

PM: Chad



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

PROJ. #: 26-80000067

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	Summerland Senior Living Expansion		
PARCEL ID #(S):	13-21-30-502-0A00-0230		
TOTAL ACREAGE:	1.61 Acres	BCC DISTRICT:	2) Jay Zembower
ZONING:	MC-1	FUTURE LAND USE:	Senior Living Home-LDE

APPLICANT

NAME:	Erik Schlichenmaier	COMPANY:	Summerland Senior Living
ADDRESS:	955 Tuskawilla Rd		
CITY:	Winter Springs	STATE:	FL
PHONE:	407-314-1845	ZIP:	32765
EMAIL:	[REDACTED]		

CONSULTANT

NAME:	William Voll	COMPANY:	Voll Construction LLC
ADDRESS:	1811 Shoshonee Trail		
CITY:	Casselberry	STATE:	FL
PHONE:	407-383-6361	ZIP:	32707
EMAIL:	[REDACTED]		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: ALF 7-14 people

STAFF USE ONLY

COMMENTS DUE:	6/19	COM DOC DUE:	6/25	DRC MEETING:	7/8
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	MC-1	FLU:	LDR	LOCATION:	On the east side of Tuskawilla Rd, north of Lake Dr
W/S:	Seminole County	BCC:	2 Zembower	Agenda: 7/2	

Detailed Project Summary for Construction Rezone Request

Our business has been incredibly welcomed and supported by the community. Due to the growing demand for our services and encouragement from local families, we have decided to expand our current property in order to better serve the needs of the community. The proposed project will not alter the current view of the house from the road or sidewalk.

The proposed project consists of an addition to the existing structure by following the current main roofline, enclosing the existing open-air patio, and constructing an expanded residential care addition containing approximately **6 new bedrooms and 3 new bathrooms**. The expansion is intended to enhance the functionality, safety, and capacity of the existing facility while maintaining architectural consistency with the current structure and surrounding area.

Proposed Improvements

Building Expansion

The proposed construction will include:

- Enclosure of the existing open-air patio area
- Construction of approximately 1,250 square feet of new concrete slab foundation
- New cinder block exterior walls designed to match the existing structure, including matching struck joints, sills, and lintels
- Installation of new roof trusses, roof decking, fascia, and architectural shingles to match the existing roof system
- Installation of new aluminum fascia, soffit, gutters, and downspouts
- Installation of new exterior fiberglass doors with PVC frames
- Installation of new Ply-Gem single-hung vinyl Low-E insulated windows throughout the addition and porch areas

Interior Improvements

Interior construction will include:

- Framing of all new bedrooms, bathrooms, corridors, and manager's office
- Rough-in and completion of all plumbing, electrical, and HVAC systems
- Installation of insulation throughout walls and ceilings
- Drywall hanging, finishing, sanding, and texturing
- Installation of interior doors, trim, and baseboards

Installation of tile backer board, bathroom wall tile, bathroom floor tile, and LVP flooring throughout all rooms and corridors
Interior and exterior painting of all new construction areas
Installation of all plumbing fixtures, lighting, electrical devices, ceiling fans, and HVAC trim components
Installation of a mini-split HVAC system for the back porch area

Utility & Infrastructure Improvements

Additional utility and infrastructure improvements will include:

Installation of a new septic system and drain field
Installation of a new 200-amp electrical panel
Addition of a dedicated electrical circuit for the washer and dryer in the existing house
Underground plumbing and electrical rough-ins
Importing and compaction of fill dirt as required for site preparation

Life Safety Systems

To ensure compliance and safety, the addition will include:
A complete fire suppression system throughout the new addition
A fire alarm system installed throughout the expanded structure

Site Improvements

Site improvements associated with the project will include:

Extension of the existing parking lot to accommodate the increased occupancy and operational needs of the facility
Construction of a new outdoor patio area facing the north side of the property for resident use and recreation
General site cleanup and removal of all construction debris upon completion

Thank you for your consideration. Throughout this process, we are committed not only to serving our community but also to preserving the county's natural beauty and the character of our residential neighborhoods.

Project Intent

This proposed expansion is intended to support the continued growth of the facility while maintaining compatibility with the surrounding community. The project is designed to improve resident accommodations, operational efficiency, life safety, and overall quality of care.

At this stage, the proposal is considered a conceptual construction summary for rezoning and planning purposes. Final engineering, architectural plans, and permitting documentation will be completed as part of the formal development and permitting process.

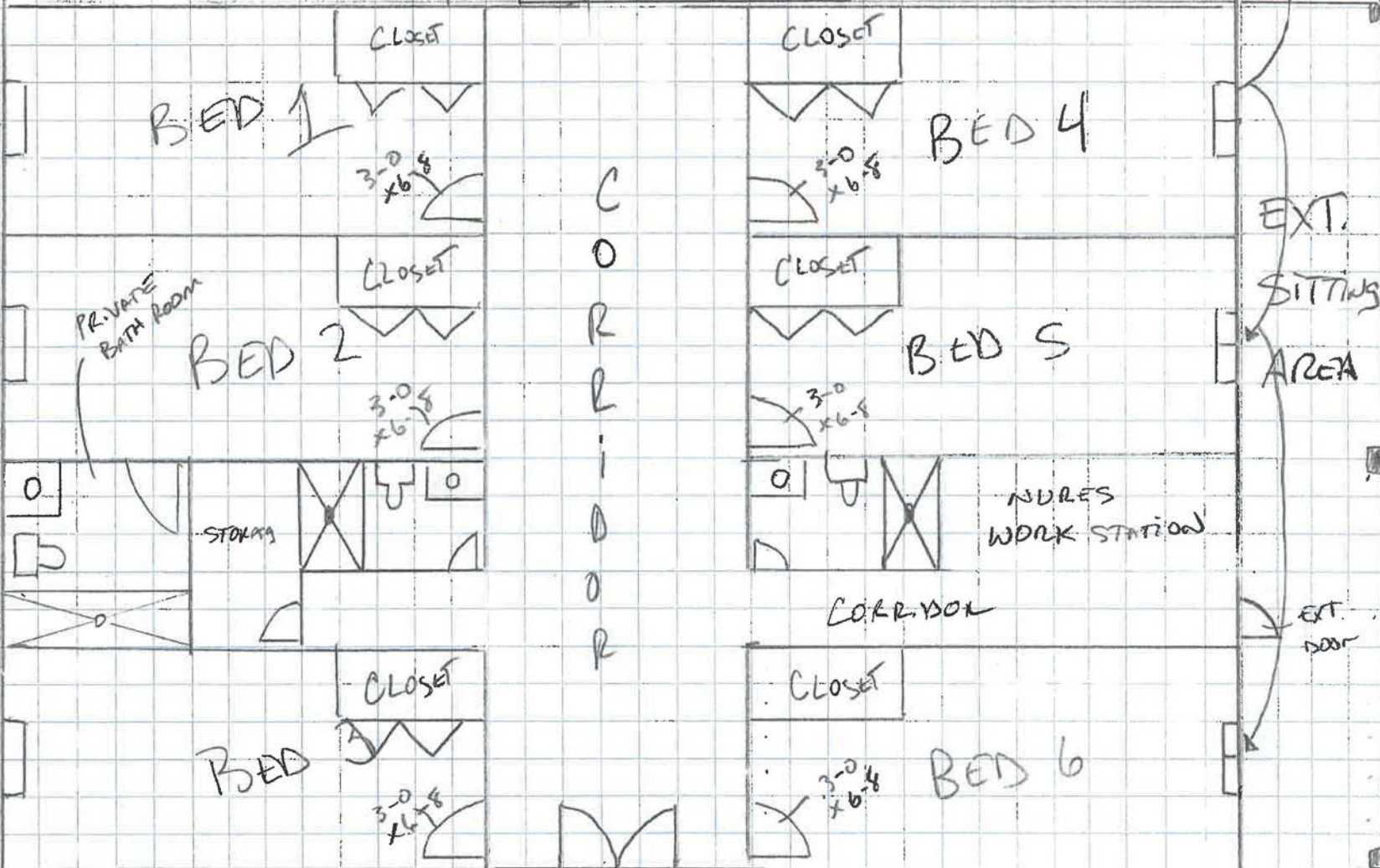
All plans and permits associated with the proposed addition are intended to be included as part of the project development.

955 TUSKAWILLA RD

WINDOW

WINDOW

EXT DOOR



(2) 30 x 68

EXIST PATIO TO BE CLOSED WITH WINDOWS AND HVAC.

— Cooled Space

955 TUSKAWILLA RD
Winter Springs, FL 32708

5.5.3



Summerland Senior Living

Current Structure.

PROPERTY ADDRESS:
951 TUSKAWILLA ROAD, WINTER SPRINGS, FLORIDA 32708

SURVEY NUMBER 2405.9997

CERTIFIED TO:
ERIK SCHLICHENMAIER INTEGRITY FIRST TITLE, OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY, NEXERA HOLDING LLC

DATE SIGNED: 06/06/24

BUYER: Erik Schlischenmaier

LENDER: NEXERA HOLDING LLC

TITLE COMPANY: INTEGRITY FIRST TITLE

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: C2405006

LEGAL DESCRIPTION:
LOT 23, BLOCK A, WINTER SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 81 AND 82, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:
THAT PORTION OF LAND AS DESCRIBED IN ORDER OF TAKING, TUSKAWILLA ROAD (PHASE II) RELATING TO PARCEL NUMBER 105/705, 109/709, 110/710, 111/711 AND 115, FILED JULY 27, 1994 IN OFFICIAL RECORDS BOOK 2803, PAGE 1099, MORE PARTICULARLY DESCRIBED AS:
PARCEL NO. 109
A PART OF LOT 23, BLOCK "A", WINTER SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 81 AND 82 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE RUN NORTH 04 DEGREES, 27 MINUTES, 47 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE RUN SOUTH 84 DEGREES 54 MINUTES 25 SECONDS, EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 32.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 04 DEGREES 27 MINUTES 47 SECONDS, WEST A DISTANCE OF 33.11 FEET; THENCE RUN SOUTH 15 DEGREES 42 MINUTES 46 SECONDS, WEST A DISTANCE OF 41.01 FEET; THENCE RUN SOUTH 04 DEGREES 27 MINUTES 47 SECONDS, WEST A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 23; THENCE RUN NORTH 84 DEGREES 54 MINUTES 25 SECONDS, WEST ALONG SAID SOUTH LINE A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, PANEL NUMBER 0170 DATED 9/28/2007.

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#62B1, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.002 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the features.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.6035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINE TYPES	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
Boundary Line	(C) - Calculated	FIP - Found Iron Pipe & Cap	PLT - Platter
Center Line	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
Chain Link or Wire Fence	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of Commencement
Assessment	(M) - Measured	FHH - Found Hall	PRC - Point of Reversion
Edge of Water	(P) - Plat	FHRSPK - Found Rail Road Spike	PRM - Permanent Reference Monument
Iron Fence	(R) - Record	SPI - Survey	PSM - Professional Surveyor & Mapper
Overhead Lines	A/C - Air Conditioning	AM - Gas Meter	PT - Point of Tangency
Structure	AE - Access Easement	IO - Identification	PUE - Public Utility Easement
Survey Tie Line	AHS - Anchor Easement	IE/EE - Ingress/Egress Easement	R - Radius or Radial
Vinyl Fence	ASBL - Accessory Setback Line	ILL - Irregular	R/W - Right of Way
Wall or Party Wall	B/W - Bay/Box Window	INT - Intersection	R/S - Residential
Wood Fence	BC - Block Corner	INT - Intersection	R/S - Range
	BFF - Backflow Preventer	IR - Irrigation Easement	ROE - Roof Overhang Easement
	BLDG - Building	L - Length	RP - Radius Point
	BLK - Block	LAB - Limited Access Easement	S/W - Sidewalk
	BM - Benchmark	LLB - Limited Buffer Easement	SBL - Setback Line
	BR - Bearing Reference	LS - Landscape Easement	SCL - Survey Closure Line
	BRL - Building Restriction Line	LM - Lake/Landscape Maintenance Easement	SCR - Screen
	BSMT - Basement	LS# - License No. (Surveyor)	SEP - Section Tank
	C - Curve	MB - Map Book	SEW - Sewer
	CL - Center Line	ME - Maintenance Easement	SIRC - Set Iron Rod & Cap
	C/P - Covered Porch	MES - Mitered End Section	SMWE - Storm Water Management Easement
	C/S - Concrete Slab	MF - Metal Fence	SNAP - Set Nail and Disc
	CATV - Cable TV Riser	MH - Manhole	SQFT - Square Feet
	CB - Concrete Block	MHWL - Mean High Water Line	STL - Survey Tie Line
	CH - Chord Bearing	NR - Non-Radial	STY - Story
	CHIM - Chimney	NTS - Not to Scale	SV - Sewer Valve
	CLF - Chain Link Fence	NAVD83 - North American Vertical Datum 1983	SWR - Sidewalk Easement
	CMB - Canal Maintenance Easement	NAD83 - National Geodetic Vertical Datum 1983	TBM - Temporary Bench Mark
	CO - Clean Out	OG - On Ground	TEL - Telephone Facilities
	COMC - Concrete	ORA - Official Records Book	TGB - Top of Bank
	COR - Corner	ORA - Official Record Volume	TUE - Technological Utility Easement
	CS/W - Concrete Sidewalk	OVA - Oval	TYP - Township
	CUE - Control Utility Easement	OS - Offset	TX - Transformer
	CVG - Concrete Valley Gutter	OFF - Outside Subject Property	UE - Utility Easement
	D/W - Driveway	OHL - Overhead Utility Lines	UH - Underground
	DE - Driveway Easement	OHWL - Ordinary High Water Line	UP - Utility Pole
	DF - Drain Field	OM - Inside Subject Property	UR - Utility Riser
	DH - Drill Hole	PYE - Pool Sump Easement	VF - Vinyl Fence
	DUB - Drainage & Utility Easement	PS - Plat Book	WC - White Corner
	EBV - Elevation	PCC - Point of Curvature	WF - Water Filter
	EM - Electric Meter	PCC - Point of Curvature	WF - Wood Fence
	EMCL - Enclosure	PCP - Permanent Control Point	WB - Water Meter Valve Box
	ENT - Entrance	PI - Point of Intersection	WW - Water Valve
	EDP - Edge of Pavement	PLS - Professional Land	
	EDW - Edge of Water		
	ESMT - Easement		
	EUH - Electric Utility Box		
	F/DH - Found Ditch Hole		
	FCM - Found Concrete Monument		
	FF - Finished Floor		

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE PROPERTY LINE OF LOT 23, BLOCK A, LOCATED WITHIN WINTER SPRINGS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 81 AND 82 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

EXACTA
Land Surveyors, LLC

100 West American Street, Suite 300, Winter Springs, FL 32787
 407.644.3333
 www.exakta.com

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

2026 Property Record Card



Parcel: 13-21-30-502-0A00-0230
 Property Address: 955 TUSKAWILLA RD WINTER SPRINGS, FL 32708
 Owners: SCHLICHENMAIER, ERIK L
 2026 Market Value \$427,530 Assessed Value \$412,468 Taxable Value \$412,468
 2025 Tax Bill \$5,129.23

The 3 Bed/2 Bath Single Family property is 1,944 SF and a lot size of 0.61 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	13-21-30-502-0A00-0230
Property Address	955 TUSKAWILLA RD WINTER SPRINGS, FL 32708
Mailing Address	1271 PIMA PT OVIEDO, FL 32765-6372
Subdivision	WINTER SPRINGS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$198,180	\$236,571
Depreciated Other Features	\$13,350	\$12,400
Land Value (Market)	\$216,000	\$126,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$427,530	\$374,971
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,062	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$412,468	\$374,971

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,129.23
Tax Bill Amount	\$5,129.23
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SCHLICHENMAIER, ERIK L

Legal Description

LOT 23 BLK A (LESS RD ON W)
 .612 AC
 WINTER SPRINGS
 PB 15 PG 81

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$412,468	\$0	\$412,468
SCHOOLS	\$427,530	\$0	\$427,530
FIRE	\$412,468	\$0	\$412,468
ROAD	\$412,468	\$0	\$412,468
WATER MANAGEMENT DISTRICT	\$412,468	\$0	\$412,468

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/25/2024	\$440,000	10718/0480	Improved	Yes
QUIT CLAIM DEED	4/1/2013	\$100	08189/1669	Improved	No
WARRANTY DEED	12/1/2005	\$282,000	06048/0319	Improved	Yes

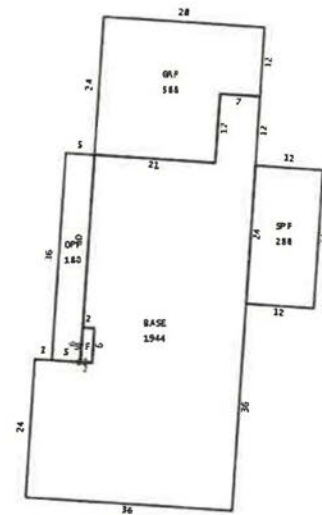
Land

Units	Rate	Assessed	Market
1 Lot	\$240,000/Lot	\$216,000	\$216,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1971
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft ²)	1944
Total Area (ft ²)	3012
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$304,892
Assessed	\$198,180

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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GARAGE FINISHED	588
OPEN PORCH FINISHED	180
SCREEN PORCH FINISHED	12
SCREEN PORCH FINISHED	288

Permits				
Permit #	Description	Value	CO Date	Permit Date
11725	955 TUSKAWILLA RD: SIGN (POLE,WALL,FACIA)-New Ground Sign [WINTER SPRINGS]	\$2,137		9/10/2025
01141	955 TUSKAWILLA RD: FENCE/WALL RESIDENTIAL-VINYL FENCE [WINTER SPRINGS]	\$16,000		1/27/2025
RESD-2024-2391	6 foot tall white vinyl fencing with access gates to back yard.	\$15,990	1/13/2025	12/23/2024
17046	955 TUSKAWILLA RD: UNDERGROUND FUEL TANK INSTALLATION- [WINTER SPRINGS]	\$0		12/9/2024
17044	955 TUSKAWILLA RD: ELECTRIC - GENERATOR- [WINTER SPRINGS]	\$18,427		12/3/2024
05026	955 TUSKAWILLA RD: REROOF RESIDENTIAL-Residential Re-Roof [WINTER SPRINGS]	\$15,675	6/7/2021	3/23/2021
16680	955 TUSKAWILLA RD: ELECTRICAL - RESIDENTIAL- [WINTER SPRINGS]	\$1,600		10/8/2020
00433	INSTALL FIRE ALARM SYSTEM	\$3,824		1/12/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1971	1	\$6,000	\$3,600
STANDBY GENERATOR 1	2024	1	\$10,000	\$9,750

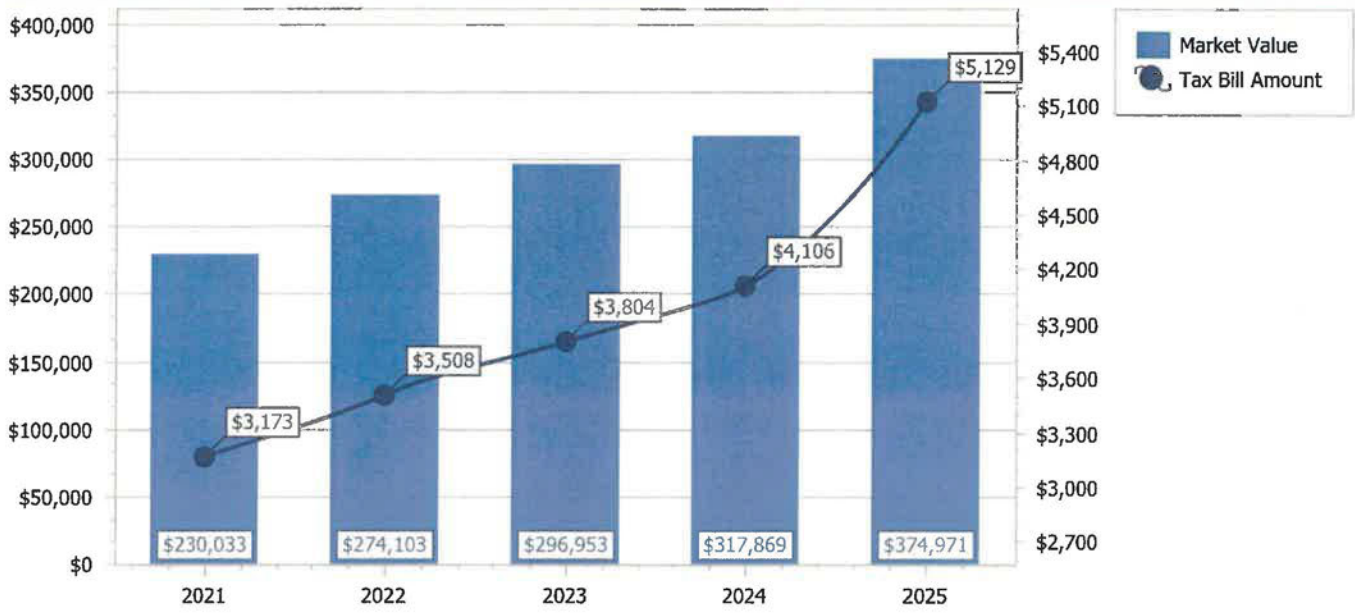
Zoning	
Zoning	OUT
Description	
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Winter Springs

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 49

Utilities	
Fire Station #	Station: 27 Zone: 273
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser

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6/08/26 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 10:22:05
 PROJ # 26-80000067 RECEIPT # 0155077
 OWNER: LA FORTUNE, ALINE
 JOB ADDRESS: 955 TUSKAWILLA RD LOT #: 0230

PRE APPLICATION	50.00	50.00	.00
TOTAL FEES DUE.....:		50.00	
AMOUNT RECEIVED.....:		50.00	

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000105	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	SUMMERLAND SENIOR LIVING	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE