



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

PROJ. #: 26-80000065

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME:	GARDENS OF LIFE COTTAGE HOMES		
PARCEL ID #(S):	18-21-30-501-0200-0050		
TOTAL ACREAGE:	<del>150' x 116'</del> 0.26	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR

**APPLICANT**

NAME:	BEVINDA S. BALIERAS	COMPANY:	—
ADDRESS:	2023 SEPLER COURT		
CITY:	FERN PARK	STATE:	FL ZIP: 32730-3107
PHONE:	407-310-7818	EMAIL:	[REDACTED]

**CONSULTANT**

NAME:	NONE FOR NOW	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: 1 DUPLEX PRIMARILY TARGETING HOUSING NEEDS OF INDIVIDUALS WITH DEVELOPMENTAL DISABILITY SUCH AS AUTISM.

**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: R-1	FLU: MDR	LOCATION: on the south side of Depugh St, west of Central St
W/S: City of Altamonte Springs	BCC: 4: Lockhart	

## DETAILED NARRATIVE

WE HAVE A SON WHO WAS DIAGNOSED WITH AUTISM AND IS 41 YEARS OLD LIVING WITH US. WE FOUND OUT THRU PERSONAL INTERACTIONS WITH PARENTS AND INDIVIDUALS WITH DISABILITY THEMSELVES, THAT THEY HAVE DIFFICULTY IN FINDING HOUSING. WE ARE NOW AT ADVANCED AGE AND READY TO DEVELOP THE PROPOSED VACANT LOTS TO MEET THE NEEDS OF OUR SON AND OTHER INDIVIDUALS LIKE HIM TO HAVE A DECENT HOUSING WHERE THEY CAN INTERACT WITH ONE ANOTHER AND ENJOY THEIR LIVES

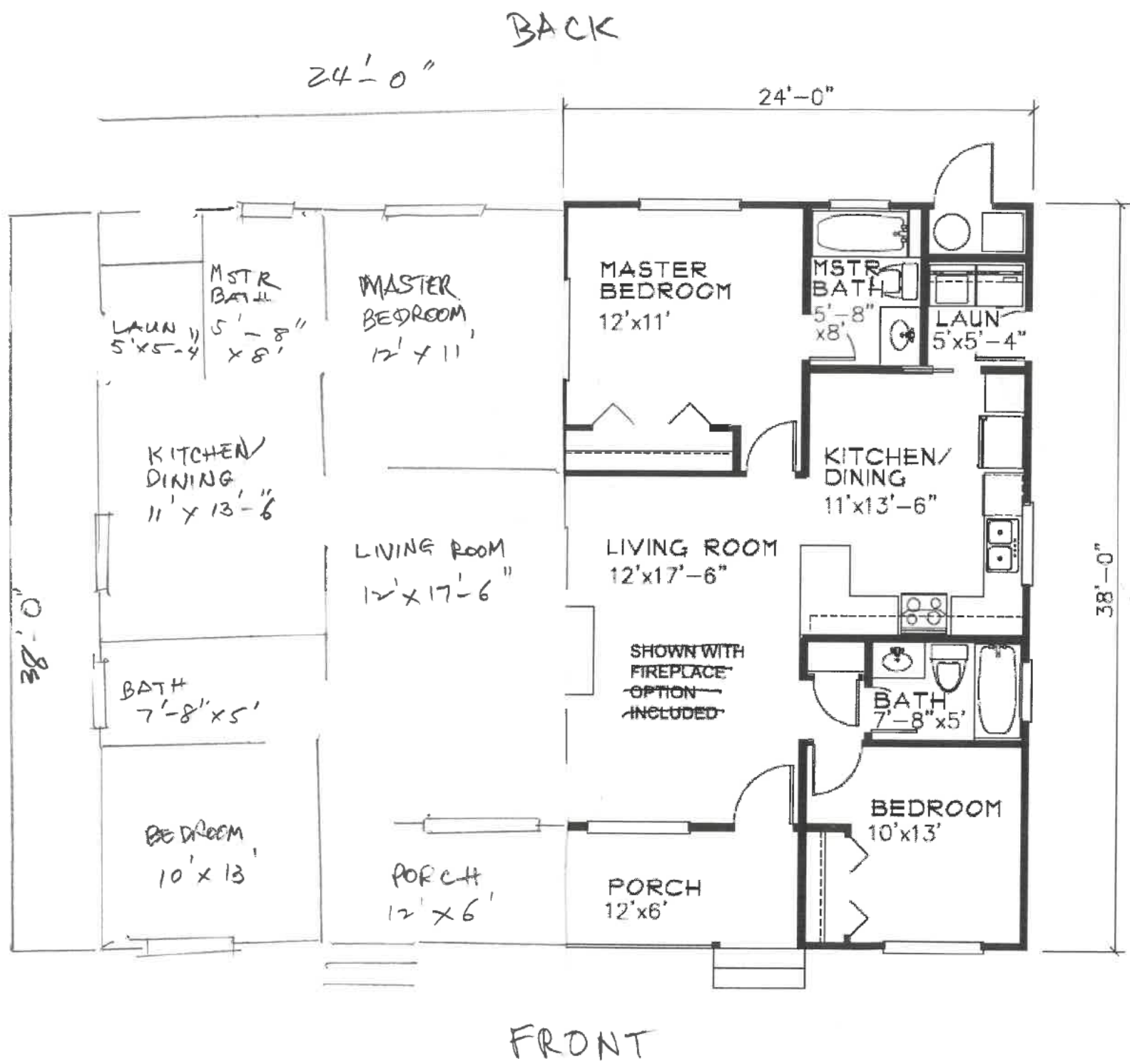
WE WANT R-1 TO R-2

Filter by All



Exterior - Front Elevation 2 for Cottage House Plan #515-56 - 2 bed, 2 bath





or Plan - Other Floor for Cottage House Plan #515-56 - 2 bed, 2 bath



# 2026 Property Record Card



Parcel: **18-21-30-501-0200-0050**  
 Property Address:  
 Owners: **BELINDA S BALLERAS REV LIVING TRUST**  
 2026 Market Value \$72,500 Assessed Value \$35,835 Taxable Value \$35,835  
 2025 Tax Bill \$655.18 Tax Savings with Non-Hx Cap \$336.55  
 Vacant Residential property has a lot size of 0.26 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	18-21-30-501-0200-0050
Property Address	
Mailing Address	2023 SEPLER CT FERN PARK, FL 32730-3107
Subdivision	LAKEVIEW
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## 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)	\$72,500	\$72,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$72,500	\$72,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$36,665	\$39,923
P&G Adjustment	\$0	\$0
Assessed Value	\$35,835	\$32,577

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$991.73
Tax Bill Amount	\$655.18
Tax Savings with Exemptions	\$336.55

## Owner(s)

Name - Ownership Type

BELINDA S BALLERAS REV LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 5 + 6 BLK 2  
LAKEVIEW  
PB 5 PG 14

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,835	\$0	\$35,835
SCHOOLS	\$72,500	\$0	\$72,500
FIRE	\$35,835	\$0	\$35,835
ROAD	\$35,835	\$0	\$35,835
WATER MANAGEMENT DISTRICT	\$35,835	\$0	\$35,835

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2014	\$100	08348/1959	Vacant	No
WARRANTY DEED	1/1/2011	\$22,500	07513/1209	Vacant	Yes

## Land

Units	Rate	Assessed	Market
100 feet X 116 feet	\$1,000/Front Foot	\$72,500	\$72,500

## Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

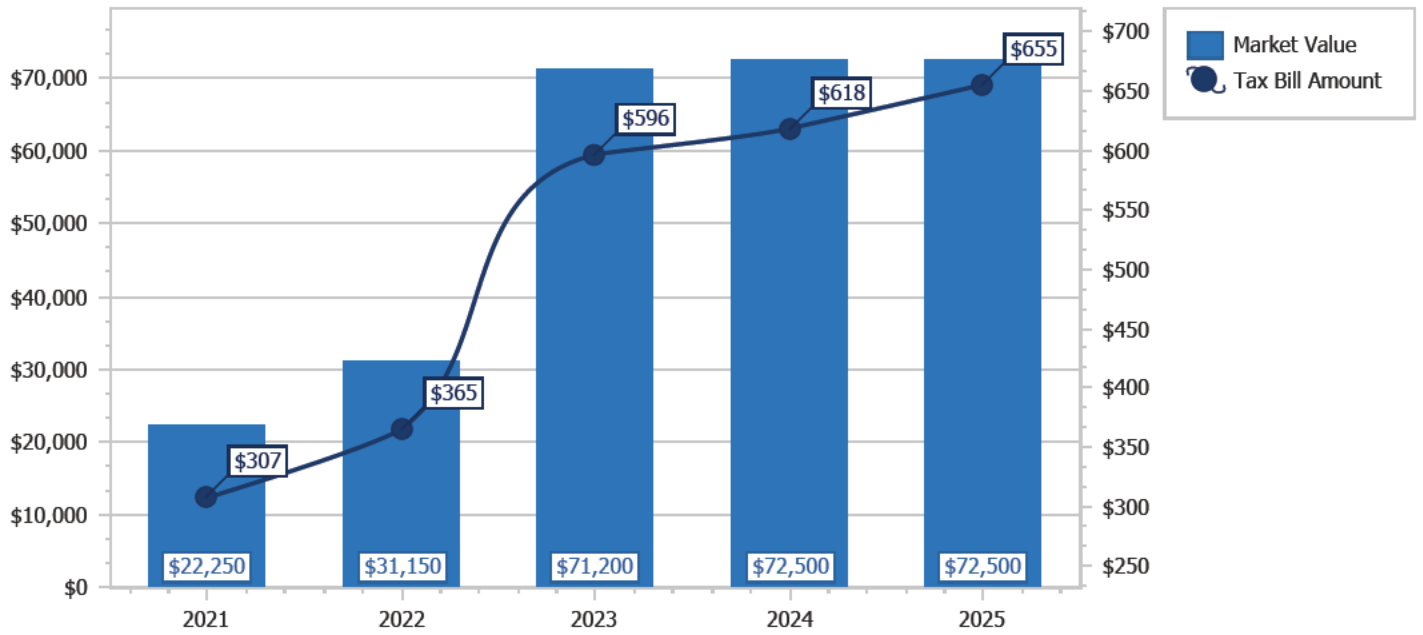
### School Districts

Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/5/2026 2:38:32 PM  
**Project:** 26-80000065  
**Credit Card Number:** 41\*\*\*\*\*1396  
**Authorization Number:** 005769  
**Transaction Number:** 050626C1B-8AE875C2-3561-4321-BEA3-7F8F7D42DC5C  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50