | Description | Agency | Amount | CO Date | Permit Date |

| Extra Features | | | | |
|----------------|------------|-------|-------|----------|
| Description | Year Built | Units | Value | New Cost |

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

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|-------------------------|-------------------------|----------------|---------|------------|--------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 36.00 | DUKE | CENTURY LINK | SUNSHINE WATER SERVICES | SUNSHINE WATER SERVICES | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------|------------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 3 - Lee Constantine | Dist 7 - Cory Mills | Dist 39 - DOUG BANKSON | Dist 10 - Jason Brodeur | 36 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Woodlands | Rock Lake | Lyman |

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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: 9/13/2023 9:37:21 PM
Project: 23-80000120
Credit Card Number: 37*****1004
Authorization Number: 239519
Transaction Number: 130923C29-E6751ED4-C200-4E2B-935E-7FF170AA8CD2
Total Fees Paid: 52.50

Fees Paid

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