



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

PM KAITLYN

PROJ. #: **26-80000066**

RECEIVED AND PAID 06/05/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT NAME: Sand Lake Cove	
PARCEL ID #(S): 07-21-29-300-0020-0000	
TOTAL ACREAGE: 9.65ac	BCC DISTRICT: 3 CONSTANTINE
ZONING: R-1AAA	FUTURE LAND USE: LDR

NAME: Sydney Kendrick	COMPANY: DR Horton
ADDRESS: 10192 Dowden Road	
CITY: Orlando	STATE: FL ZIP: 32832
PHONE: 407-335-9525	EMAIL: [REDACTED]

NAME: Adam Smith, P.E.	COMPANY: DHI Engineering
ADDRESS: 10192 Dowden Road, Suite 125	
CITY: Orlando	STATE: FL ZIP: 32832
PHONE: 689-216-5416	EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

Description of proposed development: Construction of ~54 single-family homes on the subject property.

COMMENTS DUE: 06/12	COM DOC DUE: 06/18	DRC MEETING: 06/24/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AAA	FLU: LDR	LOCATION: on the north side of Sand Lake Rd, east of N Hunt Club Blvd
W/S: SUNSHINE WATER SERVICES	BCC: 1: CONSTANTINE	



Memorandum

To	Seminole County Development Services	Pages	1
CC			
Subject	Sand Lake Cove		
From	Adam Smith		
Date	June 5, 2026		

Pursuant to your request, below is narrative for the proposed project referred to as Sand Lake Cove.

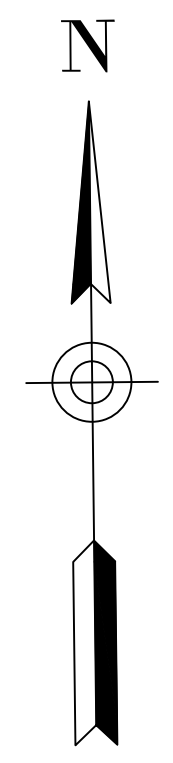
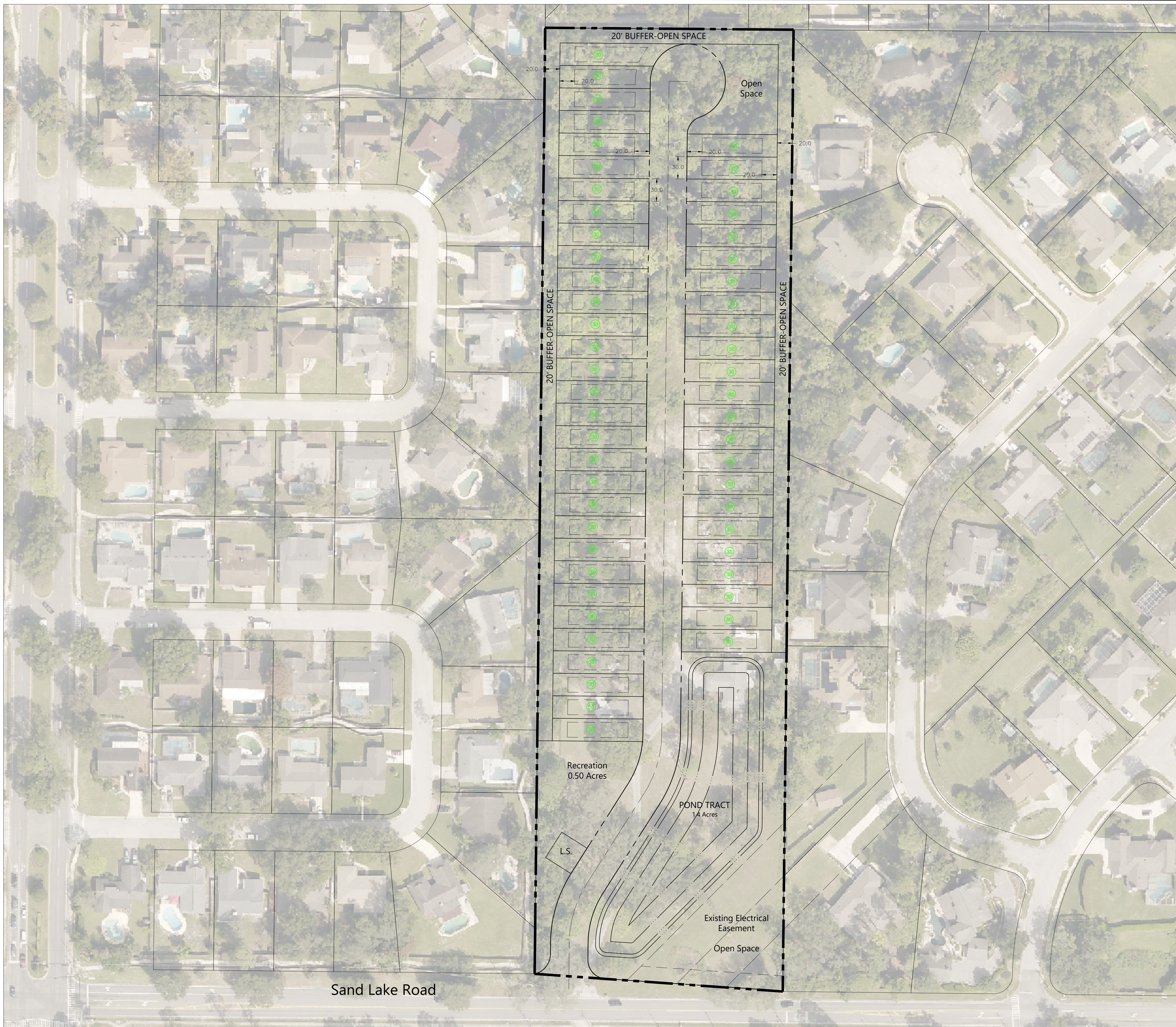
DR Horton would like to have a pre-application meeting to discuss the process for re-zoning the subject property from R-1AAA to PD and constructing 54 single family homes on the property.

The property currently has residential uses and is surrounded by residential uses.

The existing topography of the site falls from north to south, therefore the concept plan anticipates stormwater on the south side of the site abutting Sand Lake Road. An existing electrical easement clips the southeast corner of the site and is being avoided with the proposed plan.

Further details may be discussed at the Pre-Application meeting.

E:\PRELIMINARY CONCEPTS\05-3380 SAND LAKE RD\3380 SAND LAKE RD-2.DWG



SCALE: 1" = 60'

3380 Sand Lake Road Yield Layout
 Property Area - 9.65 Acres
 30' x 120' LOT - 54

DR HORTON
 3380 Sand Lake Road
 Yield Layout Plan - 2

DHI **DHI Engineering, LLC**
10192 DOWDEN ROAD, SUITE 125
 ORLANDO, FL 32832



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 6/5/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

2026 Property Record CardA



Parcel: **07-21-29-300-0020-0000**
 Property Address: **3380 SAND LAKE RD LONGWOOD, FL 32779**
 Owners: **RICHARD YOUNG REV TRUST**
 2026 Market Value \$611,730 Assessed Value \$611,730 Taxable Value \$611,730
 2025 Tax Bill \$8,236.91

The 1 Bed/1 Bath Single Family property is 720 SF and a lot size of 9.65 Acres

Parcel LocationA



Current Site PictureA



07212930000200000 03/13/2022

Parcel InformationA

Parcel	07-21-29-300-0020-0000
Property Address	3380 SAND LAKE RD LONGWOOD, FL 32779
Mailing Address	151 WYNNBROOK DR HENDERSONVILLE, NC 28792-9265
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$139,259	\$142,389
Depreciated Other Features	\$38,110	\$25,407
Land Value (Market)	\$434,361	\$434,361
Land Value Agriculture	\$0	\$0
Just/Market Value	\$611,730	\$602,157
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	\$611,730	\$602,157

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$8,236.91
Tax Bill Amount	\$8,236.91
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

RICHARD YOUNG REV TRUST

Legal DescriptionA

SEC 07 TWP 21S RGE 29E W 1/4 OF NE 1/4 OF NE 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$611,730	\$0	\$611,730
SCHOOLS	\$611,730	\$0	\$611,730
FIRE	\$611,730	\$0	\$611,730
ROAD	\$611,730	\$0	\$611,730
WATER MANAGEMENT DISTRICT	\$611,730	\$0	\$611,730

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/11/2024	\$100	10649/1947	Improved	No
QUIT CLAIM DEED	4/27/1965	\$100	00534/0360	Improved	No

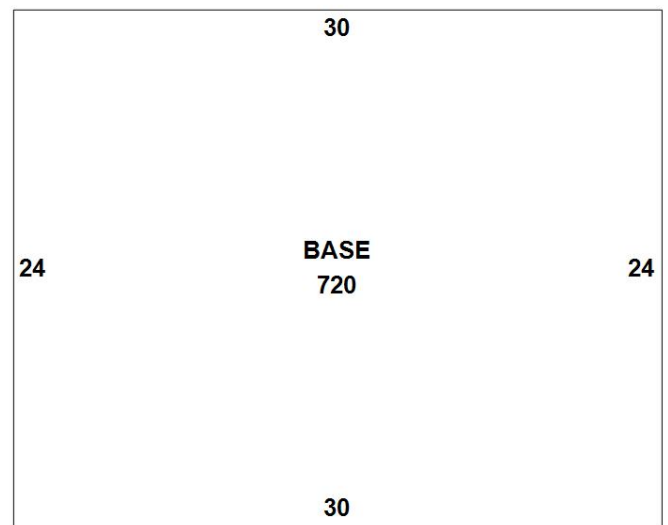
LandA

Units	Rate	Assessed	Market
9.65 Acres	\$45,000/Acre	\$434,295	\$434,295
0.66 Acres	\$100/Acre	\$66	\$66

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	720
Constuction	CONC BLOCK
Replacement Cost	\$63,137
Assessed	\$31,569

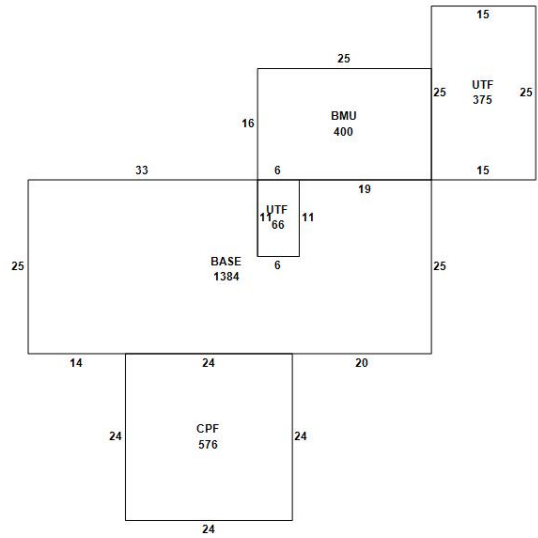
* Year Built = Actual / Effective



Building 1

	2
	1965
	2.0
	1384
	CONC BLOCK
	\$107,690

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft ²)
BASEMENT UNFINISHED	400
UTILITY FINISHED	66
CARPORT FINISHED	576
UTILITY FINISHED	375

PermitsA				
Permit #	Description	Value	CO Date	Permit Date

Extra FeaturesA					
Description	Year Built	Units	Cost	Assessed	
POLE/BARNS/BELOW AVG	1970	5892	\$46,017	\$27,610	
FIREPLACE 1	1979	1	\$3,000	\$1,800	
SHED	1990	6	\$6,000	\$3,600	
CARPORT 3	1990	1	\$8,500	\$5,100	

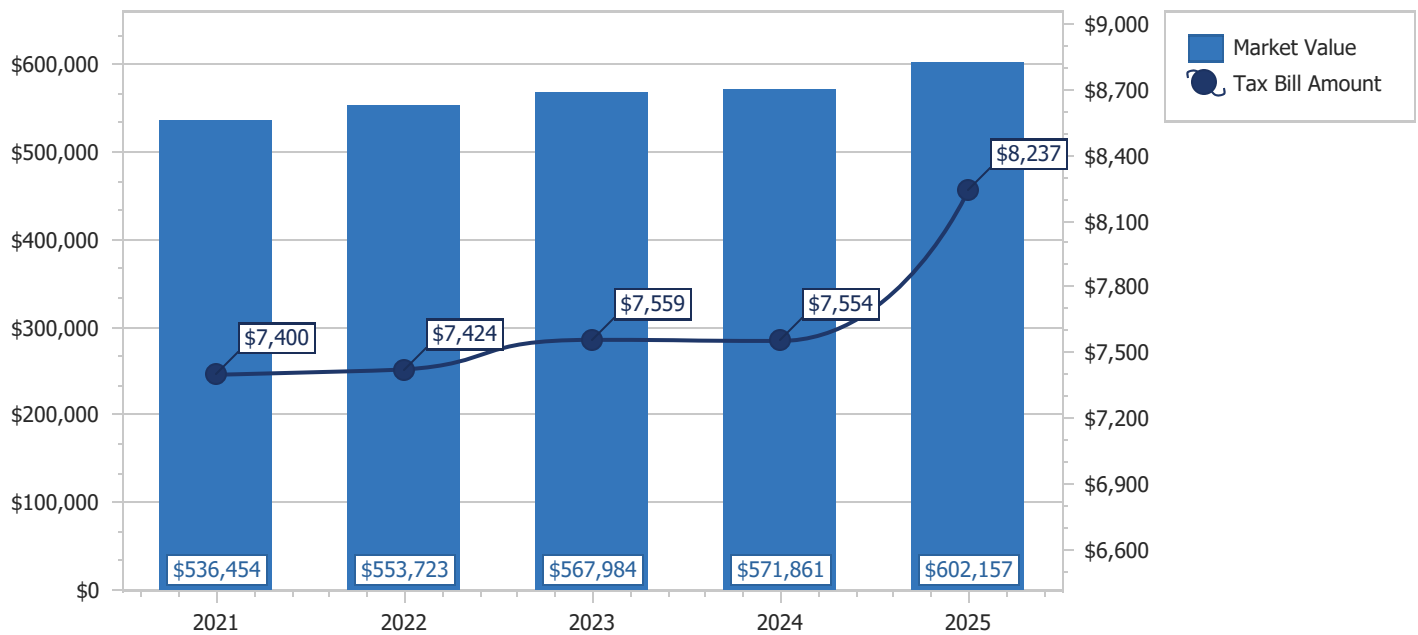
ZoningA	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 34

UtilitiesA	
Fire Station #	Station: 13 Zone: 132
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management

Property Value HistoryA



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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: 6/5/2026 3:17:20 PM
Project: 26-80000066
Credit Card Number: 55*****5617
Authorization Number: 06859Z
Transaction Number: 050626O13-D84CC6D8-C90F-44B5-BED6-41F10FE82976
Total Fees Paid: 52.50

Fees Paid

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