



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

PROJ.#: 23-80000149

PM: Annie

REC'D: 11/7/23

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

#### PROJECT

PROJECT NAME: **Chabad Lubavitch of North Orlando**  
PARCEL ID #(S): **26-20-29-300-004E-0000, 26-20-29-300-004B-0000**  
TOTAL ACREAGE: **3.05** BCC DISTRICT:  
ZONING: **A-1** FUTURE LAND USE: **SE**

#### APPLICANT

NAME: **RABBI MAJESKY** COMPANY: **CHABAD LUBAVITCH OF NORTH ORLANDO**  
ADDRESS: **1701 MARKHAM WOODS ROAD**  
CITY: **LONGWOOD** STATE: **FL** ZIP:  
PHONE: EMAIL: **rabbi@jewishnorthorlando.com**

#### CONSULTANT

NAME: **LARRY POLINER** COMPANY: **RCE CONSULTANTS, LLC**  
ADDRESS: **617 ARVERN DRIVE**  
CITY: **ALTAMONTE SPRINGS** STATE: **FL** ZIP: **32701**  
PHONE: **407-452-8633** EMAIL: **LARRY@RCECONSULTANTS.NET**

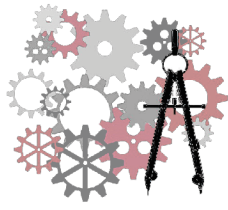
#### PROPOSED DEVELOPMENT

Brief description of proposed development: **EXPANSION OF FACILITIES ON SITE**

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

#### STAFF USE ONLY

COMMENTS DUE: <b>11/27</b>	COM DOC DUE: <b>11/30</b>	DRC MEETING: <b>12/6</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input checked="" type="checkbox"/> PRIOR REVIEWS: <b>23-8000004</b>		
ZONING: <b>A-1</b>	FLU: <b>SE</b>	LOCATION: <b>on the north side of Glen Ethel Ln, east of Markham Woods Rd</b>
W/S: <b>Sunshine Water</b>	BCC: <b>5: Herr</b>	



# RCE Consultants, LLC

Larry Poliner, P.E.  
Civil/Environmental Engineer

617 Arvern Drive  
Altamonte Springs, FL 32701  
407.452.8633

[larry@rceconsultants.net](mailto:larry@rceconsultants.net)

November 4, 2023

Dear Sir,

The following narrative along with the attached documents are submitted herein to support the proposed improvements to the sites located at 1701 Markham Road and 1695 Glen Ethel Lane for the use of expanding the facilities for the Chabad of North Orlando.

The site was previously permitted by Seminole County (permit 14-06000005).

Regards,

Larry Poliner  
RCE Consultants, LLC









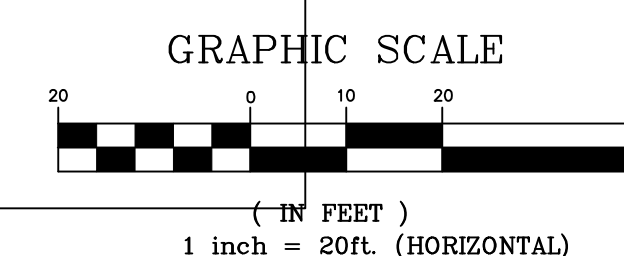




**RCE CONSULTANTS, LLC**  
617 Arvern Drive  
Altamonte Springs, FL 32701  
Phone No. 407-452-8633  
rceconsultants@cfl.rr.com

Laurence Poliner  
#56974  
RCE CONSULTANTS, LLC  
Certificate of Authorization 29

PROJECT #: 087.2019	
DRAWN:DMM CHECKED: LMR	
DATE: AUGUST 2019	SHEET:
SCALE: 1"=20'	
TEST FIT	





Boundary Survey

Legal Description: ORB 8202, Page 285 (Parcel 1)

South 177.4 feet of the North 1/2 of the West 291 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 29 East, Seminole County, Florida, LESS West 25 feet lying in Longwood-Markham Road.

Legal Description: ORB 8202, Page 285 (Parcel 2)

The East 140 feet of the West 431 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 29 East, lying and being situated in Seminole County, Florida. Together with an easement over the South 33 feet for Road Right of Ways.

Legal Description: Surveyor's Legal Description (Parcel 1)

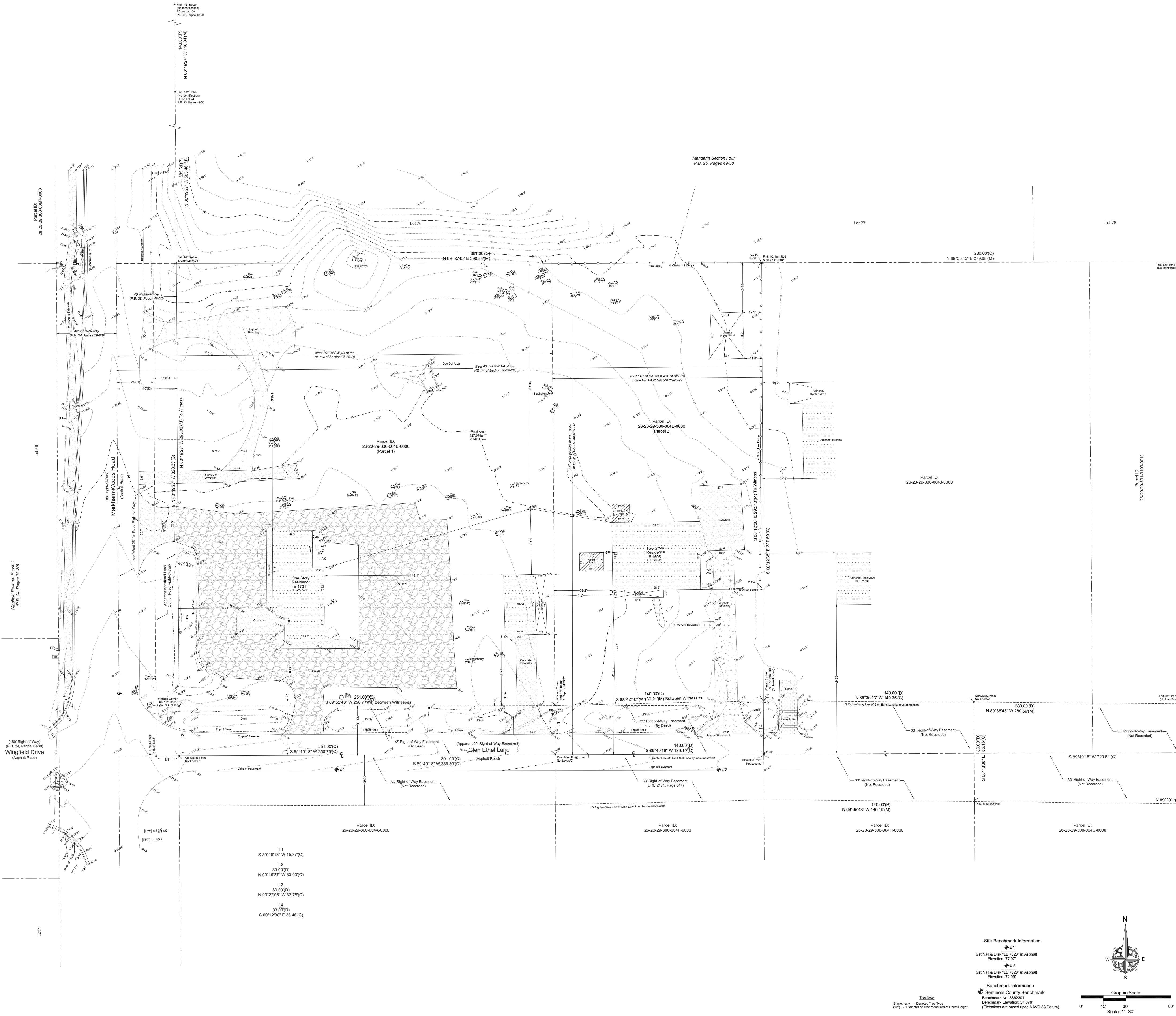
The West 291 feet of the North 1/2 of the North 1/2 Southwest 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 29 East, lying and being situated in Seminole County, Florida, Less & Except the West 40 feet lying in Markham Woods Road.

Flood Disclaimer:  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09-28-2007.  
CERTIFIED TO: CHABAD LUBAVITCH OF NORTH ORLANDO INC

- Surveyor's Notes-
- Bearings shown hereon are based on GPS observations, State Plane Coordinates Florida East Zone 0901 - NAD '83.
  - Boundary shown hereon is based upon the foremost field monumentation and occupation discovered on the date of 08/18/23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.
  - The Legal Description for Parcel 1 as shown on this survey does not properly describe the lands shown on this survey. The Surveyor's Legal Description provided aims to correct this issue, and to fully describe the intent of the lands surveyed.

-Utility Legend-

- |  |                              |  |                       |
|--|------------------------------|--|-----------------------|
|  | - Air Release Manhole        |  | - Handicap Parking    |
|  | - Backflow Preventer         |  | - Mixed End Section   |
|  | - Bulldozed                  |  | - Overhead Power Line |
|  | - Cable Riser                |  | - Sanitary Manhole    |
|  | - Clearcut                   |  | - Sanitary Valve      |
|  | - Concrete Light Pole        |  | - Signal Pole         |
|  | - Concrete Power Pole        |  | - Sign                |
|  | - Curb Inlet                 |  | - Storm Inlet         |
|  | - Electric Box               |  | - Storm Manhole       |
|  | - Electric Meter             |  | - Telephone Box       |
|  | - Fire Department Connection |  | - Telephone Riser     |
|  | - Fiber Optic Cable          |  | - Traffic Light Pole  |
|  | - Fiber Optic Cable Box      |  | - Traffic Panel       |
|  | - Fire Hydrant               |  | - Traffic Signal Box  |
|  | - Gas Valve                  |  | - Transformer         |
|  | - Guy Anchor                 |  | - Water Valve         |
|  |                              |  | - Water Meter         |
|  |                              |  | - Wood Power Pole     |



Field Date: 08/18/23 Drawn By: SMT	Date Completed: 08/21/23 File Number: IS-120534	Notes: -Survey is Based upon the Legal Description Supplied by Client. -Adjacent Property Deeds have NOT been Researched for Gaps, Overlaps and/or Hitches. -Subject to any Easements and/or Restrictions of Record. -Bearing Bases align hereon, is Assumed and Based upon the Line Overlaid with a TIE. -Building Ties are NOT to be used to reconstruct Property Lines. -Fence Ownership is NOT determined. -Power Pole -Prevalent Reference -Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. -Septic Tanks and/or Driveway locations are approximate and MUST be verified by appropriate Utility Location Companies. -Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. -Physical Zone Determination (Survey Hinges) is Certified as a Courtesy and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NOTHER known by NOR given to the Surveying Company at the time of the Engineer's Intent & Associates Surveying, Inc. and the signing surveyor assumes NO Liability for the Accuracy of this Determination.	Patrick K. Ireland PSM 6637 This Survey is Intended ONLY for the use of Said Certified Parties. The Survey NOT VALID UNLESS Signed and Entered with Surveyor's Seal. Ireland & Associates Surveying, Inc. 1301 S. International Parkway, Suite 2001 Lake Mary, Florida 32746 www.iandassociatesurveying.com Office-407.678.3366 Fax-407.320.8165
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# Property Record Card



**Parcel** 26-20-29-300-004B-0000

**Property Address** 1695 GLEN ETHEL LN LONGWOOD, FL 32779

## Parcel Location



## Site View



262029300004B0000 05/15/2023

## Parcel Information

<b>Parcel</b>	26-20-29-300-004B-0000
<b>Owner(s)</b>	CHABAD LUBAVITCH OF NORTH ORLANDO INC
<b>Property Address</b>	1695 GLEN ETHEL LN LONGWOOD, FL 32779
<b>Mailing</b>	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2769
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$340,295	\$332,896
<b>Depreciated EXFT Value</b>	\$4,190	\$3,947
<b>Land Value (Market)</b>	\$125,000	\$125,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$469,485	\$461,843
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$469,485	\$461,843

## 2023 Certified Tax Summary

**2023 Tax Amount without Exemptions** \$6,146.21  
**2023 Tax Bill Amount** \$6,146.21

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

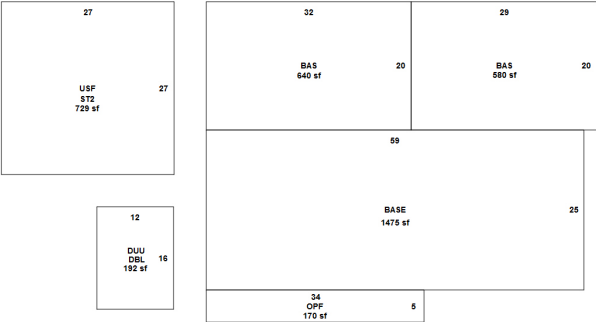
SEC 26 TWP 20S RGE 29E  
 E 140 FT OF W 431 FT OF N  
 1/4 OF SW 1/4 OF NE 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$469,485	\$0	\$469,485
SJWM(Saint Johns Water Management)	\$469,485	\$0	\$469,485
FIRE	\$469,485	\$0	\$469,485
COUNTY GENERAL FUND	\$469,485	\$0	\$469,485
Schools	\$469,485	\$0	\$469,485

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/02/2022	10356	1513	\$535,000	No	Improved
SPECIAL WARRANTY DEED	08/01/2015	08534	0774	\$336,500	No	Improved
CERTIFICATE OF TITLE	02/01/2015	08417	0334	\$100	No	Improved
WARRANTY DEED	07/01/2001	04164	0172	\$160,000	Yes	Improved
QUIT CLAIM DEED	02/01/1985	01620	0290	\$100	No	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
LOT			1	\$125,000.00	\$125,000	

Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1969/1990	4	3.0	9	1,475	3,786	3,424	CB/WD/SDNG COMBO	\$340,295	\$399,173	<div> <div>Description</div> <div>Area</div> <div>OPEN PORCH FINISHED</div> <div>170.00</div> <div>BASE</div> <div>640.00</div> <div>BASE</div> <div>580.00</div> <div>UPPER STORY FINISHED</div> <div>729.00</div> <div>DETACHED UTILITY UNFINISHED</div> <div>192.00</div> </div>



Sketch by Apex Sketch

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04218	REROOF	County	\$5,550		6/1/1995
01903	REROOF	County	\$11,145		3/11/2009



Extra Features				
Description	Year Built	Units	Value	New Cost
FIREPLACE 1	10/01/1969	1	\$1,200	\$3,000
POLE/BARNS/BELOW AVG	06/01/1969	690	\$1,755	\$4,388
WOOD UTILITY BLDG	06/01/1969	192	\$795	\$1,987
PATIO 1	12/01/1990	1	\$440	\$1,100

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	TUE	WED	Waste Pro

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	32

School Information		
Elementary School District	Middle School District	High School District
Woodlands	Markham Woods	Lake Mary



# Property Record Card



**Parcel** 26-20-29-300-004E-0000

**Property Address** 1701 MARKHAM WOODS RD LONGWOOD, FL 32779

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	26-20-29-300-004E-0000
<b>Owner(s)</b>	CHABAD LUBAVITCH OF NORTH ORLANDO INC
<b>Property Address</b>	1701 MARKHAM WOODS RD LONGWOOD, FL 32779
<b>Mailing</b>	1701 MARKHAM WOODS RD LONGWOOD, FL 32779-2726
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	71-CHURCHES
<b>Exemptions</b>	36-CHURCH/RELIGIOUS(2016)
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	2	2
<b>Depreciated Bldg Value</b>	\$341,104	\$339,726
<b>Depreciated EXFT Value</b>	\$3,005	\$2,707
<b>Land Value (Market)</b>	\$176,550	\$176,550
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$520,659	\$518,983
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$28,424	\$71,497
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$492,235	\$447,486

## 2023 Certified Tax Summary

**2023 Tax Amount without Exemptions** \$6,906.63 **2023 Tax Savings with Exemptions** \$6,906.63  
**2023 Tax Bill Amount** \$0.00

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 20S RGE 29E  
 N 327.4 FT OF W 291 FT OF  
 N 1/4 OF NW 1/4 OF SW 1/4  
 OF NE 1/4 (LESS 25 FT FOR  
 RD)



## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$492,235	\$492,235	\$0
SJWM(Saint Johns Water Management)	\$492,235	\$492,235	\$0
FIRE	\$492,235	\$492,235	\$0
COUNTY GENERAL FUND	\$492,235	\$492,235	\$0
Schools	\$520,659	\$520,659	\$0

## Sales

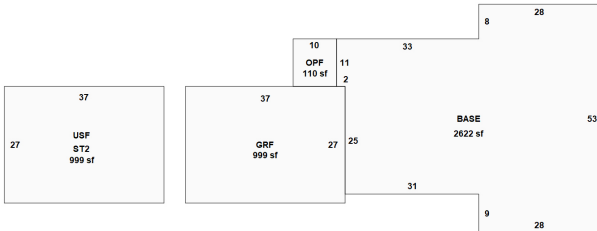
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/01/2014	08202	0285	\$200,000	Yes	Improved
WARRANTY DEED	08/01/2006	06374	0263	\$100	No	Improved
QUIT CLAIM DEED	05/01/1990	02183	1748	\$100	No	Improved
QUIT CLAIM DEED	08/01/1987	01879	1249	\$100	No	Improved
WARRANTY DEED	01/01/1974	01027	0478	\$43,500	Yes	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.5	\$117,700.00	\$176,550

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	SINGLE FAMILY	1977	5	3.0	9	2,622	4,730	3,621	CB/STUCCO FINISH	\$172,477	\$233,077	Description	Area
												OPEN PORCH FINISHED	110.00
												GARAGE FINISHED	999.00
												UPPER STORY FINISHED	999.00

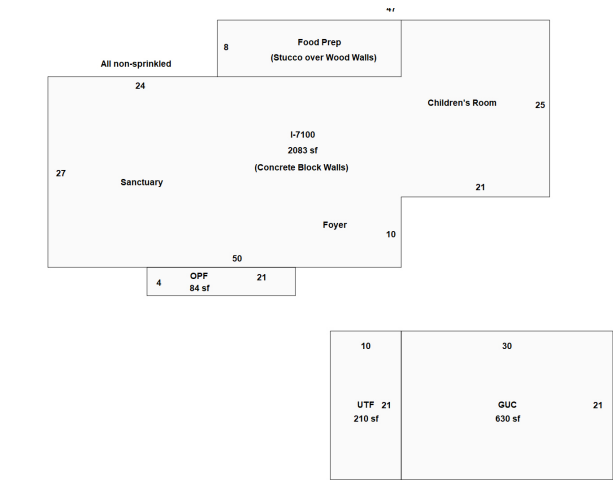


Building 2 - Page 1

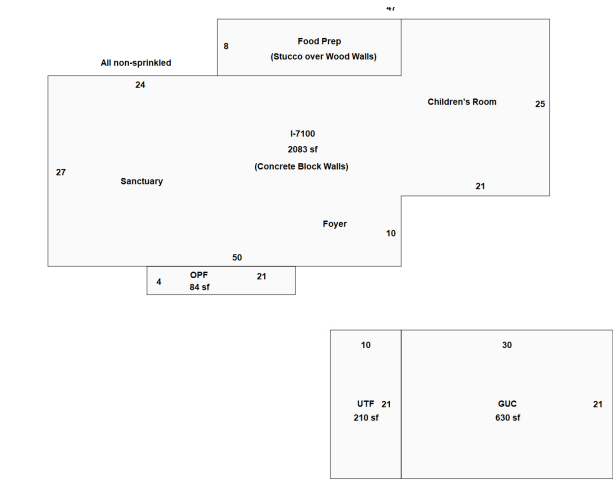
**\*\* Year Built (Actual / Effective)**



#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1972/1992	1	2083.00	STUCCO W/WOOD OR MTL STUDS	\$168,627	\$257,446	Description	Area
								OPEN PORCH FINISHED	84.00
								GARAGE UNFINISHED C.B.S.	630.00
								UTILITY FINISHED	210.00



Building 1 - Page 1



Building 1 - Page 2

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
00526	CHANGE OF USE FROM R TO A3	County	\$203,666	10/8/2015	1/20/2015
10381	REROOF	County	\$8,500		9/17/2007
02731	WALL SIGN	County	\$1,700		3/24/2016
17983	1745 MARKHAM WOODS RD: DEMO COMMERCIAL BLDGS/STRUCTURES-	County	\$0		12/8/2022
Extra Features					
Description	Year Built	Units	Value	New Cost	
WALKS CONC COMM	02/01/2015	373	\$1,347	\$1,738	
COMMERCIAL CONCRETE DR 4 IN	02/01/2015	459	\$1,658	\$2,139	
POOL 1	07/01/1977	1	\$0		
FIREPLACE 2	07/01/1977	1	\$0		



Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Suburban Estates		SE		Agricultural-1Ac		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	TUE	WED	Waste Pro
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 5 - Andria Herr		Dist 7 - Stephanie Murphy		Dist 29 - Scott Plakon		Dist 9 - Jason Brodeur		32
School Information								
Elementary School District			Middle School District			High School District		
Woodlands			Markham Woods			Lake Mary		
Copyright 2023 © Seminole County Property Appraiser								





**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 11/7/2023 10:53:50 AM  
**Project:** 23-80000149  
**Credit Card Number:** 37\*\*\*\*\*2484  
**Authorization Number:** 203958  
**Transaction Number:** 071123O2D-AE9CEA3A-9883-4921-95F4-FB2C13A1F772  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50