



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

PROJ. #: 25-55200002

Received: 3/20/25

Paid: 3/25/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

- | | |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: Howell Branch Estates

PARCEL ID #(S): 35-21-30-300-0400-0000

NUMBER OF LOTS: 15 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHERARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) **TO BE SUBMITTED AT FINAL**

WATER PROVIDER: Seminole County

SEWER PROVIDER: Seminole County

ZONING: R-1BB

FUTURE LAND USE: MDR

TOTAL ACREAGE: 4.34

BCC DISTRICT: 1: Dallari

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: PATRICK KNIGHT (OWNER)

COMPANY:

ADDRESS: P.O. BOX 948255

CITY: MAITLAND

STATE: FL

ZIP: 32794

PHONE: 407-509-6482

EMAIL: PATJKNIGHT@AOL.COM

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 1806 E MARKS ST.

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: TFABER@FABERENGINEERINGINC.COM

OWNER(S)

NAME(S): PATRICK KNIGHT

ADDRESS: P.O. BOX 948255

CITY: MAITLAND

STATE: FL

ZIP: 32794

PHONE: 407-509-6482

EMAIL: PATJKNIGHT@AOL.COM

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- ☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)3/19/25
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, PATRICK KNIGHT, the owner of record for the following described property [Parcel ID Number(s)] 35-21-30-300-0400-0000 hereby designates Tom Faber (Faber Engineering, Inc.) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: Development Plan

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

7/24/24

Property Owner's Signature

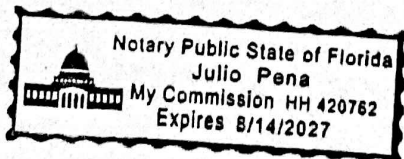
[Signature]

Patrick Knight

Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared PATRICK J. KNIGHT (property owner),
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FL. DRIVER LICENSE as identification, and who executed the foregoing instrument and sworn an oath on this 24 day of July, 2024



Notary Public

[Signature]



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

5215HOWELLBRANCHRD, LLC

Filing Information

Document Number L24000515748
FEI/EIN Number NONE
Date Filed 12/12/2024
Effective Date 12/11/2024
State FL
Status ACTIVE

Principal Address

1900 E ADAMS DRIVE
MAITLAND, FL 32751

Mailing Address

PO BOX 948255
MAITLAND, FL 32794

Registered Agent Name & Address

KNIGHT, PATRICK J
1900 E ADAMS DRIVE
MAITLAND, FL 32751

Authorized Person(s) Detail

Name & Address

Title MGR

KNIGHT, PATRICK J
1900 E ADAMS DRIVE
MAITLAND, FL 32751

Annual Reports

No Annual Reports Filed

Document Images

[12/12/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

Property Record Card



Parcel: 35-21-30-300-0400-0000
 Property Address: 5215 HOWELL BRANCH RD WINTER PARK, FL 32792
 Owners: 5215 HOWELL BRANCH RD LLC
 2025 Market Value \$638,916 Assessed Value \$514,906 Taxable Value \$514,906
 2024 Tax Bill \$6,183.08

The 3 Bed/1 Bath Single Family property is 1,358 SF and a lot size of 4.36 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0400-0000
Property Address	5215 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	1900 E ADAMS DR MAITLAND, FL 32751-5860
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$1,416	\$1,406
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$637,500	\$466,690
Land Value Agriculture	\$0	\$0
Just/Market Value	\$638,916	\$468,096
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$124,010	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$514,906	\$468,096

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,183.08
Tax Bill Amount	\$6,183.08
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

5215 HOWELL BRANCH RD LLC

Legal Description

SEC 35 TWP 21S RGE 30E SE 1/4 OF NE 1/4 OF
SE 1/4 LYING ELY OF HOWELL BRANCH RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$514,906	\$0	\$514,906
Schools	\$638,916	\$0	\$638,916
FIRE	\$514,906	\$0	\$514,906
ROAD DISTRICT	\$514,906	\$0	\$514,906
SJWM(Saint Johns Water Management)	\$514,906	\$0	\$514,906

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/14/2025	\$100	10763/1127	Improved	No
WARRANTY DEED	10/20/2023	\$750,000	10525/1927	Improved	Yes
WARRANTY DEED	6/20/2022	\$100	10265/0596	Improved	No
TRUSTEE DEED	2/10/2022	\$100	10240/0063	Improved	No
ADMINISTRATIVE DEED	11/5/2021	\$100	10177/0688	Improved	No
PROBATE RECORDS	6/15/2021	\$100	09964/1369	Improved	No

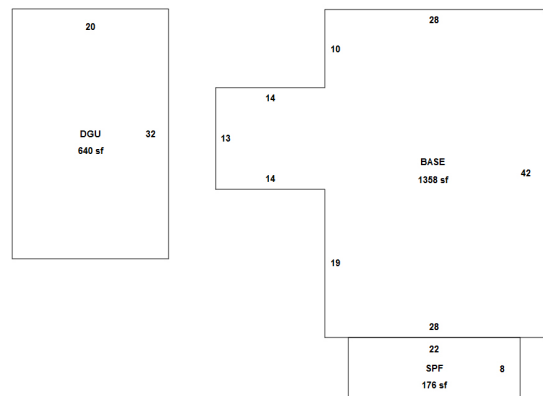
Land

Units	Rate	Assessed	Market
15 Lots	\$42,500/Lot	\$637,500	\$637,500

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1924/1960
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	1358
Total Area (ft ²)	2174
Constuction	SIDING GRADE 3
Replacement Cost	\$1,735
Assessed	\$911

* Year Built = Actual / Effective



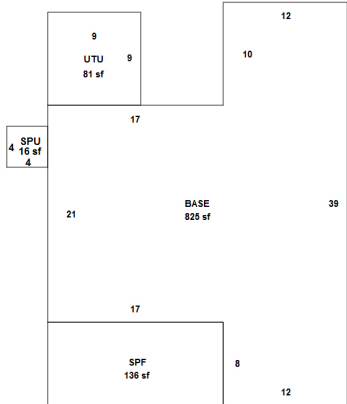
Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft²)
DETACHED GARAGE UNFINISHED	640
SCREEN PORCH FINISHED	176

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1935/1960
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	825
Total Area (ft²)	1058
Constuction	SIDING GRADE 3
Replacement Cost	\$961
Assessed	\$505

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 2

Appendages	
Description	Area (ft²)
SCREEN PORCH FINISHED	136
SCREEN PORCH UNFINISHED	16
UTILITY UNFINISHED	81

Permits				
Permit #	Description	Value	CO Date	Permit Date
06903	6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD	\$795		10/1/1997
05574	WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD	\$0		8/1/1997

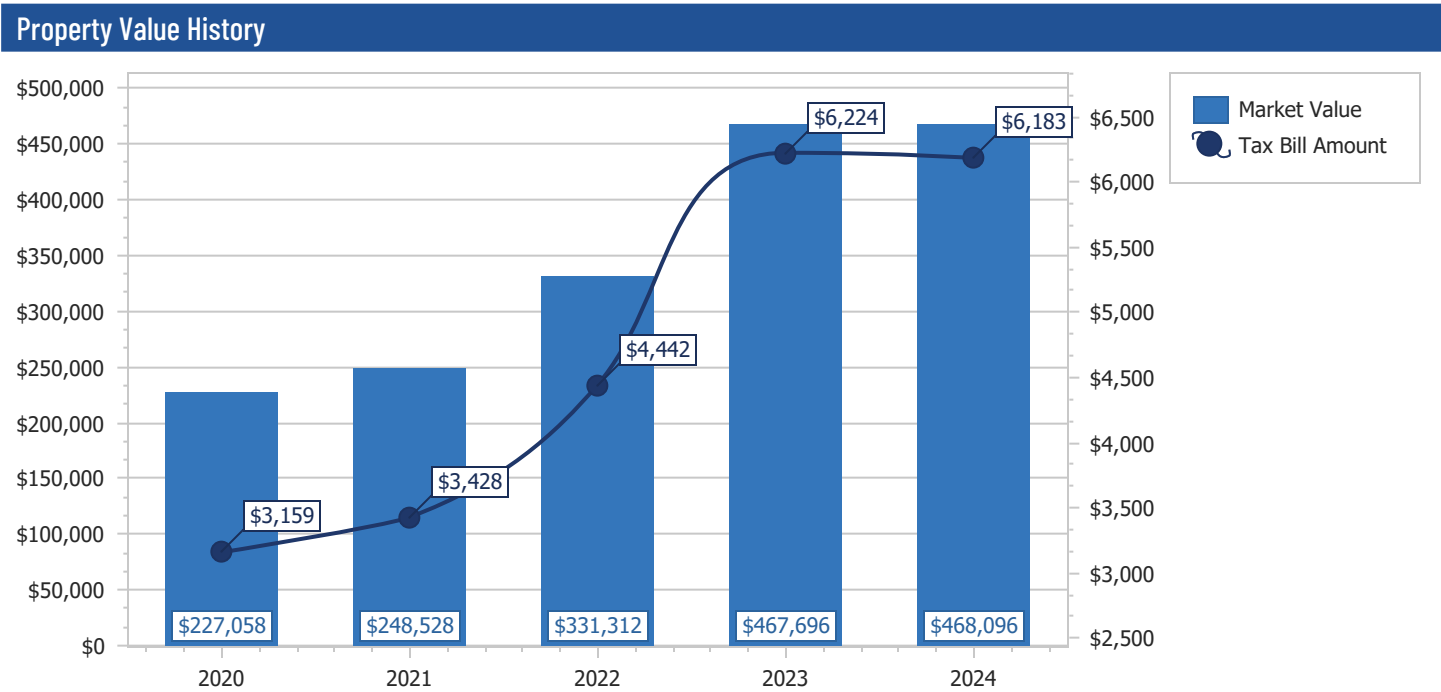
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1BB
Description	Single Family-5000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro





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

Receipt Details

Date: 3/25/2025 3:36:06 PM
Project: 25-55200002
Credit Card Number: 37*****5003
Authorization Number: 280608
Transaction Number: 250325C1C-2B59AE75-8385-45CD-9300-E99CA0641B9A
Total Fees Paid: 4458.00

Fees Paid

Description	Amount
FINAL SUBDIVISION	4375.00
CC CONVENIENCE FEE -- PZ	83.00
Total Amount	4458.00