



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

PROJ. #: 26-80000094
RECEIVED 07/28/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Panorama Living ALF

PARCEL ID #(S): 18-21-29-300-011A-0000

TOTAL ACREAGE: 1.0

BCC DISTRICT: 3

ZONING: A-1

FUTURE LAND USE:

APPLICANT

NAME: Jonathan M. Duazo

COMPANY: Panorama Living ALF

ADDRESS: 23525 Snafflebit Lane

CITY: Sorrento

STATE: FL

ZIP: 32776

PHONE:

EMAIL:

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: Assisted Living Facility - the property already had a DOR Use Code of 7401:Sfr Group Homes - lost it because inactivity.

STAFF USE ONLY

COMMENTS DUE: 08/07

COM DOC DUE: 08/13

DRC MEETING: 08/19/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the west side of Balmy Beach Dr,
northwest of Antigua Dr

W/S: SEMINOLE COUNTY UTILITIES

BCC: 3: CONSTANTINE

Seminole County

Development Services | Planning & Development

1101 East 1st Street

Sanford, FL 32771-1468

Subject: 26-2700044

Petition for Reinstatement of Special Exception Approval

Balmy Beach ALF of Florida, Inc., also known as Panorama Living ALF, is a 36-bed assisted living facility located at 1030 Balmy Beach Drive, Apopka, Florida, within Seminole County.

In 1997, Seminole County duly granted a Special Exception authorizing the use of the property as a 36-resident assisted living facility. In reliance upon and in full compliance with that approval, a purpose-built structure was subsequently constructed for assisted living operations.

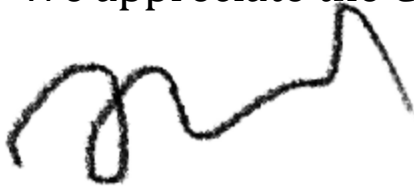
In May 2025, the Fire Marshal issued an Order to Vacate arising from the failure to complete required fire alarm panel repairs within the prescribed timeframe. The identified deficiencies have since been fully remedied, with all required repairs completed by our licensed contractor in February 2026.

Due to the resulting cessation of operations exceeding 180 days, the Special Exception approval was administratively rescinded. Notwithstanding, all previously cited deficiencies have been corrected, and the facility is now fully prepared to

resume operations, subject to the issuance of all necessary permits, regulatory approvals, and licensure.

Accordingly, we respectfully petition Seminole County to reinstate, or in the alternative reapprove, the Special Exception originally granted in 1997, thereby permitting the lawful resumption of operations as a 36-bed assisted living facility in full compliance with applicable codes and regulatory requirements.

We appreciate the Commission's consideration of this request.

A handwritten signature in black ink, appearing to read 'Jonathan M. Duazo', with a stylized, flowing script.

Jonathan M. Duazo
Owner

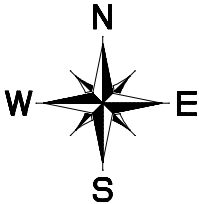
BOUNDARY SURVEY OF:

COMMENCE AT THE N. W. CORNER OF THE E. 1/4 OF THE N. 1/2 OF THE S.W. . 1/4 OF THE N. W. 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S.89-13'42" E. ALONG THE N. LINE OF THE S. W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18 FOR 298.62 FEET; THENCE S.00°08'51"W. ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE E. LINE OF THE S.W. 1/4 OF THE N. W. 1/4 OF SAID SECTION 18 FOR 143.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00-08'51" W. ALONG SAID PARALLEL LINE FOR 180.88 FEET; THENCE N. 89'54'06" W. FOR 278.33 FEET. - THENCE N. 00°05'54"E. FOR 110.78 FEET; THENCE S. 89'54'06" E. FOR 62.02 FEET; THENCE N.38°41'00"E. FOR 81.87 FEET; THENCE N.87-59'02" E. FOR 165.51 FEET TO THE POINT OF BEGINNING. CONTAINING 1.000 ACRES, MORE OR LESS
SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS OVER THE SOUTH 15.00 FEET THEREOF.

THIS SURVEY IS CERTIFIED TO:

Ameris Bank
Commonwealth Land Title Insurance Company
Esquire Title, Inc.
Balmy Beach ALF of Florida, Inc.
Jonathan and Elizabeth Duazo

PROPERTY SERVED BY CITY WATER



PROPERTY ADDRESS:

1030 BALMY BEACH DR., APOPKA, FL 32703

SCALE 1"=60'



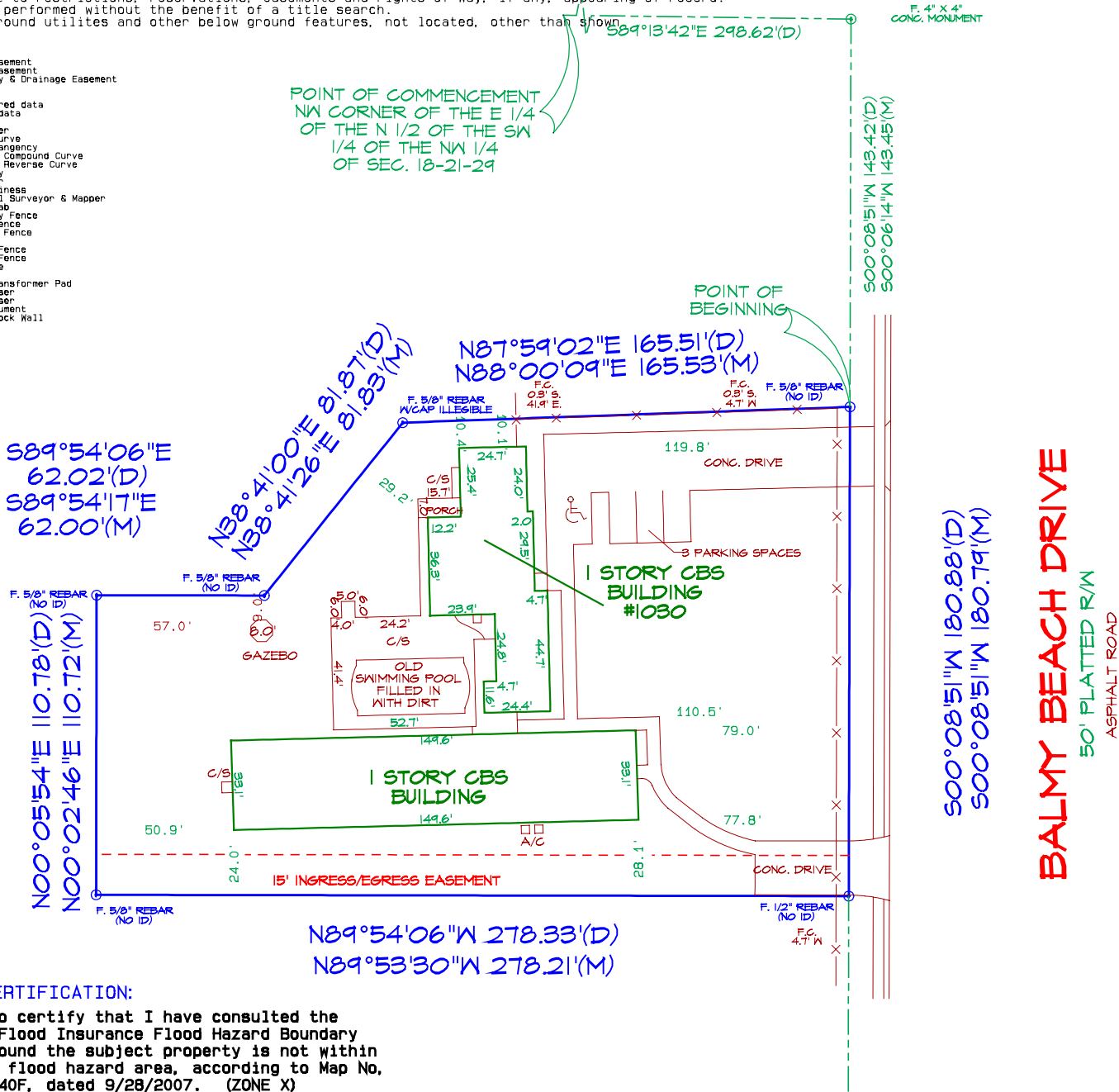
BEARINGS BASED ON RECORD DEED--The Easterly line of Parcel A being S. 00°08'51"W.

NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
2) Survey performed without the benefit of a title search.
3) Underground utilities and other below ground features, not located, other than shown

LEGEND:

U.E.=Utility Easement
D.E.=Drainage Easement
U.&D.E.=Utility & Drainage Easement
(P)=Plat data
(D)=Deed data
(M)=Field measured data
(C)=Calculated data
F.=Found
F.C.=Fence corner
P.C.=Point of Curve
P.T.=Point of Tangency
P.C.C.=Point of Compound Curve
P.R.C.=Point of Reverse Curve
R/W=Right of way
LS=Land Surveyor
LB=Licensed Business
PSM=Professional Surveyor & Mapper
C/S=Concrete Slab
WPF=Wood Privacy Fence
WRF=Wood Rail fence
BWF=Barbed Wire Fence
WFF=Wire Fence
MRF=Metal Rail Fence
CLF=Chain Link Fence
PF=Privacy Fence
WM=Water Meter
ETP=Electric Transformer Pad
TR=Telephone Riser
TVR=Cable TV Riser
CM=Concrete Monument
CBW=Concrete Block Wall



FLOOD CERTIFICATION:

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12117C 0140F, dated 9/28/2007. (ZONE X)

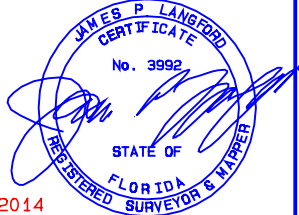
This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown hereon, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC. AND CANNOT BE EDITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. OTHER THAN THE ORIGINAL CLIENT. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. ©

Langford Surveying CFL, Inc.
5415 Lake Howell Rd. #160
Winter Park, FL 32792
407-332-7202 Fax 800-654-2339
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.



DATE SIGNED: 02/20/2014

James P. Langford, P.L.S. 3992 LB7803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey: 02/14/2014	Drawn by: SDB	Checked by: JPL	Scale: 1"=60'	File name/no. 14-02/21
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2026 Property Record CardA



Parcel: **18-21-29-300-011A-0000**
 Property Address: **1030 BALMY BEACH DR APOPKA, FL 32703**
 Owners: **BALMY BEACH ALF OF FL INC**
 2026 Market Value \$920,612 Assessed Value \$920,612 Taxable Value \$920,612
 2025 Tax Bill \$11,732.01
 Sfr Group Homes property w/1st Building size of 2,681 SF and a lot size of 1.00 Acres

Parcel LocationA



Current Site PictureA



182129300011A0000 01/23/2024

Parcel InformationA

Parcel	18-21-29-300-011A-0000
Property Address	1030 BALMY BEACH DR APOPKA, FL 32703
Mailing Address	1030 BALMY BEACH DR APOPKA, FL 32703-5902
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7401:Sfr Group Homes
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$692,017	\$638,581
Depreciated Other Features	\$36,060	\$26,550
Land Value (Market)	\$192,535	\$192,535
Land Value Agriculture	\$0	\$0
Just/Market Value	\$920,612	\$857,666
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$920,612	\$857,666

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,732.01
Tax Bill Amount	\$11,732.01
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

BALMY BEACH ALF OF FL INC

Legal DescriptionA

SEC 18 TWP 21S RGE 29E
BEG 298.62 FT E & 143.42 FT S OF NW
COR OF E 1/4 OF N 1/2 OF SW 1/4 OF
NW 1/4 RUN S 180.88 FT W 278.33 FT
N 110.78 FT E 62.02 FT N 38 DEG 41
MIN E 81.87 FT N 87 DEG 59 MIN E
165.51 FT TO BEG
(1 AC)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$920,612	\$0	\$920,612
SCHOOLS	\$920,612	\$0	\$920,612
FIRE	\$920,612	\$0	\$920,612
ROAD	\$920,612	\$0	\$920,612
WATER MANAGEMENT DISTRICT	\$920,612	\$0	\$920,612

SalesA

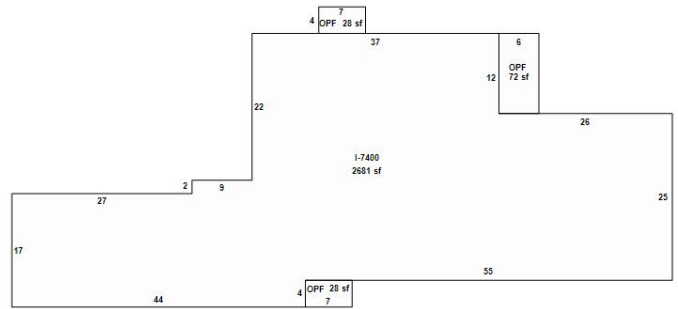
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2014	\$1,250,000	08222/1847	Improved	No
QUIT CLAIM DEED	2/1/2003	\$100	08239/0600	Improved	No
FINAL JUDGEMENT	1/1/2003	\$100	04686/1632	Improved	No
QUIT CLAIM DEED	9/1/1996	\$100	03130/0603	Improved	No
WARRANTY DEED	8/29/1994	\$160,000	02826/0604	Improved	Yes
WARRANTY DEED	1/1/1977	\$25,000	01132/1422	Improved	No
WARRANTY DEED	1/1/1974	\$60,000	01017/1993	Improved	Yes

LandA

Units	Rate	Assessed	Market
43,560 SF	\$4.42/SF	\$192,535	\$192,535

	1
	1954
	2681
	CONCRETE BLOCK-STUCCO - MASONRY
	\$168,484

* Year Built = Actual / Effective



Building 1

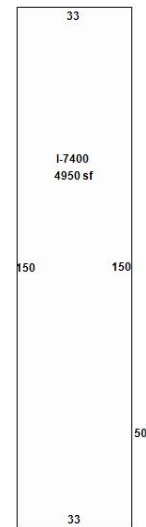
AppendagesA

Description	Area (ft ²)
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	28
OPEN PORCH FINISHED	28

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	1999
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4950
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$742,600
Assessed	\$523,533

* Year Built = Actual / Effective



Building 2

PermitsA

Permit #	Description	Value	CO Date	Permit Date
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12262	1034 BALMY BEACH DR: REROOF COMMERCIAL-Masonry Pilaster Concrete Block Construc	\$23,000		8/14/2025
09317	1034 BALMY BEACH DR: ELECTRICAL - COMMERCIAL-Building	\$2,000		7/7/2025
07958	1030 BALMY BEACH DR: ELECTRICAL - COMMERCIAL-Single story	\$2,000		6/26/2025
07325	1030 BALMY BEACH DR: DEMO COMMERCIAL PARTIAL-Demo screened porch	\$2,500		5/29/2025
21316	1030 BALMY BEACH DR: FENCE/WALL RESIDENTIAL-aluminum	\$11,991		1/13/2022
13572	1030 BALMY BEACH DR: ABOVE GROUND FUEL TANK INSTALLATION	\$1,700		11/26/2018
12240	1030 BALMY BEACH DR: GAS - COMMERCIAL	\$2,050		11/14/2018
15966	GENERATOR	\$11,400		7/20/2018
11224	RANGE HOOD	\$2,450		12/1/2001
03709	DRY CHEMICAL FIRE SYSTEM	\$1,350		4/1/2001
04474	REROOF 37 SQ MODIFIED	\$8,000		5/1/1999
09465	ALARM RETIREMENT HOME	\$2,499		12/1/1998
06452	FIRE SPRINKLER; PAD PER PERMIT 1034 BALMY BEACH DR	\$8,500		8/1/1998
06389	NEW ALF (ADDITION)	\$366,300	5/28/1999	8/1/1998
06870	PAD PER PERMIT 1020 BALMY BEACH DR	\$168,741	4/8/1997	10/1/1996
03024	CONTRACTOR FIREMASTER NO DESCRIP OF WORK	\$2,394		5/1/1996
02028	REPIPE	\$0		4/1/1996
02386	BALMY BEACH RETIREMENT HOME-FIRE SPRINKLERS	\$2,499		4/1/1996
08070	A/C CHANGEOUT	\$2,200		12/1/1994
06420	692' OF 5' HI CHAIN LINK	\$2,265		9/1/1994

Extra FeaturesA

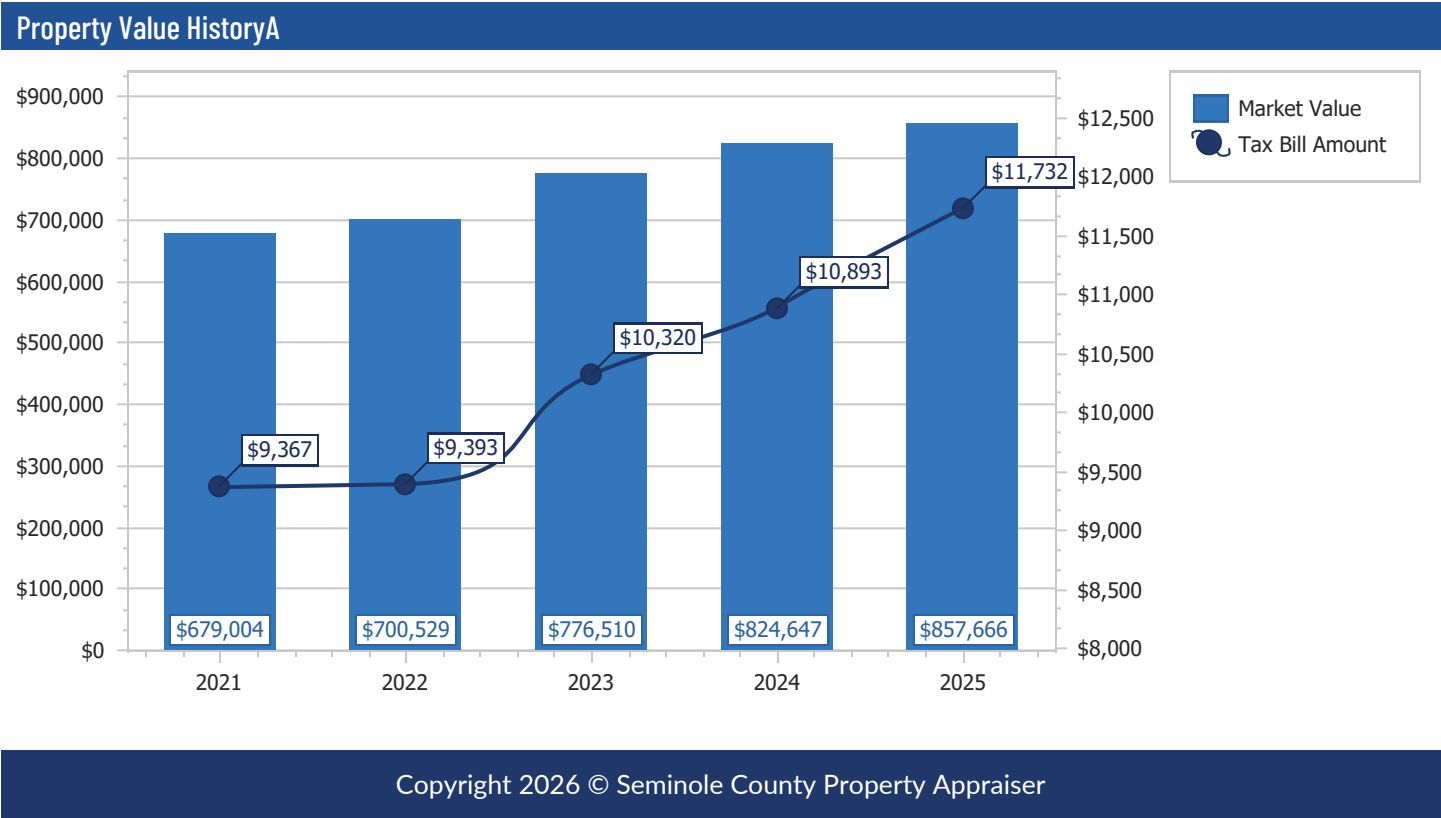
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1954	1	\$3,000	\$1,800
COOL DECK PATIO	1954	768	\$4,178	\$2,507
COMM GAZEBO - UNIT	1989	1	\$9,500	\$5,700
WALKS CONC COMM	1999	1462	\$7,953	\$4,772
VINYL FENCE/COMM -LIN FT	2022	431	\$10,965	\$10,143
COMMERCIAL CONCRETE DR 4 IN	1999	2970	\$18,563	\$11,138

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

School DistrictsA	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

UtilitiesA	
Fire Station #	13
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 7/29/2026 8:33:58 AM
Project: 26-80000094
Credit Card Number: 37*****3001
Authorization Number: 228679
Transaction Number: 290726075-D4E8D92B-9C4E-4C72-B0A5-6C3FF094AAED
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40