



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

PROJ. #: 25-80000141

Received: 12/16/25

Paid: 12/16/25

**PRE-APPLICATION****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☒ **PRE-APPLICATION** \$50.00
**PROJECT**

PROJECT NAME: Slavia Road Multifamily

PARCEL ID #(S): 16-21-31-5CA-0000-0370, 16-21-31-5CA-0000-0380, and 16-21-31-5CA-0000-0390

TOTAL ACREAGE: +/- 23.4 acres

BCC DISTRICT: District 2 - Jay Zembower

ZONING: PD &amp; A-1

FUTURE LAND USE: PD &amp; LDR

**APPLICANT**

NAME: Bryan Borland

COMPANY: Wood Partners

ADDRESS: 398 West Morse Blvd, Suite 202

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: 407-982-2516

EMAIL: bfb@woodpartners.com

**CONSULTANT**

NAME: Brent A. Lenzen, P.E.

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S. Orange Ave., Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-898-1511

EMAIL: brent.lenzen@kimley-horn.com

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**
☒ **SUBDIVISION**   
 ☒ **LAND USE AMENDMENT**   
 ☒ **REZONE**   
 ☒ **SITE PLAN**   
 ☐ **SPECIAL EXCEPTION**

Description of proposed development: Would like to discuss the options to proceed with a 308 unit multifamily development with associated parking, clubhouse and retention ponds.

**STAFF USE ONLY**

COMMENTS DUE: 12/29

COM DOC DUE: 12/30

DRC MEETING: 1/7

☐ PROPERTY APPRAISER SHEET   
 ☐ PRIOR REVIEWS:

ZONING: A-1/PD

FLU: LDR/PD

 LOCATION:  
 on the north side of Slavia Rd,  
 west of W SR 426

W/S: Seminole County

BCC: 2: Zembower



December 15, 2025

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

Re: **Slavia Road Multifamily – Pre-Application Meeting Request**

Dear Seminole County,

The proposed site is located within unincorporated Seminole County, FL at the intersection of Terra Lane and Slavia Rd (Red Bug Lk.) better known as Seminole County Parcel #16-21-31-5CA-0000-0370, 16-21-31-5CA-0000-0380, and 16-21-31-5CA-0000-0390 which is zoned PD and A-1 and has a Future Land Use of PDF and LDR.

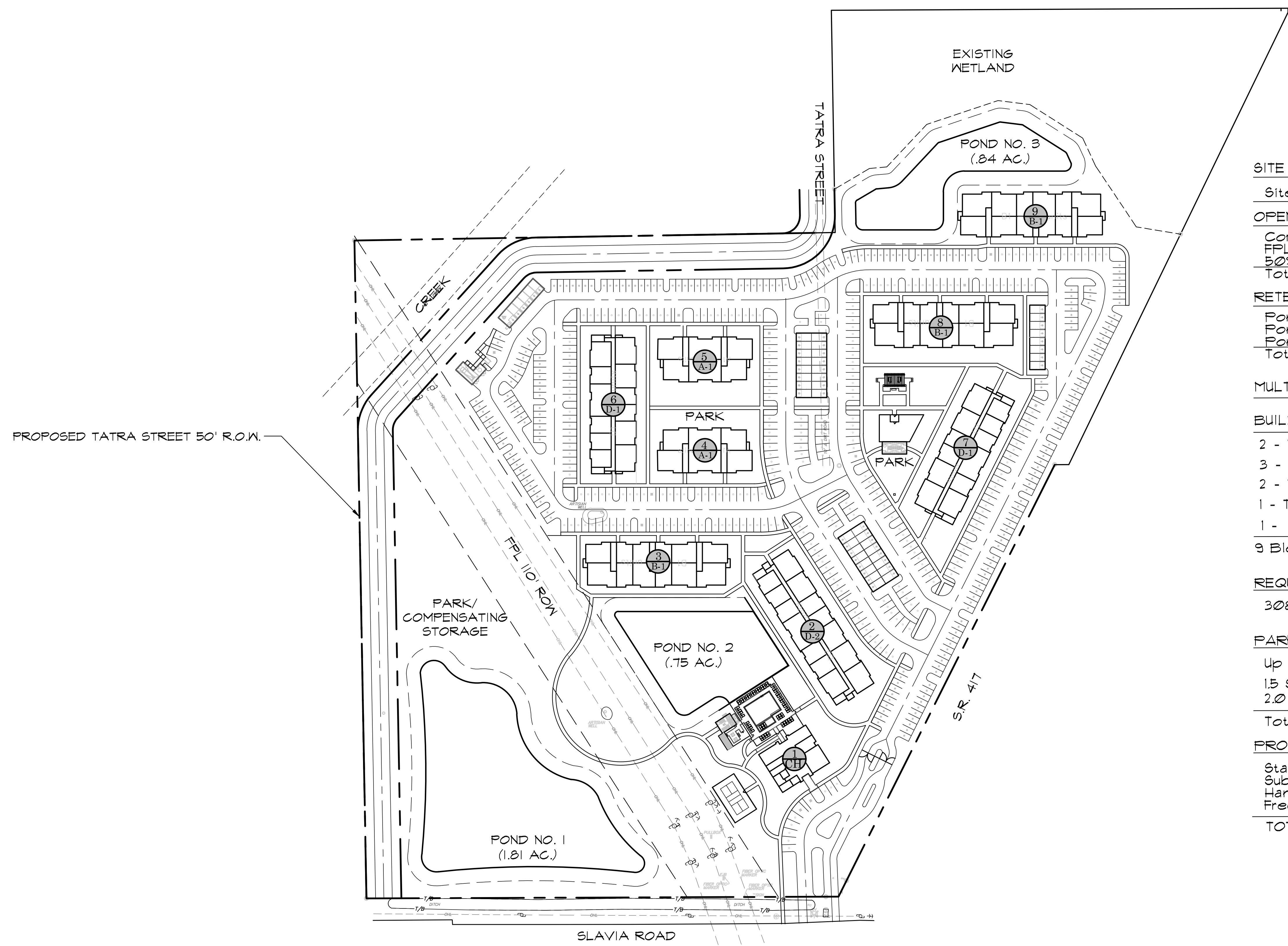
The proposed project is for construction of a multi-family development, to include approximately 308 units, associated parking, a clubhouse, flood plain compensation and retention ponds. There have been previous pre-application meetings regarding this property, however, per our meeting with Jim Potter and the County's consultant (Ardurra) back on 9/19/2025 we now have a clearer path forward for the project based on the new County flood model. We would also like to further discuss our options for Tatra St. / Terra Ln. Lastly, we are looking for overall feedback from County staff regarding the overall project moving forward, process, timeline, etc.

Please contact me at (407) 898-1511 or via email at [brent.lenzen@kimley-horn.com](mailto:brent.lenzen@kimley-horn.com), should you have any questions or concerns.

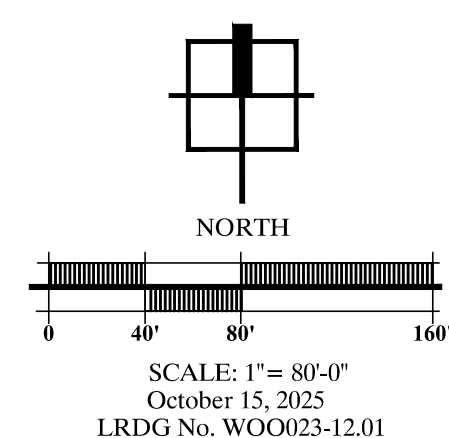
Respectfully,

A handwritten signature in blue ink, appearing to read 'B. Lenzen', with a stylized flourish at the end.

Brent A. Lenzen, P.E.  
Sr. Vice President



SITE DATA		
Site Area (Excluding Perimeter Road ROW): 22.77 ac.		
OPEN SPACE		
Common Open Space:	12.79 ac.	
FPL 110' ROW:	2.13 ac.	
50% of Ex. Wetland:	1.46 ac.	
Total Open Space:	16.38 ac./72%	
RETENTION		
Pond No. 1:	1.81 ac.	
Pond No. 2 (w/ retaining Wall):	.75 ac.	
Pond No. 3:	.84 ac.	
Total Retention:	3.40 ac.	
MULTI-FAMILY RESIDENTIAL		
BUILDING DEVELOPMENT PROGRAM		
2 - Type A1 Bldgs (3 Story)	24 Units/ea	48 Units
3 - Type B1 Bldgs (3 Story)	36 Units/ea	108 Units
2 - Type D1 Bldgs (4 Story)	48 Units/ea	96 Units
1 - Type D2 Bldgs (4 Story)	56 Units/ea	56 Units
1 - CH (Clubhouse)	0 Units/ea	0 Units
9 Bldgs		308 Units
REQUIRED PARKING		
308 Units at 2 Spaces per Unit =		616 Spaces
PARKING REDUCTION		
Up to 50% Spaces Reduced in Size to 9'x18'		
1.5 Spaces per 1-Bedrooms, 154-1 Bedrooms x 1.5 =231		
2.0 Spaces per 2/3-Bedrooms, 154-2/3 Bedrooms x 2.0 =308		
Total Spaces After Reduction=		539 Spaces
PROPOSED PARKING		
Standard (10'x20')	271	
Substandard (9'x18" up to 50%)	210	
Handicapped	12	
Freestanding Garage	46	
TOTAL:	539 Spaces (or 1.75/Unit)	



SLAVIA ROAD

SEMINOLE COUNTY, FLORIDA

PREPARED FOR: WOOD PARTNERS

CONCEPTUAL SITE PLAN No. 1

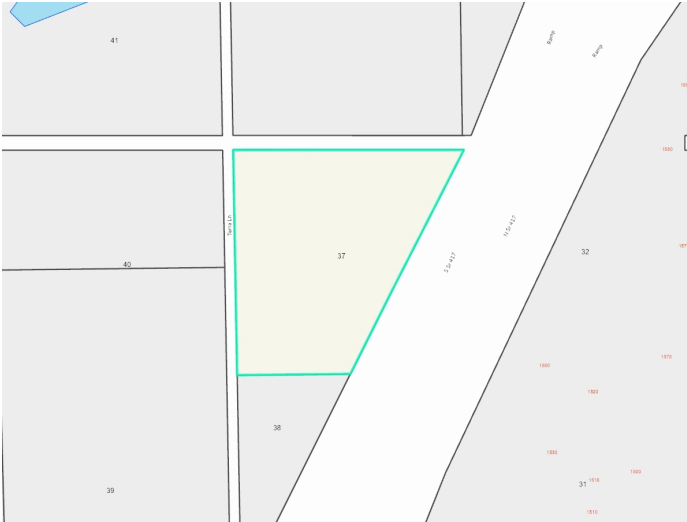


# Property Record Card



Parcel: **16-21-31-5CA-0000-0370**  
 Property Address:  
 Owners: **WILKEN PROPERTY MANAGEMENT LLC**  
 2026 Market Value \$513,850 Assessed Value \$513,850 Taxable Value \$513,850  
 2025 Tax Bill \$7,028.95  
 Vac General-Commercial property has a lot size of 7.16 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-0370
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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	\$0	\$0
Land Value (Market)	\$513,850	\$513,850
Land Value Agriculture	\$0	\$0
Just/Market Value	\$513,850	\$513,850
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	\$513,850	\$513,850

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,028.95
Tax Bill Amount	\$7,028.95
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

WILKEN PROPERTY MANAGEMENT LLC

## Legal Description

LOT 37 (LESS RD)  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,850	\$0	\$513,850
Schools	\$513,850	\$0	\$513,850
FIRE	\$513,850	\$0	\$513,850
ROAD DISTRICT	\$513,850	\$0	\$513,850
SJWM(Saint Johns Water Management)	\$513,850	\$0	\$513,850

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/13/2022	\$575,000	10250/1389	Vacant	Yes
WARRANTY DEED	8/1/2014	\$98,000	08316/1007	Vacant	Yes
QUIT CLAIM DEED	11/1/1981	\$100	01378/1807	Vacant	No
WARRANTY DEED	1/1/1975	\$25,000	01069/1104	Improved	Yes

## Land

Units	Rate	Assessed	Market
4.20 Acres	\$122,000/Acre	\$512,400	\$512,400
2.90 Acres	\$500/Acre	\$1,450	\$1,450

## 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

Extra Features				
Description	Year Built	Units	Cost	Assessed

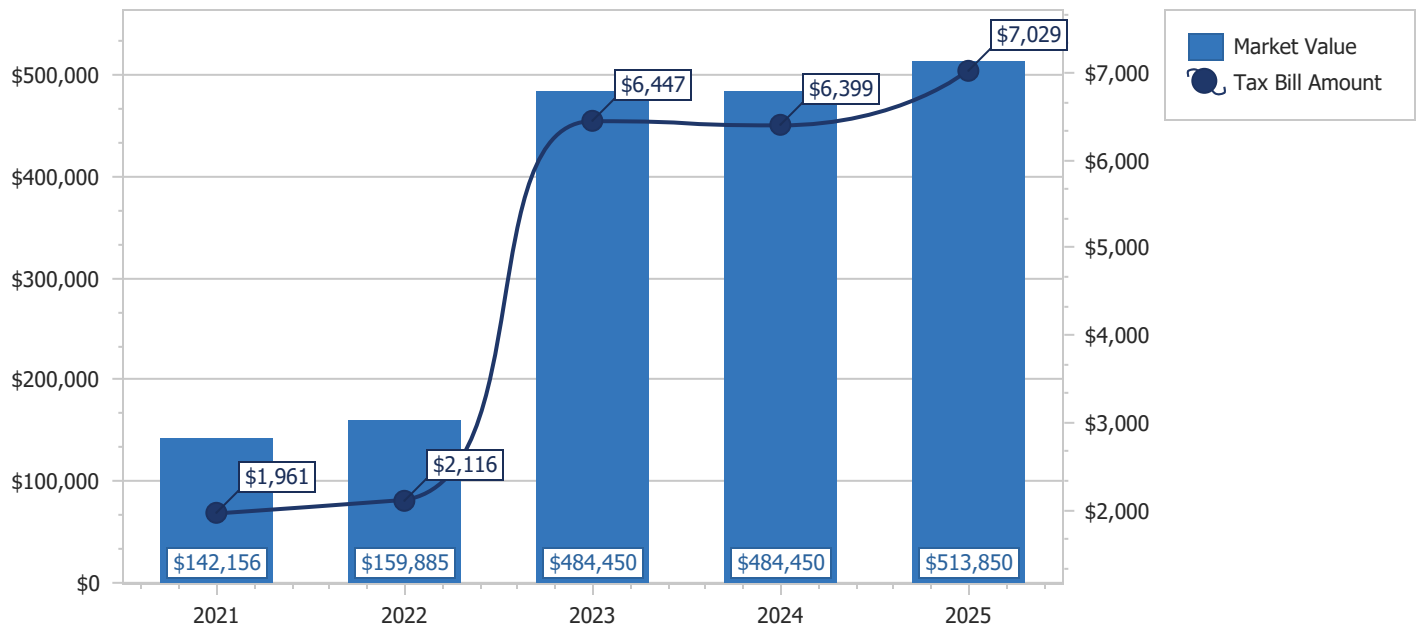
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



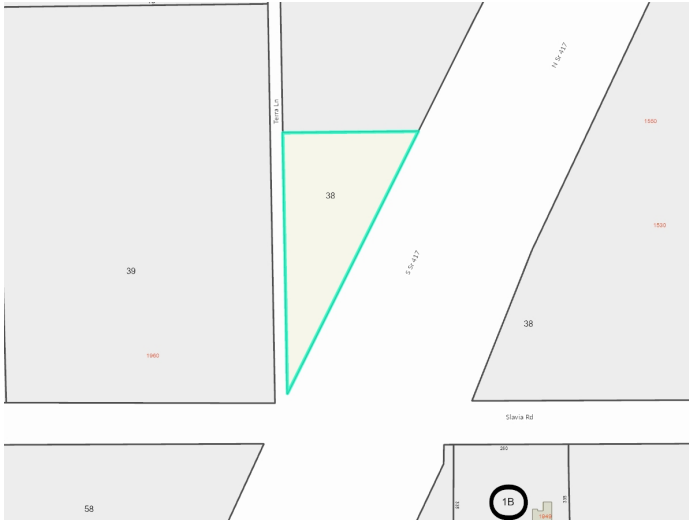
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# Property Record Card



Parcel: **16-21-31-5CA-0000-0380**  
 Property Address:  
 Owners: **WILKEN PROPERTY MGMT LLC**  
 2026 Market Value \$473,743 Assessed Value \$132,177 Taxable Value \$132,177  
 2025 Tax Bill \$3,499.63 Tax Savings with Non-Hx Cap \$2,980.70  
 Vac General-Commercial property has a lot size of 2.29 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-0380
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## 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	\$0	\$0
Land Value (Market)	\$473,743	\$473,743
Land Value Agriculture	\$0	\$0
Just/Market Value	\$473,743	\$473,743
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$341,566	\$353,582
P&G Adjustment	\$0	\$0
Assessed Value	\$132,177	\$120,161

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,480.33
Tax Bill Amount	\$3,499.63
Tax Savings with Exemptions	\$2,980.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC



## Legal Description

LOT 38 WLY OF EXPRESSWAY  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$132,177	\$0	\$132,177
Schools	\$473,743	\$0	\$473,743
FIRE	\$132,177	\$0	\$132,177
ROAD DISTRICT	\$132,177	\$0	\$132,177
SJWM(Saint Johns Water Management)	\$132,177	\$0	\$132,177

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes
ADMINISTRATIVE DEED	4/1/2003	\$100	04826/0982	Vacant	No
PROBATE RECORDS	9/1/2002	\$100	04518/0416	Vacant	No

## Land

Units	Rate	Assessed	Market
87,991 SF	\$6.73/SF	\$473,743	\$473,743

## 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

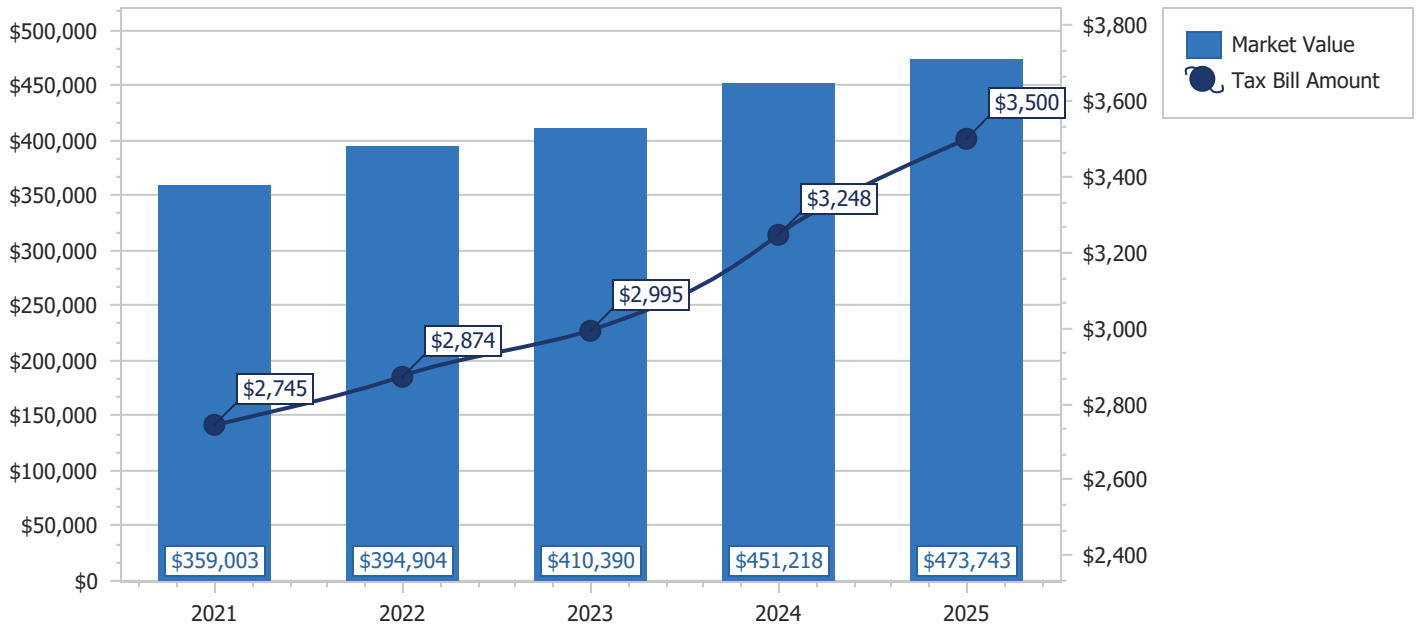
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Utilities	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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# Property Record Card



**Parcel:** 16-21-31-5CA-0000-0390  
**Property Address:** 1960 SLAVIA RD OVIEDO, FL 32765  
**Owners:** WILKEN PROPERTY MGMT LLC  
 2026 Market Value \$2,361,478 Assessed Value \$1,204,840 Taxable Value \$1,204,840  
 2025 Tax Bill \$21,628.85 Tax Savings with Non-Hx Cap \$10,673.81  
 Open Storage property has a lot size of 13.95 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-0390
Property Address	
Mailing Address	174 E MITCHELL HAMMOCK RD OVIEDO, FL 32765-9793
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Income	Income
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,361,478	\$2,361,478
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,156,638	\$1,266,169
P&G Adjustment	\$0	\$0
Assessed Value	\$1,204,840	\$1,095,309

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,302.66
Tax Bill Amount	\$21,628.85
Tax Savings with Exemptions	\$10,673.81

## Owner(s)

Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 39 + S 1/2 OF LOT 40  
(LESS RD)  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,204,840	\$0	\$1,204,840
Schools	\$2,361,478	\$0	\$2,361,478
FIRE	\$1,204,840	\$0	\$1,204,840
ROAD DISTRICT	\$1,204,840	\$0	\$1,204,840
SJWM(Saint Johns Water Management)	\$1,204,840	\$0	\$1,204,840

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2016	\$575,000	08730/0785	Vacant	Yes

## Land

Units	Rate	Assessed	Market
601,564 SF	\$6.50/SF	\$1,955,083	\$1,955,083

## 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
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03391

1960 SLAVIA RD: ELECTRICAL -  
RESIDENTIAL- [SLAVIA COLONY COS  
SUBD]

\$1

2/26/2021

**Extra Features**

Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2022	1238	\$10,684	\$9,883

**Zoning**

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

**School Districts**

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

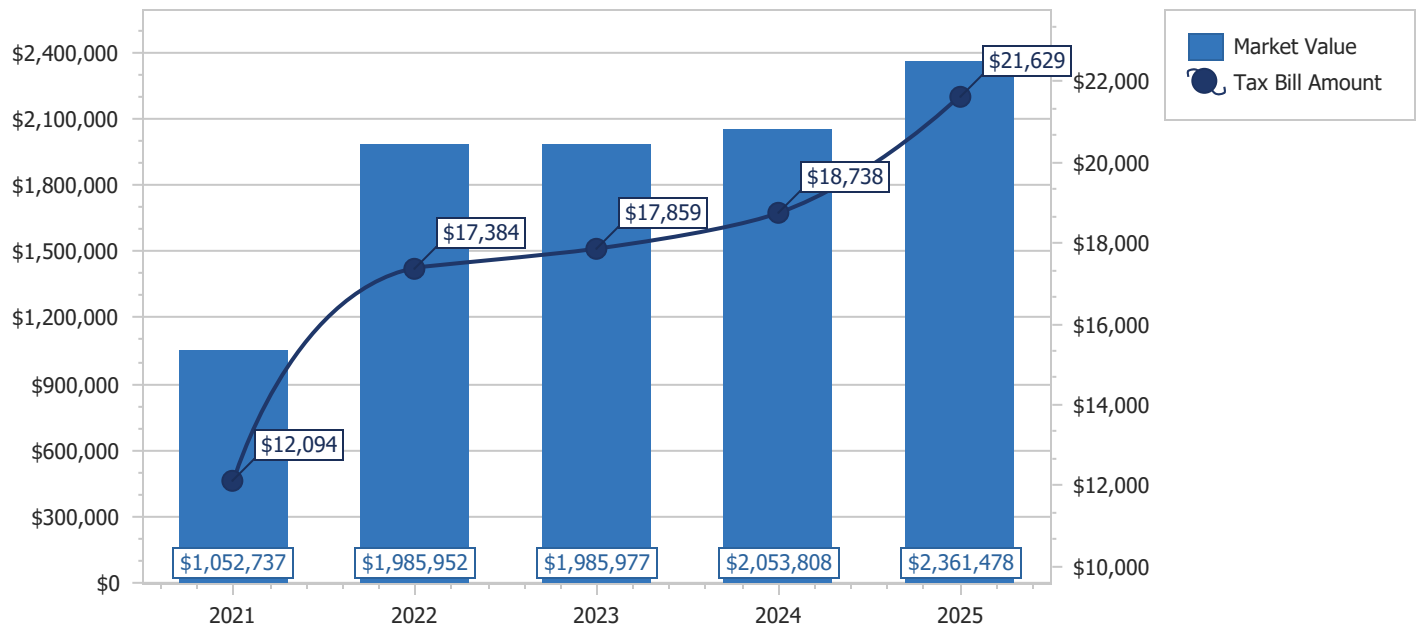
**Political Representation**

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

**Utilities**

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 12/16/2025 8:16:22 AM  
**Project:** 25-80000141  
**Credit Card Number:** 37\*\*\*\*\*1001  
**Authorization Number:** 219698  
**Transaction Number:** 161225C1C-538C092E-AE1B-41FE-9E2E-EDAA5E538A19  
**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