



PM: Annie

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

PROJ. #: 25-8000062
Received: 5/16/25
Paid: 5/16/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Wayside PD Amendment	
PARCEL ID #(S): 30-19-30-300-0450-0000, 29-19-30-501-0000-0100 & 30-19-30-300-0480-0000	
TOTAL ACREAGE: 1.07	BCC DISTRICT: 5: Herr
ZONING: A-1/PD	FUTURE LAND USE: HIPTI

APPLICANT

NAME: David Stokes, P.E.	COMPANY: Madden, Moorhead & Stokes, LLC	
ADDRESS: 431 E. Horatio Ave., Ste. 260		
CITY: Maitland	STATE: FL	ZIP: 32751
PHONE: 407-629-8330	EMAIL: Eplan contact: nicole@madden-eng.com	

CONSULTANT

NAME: same as Applicant	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL: Eplan contact: nicole@madden-eng.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: - We are planning to add three parcels to the Wayside Assemblage PD. We'd like to explore the possibility of adding a left-in access to Parcel 3 for southbound traffic on International Parkway. Additionally, we'd like to discuss an expired development order associated with Parcel 3.				

STAFF USE ONLY

COMMENTS DUE: 5/23	COM DOC DUE: 5/29	DRC MEETING: 6/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1/PD	FLU: HIPTI	LOCATION: on the left side of International Pkwy, south of Wayside Dr
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 5/30



MADDEN

MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

5/15/25

RE: Wayside PD Amendment

We kindly request a preapplication meeting for the following reasons:

- We are planning to add three parcels to the Wayside Assemblage PD.

30-19-30-300-0450-0000

0.23 acres

Zoning: A-1

Future Land Use: HIPTI

29-19-30-501-0000-0100

0.57 acres

Zoning: A-1

Future Land Use: HIPTI

30-19-30-300-0480-0000

0.30 acres

Zoning: PD

Future Land Use: HIPTI

- We'd like to explore the possibility of adding a left-in access to Parcel 3 for southbound traffic on International Parkway.
- We'd like to discuss an expired development order associated with 30-19-30-300-0480-0000.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com

SEMINOLE COUNTY DEVELOPMENT ORDER

On December 12, 2023 Seminole County issued this Development Order relating to and touching and concerning the following described property:

See Attached Exhibit A

(The above described legal description has been provided to Seminole County by the owner of the above described property.)

FINDINGS OF FACT

Property Owners: Ronald J. Presley & William W. Presley; Randy A. Hanson; Tesfaye Haile & Thelma Haile; Vista Oak Partners, LLC; Wendell E. Sweetser Jr.; Janet S. Rumford; Mark Sweetser; David Sweetser; Kenneth M. Sweetser; Helen L. Williams; Paul M. Watson; Diane Watson; Sam J. Watson; Gerald F. Williams Jr.; Marjorie S. Watson; Strange Properties, LLC; Gerald F. Williams Jr.; Helen M. Williams; David R. Sweeney & Annette Sweeney; Grace A. Dodge; Kenneth L Spivey

Project Name: Wayside Assemblage PD Rezone

Requested Development Approval: Consider a Rezone from A-1 (Agriculture) and OP (Office) to PD (Planned Development) for a mixed use development consisting of multi-family, office, and retail commercial uses on approximately 19.46 acres, located on the south side of Wayside Drive, east of International Parkway.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The development conditions and commitments stated below will run with, follow and perpetually burden the above described property.

Prepared by: Annie Sillaway, Senior Planner
1101 East First Street
Sanford, Florida 32771

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2023115469 Bk:10555 Pg:150-156(7Pgs)
REC: 12/20/2023 2:01:07 PM by jeckenroth
RECORDING FEES \$61.00

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller

eCertified at 12/21/2023 12:24:23 -05:00

eCertified Id: 39CA-77L3-9A5U

Page 1 of 7

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The subject application for development approval is **GRANTED**.
- (2) All development must fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, are as follows:
 - A. Development must comply with the Master Development Plan attached as Exhibit (B).
 - B. Permitted Uses:
 - a. Target Industries - All uses specific to FLU Exhibit-40 of the Seminole County Comprehensive Plan (on approximately 8.54 acres).
 - b. Multi-family residential - All uses associated with R-4 zoning (on approximately 8.51 acres).
 - c. Commercial - C-2 (Retail Commercial) and OP (Office) zoning for (on approximately 2.39 acres).
 - C. Prohibited uses:
 - a. Car washes
 - b. Mobile home and Recreational Vehicle Sales
 - c. Marine sales and Service
 - d. Dry cleaners
 - e. Dog kennels
 - D. Multi-Family Residential Tract on 8.51 acres: Maximum Density of forty (40) units per net buildable acre. Maximum building square feet: 503,621 square feet.
 - E. Office/Commercial Tract on 3.73 acres: Maximum total building square feet of 56,868 square feet.
 - F. Higher Intensity Planned Development – Target Industry (HIP-TI) Tract on 8.54 acres: Maximum Floor Area Ratio (F.A.R.) of 1.5.
 - G. Maximum building heights are as follows:
 - a. Commercial/Office: 100 feet
 - b. Multi-family: Seventy-five (75) feet
 - H. Open Space: A minimum of twenty-five (25) percent open space will be provided. All buffers and retention ponds will count as open space.
 - I. Perimeter Building Setbacks shall be:
Multi-Family:



Front: Twenty-five (25) feet
Side: Twenty-five (25) feet
Rear: Twenty-five (25) feet
Street Side: Twenty-five (25) feet

Office/Commercial:

Front: Twenty-five (25) feet
Side: Seven and one half (7.5) feet
Rear: Ten (10) feet
Street Side: Twenty-five (25) feet

*Fifty (50) foot perimeter setback to be applied if the building height is above seventy-five (75) feet.

J. Landscape buffers are as follows:

North: Twenty-five (25) foot landscape buffer, with a 0.5 opacity.

South: No Buffer required.

East: No Buffer Required.

West: To be determined at Final Development Plan (FDP).

The perimeter buffer may be widened at Final Development Plan if required per Chapter 30, Part 67 of the Land Development Code of Seminole County. In no case may the building setbacks be less than the required buffer. Buffer components will be established at Final Development Plan.

- K. The developer must provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside of the development.
- L. Landscape buffering will meet the requirements of the Seminole County Land Development Code. Internal buffering between uses will not be required when separated by access, driveway, or parking.
- M. Dumpster Enclosures will meet the Seminole County Land Development Code.
- N. All mechanical equipment, ground or roof-mounted, shall be screened from off-site view with the exception of from the view of the Wekiva Parkway.
- O. Parking size requirements shall be a minimum of 9' x 18' foot spaces.
- P. Parking will meet the requirement of the Seminole County Land Development Code for all non-residential uses. Parking for multi-family will be provided at a rate of 1.70 spaces per dwelling unit.
- Q. Target Industry uses are required to be the primary use of the property. Ancillary commercial uses are permitted to support the Target Industry Use per Policy FLU 5.5.
- R. Any turn lanes that may be required will be determined at Final Engineering.



- S. A minimum of six (6) electric car charging stations will be installed. Three (3) for multi-family use, two (2) for HIP-TI use, and one (1) for the commercial use.
- T. Outdoor lighting shall be fully shielded and implement dark sky lighting in accordance with the Seminole County Land Development Code.
- U. Should the property be subdivided and/or owned by multiple parties, a Property Owner's Association must be created to manage all common areas and facilities.
- V. A cross access agreement to Woodruff Springs right-of-way will be given to Seminole County and the Public at the time of Final Plat. A cross access agreement to parcel 29-19-30-501-0000-0010 will be required to be granted at time of Final Plat.
- W. Development will be integrated between each use.
- X. All project signage must comply with the Land Development Code of Seminole County.
- Y. The subject development is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015-33). The Developer is required to install bear management signage and bear proof dumpsters and trash cans within the development.
- Z. The Developer shall be required to improve Wayside Drive to bring it up to County standards.
- AA. In addition to the three (3) electric vehicle charging stations for the multi-family portion of the development, the developer will provide additional stub outs to create Electric Vehicle capable parking spaces, for future electric vehicle charging stations.
- BB. In the case of a conflict between the written conditions A through AA in this Development Order and the Master Development Plan attached as Exhibit (B), the terms of the written conditions A through AA will apply.

(4) This Development Order touches and concerns the above described property and the conditions, commitments and provisions of this Development Order will perpetually burden, run with and follow this property and be a servitude upon and binding upon this property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity with this Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order is found to be invalid or illegal then the entire order will be null and void.



(6) In the case of a conflict between the written conditions in this Development Order and the attached Master Development Plan, the terms of the written conditions shall apply.

(7) All applicable state or federal permits must be obtained before commencement of the development authorized by this Development Order.

(8) Issuance of this Development Order does not in any way create any rights on the part of the Applicant or Property Owner to receive a permit from a state or federal agency, and does not create any liability on the part of Seminole County for issuance of the Development Order if the Applicant or Property Owner fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(9) In approval of this Development Order by Seminole County, the property owner(s) understands that the County must receive a Final Development Plan within five (5) years of approval of the Master Development Plan, unless this time period is extended by the Seminole County Local Planning Agency / Planning and Zoning Commission. If substantial development has not begun within eight (8) years after approval of the Master Development Plan, the planned development will be subject to review by the Local Planning Agency / Planning and Zoning Commission and the Board of County Commissioners may move to rezone the subject property to a more appropriate zoning or extend the deadline for start of construction (see Sections 30.446 and 449, LDC).

(10) This Order becomes effective upon recording with the Seminole County Clerk of the Court.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: 
Jay Zembower, Chairman

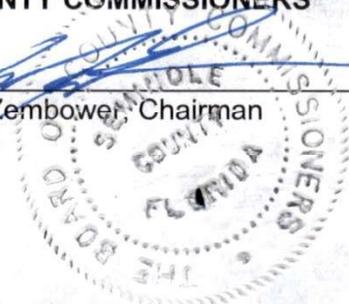


EXHIBIT A**Legal Description**

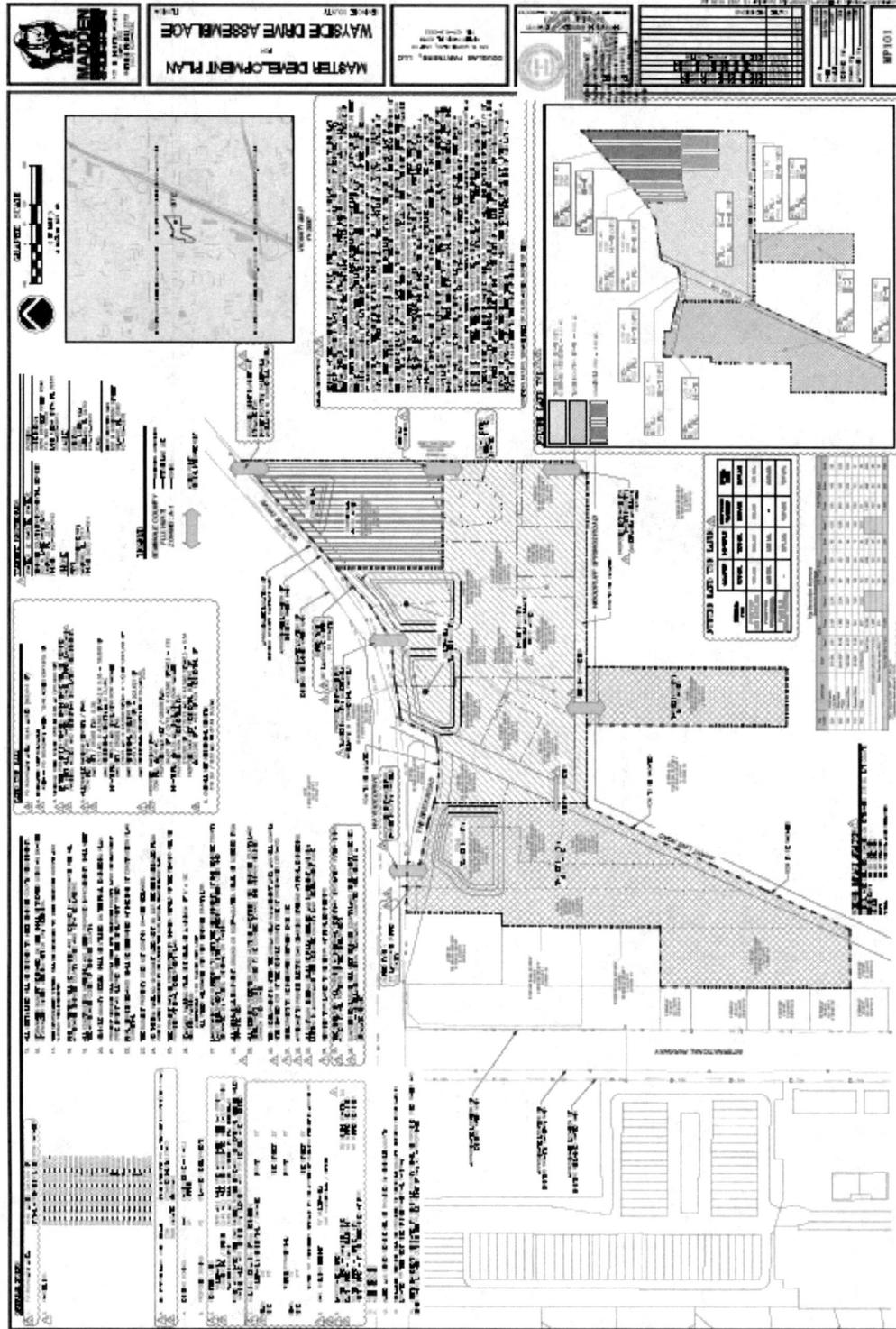
Beginning at the Northwest corner of Lot 1, Integra Crossings a Replat, according to the plat thereof as recorded in Plat Book 87, Pages 37 through 42, Public Records of Seminole County, Florida; thence run N00°17'08"E, a distance of 504.70 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of Woodruff Springs Road, a distance of 206.34 feet; thence run S24°50'41"W along the centerline of Grant Line Road, a distance of 731.96 feet; thence run S89°38'07"W along the North line of the South 262 feet of Lot 10 of J.W. TURNER'S SUBDIVISION, according to Plat thereof as recorded in Deed Book 71, Page 412 of the Public Records of Seminole County, Florida, and its Easterly extension, a distance of 147.28 feet; thence run N00°26'28"E along the West line of Lots 6 through 10 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 479.54 feet; thence run N89°38'07"E along the North line of said Lot 6, a distance of 148.74 feet; thence run N00°23'56"E along the East line of Lots 2 through 5 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 399.87 feet; thence run N89°49'46"E along the Easterly extension of the South line of Lot 1 of said plat of J.W. TURNER'S SUBDIVISION, a distance of 30.17 feet; thence run N00°26'28"E, a distance of 241.18 feet; thence run S88°25'42"E along the South right of way of Wayside Drive, a distance of 127.65 feet; thence run S10°09'00"W, a distance of 33.00 feet; thence run S79°51'00"E along the centerline of Old Brick Road, a distance of 106.82 feet to a point on a non-tangent curve concave to the to the North, having a radius of 371.64 feet; thence from a radial bearing of N22°16'01"E run Easterly along said centerline and along the arc of said curve through a central angle of 34°10'05", an arc distance of 221.62 feet, having a chord bearing of S84°49'02"E and a chord distance of 218.35 feet; thence run N24°50'41"E along the centerline of said Grant Line Road, a distance of 97.82 feet to a point on a non-tangent curve concave to the North, having a radius of 628.81 feet; thence from a radial bearing of N04°16'43"W run Easterly along the arc of said curve through a central angle of 09°13'32", an arc distance of 101.25 feet, having a chord bearing of N81°06'31"E and a chord distance of 101.14 feet; thence the next 4 courses and distances run along the Southerly and Easterly right of way line of Wayside Drive: run N85°52'43"E, a distance of 99.08 feet; thence run N58°16'01"E, a distance of 99.78 feet; thence run N48°16'21"E, a distance of 219.81 feet; thence run N48°01'24"E, a distance of 269.06 feet; thence departing said Southerly right of way line of Wayside Drive, run S00°03'30"W along the East line of the West 1/4 of Section 29 and its southerly extension, a distance of 873.07 feet; thence run N89°56'25"W along a line 20.00 feet North of and parallel to the South right of way line of said Woodruff Springs Road, a distance of 515.10 feet; thence run S00°17'08"W along the West line of said Lot 1, Integra Crossings a Replat., a distance of 504.83 feet; thence run N89°53'15"W along the North line of said Lot 1, a distance of 143.28 feet to the Point of Beginning;

Contains 847,615 square feet or 19.458 acres, more or less.



EXHIBIT B

Master Development Plan



LEGIBILITY UNSATISFACTORY FOR SCANNING



Property Record Card



Parcel: 30-19-30-300-0450-0000
Property Address: 4707 INTERNATIONAL PKWY SANFORD, FL 32771
Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$152,524 Assessed Value \$152,524 Taxable Value \$152,524
 2024 Tax Bill \$261.27 Tax Savings with Exemptions \$1,599.63
 The 3 Bed/1.5 Bath Vac Comm - Misplaced Impr property is 1,236 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-300-0450-0000
Property Address	4707 INTERNATIONAL PKWY SANFORD, FL 32771
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$12,258	\$12,141
Depreciated Other Features	\$0	\$2,300
Land Value (Market)	\$140,266	\$126,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$152,524	\$140,881
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$72,962
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$152,524	\$67,919

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,860.90
Tax Bill Amount	\$261.27
Tax Savings with Exemptions	\$1,599.63

Owner(s)

Name - Ownership Type
DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E S 100 FT OF N
1253.75 FT OF E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$152,524	\$0	\$152,524
Schools	\$152,524	\$0	\$152,524
FIRE	\$152,524	\$0	\$152,524
ROAD DISTRICT	\$152,524	\$0	\$152,524
SJWM(Saint Johns Water Management)	\$152,524	\$0	\$152,524

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0103	Improved	No

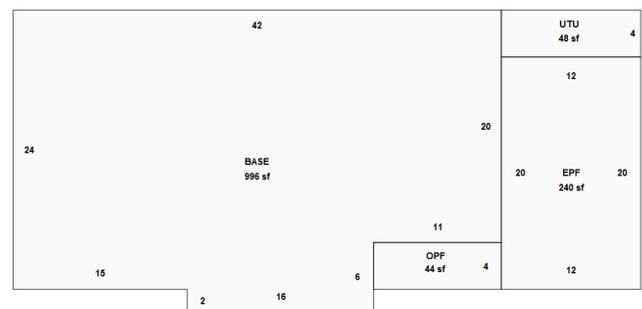
Land

Units	Rate	Assessed	Market
10,019 SF	\$14/SF	\$140,266	\$140,266

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	996
Total Area (ft ²)	1328
Constuction	SIDING GRADE 3
Replacement Cost	\$19,228
Assessed	\$12,258

* Year Built = Actual / Effective



Sketch by Open Sketch

Building 1

Appendages

Description	Area (ft ²)
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ENCLOSED PORCH FINISHED	240
OPEN PORCH FINISHED	44
UTILITY UNFINISHED	48

Permits

Permit #	Description	Value	CO Date	Permit Date
00980	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$4,678		1/14/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

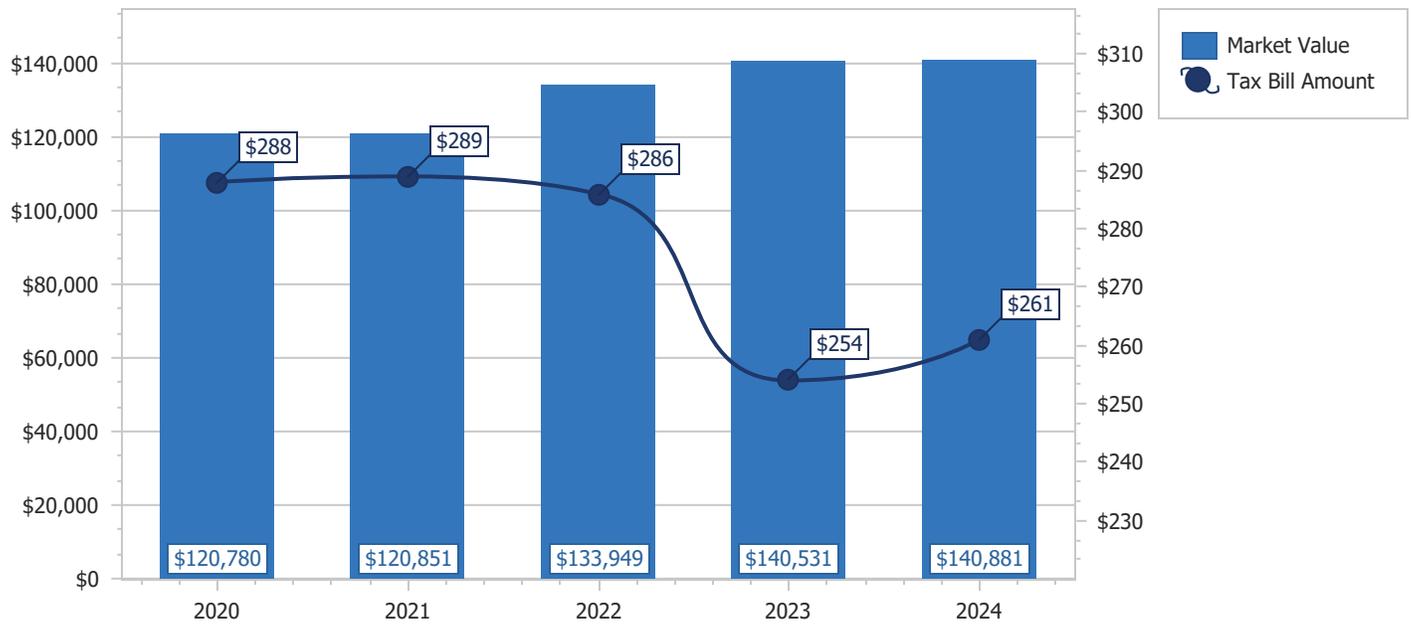
Political Representation

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: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



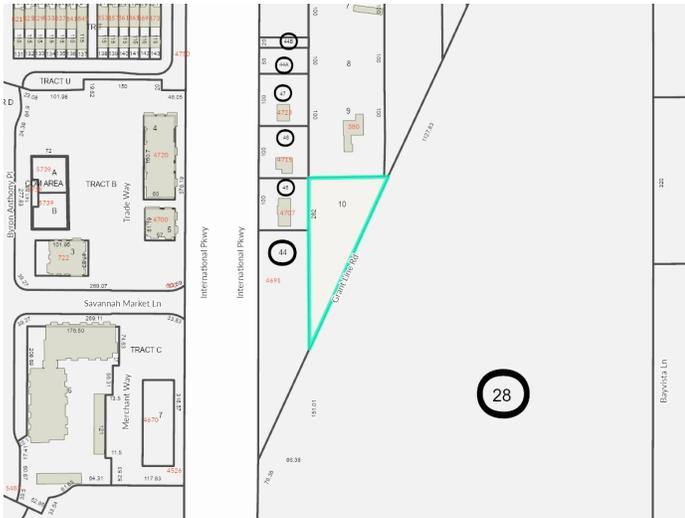
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **29-19-30-501-0000-0100**
 Property Address:
 Owners: **DOUGLAS SEMINOLE LLC**
 2025 Market Value \$349,650 Assessed Value \$349,650 Taxable Value \$349,650
 2024 Tax Bill \$576.39 Tax Savings with Non-Hx Cap \$287.87
 Vac General-Commercial property has a lot size of 0.57 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-501-0000-0100
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	TURNERS SUBD J W
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
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$2,400
Land Value (Market)	\$349,650	\$63,030
Land Value Agriculture	\$0	\$0
Just/Market Value	\$349,650	\$65,430
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$36,302
P&G Adjustment	\$0	\$0
Assessed Value	\$349,650	\$29,128

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$864.26
Tax Bill Amount	\$576.39
Tax Savings with Exemptions	\$287.87

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 262 FT OF LOT 10
 J W TURNERS SUBD
 DB 71 PG 412
 & VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$349,650	\$0	\$349,650
Schools	\$349,650	\$0	\$349,650
FIRE	\$349,650	\$0	\$349,650
ROAD DISTRICT	\$349,650	\$0	\$349,650
SJWM(Saint Johns Water Management)	\$349,650	\$0	\$349,650

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0106	Improved	No
WARRANTY DEED	7/1/1980	\$7,000	01288/0532	Improved	No
WARRANTY DEED	12/1/1978	\$9,000	01199/1543	Improved	Yes

Land

Units	Rate	Assessed	Market
24,975 SF	\$14/SF	\$349,650	\$349,650

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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

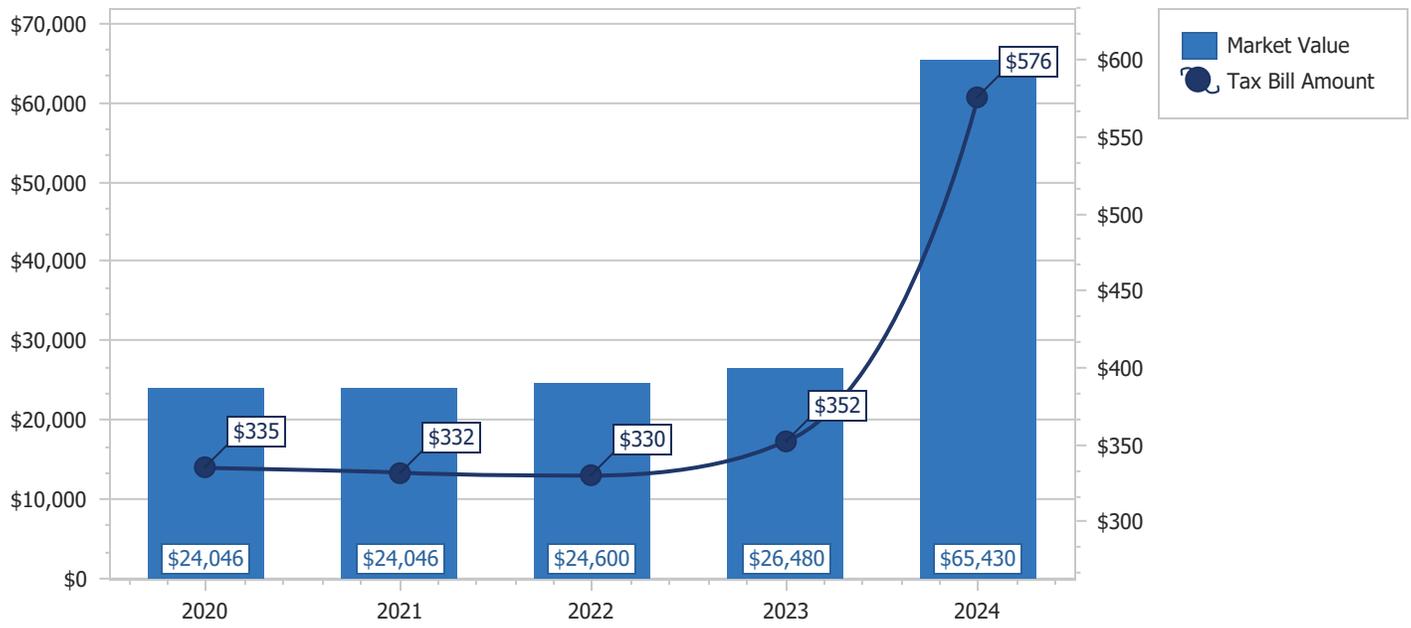
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 341
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 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **30-19-30-300-0480-0000**
 Property Address:
 Owners: **INTERNATIONAL PARKWAY SANFORD LLC**
 2025 Market Value \$181,734 Assessed Value \$181,734 Taxable Value \$181,734
 2024 Tax Bill \$2,379.94
 Vac General-Commercial property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0480-0000
Property Address	
Mailing Address	2818 JACANA CT LONGWOOD, FL 32779-3005
Subdivision	
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
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$181,734	\$180,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,734	\$180,176
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	\$181,734	\$180,176

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,379.94
Tax Bill Amount	\$2,379.94
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 INTERNATIONAL PARKWAY SANFORD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
S 130 FT OF N 883.75 FT OF
E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,734	\$0	\$181,734
Schools	\$181,734	\$0	\$181,734
FIRE	\$181,734	\$0	\$181,734
ROAD DISTRICT	\$181,734	\$0	\$181,734
SJWM(Saint Johns Water Management)	\$181,734	\$0	\$181,734

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$174,000	08915/1113	Improved	Yes
QUIT CLAIM DEED	12/1/2008	\$100	07103/1149	Improved	No
QUIT CLAIM DEED	2/1/1995	\$100	02886/0627	Improved	No

Land

Units	Rate	Assessed	Market
12,981 SF	\$14/SF	\$181,734	\$181,734

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
06383	DEMOLISH HOUSE, ABANDON SEPTIC, & OWNER ALREADY HAD WELL CAPPED FOR FUTURE USE	\$2,400		6/14/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

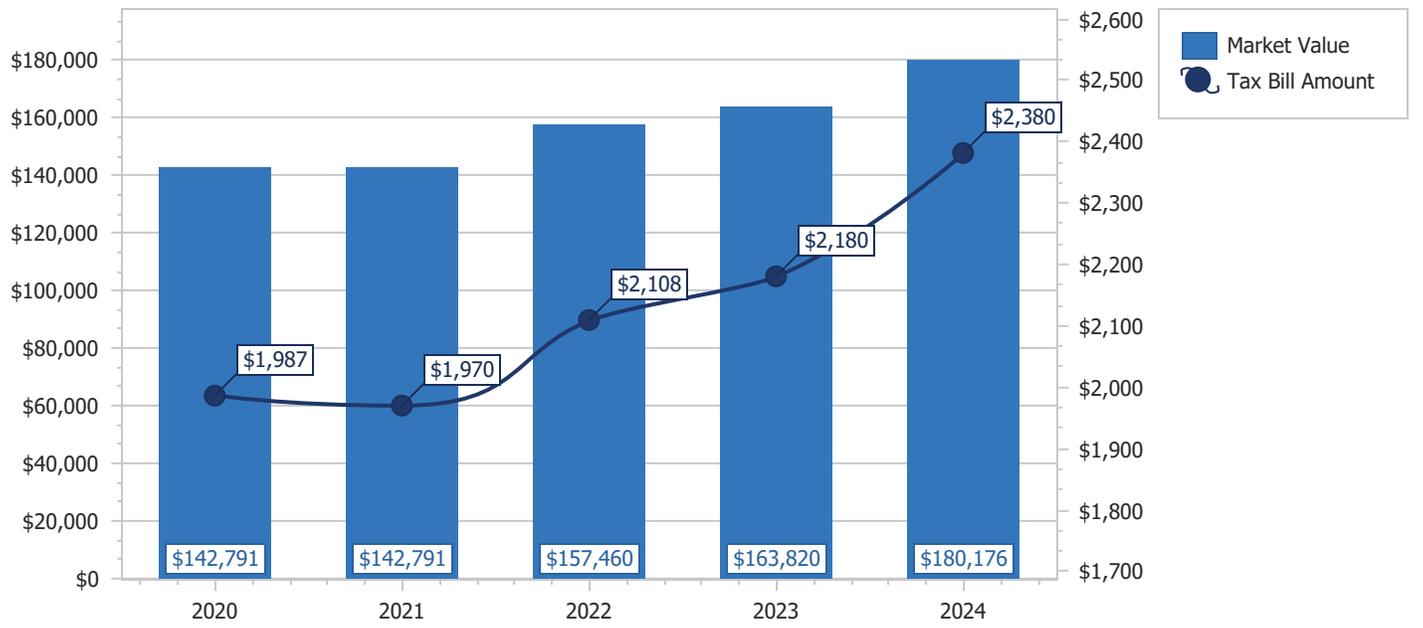
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
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: 5/16/2025 8:52:18 AM
Project: 25-80000062
Credit Card Number: 55*****9433
Authorization Number: 085666
Transaction Number: 160525O13-216B4208-2CEF-4776-9103-8958399C72BB
Total Fees Paid: 52.50

Fees Paid

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