



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

PROJ. #: **25-80000099**

RECEIVED AND PAID 09/08/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Spay N Save AltamontePARCEL ID #(S): 07.21.30.509.0800.0060TOTAL ACREAGE: 1.56BCC DISTRICT: 4: LOCKHARTZONING: C-2FUTURE LAND USE: COM

APPLICANT

NAME: Andy AgoobCOMPANY: Spay N SaveADDRESS: 988 N. Ronald Reagan BlvdCITY: LongwoodSTATE: FLZIP: 32750PHONE: 407.314.4094EMAIL: AndyA@SpayNSave.org

CONSULTANT

NAME: Joanne MontchalCOMPANY: Spay N Save / Rock Springs RealtyADDRESS: 988 N. Ronald Reagan BlvdCITY: LongwoodSTATE: FLZIP: 32712PHONE: 407.982.9688EMAIL: JOANNE@SPAYNSAVE.ORG

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: 5,000 - 6,000 SF building with generous parking to house a non-profit Spay/Neuter Clinic & Wellness Center

STAFF USE ONLY

COMMENTS DUE: 09/19/25COM DOC DUE: 09/25/25DRC MEETING: 10/01/25

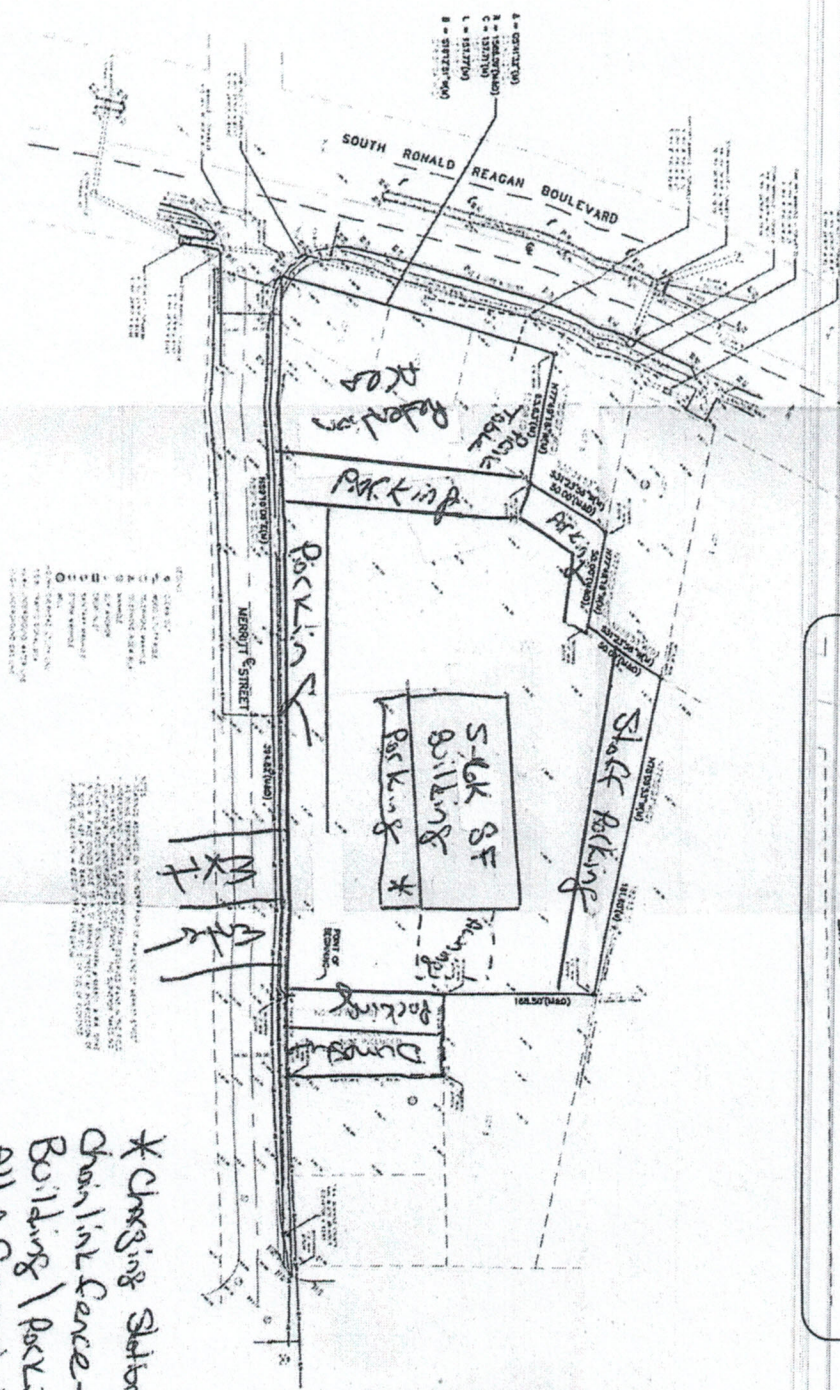
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2FLU: COMLOCATION: east of Ronald Reagan Boulevard, north of Merrit StreetW/S: City of Altamonte SpringsBCC: 4: LOCKHART

Spay N Save has proudly served Seminole County for 13 years. Over time, we have significantly outgrown our current Longwood location and are seeking to develop a 5,000–6,000 SF facility with ample parking to better serve the community. This new building will house our spay/neuter clinic as well as wellness appointment services.

To enhance safety and efficiency, our vision includes a large awning along the side of the building to provide cover for staff as they check surgical patients in and out. In addition, we plan to install a chain-link fence around most of the property to ensure the safety of pets in the event they slip from their caretaker while entering or exiting the facility.

The purpose of this meeting is to best understand the requirement to develop this site and ensure our use would be considered acceptable.



Property Record Card



Parcel: 07-21-30-509-0B00-0060
 Property Address:
 Owners: AHMED, KHURSHID
 2025 Market Value \$536,177 Assessed Value \$536,177 Taxable Value \$536,177
 2024 Tax Bill \$6,746.79
 Vac General-Commercial property has a lot size of 1.56 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-509-0B00-0060
Property Address	
Mailing Address	820 BRIGHTWATER CIR MAITLAND, FL 32751-4215
Subdivision	HAYMANS ADD TO ALTAMONTE
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$536,177	\$510,772
Just/Market Value	\$536,177	\$510,772
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,746.79
Tax Bill Amount	\$6,746.79
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 AHMED, KHURSHID

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 6 7 & 10 & W 45 FT OF S 85 FT OF LOT 9
& BEG SE COR OF LOT 10 RUN N 32 DEG 40
MIN E 212 FT S 77 DEG 50 MIN 7 SEC E 65.08
FT N 30 DEG 39 MIN 53 SEC E 50 FT S 77 DEG
50 MIN 7 SEC E 182.13 FT S 168.5 FT TO PT E
OF BEG W TO BEG (LESS RD)
BLK B
HAYMANS ADD TO ALTAMONTE
PB 3 PG 39
&
SEC 07 TWP 21S RGE 30E
BEG 34.4 FT N + 82.3 FT E
OF SW COR OF SE 1/4 OF SW
1/4 RUN S 14.4 FT W 12.85
FT NELY PARA TO LONGWOOD
RD 20 FT SELY TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$536,177	\$0	\$536,177
Schools	\$536,177	\$0	\$536,177
FIRE	\$536,177	\$0	\$536,177
ROAD DISTRICT	\$536,177	\$0	\$536,177
SJWM(Saint Johns Water Management)	\$536,177	\$0	\$536,177

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2006	\$375,000	06154/0442	Vacant	No
WARRANTY DEED	1/1/1977	\$100	01141/1905	Vacant	No

Land

Units	Rate	Assessed	Market
66,855 SF	\$8.02/SF	\$536,177	\$536,177

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

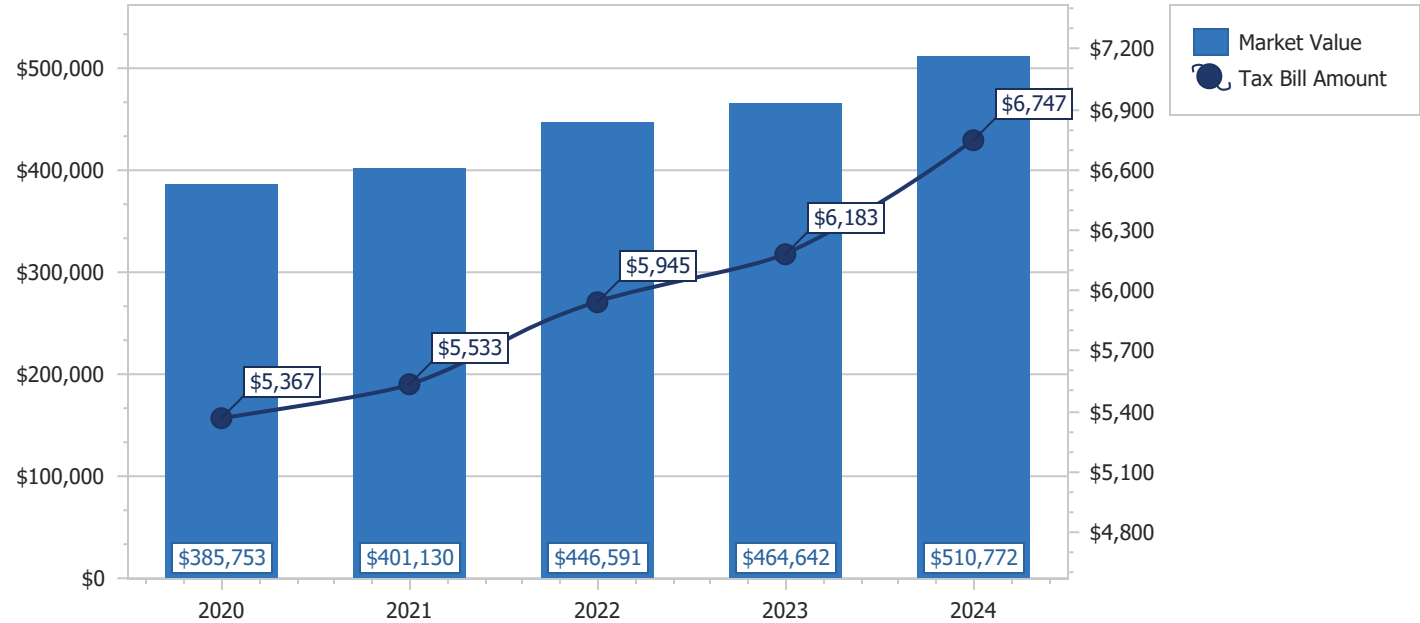
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Altamonte
Middle	Milwee
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 44

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
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: 9/8/2025 10:53:59 AM
Project: 25-80000099
Credit Card Number: 53*****6786
Authorization Number: 145946
Transaction Number: 080925C29-1CFA0F40-61FC-42A7-A3B9-DA40ECBD4C56
Total Fees Paid: 52.50

Fees Paid

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