



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

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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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 & A-1
FUTURE LAND USE:	PD & 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
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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	

Kimley»Horn

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.

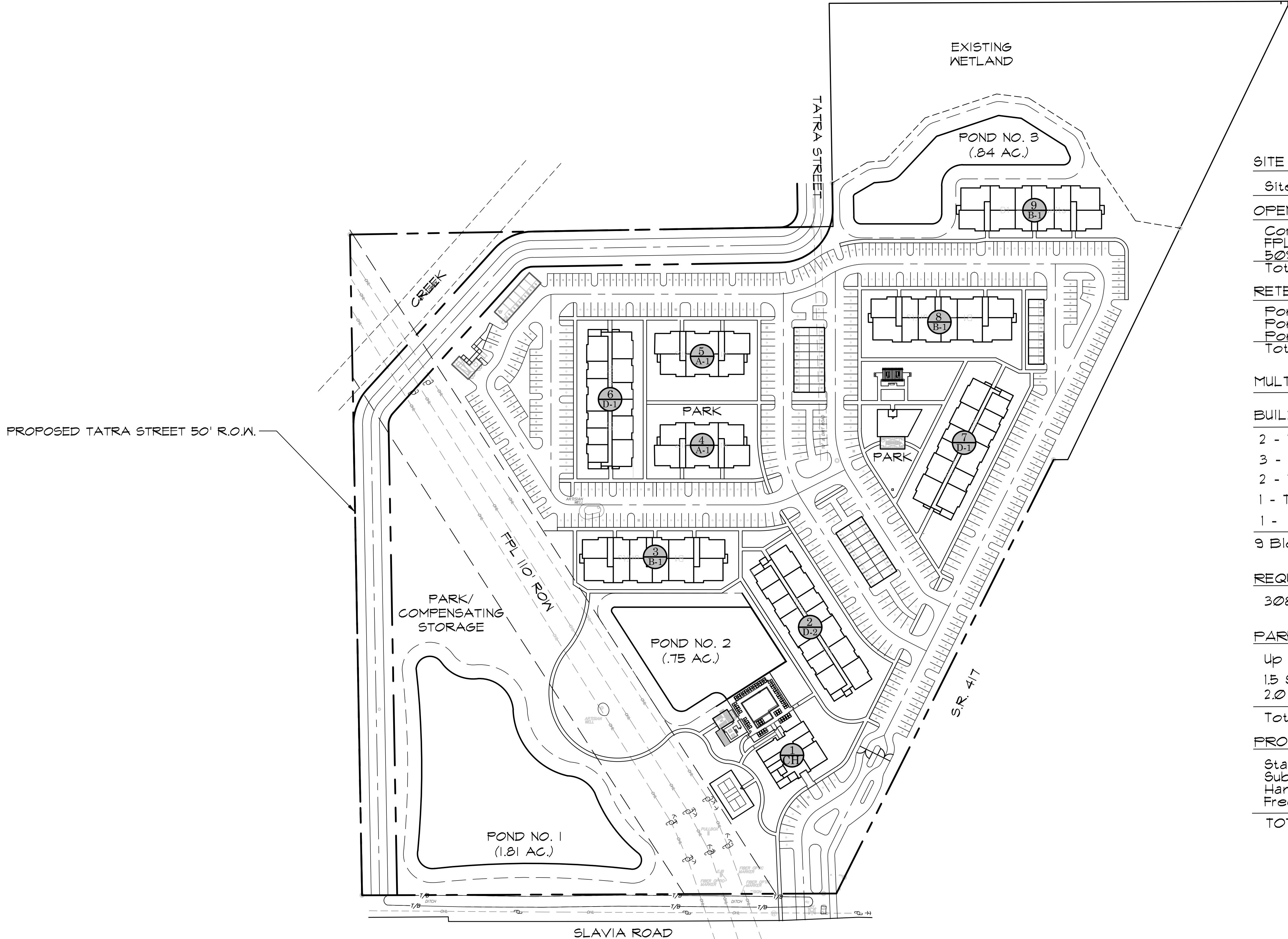
The proposed project is for construction of a multi-family development, to include approximately 308 units, associated parking, a clubhouse, flood plain compensation and retention ponds. There have been previous pre-application meetings regarding this property, however, per our meeting with Jim Potter 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, should you have any questions or concerns.

Respectfully,



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

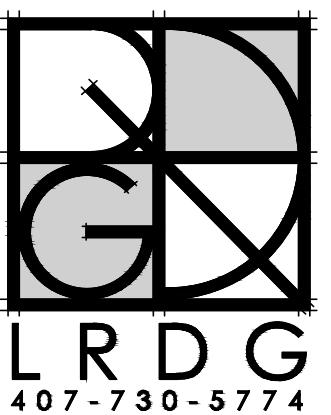
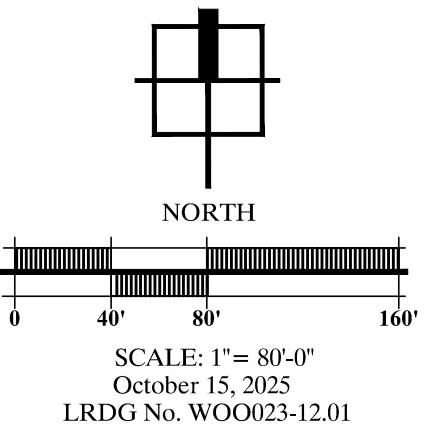


SLAVIA ROAD

SEMINOLE COUNTY, FLORIDA

PREPARED FOR: WOOD PARTNERS

CONCEPTUAL SITE PLAN No. 1



SITE DATA

Site Area (Excluding Perimeter Road ROW): 22.71 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

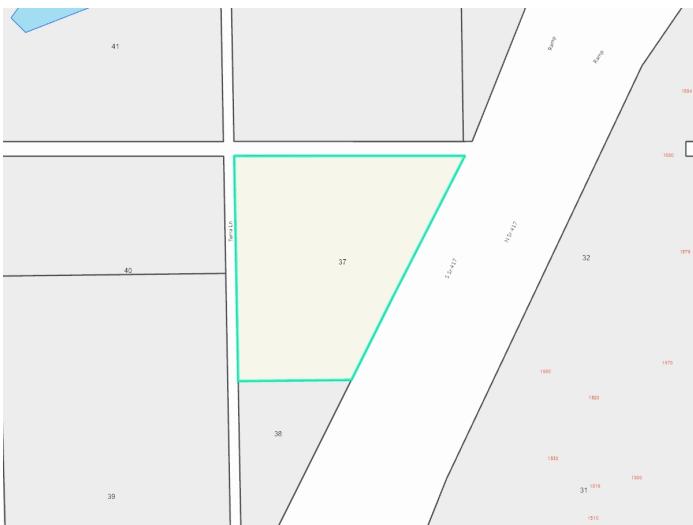
TOTAL: 539 Spaces
(or 1.75/Unit)

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

Owner(s)

Name - Ownership Type

WILKEN PROPERTY MANAGEMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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 ²)		
Total Area (ft ²)		
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

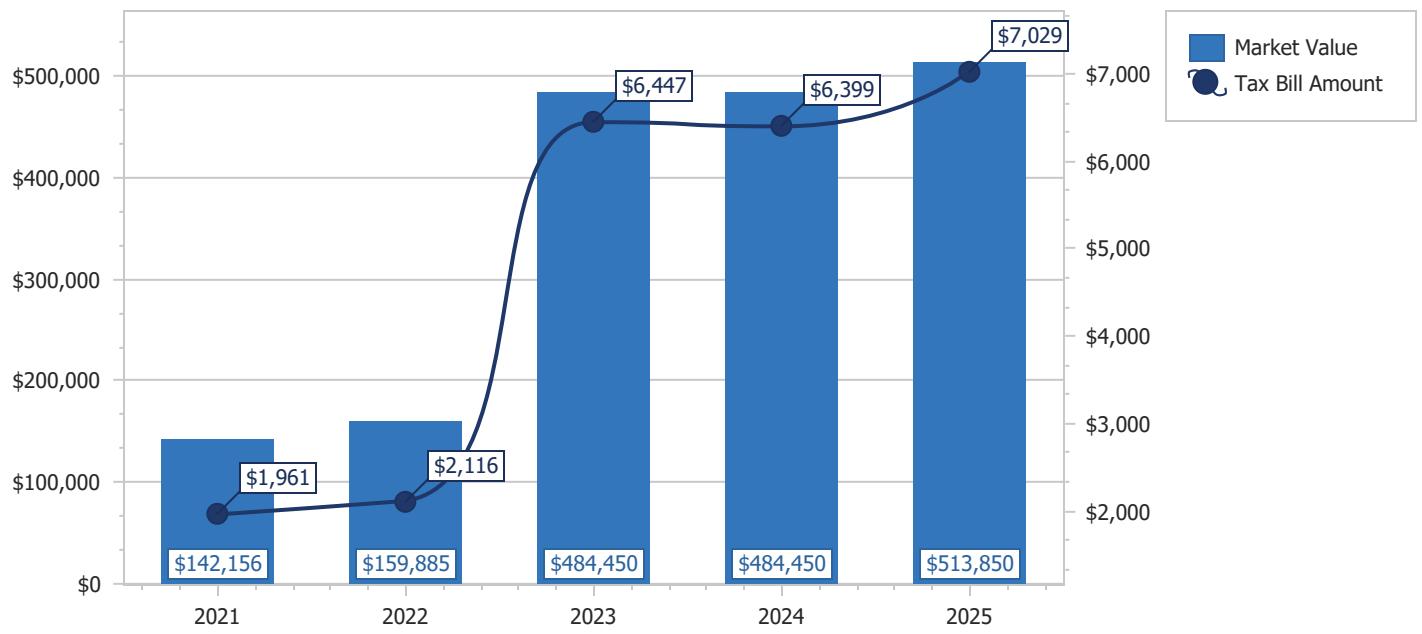
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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

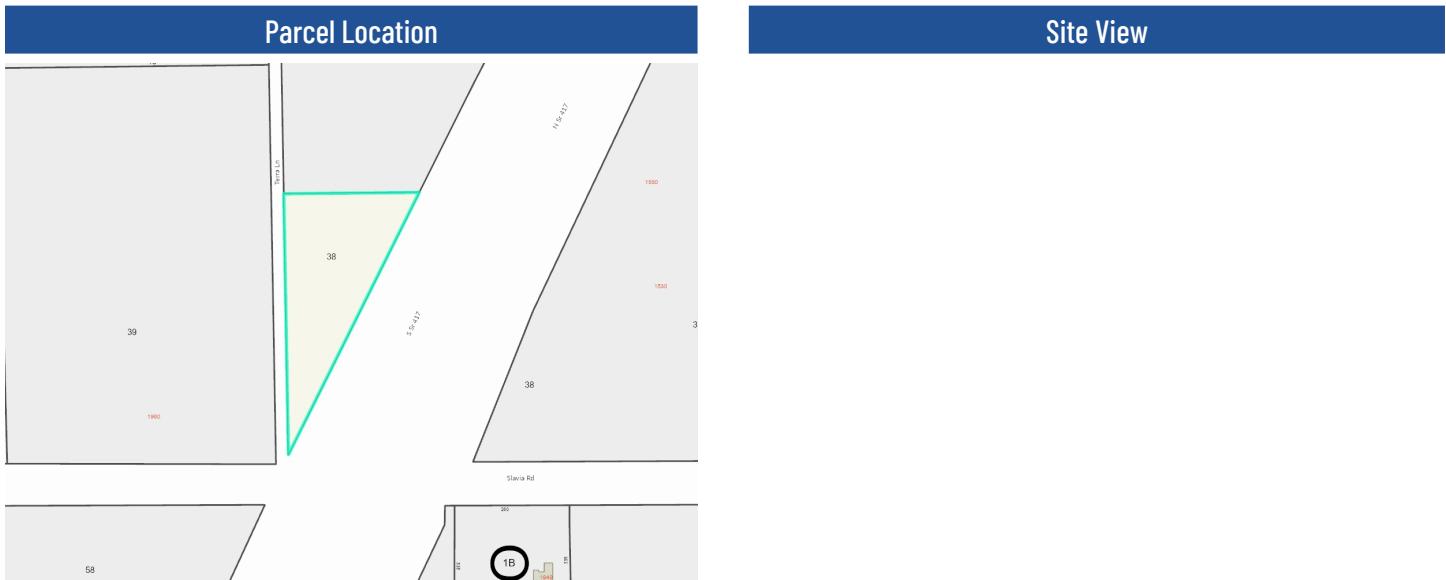


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Property Record Card



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

	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

Owner(s)
Name - Ownership Type

WILKEN PROPERTY MGMT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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 (ft ²)	
Total Area (ft ²)	
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

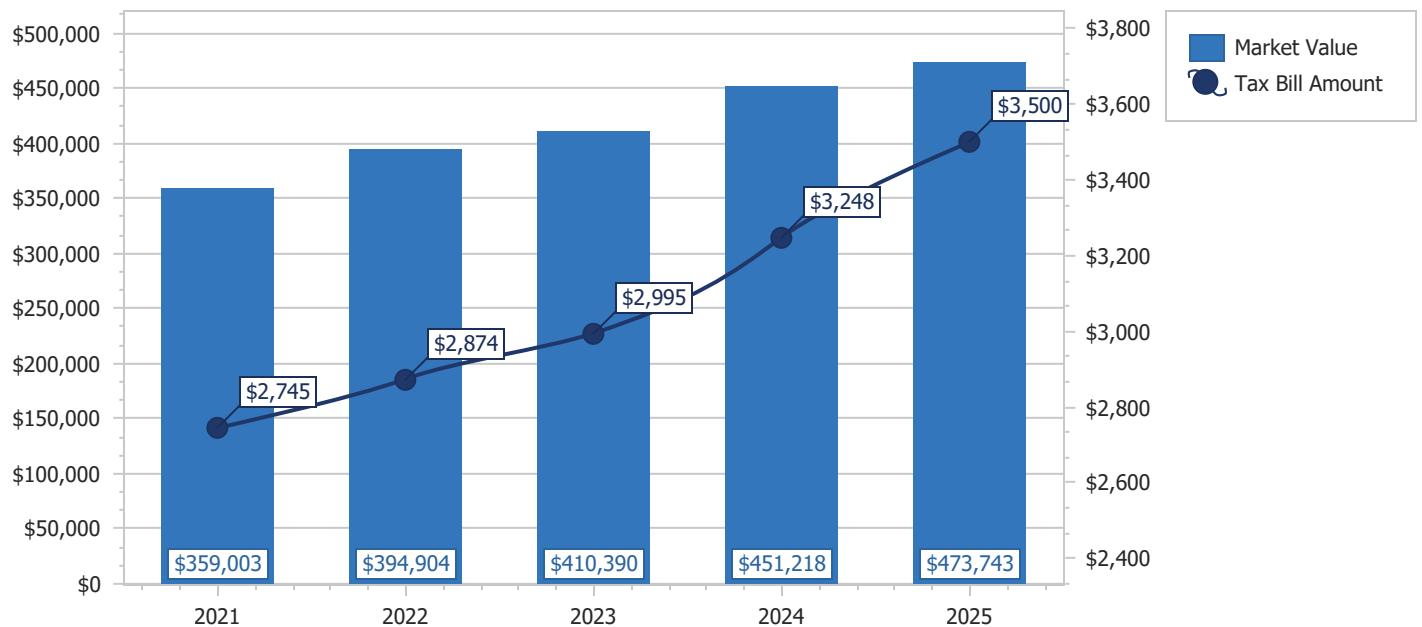
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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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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 (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date

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

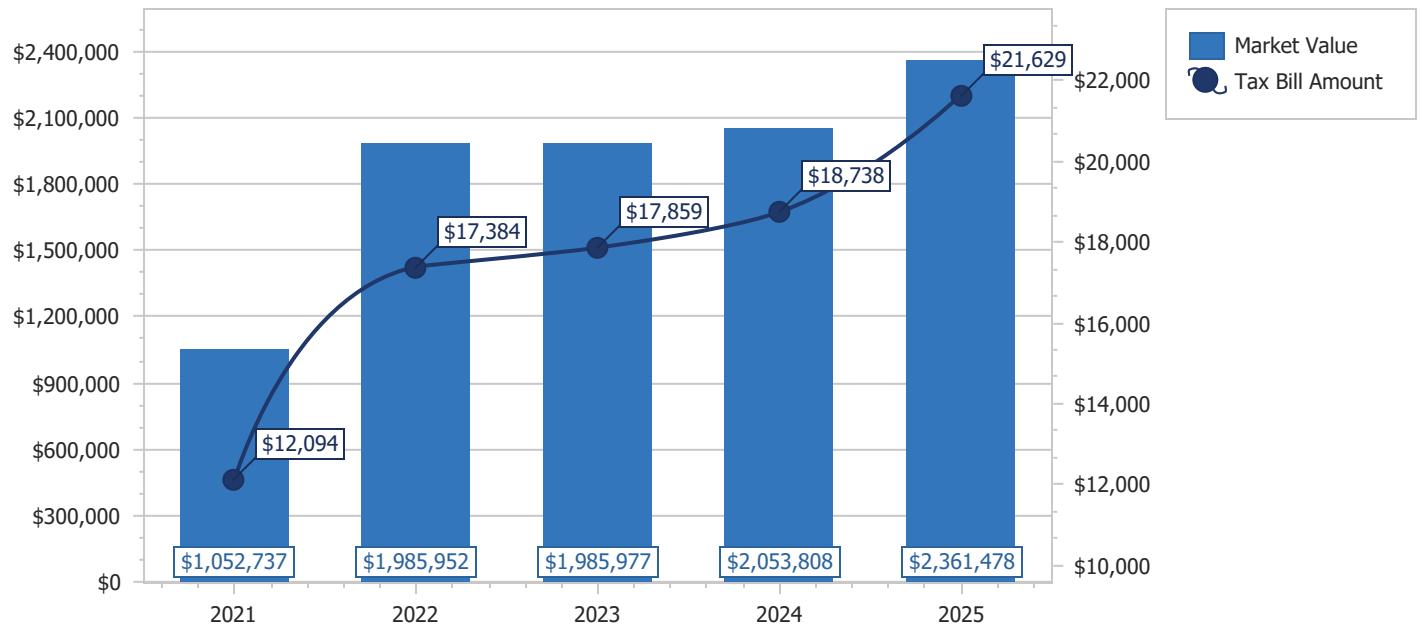
Political Representation

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 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

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