



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

PROJ. #: 25-06000042

PM: Hilary Padin

Paid: 9/23/2025

Received: 9/15/2025

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING/RESURFACING PARKING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>12,604 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>75,848 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>88,452 SF</u>	
(TOTAL NEW ISA <u>88,452</u> /1,000 = <u>88.45</u>) * \$25 + \$2,500 = FEE DUE: <u>\$4,711.30</u>	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Lukas Nursery and Butterfly Encounter Improvements	
PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000	
DESCRIPTION OF PROJECT: Existing Butterfly Encounter and Existing Learning Center buildings relocation, expansion, site improvements, and parking lot and existing detention pond expansions	
EXISTING USE(S): Ornamentals	PROPOSED USE(S): Ornamentals
ZONING: A-1	FUTURE LAND USE: COM ^{OFF} TOTAL ACREAGE: 18.38 Total Site 5.00 Project Area BCC DISTRICT: 1-Dallari
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
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: N/A	

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Caleb Lukas	COMPANY: LUKAS FAMILY PARTNERSHIP, LLLP	
ADDRESS: 1909 Salvia Road Slavia Road		
CITY: Orlando	STATE: FL	ZIP: 32765
PHONE:	EMAIL: caleb@lukasnursery.com	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Stanley Hill	COMPANY: H&T Consultants, Inc.	
ADDRESS: 9310 Old Kings Road STE 1001		
CITY: Jacksonville	STATE: FL	ZIP: 32257
PHONE: (904) 419-1001	EMAIL: stanleyhill@bellsouth.net	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Stanley Lukas		
ADDRESS: 1909 Salvia Road		
CITY: Orlando	STATE: FL	ZIP: 32765
PHONE:	EMAIL: caleb@lukasnursery.com	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

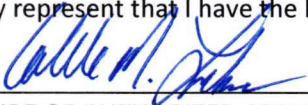
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input type="checkbox"/> 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.		
<input type="checkbox"/> 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.

SIGNATURE OF AUTHORIZED APPLICANT

DATE



9/11/25

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☐ Corporation ☐ Land Trust
☐ Limited Liability Company ☒ Partnership ☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
Stanley T. Lukas, II	560 Snowhill Rd, Geneva, FL 32732	33.33
Caleb N. Lukas	1275 E. Red Bug Rd, Oviedo, FL 32765	33.33
Cecelia L. Waldrop	2521 Morning Star Pl, Oviedo, FL 32765	33.33

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST


(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

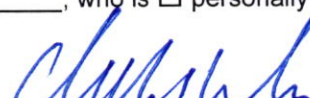
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

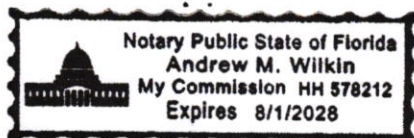
9/11/25
Date


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2025, by Caleb Luker, who is ☐ personally known to me, or ☒ has produced FL DL as identification.


Signature of Notary Public



Andrew M. Wilkin
Print, Type or Stamp Name of Notary Public

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, Stanley T. Lukas, II, the owner of record for the following described property (Tax/Parcel ID Number) 20-21-31-300-0020-0000 ; 20-21-31-300-0030-0000 ; 20-21-31-300-0040-0000 ; 20-21-31-300-0050-0000 ; 20-21-31-300-016A-0000 hereby designates Stanley Hill, H&T Consultants to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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.

Date 9/18/2025

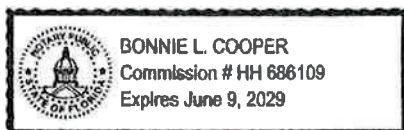
[Signature]
Property Owner's Signature

Stanley T. Lukas II
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Stanley T. Lukas, II (property owner),

☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 18th day of September, 2025.



[Signature]
Notary Public



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

PROJ. #: _____

ARBOR/LOGGING PERMIT

DEVELOPED SINGLE FAMILY LOTS OF 3 ACRES OR LESS DO NOT REQUIRE A PERMIT FOR TREE REMOVAL

APPLICATION TYPE/FEE (SELECT ONE)

- | | |
|--|---|
| <input checked="" type="checkbox"/> ARBOR PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| <input type="checkbox"/> LOGGING PERMIT | \$75/ACRE ROUNDED UP (\$500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING/SITE PLAN/SMALL SITE PLAN (CONCURRENT) | \$0 (ARBOR FEE INCLUDED W/ APPLICATION FEE) |

PROJECT

PROJECT NAME OR ADDRESS: Lukas Nursery and Butterfly Encounter Improvements

PARCEL ID #(S): 20-21-31-300-0020-0000, 20-21-31-300-0030-0000, 20-21-31-300-0040-0000, 20-21-31-300-0050-0000, 20-21-31-300-0060-0000, 20-21-31-300-016A-0000

LOCATION(S) OF TREE(S): See attached plans

ACREAGE: See attached plans

ZONING: A-1

TREE SPECIES: See attached plans

SIZE: See attached plans NUMBER TO BE REMOVED: 10

REASON FOR TREE REMOVAL: Site improvements/developments

APPLICANT/CONSULTANT

NAME: Stanley Hill

COMPANY: H&T Consultants, Inc.

ADDRESS: 9310 Old Kings Road STE 1001

CITY: Jacksonville

STATE: FL

ZIP: 32257

PHONE: (904) 419-1001

EMAIL: eliasjortega@att.net

OFFICE USE ONLY

☐ **APPROVED** (PERMIT SHALL EXPIRE 1 YEAR FROM DATE OF APPROVAL) ☐ **DENIED**

CONDITIONS: _____

REPLACEMENT TREES REQUIRED: ☐ **YES** ☐ **NO** NUMBER OF REPLACEMENT TREES: _____

All replacement trees shall be 3" caliper and 10' height at time of planting and Florida Nursery grade Number 1. Consult the Florida Friendly Landscaping Guide for species recommendations.

REVIEWED BY: _____ DATE: _____

TITLE: _____ TELEPHONE #: (407) 665- _____

To: All State and Local Permitting Agencies

Re: **Letter of Authorization – Development Permits**

This letter authorizes H&T Consultants, Inc. to act as the authorized agent for LUKAS FAMILY PARTNERSHIP LLLP, and to prepare and submit all necessary permit applications for all required local and state permits for the Lukas Nursery and Butterfly Encounter Improvements located at 1909 Slavia Road, Oviedo, FL 32765.

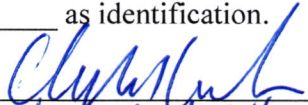
This also allows state agencies to visit the site if needed as part of the permitting review process.

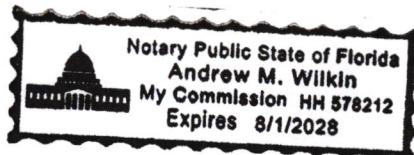
(Signature and Date)

LUKAS FAMILY PARTNERSHIP LLLP

By: 
Caleb Lukas, Registered Agent

The foregoing instrument was acknowledged before me this 11 day of September, 2025 by Caleb Lukas, who is personally known to me or who has produced FL DL as identification.

Notary Public (Signature): 
Print or Type Name: Andrew M. Wilkin
Commission (Serial) Number: 578212
My Commission Expires: 8/1/28



Property Record CardAAA



Parcel: 20-21-31-300-0020-0000
 Property Address: 1919 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$697,738 Assessed Value \$120,986 Taxable Value \$120,986
 2024 Tax Bill \$1,137.34 Tax Savings with Exemptions \$4,477.26
 The 2 Bed/1 Bath Grazing Land property is 1,004 SF and a lot size of 9.20 Acres

Parcel LocationAAA



Site ViewAAA



20213130000200000 02/23/2022

Parcel InformationAAA

Parcel	20-21-31-300-0020-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$38,347	\$37,252
Depreciated Other Features	\$18,138	\$14,465
Land Value (Market)	\$641,253	\$491,628
Land Value Agriculture	\$75,847	\$58,347
Just/Market Value	\$697,738	\$543,345
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,346	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$120,986	\$110,064

2024 Certified Tax SummaryAAA

Tax Amount w/o Exemptions	\$5,614.60
Tax Bill Amount	\$1,137.34
Tax Savings with Exemptions	\$4,477.26

Owner(s)AAA

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAAA

SEC 20 TWP 21S RGE 31E
N 3/4 OF E 1/2 OF NW 1/4 OF SE 1/4
(LESS S 328.57 FT & RD)

TaxesAAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,986	\$0	\$120,986
Schools	\$132,332	\$0	\$132,332
SJWM(Saint Johns Water Management)	\$120,986	\$0	\$120,986

SalesAAA

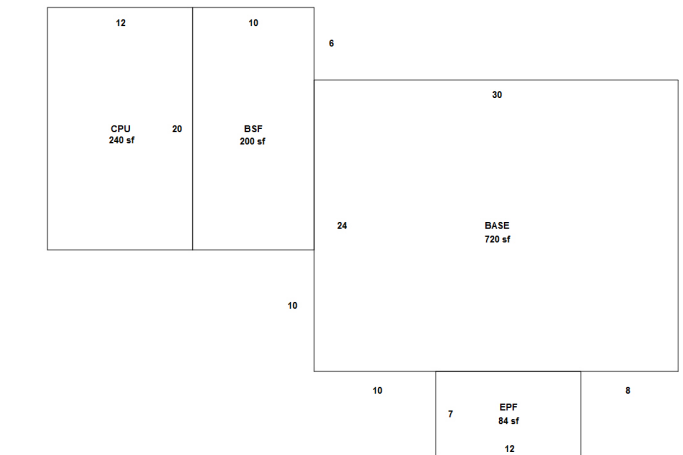
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07917/1253	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1251	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07917/1249	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0775	Improved	No
WARRANTY DEED	1/1/1984	\$45,000	01517/0470	Improved	No

LandAAA

Units	Rate	Assessed	Market
4.75 Acres	\$75,000/Acre Market, \$45/Acre AG	\$214	\$356,250
2.80 Acres	\$75,000/Acre Market, \$225/Acre AG	\$630	\$210,000
1 Acres	\$75,000/Acre	\$75,000	\$75,000
0.25 Acres	\$10/Acre	\$3	\$3

Building InformationAAA	
#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	720
Total Area (ft ²)	1244
Constuction	CONC BLOCK
Replacement Cost	\$95,867
Assessed	\$38,347

* Year Built = Actual / Effective



Building 1

AppendagesAAA	
Description	Area (ft ²)
BASE SEMI FINISHED	200
CARPORT UNFINISHED	240
ENCLOSED PORCH FINISHED	84

PermitsAAA				
Permit #	Description	Value	CO Date	Permit Date
04149	WELL	\$0		5/5/2000

Extra FeaturesAAA				
Description	Year Built	Units	Cost	Assessed
COMM: CARPORT	2004	1872	\$16,155	\$6,462
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838
ALUM PORCH W/CONC FL	2009	864	\$11,664	\$5,838

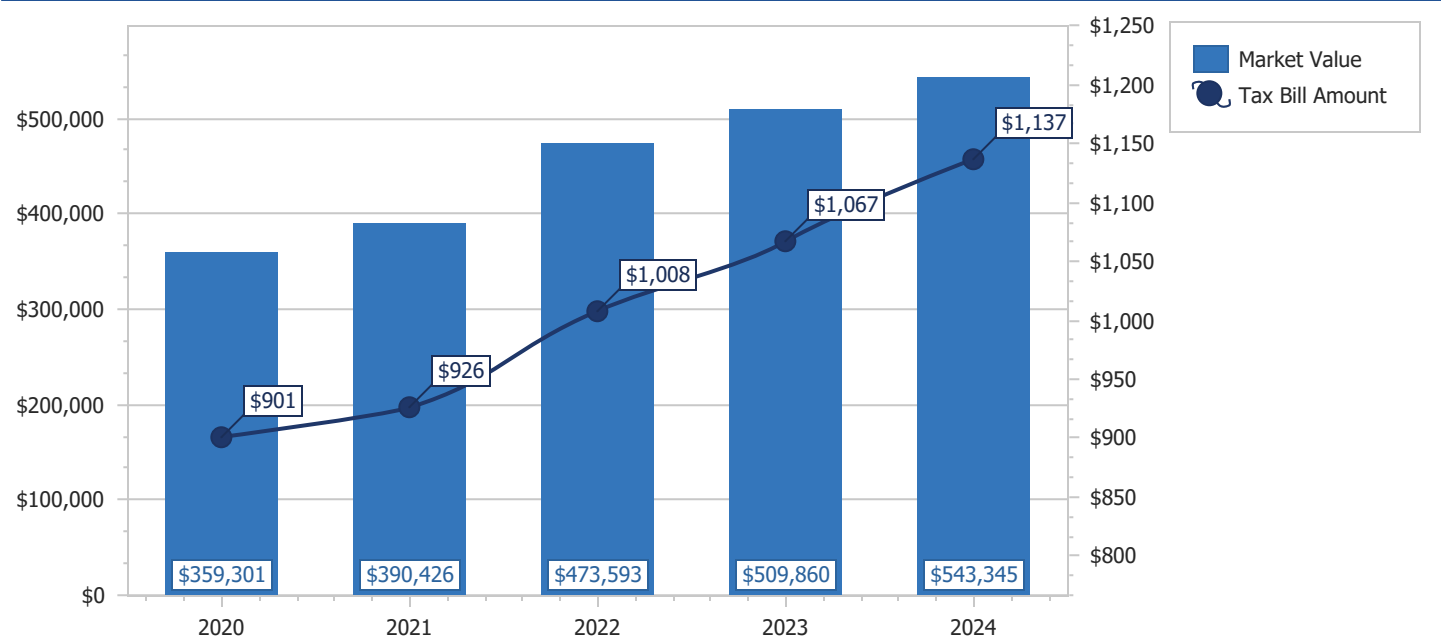
ZoningAAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School DistrictsAAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAAA	
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

UtilitiesAAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value HistoryAAA



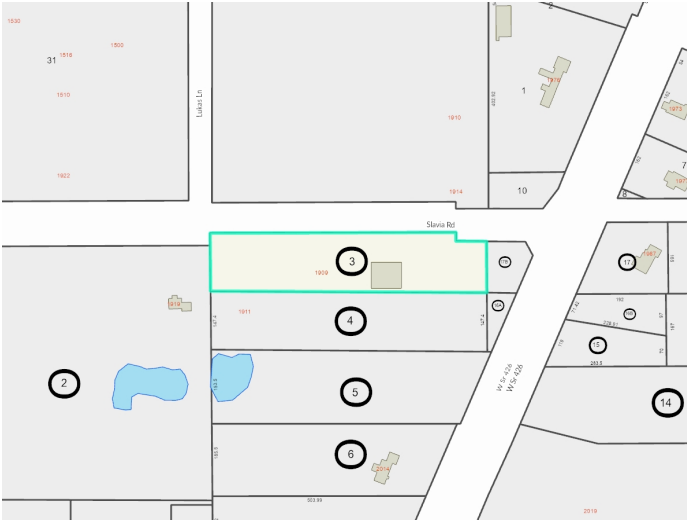
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Property Record CardAAA



Parcel: 20-21-31-300-0030-0000
 Property Address: 1909 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$407,631 Assessed Value \$270,234 Taxable Value \$270,234
 2024 Tax Bill \$2,637.00 Tax Savings with Exemptions \$1,324.71
 Ornamentals property w/1st Building size of 2,000 SF and a lot size of 1.96 Acres

Parcel LocationAAA



Site ViewAAA



Parcel InformationAAA

Parcel	20-21-31-300-0030-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$56,794	\$56,210
Depreciated Other Features	\$5,837	\$5,179
Land Value (Market)	\$345,000	\$322,000
Land Value Agriculture	\$207,603	\$193,803
Just/Market Value	\$407,631	\$383,389
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	\$270,234	\$255,192

2024 Certified Tax SummaryAAA

Tax Amount w/o Exemptions	\$3,961.71
Tax Bill Amount	\$2,637.00
Tax Savings with Exemptions	\$1,324.71

Owner(s)AAA

Name - Ownership Type
 LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAAA

SEC 20 TWP 21S RGE 31E
N 172 FT OF NW 1/4 OF NE
1/4 OF SE 1/4 (LESS RD)

TaxesAAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$270,234	\$0	\$270,234
Schools	\$270,234	\$0	\$270,234
SJWM(Saint Johns Water Management)	\$270,234	\$0	\$270,234

SalesAAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Improved	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Improved	No
TRUSTEE DEED	6/1/1989	\$100	02087/0778	Improved	No

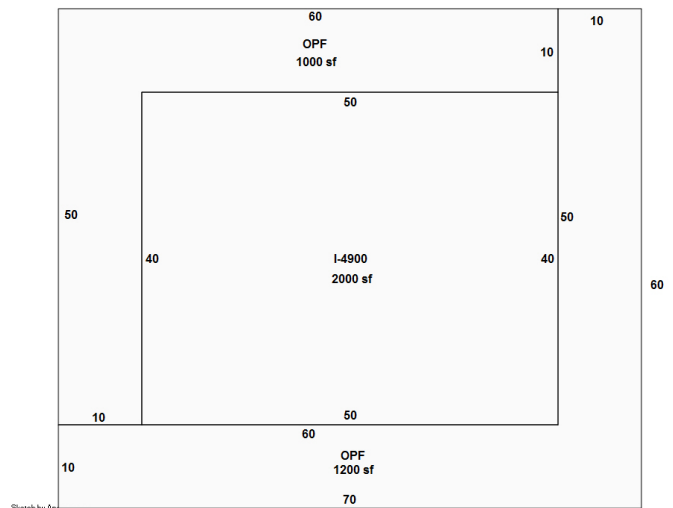
LandAAA

Units	Rate	Assessed	Market
0.92 Acres	\$150,000/Acre Market, \$655/Acre AG	\$603	\$138,000
1.38 Acres	\$150,000/Acre	\$207,000	\$207,000

Building InformationAAA

#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1981
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2000
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$141,986
Assessed	\$56,794

* Year Built = Actual / Effective



Building 1

AppendagesAAA	
Description	Area (ft²)
OPEN PORCH FINISHED	1000
OPEN PORCH FINISHED	1200

PermitsAAA				
Permit #	Description	Value	CO Date	Permit Date
06863	ELECTRICAL	\$2,000		6/22/2007
01490	POLE SIGN - LUKAS NURSERY	\$0		2/11/2004
10868	FENCE/WALL	\$3,500		12/1/2000

Extra FeaturesAAA				
Description	Year Built	Units	Cost	Assessed
COMM: PORCH	1990	1536	\$14,592	\$5,837

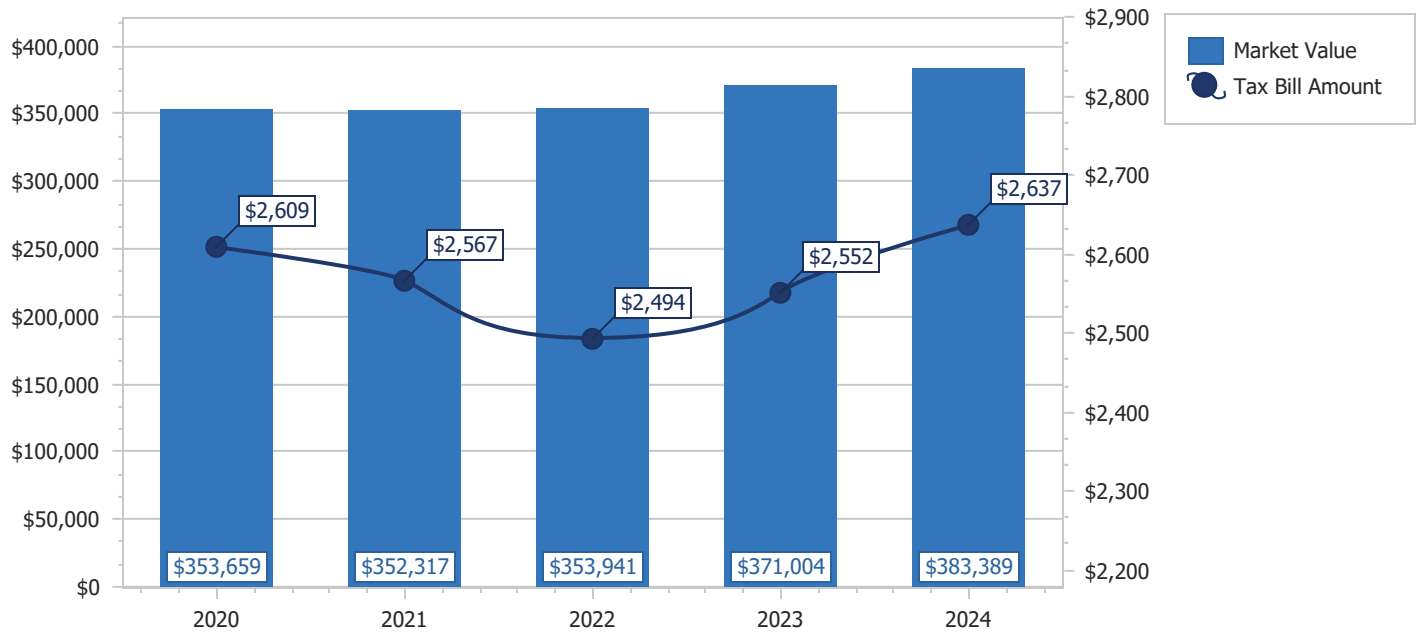
ZoningAAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School DistrictsAAA	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAAA	
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

UtilitiesAAA	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryAAA



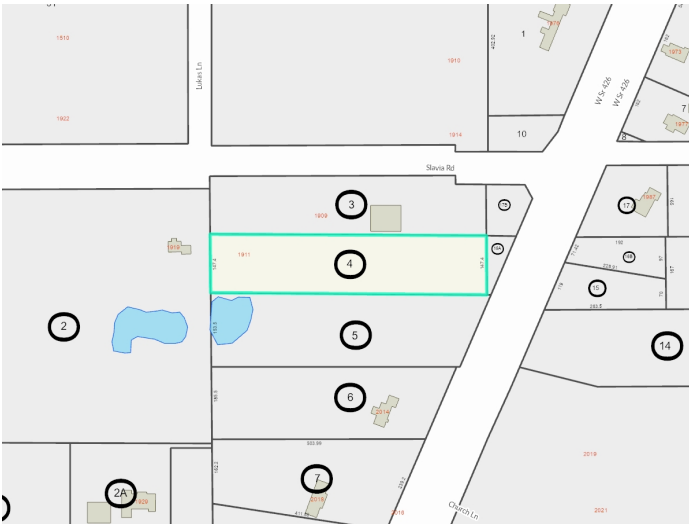
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Property Record Card



Parcel: 20-21-31-300-0040-0000
 Property Address: 1911 SLAVIA RD OVIEDO, FL 32765
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$328,968 Assessed Value \$4,293 Taxable Value \$4,293
 2024 Tax Bill \$45.31 Tax Savings with Non-Hx Cap \$3,329.60
 Ornaments property has a lot size of 1.98 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0040-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$5,568	\$3,202
Land Value (Market)	\$323,400	\$323,400
Land Value Agriculture	\$1,513	\$1,513
Just/Market Value	\$328,968	\$326,602
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,788	\$675
P&G Adjustment	\$0	\$0
Assessed Value	\$4,293	\$4,040

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,374.91
Tax Bill Amount	\$45.31
Tax Savings with Exemptions	\$3,329.60

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Legal Description

SEC 20 TWP 21S RGE 31E
S 147.4 FT OF N 319.4 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,293	\$0	\$4,293
Schools	\$7,081	\$0	\$7,081
SJWM(Saint Johns Water Management)	\$4,293	\$0	\$4,293

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$3,700	07915/0032	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0019	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

Land

Units	Rate	Assessed	Market
2.31 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,513	\$323,400

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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
GREENHOUSE	1981	2784	\$5,568	\$5,568

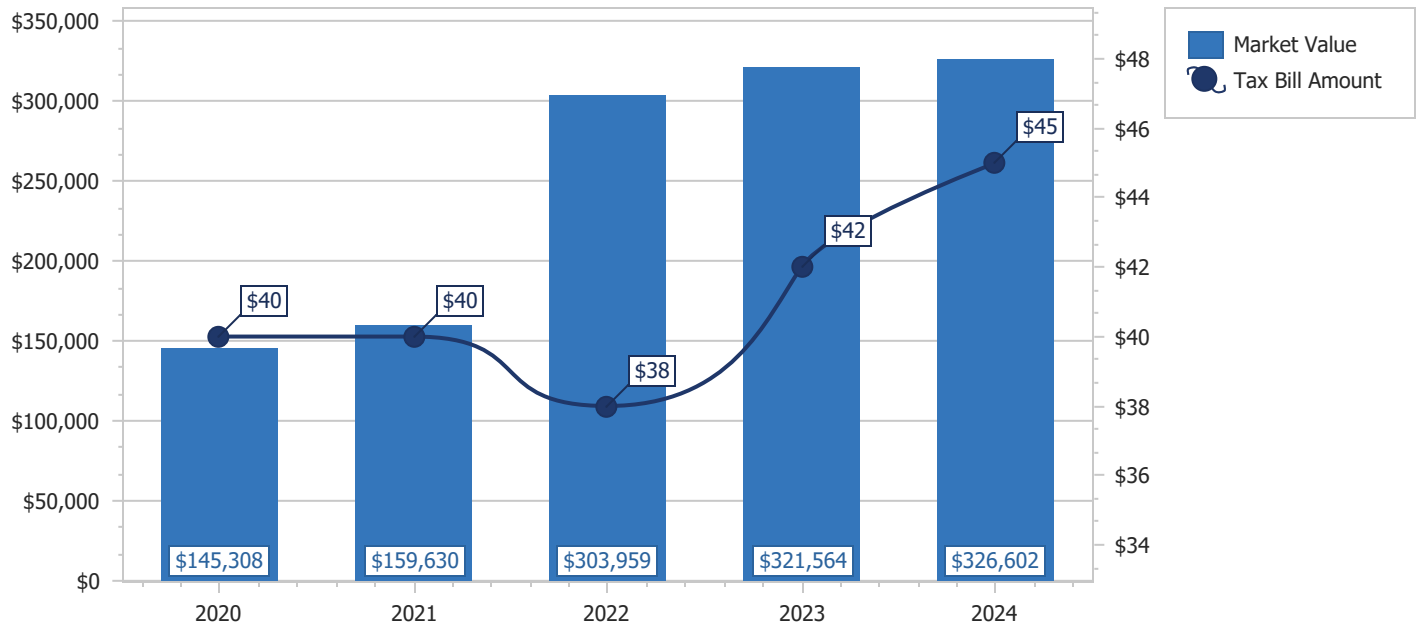
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 46 Zone: 465
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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Property Record Card



Parcel: 20-21-31-300-0050-0000
 Property Address:
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$280,000 Assessed Value \$1,310 Taxable Value \$1,310
 2024 Tax Bill \$13.54 Tax Savings with Exemptions \$2,879.81
 Ornaments property has a lot size of 2.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0050-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$280,000	\$280,000
Just/Market Value	\$280,000	\$280,000
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,893.35
Tax Bill Amount	
Tax Savings with Exemptions	\$2,879.81

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 153.5 FT OF N 472.9 FT OF NW 1/4
OF NE 1/4 OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,310	\$0	\$1,310
Schools	\$1,310	\$0	\$1,310
SJWM(Saint Johns Water Management)	\$1,310	\$0	\$1,310

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0027	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0024	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0021	Vacant	No
QUIT CLAIM DEED	11/1/2005	\$100	06001/0240	Vacant	No
QUIT CLAIM DEED	7/1/1997	\$100	03278/0058	Vacant	No
CORRECTIVE DEED	5/1/1997	\$100	03236/0812	Vacant	No
WARRANTY DEED	6/1/1980	\$18,300	01283/0801	Vacant	No

Land

Units	Rate	Assessed	Market
2 Acres	\$140,000/Acre Market, \$655/Acre AG	\$1,310	\$280,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

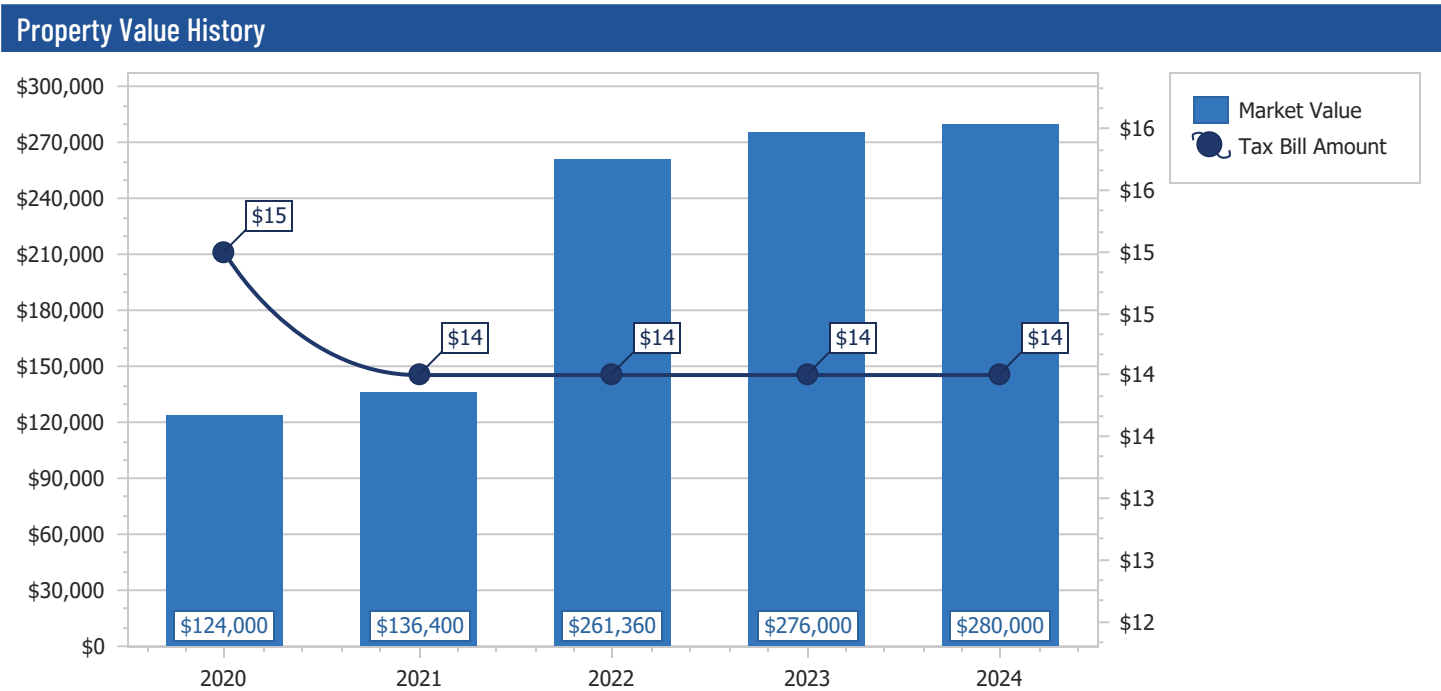
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



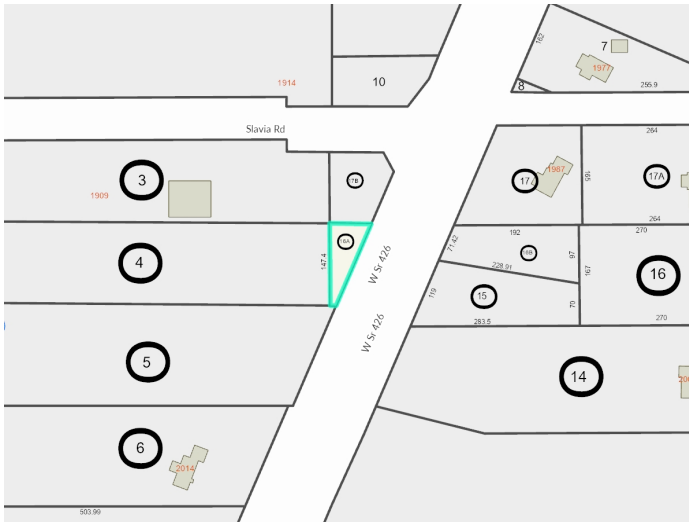
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Property Record Card



Parcel: 20-21-31-300-016A-0000
 Property Address:
 Owners: LUKAS FAMILY PARTNERSHIP LLLP
 2025 Market Value \$5,600 Assessed Value \$26 Taxable Value \$26
 2024 Tax Bill \$0.27 Tax Savings with Exemptions \$57.60
 Ornamentals property has a lot size of 0.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-016A-0000
Property Address	
Mailing Address	1909 SLAVIA RD OVIEDO, FL 32765-7622
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$5,600	\$5,600
Just/Market Value	\$5,600	\$5,600
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$57.87
Tax Bill Amount	\$0.27
Tax Savings with Exemptions	\$57.60

Owner(s)

Name - Ownership Type

LUKAS FAMILY PARTNERSHIP LLLP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4
OF SE 1/4 W OF RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$26	\$0	\$26
Schools	\$26	\$0	\$26
SJWM(Saint Johns Water Management)	\$26	\$0	\$26

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$100	07915/0030	Vacant	No
SPECIAL WARRANTY DEED	11/1/2012	\$100	07915/0017	Vacant	No
QUIT CLAIM DEED	7/1/1992	\$100	02457/0319	Vacant	No
WARRANTY DEED	11/1/1978	\$19,000	01199/0197	Vacant	No

Land

Units	Rate	Assessed	Market
0.04 Acres	\$140,000/Acre Market, \$655/Acre AG	\$26	\$5,600

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

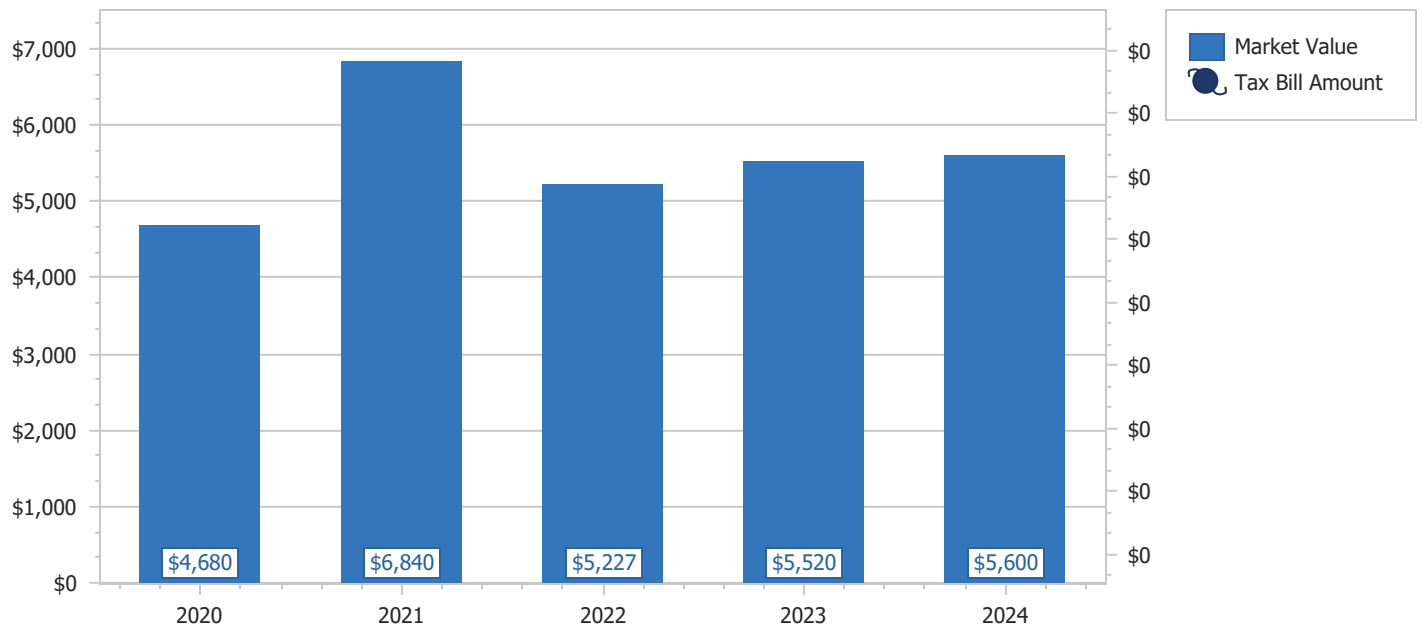
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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	Evans
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 29 Zone: 292
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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Detail by Entity Name

Florida Limited Partnership
LUKAS FAMILY PARTNERSHIP, LLLP

Filing Information

Document Number	A12000000719
FEI/EIN Number	46-1423955
Date Filed	11/19/2012
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	01/15/2020
Event Effective Date	NONE

Principal Address

1909 SLAVIA ROAD
OVIEDO, FL 32765

Changed: 01/24/2014

Mailing Address

1909 SLAVIA ROAD
OVIEDO, FL 32765

Changed: 01/24/2014

Registered Agent Name & Address

LUKAS, CALEB N
1909 SLAVIA ROAD
OVIEDO, FL 32765

Name Changed: 01/24/2014

Address Changed: 01/24/2014

General Partner Detail

Name & Address

LUKAS, STANLEY TII
1909 SLAVIA ROAD
OVIEDO, FL 32765

LUKAS, CALEB N
1909 SLAVIA ROAD
OVIEDO, FL 32765

WALDROP, CECELIA L
1909 SLAVIA ROAD
OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2023	01/22/2023
2024	02/07/2024
2025	02/07/2025

Document Images

02/07/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
01/22/2023 -- ANNUAL REPORT	View image in PDF format
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01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
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07/02/2013 -- ANNUAL REPORT	View image in PDF format
11/19/2012 -- Domestic LP	View image in PDF format

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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: 9/23/2025 1:30:41 PM
Project: 25-06000042
Credit Card Number: 37*****1100
Authorization Number: 288641
Transaction Number: 230925C19-1BE3F07E-4E9A-4C08-B555-9093390AE369
Total Fees Paid: 4803.72

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	92.42
SITE PLAN NO DRC	4711.30
Total Amount	4803.72