



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

PROJ. #: 26-80000064

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

PROJECT NAME:	GARDENS OF LIFE COTTAGE HOMES		
PARCEL ID #(S):	18-21-30-501-0200-0160		
TOTAL ACREAGE:	0.57 (200'x125')	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR (MEDIUM DENSITY RES)

**APPLICANT**

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

**CONSULTANT**

NAME:	NONE FOR NOW	COMPANY:	
ADDRESS:			
CITY:		STATE:	
PHONE:		ZIP:	
EMAIL:			

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: 4 DUPLEXES 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:	
W/S:	City of Altamonte Springs	BCC:	4: Lockhart	on the north side of Amanda St, west of Pearl St	

## 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

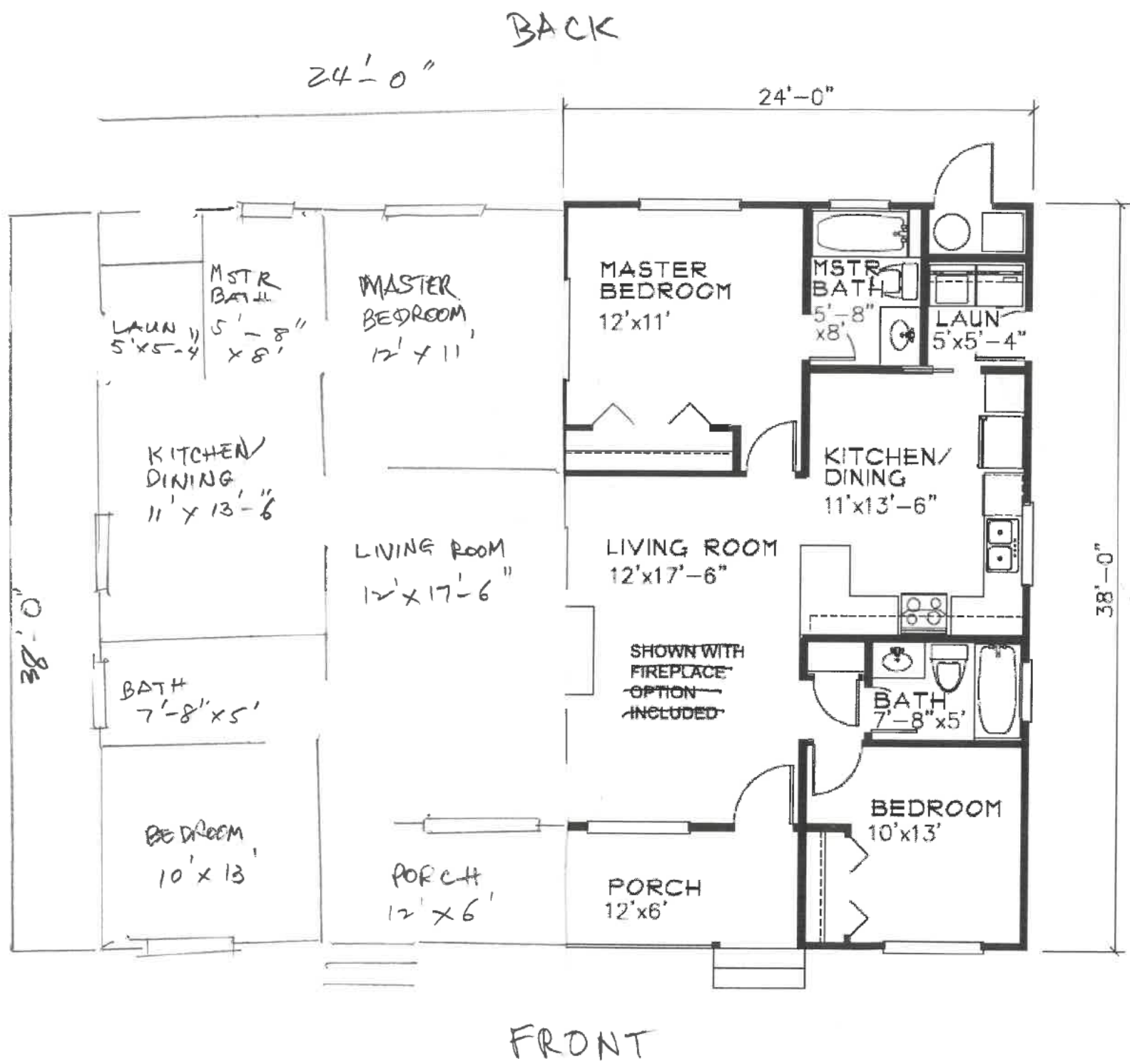
WE WANT R-1 TO R-2

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: **18-21-30-501-0200-0160**  
 Property Address:  
 Owners: **BELINDA S BALLERAS REV LIVING TRUST**  
 2026 Market Value \$156,000 Assessed Value \$74,889 Taxable Value \$74,889  
 2025 Tax Bill \$1,392.77 Tax Savings with Non-Hx Cap \$741.15  
 Vacant Residential property has a lot size of 0.57 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	18-21-30-501-0200-0160
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)	\$156,000	\$156,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$156,000	\$156,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$81,111	\$87,919
P&G Adjustment	\$0	\$0
Assessed Value	\$74,889	\$68,081

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,133.92
Tax Bill Amount	\$1,392.77
Tax Savings with Exemptions	\$741.15

## Owner(s)

Name - Ownership Type

BELINDA S BALLERAS REV LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 16 17 18 + 19 BLK 2  
LAKEVIEW  
PB 5 PG 14

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$74,889	\$0	\$74,889
SCHOOLS	\$156,000	\$0	\$156,000
FIRE	\$74,889	\$0	\$74,889
ROAD	\$74,889	\$0	\$74,889
WATER MANAGEMENT DISTRICT	\$74,889	\$0	\$74,889

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2014	\$100	08348/1963	Vacant	No
QUIT CLAIM DEED	10/1/2006	\$100	06435/0377	Vacant	No
WARRANTY DEED	7/1/2005	\$49,900	05828/0292	Vacant	Yes
SPECIAL WARRANTY DEED	8/1/1995	\$155,000	02954/0158	Vacant	No
CERTIFICATE OF TITLE	12/1/1994	\$100	02921/1457	Vacant	No
QUIT CLAIM DEED	2/1/1990	\$100	02153/0633	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01595/1239	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01595/1233	Vacant	No
QUIT CLAIM DEED	9/1/1984	\$100	01584/0075	Vacant	No
WARRANTY DEED	6/1/1980	\$100	01284/1802	Vacant	No

## Land

Units	Rate	Assessed	Market
200 feet X 125 feet	\$1,000/Front Foot	\$156,000	\$156,000

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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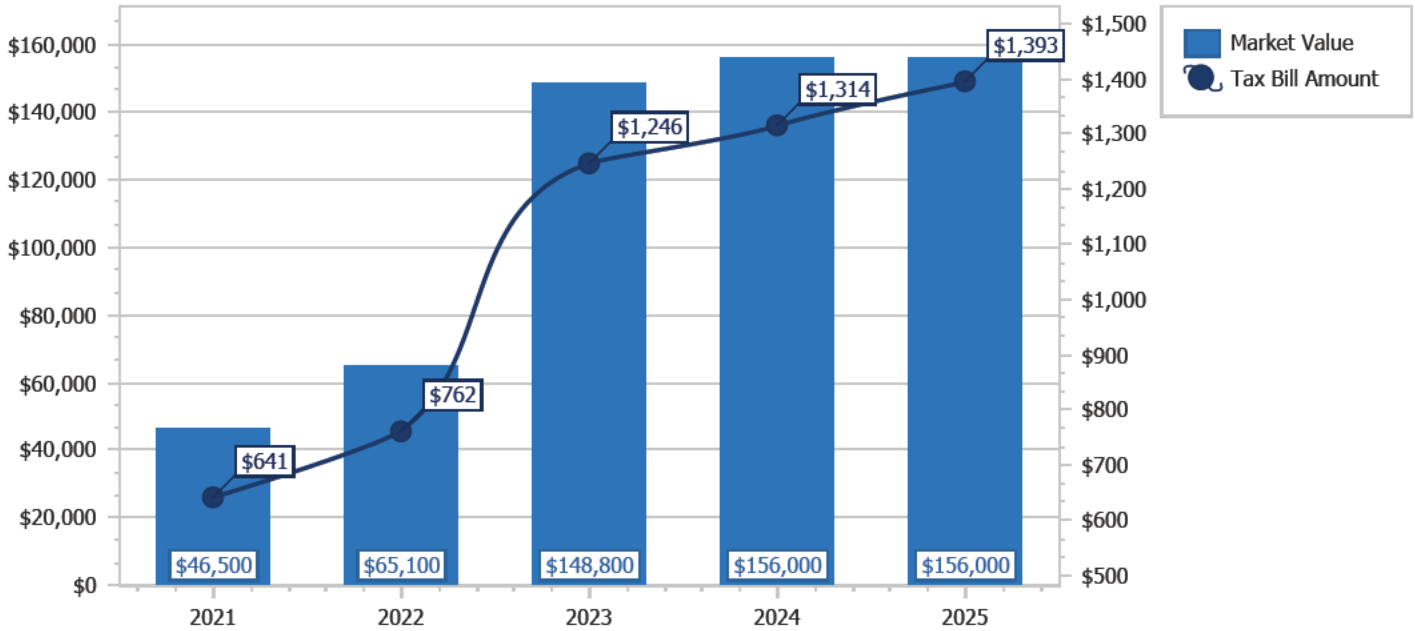
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

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



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

**Receipt Details**

**Date:** 6/5/2026 2:36:08 PM  
**Project:** 26-80000064  
**Credit Card Number:** 41\*\*\*\*\*6559  
**Authorization Number:** 005010  
**Transaction Number:** 050626C1B-6F158942-CBE4-4B93-87A3-AE6F28F929D8  
**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