



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

**PROJ. #:** 26-80000031  
**Received:** 3/10/26  
**Paid:** 3/12/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00
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**PROJECT**

PROJECT NAME: <b>Slavia Multi-Family</b>	
PARCEL ID #(S): 16-21-31-5CA-0000-067A	
TOTAL ACREAGE: <b>7.34</b>	BCC DISTRICT: <b>1: Dallari</b>
ZONING: <b>PD</b>	FUTURE LAND USE: <b>PD</b>

**APPLICANT**

NAME: <b>same as Consultant below</b>	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

**CONSULTANT**

NAME: <b>David A. Stokes, P.E</b>	COMPANY: <b>Madden, Moorhead &amp; Stokes, LLC</b>
ADDRESS: <b>431 E. Horatio Ave., Ste. 260</b>	
CITY: <b>Maitland</b>	STATE: <b>FL</b> ZIP: <b>32751</b>
PHONE: <b>407-629-8330</b>	EMAIL: <b>eplan email: [REDACTED]</b>

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>We would like to discuss developing this parcel as a multi-family development.</u>				

**STAFF USE ONLY**

COMMENTS DUE: <b>3/20</b>	COM DOC DUE: <b>3/26</b>	DRC MEETING: <b>4/1</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>PD</b>	FLU: <b>PD</b>	LOCATION: <b>on the south side of Slavia Rd, east of Red Bug Lake Rd</b>
W/S: <b>Seminole County</b>	BCC: <b>1: Dallari</b>	



**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

3/10/2026

**Re: Slavia Multi-Family**  
**Parcel Id: 16-21-31-5CA-0000-067A**

We wish to discuss developing this parcel as a multi-family development.

Sincerely,  
David A. Stokes, P.E.  
P.E. No. 66527  
President



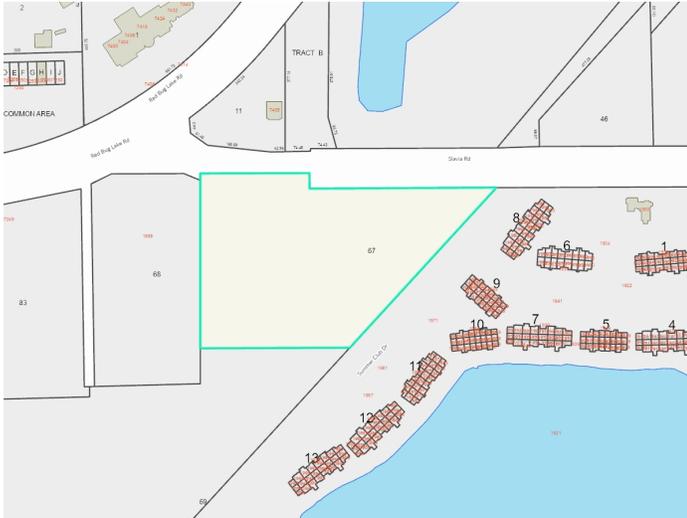


# Property Record Card



Parcel: **16-21-31-5CA-0000-067A**  
 Property Address:  
 Owners: **STONES BUSINESS CENTER LLC**  
 2026 Market Value \$1,445,422 Assessed Value \$1,445,422 Taxable Value \$1,445,422  
 2025 Tax Bill \$19,771.93  
 Vacant Comm-Pud property has a lot size of 7.34 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	16-21-31-5CA-0000-067A
Property Address	
Mailing Address	1110 SW IVANHOE BLVD UNIT 19 ORLANDO, FL 32804-6305
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$1,445,422	\$1,445,422
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,445,422	\$1,445,422
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	\$1,445,422	\$1,445,422

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,771.93
Tax Bill Amount	\$19,771.93
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
**STONES BUSINESS CENTER LLC**

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOTS 67 & 68 DESC AS BEG NW COR OF  
 E 1/2 OF LOT 68 RUN S 81 DEG 47 MIN 28 SEC  
 E 43.17 FT N 83 DEG 17 MIN 04 SEC E 85.42 FT  
 E 188.15 FT S 39.62 FT E 546.32 FT S 42 DEG 15  
 MIN 13 SEC W 665.71 FT W 406.29 FT N 524.01  
 FT TO BEG  
 SLAVIA COLONY COS SUBD  
 PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,445,422	\$0	\$1,445,422
Schools	\$1,445,422	\$0	\$1,445,422
FIRE	\$1,445,422	\$0	\$1,445,422
ROAD DISTRICT	\$1,445,422	\$0	\$1,445,422
SJWM(Saint Johns Water Management)	\$1,445,422	\$0	\$1,445,422

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/26/2010	\$100	07341/0740	Improved	No

## Land

Units	Rate	Assessed	Market
167,488 SF	\$6.77/SF	\$1,133,894	\$1,133,894
167,488 SF	\$6.20/SF	\$311,528	\$311,528

## 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
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

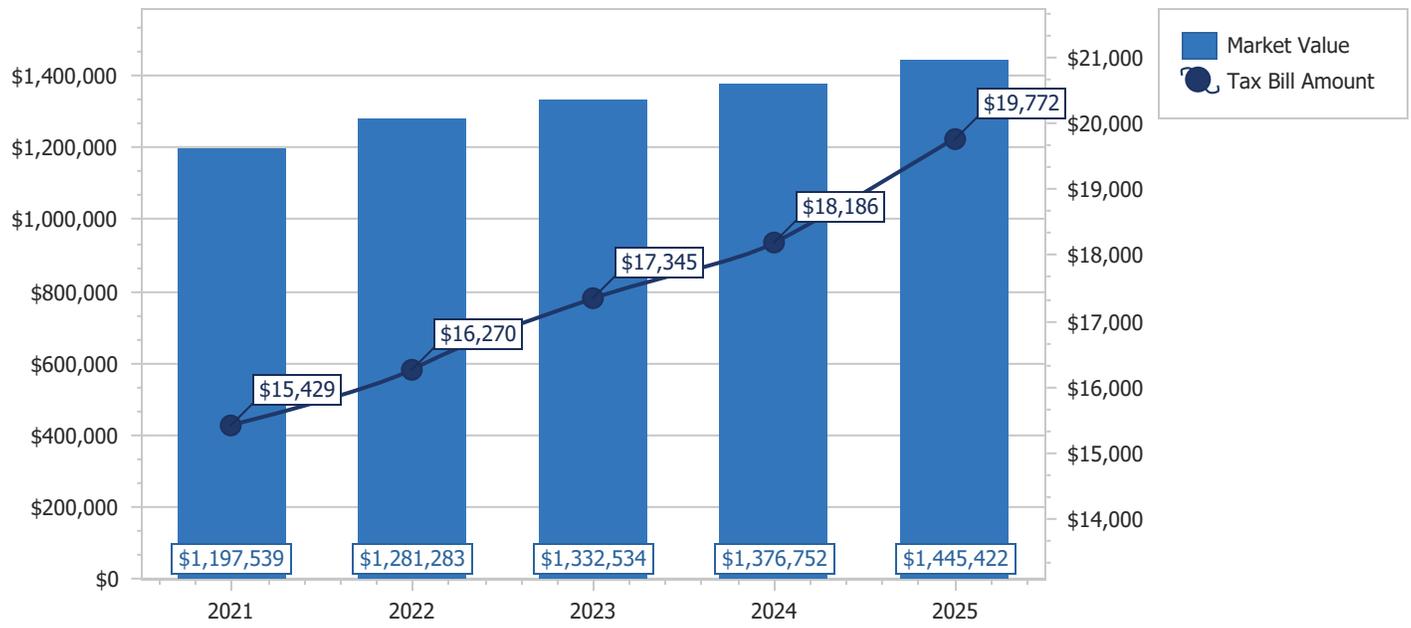
### School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

### 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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/12/2026 4:52:48 PM  
**Project:** 26-06000011  
**Credit Card Number:** 42\*\*\*\*\*8497  
**Authorization Number:** 07644G  
**Transaction Number:** 120326C18-D22CBBA1-A46F-4E21-AFB6-C94BE822DAA2  
**Total Fees Paid:** 502.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
SITE PLAN NO DRC	500.00
Total Amount	502.50