



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

PROJ. #: 26-8000060
 Received & paid: 6/1/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
--	---------

PROJECT

PROJECT NAME:	Wekiva WWTP		
PARCEL ID #(S):	05-21-29-300-001B-0000 144 LEDBURY DR LONGWOOD, FL 32779		
TOTAL ACREAGE:	38.68	BCC DISTRICT:	3
ZONING:	PD	FUTURE LAND USE:	PUBU

APPLICANT

NAME:	Sean Twomey	COMPANY:	SUNSHINE WATER SERVICES COMPANY	
ADDRESS:	200 Weathersfield Avenue			
CITY:	Altamonte Springs	STATE:	FL	ZIP: 32714
PHONE:	(866) 842-8432	EMAIL:	[REDACTED]	

CONSULTANT

NAME:	Jeff Peña	COMPANY:	Pape-Dawson	
ADDRESS:	2602 E. Livingston Street			
CITY:	Orlando	STATE:	FL	ZIP: 32803
PHONE:	407-487-2594	EMAIL:	[REDACTED]	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Project consist of the construction of a second EQ Tank and additional sludge press building within an existing WWTP site</u>				

STAFF USE ONLY

COMMENTS DUE:	6/12	COM DOC DUE:	6/18	DRC MEETING:	6/24
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	PD	FLU:	PUBU	LOCATION: on the north side of Wekiva Trl, east of Ledburg Dr	
W/S:	Sunshine Water	BCC:	3: Constantine		

May 29, 2026

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771
Via Eplandesk@seminolecountyfl.gov

Subject Wekiva WWTP
Pre- App Request-Detailed Narrative
Parcel ID(s): 05-21-29-300-001B-0000
Poulos & Bennett Job No. 25-022

County Staff,

We are proposing site improvements to the existing Wekiva Wastewater Treatment Plant, directly west of Lake Brantley in Seminole County. The specific site improvements include a new Equilizer Tank, a proposed Sludge Press Building, and related site stormwater improvements. Looking for confirmation of required setbacks from the existing residential development that surrounds the site. Would also confirmation of existing Zone A floodplain directly adjacent to the site on FEMA Firm Panel #12117C0135F.

Please do not hesitate to contact me should you have any questions or should you require any additional information at (407) 487-2594 or [REDACTED].

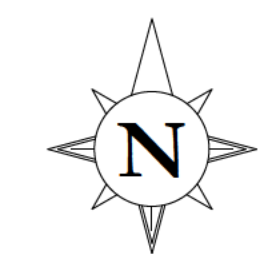


Jeff Pena, P.E.
Senior Project Manager

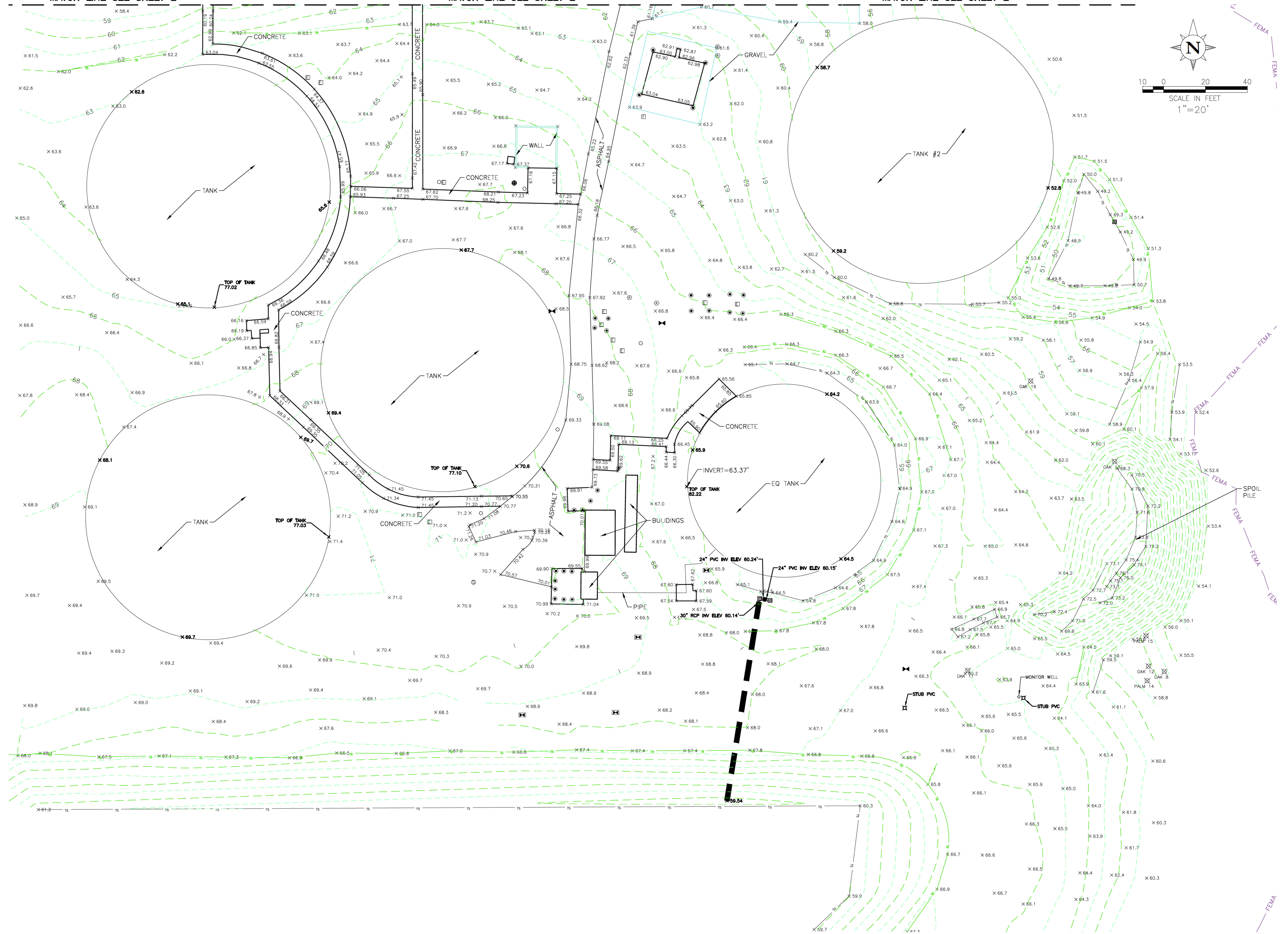
MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



SCALE IN FEET
1"=20'



Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	20500645	
DESIGNED BY:	N/A	
DRAWN BY:	JLG	
CHECKED BY:	SEB	
APPROVED BY:	SEB	
SCALE IN FEET:		

Project Name:
TOPOGRAPHIC SURVEY

Submitted To:
Sunshine Water Services Company

Sheet Title:

Sheet No.:
SHEET 3

I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN E. BLANKENSHIP P.S.M. #5361
STATE OF FLORIDA

C:\USERS\LOCAL_ADMIN\CONTRIBS\NETCAGE\CONTENT\OUTLOOK\1\161674\20500645\WHIP_SECOND_EQ_BISHN-TOPO



2026-05-29 Wekiva WWTP Location Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 5/29/2026



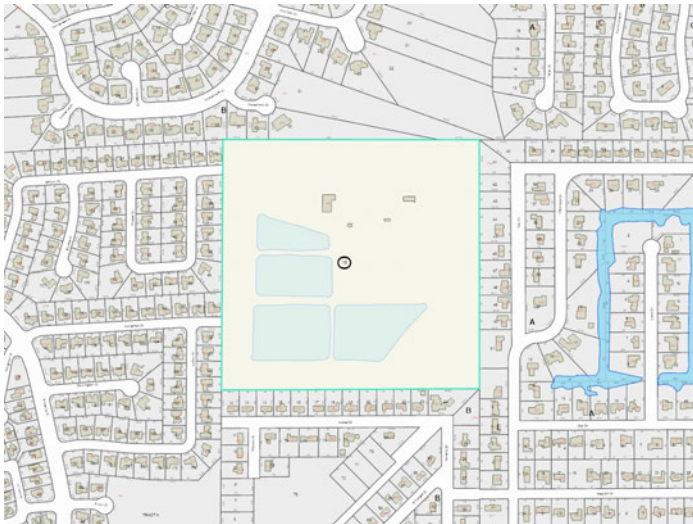
This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein,

2026 Property Record CardA



Parcel: **05-21-29-300-001B-0000**
 Property Address: **144 LEDBURY DR LONGWOOD, FL 32779**
 Owners: **SUNSHINE WATER SERVICES COMPANY**
 2026 Market Value \$2,836,193 Assessed Value \$2,394,636 Taxable Value \$2,394,636
 2025 Tax Bill \$32,802.90 Tax Savings with Non-Hx Cap \$4,857.43
 Gas/Electric/Telephone Etc property w/1st Building size of 4,588 SF and a lot size of 38.58 Acres

Parcel LocationA



Current Site PictureA

Parcel InformationA

Parcel	05-21-29-300-001B-0000
Property Address	144 LEDBURY DR LONGWOOD, FL 32779
Mailing Address	500 W MONROE ST STE 3600 CHICAGO, IL 60661-3671
Subdivision	
Tax District	01:County Tax District
DOR Use Code	91:Gas/Electric/Telephone Etc
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$497,758	\$465,804
Depreciated Other Features	\$123,810	\$72,720
Land Value (Market)	\$2,214,625	\$2,214,625
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,836,193	\$2,753,149
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$441,557	\$576,207
P&G Adjustment	\$0	\$0
Assessed Value	\$2,394,636	\$2,176,942

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$37,660.33
Tax Bill Amount	\$32,802.90
Tax Savings with Exemptions	\$4,857.43

Owner(s)A

Name - Ownership Type
 SUNSHINE WATER SERVICES COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 05 TWP 21S RGE 29E NW 1/4 OF NE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,394,636	\$0	\$2,394,636
SCHOOLS	\$2,836,193	\$0	\$2,836,193
FIRE	\$2,394,636	\$0	\$2,394,636
ROAD	\$2,394,636	\$0	\$2,394,636
WATER MANAGEMENT DISTRICT	\$2,394,636	\$0	\$2,394,636

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
-----------	------	-------------	-------------	-----------	------------

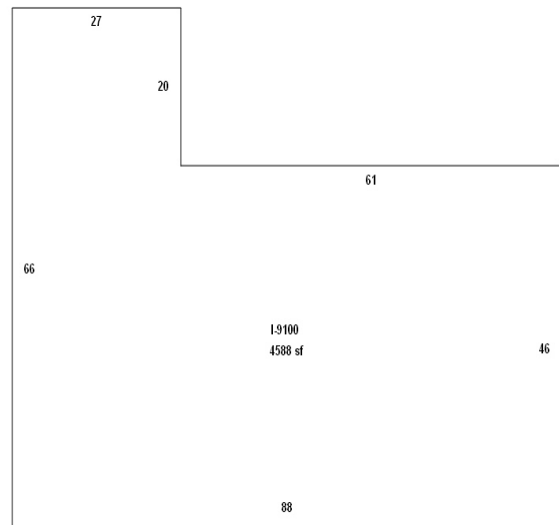
LandA

Units	Rate	Assessed	Market
32.77 Acres	\$75,000/Acre	\$2,211,975	\$2,211,975
5.30 Acres	\$500/Acre	\$2,650	\$2,650

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4588
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$599,683
Assessed	\$326,827

* Year Built = Actual / Effective

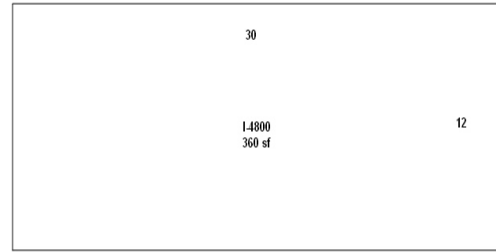


Sketch by Apex Media™

Building 1

Building InformationA	
#	2
Use	MASONRY PILASTER .
Year Built*	1996
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	360
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$55,511
Assessed	\$37,470

* Year Built = Actual / Effective

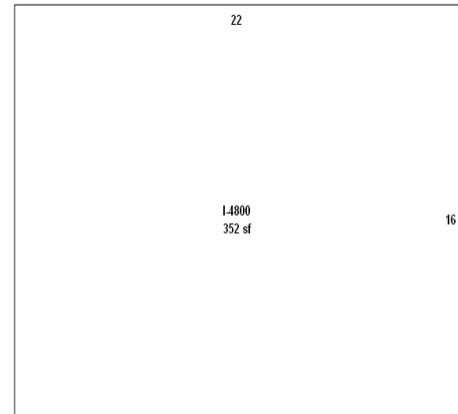


Sketch by Apex Media™

Building 2

Building InformationA	
#	3
Use	MASONRY PILASTER .
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	352
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$52,672
Assessed	\$28,706

* Year Built = Actual / Effective

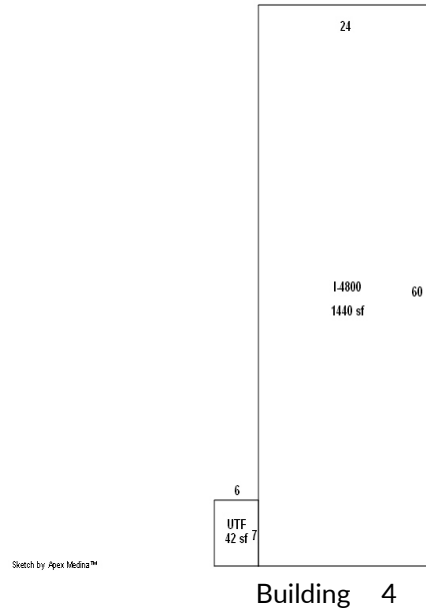


Sketch by Apex Media™

Building 3

	4
	1980/1985
	1440
	METAL PREFINISHED
	\$63,280

* Year Built = Actual / Effective

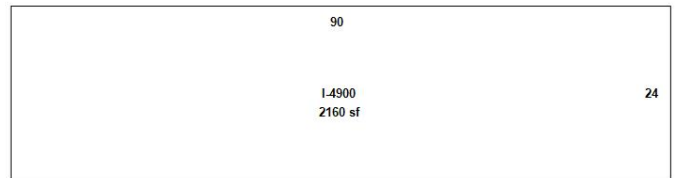


AppendagesA

Description	Area (ft ²)
UTILITY FINISHED	42

Building InformationA	
#	5
Use	STEEL/PRE ENGINEERED.
Year Built*	1980/1985
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2160
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$103,688
Assessed	\$41,475

* Year Built = Actual / Effective



Building 5

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16525	144 LEDBURY DR: ELECTRICAL - COMMERCIAL-Communications pole power	\$2,000		12/3/2024
08819	144 LEDBURY DR: STRUCTURES OTHER THAN BUILDINGS-8" 40" POLE W/ANTENNA AND MOUNT AT TOP	\$16,000		7/16/2024

12111	144 LEDBURY DR: PLUMBING - COMMERCIAL-SMALL CONCRETE BRICK OFFICE	\$4,675		7/21/2022
00032	144 LEDBURY DR: STRUCTURES OTHER THAN BUILDINGS-CONCRETE HEADWORKS WITH DUAL CENTER FLOW BAR WITH SCREENS/PUMPS	\$2,025,162		4/20/2021
15496	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Metal Building	\$1,707,996		2/17/2020
15796	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Storage Building	\$172,588		2/17/2020
15795	144 LEDBURY DR: PUBLIC WORKS OR UTILITIES BLDGS-Solids Handling Building	\$254,361		2/17/2020
01084	ELECTRICAL	\$198,900		2/3/2015
06464	TREATMENT TANK	\$2,065,000		7/1/2014
08886	HVAC CHANGEOUT - NO DUCT WORK	\$8,636		11/16/2011
04092	ELECTRICAL	\$5,997		5/21/2010
03344	CARPORT	\$19,570		4/28/2010
13765	REROOF	\$16,982		12/18/2006
09646	ELECTRICAL ROOM ADDITION	\$168,000		8/21/2006
00332	SANLANDO TREATMENT TANK #2	\$550,000		1/1/2001
00340	SANLANDO TREATMENT TANK 1	\$550,000		1/1/2001
00327	SANLANDO TREATMENT PLANT ELECTRICAL BLDG SUNSHINE BUILDING & DEV, THOMPSON ELECTRIC CO	\$31,213		1/1/2001
09431	CHLORINE CONTACT CHAMBER ONLY	\$192,791	2/28/2002	10/1/2000
02597	SANLANDO UTILITIES-STORAGE BLDG	\$20,000	6/17/1996	4/1/1996

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1980	240	\$1,306	\$784
COMMERCIAL CONCRETE DR 4 IN	1980	5525	\$34,531	\$20,719
COMMERCIAL ASPHALT DR 2 IN	1980	36310	\$121,639	\$72,983
BLOCK WALL - SF	1980	2511	\$34,828	\$20,897
POLE LIGHT 1 ARM	1980	2	\$3,708	\$3,708
COMM: CARPORT	2010	875	\$7,551	\$4,719

ZoningA

Zoning	PD
Description	Planned Development
Future Land Use	PUBU
Description	

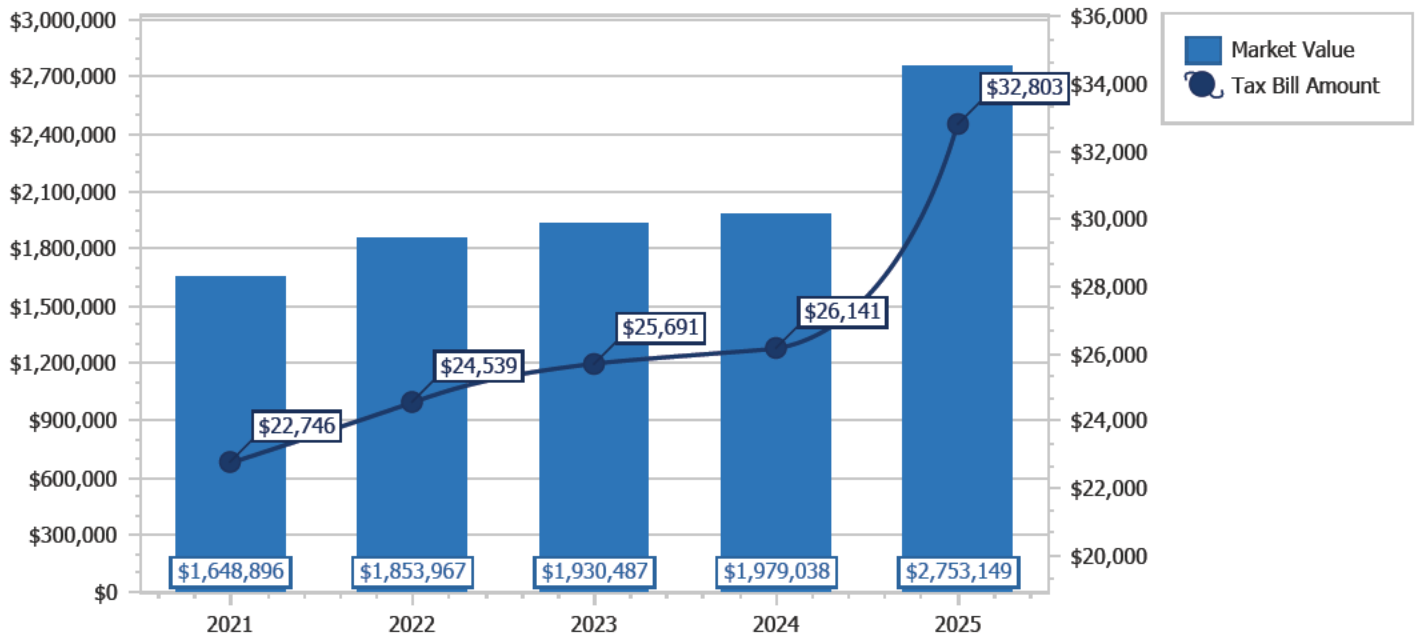
School DistrictsA

Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political Representation	
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 33

Utilities	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © 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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/1/2026 10:38:43 AM
Project: 26-80000060
Credit Card Number: 48*****5450
Authorization Number: 001530
Transaction Number: 010626O3A-5300B2F5-E892-4EB8-BB37-BAABF9EAF5A9
Total Fees Paid: 52.50

Fees Paid

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