



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

PROJ. #: 25-80000143

Received: 12/22/25

Paid: 12/29/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 800 Lake Markham Road Replat

PARCEL ID #(S): 26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000

TOTAL ACREAGE: 25.7

BCC DISTRICT: 5

ZONING: A-1

FUTURE LAND USE: SE

APPLICANT

NAME: Gilbert Miller

COMPANY:

ADDRESS: 1600 W Ivanhoe Blvd

CITY: Orlando

STATE: FL

ZIP: 32804-5808

PHONE:

EMAIL:

CONSULTANT

NAME: Marc Jones, Esq.

COMPANY: Cipparone & Cipparone, PA

ADDRESS: 1525 International Parkway, Ste. 1011

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 321-275-5914

EMAIL: mjones@cipparonepa.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Replat of three (3) existing parcels into four (4) new parcels

STAFF USE ONLY

COMMENTS DUE: 1/9

COM DOC DUE: 1/15

DRC MEETING: 1/21

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the west side of Lake Markham Rd,
north of Markham Rd

Agenda: 1/16

Detailed Narrative

Property Address: 800 Lake Markham Road, Sanford, FL 32771

Parcel Numbers: 26-19-29-300-0150-0000, 26-19-29-300-0170-0000,
and 27-19-29-300-028A-0000

Property owners: Gilbert and Jamee Miller

The property owners are record title holders of Seminole County Parcel numbers 26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000. The parcels are contiguous with a total acreage of approximately 25.7 acres. Two of the parcels have frontage on Lake Markham Road. Current zoning on all parcels is A-1 with a future land use of SE. The property owners desire to replat the 3 parcels into 4 parcels as depicted on the proposed site plan. All resulting lots will meet the minimum requirements under the Seminole County Land Development Code.

Boundary Survey

Legal Description:

Commence at the Northeast Corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 19 South, Range 29 East, Seminole County, Florida; thence, along the south line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 19 South, Range 29 East, North 89°22'59" West 30.00 feet to the monumented westerly right of way line of Lake Markham Road and the Point of Beginning; Thence, continue North 89°22'59" West 629.22 feet to the West Line of Section 26, Township 19 South, Range 29 East, also being the East Line of Section 27, Township 19 South, Range 29 East; thence North 89°43'25" West 1325.79 feet to the West Line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 29 East; thence, along said West Line, North 00°04'03" East 124.25 feet; thence South 89°42'03" East 663.43 feet to West Line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 29 East; thence North 83°51'40" East 387.82 feet; thence South 89°43'25" East 276.56 feet to the East Line of said Section 27; thence, leaving Section 27, South 89°26'33" East 828.50 feet to the aforementioned westerly right of way line of Lake Markham Road; thence, along said westerly right of way line, South 00°00'02" East 166.36 feet to the Point of Beginning.

FLOOD DISCLAIMER:

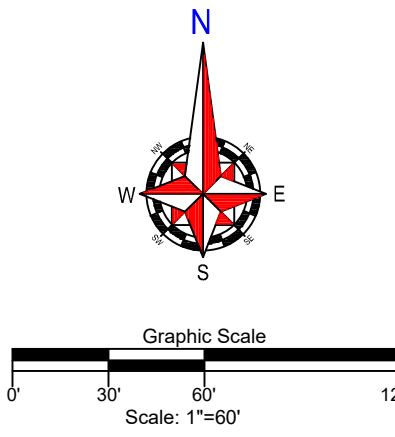
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:

GILBERT MILLER AND JAMEE MILLER

Additional Notes:

>Per Client, all internal improvements to be demolished upon approval of lot split and as such not shown herein.
>"Calculated Corner" to be filed pending approval of lot split and demolition of existing structures.



Field Date: 08/04/25	Date Completed: 08/22/25	Notes
Drawn By: JW	File Number: IS-112163	-Survey is Based upon the Legal Description Supplied by Client. -Abutting Property Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes. -Building Lines are NOT to be used to reconstruct Property Lines. -Fence Ownership is NOT determined. -Spot Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. -Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. -Flood Zone Determination (Shaded Brown) is Given as a Courtesy, and is Subject to Final Approval by the Federal Emergency Management Agency. -Flood Zone Determination (Shaded Brown) is Given as a Courtesy, and is Subject to Final Approval by the Federal Emergency Management Agency. -Flood Zone Determination (Shaded Brown) is Given as a Courtesy, and is Subject to Final Approval by the Federal Emergency Management Agency.
C - Calculated	PC - Point of Curvature	
CB - Concrete Block	PI - Point of Intersection	
CM - Concrete Monument	P.O.B. - Point of Beginning	
Conc. - Concrete	P.O.L. - Point on Line	
D - Drainage	PR - Power Pole	
E - Easement	PRM - Permanent Reference Monument	
F.E.M.A. - Federal Emergency Management Agency	R - Radial	
FFE - Finished Floor Elevation	RAC - Radial & Cap	
Fnd. - Foundation	Re - Rebar	
F - Footing	Re - Rebar	
N - Nail & Disk	Set 1/2" Nail & Disk	
M - Marker	Set 1/2" Nail & Disk	
N.S.D. - Non-Surveyed	Set 1/2" Nail & Disk	
GRB - Official Records Book	Set 1/2" Nail & Disk	
P.B. - Plat Book	Set 1/2" Nail & Disk	
SE - Wood Fence	Set 1/2" Nail & Disk	

Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Property Record Card



Parcel: **26-19-29-300-0170-0000**
 Property Address: **LAKE MARKHAM RD SANFORD, FL 32771**
 Owners: **MILLER, JAMEE; MILLER, GILBERT**
 2026 Market Value \$287,300 Assessed Value \$287,300 Taxable Value \$287,300
 2025 Tax Bill \$3,929.98
 Vacant Residential property has a lot size of 4.74 Acres

Parcel Location



Site View

Parcel Information

Parcel	26-19-29-300-0170-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$287,300	\$287,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$287,300	\$287,300
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	\$287,300	\$287,300

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,929.98
Tax Bill Amount	\$3,929.98
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Legal Description

SEC 26 TWP 19S RGE 29E
N 296.5 FT OF NW 1/4 OF SW
1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$287,300	\$0	\$287,300
Schools	\$287,300	\$0	\$287,300
FIRE	\$287,300	\$0	\$287,300
ROAD DISTRICT	\$287,300	\$0	\$287,300
SJWM(Saint Johns Water Management)	\$287,300	\$0	\$287,300

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Vacant	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Vacant	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Vacant	No
WARRANTY DEED	5/1/2019	\$100	09360/0036	Vacant	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1750	Vacant	No
QUIT CLAIM DEED	5/20/2011	\$100	07581/1812	Vacant	No

Land

Units	Rate	Assessed	Market
4.42 Acres	\$65,000/Acre	\$287,300	\$287,300

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

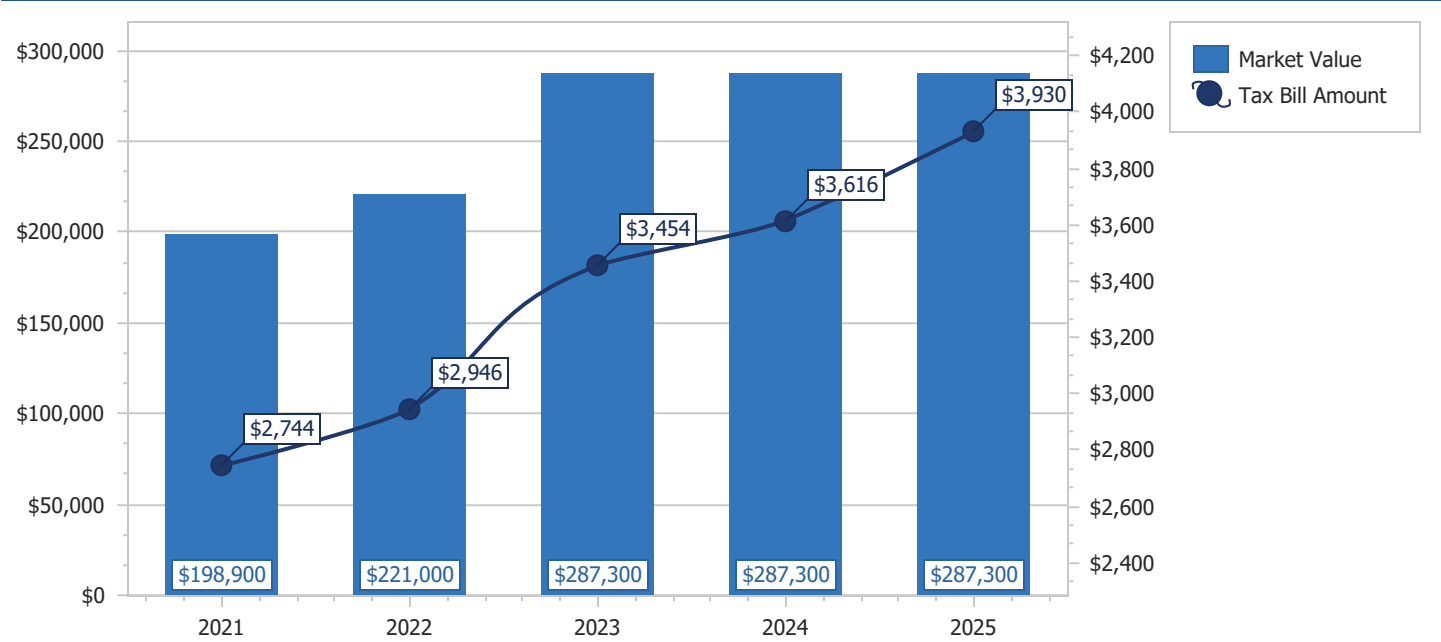
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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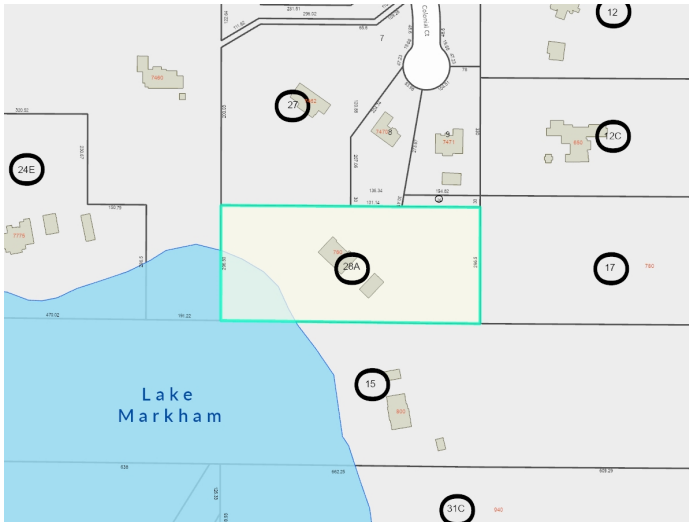
Property Record CardA



Parcel: 27-19-29-300-028A-0000
 Property Address: 760 LAKE MARKHAM RD SANFORD, FL 32771
 Owners: MILLER, JAMEE; MILLER, GILBERT
 2026 Market Value \$1,553,756 Assessed Value \$1,553,756 Taxable Value \$1,553,756
 2025 Tax Bill \$21,294.21

The 4 Bed/3 Bath Single Family Waterfront property is 3,776 SF and a lot size of 4.51 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	27-19-29-300-028A-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$504,016	\$508,389
Depreciated Other Features	\$59,740	\$58,319
Land Value (Market)	\$990,000	\$990,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,553,756	\$1,556,708
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	\$1,553,756	\$1,556,708

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,294.21
Tax Bill Amount	\$21,294.21
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 27 TWP 19S RGE 29E
W 377.8 FT OF N 296.5 FT OF NE 1/4 OF SE 1/4
OF SE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,553,756	\$0	\$1,553,756
Schools	\$1,553,756	\$0	\$1,553,756
FIRE	\$1,553,756	\$0	\$1,553,756
ROAD DISTRICT	\$1,553,756	\$0	\$1,553,756
SJWM(Saint Johns Water Management)	\$1,553,756	\$0	\$1,553,756

SalesA

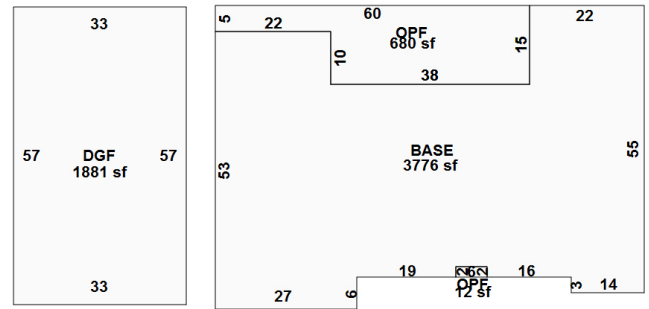
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Improved	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Improved	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Improved	No
WARRANTY DEED	5/1/2018	\$100	09360/0036	Improved	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1747	Improved	No
QUIT CLAIM DEED	7/1/2002	\$100	05039/1709	Improved	No

LandA

Units	Rate	Assessed	Market
4.50 Acres	\$220,000/Acre	\$990,000	\$990,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	3776
Total Area (ft ²)	6349
Constuction	BRICK
Replacement Cost	\$586,164
Assessed	\$482,120

* Year Built = Actual / Effective



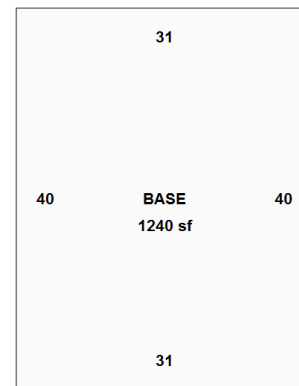
Sketch by Apes Sketch

Building 1

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1881
OPEN PORCH FINISHED	680
OPEN PORCH FINISHED	12

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1240
Total Area (ft ²)	1240
Constuction	SIDING GRADE 1
Replacement Cost	\$30,839
Assessed	\$21,896

* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 2

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04600	760 LAKE MARKHAM RD: DOCK - BOATHOUSE-Miller Boathouse	\$24,000		4/6/2021

01151	760 LAKE MARKHAM RD: WINDOW / DOOR REPLACEMENT-	\$40,112	2/3/2021
08054	760 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340	6/4/2020
13543	POOL ENCLOSURE	\$10,290	12/11/2015
10614	SWIMMING POOL	\$61,000	9/18/2015
09688	MECHANICAL & CONDENSOR	\$7,450	12/14/2009

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 2	2015	1	\$45,000	\$33,750
GAS HEATER - UNIT	2015	1	\$1,653	\$1,240
SCREEN ENCL 2	2015	1	\$9,000	\$6,750
FIREPLACE 2	1988	1	\$6,000	\$3,600
BOAT DOCK 2	2021	1	\$8,000	\$7,200
BOAT COVER 2	2021	1	\$8,000	\$7,200

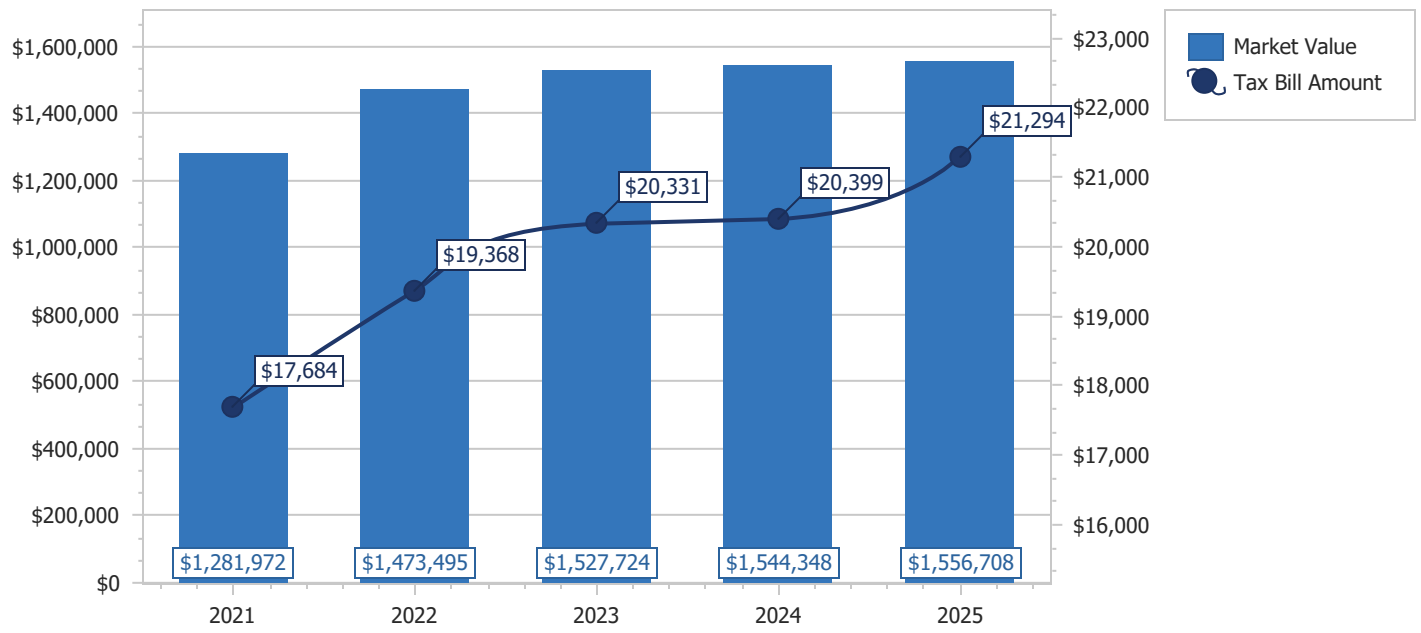
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	

Property Value HistoryA



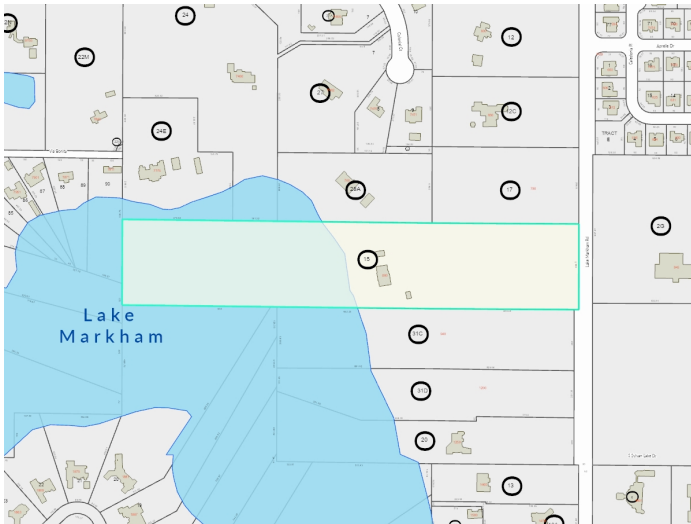
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Property Record CardA



Parcel: 26-19-29-300-0150-0000
Property Address: 800 LAKE MARKHAM RD SANFORD, FL 32771
Owners: MILLER, GILBERT; MILLER, JAMEE
 2026 Market Value \$2,053,556 Assessed Value \$1,854,805 Taxable Value \$1,854,805
 2025 Tax Bill \$25,013.26 Tax Savings with Non-Hx Cap \$3,128.40
 The 4 Bed/3.5 Bath Single Family Waterfront property is 2,931 SF and a lot size of 16.49 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	26-19-29-300-0150-0000
Property Address	
Mailing Address	PO BOX 23024 COLUMBUS, GA 31902-3024
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$400,356	\$405,489
Depreciated Other Features	\$4,200	\$2,800
Land Value (Market)	\$1,649,000	\$1,649,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,053,556	\$2,057,289
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$198,751	\$371,103
P&G Adjustment	\$0	\$0
Assessed Value	\$1,854,805	\$1,686,186

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,141.66
Tax Bill Amount	\$25,013.26
Tax Savings with Exemptions	\$3,128.40

Owner(s)A

Name - Ownership Type

MILLER, GILBERT - Tenancy by Entirety
 MILLER, JAMEE - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 26 TWP 19S RGE 29E
S 366.5 FT OF NW 1/4 OF SW
1/4 OF SW 1/4 & S 366.5 FT OF N 1/2 OF SE 1/4
OF SE 1/4 OF 27-19-29

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,854,805	\$0	\$1,854,805
Schools	\$2,053,556	\$0	\$2,053,556
FIRE	\$1,854,805	\$0	\$1,854,805
ROAD DISTRICT	\$1,854,805	\$0	\$1,854,805
SJWM(Saint Johns Water Management)	\$1,854,805	\$0	\$1,854,805

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$1,200,000	08496/0786	Improved	Yes
PROBATE RECORDS	10/1/2013	\$100	08144/0344	Improved	No
QUIT CLAIM DEED	3/1/2006	\$100	06175/1827	Improved	No
QUIT CLAIM DEED	2/1/1998	\$100	03386/0176	Vacant	No

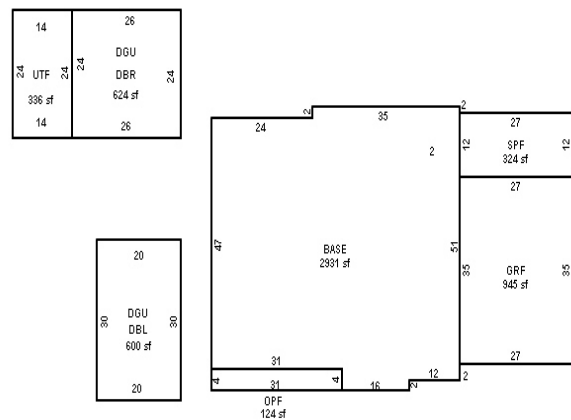
LandA

Units	Rate	Assessed	Market
16.49 Acres	\$100,000/Acre	\$1,649,000	\$1,649,000

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft ²)	2931
Total Area (ft ²)	5884
Constuction	SIDING GRADE 3
Replacement Cost	\$513,277
Assessed	\$400,356

* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

AppendagesA	
Description	Area (ft²)
DETACHED GARAGE UNFINISHED	600
DETACHED GARAGE UNFINISHED	624
GARAGE FINISHED	945
OPEN PORCH FINISHED	124
SCREEN PORCH FINISHED	324
UTILITY FINISHED	336

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08054	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340		6/4/2020
16504	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-SFR	\$9,147		11/19/2019
02621	REROOF	\$4,500		4/12/2011

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600
SHED	1983	1	\$1,000	\$600

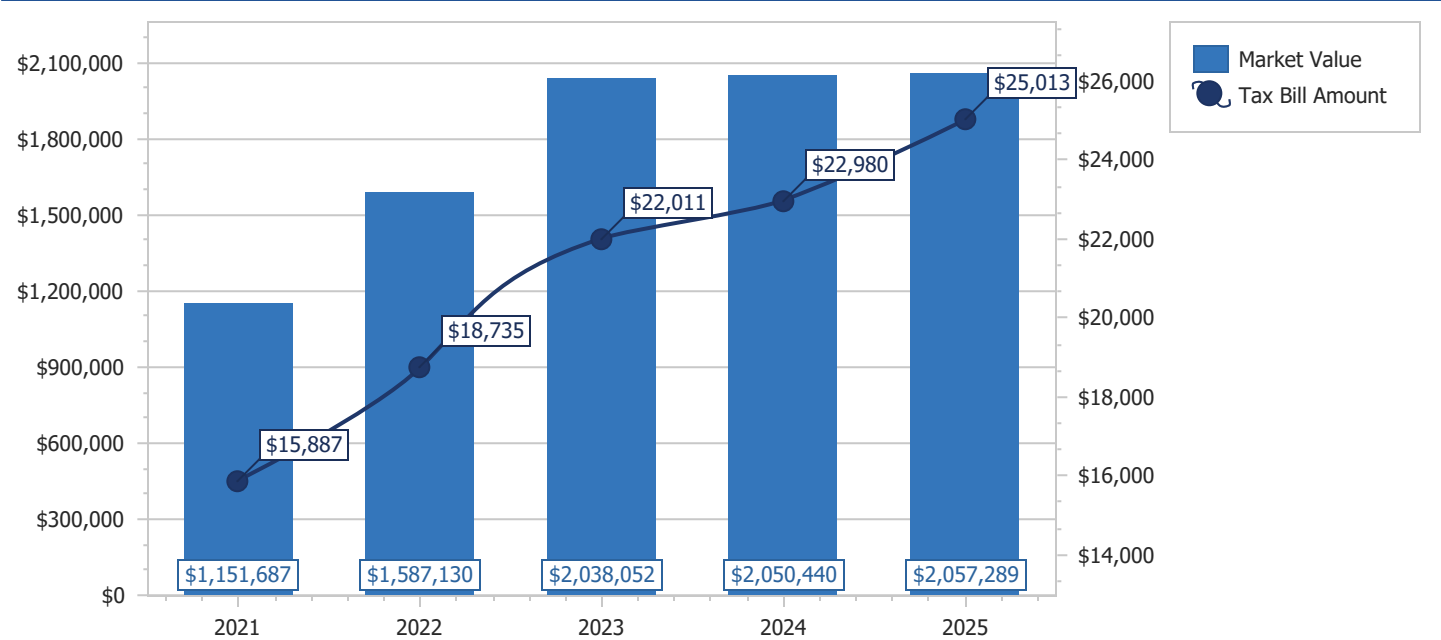
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

UtilitiesA	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



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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: 12/29/2025 9:40:04 AM
Project: 25-80000143
Credit Card Number: 37*****4004
Authorization Number: 221909
Transaction Number: 291225O18-318D7E3B-142D-4EE9-8976-FC15FD489ECA
Total Fees Paid: 52.50

Fees Paid

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