



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

PROJ. #: 24-06000060

Received: 9/9/24

Paid: 9/17/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p>NEW BUILDING SQUARE FOOTAGE: <u>53,354</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>103,079</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: _____</p> <p>(TOTAL NEW ISA <u>156,433</u> /1,000 = <u>156.433</u>) * x \$25 + \$2,500 = FEE DUE: <u>6410.83</u></p> <p><u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

PROJECT

PROJECT NAME: Lake Mary Mixed Use			
PARCEL ID #(S): 31-19-30-514-0000-0030 & 31-19-30-514-0000-0020			
DESCRIPTION OF PROJECT: Proposed 179 Unit Multifamily Building, 7,215 sqft of Restaurant & 6,378 Sqft of Commercial			
EXISTING USE(S): PD		PROPOSED USE(S): Multifamily/Commercial	
ZONING: PD	FUTURE LAND USE: PD	TOTAL ACREAGE: 5.95	BCC DISTRICT: 5: Herr
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="radio"/> NO <input type="radio"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Matthew Wideman

COMPANY: MAW Lake Mary Property, LLC

ADDRESS: 8633 S Bay Drive

CITY: Orlando

STATE: FL

ZIP: 32819

PHONE:

EMAIL:

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Derek Ramsburg

COMPANY: Kimley-Horn & Associates, Inc.

ADDRESS: 200 South Orange Ave, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-427-1642

EMAIL: derek.ramsburg@kimley-horn.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Matthew Wideman

ADDRESS: 8633 S Bay Drive

CITY: Orlando

STATE: FL

ZIP: 32819

PHONE:

EMAIL:

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 Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE**CERTIFICATE NUMBER****DATE ISSUED**

VESTING: _____

TEST NOTICE: _____

- 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.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT

DATE

05/2023

LIMITED LIABILITY COMPANY AGREEMENT

of

MAW LAKE MARY HOLDCO, LLC

January 12, 2024

THE MEMBERSHIP INTERESTS IN MAW LAKE MARY HOLDCO, LLC DESCRIBED IN THIS LIMITED LIABILITY COMPANY AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE DELAWARE SECURITIES LAWS OR ANY OTHER STATE SECURITIES LAWS. IN ADDITION, THE MEMBERSHIP INTERESTS HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 (“**SECURITIES ACT**”) PROVIDED BY SECTION 4(2) THEREOF AND/OR OTHER EXEMPTIONS UNDER THE SECURITIES ACT. THE MEMBERSHIP INTERESTS HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED, EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS LIMITED LIABILITY COMPANY AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER THE SECURITIES ACT OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER THE SECURITIES ACT.

LIMITED LIABILITY COMPANY AGREEMENT
OF
MAW LAKE MARY HOLDCO, LLC

This Limited Liability Company Agreement (the “**Agreement**”) of MAW Lake Mary Holdco, LLC, a Delaware limited liability company (the “**Company**”), is made and entered into this 12th day of January, 2024 (the “**Effective Date**”), by and among the Company, MAW Lake Mary Sponsor, LLC, a Delaware limited liability company (“**Sponsor**”), as the initial Managing Member of the Company, and such Persons listed on **Exhibit A** as the Members of the Company (collectively, the “**Initial Members**”). The Initial Members and/or any other Person admitted as a Member in the future, shall, in their capacity as Members, be referred to herein either individually as “**Member**” and collectively, as the “**Members.**”

RECITALS

A. The Company was formed pursuant to the laws of the State of Delaware upon the filing of the Certificate with the Secretary of State.

B. The Members formed the Company for the purpose of, directly or indirectly, (i) acquiring that certain real property consisting of approximately six (6) acres located west of the intersection of International Parkway and Allure Lane in Seminole County, Florida, as more particularly described on **Exhibit B** (the “**Property**”) and (ii) developing and constructing on the Property a Class A multifamily project currently expected to include approximately 175 residential units and related amenities, structured parking and approximately 10,000 sf of retail space (the “**Project**”); provided, however, that the final scope of the Project has not yet been determined and is subject to change, including, without limitation, changes to the size, scope and/or composition of the residential and commercial elements of the Project and the possible inclusion of certain minimum age requirements for the occupants thereof.

C. Pursuant to the terms of that certain Contribution Agreement, effective as of the Effective Date, by and among Lake Mary Land Holdings, LLC, a Florida limited liability company (“**LM Holdings**”), the Company, and Property Owner (the “**Contribution Agreement**”), LM Holdings, at the direction of the Company, and in exchange for LM Holdings’ Membership Interest in the Company and other consideration, directly transferred, assigned and conveyed to Property Owner all of LM Holdings’ right, title and interest in and to the Property, together with all improvements thereon, and all development, air, entitlement and other rights appurtenant to the Property, (such transaction hereafter referred to as, the “**Property Contribution**”) and Property Owner is, as of the Effective Date, the sole owner of the Property.

D. The Members desire to enter into this Agreement in order to provide for the conduct of the business and affairs of the Company and to set forth the rights and obligations of the Members with respect thereto.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound, the parties hereto agree as follows:

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.


COMPANY:

MAW Lake Mary Holdco, LLC,
a Delaware limited liability company

By: MAW Lake Mary Sponsor, LLC,
a Delaware limited liability company,
its Managing Member

By: MATTO PROMOTE 1, LLC a Florida
limited liability company, its Administrative
Member

By: TCG Advisors Corp, a Florida
corporation, its Manager

By: 
Name: Ricardo Caporal
Title: President

MEMBERS:

Sponsor:

MAW Lake Mary Sponsor, LLC,
a Delaware limited liability company,
its Managing Member

By: MATTO PROMOTE 1, LLC a Florida
limited liability company, its administrative
member

By: TCG Advisors Corp, a Florida
corporation, its Manager

By: _____
Name: Ricardo Caporal
Title: President

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.

MEMBERS:

LM Holdings:

Lake Mary Land Holdings, LLC,
a Florida limited liability company

By: _____

Name: Matthew Wideman

Title: Manager

IN WITNESS WHEREOF, the parties hereto intending to be legally bound, have executed this Agreement effective as of the Effective Date.

MEMBERS:

Matto:



Matto Lake Mary Investment, LLC,
a Delaware limited liability company,


By: TCG Advisors Corp,
a Florida corporation,
its Manager

By: _____
Ricardo Caporal, President

Exhibit A

**Members' Names, Addresses, Initial Authorized Representatives
Initial Capital Contributions and Percentage Interests****

Member Name and Address	Initial Authorized Representatives	Initial Capital Contributions	Percentage Interests
<p>Sponsor:</p> <p>MAW Lake Mary Sponsor, LLC 2990 Ponce de Leon Blvd., Suite 201, Coral Gables, FL 33134 Attention: Ricardo Caporal Email: rcaporal@mattonigroup.com;</p> <p><u>With a copy to:</u></p> <p>Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131 Attention: Joshua A. Kaplan; Esq. Email: JKaplan@bilzin.com</p>	Ricardo Caporal	\$0.00	0% Only a profits interests (within the meaning of Rev. Proc. 93-27) subject to the terms of this Agreement.
<p>Matto:</p> <p>Matto Lake Mary Investment, LLC 2990 Ponce de Leon Blvd., Suite 201, Coral Gables, FL 33134 Attention: Ricardo Caporal Email: rcaporal@mattonigroup.com</p> <p><u>With a copy to:</u></p> <p>Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131 Attention: Joshua A. Kaplan; Esq. Email: JKaplan@bilzin.com</p>	Ricardo Caporal		50%
<p>LM Holdings:</p> <p>Lake Mary Land Holdings, LLC 333 South Garland Avenue, Suite 1300</p>	Matthew Wideman		50%

Member Name and Address	Initial Authorized Representatives	Initial Capital Contributions	Percentage Interests
Orlando, FL 32801 Attention: Matthew M. Wideman Email: mw@widemanllc.com <u>With a copy to:</u> Cozen O'Connor 1650 Market Street, Suite 2800 Philadelphia, PA 19103 Attention: Howard Grossman Email: hgrossman@cozen.com			
Totals			100%

** Each Member's Initial Capital Contribution and Percentage Interest set forth on this **Exhibit A** are intended to reflect such information as of the Effective Date following the Special Distribution.

Exhibit B

Legal Description of Property

Lots 2 and 3, Allure on the Parkway, according to the plat thereof as recorded in Plat Book 83, Pages 26, 27 and 28, Public Records of Seminole County, Florida.

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAW LAKE MARY PROP, LLC", FILED IN THIS OFFICE ON THE THIRTEENTH DAY OF NOVEMBER, A.D. 2023, AT 8:05 O`CLOCK A.M.




Jeffrey W. Bullock, Secretary of State

2618207 8100
SR# 20233952285

Authentication: 204581553
Date: 11-13-23


You may verify this certificate online at corp.delaware.gov/authver.shtml

STATE OF DELAWARE
CERTIFICATE OF FORMATION
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is MAW Lake Mary Prop, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 251 Little Falls Drive (street), in the City of Wilmington, Zip Code 19808. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is Corporation Service Company

By: 
Authorized Person

Name: Ricardo Caporal
Print or Type

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, MAW LAKE MARY PROP, LLC/Matthew Wideman, the owner of record for the following described property (*Tax/Parcel ID Number*) 31-19-30-514-0000-0020 & 31-19-30-514-0000-0030 hereby designates Jonathan A. Martin, P.E./Kimley-Horn & Associates, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

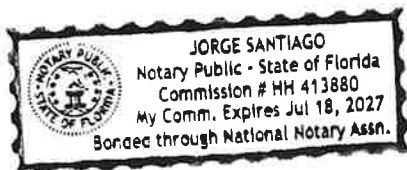
OTHER: School concurrency applications & additional processes for site development of above parcels and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to 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 JUNE 22, 2024


 Property Owner's Signature
MATTHEW WIDEMAN
 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 MATTHEW WIDEMAN (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 25 day of JUNE, 2024.




 Notary Public

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: MAW LAKE MARY PROP, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
MAW Lake Mary Holdco, LLC	Managing Member	2990 Ponce De Leon Blvd, Suite 201, Coral Gables, FL 33134	100%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

JUNE 22, 2024
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 25 day of June, 2024, by MATTHEW WIDEMAN, who is personally known to me, or has produced _____ as identification.

[Signature]
Signature of Notary Public



JORGE SANTIAGO
Print, Type or Stamp Name of Notary Public

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

(Name of Clerk, typed, printed or stamped)
Clerk of the Board


(Name of Chairman, typed, printed or stamped), Chairman


OWNERS' CONSENT AND COVENANT

COMES NOW, the owner, Carriage Encore Apartments, on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Commitment Agreement.

WITNESSES:

OWNERS:



Print Name: Christopher Widener


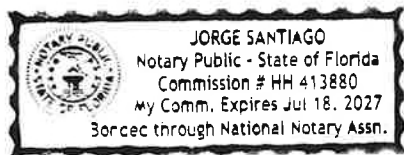
Print Name: Harrison Local

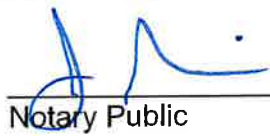
MAW LAKE MARY PROP, LLC


Authorized Agent,
MAW LAKE MARY PROPERTY, LLC.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of JUNE, 2024 by MATTHEW WIDENER, as AUTHORIZED AGENT, who is personally known to me or who has produced _____ as identification.





Notary Public
JORGE SANTIAGO

(Name of Notary, typed, printed or stamped)
My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
LAKE MARY LAND HOLDINGS, LLC

Filing Information

Document Number	L20000028528
File Number	87-4042047
Date Filed	01/30/2020
State	FL
Status	ACTIVE
Last Event	LC STMT OF RA/RO CHG
Event Date Filed	08/29/2023
Event Effective Date	NONE

Principal Address

8633 S BAY DR
ORLANDO, FL 32819

Mailing Address

8633 S BAY DR
ORLANDO, FL 32819

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 08/29/2023

Address Changed: 08/29/2023

Authorized Person(s) Detail

Name & Address

Title MGR

Wideman, Matthew
8633 S BAY DR
ORLANDO, FL 32819

Title MGR

Gunter, C r e
32134 Pe c tree L ne
Sorrento, FL 32776

Annual eports

eport Year	Filed Date
2022	04/27/2022
2023	04/28/2023
2024	04/25/2024

Document Images

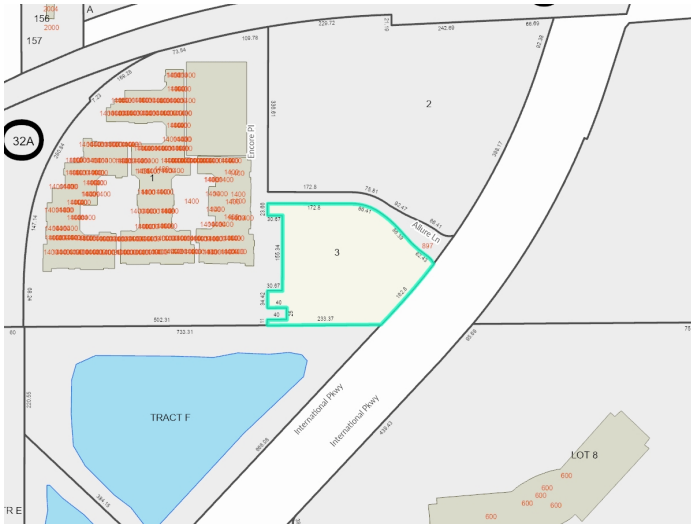
04/25/2024 -- ANNUAL REPORT	View im ge in PDF form t
08/29/2023 -- CORLCRACHG	View im ge in PDF form t
04/28/2023 -- ANNUAL REPORT	View im ge in PDF form t
04/27/2022 -- ANNUAL REPORT	View im ge in PDF form t
12/17/2021 -- REINSTATE ENT	View im ge in PDF form t
01/30/2020 -- Florid Limited Li bi it .	View im ge in PDF form t

Property Record Card



Parcel: **31-19-30-514-0000-0030**
 Property Address:
 Owners: **MAW LAKE MARY PROP LLC**
 2024 Market Value \$1,280,660 Assessed Value \$1,280,660
 2023 Tax Bill \$18,074.13
 Vacant Comm-Pud property has a lot size of 1.48 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0030
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$1,280,660	\$1,358,140
Land Value Agriculture	\$0	\$0
Market Value	\$1,280,660	\$1,358,140
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,280,660	\$1,358,140

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,074.13
Tax Bill Amount	\$18,074.13
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAW LAKE MARY PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,280,660	\$0	\$1,280,660
Schools	\$1,280,660	\$0	\$1,280,660
FIRE	\$1,280,660	\$0	\$1,280,660
ROAD DISTRICT	\$1,280,660	\$0	\$1,280,660
SJWM(Saint Johns Water Management)	\$1,280,660	\$0	\$1,280,660

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Vacant	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Vacant	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
64,033 SF	\$20/SF	\$1,280,660	\$1,280,660

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
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

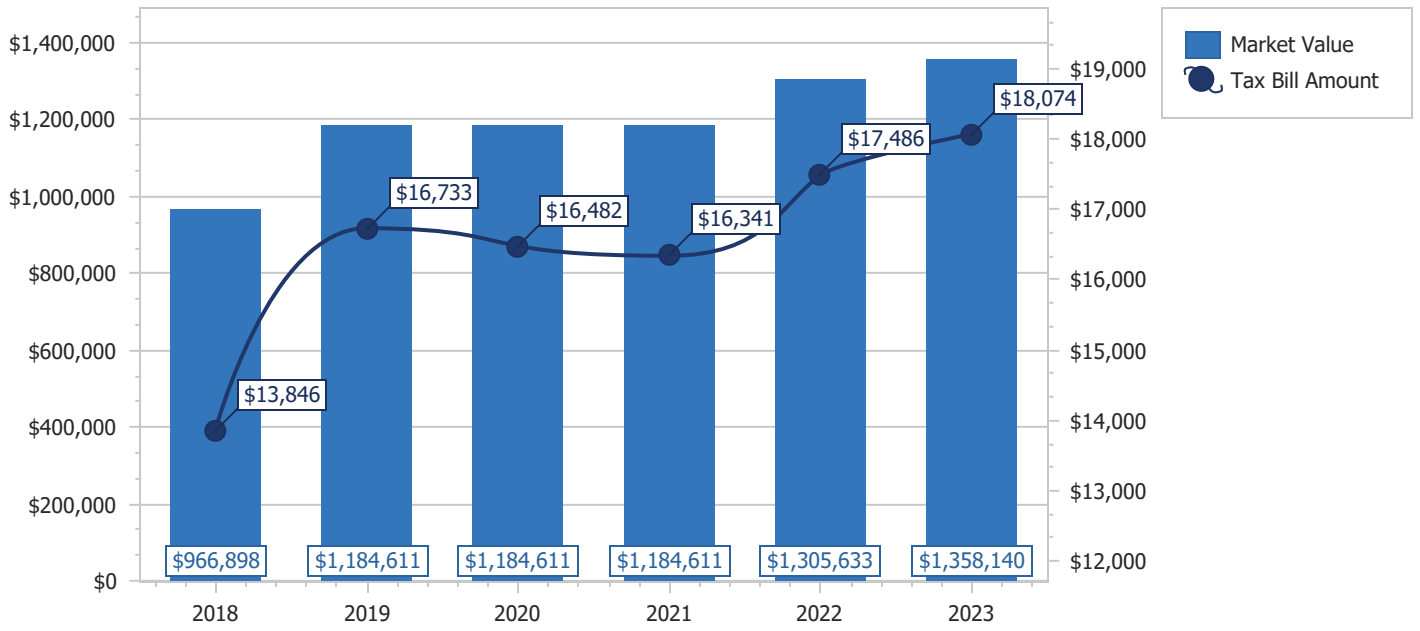
Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities

Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



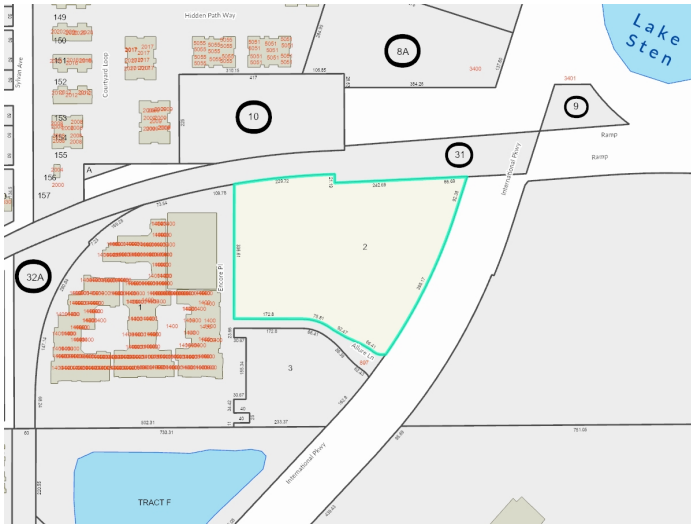
Copyright 2024 © Seminole County Property Appraiser

Property Record Card



Parcel: **31-19-30-514-0000-0020**
 Property Address:
 Owners: **MAW LAKE MARY PROP LLC**
 2024 Market Value \$1,499,290 Assessed Value \$1,499,290
 2023 Tax Bill \$54,960.22
 Vacant Comm-Pud property has a lot size of 4.48 Acres

Parcel Location



Site View

Parcel Information

Parcel	31-19-30-514-0000-0020
Property Address	
Mailing Address	2990 PONCE DE LEON BLVD STE 201 CORAL GABLES, FL 33134-6803
Subdivision	ALLURE ON THE PARKWAY
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$1,499,290	\$4,129,863
Land Value Agriculture	\$0	\$0
Market Value	\$1,499,290	\$4,129,863
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$1,499,290	\$4,129,863

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,960.22
Tax Bill Amount	\$54,960.22
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 MAW LAKE MARY PROP LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 ALLURE ON THE PARKWAY PLAT BOOK
{83} PAGES {26-28}

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,499,290	\$0	\$1,499,290
Schools	\$1,499,290	\$0	\$1,499,290
FIRE	\$1,499,290	\$0	\$1,499,290
ROAD DISTRICT	\$1,499,290	\$0	\$1,499,290
SJWM(Saint Johns Water Management)	\$1,499,290	\$0	\$1,499,290

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/12/2024	\$3,250,000	10566/0284	Vacant	Yes
WARRANTY DEED	3/21/2022	\$100	10215/1904	Vacant	No
SPECIAL WARRANTY DEED	10/1/2018	\$1,950,000	09233/0204	Vacant	No

Land

Units	Rate	Assessed	Market
194,713 SF	\$7.70/SF	\$1,499,290	\$1,499,290

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
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

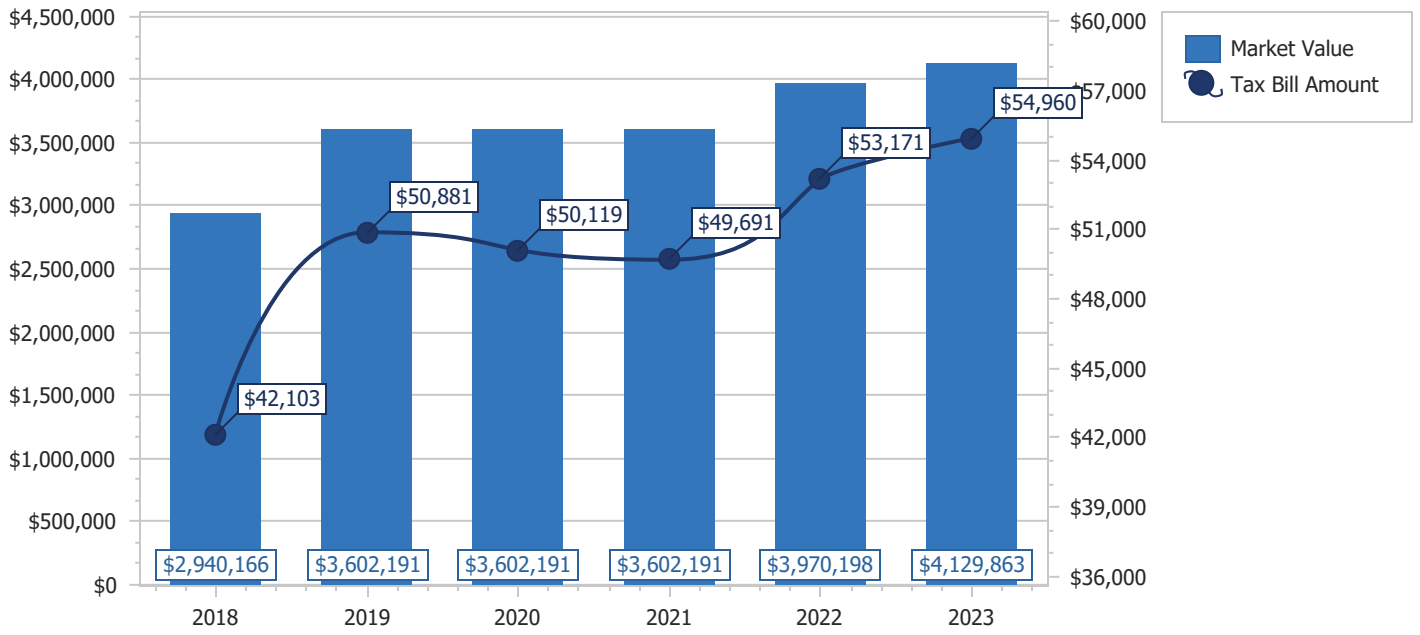
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 9/17/2024 10:04:58 AM
Project: 24-06000060
Credit Card Number: 37*****2005
Authorization Number: 227709
Transaction Number: 170924C2A-3F1AAE40-4AC2-43FF-8D50-886C34865A59
Total Fees Paid: 6549.98

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	139.98
SITE PLAN	6410.00
Total Amount	6549.98