



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

PROJ. #: **26-80000083**

RECEIVED 07/09/2026
 PAID 07/10/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

PROJECT

PROJECT NAME: Phased Commercial Mixed Use Development

PARCEL ID #(S): 1921305010000012C **19-21-30-501-0000-012C**

TOTAL ACREAGE: .80 Acres BCC DISTRICT: 4 **LOCKHART**

ZONING: C2 - General Commercial District FUTURE LAND USE: MXD

APPLICANT

NAME: Mike Puente

COMPANY:

ADDRESS: 125 Excelsior Pkwy

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407.946.7993

EMAIL: [REDACTED]

CONSULTANT

NAME: N/A

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: New commercial building, indoor parking,
 plus interior and exterior renovation to other existing building

STAFF USE ONLY

COMMENTS DUE: 07/17

COM DOC DUE: 07/23

DRC MEETING: 08/05/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **C-2**

FLU: **MXD**

LOCATION:

on the east side of US HWY 17-92, north of
 Advance Pt

W/S: **CASSELBERRY**

BCC: **4: LOCKHART**

AGENDA 07/31

PRE-APPLICATION NARRATIVE — PHASED MIXED-USE DEVELOPMENT

9205–9225 S. US Highway 17-92 • Maitland, FL 32751 • Unincorporated Seminole County • C-2 Zoning

Applicant	Mike Puente
Parcel(s)	1921305010000012C
Current use	Office/apartment building (front); tractor equipment storage / maintenance buildings (rear)
Proposed use	Phase 1: Personal service (salon) + café Phase 2: Indoor parking facility with members' lounge (new construction, rear parcel)
Contact	

Project Description

	Component	Description
Phase 1	Front building interior and exterior renovation.	Interior and exterior renovation of existing 2-story office/apartment building on the 17-92 frontage. Proposed uses: 1 st floor - personal service (salon) and café. No change to building footprint or impervious surface. Both uses are permitted by right in C-2. The interior apartment on the 2 nd floor is to be kept as-is or converted to manager's office, not open to public.
Phase 2	Rear parcel redevelopment	Demolition of existing rear tractor building structures. New single-story commercial building for an indoor parking facility with a private members' lounge. Members pay a monthly fee for a reserved covered parking space. All cars parked inside. No outdoor parking. New construction within existing site boundaries.

Phase 2 — Indoor Parking Facility with Members' Lounge

New commercial building on the rear parcel providing covered indoor parking on a monthly membership basis. The facility is not open to the public. Access by member key fob only. No automotive repair, no body work, no spray equipment.

Indoor parking	20-25 reserved covered marked parking spaces for member vehicles. Climate-controlled. ~12,000-15,000 SF. All cars parked inside the building. no outdoor vehicle areas.
Members' lounge	Private mezzanine lounge for members while on site. Approx. 3,000 SF. Kitchenette, seating, glass view to parking area. Not open to the public.
Office/Restrooms	Manager's Office and Restrooms
Vehicle care bays	1 interior detail bay for hand care of member vehicles by on-site staff. Accessory to parking use. No public access. No maintenance or repair.
Traffic	Member key fob access only. Est. 0-5 vehicle trips/day

SITE DATA TABLE

TOTAL PROJECT AREA:		0.862 Acres	
JURISDICTION:		SEMINOLE COUNTY, FL	
PROPERTY TYPE/LAND USE:		PROPERTY TYPE/LAND USE:	
MXD			
PROPERTY ZONING:		C-2 (GENERAL COMMERCIAL DISTRICT)	
PROPOSED DENSITY/INTENSITY:		EXISTING	
1ST FLOOR		3,750 SF	
2ND FLOOR		1,200 SF	
PROPOSED GENERAL COMMERCIAL		12,240 SF	
DETAILING		375 SF	
PARKING:			
USE:	RATIO	EX.	PROP.
RETAIL	4 / 500' / 50'	12	20
COMMERCIAL	1 TBD	0	TBD
CONCEPT PLAN NOTES:			
1. UNDESIGNED SIDEWALK RETENTION MAY BE REQUIRED. 2. THE PROJECT REQUIRES THE EXISTING LAND/USE PREFERENCES ALONG WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AS OF THE PLAN DATE. 3. THIS CONCEPT HAS NOT BEEN REVIEWED OR APPROVED BY LOCAL OR STATE AGENCIES. THE PROJECT WILL BE SUBJECT TO A PRELIMINARY REVIEW, AND SUBJECT TO DUE DILIGENCE, PERMITTING REVIEW, AND COORDINATION WITH THE APPLICABLE AUTHORITIES. 4. SITE BOUNDARIES, EXISTING CONDITIONS, AND AERIAL REFLECT ARE BASED ON DATA FROM THE PUBLICLY AVAILABLE SOURCES. THESE DO NOT REFLECT SITUATED DATA. 5. NO CONSTRUCTION PERMITS OR PERMITS FOR EXISTING CONDITIONS ARE REQUIRED. 6. UNCONDITIONAL DETERMINATION OF ADEQUATE STREAMS, OR THE PRESENCE AND EXTENT OF WETLANDS, STREAMS, OR OTHER NATURAL RESOURCES, AND ADEQUATE FLOW AND SUBJECT TO VERIFICATION BY LOCAL, STATE, OR FEDERAL AGENCIES. 7. ALL ASSUMPTIONS SUBJECT TO DEVELOPMENT REGULATIONS (E.G., 100% IN FLOOD PROTECT AT THE TIME OF PREPARATION, ANY FUTURE CHANGES MAY SIGNIFICANTLY AFFECT LAND/USE FEASIBILITY. 8. A PHYSIC MAP/ANALYSIS THAT, STORMWATER REVIEW, OR UTILITY REVIEW, MAY BE REQUIRED AND COULD REEVALUATE THE INTENTIONS TO THE IMPACT.			





2026 Property Record Card



Parcel: 19-21-30-501-0000-012C
 Property Address: 9205 S US HWY 17-92 MAITLAND, FL 32751
 Owners: MARTIN DONALD C REV TRUST
 2026 Market Value \$870,744 Assessed Value \$671,879 Taxable Value \$671,879
 2025 Tax Bill \$9,500.71 Tax Savings with Non-Hx Cap \$1,839.84
 Stores General-One Story property w/1st Building size of 4,200 SF and a lot size of 0.80 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	19-21-30-501-0000-012C
Property Address	9205 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	9225 S US HIGHWAY 17/92 MAITLAND, FL 32751-3384
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$276,067	\$246,441
Depreciated Other Features	\$26,138	\$14,068
Land Value (Market)	\$568,539	\$568,539
Land Value Agriculture	\$0	\$0
Just/Market Value	\$870,744	\$829,048
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$198,865	\$218,249
P&G Adjustment	\$0	\$0
Assessed Value	\$671,879	\$610,799

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,340.55
Tax Bill Amount	\$9,500.71
Tax Savings with Exemptions	\$1,839.84

Owner(s)

Name - Ownership Type
 MARTIN DONALD C REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 12 BEG INTER HWY
17-92 & N LINE RUN N 86
DEG 00 MIN 00 SEC E 319.09 FT S 3 DEG 13
MIN 00 SEC E 102.28 FT S 86 DEG 47 MIN 00 SEC W
TO R/W N 26 DEG 2 MIN E 114.3
FT TO BEG
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$671,879	\$0	\$671,879
SCHOOLS	\$870,744	\$0	\$870,744
FIRE	\$671,879	\$0	\$671,879
ROAD	\$671,879	\$0	\$671,879
WATER MANAGEMENT DISTRICT	\$671,879	\$0	\$671,879

Sales

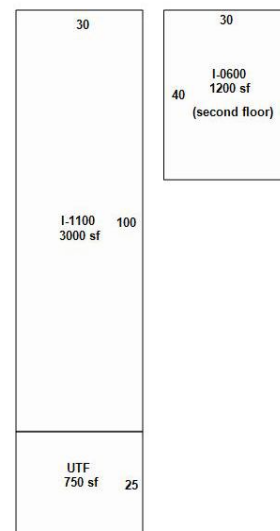
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2018	\$100	09247/0029	Improved	No
WARRANTY DEED	2/1/1995	\$100	02890/0856	Improved	No

Land

Units	Rate	Assessed	Market
34,987 SF	\$16.25/SF	\$568,539	\$568,539

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1942/1943
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4200
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$494,462
Assessed	\$197,785



Building 1

* Year Built = Actual / Effective

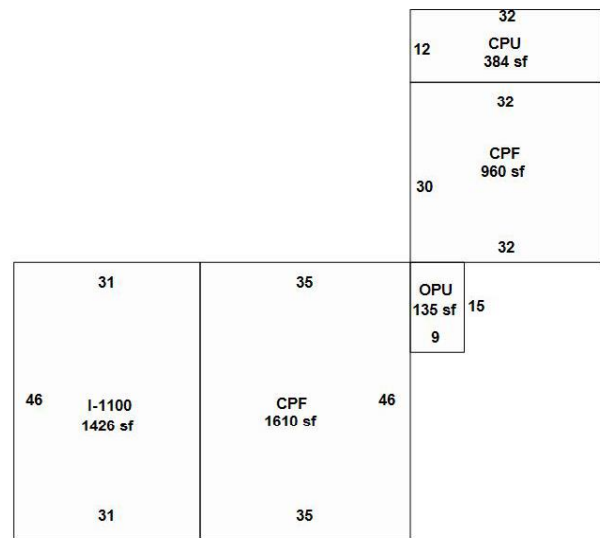
Appendages

Description	Area (ft²)
UTILITY FINISHED	750

Building Information

#	2
Use	MASONRY PILASTER .
Year Built*	1942
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1426
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$195,705
Assessed	\$78,282

* Year Built = Actual / Effective



Building 2

Appendages

Description	Area (ft²)
CARPORT FINISHED	960
CARPORT FINISHED	1610
CARPORT UNFINISHED	384
OPEN PORCH UNFINISHED	135

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

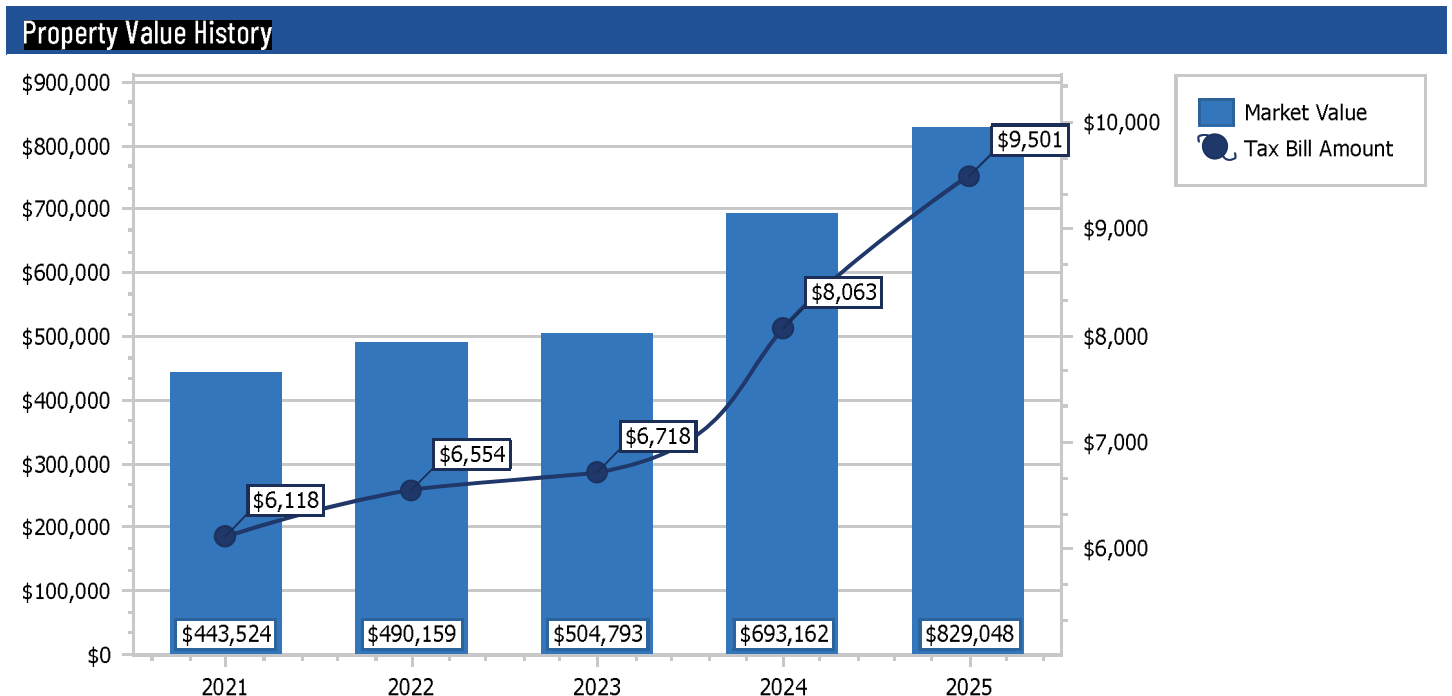
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1979	150	\$938	\$563
COMMERCIAL ASPHALT DR 2 IN	1979	12724	\$42,625	\$25,575

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

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 62

Utilities	
Fire Station #	22
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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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: 7/10/2026 8:38:35 AM
Project: 26-80000083
Credit Card Number: 37*****1009
Authorization Number: 282682
Transaction Number: 10072606E-75CAF3F1-686B-4575-B127-5EEA39F30C48
Total Fees Paid: 52.50

Fees Paid

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