



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

PROJ. #: 26-80000054
 PM: DAVID
 REC'D: 05/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME:	BALMY COVE		
PARCEL ID #(S):	SEE ATTACHED		
TOTAL ACREAGE:	8.82 ACRES	BCC DISTRICT:	3
ZONING:	PD	FUTURE LAND USE:	PD/COM

APPLICANT

NAME:	SCOTT BANTA	COMPANY:	TELESIS SERVICES, LLC	
ADDRESS:	2075 DIXIE AVENUE			
CITY:	SANFORD	STATE:	FL	ZIP: 32771
PHONE:	407-947-9922	EMAIL:	[REDACTED]	

CONSULTANT

NAME:	RICHARD ANDERSON	COMPANY:	RA STRATEGIES, PA	
ADDRESS:	732 CHEVIOT COURT			
CITY:	APOPKA	STATE:	FL	ZIP: 32712
PHONE:	407-280-1003	EMAIL:	[REDACTED]	

PROPOSED DEVELOPMENT

Brief description of proposed development:	TOWNHOUSE DEVELOPMENT UP TO 36 UNITS			
<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

STAFF USE ONLY

COMMENTS DUE:	05/15	COM DOC DUE:	05/21	DRC MEETING:	05/27/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	PD	FLU:	PD/COM	LOCATION: on the east side of Balmy Beach Dr, south of E SR 436	
W/S:	SEMINOLE COUNTY UTILITIES	BCC:	3: CONSTANTINE		

BALMY BEACH COVE – OWNERSHIP TRACTS

Main Tract:	07-21-29-524-0000-0040	2.92 Acres
Easement Tract:	07-21-29-524-0E00-0000	2.82 Acres
Roadway Tract:	07-21-29-524-RW00-0000	1.04 Acres
Buffer Tract:	07-21-29-524-B00-0000	<u>2.04 Acres</u>
	Total Acreage	8.82 Acres

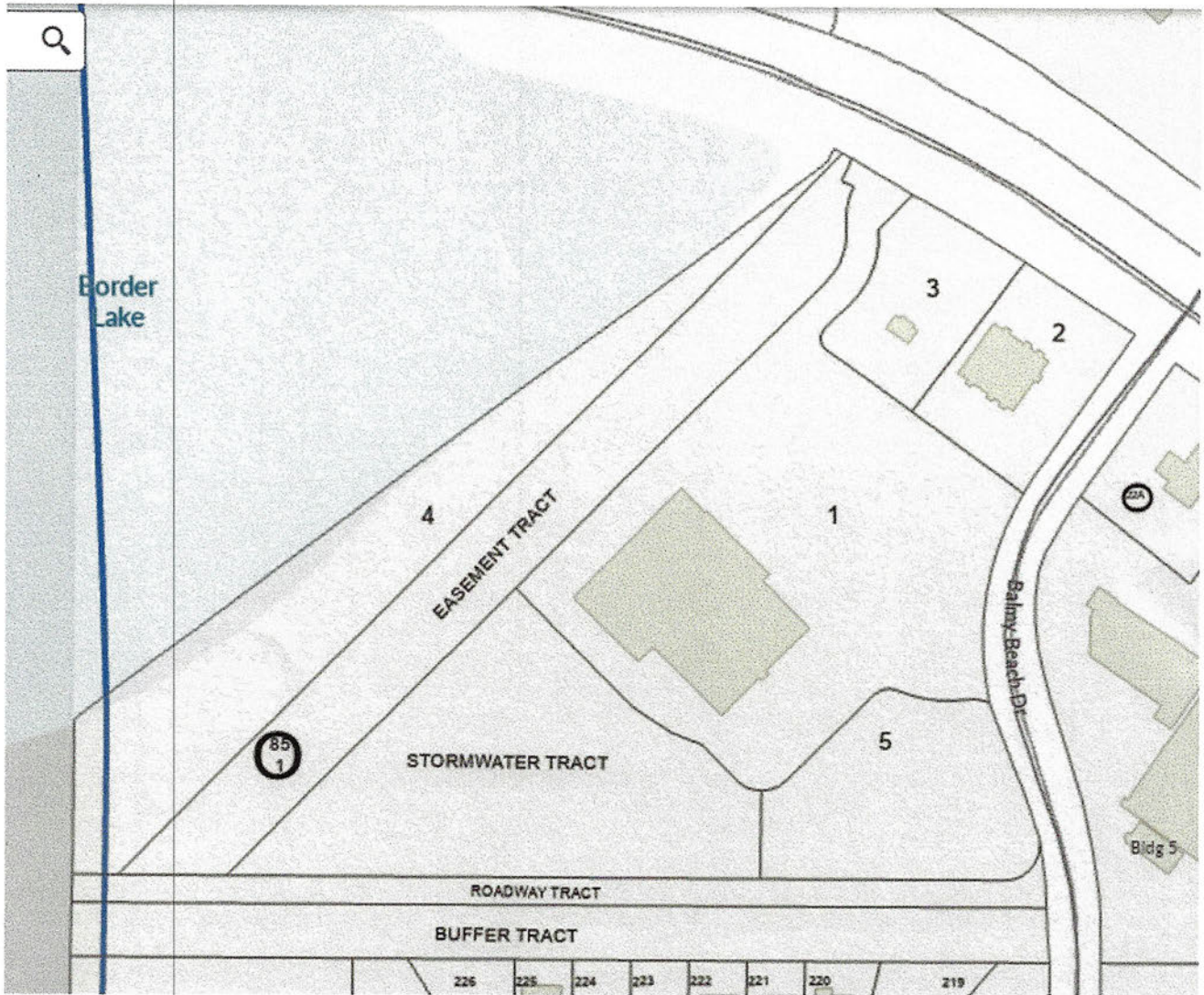
BALMY COVE – Pre-App Narrative

Balmy Cove is proposing to build a townhome development with a maximum of 36 units on Lot 4 of the Balmy Beach Marketplace PD. Lot 4 is the last undeveloped parcel within the PD and was originally approved for a 5-story assisted living facility with 252 units. Applicant is proposing to build a maximum of 36 – 2 story townhomes, with each unit having a built-in 2-car garage and direct lake frontage on Border Lake.

Situated behind the Walmart Neighborhood Market, a Walmart Gas Station, a small strip center housing a Taco Bell, and the Creative World School. The site features direct frontage on SR 436 (Semoran Blvd) and Border Lake. The subject property has vehicular access from Balmy Breeze Drive onto Lake Border Drive (no vehicular access to SR 436), an interior private road. The immediate area is completely developed with a mix of commercial / retail uses and lower density single family residential to the south.

Balmy Cove's townhome development is the highest and best use for the subject property and we appreciate the opportunity to move forward with this development.

BALMY COVE - Site Map Existing Conditions - pg 1



Balmy Cove – Site Map Existing Conditions – Pg 2

BALMY BEACH MARKETPLACE

SECTION 7, TOWNSHIP 21 SOUTH,
RANGE 29 EAST, SEMINOLE COUNTY,
FLORIDA

SHEET 2 OF 3

PLAT
BOOK 85 PAGE 2

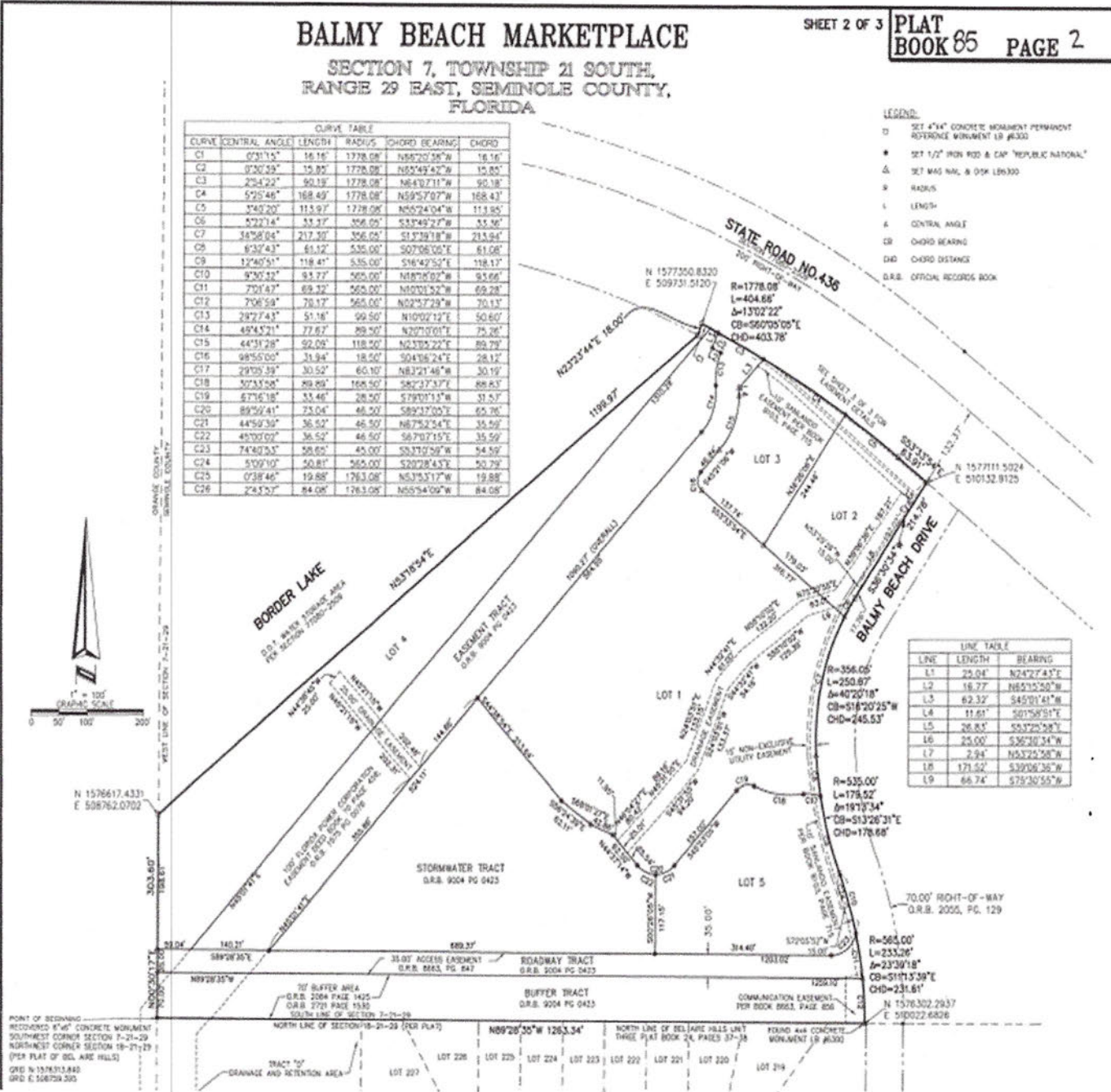
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	0°31'15"	16.16'	1778.08'	N85°20'36"W	16.16'
C2	0°30'59"	15.80'	1778.08'	N55°49'42"W	15.80'
C3	2°54'22"	90.19'	1778.08'	N63°27'11"W	90.19'
C4	5°25'46"	168.49'	1778.08'	N59°57'07"W	168.43'
C5	7°40'20"	313.97'	1778.08'	N55°24'04"W	313.95'
C6	9°22'14"	433.27'	856.00'	S33°49'27"W	433.26'
C7	16°58'04"	717.30'	356.00'	S17°39'18"W	713.94'
C8	8°37'43"	61.57'	535.00'	S07°06'30"E	61.08'
C9	17°40'51"	118.41'	535.00'	S16°47'57"E	118.17'
C10	9°30'32"	83.77'	365.00'	N87°01'07"W	83.69'
C11	7°01'47"	69.37'	365.00'	N10°01'52"W	69.28'
C12	7°06'54"	70.17'	365.00'	N02°37'29"W	70.11'
C13	29°27'43"	51.16'	99.50'	N10°07'12"E	50.60'
C14	49°45'21"	77.67'	89.50'	N20°10'01"E	75.26'
C15	44°31'28"	92.00'	118.50'	N23°05'22"E	89.79'
C16	89°55'00"	31.94'	18.50'	S04°06'24"E	28.12'
C17	29°05'39"	30.52'	60.10'	N83°21'46"W	30.19'
C18	50°33'28"	89.89'	168.50'	S82°37'37"E	88.63'
C19	67°16'18"	53.46'	28.50'	S79°01'13"W	31.57'
C20	89°50'41"	73.04'	46.50'	S82°37'00"E	65.76'
C21	44°50'39"	36.52'	46.50'	N87°52'54"E	35.59'
C22	45°00'09"	36.52'	46.50'	S87°07'15"E	35.59'
C23	74°40'33"	58.65'	45.00'	S03°10'50"W	54.59'
C24	5°09'10"	50.81'	365.00'	S20°28'43"E	50.79'
C25	0°38'46"	19.88'	1763.08'	N53°05'17"W	19.88'
C26	2°45'27"	84.08'	1763.08'	N55°04'09"W	84.08'

LEGEND:

- SET 4"x4" CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT IS #300
- SET 1/2" IRON ROD & CAP "PUBLIC NATIONAL"
- △ SET MAG NAIL & DISK LB6300
- R RADIUS
- L LENGTH
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CHD CHORD DISTANCE
- D.R.B. OFFICIAL RECORDS BOOK



LINE	LENGTH	BEARING
L1	29.04'	N24°27'43"E
L2	16.77'	N85°15'50"W
L3	62.32'	S45°01'41"W
L4	11.61'	S01°58'51"E
L5	26.85'	S53°25'58"E
L6	23.00'	S36°30'34"W
L7	7.94'	N53°24'58"W
L8	171.52'	S39°06'36"W
L9	66.74'	S79°30'55"W

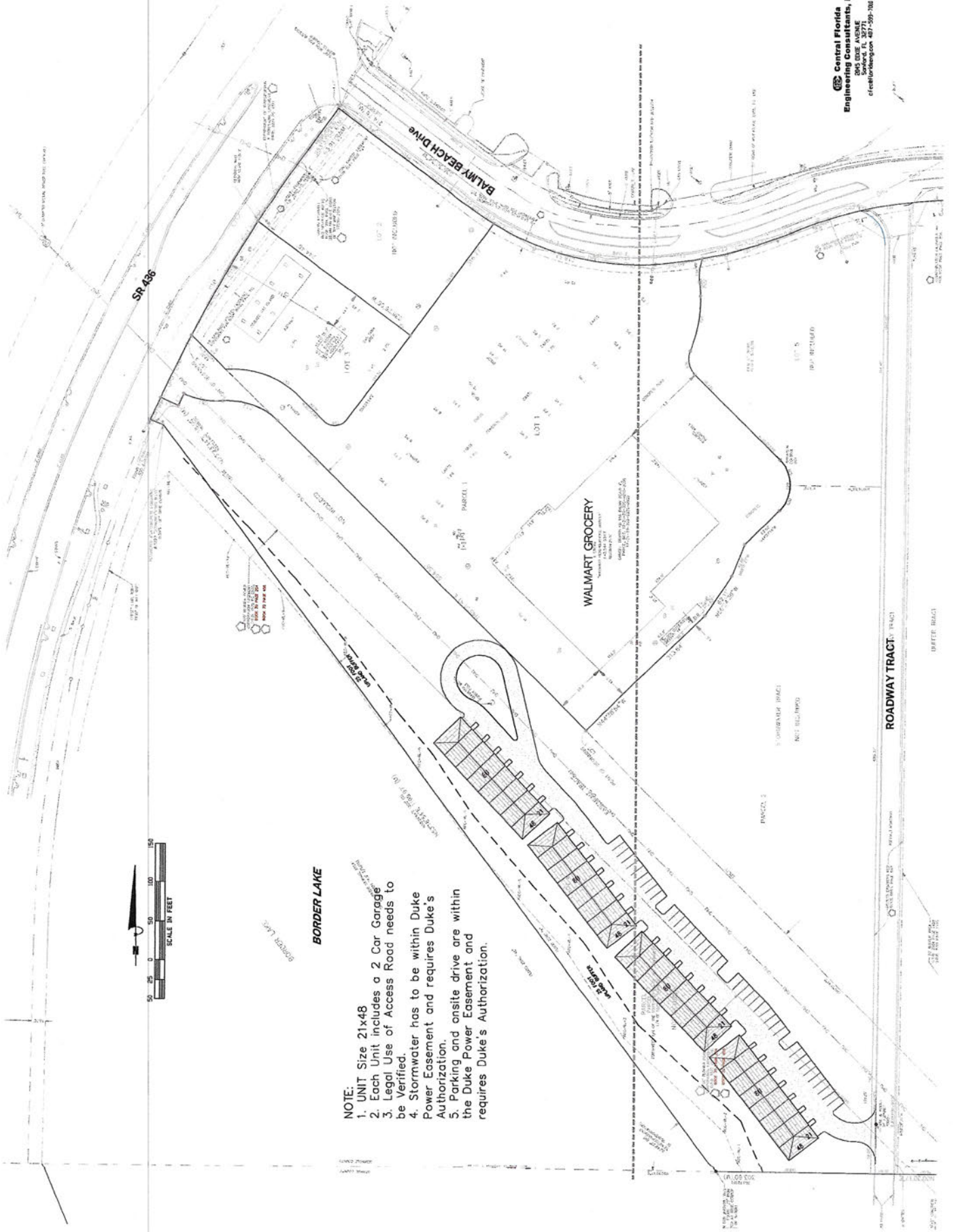


POINT OF BEGINNING
RECORDED 6"x6" CONCRETE MONUMENT
SOUTHWEST CORNER SECTION 7-21-29
NORTHWEST CORNER SECTION 18-21-29
(PER PLAT OF BELLAIR HILLS)
GRID N 1578313.843
GRID E 568759.305

70.00' RIGHT-OF-WAY
D.R.B. 2005, PG. 129

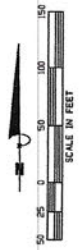
BALMY COVE – Site Sketch of Proposed


**Central Florida
Engineering Consultants, LLC**
 2845 DIXIE AVENUE
 SUITE 100
 ORLANDO, FLORIDA 32835
 (407) 399-7000



BORDER LAKE

- NOTE:**
1. UNIT Size 21x48
 2. Each Unit includes a 2 Car Garage
 3. Legal Use of Access Road needs to be Verified.
 4. Stormwater has to be within Duke Power Easement and requires Duke's Authorization.
 5. Parking and onsite drive are within the Duke Power Easement and requires Duke's Authorization.



Property Record Card



Parcel: 07-21-29-524-0000-0040
 Property Address:
 Owners: **TAURUS CD 186 BALMY BEACH FL LP**
 2026 Market Value \$1,167,965 Assessed Value \$1,167,965 Taxable Value \$1,167,965
 2025 Tax Bill \$15,976.59
 Vac Multi-Family property has a lot size of 2.92 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0000-0040
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1010:Vac Multi-Family
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)	\$1,167,965	\$1,167,965
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,167,965	\$1,167,965
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	\$1,167,965	\$1,167,965

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,976.59
Tax Bill Amount	\$15,976.59
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BALMY BEACH MARKETPLACE PB {85}
PGS {1-3}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,167,965	\$0	\$1,167,965
Schools	\$1,167,965	\$0	\$1,167,965
FIRE	\$1,167,965	\$0	\$1,167,965
ROAD DISTRICT	\$1,167,965	\$0	\$1,167,965
SJWM(Saint Johns Water Management)	\$1,167,965	\$0	\$1,167,965

Sales

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

Units	Rate	Assessed	Market
127,368 SF	\$9.17/SF	\$1,167,965	\$1,167,965

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

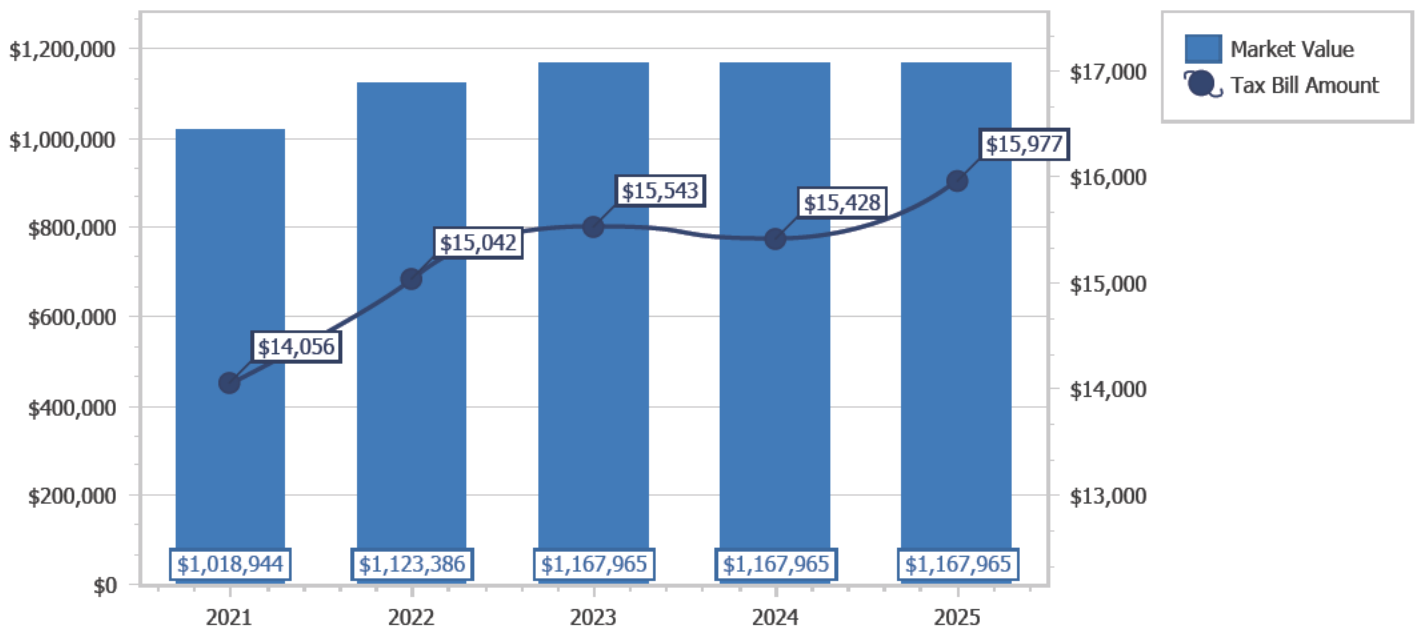
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-0E00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 2.82 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0E00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

EASEMENT TRACT BALMY BEACH
MARKETPLACE PB {85} PGS {1-3}

Taxes

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

Sales

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

Units	Rate	Assessed	Market
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Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

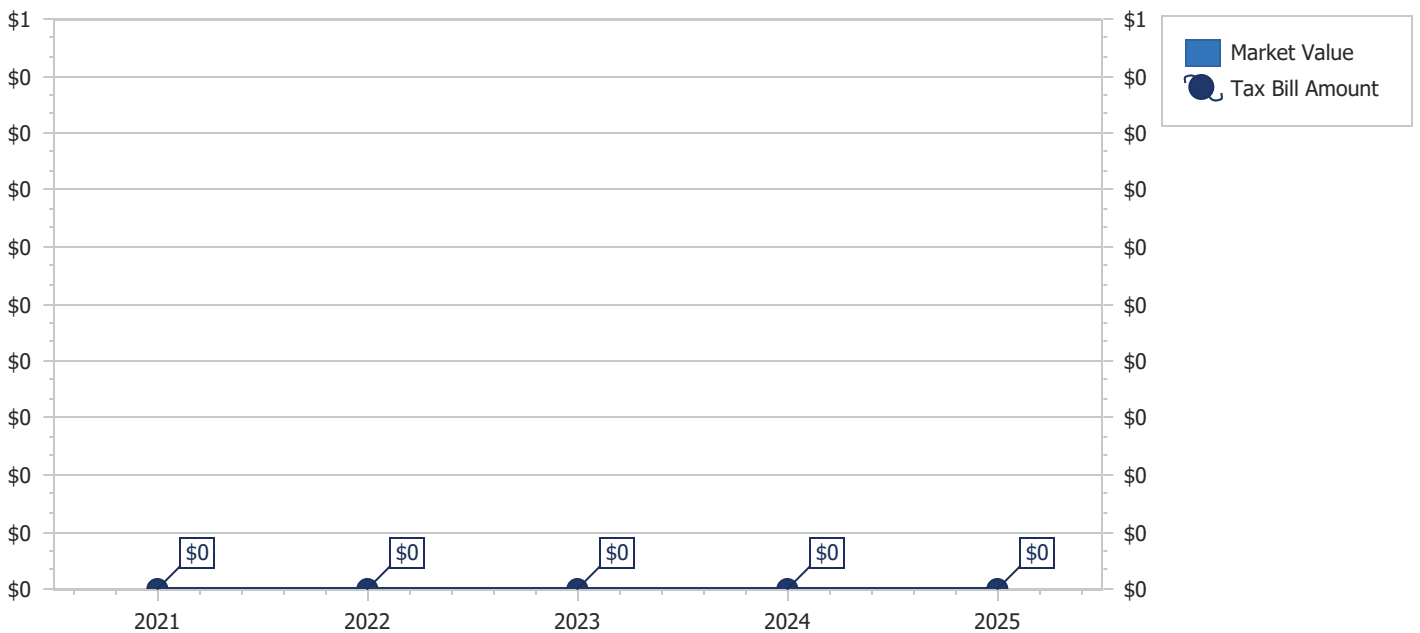
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-RW00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 1.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-RW00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2025 Certified Tax Summary

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Legal Description

ROADWAY TRACT BALMY BEACH
MARKETPLACE PB {85} PGS {1-3}

Taxes

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

Sales

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

Units	Rate	Assessed	Market
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Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts

Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

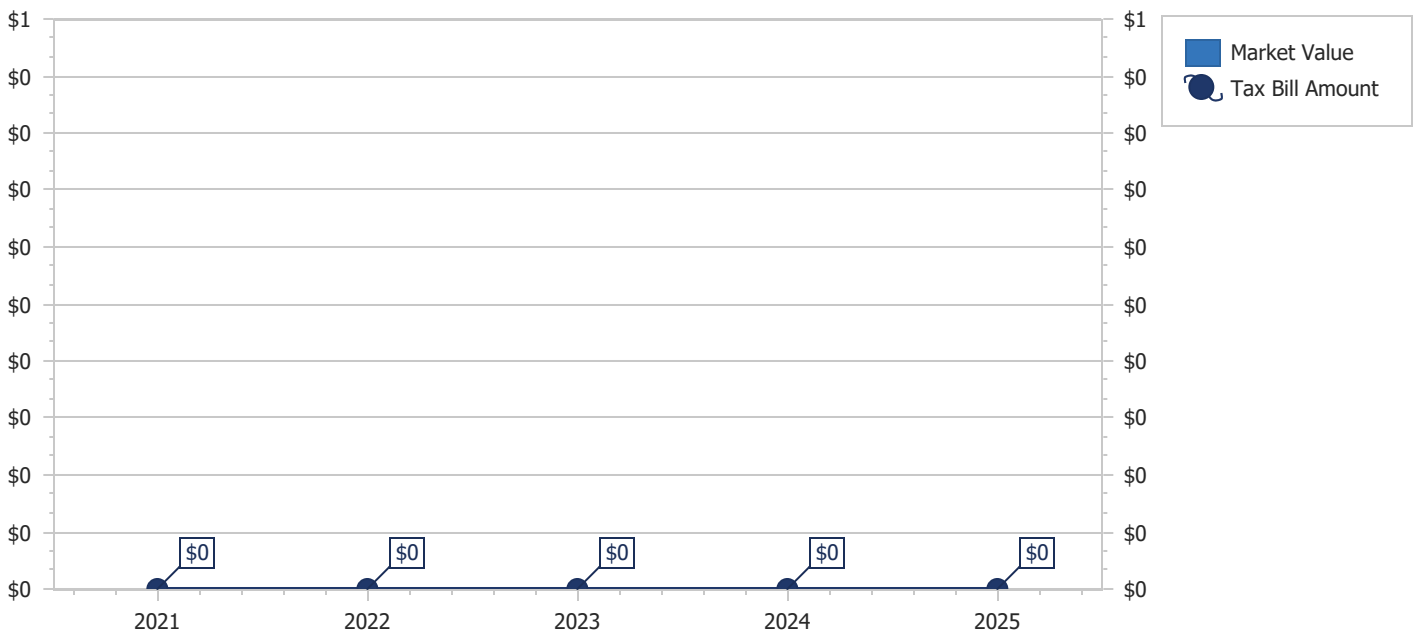
Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Michael Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities

Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Property Record Card



Parcel: 07-21-29-524-0B00-0000
 Property Address:
 Owners: TAURUS CD 186 BALMY BEACH FL LP
 2026 Market Value \$110 Assessed Value \$110 Taxable Value \$110
 2025 Tax Bill \$1.50

Vac Comm Retention/Conservation/Roads/Common Area property has a lot size of 2.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-29-524-0B00-0000
Property Address	
Mailing Address	600 NORTHLAKE BLVD STE 130 ALTAMONTE SPG, FL 32701-6154
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$110	\$110
Land Value Agriculture	\$0	\$0
Just/Market Value	\$110	\$110
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	\$110	\$110

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.50
Tax Bill Amount	\$1.50
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 TAURUS CD 186 BALMY BEACH FL LP

Legal Description

BUFFER TRACT BALMY BEACH MARKETPLACE
PB {85} PGS {1-3}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$110	\$0	\$110
Schools	\$110	\$0	\$110
FIRE	\$110	\$0	\$110
ROAD DISTRICT	\$110	\$0	\$110
SJWM(Saint Johns Water Management)	\$110	\$0	\$110

Sales

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

Units	Rate	Assessed	Market
1 Lot	\$110/Lot	\$110	\$110

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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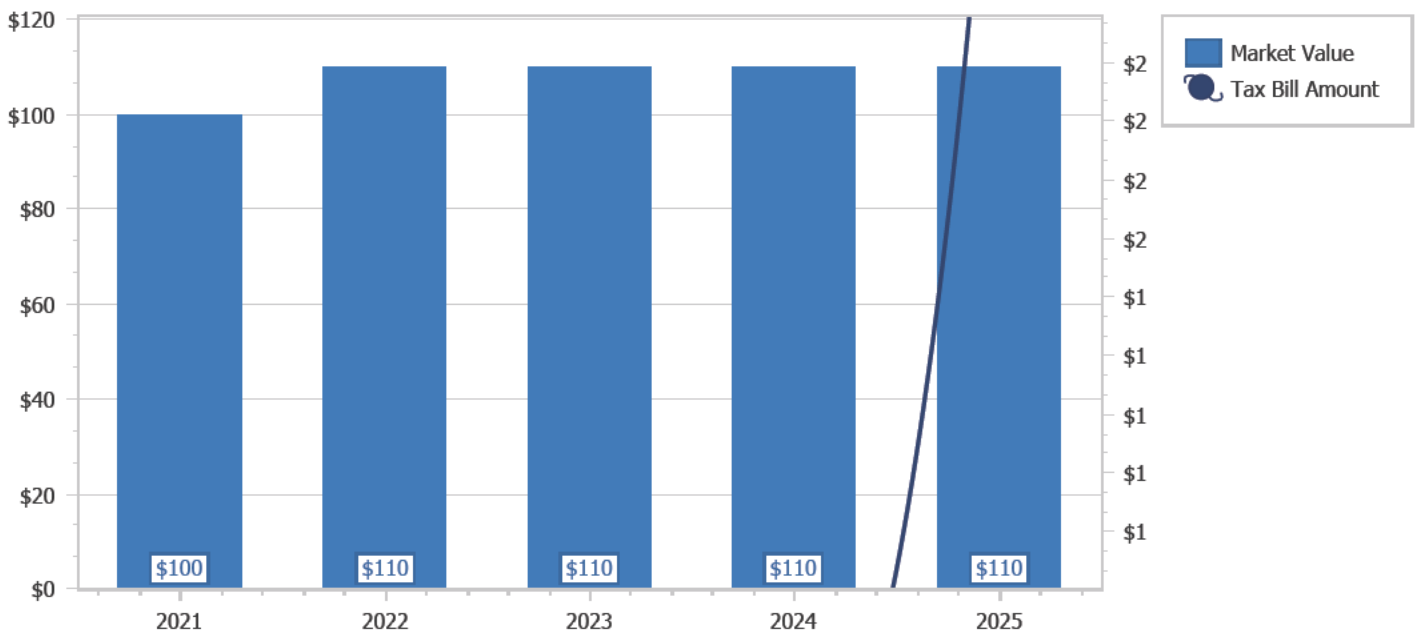
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

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 38

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



**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: 5/5/2026 4:14:53 PM
Project: 26-80000054
Credit Card Number: 47*****5663
Authorization Number: 515051
Transaction Number: 050526O18-42A260CD-E68E-4B05-9865-076CE27E0887
Total Fees Paid: 52.50

Fees Paid

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