



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

**PROJ. #:** 26-80000028  
 Received 3/6/26  
 Paid: 3/24/26

**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: Dorothy Jacobson 5589 Lake Howell Rd – Proposed MMTc			
PARCEL ID #(S): 33-21-30-300-0180-0000		33-21-30-300-018A-0000	
TOTAL ACREAGE: 0.28 and 0.26	BCC DISTRICT: Unknown	4: Lockhart	
ZONING: C-2	FUTURE LAND USE: COM		

**APPLICANT**

NAME: Dorothy Jacobson	COMPANY:		
ADDRESS: 401 Village View Ln.			
CITY: Longwood	STATE: FL	ZIP: 32779	
PHONE: 407-230-5229	EMAIL:	[REDACTED]	

**CONSULTANT**

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

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

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

Description of proposed development: \_\_\_\_\_

**STAFF USE ONLY**

COMMENTS DUE: 4/3	COM DOC DUE: 4/9	DRC MEETING: 4/15
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the west side of Lake Howell Rd, south of Howell Branch Rd
W/S: City of Casselberry	BCC: 4: Lockhart	

Agenda: 4/10

Dear Zoning Board,

I am requesting a pre-application review for a proposed change of use/tenant to a Florida Medical Marijuana Treatment Center (MMTC) dispensing facility (medical marijuana dispensary) within an existing retail building at 5589 Lake Howell Rd. Project site includes existing building and associated on-site parking/yard area (two contiguous parcels). Request County confirmation of zoning permissibility, required approvals (by-right vs. conditional/special exception), and all separation/buffer requirements (schools and any other sensitive uses), including measurement method.”





Banyan Tree Circle



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ced Cycles  
Maitland, FL



enig - State  
nsurance Agent

Howell Branch Rd

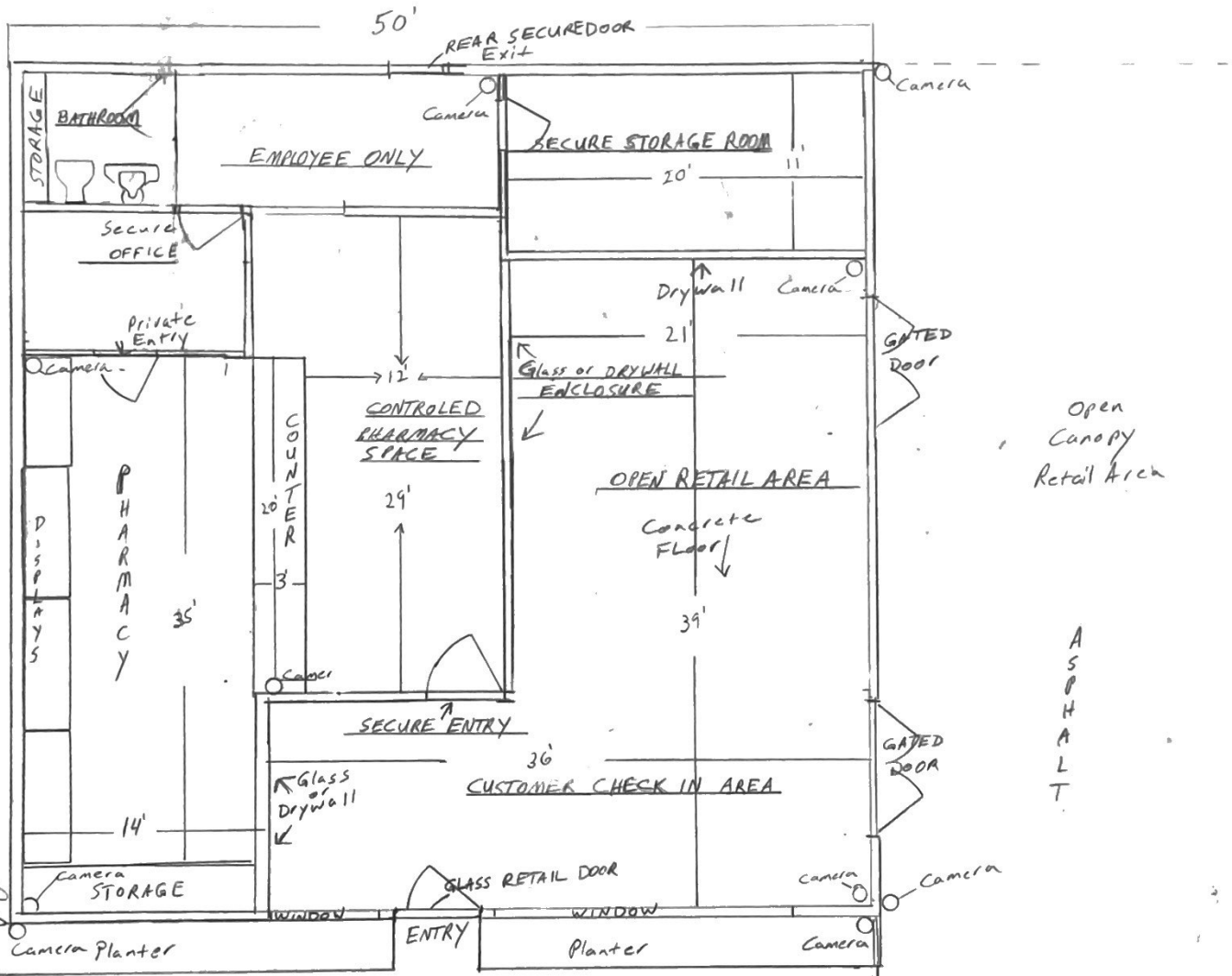
5589 Lake Howell Rd  
Recently viewed

Monkey Joe's



Interlachen Village

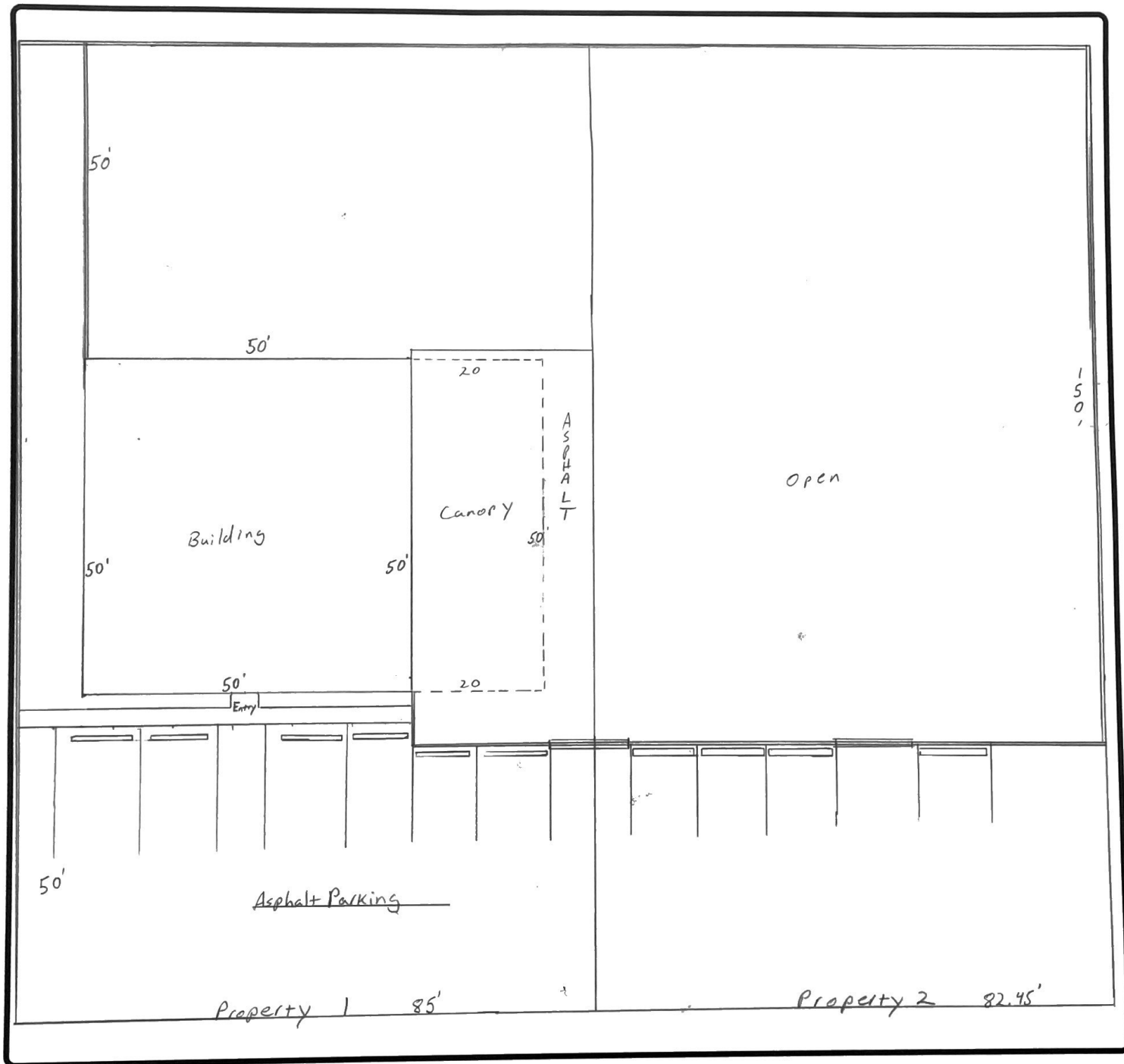




REVISIONS	BY

5589 LAKE HOWELL RD.  
 WINTER PARK FL 32792

DRAWN Dorothy Jacobson
CHECKED
DATE 3/21/26
SCALE 1/2" = 1'
JOB NO.
SHEET
OF SHEETS



REVISIONS	BY

5589 LAKE HOWELL RD.  
 WINTER PARK FL 32792

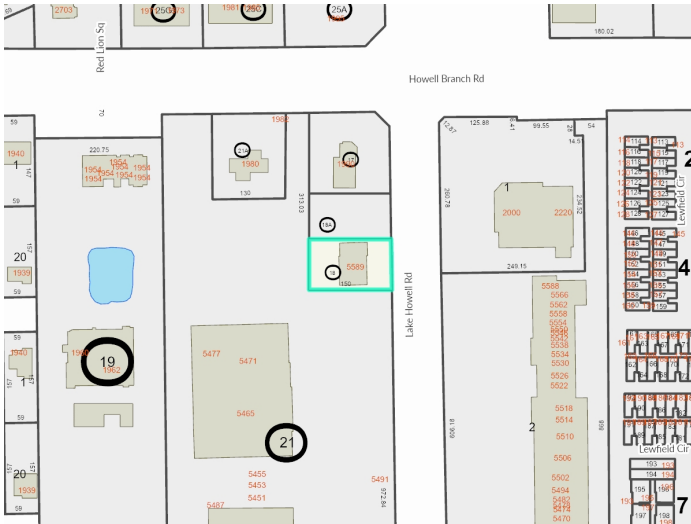
DRAWN <i>Dorothy Jackson</i>
CHECKED
DATE 3/21/2026
SCALE 1" = 4'
JOB NO.
SHEET
OF SHEETS

# Property Record CardA



Parcel: **33-21-30-300-0180-0000**  
 Property Address: **5589 LAKE HOWELL RD WINTER PARK, FL 32792**  
 Owners: **JACOBSON, DOROTHY L**  
 2026 Market Value \$322,346 Assessed Value \$283,285 Taxable Value \$283,285  
 2025 Tax Bill \$3,828.73 Tax Savings with Non-Hx Cap \$491.36  
 Stores General-One Story property w/1st Building size of 2,400 SF and a lot size of 0.29 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	33-21-30-300-0180-0000
Property Address	5589 LAKE HOWELL RD WINTER PARK, FL 32792
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

## Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$68,284	\$68,244
Depreciated Other Features	\$19,462	\$12,975
Land Value (Market)	\$234,600	\$234,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$322,346	\$315,819
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$39,061	\$58,287
P&G Adjustment	\$0	\$0
Assessed Value	\$283,285	\$257,532

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,320.09
Tax Bill Amount	\$3,828.73
Tax Savings with Exemptions	\$491.36

## Owner(s)A

Name - Ownership Type  
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 972.9  
 FT N OF SE COR OF NW 1/4 OF NW 1/4 RUN W  
 150 FT N 85 FT E 150 FT S 85 FT TO BEG ( LESS  
 RD )

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$283,285	\$0	\$283,285
Schools	\$322,346	\$0	\$322,346
FIRE	\$283,285	\$0	\$283,285
ROAD DISTRICT	\$283,285	\$0	\$283,285
SJWM(Saint Johns Water Management)	\$283,285	\$0	\$283,285

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No

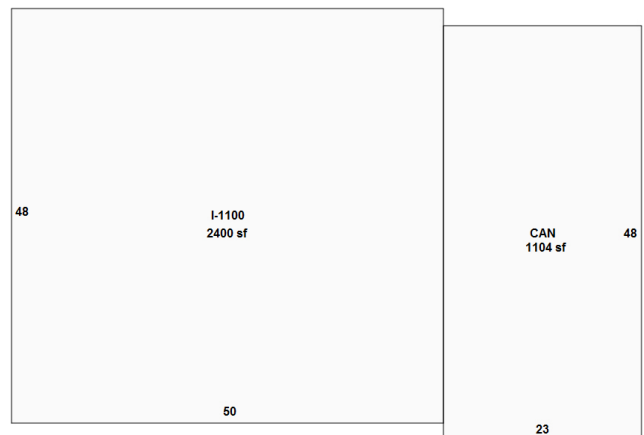
## LandA

Units	Rate	Assessed	Market
11,730 SF	\$20/SF	\$234,600	\$234,600

## Building InformationA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2400
Total Area (ft <sup>2</sup> )	
Constuction	METAL PREFINISHED
Replacement Cost	\$170,710
Assessed	\$68,284

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
CANOPY	1104

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00829	CORNERSTONE'S GARDEN SHOP - RESTORATION; CONTRACTOR - JACOBSON, DOROTHY L	\$8,000		2/2/2000
08935	MISC PLUMBING	\$0		10/1/1999
07354	UPGRADE SERVICE & MISC ELECTRIC	\$7,000		9/1/1999
07324	CHANGE OUT ID/OD HVAC SYSTEM	\$5,465		8/1/1999

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	10350	\$27,945	\$16,767
6' CHAIN LINK FENCE - LIN FT	1982	290	\$4,492	\$2,695

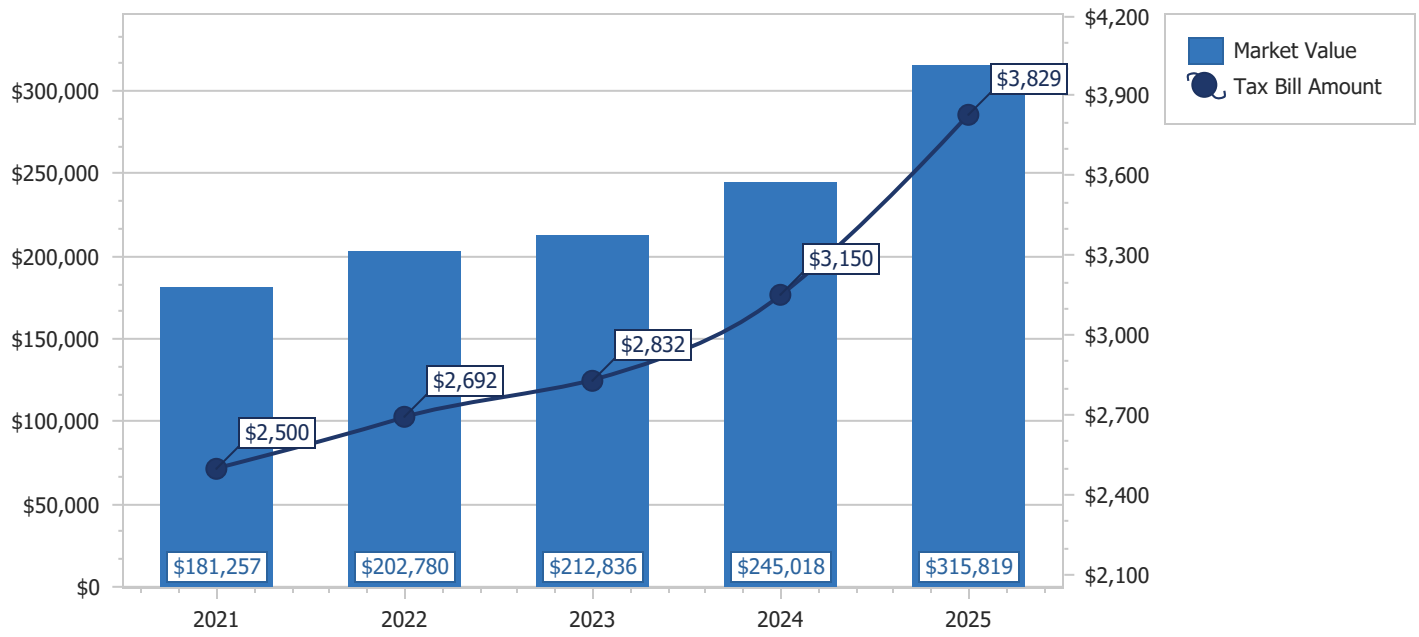
ZoningA	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School DistrictsA	
Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

Political RepresentationA	
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 64

UtilitiesA	
Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value HistoryA



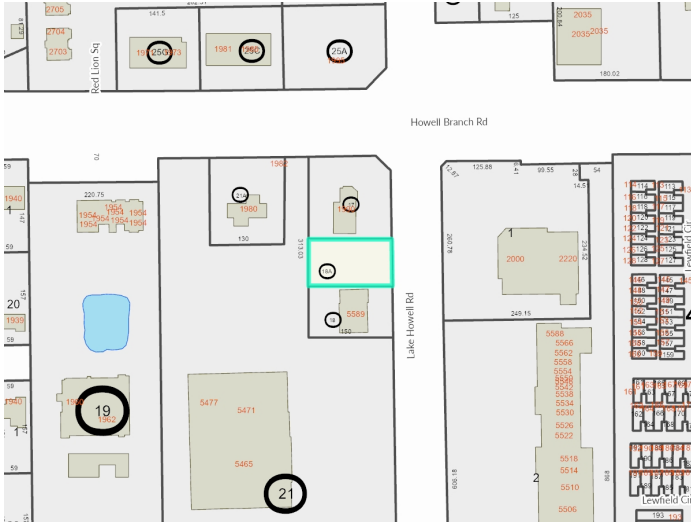
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# Property Record Card



Parcel: **33-21-30-300-018A-0000**  
 Property Address:  
 Owners: **JACOBSON, DOROTHY L**  
 2026 Market Value \$230,106 Assessed Value \$187,000 Taxable Value \$187,000  
 2025 Tax Bill \$2,636.48 Tax Savings with Non-Hx Cap \$499.54  
 Vac Comm W/ Site Improvements property has a lot size of 0.26 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	33-21-30-300-018A-0000
Property Address	
Mailing Address	401 VILLAGE VIEW LN LONGWOOD, FL 32779-2606
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## 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	\$2,546	\$1,698
Land Value (Market)	\$227,560	\$227,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$230,106	\$229,258
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$43,106	\$59,258
P&G Adjustment	\$0	\$0
Assessed Value	\$187,000	\$170,000

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,136.02
Tax Bill Amount	\$2,636.48
Tax Savings with Exemptions	\$499.54

## Owner(s)

Name - Ownership Type  
 JACOBSON, DOROTHY L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 33 TWP 21S RGE 30E BEG 33 FT W + 175  
 FT S OF NE COR OF NW 1/4 OF NW 1/4 RUN S  
 82.45 FT W 150 FT N 82.45 FT E 150 FT TO BEG  
 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$187,000	\$0	\$187,000
Schools	\$230,106	\$0	\$230,106
FIRE	\$187,000	\$0	\$187,000
ROAD DISTRICT	\$187,000	\$0	\$187,000
SJWM(Saint Johns Water Management)	\$187,000	\$0	\$187,000

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1999	\$300,000	03713/0766	Improved	No
SPECIAL WARRANTY DEED	3/1/1999	\$280,000	03650/0563	Improved	No
WARRANTY DEED	7/1/1998	\$300,000	03470/0859	Improved	No
WARRANTY DEED	6/1/1978	\$33,000	01174/0956	Improved	Yes

## Land

Units	Rate	Assessed	Market
11,378 SF	\$20/SF	\$227,560	\$227,560

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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
6' CHAIN LINK FENCE - LIN FT	1982	274	\$4,244	\$2,546

### Zoning

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

### 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 64

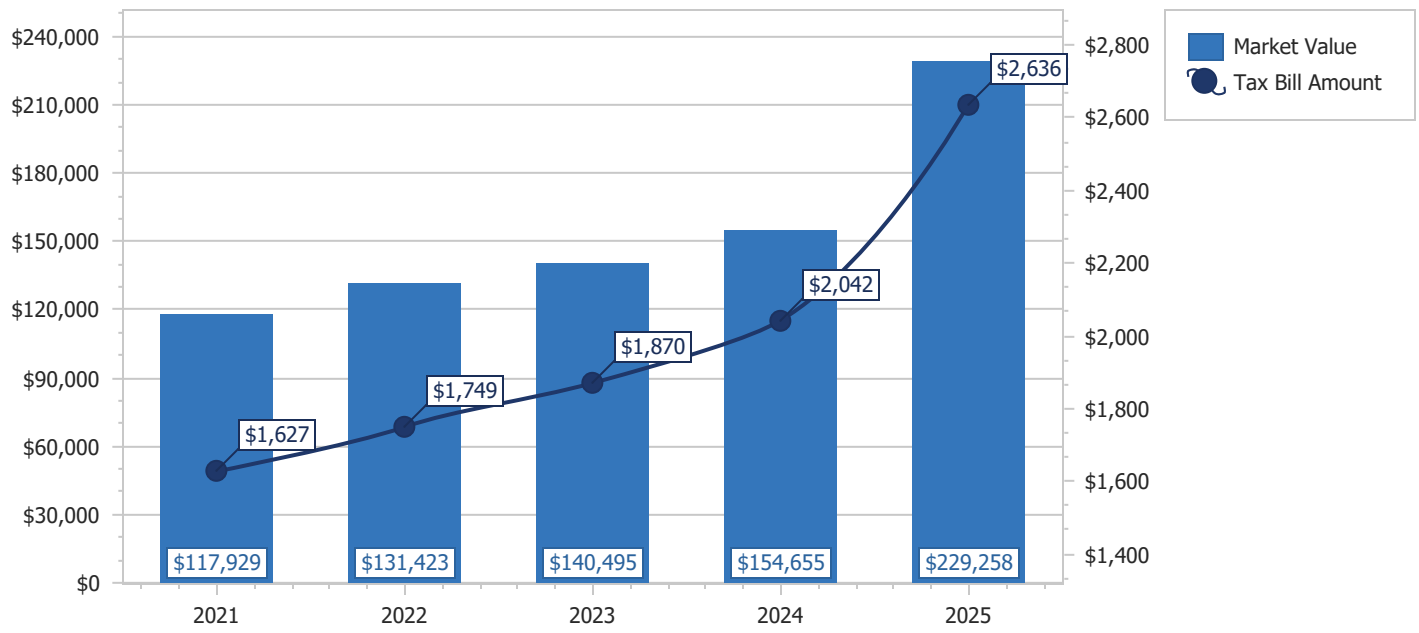
### School Districts

Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

### Utilities

Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
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:** 3/24/2026 3:18:25 PM  
**Project:** 26-80000028  
**Credit Card Number:** 43\*\*\*\*\*2734  
**Authorization Number:** 928802  
**Transaction Number:** 240326C1A-73DC820E-975B-44B1-BCB1-E25A628B3CB3  
**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