



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

PROJ. #: 25-06000058  
RECEIVED AND PAID 12/11/2025

## SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<b>NEW BUILDING SQUARE FOOTAGE:</b> <u>0</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>8000</u> = <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>8000</u>	
<b>(TOTAL NEW ISA <u>8000</u> /1,000 = <u>8</u> ) * x \$25 + \$2,500 = FEE DUE: <u>2700</u></b> <b>EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 * x \$25 = \$1,014.50 + \$2,500 = \$3,514.50</b>	
*ROUNDED TO 2 DECIMAL POINTS	

### PROJECT

PROJECT NAME: <u>The Gardens @ Wekiiva</u>			
PARCEL ID #(S): <u>03-21-29-300-0080-0000</u>			
DESCRIPTION OF PROJECT: <u>Front yard parking &amp; driveway</u>			
EXISTING USE(S): <u>home</u>		PROPOSED USE(S): <u>Community Residential home</u> 7-14	
ZONING: <u>OP</u>	FUTURE LAND USE: <u>OFF</u>	TOTAL ACREAGE: <u>1.35</u>	BCC DISTRICT:
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>N/A</u> 3: CONSTANTINE	
ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Shawn Eller	COMPANY:	Owner
ADDRESS:	385 Wekiva Springs Rd		
CITY:	Longwood FL 32779	STATE:	FL
PHONE:	407-924-5864	ZIP:	32779
EMAIL:	Seller 11@cf1.rr.com		

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME:	Dustin Culver	COMPANY:	Culver Engineering
ADDRESS:	2064 Farnham Dr		
CITY:	Ocoee FL	STATE:	FL
PHONE:	407-576-2065	ZIP:	34761
EMAIL:	Dustin@Culverengineeringllc.com		

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Shawn Eller		
ADDRESS:	385 Wekiva Springs Rd		
CITY:	Longwood	STATE:	FL
PHONE:	407-924-5864	ZIP:	32779
EMAIL:	Seller 11@cf1.rr.com		

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING: \_\_\_\_\_

TEST NOTICE: \_\_\_\_\_

- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☒ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

Shawn Eller  
SIGNATURE OF AUTHORIZED APPLICANT

12/11/2025  
DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Shawn Eller, the owner of record for the following described property [Parcel ID Number(s)] 03-21-29-300-0080 - 0000 hereby designates Dustin Culver to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

## OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

12/11/2025  
Date

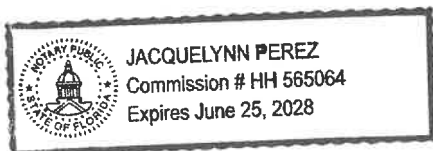
Shawn Eller  
Property Owner's Signature

Shawn Eller  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Shawn Eller (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced FIDC as identification, and who executed the foregoing instrument and sworn an oath on this 11 day of December, 2025.



[Signature]  
Notary Public

# Property Record Card



Parcel: 03-21-29-300-0080-0000  
 Property Address: 385 WEKIVA SPRINGS RD LONGWOOD, FL 32779  
 Owners: ELLER, SHAWN; WISE, JOSEPH  
 2026 Market Value \$806,707 Assessed Value \$806,707 Taxable Value \$806,707  
 2025 Tax Bill \$11,048.35  
 The 4 Bed/4 Bath Resd Structure W/Comm Land property is 6,034 SF and a lot size of 1.35 Acres

## Parcel Location



## Site View



03212930000800000 02/08/2024

## Parcel Information

Parcel	03-21-29-300-0080-0000
Property Address	385 WEKIVA SPRINGS RD LONGWOOD, FL 32779
Mailing Address	385 WEKIVA SPRINGS RD LONGWOOD, FL 32779-3607
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$152,613	\$154,793
Depreciated Other Features	\$7,800	\$6,600
Land Value (Market)	\$646,294	\$646,294
Land Value Agriculture	\$0	\$0
Just/Market Value	\$806,707	\$807,687
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	\$806,707	\$807,687

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,048.35
Tax Bill Amount	\$11,048.35
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ELLER, SHAWN - Tenants in Common :50  
 WISE, JOSEPH - Tenants in Common :50

## Legal Description

SEC 03 TWP 21S RGE 29E  
BEG 15.85 FT S 39 DEG 08 MIN 22 SEC  
E OF NE COR LOT 3 BLK D GOLFVIEW  
ESTATES SECTION OF MEREDITH MANOR  
UNIT 1 RUN S 39 DEG 08 MIN 22 SEC E  
150 FT N 50 DEG 48 MIN 55 SEC E  
389.52 FT N 39 DEG 11 MIN 05 SEC W 150 FT  
S 50 DEG 48 MIN 55 SEC W 389.4 FT TO BEG

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$806,707	\$0	\$806,707
Schools	\$806,707	\$0	\$806,707
FIRE	\$806,707	\$0	\$806,707
ROAD DISTRICT	\$806,707	\$0	\$806,707
SJWM(Saint Johns Water Management)	\$806,707	\$0	\$806,707

## Sales

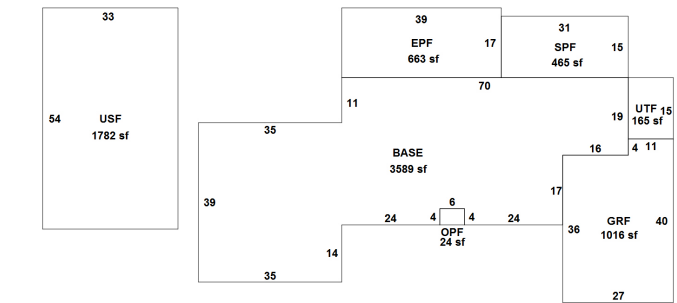
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/21/2025	\$100	10871/0589	Improved	No
SPECIAL WARRANTY DEED	4/15/2025	\$800,000	10806/1594	Improved	Yes
WARRANTY DEED	3/18/2010	\$100	07352/0117	Improved	No

## Land

Units	Rate	Assessed	Market
58,754 SF	\$11/SF	\$646,294	\$646,294

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1975
Bed	4
Bath	4.0
Fixtures	14
Base Area (ft <sup>2</sup> )	3589
Total Area (ft <sup>2</sup> )	7704
Constuction	BRICK
Replacement Cost	\$218,019
Assessed	\$152,613

\* Year Built = Actual / Effective



Sketch by Apex Search

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	663
GARAGE FINISHED	1016
OPEN PORCH FINISHED	24
SCREEN PORCH FINISHED	465
UPPER STORY FINISHED	1782
UTILITY FINISHED	165

Permits				
Permit #	Description	Value	CO Date	Permit Date
12607	385 WEKIVA SPRINGS RD: RES ALTERATIONS, NO CHANGE IN UNITS-SFR Interior Alterations	\$50,000		10/27/2025
09156	385 WEKIVA SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$200		7/9/2024
06253	REROOF	\$18,500		6/8/2015
07734	ELECTRIC WIRING; PAD PER PERMIT 371 WEKIVA SPRINGS RD	\$800		8/1/2002
06284	INSTALL FIRE ALARM SYSTEM	\$8,200		6/1/2002

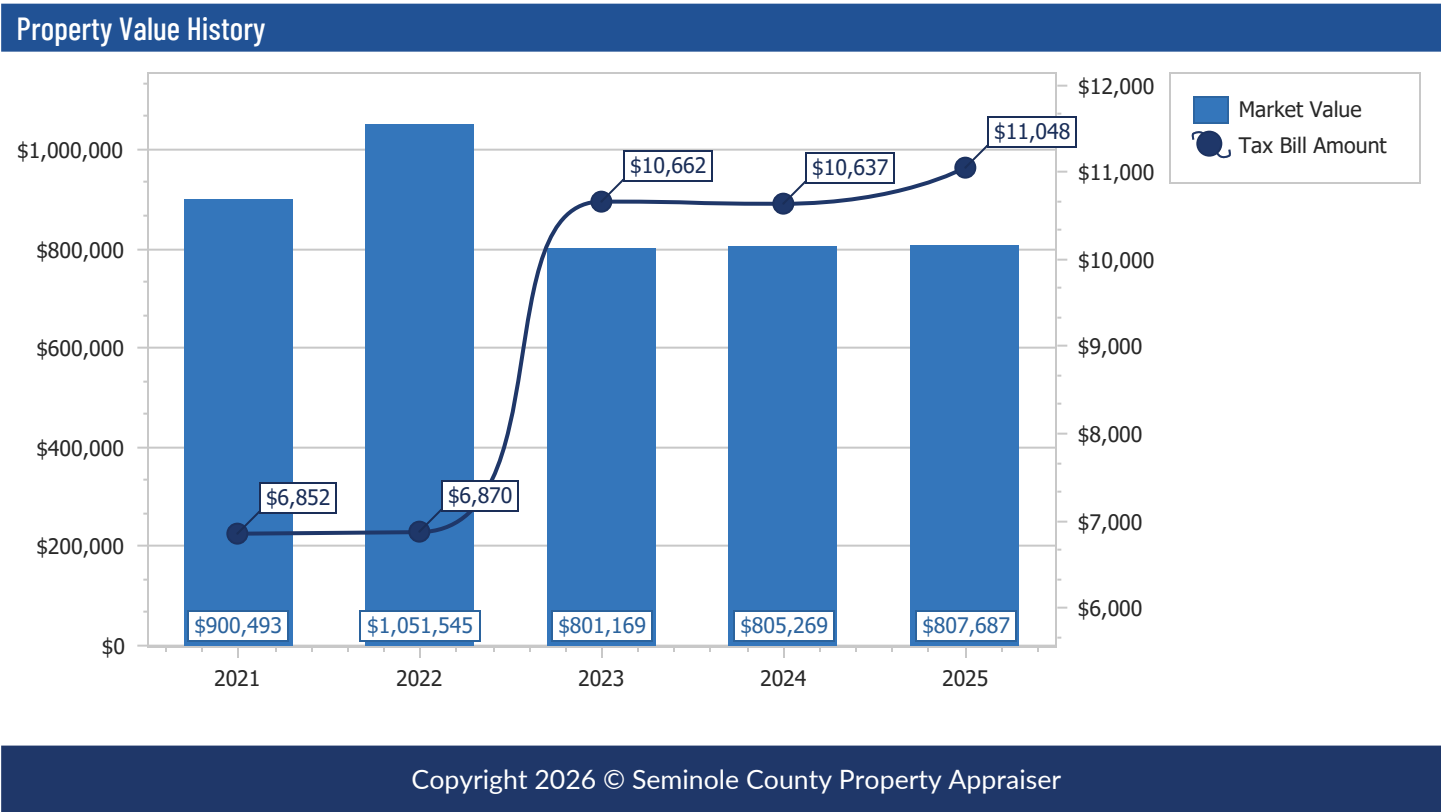
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1975	2	\$6,000	\$3,600
POOL 1	1980	1	\$7,000	\$4,200

Zoning	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political Representation	
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 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management



12/11/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:14:20  
PROJ # 25-06000058 RECEIPT # 0342415  
OWNER:  
JOB ADDRESS: LOT #:

SITE PLAN	2700.00	2700.00	.00
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TOTAL FEES DUE.....:	2700.00
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AMOUNT RECEIVED.....:	2700.00
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\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRKS01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001027	
CASH/CHECK AMOUNTS...:	2700.00	
COLLECTED FROM:	CRH ALF HOLDINGS INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE