



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

PROJ #: 26-32000003

BS #: BS2026-02

RECEIVED 04/15/2026
 PAID 04/20/2026

SPECIAL EXCEPTION

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

APPLICATION TYPE/FEE

SPECIAL EXCEPTION \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>automotive repair use</u>

PROPERTY

PARCEL ID #:	18-21-30-515-0D00-0010
ADDRESS:	7100 S US Fern Park, FL 32730 <u>7100 S US HWY 17-92</u>
TOTAL ACREAGE:	0.34 acres
CURRENT USE OF PROPERTY:	office
WATER PROVIDER:	Seminole
SEWER PROVIDER:	Seminole
ZONING:	C-2
FUTURE LAND USE:	Mixed Use

OWNER(S)

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	John A. Baldwin	COMPANY:	
ADDRESS:	2601 Wells Avenue Fern Park, Florida 32730		
CITY:	Fern Park	STATE:	Florida
		ZIP:	32730
PHONE:	see applicant	EMAIL:	see applicant

APPLICANT/CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Jim Hall	COMPANY:	HDSi
ADDRESS:	1302 Osprey Avenue		
CITY:	Orlando	STATE:	Florida
		ZIP:	32803
PHONE:		EMAIL:	[REDACTED]

Jim Hall

SIGNATURE OF OWNER/AUTHORIZED AGENT

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, John A. Baldwin, the owner of record for the following described property [Parcel ID Number(s)] 18-21-30-515-0D00-0010 hereby designates Jim Hall to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date April 14, 2026

[Signature]
Property Owner's Signature

John A. Baldwin
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared John A. Baldwin (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FL drivers License B435-461-43-1420 as identification, and who executed the foregoing instrument and sworn an oath on this 14 day of April, 2026.



[Signature]
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
John A Baldwin	2601 Wells Avenue Fern Park Florida 332730	see applicant

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

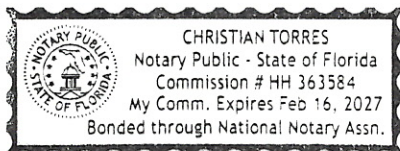
3.23.26
Date

Jim Hall
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 15 day of April, 2026, by Jim Hall, who is personally known to me, or has produced FL Driver's License as identification.

[Signature]
Signature of Notary Public



CHRISTIAN TORRES
Print, Type or Stamp Name of Notary Public

Property Record Card



Parcel: 18-21-30-515-0D00-0010
Property Address: 7100 S US HWY 17-92 FERN PARK, FL 32730
Owners: BALDWIN, JOHN A
 2026 Market Value \$498,785 Assessed Value \$390,320 Taxable Value \$390,320
 2025 Tax Bill \$5,281.36 Tax Savings with Non-Hx Cap \$686.66
 Two Story Office Bldg property w/1st Building size of 3,132 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-30-515-0D00-0010
Property Address	7100 S US HWY 17-92 FERN PARK, FL 32730
Mailing Address	2601 WELLS AVE STE 161 FERN PARK, FL 32730-2000
Subdivision	PRAIRIE LAKE PARK
Tax District	01:County Tax District
DOR Use Code	1802:Two Story Office Bldg
Exemptions	None
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	\$214,466	\$173,355
Depreciated Other Features	\$43,039	\$21,656
Land Value (Market)	\$241,280	\$241,280
Land Value Agriculture	\$0	\$0
Just/Market Value	\$498,785	\$436,291
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$108,465	\$81,455
P&G Adjustment	\$0	\$0
Assessed Value	\$390,320	\$354,836

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,968.02
Tax Bill Amount	\$5,281.36
Tax Savings with Exemptions	\$686.66

Owner(s)

Name - Ownership Type
BALDWIN, JOHN A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK D PRAIRIE LAKE PARK PB 7 PG 64

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,320	\$0	\$390,320
Schools	\$498,785	\$0	\$498,785
FIRE	\$390,320	\$0	\$390,320
ROAD DISTRICT	\$390,320	\$0	\$390,320
SJWM(Saint Johns Water Management)	\$390,320	\$0	\$390,320

Sales

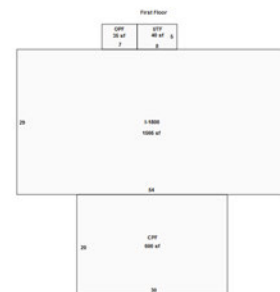
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/1982	\$10,000	01411/0962	Improved	No
WARRANTY DEED	1/1/1975	\$91,500	01073/0716	Improved	No
CERTIFICATE OF TITLE	1/1/1975	\$83,500	01067/0066	Improved	No

Land

Units	Rate	Assessed	Market
14,848 SF	\$16.25/SF	\$241,280	\$241,280

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1946
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3132
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$536,166
Assessed	\$214,466



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
CARPORIT FINISHED	600

OPEN PORCH FINISHED	35
OPEN PORCH FINISHED	110
UTILITY FINISHED	40

Permits

Permit #	Description	Value	CO Date	Permit Date
02313	7100 S US HWY 17-92 : ELECTRICAL - COMMERCIAL-COMMERCIAL PROPERTY [PRAIRIE LAKE PARK]	\$8,068		2/20/2023
14498	7100 S US HWY 17-92 : REPLACE CARPORT PORTICO; REROOF CARPORT	\$47,282		11/21/2019
04867	REROOF	\$25,700		3/29/2018
03408	RE-CONSTRUCT FRONT CANOPY	\$18,000		3/1/2003
09869	STORAGE SHED	\$6,500		10/1/1993

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	17830	\$59,731	\$35,839
CONC UTILITY BLDG	1993	240	\$12,000	\$7,200

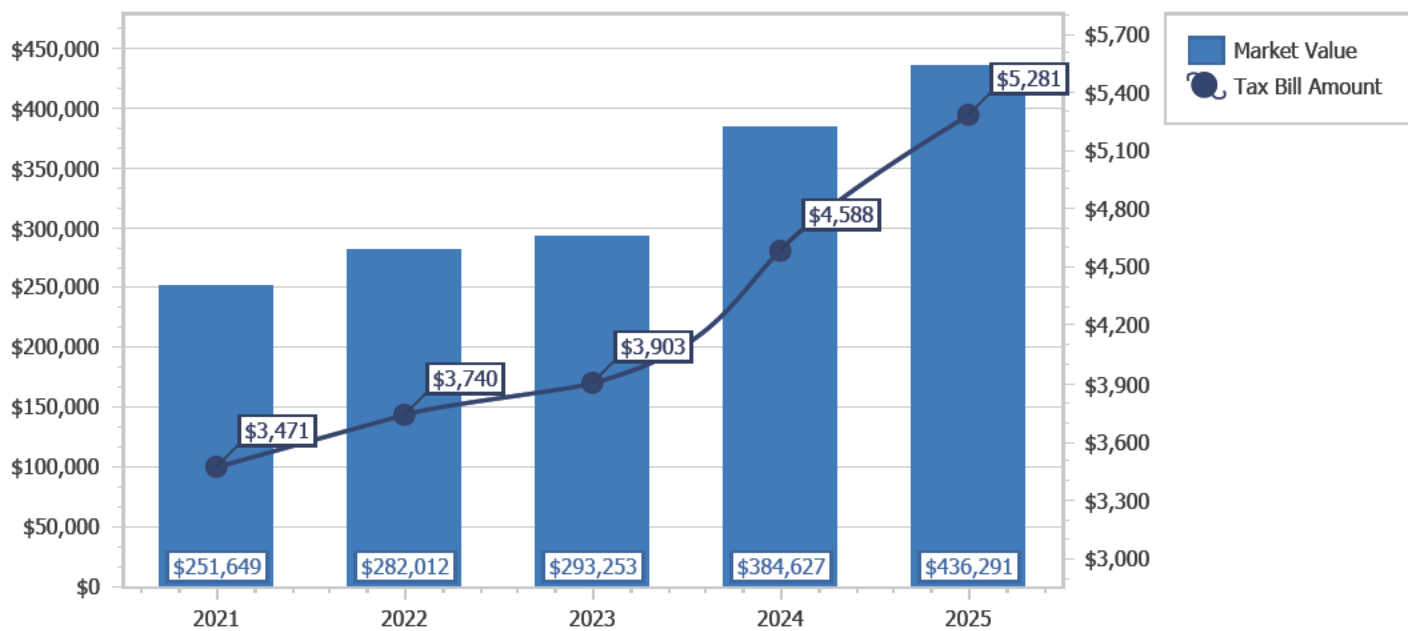
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
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 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
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 or call us at: (407) 665-7371.

Receipt Details

Date: 4/20/2026 11:28:11 AM
Project: 26-32000003
Credit Card Number: 55*****1143
Authorization Number: 02062Q
Transaction Number: 200426C18-62A2277A-62C7-4F10-A6EA-9EAFAD9B4357
Total Fees Paid: 1352.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50