



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

PROJ. #: **25-80000071**
 RECEIVED 06/20/2025
 PAID 06/23/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Lukas Nursery - Redevelopment Project

PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000

TOTAL ACREAGE: 18.38 acres (Development Area 6.20 acres) BCC DISTRICT: **1: DALLARI**

ZONING: A-1 Agricultural FUTURE LAND USE: Off and Commercial

NAME: Stanley T Lukas II

COMPANY: Lukas Family Partnership LLLP

ADDRESS: 1909 Slavia Road

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: (407) 365-6163 Ext 2217

EMAIL: stanley@lukasnusery.com

NAME: Lee Thompson V.P.

COMPANY: H&T Consultants, Inc.

ADDRESS: 9310 Old Kings Road S, Suite 1001

CITY: Jacksonville

STATE: Florida

ZIP: 32257

PHONE: (904) 419-1001

EMAIL: handtcon@bellsouth.net

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: The project is a redevelopment of the Lukas Nursery with initial phase of a proposed Butterfly Encounter Bldg., a Learning Center Bldg, a 1,020 SF building addition to an existing building along with proposed parking and vehicle circulation areas. Subsequent phases of development will consist of shipping and receiving area with 2,000 SF office building, 8,000 SF Sun plant building, vehicle and equipment storage buildings and additional parking and vehicle circulations areas. see detail project development narrative attached.

COMMENTS DUE: **07/3/2025**

COM DOC DUE: **07/10/2025**

DRC MEETING: **07/16/2025**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

AGENDA 07/11/2025

ZONING: **A-1**

FLU: **OFF**

LOCATION:

W/S: **SEMINOLE**

BCC: **1: DALLARI**

**located on the south side of Slavia Rd,
west of SR 426**

H & T CONSULTANTS, INC.
Civil Engineering – Land Development
9310 Old Kings Road South, Suite 1001
Jacksonville, FL 32257

(904) 419-1001 Phone • (904) 419-1004 Fax

June 6, 2025

Seminole County
Planning & Development Division
1101 East First Street – Room 2028
Sanford, Florida 32771

**RE: Proposed Redevelopment – Lukas Nursery
1909 Slavia Road Oviedo, Florida 32716**

Planning & Development Division,

The proposed project is a redevelopment of the existing Lukas Nursery proposing redevelopment in phases with the initial phase consisting of a 9,822 SF Butterfly Encounter Building, a 2,800 SF Learning Center Building, a 1,020 SF building addition to an existing building along with proposed parking and vehicle circulation areas. Subsequent phases of development will consist of shipping and receiving area with 2,000 SF office building, 8,000 SF Sun plant building, vehicle and equipment storage buildings and additional parking and vehicle circulations areas. The subject site is located at 1909 & 1919 Slavia Road Oviedo, Florida 32716. The parcel ID numbers are 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000 & 20-21-31-300-016A-0000. The total site is 18.38 acres with the proposed development area of approximately 6.20 acres. The property is zoned A-1 Agricultural. Stormwater will be provided per proposed or modified existing stormwater management basins. We are proposing Two (2) proposed driveway connections on Slavia Road, 1 driveways for each phase of development. Potable water and sanitary sewer for the proposed phase I buildings will be by new water service and private onsite sanitary sewage station and force main for connection to City water and sanitary within Slavia Road right of way.

We are providing this information to you in request for a pre-application meeting with county departments and staff. I have attached the conceptual site development plan, site survey, property record card, location map and aerial map for your review.

Should you have any questions or need any additional information please contact me.

Sincerely,

H & T Consultants, Inc.

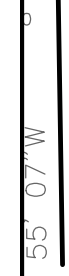


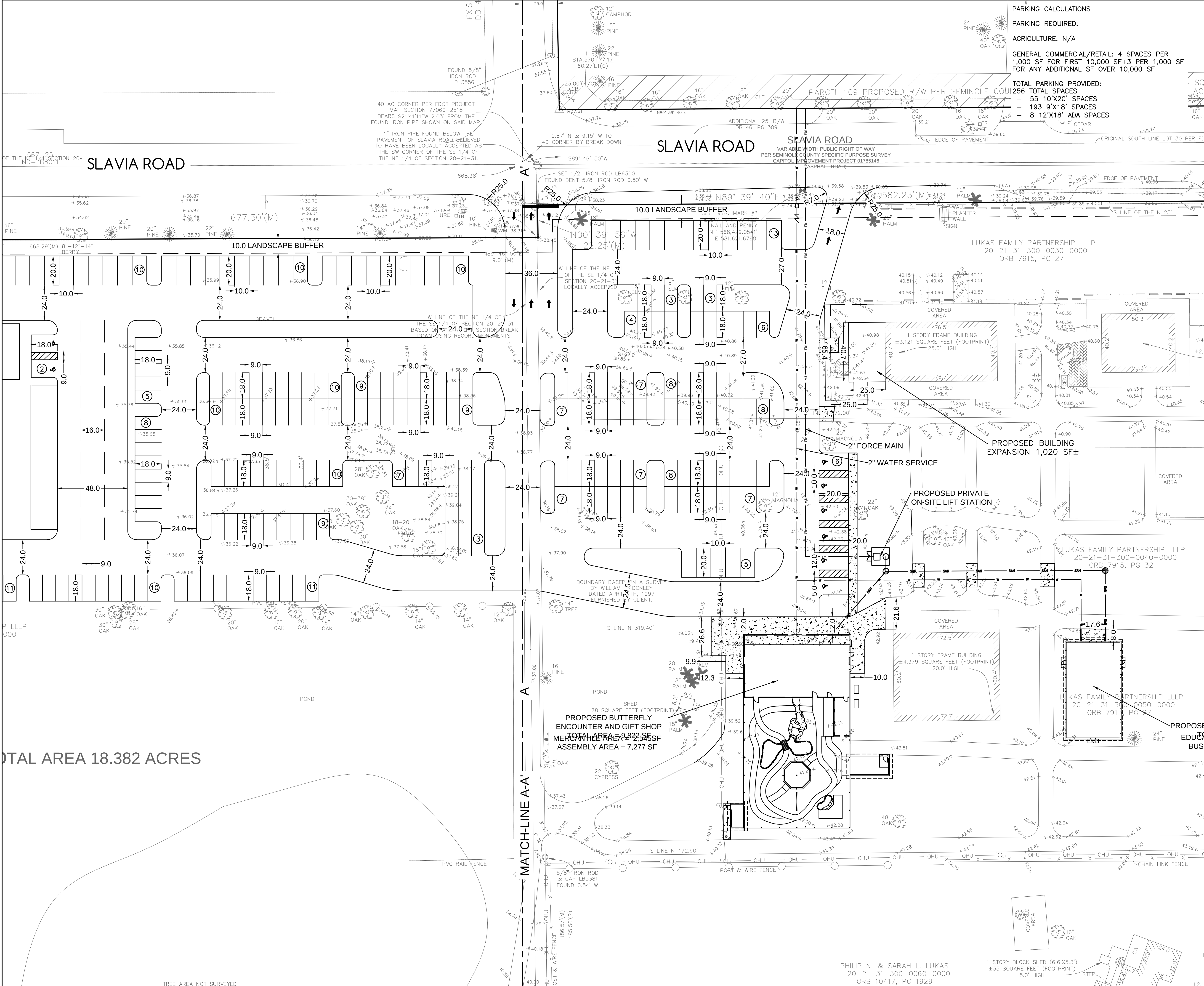
Lee Thompson
Vice President

DATE	REVISION HISTORY

REPUBLIC
NATIONAL
480 NEEDLES TRAIL
INGWOOD, FLORIDA 32779
EYES@REPUBLICNATIONAL.NE
07.862.4200 FAX 407.862.62

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVEYS@REPUBLICNATIONAL.NET
PHONE 407.862.4200 FAX 407.862.6229





PARKING CALCULATIONS
PARKING REQUIRED:
AGRICULTURE: N/A
GENERAL COMMERCIAL/RETAIL: 4 SPACES PER 1,000 SF FOR FIRST 10,000 SF+3 PER 1,000 SF FOR ANY ADDITIONAL SF OVER 10,000 SF
TOTAL PARKING PROVIDED:
256 TOTAL SPACES
- 55 10'X20' SPACES
- 193 9'X18' SPACES
- 8 12'X18' ADA SPACES

SITE DATA TABLE	
PROJECT DATA	
OWNER:	LUKAS FAMILY PARTNERSHIP LLLP 1919 SLAVIA ROAD OVIEDO, FL 32765
AGENT:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001
PROJECT NAME: LUKAS NURSERY IMPROVEMENTS PROPERTY ID: 20-21-31-300-0020-0000 MAX BLDG HEIGHT: 35' TOTAL SITE AREA: 18.38 AC CURRENT ZONING: A-1 (AGRICULTURE)	

ZONING: A-1 AGRICULTURE		
SETBACK	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	50'	301'±
REAR (S)	30'	200'±
SIDE (E)	10'	215'±
SIDE (W)	10'	10'±
LANDSCAPE BUFFERS		
FRONT (N) SLAVIA ROAD	10'	10'±
REAR (S)	N/A	N/A
SIDE (E)	N/A	N/A
SIDE (W)	N/A	N/A

REVISIONS

DATE

LUKAS NURSERY IMPROVEMENTS
1919 SLAVIA ROAD
OVIEDO, FL 32765

OVERALL CONCEPTUAL SITE PLAN

H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:

DRAWN: MW

CHECK: EO/ALT

DATE: 6/19/25

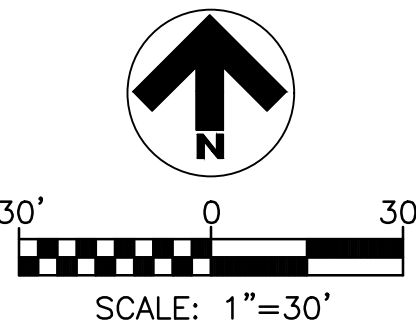
SHEET

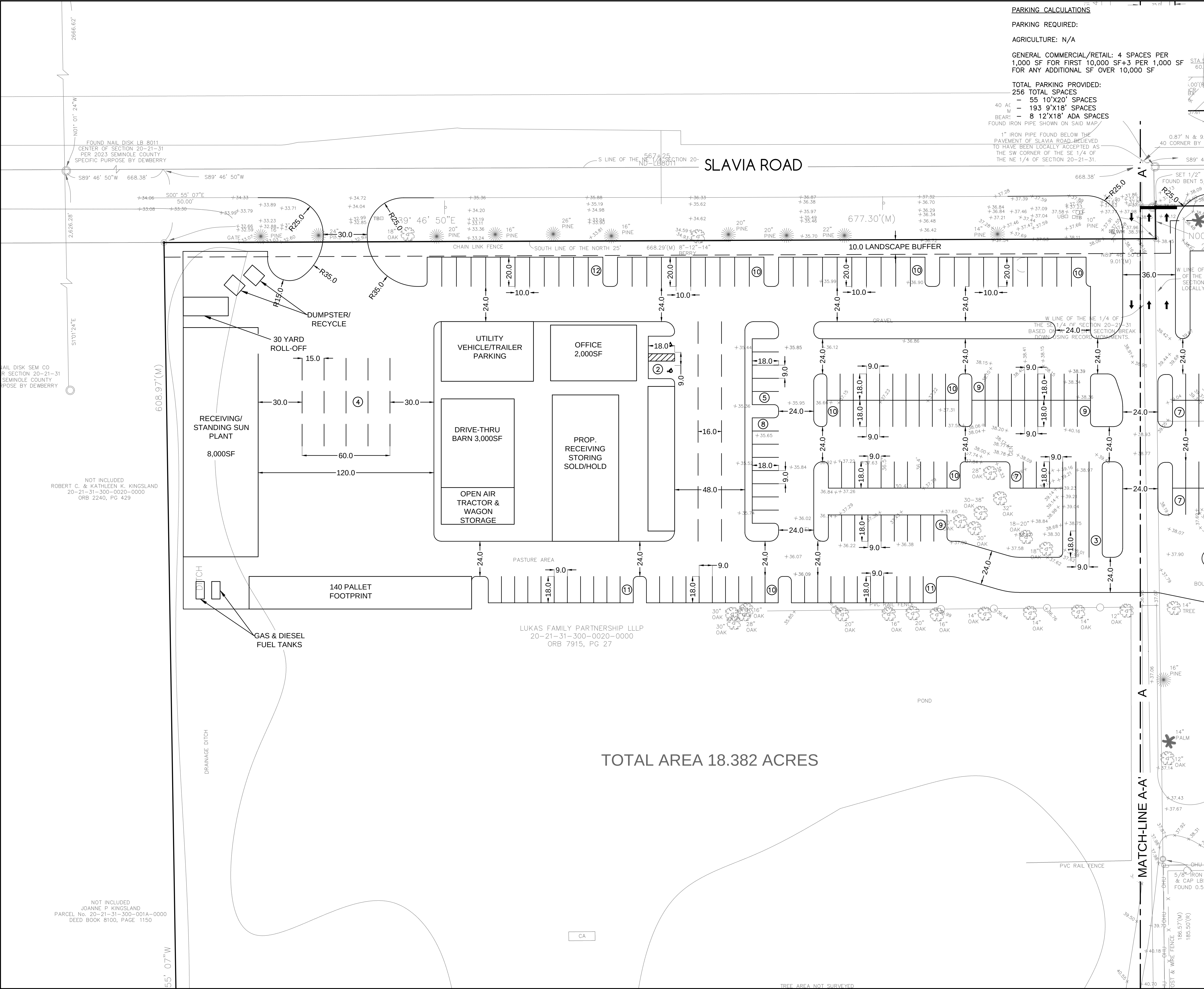
CSP-1A

TOTAL AREA 18.382 ACRES

PHILIP N. & SARAH L. LUKAS
20-21-31-300-0060-0000
ORB 10417, PG 1929

1 STORY BLOCK SHED (6.6'X5.3')
±35 SQUARE FEET (FOOTPRINT)
5.0' HIGH





PARKING CALCULATIONS

PARKING REQUIRED:

AGRICULTURE: N/A

GENERAL COMMERCIAL/RETAIL: 4 SPACES PER 1,000 SF FOR FIRST 10,000 SF+3 PER 1,000 SF FOR ANY ADDITIONAL SF OVER 10,000 SF

TOTAL PARKING PROVIDED:

256 TOTAL SPACES

40 AC - 55 10'X20' SPACES

M - 193 9'X18' SPACES

BEAR - 8 12'X18' ADA SPACES

FOUND IRON PIPE SHOWN ON SAID MAP

1" IRON PIPE FOUND BELOW THE

PAVEMENT OF SLAVIA ROAD BELIEVED

TO HAVE BEEN LOCALLY ACCEPTED AS

THE SW CORNER OF THE SE 1/4 OF

THE NE 1/4 OF SECTION 20-21-31.

SITE DATA TABLE

PROJECT DATA

OWNER: LUKAS FAMILY PARTNERSHIP LLLP
1919 SLAVIA ROAD
OWIEDO, FL 32765

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001

PROJECT NAME: LUKAS NURSERY IMPROVEMENTS

PROPERTY ID: 20-21-31-300-0020-0000

MAX BLDG HEIGHT: 35'

TOTAL SITE AREA: 18.38 AC

CURRENT ZONING: A-1 (AGRICULTURE)

ZONING: A-1 AGRICULTURE

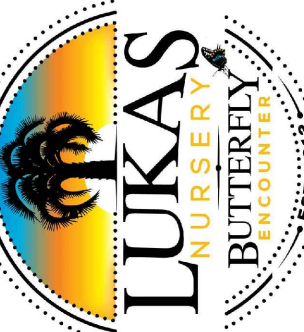
SETBACK	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	50'	301'±
REAR (S)	30'	200'±
SIDE (E)	10'	215'±
SIDE (W)	10'	10'±

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (N) SLAVIA ROAD	10'	10'±
REAR (S)	N/A	N/A
SIDE (E)	N/A	N/A
SIDE (W)	N/A	N/A

LUKAS NURSERY IMPROVEMENTS

1919 SLAVIA ROAD

OWIEDO, FL 32765



H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:

DRAWN: MW

CHECK: EO/ALT

DATE: 6/19/25

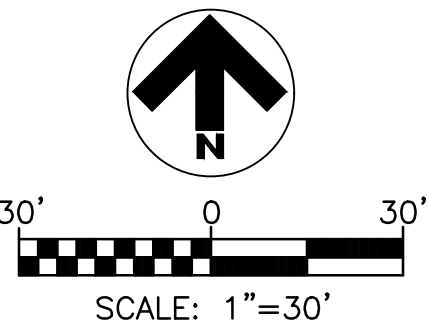
SHEET

CSP-1B

REVISIONS

DATE

OVERALL CONCEPTUAL SITE PLAN

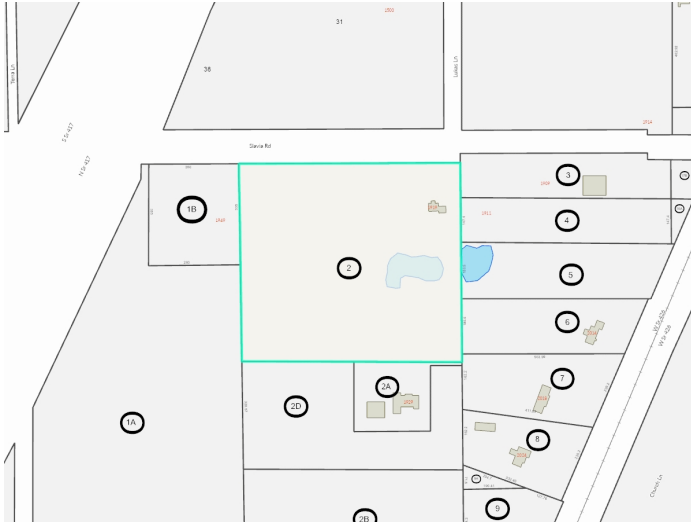


Property Record CardA



Parcel: 20-21-31-300-0020-0000
 Property Address: 1919 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$697,738 Assessed Value \$120,986 Taxable Value \$120,986
 2024 Tax Bill \$1,137.34 Tax Savings with Exemptions \$4,477.26
 The 2 Bed/1 Bath Grazing Land property is 1,004 SF and a lot size of 9.20 Acres

Parcel LocationA



Site ViewA



20213130000200000 02/23/2022

Parcel InformationA

Parcel	20-21-31-300-0020-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$38,347	\$37,252
Depreciated Other Features	\$18,138	\$14,465
Land Value (Market)	\$641,253	\$491,628
Land Value Agriculture	\$75,847	\$58,347
Just/Market Value	\$697,738	\$543,345
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,346	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$120,986	\$110,064

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,614.60
Tax Bill Amount	\$1,137.34
Tax Savings with Exemptions	\$4,477.26

Owner(s)A

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 20 TWP 21S RGE 31E
N 3/4 OF E 1/2 OF NW 1/4 OF SE 1/4
(LESS S 328.57 FT & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,986	\$0	\$120,986
Schools	\$132,332	\$0	\$132,332
SJWM(Saint Johns Water Management)	\$120,986	\$0	\$120,986

SalesA

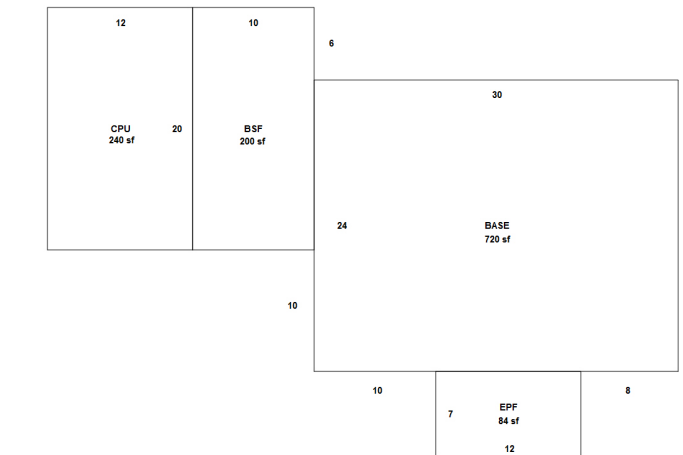
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07917/1253	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1251	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1249	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0775	Improved	No
WARRANTY DEED	1/1/1984	\$45,000	01517/0470	Improved	No

LandA

Units	Rate	Assessed	Market
4.75 Acres	\$75,000/Acre Market, \$45/Acre AG	\$214	\$356,250
2.80 Acres	\$75,000/Acre Market, \$225/Acre AG	\$630	\$210,000
1 Acres	\$75,000/Acre	\$75,000	\$75,000
0.25 Acres	\$10/Acre	\$3	\$3

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	1244
Constuction	CONC BLOCK
Replacement Cost	\$95,867
Assessed	\$38,347

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
BASE SEMI FINISHED	200
CARPORT UNFINISHED	240
ENCLOSED PORCH FINISHED	84

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04149	WELL	\$0		5/5/2000

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2004	1872	\$16,155	\$6,462
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838

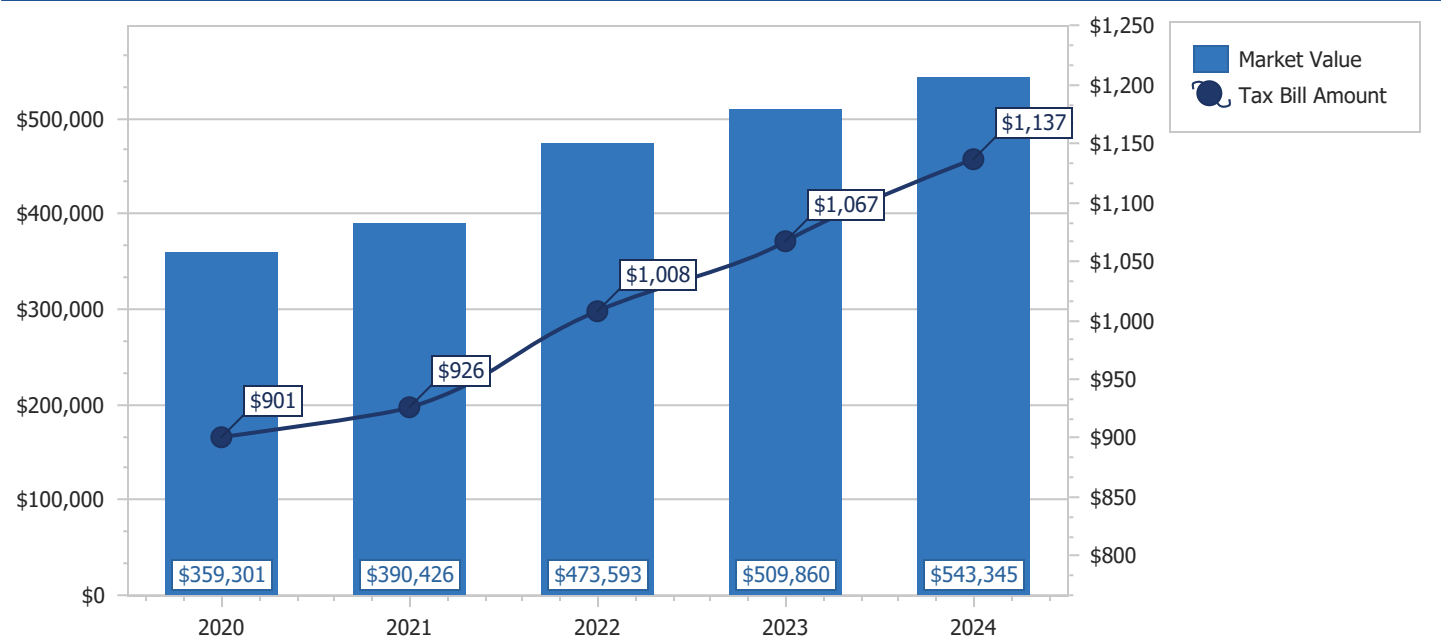
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value HistoryA



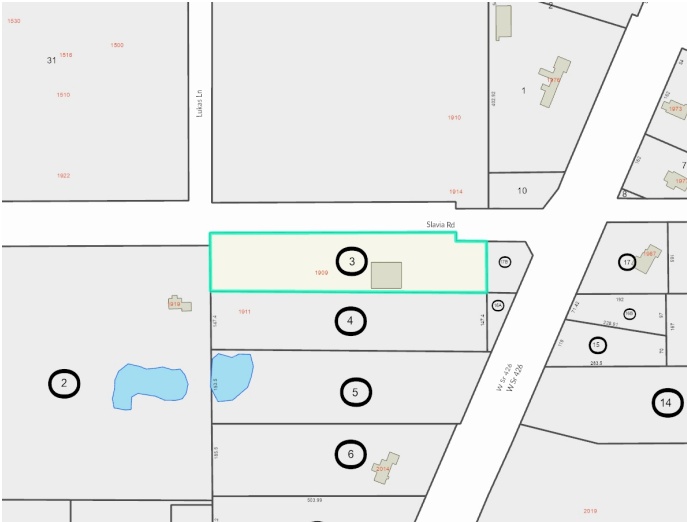
Copyright 2025 © Seminole County Property Appraiser

Property Record CardA



Parcel: 20-21-31-300-0030-0000
 Property Address: 1909 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$407,631 Assessed Value \$270,234 Taxable Value \$270,234
 2024 Tax Bill \$2,637.00 Tax Savings with Exemptions \$1,324.71
 Ornamentals property w/1st Building size of 2,000 SF and a lot size of 1.96 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	20-21-31-300-0030-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$56,794	\$56,210
Depreciated Other Features	\$5,837	\$5,179
Land Value (Market)	\$345,000	\$322,000
Land Value Agriculture	\$207,603	\$193,803
Just/Market Value	\$407,631	\$383,389
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	\$270,234	\$255,192

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$3,961.71
Tax Bill Amount	\$2,637.00
Tax Savings with Exemptions	\$1,324.71

Owner(s)A

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 20 TWP 21S RGE 31E
N 172 FT OF NW 1/4 OF NE
1/4 OF SE 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$270,234	\$0	\$270,234
Schools	\$270,234	\$0	\$270,234
SJWM(Saint Johns Water Management)	\$270,234	\$0	\$270,234

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0778	Improved	No

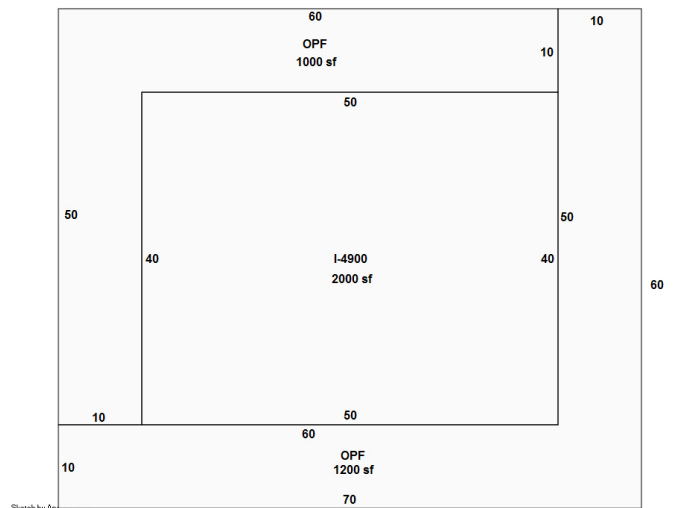
LandA

Units	Rate	Assessed	Market
0.92 Acres	\$150,000/Acre Market, \$655/Acre AG	\$603	\$138,000
1.38 Acres	\$150,000/Acre	\$207,000	\$207,000

Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1981
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2000
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$141,986
Assessed	\$56,794

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	1000
OPEN PORCH FINISHED	1200

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
06863	ELECTRICAL	\$2,000		6/22/2007
01490	POLE SIGN - LUKAS NURSERY	\$0		2/11/2004
10868	FENCE/WALL	\$3,500		12/1/2000

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMM: PORCH	1990	1536	\$14,592	\$5,837

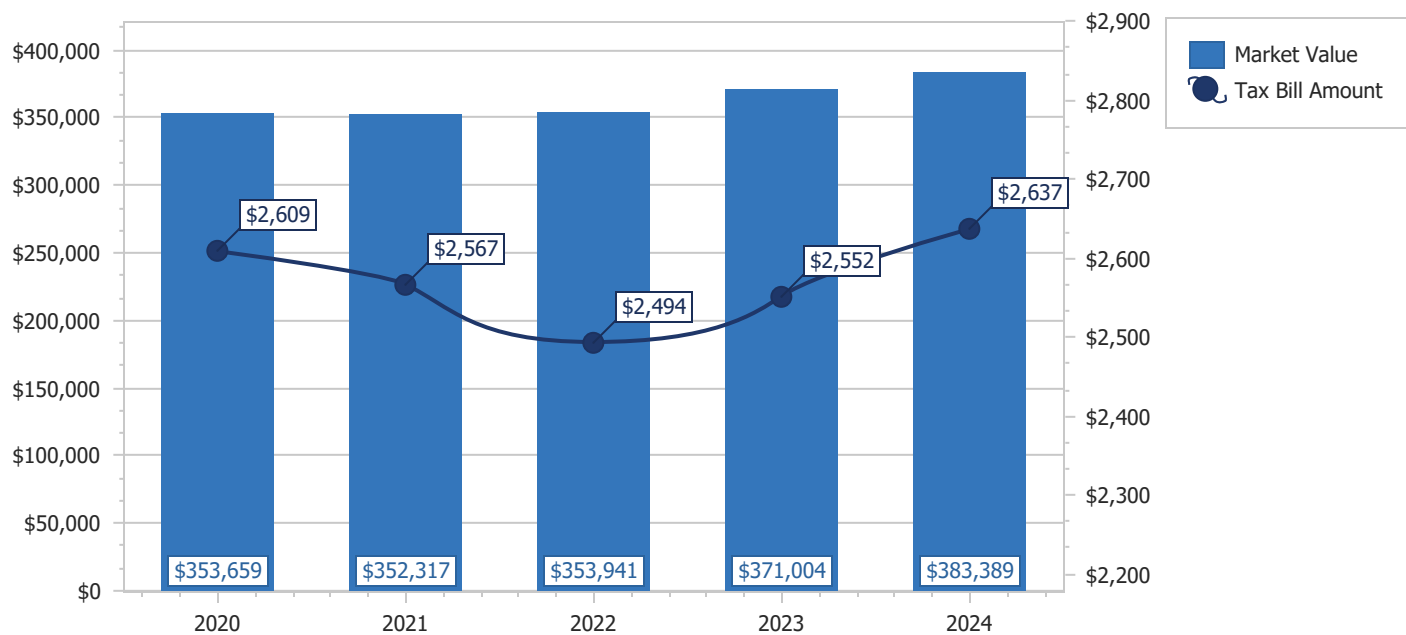
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

UtilitiesA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



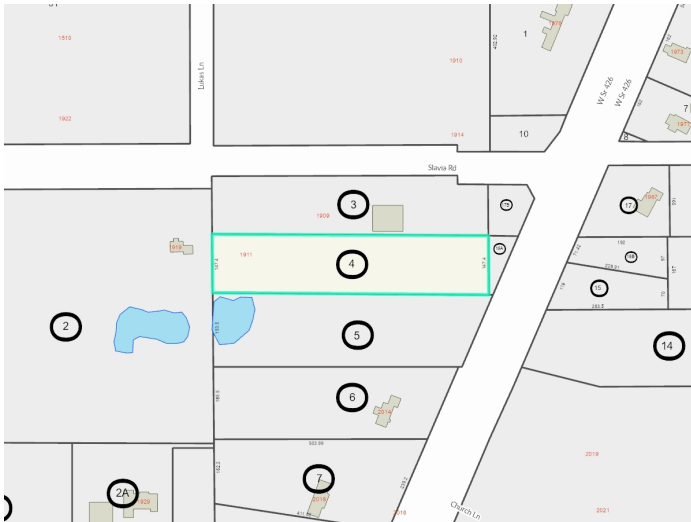
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 20-21-31-300-0040-0000
 Property Address: 1911 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$328,968 Assessed Value \$4,293 Taxable Value \$4,293
 2024 Tax Bill \$45.31 Tax Savings with Non-Hx Cap \$3,329.60
 Ornaments property has a lot size of 1.98 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0040-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

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	\$5,568	\$3,202
Land Value (Market)	\$323,400	\$323,400
Land Value Agriculture	\$1,513	\$1,513
Just/Market Value	\$328,968	\$326,602
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,788	\$675
P&G Adjustment	\$0	\$0
Assessed Value	\$4,293	\$4,040

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,374.91
Tax Bill Amount	\$45.31
Tax Savings with Exemptions	\$3,329.60

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 147.4 FT OF N 319.4 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,293	\$0	\$4,293
Schools	\$7,081	\$0	\$7,081
SJWM(Saint Johns Water Management)	\$4,293	\$0	\$4,293

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$3,700	07915/0032	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0019	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,513	\$323,400

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
----------	-------------	-------	---------	-------------

Extra Features				
Description	Year Built	Units	Cost	Assessed
GREENHOUSE	1981	2784	\$5,568	\$5,568

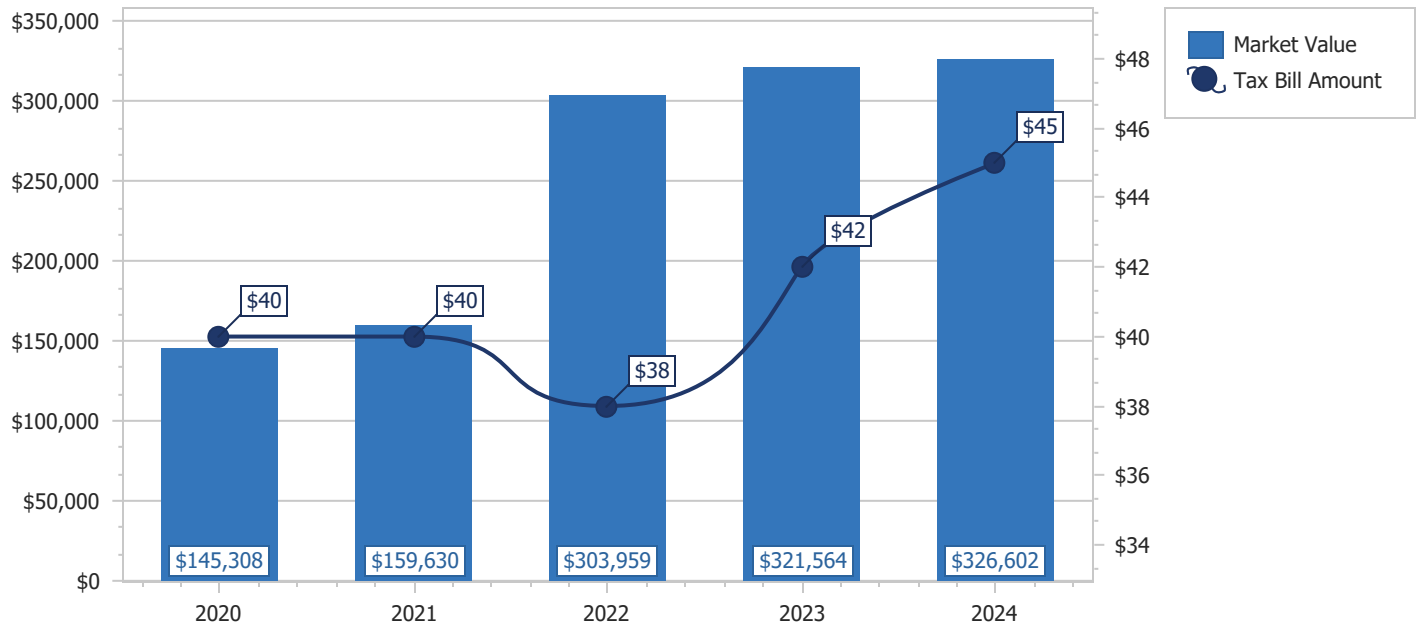
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **20-21-31-300-0050-0000**
Property Address:
Owners: **LUKAS FAMILY PARTNERSHIP LLLP**
2025 Market Value \$280,000 Assessed Value \$1,310 Taxable Value \$1,310
2024 Tax Bill \$13.54 Tax Savings with Exemptions \$2,879.81
Ornamentals property has a lot size of 2.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0050-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

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)	\$280,000	\$280,000
Land Value Agriculture	\$1,310	\$1,310
Just/Market Value	\$280,000	\$280,000
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	\$1,310	\$1,310

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,893.35
Tax Bill Amount	\$13.54
Tax Savings with Exemptions	\$2,879.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Legal Description

SEC 20 TWP 21S RGE 31E
S 153.5 FT OF N 472.9 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,310	\$0	\$1,310
Schools	\$1,310	\$0	\$1,310
SJWM(Saint Johns Water Management)	\$1,310	\$0	\$1,310

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Vacant	No
QUIT CLAIM DEED	11/1/2005	\$100	06001/0240	Vacant	No
QUIT CLAIM DEED	7/1/1997	\$100	03278/0058	Vacant	No
CORRECTIVE DEED	5/1/1997	\$100	03236/0812	Vacant	No
WARRANTY DEED	6/1/1980	\$18,300	01283/0801	Vacant	No

Land

Units	Rate	Assessed	Market
2 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,310	\$280,000

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

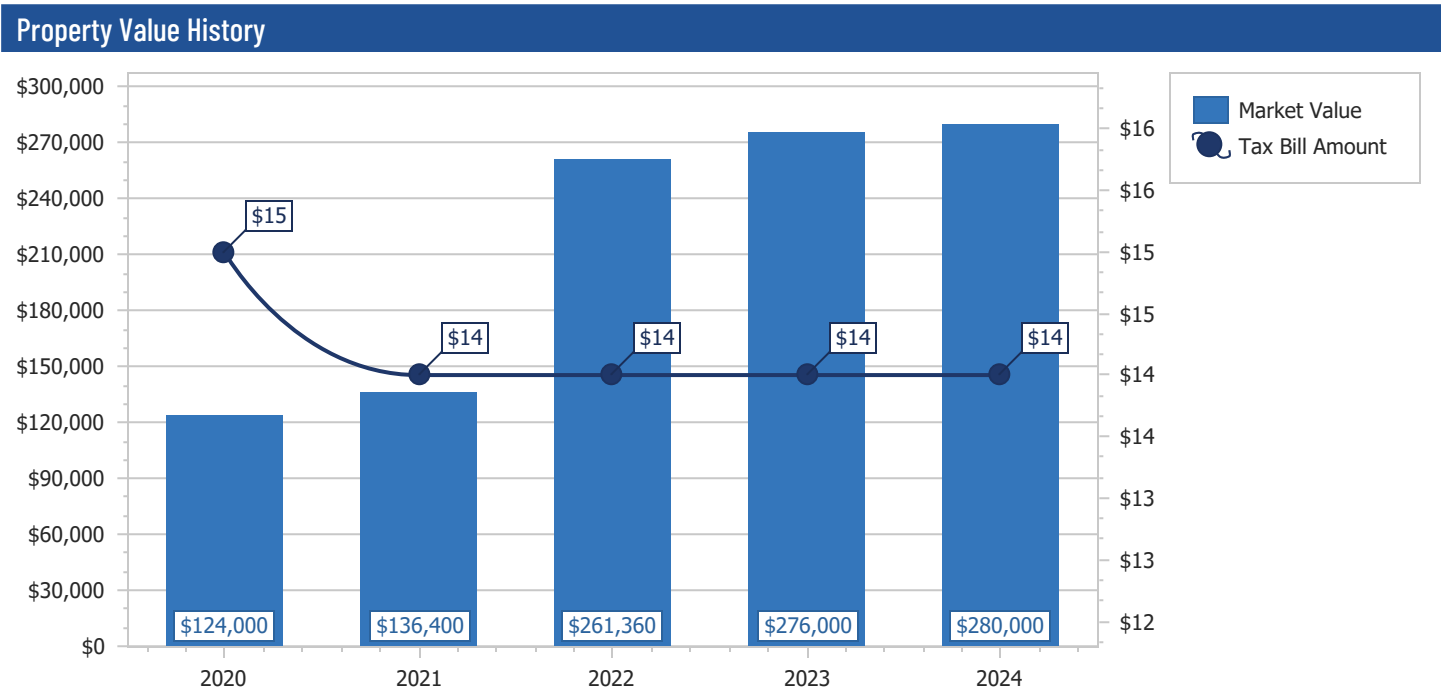
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



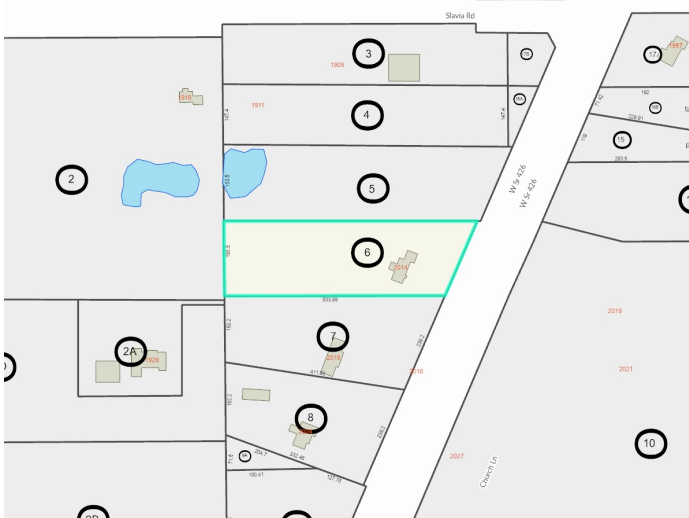
Copyright 2025 © Seminole County Property Appraiser

Property Record CardA



Parcel: 20-21-31-300-0060-0000
 Property Address: 2014 W SR 426 OVIEDO, FL 32765
 Owners: LUKAS, PHILIP N; LUKAS, SARAH L
 2025 Market Value \$365,443 Assessed Value \$365,443 Taxable Value \$365,443
 2024 Tax Bill \$4,817.65
 The 3 Bed/1 Bath Single Family property is 1,590 SF and a lot size of 2.02 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	20-21-31-300-0060-0000
Property Address	
Mailing Address	1929 SLAVIA RD OVIEDO, FL 32765-6580
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$79,539	\$79,489
Depreciated Other Features	\$3,104	\$2,436
Land Value (Market)	\$282,800	\$282,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$365,443	\$364,725
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	\$365,443	\$364,725

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,817.65
Tax Bill Amount	\$4,817.65
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

LUKAS, PHILIP N - Tenancy by Entirety
 LUKAS, SARAH L - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 20 TWP 21S RGE 31E
S 185.5 FT OF NW 1/4 OF NE
1/4 OF SE 1/4 W OF RY (LESS ROAD DESC IN
ORB 6134 PG 803)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$365,443	\$0	\$365,443
Schools	\$365,443	\$0	\$365,443
FIRE	\$365,443	\$0	\$365,443
ROAD DISTRICT	\$365,443	\$0	\$365,443
SJWM(Saint Johns Water Management)	\$365,443	\$0	\$365,443

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/29/2023	\$1,300,000	10417/1929	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02402/0131	Improved	No
WARRANTY DEED	1/1/1975	\$100	01042/1388	Improved	No

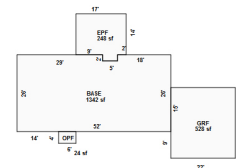
LandA

Units	Rate	Assessed	Market
2.02 Acres	\$140,000/Acre	\$282,800	\$282,800

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1952
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1342
Total Area (ft ²)	2142
Constuction	CONC BLOCK
Replacement Cost	\$187,151
Assessed	\$79,539

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

AppendagesA	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	248
GARAGE FINISHED	528
OPEN PORCH FINISHED	24

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
17554	REROOF	\$12,160		10/17/2018

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POLE BARNS/AVG	1979	814	\$3,260	\$1,304
CARPORT 2	1979	1	\$4,500	\$1,800

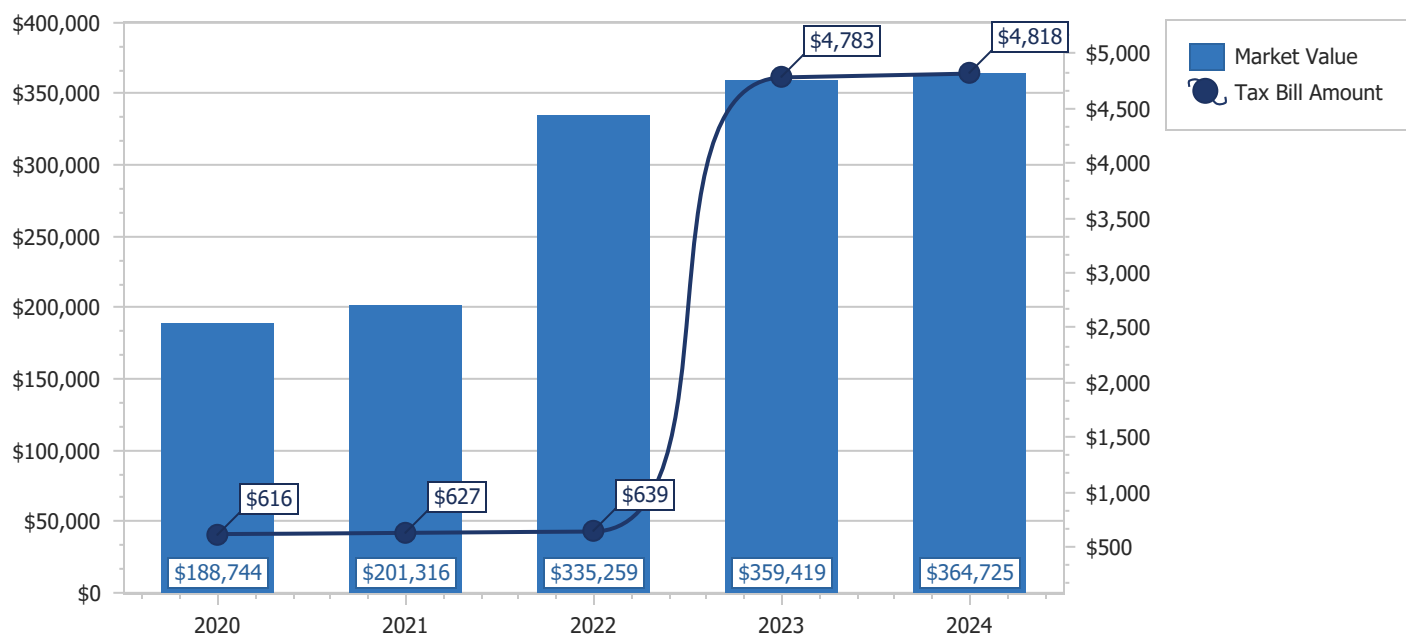
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

Political RepresentationA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

School DistrictsA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



Copyright 2025 © Seminole County Property Appraiser



**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 11:46:39 AM
Project: 25-80000071
Credit Card Number: 37*****1100
Authorization Number: 213871
Transaction Number: 230625O17-EE1C8571-4460-4856-B136-87E4264EC5E4
Total Fees Paid: 52.50

Fees Paid

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