



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

PROJ. #: 26-80000088
PM: ANNIE
REC'D: 07/16/2026

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: CHABAD OF NORTH ORLANDO - ACCESSORY RELIGIOUS Preschool Addition ^{PHASE 2}
PARCEL ID #(S): 26-20-29-300-004E-0000
TOTAL ACREAGE: 1 ^{2.00} BCC DISTRICT: 5 ^{5: HERR}
ZONING: A-1 FUTURE LAND USE: NO CHANGE - A-1 ^{SE}

APPLICANT

NAME: CHANIE MAJESKY COMPANY: CHABAD LUBAVITCH OF NORTH ORLANDO
ADDRESS: 1701 MARKHAM WOODS RD.
CITY: LONGWOOD STATE: FL ZIP: 32779
PHONE: 407 488 6536 EMAIL: [REDACTED]

CONSULTANT

CHANSKY@JEWISHNORTHORLANDO.COM

NAME: _____ COMPANY: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE: _____ EMAIL: _____

PROPOSED DEVELOPMENT

Brief description of proposed development: This program will utilize the existing structure of approximately 2,000 sq. feet. Minimal interior modifications to be done for safety regular m.
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 07/31 COM DOC DUE: 08/06 DRC MEETING: 08/19/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: A-1 FLU: SE LOCATION: on the northeast corner of Markham Woods Rd, Wingfield Dr
W/S: SUNSHINE WATER SERVICES BCC: 5: HERR

Detailed Narrative for Chabad of North Orlando Accessory Religious Preschool

Chabad Of North Orlando currently operates an established synagogue and house of worship on the subject property. This pre-application is submitted to request the addition of an integrated, accessory religious preschool ministry within our existing facility.

Religious education of the youth is an essential, non-commercial, and central component of the Chabad’s religious exercise and mission. The purpose of this pre-application is to seek staff guidance on the local administrative review pathway (e.g., an amendment to our existing site plan/use approval, or a Special Exception amendment) and to review site safety, licensing compliance, and on-site traffic flow.

Description of Proposed Accessory Use:

- **Existing Primary Use:** The property currently serves as an active sanctuary and meeting space for religious services, holiday celebrations, and community programs.
- **Proposed Accessory Preschool:** Operating on weekdays, the accessory religious preschool will serve approximately 6-8 maximum estimated children aged 6 months to 2 years old. The hours of operation will be approximately 8:30 AM to 5:30 PM, Monday through Friday.
- **Physical Facilities:** The preschool program will utilize 1 classroom inside the existing 2,000 square-foot building (approximate). No major structural expansions or external footprint additions are planned. We will only perform minor interior modifications to comply with childcare fire codes and child-safe bathroom/entryway standards.

Statutory and Legal Framework (RLUIPA & RFRA):

Because the proposed preschool is an integrated auxiliary ministry of the existing Chabad, this application is protected under:

The Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc, which prohibits local governments from applying land use regulations in a manner that imposes a substantial burden on religious exercise. Under RLUIPA, religious education is a recognized form of religious exercise.

The Florida Religious Freedom Restoration Act (FRFRA), § 761.03, Fla.

Stat., which forbids government entities from substantially burdening a person's or institution's exercise of religion.

In alignment with these statutes, the Chabad requests that Seminole County evaluate this accessory addition under the most cooperative, least restrictive administrative framework possible.

Compatibility & Impact Analysis

- **Zoning & Neighborhood Compatibility:** Because the synagogue is already established and accepted at this location, adding a weekday daytime preschool introduces zero nighttime noise or evening traffic impacts. The daytime school operates during standard working hours when local agricultural and low-density residential impacts are at their lowest.
- **Traffic & Safety Plan:** To prevent drop-off and pick-up traffic from backing up onto public roads, the Chabad will implement a structured, staggered on-site drop-off plan. Parents will utilize the existing parking area to pull in, drop off children, and exit in a continuous, one-way loop. We welcome staff feedback on the best traffic flow configuration for our existing site layout.
- **Water & Sewer:** The property will utilize the existing municipal water and on site septic system which we will verify/upgrade as necessary to accommodate the school use
- **Licensing Exemption:** Following county zoning approval, the Chabad will pursue a Religious Exempt Child Care Facility status from the Florida Department of Children and Families (DCF) under Section 402.316, Florida Statutes.

Conclusion

- The Chabad is eager to work collaboratively with Seminole County Staff to safely integrate this vital religious education program into our existing spiritual home. We are asking for a special exemption to allow use for a preschool on site. We look forward to discussing site parameters and the best local approval path at our upcoming pre-application conference.

Current Site Conditions and proposed Traffic flow image attached:

Site Map of Existing Conditions:

The preschool will require no changes to existing site conditions or buildings. Student drop-off and pick-up will utilize the synagogue's existing internal traffic loop. All vehicle staging is contained on-site, and traffic exits directly onto the main road. As a result, there will be zero new impact on public traffic flow and zero disruption to neighboring properties.

We anticipate maximum 10 cars which we have ample parking for.



2026 Property Record Card



Parcel: 26-20-29-300-004E-0000
 Property Address: 1701 MARKHAM WOODS RD LONGWOOD, FL 32779
 Owners: CHABAD LUBAVITCH OF NORTH ORLANDO INC
 2026 Market Value \$481,937 Assessed Value \$400,122 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,936.15
 Churches property w/1st Building size of 2,083 SF and a lot size of 2.00 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	26-20-29-300-004E-0000
Property Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
Mailing Address	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2016)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$228,263	\$180,454
Depreciated Other Features	\$3,674	\$3,507
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$481,937	\$433,961
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$81,815	\$70,214
P&G Adjustment	\$0	\$0
Assessed Value	\$400,122	\$363,747

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,936.15
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,936.15

Owner(s)

Name - Ownership Type

CHABAD LUBAVITCH OF NORTH ORLANDO INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 26 TWP 20S RGE 29E
N 327.4 FT OF W 291 FT OF
N 1/4 OF NW 1/4 OF SW 1/4
OF NE 1/4 (LESS 25 FT FOR
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$400,122	\$400,122	\$0
SCHOOLS	\$481,937	\$481,937	\$0
FIRE	\$400,122	\$400,122	\$0
ROAD	\$400,122	\$400,122	\$0
WATER MANAGEMENT DISTRICT	\$400,122	\$400,122	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	\$200,000	08202/0285	Improved	Yes
WARRANTY DEED	8/1/2006	\$100	06374/0263	Improved	No
QUIT CLAIM DEED	5/1/1990	\$100	02183/1748	Improved	No
QUIT CLAIM DEED	8/1/1987	\$100	01879/1249	Improved	No
WARRANTY DEED	1/1/1974	\$43,500	01027/0478	Improved	Yes

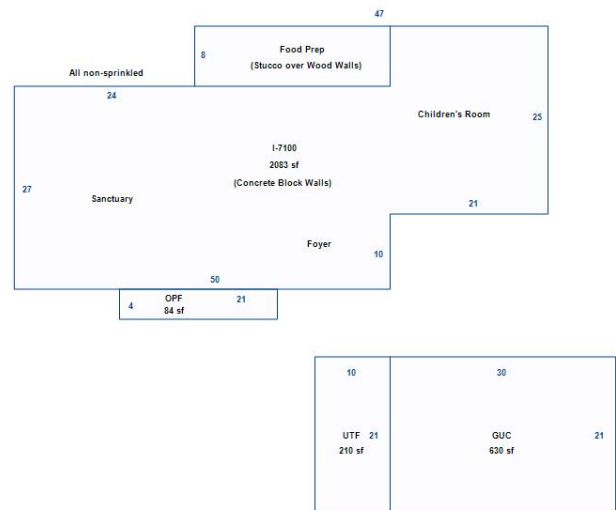
Land

Units	Rate	Assessed	Market
2 Acres	\$125,000/Acre	\$250,000	\$250,000

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1972/1992
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2083
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$360,890
Assessed	\$228,263

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE UNFINISHED C.B.S.	630
OPEN PORCH FINISHED	84
UTILITY FINISHED	210

Permits				
Permit #	Description	Value	CO Date	Permit Date
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	\$0		12/8/2022
02731	WALL SIGN	\$1,700		3/24/2016
00526	CHANGE OF USE FROM R TO A3	\$203,666	10/8/2015	1/20/2015
10381	REROOF	\$8,500		9/17/2007

Extra Features				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2015	373	\$2,029	\$1,522
COMMERCIAL CONCRETE DR 4 IN	2015	459	\$2,869	\$2,152

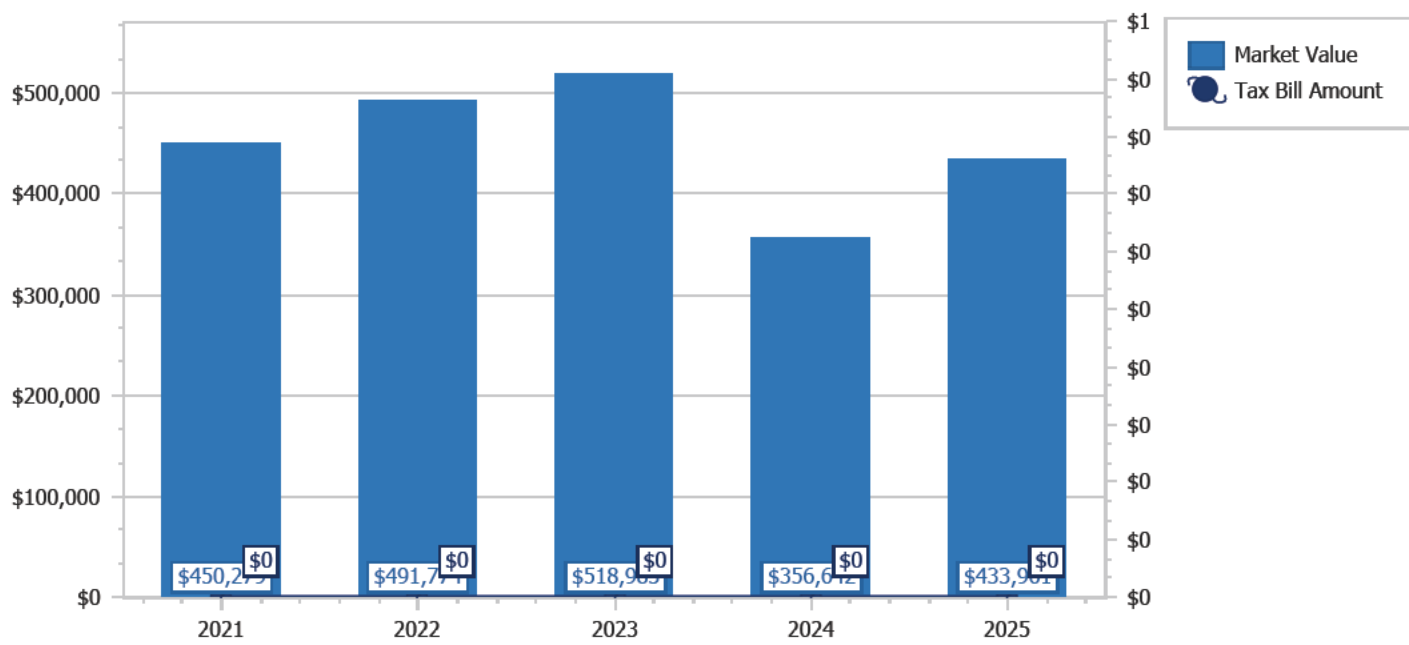
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Utilities	
Fire Station #	36
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/20/2026 11:10:48 AM
Project: 26-80000088
Credit Card Number: 42*****1189
Authorization Number: 03333G
Transaction Number: 200726O71-54C2D2C5-313F-4621-9C05-72150CEA75C9
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40