



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

PROJ. #: 26-80000032
RECEIVED AND PAID 03/13/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: Heathrow Luxury Home Development	
PARCEL ID #(S): 122029300001C0000	
TOTAL ACREAGE: 3.11	BCC DISTRICT: District 5
ZONING: PD	FUTURE LAND USE: PD

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin
ADDRESS: 6300 Hazeltine National Drive, Suite 118	
CITY: Orlando	STATE: ZIP:
PHONE: (407) 554-4070	EMAIL: [REDACTED]

NAME: Daniel Doyle, P.E.	COMPANY: KPM Franklin
ADDRESS: 6300 Hazeltine National Drive, Suite 118	
CITY: Orlando	STATE: FL ZIP:32822
PHONE: (407) 554-4070	EMAIL: [REDACTED]

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>The proposed development includes demolition of existing structures and construction of luxury single family homes.</u>				

COMMENTS DUE: 03/20	COM DOC DUE: 03/26	DRC MEETING: 04/01/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on Heathrow Ln, north of W Lake Mary Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	

March 13, 2026

Seminole County Planning and Development Division
1101 East First Street,
Sanford, FL 32771

**Subject: 1275 Lake Heathrow Lane
Pre-application Request**

Planning and Zoning:

Our client is requesting a pre-application meeting with Seminole County for the site 1275 Lake Heathrow Lane with associated Parcel ID: 122029300001C0000. The site is currently, approximately 3.11 acres and developed. Additionally, the site is located within the Heathrow Center PD.

The proposed development program includes the demolition of the existing building, and the redevelopment of luxury single family homes.

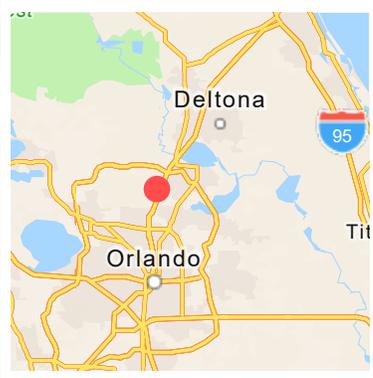
Legend

-  Property Boundary
-  Parcel Boundaries

Parcel ID

122029300001C0000

1275 LAKE HEATHROW LN



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor

HEATHROW RESIDENCES SITE PLAN



SCALE 1:100

25110 - HEATHROW RESIDENCES

03.02.2026



CORMIA DESIGN GROUP, LLC
FL#: AA26002980

2301 Maitland Center Parkway,
Suite 125
Maitland, FL 32751

407.660.2766
www.cormia.com

Property Record CardA



Parcel: **12-20-29-300-001C-0000**
 Property Address: **1275 LAKE HEATHROW LN LAKE MARY, FL 32746**
 Owners: **HEATHROW ON THE GREEN LLC**
 2026 Market Value \$2,637,111 Assessed Value \$2,637,111 Taxable Value \$2,637,111
 2025 Tax Bill \$35,543.05

Two Story Office Bldg property w/1st Building size of 10,029 SF and a lot size of 3.13 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	12-20-29-300-001C-0000
Property Address	
Mailing Address	100 E CENTRAL BLVD STE 2 ORLANDO, FL 32801
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$950,536	\$923,013
Depreciated Other Features	\$58,823	\$47,601
Land Value (Market)	\$1,627,752	\$1,627,752
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,637,111	\$2,598,366
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	\$2,637,111	\$2,598,366

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$35,543.05
Tax Bill Amount	\$35,543.05
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 HEATHROW ON THE GREEN LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 12 TWP 20S RGE 29E
BEG INT E R/W LI HEATHROW BLVD & N
R/W LI LAKE MARY BLVD RUN N 06 DEG
10 MIN 14 SEC E 39.57 FT NELY ALONG
CURVE 96.61 FT NWLY ALONG CURVE
92.68 FT NELY ALONG CURVE 23.47 FT
N 23 DEG 37 MIN 44 SEC W 50 FT NWLY
ALONG CURVE 44.94 N 10 DEG 36 MIN
44 SEC W 114.0 FT S 57 DEG 36 MIN
42 SEC E 108.34 FT N 87 DEG 11 MIN
31 SEC E 86.81 FT N 54.41 FT E 214
FT S 160 FT S 18 DEG 45 MIN 30 SEC
W 282.22 FT N 74 DEG 38 MIN 58 SEC
W 137.77 FT S 23 DEG 30 MIN 56 SEC
W 167.63 FT S 66 DEG 21 MIN 01 SEC
E 76.54 FT S 13 DEG 43 MIN 25 SEC E
49.98 FT N 83 DEG 50 MIN 18 SEC W
190 FT TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,637,111	\$0	\$2,637,111
Schools	\$2,637,111	\$0	\$2,637,111
FIRE	\$2,637,111	\$0	\$2,637,111
ROAD DISTRICT	\$2,637,111	\$0	\$2,637,111
SJWM(Saint Johns Water Management)	\$2,637,111	\$0	\$2,637,111

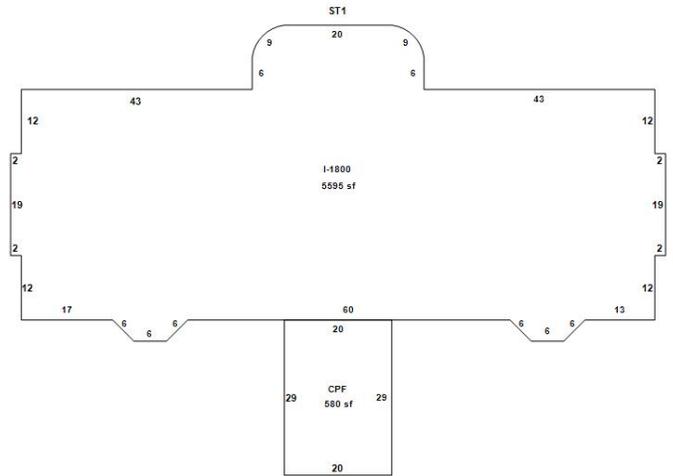
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/26/2026	\$3,240,000	10993/0356	Improved	Yes
QUIT CLAIM DEED	11/15/2022	\$100	10347/0900	Improved	No
SPECIAL WARRANTY DEED	11/15/2022	\$3,050,000	10347/0897	Improved	Yes
CERTIFICATE OF TITLE	5/1/2012	\$1,025,000	07765/0029	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$9,301,000	03087/1829	Vacant	No
QUIT CLAIM DEED	8/1/1995	\$100	02951/1797	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

LandA

Units	Rate	Assessed	Market
135,646 SF	\$12/SF	\$1,627,752	\$1,627,752

Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1984/2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	10029
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,242,531
Assessed	\$950,536



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
CARPORT FINISHED	580
OPEN PORCH FINISHED	1092

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05470	1275 LAKE HEATHROW LN: ALTERATION COMMERCIAL-Commercial Office	\$35,000		8/4/2023
04022	FIRE ALARM SYSTEM INSTALLATION	\$6,500		5/20/2013
01431	REROOF - #115	\$5,500		2/27/2013
08821	ALTERATION OF EXISTING BUILDING	\$1,100,000		11/28/2012
08723	REROOF W/SLATE RANK 3 ?	\$191,910		7/27/2006
07536	MECHANICAL & CONDENSOR	\$14,500		6/27/2006
08406	MECHANICAL & CONDENSOR	\$4,205		7/28/2003
09865	MECHANICAL & CONDENSOR; #115	\$2,999		10/1/2002
03101	INTERIOR (HEATHROW SALES OFFICE); PAD PER PERMIT 1275 LAKE HEATHROW LN	\$30,000		5/1/1997

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WATER FEATURE	1984	1	\$6,471	\$3,883
COMMERCIAL ASPHALT DR 2 IN	1984	8460	\$22,842	\$13,705
BRICK DRIVEWAY	1984	2642	\$19,524	\$11,714
POLE LIGHT 1 ARM	1984	12	\$22,248	\$22,248

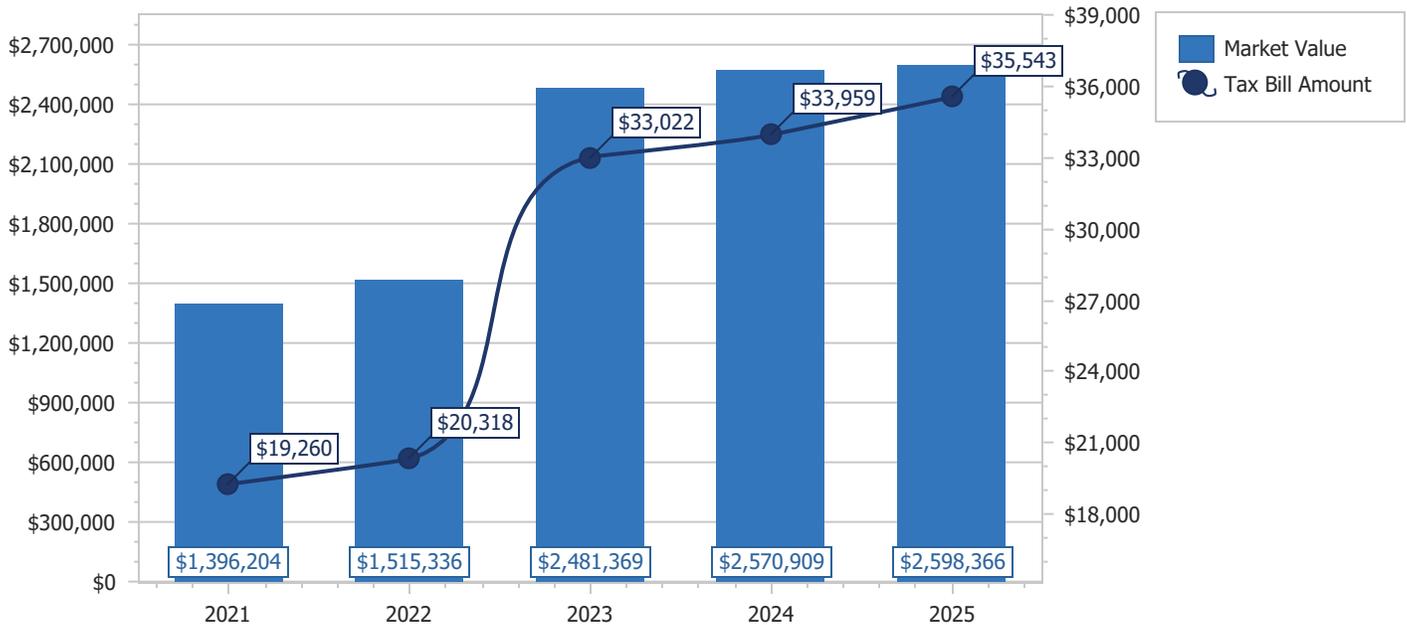
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political RepresentationA	
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 11

UtilitiesA	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



**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: 3/13/2026 3:00:13 PM
Project: 26-80000032
Credit Card Number: 47*****8760
Authorization Number: 413100
Transaction Number: 130326C1A-FD8B0C0F-176D-4FD2-9778-86155EE57DD2
Total Fees Paid: 52.50

Fees Paid

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