



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

PROJ. #: 25-80000080  
PM: Hilary  
REC'D: 7/15/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE



##### PRE-APPLICATION

\$50.00\*

(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: Legacy Pointe Parking Expansion

PARCEL ID #(S): 36-21-31-300-004A-0000

TOTAL ACREAGE: 43.61 ac. (Project Area 0.34 ac.) BCC DISTRICT: 1: Dallari

ZONING: PD - Planned Development

FUTURE LAND USE: PD - Planned Development

#### APPLICANT

NAME: Shreeji Patel

COMPANY: CCRC Development Corporation

ADDRESS: 2110 Hestia Loop

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: (689) 219-8909

EMAIL: spatel@catalyst-dg.com

#### CONSULTANT

NAME: Matthew Lyons

COMPANY: Catalyst Design Group

ADDRESS: 1085 W Morse Blvd

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: (689) 219-8900

EMAIL: mlyons@catalyst-dg.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Parking expansion which includes 61 standard temporary parking stalls.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: 7/25

COM DOC DUE: 7/31

DRC MEETING: 8/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the west side of Old Lockwood Rd,  
north of Mcculloch Rd



July 15, 2025

Seminole County Planning & Development Division  
1101 East First Street, Room 2028  
Sanford, FL 32771

**Re: Legacy Pointe Parking Expansion  
Project Narrative**

Dear Staff,

The proposed project includes the expansion of Legacy Pointe vehicle parking, for a total of 61 additional temporary staff only parking stalls within a gravel lot. This will total 352 parking spaces for the entire site. Please note that there will be no other proposed infrastructure, such as utilities or storm drainage.

Should you have any questions, please feel free to contact me via e-mail ([mlyons@catalyst-dg.com](mailto:mlyons@catalyst-dg.com)) or phone (615-971-2220)

Best Regards,

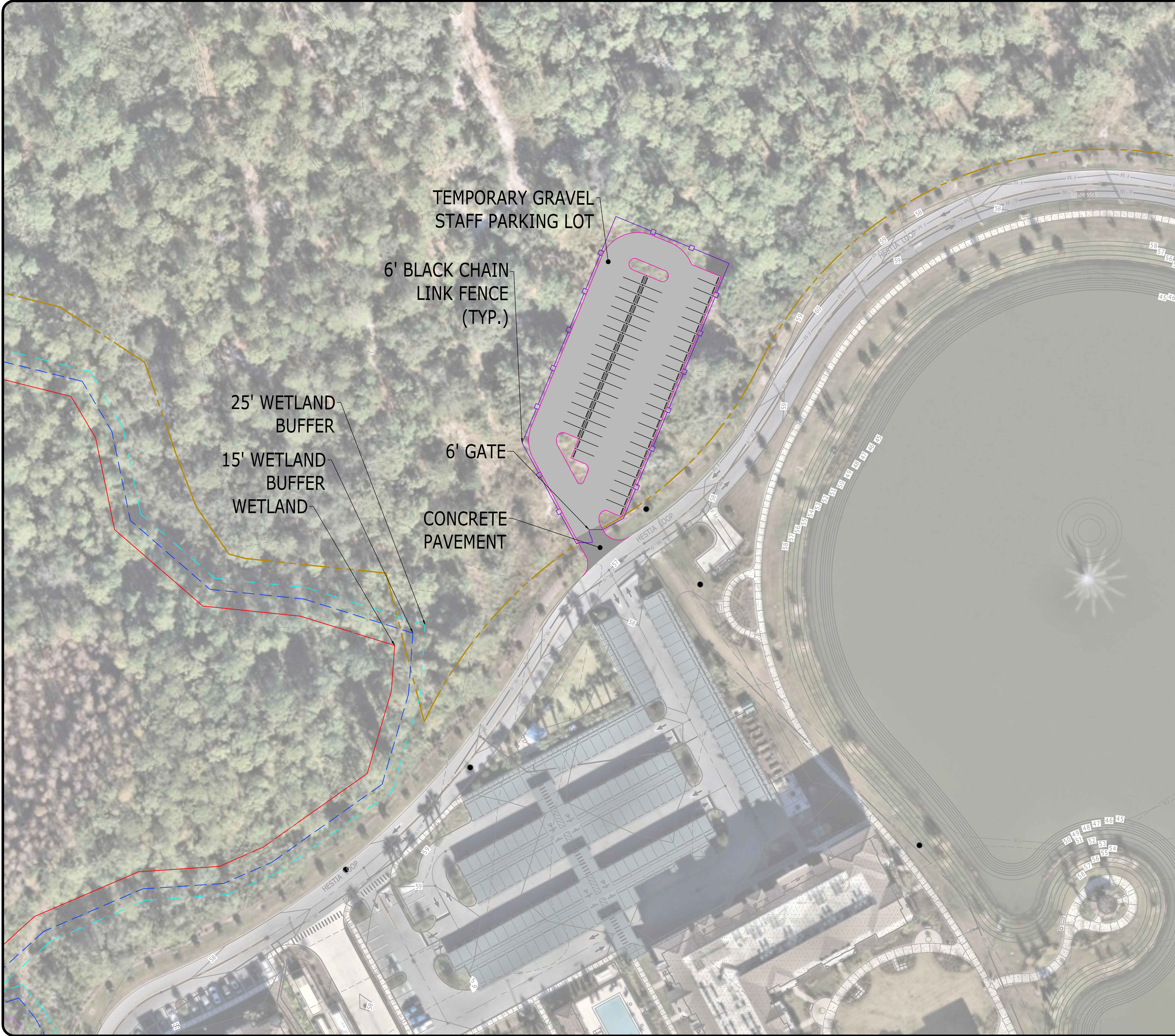
**Catalyst Design Group**

A handwritten signature in blue ink, appearing to read "Matthew Lyons", is positioned above the printed name.

Matthew Lyons, PE  
Project Manager



P:\2025\20250143\_Legacy Pointe - Staff Parking Expansion.dwg\Construction\20250143\_C5-D\_LAY.dwg-C5.00 Site Layout Plan Jul 15, 2025.milvns



LEGEND	
15 FT WETLAND BUFFER	<span style="color: blue;">---</span>
25 FT WETLAND BUFFER	<span style="color: cyan;">---</span>
WETLAND	<span style="color: red;">---</span>
PROPERTY LINE	<span style="color: orange;">---</span>
EDGE OF GRAVEL	<span style="color: magenta;">---</span>
6' FENCE	<span style="color: purple;">□</span>
GRAVEL LOT	<span style="background-color: gray;"> </span>
CONCRETE PAVEMENT	<span style="background-color: gray;"> </span>

PARKING CALCULATIONS			
REQUIRED VEHICLE PARKING:		1 SPACE / CCRC UNIT * = 268 SPACES	
	STANDARD	ADA	TOTAL
EXISTING PARKING	271	20	291
PROPOSED EXPANSION PARKING	61	0	61
TOTAL PARKING	332	20	352

**NOTES**  
1. SEE SHEET C2.0 FOR GENERAL NOTES.

N

Know what's below.  
Call before you dig.

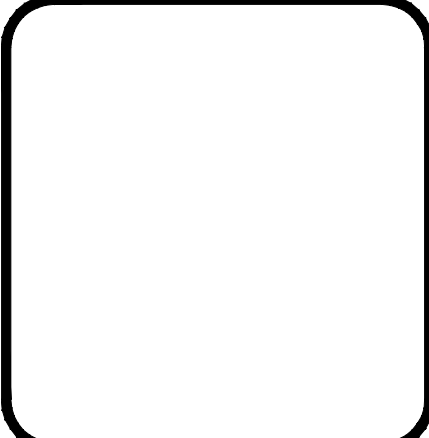
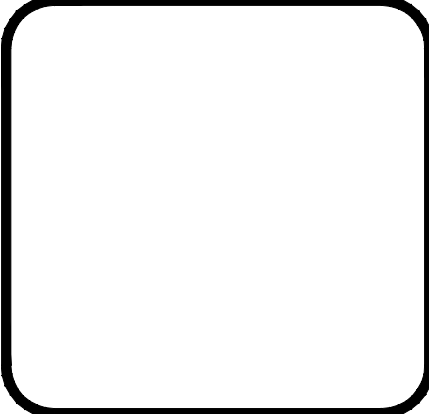
03060120180

GRAPHIC SCALE

Catalyst

DESIGN GROUP

1085 W MORSE BLVD, WINTER PARK, FL 32789  
(889) 219-8900 | WWW.CATALYST-IG.COM  
LANDSCAPE ARCHITECT, P.A. FLA LICENSE #  
Florida Firm Registration No. 33093



LEGACY POINTE -  
TEMPORARY STAFF  
PARKING LOT  
SEMINOLE COUNTY, FLORIDA

DRAWING TITLE	
SITE PLAN	
PROJECT NUMBER	20250143
DRAWING NUMBER	EXH-1

DRAWING TITLE	
SITE PLAN	
PROJECT NUMBER	20250143
DRAWING NUMBER	EXH-1

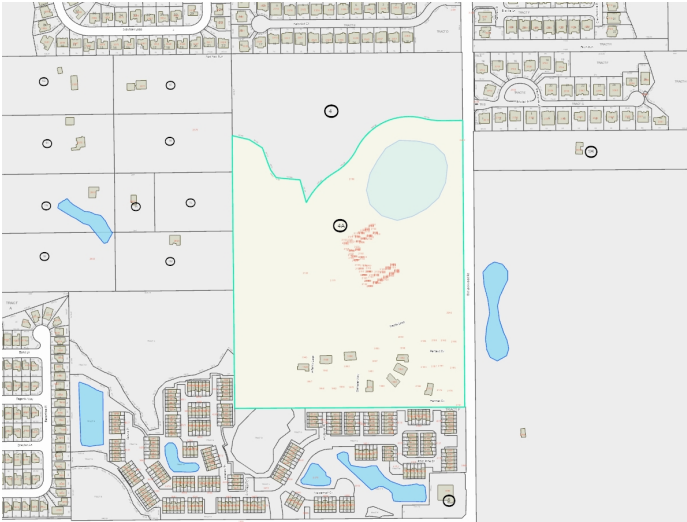


# Property Record Card



**Parcel:** 36-21-31-300-004A-0000  
**Property Address:** 2100 HESTIA LOOP OVIEDO, FL 32765  
**Owners:** CCRC DEV CORP  
 2025 Market Value \$68,147,211 Assessed Value \$68,147,211 Taxable Value \$64,547,211  
 2024 Tax Bill \$846,757.94 Tax Savings with Exemptions \$37,645.65  
 Retirement Complex property w/1st Building size of 315 SF and a lot size of 43.61 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	36-21-31-300-004A-0000
Property Address	2100 HESTIA LOOP OVIEDO, FL 32765
Mailing Address	C/O KELLY, MELISSA/O CERASA, JENNIFER 2110 HESTIA LP OVIEDO, FL 32765-9307
Subdivision	
Tax District	01:County Tax District
DOR Use Code	7402:Retirement Complex
Exemptions	40-HOME FOR AGED (2022)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	36	36
Depreciated Building Value	\$54,399,623	\$53,605,012
Depreciated Other Features	\$2,292,609	\$1,894,630
Land Value (Market)	\$11,454,979	\$11,454,979
Land Value Agriculture	\$0	\$0
Just/Market Value	\$68,147,211	\$66,954,621
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	\$68,147,211	\$66,954,621

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$884,403.59
Tax Bill Amount	\$846,757.94
Tax Savings with Exemptions	\$37,645.65

## Owner(s)

Name - Ownership Type

CCRC DEV CORP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, July 15, 2025

1/31

## Legal Description

SEC 36 TWP 21S RGE 31E  
 S 40 FT OF NW 1/4 OF SW 1/4 (LESS RD)  
 & N 1/2 OF SW 1/4 OF SW 1/4 (LESS RD)  
 & BEG 459.58 FT S OF SW COR OF SW 1/4 OF  
 NW 1/4 RUN S 76 DEG 00 MIN 36 SEC E 98.66  
 FT S 56 DEG 52 MIN 16 SEC E 87.43 FT S 18  
 DEG 58 MIN 16 SEC E 84.67 FT S 20 DEG 55  
 MIN 21 SEC E 48.31 FT S 34 DEG 43 MIN 14 SEC  
 E 49.61 FT S 74 DEG 36 MIN 33 SEC E 14.50 FT S  
 84 DEG 04 MIN 24 SEC E 122.66 FT S 14 DEG 25  
 MIN 03 SEC E 132.76 FT NELY SELY ALONG  
 CURVE 1017.08 FT E TO WLY R/W OLD  
 LOCKWOOD RD S TO N LINE OF S 40 FT OF  
 NW 1/4 OF SW 1/4 W TO A PT S OF BEG N TO  
 BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$68,147,211	\$3,600,000	\$64,547,211
Schools	\$68,147,211	\$3,600,000	\$64,547,211
FIRE	\$68,147,211	\$3,600,000	\$64,547,211
ROAD DISTRICT	\$68,147,211	\$3,600,000	\$64,547,211
SJWM(Saint Johns Water Management)	\$68,147,211	\$3,600,000	\$64,547,211

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2016	\$6,926,800	08833/1592	Improved	Yes
QUIT CLAIM DEED	1/1/2014	\$100	08193/1723	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1719	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1716	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1713	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1710	Improved	No
QUIT CLAIM DEED	1/1/2014	\$100	08193/1707	Improved	No
SPECIAL WARRANTY DEED	1/1/2014	\$1,383,600	08193/1657	Improved	No
WARRANTY DEED	7/1/1996	\$150,000	03108/0160	Improved	No
QUIT CLAIM DEED	6/1/1992	\$100	02450/1686	Improved	No
QUIT CLAIM DEED	12/1/1990	\$100	02450/1685	Improved	No
WARRANTY DEED	12/1/1987	\$100	01918/1867	Vacant	No

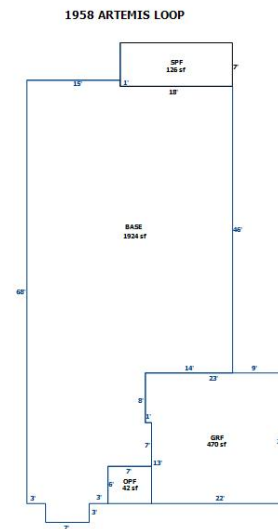
## Land

Units	Rate	Assessed	Market
24.76 Acres	\$152,460/Acre	\$3,774,910	\$3,774,910

6.89 Acres	\$10/Acre	\$69	\$69
32 Lots	\$135,000/Lot	\$4,320,000	\$4,320,000
140 Lots	\$24,000/Lot	\$3,360,000	\$3,360,000

Building Information	
#	5
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective

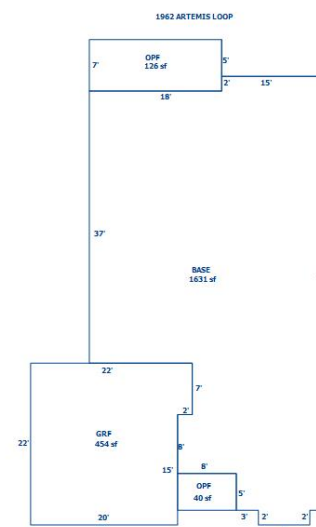


Building 5

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	6
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

\* Year Built = Actual / Effective

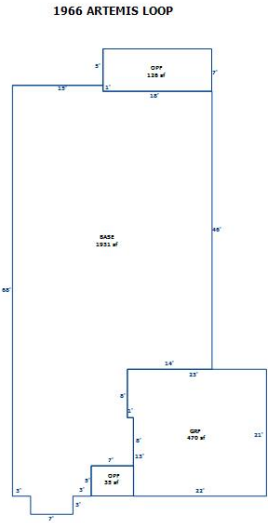


Building 6

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information	
#	7
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft²)	1924
Total Area (ft²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective

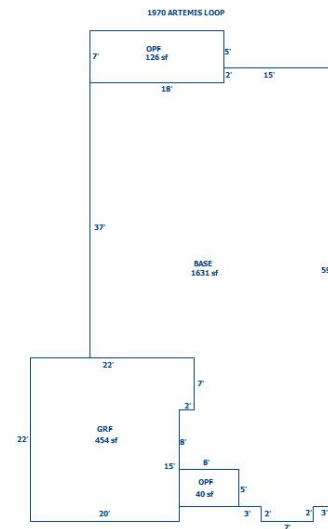


Building 7

Appendages	
Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	8
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

\* Year Built = Actual / Effective

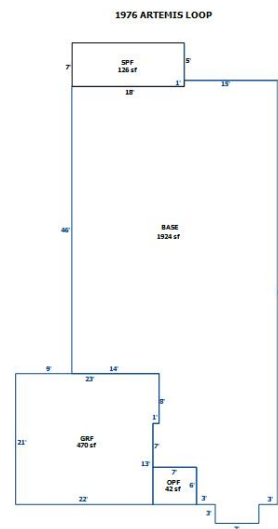


Building 8

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	9
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	11
Base Area (ft <sup>2</sup> )	2554
Total Area (ft <sup>2</sup> )	3039
Constuction	CB/STUCCO FINISH
Replacement Cost	\$413,702
Assessed	\$409,565

\* Year Built = Actual / Effective



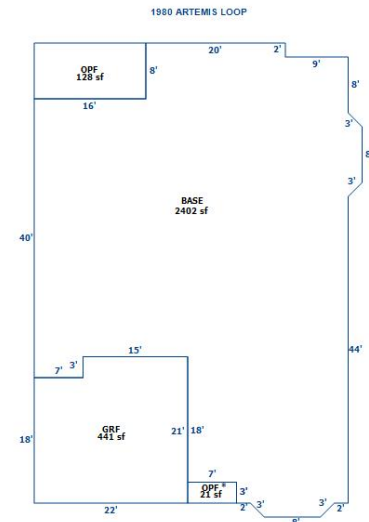
Building 9

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	450



Building Information	
#	10
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



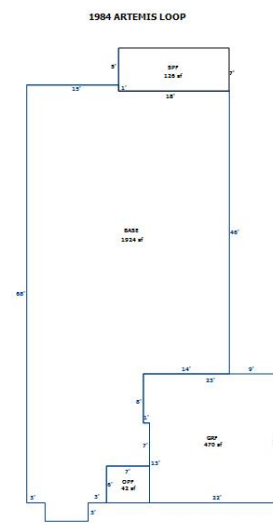
Building 10

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	11
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

\* Year Built = Actual / Effective



Building 11

## Appendages

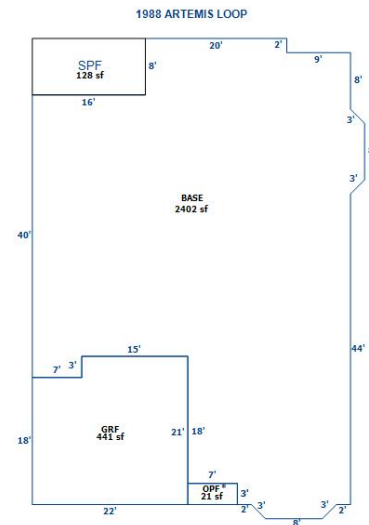
Description	Area (ft <sup>2</sup> )
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GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building Information	
#	12
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

\* Year Built = Actual / Effective



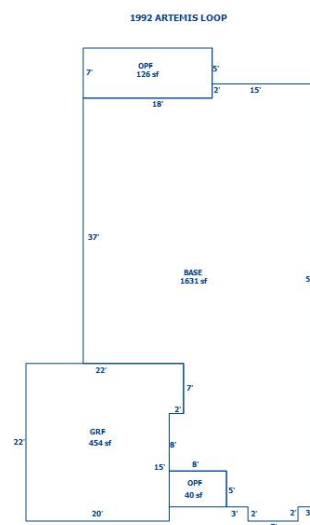
Building 12

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

Building Information	
#	13
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$285,267

\* Year Built = Actual / Effective



Building 13



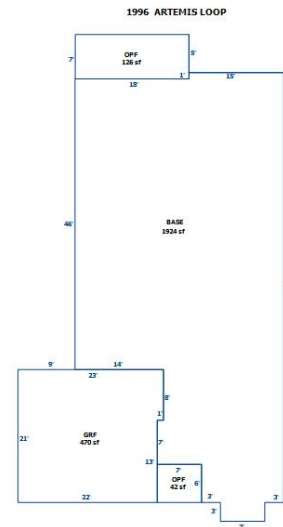
## Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

## Building Information

#	14
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft²)	2402
Total Area (ft²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

\* Year Built = Actual / Effective



Building 14

## Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21



3000 ARTEMIS LOOP

QBF 12.5 sf

BASE 2402 sf

GRF 441 sf

Dimensions: 8', 9', 2', 20', 8', 16', 3', 8', 3', 44', 15', 3', 2', 18', 21', 7', 3', 2', 22', 18', 2', 3', 3', 2', 2'

\* Year Built = Actual / Effective

3983 DEMETER WAY

OFF  
126 sF

BASE  
1934 sF

GRF  
470 sF

Dimensions: 15', 18', 7', 13', 14', 23', 9', 21', 22', 13', 7', 9', 3', 5', 8', 7', 1', 18', 48', 60', 3'

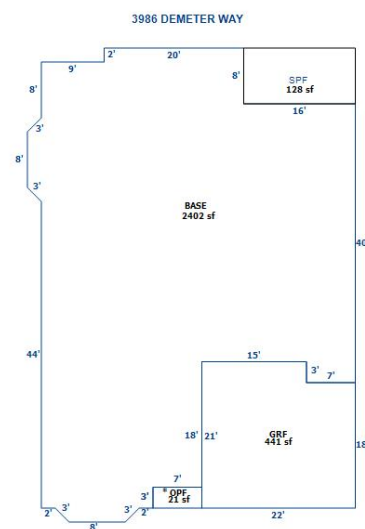
\* Year Built = Actual / Effective

*Tuesday, July 15, 2025*

OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	17
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

\* Year Built = Actual / Effective



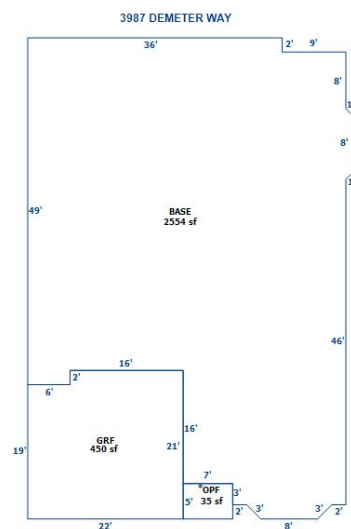
Building 17

## Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126

Building Information	
#	18
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft²)	1924
Total Area (ft²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

\* Year Built = Actual / Effective



Building 18



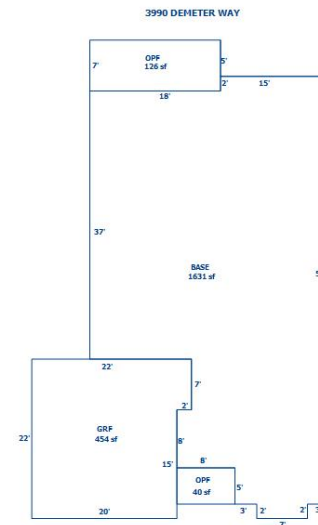
## Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

### Building Information

#	19
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



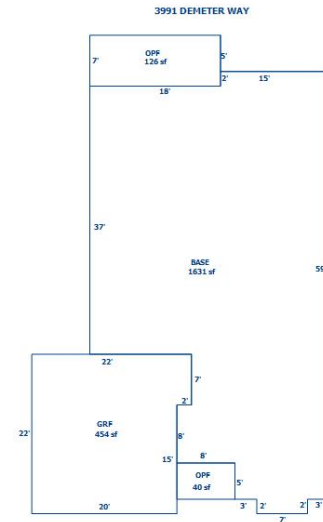
Building 19

## Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	20
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

\* Year Built = Actual / Effective

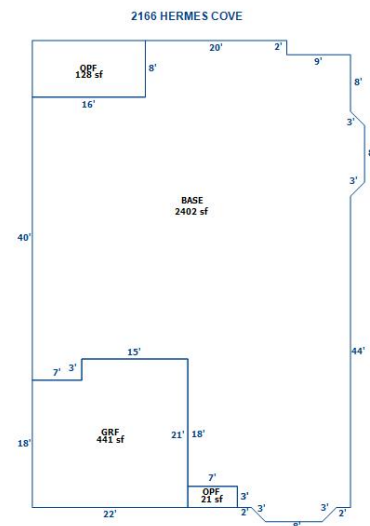


Building 20

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	21
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



Building 21

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454



OPEN PORCH FINISHED

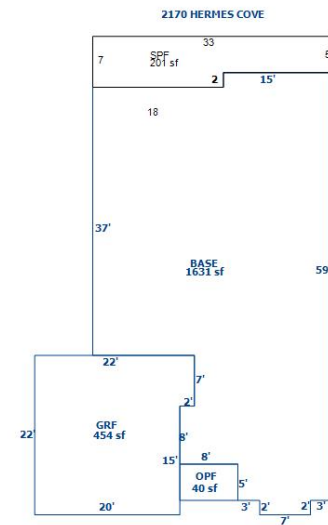
40

OPEN PORCH FINISHED

126

Building Information	
#	22
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective



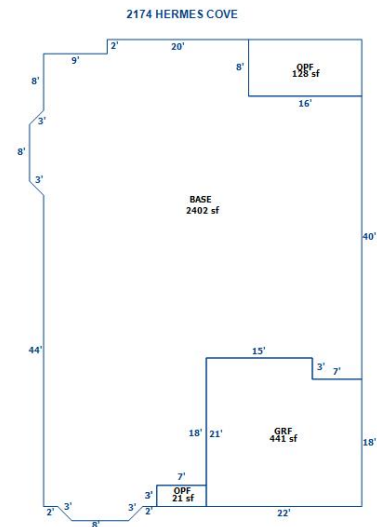
Building 22

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	23
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$397,632
Assessed	\$393,656

\* Year Built = Actual / Effective



Building 23

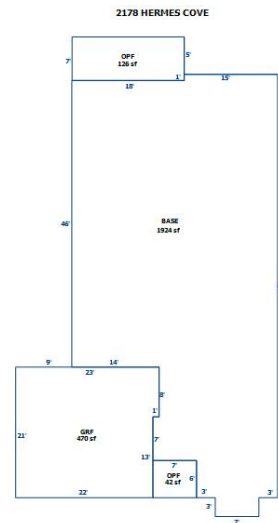
## Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

## Building Information

#	24
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$282,527

\* Year Built = Actual / Effective



Building 24

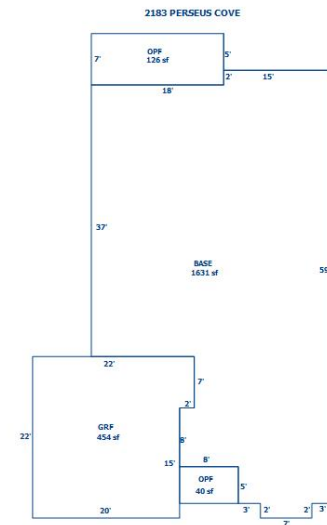
## Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	126



Building Information	
#	25
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$329,085
Assessed	\$325,794

\* Year Built = Actual / Effective

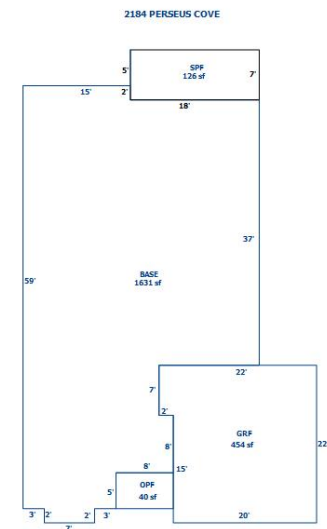


Building 25

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	42

Building Information	
#	26
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$285,381
Assessed	\$281,100

\* Year Built = Actual / Effective



Building 26

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

OPEN PORCH FINISHED

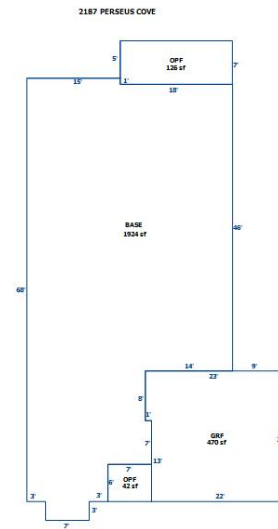
40

SCREEN PORCH FINISHED

126

Building Information	
#	27
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2326
Constuction	CB/STUCCO FINISH
Replacement Cost	\$289,611
Assessed	\$286,715

\* Year Built = Actual / Effective



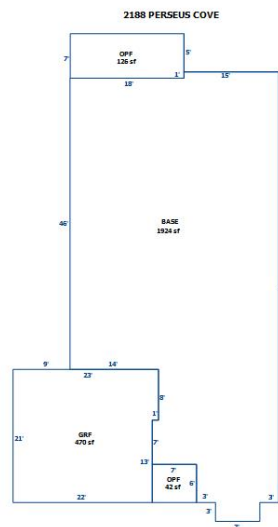
Building 27

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	201

Building Information	
#	28
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.2
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

\* Year Built = Actual / Effective



Building 28



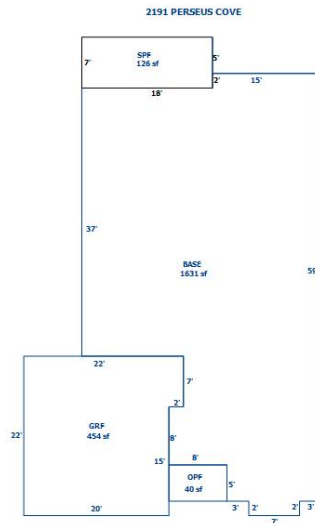
## Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

### Building Information

#	29
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



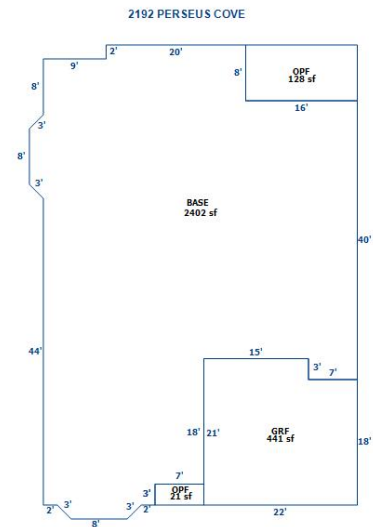
Building 29

## Appendages

Description	Area (ft²)
GARAGE FINISHED	454
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	126

Building Information	
#	30
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft <sup>2</sup> )	1931
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$328,399
Assessed	\$325,115

\* Year Built = Actual / Effective

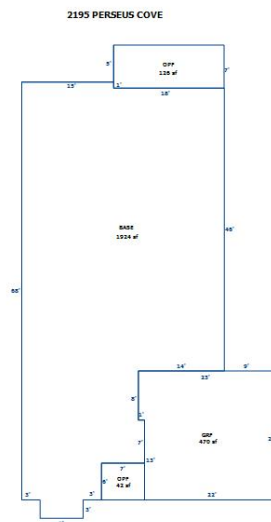


Building 30

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	126
OPEN PORCH FINISHED	35

Building Information	
#	31
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1631
Total Area (ft <sup>2</sup> )	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$280,850

\* Year Built = Actual / Effective



Building 31

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	454

OPEN PORCH FINISHED

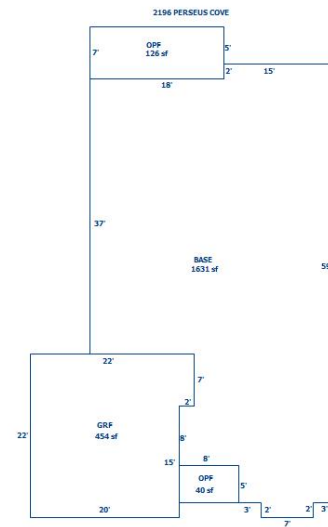
40

OPEN PORCH FINISHED

126

Building Information	
#	32
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1924
Total Area (ft <sup>2</sup> )	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$327,486

\* Year Built = Actual / Effective



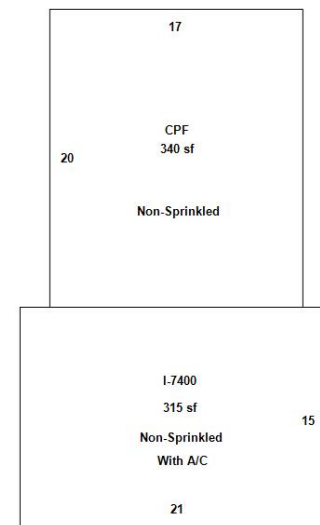
Building 32

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information	
#	33
Use	SINGLE FAMILY
Year Built*	2022
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2402
Total Area (ft <sup>2</sup> )	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$386,349
Assessed	\$382,486

\* Year Built = Actual / Effective



Building 33



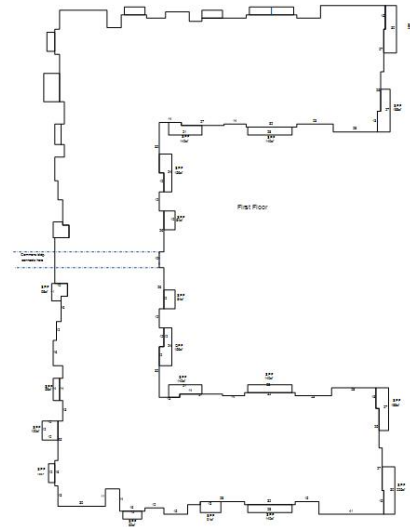
## Appendages

Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	128
OPEN PORCH FINISHED	21

### Building Information

#	34
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	9
Base Area (ft²)	1924
Total Area (ft²)	2562
Constuction	CB/STUCCO FINISH
Replacement Cost	\$330,794
Assessed	\$325,832

\* Year Built = Actual / Effective



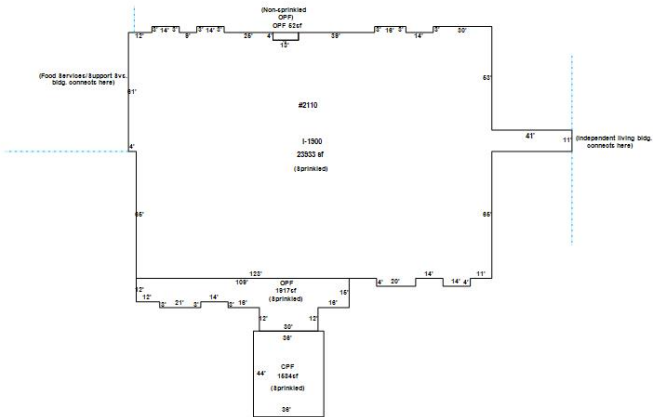
Building 34

## Appendages

Description	Area (ft²)
GARAGE FINISHED	470
OPEN PORCH FINISHED	42
SCREEN PORCH FINISHED	126

Building Information	
#	35
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.5
Fixtures	12
Base Area (ft²)	2402
Total Area (ft²)	2992
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,453
Assessed	\$393,461

\* Year Built = Actual / Effective

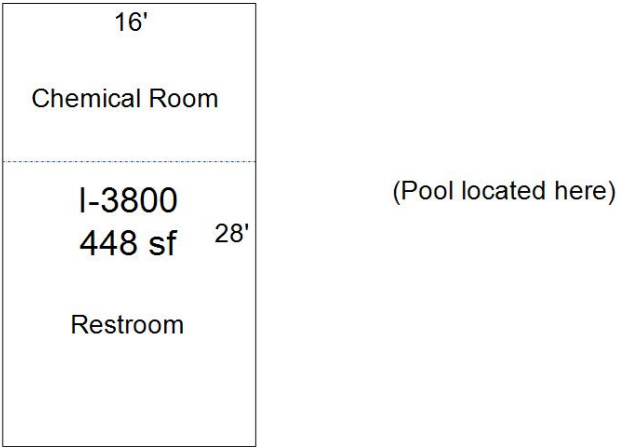


Building 35

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	128

Building Information	
#	36
Use	SINGLE FAMILY
Year Built*	2021
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1631
Total Area (ft²)	2251
Constuction	CB/STUCCO FINISH
Replacement Cost	\$283,687
Assessed	\$279,432

\* Year Built = Actual / Effective



Building 36

Appendages	
Description	Area (ft²)
GARAGE FINISHED	454

OPEN PORCH FINISHED

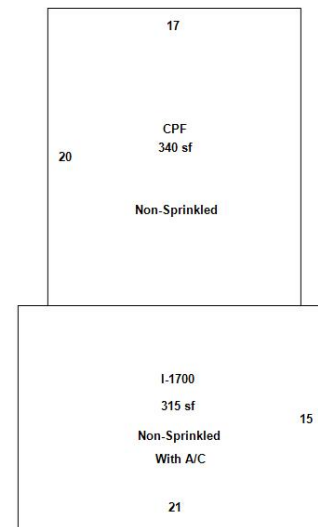
40

OPEN PORCH FINISHED

126

Building Information	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	315
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$84,643
Assessed	\$82,527

\* Year Built = Actual / Effective



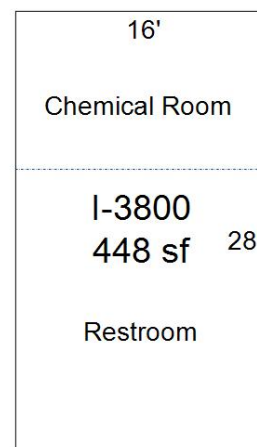
Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	340

Building Information	
#	2
Use	REINFORCED CONCRETE
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	151207
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$18,359,453
Assessed	\$17,992,264

\* Year Built = Actual / Effective



Building 2

## Appendages

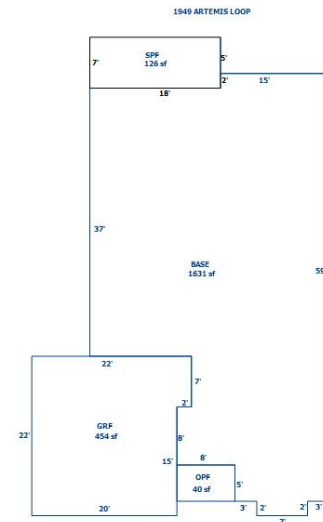
Description	Area (ft <sup>2</sup> )
CARPORT FINISHED	1584



CARPORT FINISHED	1728
OPEN PORCH FINISHED	52
OPEN PORCH FINISHED	1917
OPEN PORCH FINISHED	407

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	448
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$77,700
Assessed	\$75,758

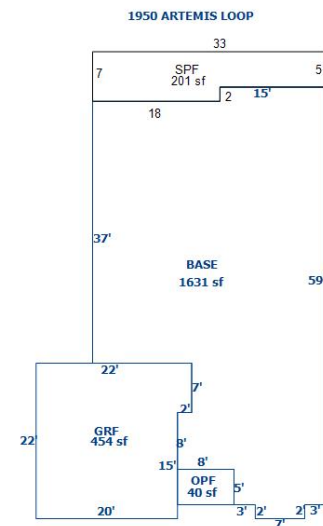
\* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2022
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	200560
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$26,436,793
Assessed	\$25,775,873

\* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156

OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
OPEN PORCH FINISHED	156
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	142

SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	156



SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	56
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	120
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	156
SCREEN PORCH FINISHED	142
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	98
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	48
SCREEN PORCH FINISHED	84
SCREEN PORCH FINISHED	92
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	225
SCREEN PORCH FINISHED	188
SCREEN PORCH FINISHED	92

SCREEN PORCH FINISHED	180
SCREEN PORCH FINISHED	52
SCREEN PORCH FINISHED	60
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	65
SCREEN PORCH FINISHED	140
SCREEN PORCH FINISHED	91
SCREEN PORCH FINISHED	140

Permits				
Permit #	Description	Value	CO Date	Permit Date
06149	2196 PERSEUS CV: STRUCTURES OTHER THAN BUILDINGS-SCREENED LANAI PORCH OVER EXISTING CONCR. LEGACY POINTE - (BLDG. 21)	\$3,380		5/12/2025
18525	2100 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-signage	\$2,470		1/13/2025
00093	2000 ARTEMIS LOOP: SCREEN ROOM-SCREENED LANAI PORCH (BLDG. 6) LEGACY POINTE	\$2,680		1/9/2025
19002	2192 PERSEUS CV: SCREEN ROOM-SCREENED PORCH IN EXISTING LANAI (BLDG. 23) LEGACY POINTE	\$2,680		1/8/2025
13016	2090 HESTIA LOOP: MECHANICAL - COMMERCIAL-Guard Shack	\$3,600		8/28/2024
03659	2090 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-44" Flag Pole	\$13,840	4/23/2024	4/2/2024
02343	2110 HESTIA LOOP: FENCE/WALL COMMERCIAL- 2,350 LF OF 6' HIGH ALUMINUM FENCE	\$56,739		3/4/2024
17946	3991 DEMETER WAY: SCREEN ROOM-Aluminum lanai Enclosure.	\$2,400		12/12/2023
12477	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Electrical addition on existing Gazebo	\$7,000		9/14/2023
08750	2187 PERSEUS CV: SCREEN ROOM-JEBO FILL-IN	\$2,450		6/14/2023
07876	2088 HESTIA LOOP: ELECTRICAL - COMMERCIAL-RISER DIAGRAMA AND SPECS	\$10,900		6/9/2023
03638	2100 HESTIA LOOP: ALTERATION COMMERCIAL-CBC DRYWALL AND CEILING REPAIR	\$800	5/4/2023	3/23/2023
01665	2100 HESTIA LOOP: ELECTRICAL - COMMERCIAL-	\$1,250		2/8/2023
06834	2090 HESTIA LOOP: ADDITION TO COMMERCIAL STRUCTURE-Gazebo, CC	\$52,797		9/7/2022
02912	1957 ARTEMIS LOOP: STRUCTURES OTHER THAN BUILDINGS-Aluminum Cantilever (shade structure) Legacy Pointe	\$16,937		6/24/2022
01133	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Pond Fountain	\$7,500	12/14/2022	4/22/2022

21212	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		4/14/2022
20693	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Fence installation	\$169,000		3/24/2022
21215	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		3/1/2022
20594	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		2/25/2022
04129	2120 HESTIA LOOP: ELECTRIC - GENERATOR-Generator	\$918,440		2/22/2022
22556	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Covered Parking CC	\$400,000	5/13/2022	2/16/2022
21070	2100 HESTIA LOOP: STRUCTURES OTHER THAN BUILDINGS-Legacy Pointe Covered Parking Structure	\$550,000	5/13/2022	1/13/2022
14340	2110 HESTIA LOOP: SWIMMING POOL COMMERCIAL-Commercial Swimming Pool	\$125,000	9/1/2023	1/13/2022
22678	2100 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$106,000		1/7/2022
21218	2120 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200	12/14/2022	1/6/2022
21216	2110 HESTIA LOOP: RADIO ENHANCEMENT SYSTEM-HEALTH CARE LIVING	\$21,200		12/21/2021
17978	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Sign walls	\$58,500		11/5/2021
17979	2090 HESTIA LOOP: FENCE/WALL COMMERCIAL-Legacy Pointe Precast wall and Columns	\$100,763		11/5/2021
04117	2090 HESTIA LOOP: SITE LIGHTING	\$300,000		5/10/2021
06549	2100 HESTIA LOOP: PLUMBING - COMMERCIAL-	\$396,026	1/3/2023	4/15/2021
02759	3987 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$356,390	1/20/2022	4/1/2021
03847	1966 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$283,962	1/13/2022	4/1/2021
20488	3983 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$263,573	1/13/2022	1/12/2021
19824	3986 DEMETER WAY: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	1/12/2021
19825	1962 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	1/13/2022	1/12/2021
19810	1970 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	1/11/2021
19823	1984 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	12/17/2021	1/11/2021
20487	2166 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	12/17/2021	1/11/2021
18591	2180 HESTIA LOOP: ELECTRICAL - COMMERCIAL-Legacy Point	\$2,400		12/9/2020



07894	2120 HESTIA LOOP: HOSPITALS OR INSTITUTIONAL BLDGS-Legacy Pointe Memory Care Living Facil	\$12,424,782	1/13/2023	9/23/2020
07879	2120 HESTIA LOOP: OFFICE/BANKS/PROFESS BLDGS-Legacy Pointe Admin Support and SN	\$2,761,896	3/30/2022	9/20/2020
07556	2120 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Legacy Pointe ALF BLDG NEED C.O.	\$9,421,237	3/4/2022	9/14/2020
09532	1992 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$228,002	12/17/2021	9/2/2020
09531	1996 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	9/2/2020
09951	2000 ARTEMIS LOOP: SINGLE FAMILY DETACHED-SFR	\$321,894	12/21/2021	9/2/2020
07997	2090 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Gatehouse NEED C.O.	\$158,000	1/13/2022	8/27/2020
08047	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Pool House	\$158,800	9/1/2023	8/27/2020
06551	2174 HERMES CV: SINGLE FAMILY DETACHED-SFR	\$321,894	1/27/2022	8/10/2020
08331	2191 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	1/20/2022	8/10/2020
04043	2100 HESTIA LOOP: APARTMENT 5 OR MORE FAMILY BLDG-Independent Living Building ZONE 6 & 7	\$27,980,596	1/13/2023	7/27/2020
03912	2120 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Kitchen and Back of House	\$6,128,966	2/17/2022	7/20/2020
09015	2090 HESTIA LOOP: SIGN (POLE,WALL,FACIA)-3 posts and ACM faces	\$1,975		6/30/2020
05691	2195 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$263,573	1/11/2022	6/29/2020
06548	2196 PERSEUS CV: SINGLE FAMILY DETACHED-SFR	\$228,002	3/9/2022	6/29/2020
03355	2110 HESTIA LOOP: OTHER BUILDING COMMERCIAL-Legacy Pointe Commons Building	\$5,965,597	2/17/2022	6/4/2020
02952	3812 OLD LOCKWOOD RD: ELECTRICAL - COMMERCIAL-	\$13,000		3/3/2020
01709	3860 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
01707	3812 OLD LOCKWOOD RD: DEMO RESIDENTIAL-residential CB/ Stucco finish	\$0	11/21/2022	2/13/2020
01708	3820 OLD LOCKWOOD RD: DEMO RESIDENTIAL-concrete block	\$0		2/13/2020
04436	SCREEN POOL ENCLOSURE	\$2,800		6/1/1997
03343	WATER SOFTNER; PAD PER PERMIT 3812 OLD LOCKWOOD RD	\$2,450		5/1/1997
02498	SWIMMING POOL	\$13,000		4/1/1997
00439		\$171,104	6/4/1997	1/1/1997

### Extra Features

Description	Year Built	Units	Cost	Assessed
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POOL COMMERCIAL - SF	2022	1451	\$125,802	\$119,512
COOL DECK PATIO	2022	5989	\$32,580	\$30,951
ALUM FENCE - LIN FT	2022	240	\$3,600	\$3,420
COMM: CARPORT	2022	5842	\$50,416	\$46,383
COMM: CARPORT	2022	1863	\$16,078	\$14,792
COMM: CARPORT	2022	4807	\$41,484	\$38,165
COMM: CARPORT	2022	8569	\$73,950	\$68,034
COMM: CARPORT	2022	8770	\$75,685	\$69,630
CANOPY GOOD COMM	2022	4196	\$66,591	\$61,264
COMMERCIAL ASPHALT DR 3 IN	2022	189100	\$633,485	\$601,811
BRICK PATIO	2022	102	\$961	\$913
WALKS CONC COMM	2022	145398	\$790,965	\$751,417
POLE LIGHT 1 ARM	2022	119	\$220,626	\$220,626
GATE OPENER	2022	3	\$5,388	\$5,119
COMMERCIAL CONCRETE DR 4 IN	2022	7749	\$42,155	\$40,047
COMM GAZEBO - UNIT	2022	1	\$9,500	\$9,025
ALUM FENCE - LIN FT	2024	14100	\$211,500	\$211,500

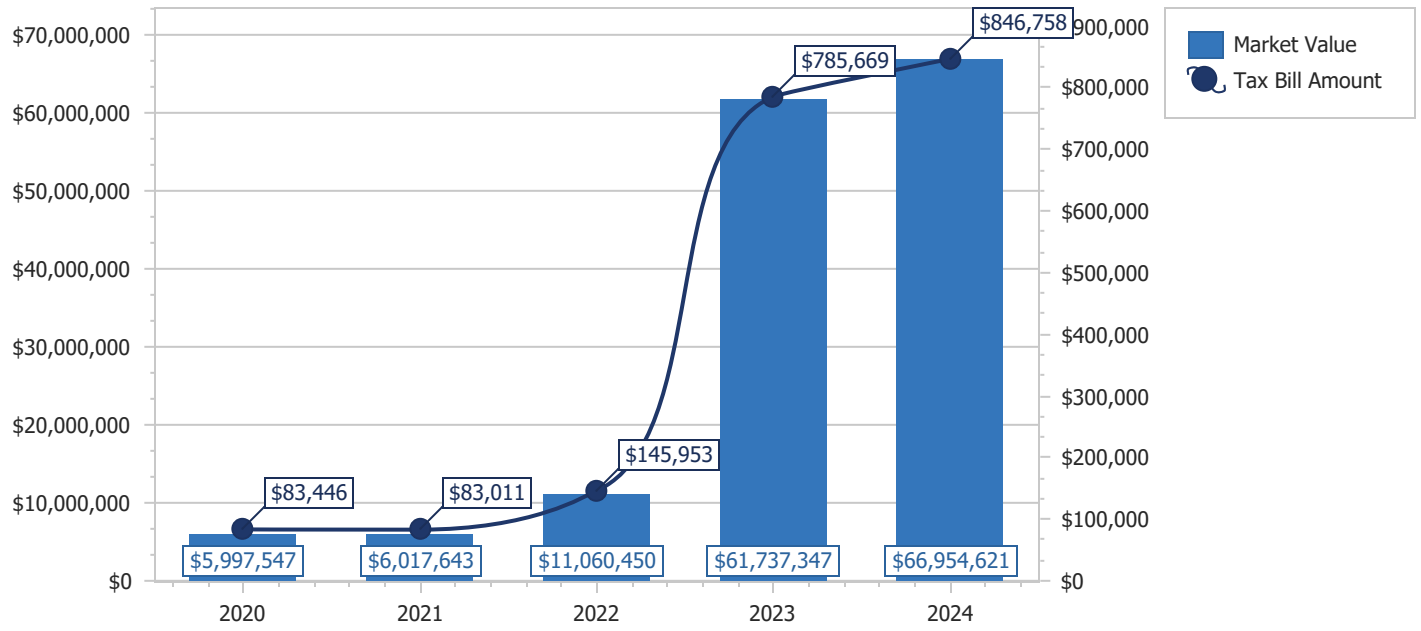
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 80

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Utilities	
Fire Station #	Station: 65 Zone: 652
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



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**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  
[eplandesck@seminolecountyfl.gov](mailto:eplandesck@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 7/15/2025 10:38:36 AM  
**Project:** 25-80000080  
**Credit Card Number:** 41\*\*\*\*\*4899  
**Authorization Number:** 04608G  
**Transaction Number:** 150725C1B-A59E8BA8-E878-4C78-A8EF-1DE2045247A9  
**Total Fees Paid:** 52.50

**Fees Paid**

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