



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

PROJ. #: 26-80000023

RECEIVED 02/18/2026
 PAID 02/19/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Residential Assisted Living Facility (6 residents)	
PARCEL ID #(S): 34-21-30-5DG-0000-2580	
TOTAL ACREAGE: 0.23 acres	BCC DISTRICT: TBD 1: DALLARI
ZONING: R-1	FUTURE LAND USE: Low Density Residential LDR

APPLICANT

NAME: Nikkisha Premilien	COMPANY: The Royal Opal, LLC	
ADDRESS: 7104 Wrenwood Way		
CITY: Winter Park	STATE: FL	ZIP: 32792
PHONE: (321) 503-9086	EMAIL: [REDACTED]	

CONSULTANT

NAME: N/A	COMPANY: N/A	
ADDRESS: N/A		
CITY: N/A	STATE: N/A	ZIP: N/A
PHONE: N/A	EMAIL: N/A	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <small>Proposed use is a small residential assisted living facility service up to six (6) residents within an existing single family home. No expansion of the building footprint is proposed. Minor interior modifications and life-safety improvements may be required to meet Florida ACHA and Seminole County Fire Marshal requirements. The use is intended to operate in a residential character consistent with surrounding neighborhood.</small>				

STAFF USE ONLY

COMMENTS DUE: 02/27	COM DOC DUE: 03/05	DRC MEETING: 03/18/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: LDR	LOCATION: on the corner of Wrenwood Way and Tangerine Ave
W/S: CASSELBERRY	BCC: 1: DALLARI	

DETAILED NARRATIVE

Pre-Application – Proposed Residential Assisted Living Facility

Applicant's Name: Nikkisha Premilien

Property Address: 7104 Wrenwood Way, Winter Park, FL 32792

Parcel ID: 34-21-30-5DG-0000-2580

Zoning District: R-1

Project Overview

The applicant proposes to utilize an existing single-family residential dwelling as a small residential assisted living facility serving up to six (6) residents. The proposed use is intended to operate in a manner consistent with the residential character of the surrounding neighborhood while complying with applicable Seminole County Land Development Code requirements and Florida Agency for Health Care Administration (AHCA) regulations.

Property Description

The subject property is an existing single-family residence located within a residential zoning district. The property is currently developed with one primary residential structure, associated driveway, and yard areas. No additional accessory structures are proposed as part of this request.

Proposed Use

The proposed development consists solely of a change in use of the existing residence to allow for a small assisted living facility. The facility will provide housing, meals, personal care assistance, and supervision for up to six residents in a home-like environment.

Building Modifications

No expansion of the existing building footprint is proposed. Any future work would be limited to minor interior modifications and life-safety improvements as required to meet Florida AHCA assisted living facility standards, Seminole County Fire Marshal requirements, and applicable building and accessibility codes.

Site Conditions & Parking

The existing driveway and on-site parking configuration will be utilized. No additional parking areas or site reconfiguration are proposed at this stage. The property will continue to function visually and physically as a residential home.

Utilities

The property is currently served by existing utilities appropriate for a single-family residence. No upgrades or expansions to utility infrastructure are proposed as part of the pre-application request. Any future concurrency or utility capacity reviews will be addressed through the appropriate Seminole County processes if required.

Consistency With Comprehensive Plan & Zoning

The proposed small residential assisted living facility is intended to be compatible with the existing residential zoning and future land use designation.

Purpose of Pre-Application

This pre-application is submitted to confirm zoning and land use compatibility, identify required approvals and obtain preliminary feedback to clarify next steps prior to formal application submission.

Conclusion

The applicant respectfully requests preliminary review and feedback regarding the proposed residential assisted living use to ensure compliance with Seminole County requirements prior to moving forward with detailed applications and plans.

Property Record Card



Parcel: 34-21-30-5DG-0000-2580
 Property Address: 7104 WRENWOOD WAY WINTER PARK, FL 32792
 Owners: EDOUARD, TONAYA; PREMILLIEN, NIKKISHA R
 2026 Market Value \$398,146 Assessed Value \$398,146 Taxable Value \$398,146
 2025 Tax Bill \$4,561.62 Tax Savings with Exemptions \$1,041.42
 The 4 Bed/2 Bath Single Family property is 1,778 SF and a lot size of 0.23 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-21-30-5DG-0000-2580
Property Address	7104 WRENWOOD WAY WINTER PARK, FL 32792
Mailing Address	9344 MOSS PRESERVE PKWY APT 301 ORLANDO, FL 32832-6735
Subdivision	WRENWOOD HEIGHTS UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$311,046	\$323,209
Depreciated Other Features	\$2,100	\$1,400
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$398,146	\$409,609
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$35,281
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$398,146	\$374,328

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,603.04
Tax Bill Amount	\$4,561.62
Tax Savings with Exemptions	\$1,041.42

Owner(s)

Name - Ownership Type

EDOUARD, TONAYA - Tenants in Common :50
 PREMILLIEN, NIKKISHA R - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 258
 WRENWOOD HEIGHTS UNIT 2
 PB 18 PGS 77 + 78

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$398,146	\$0	\$398,146
Schools	\$398,146	\$0	\$398,146
FIRE	\$398,146	\$0	\$398,146
ROAD DISTRICT	\$398,146	\$0	\$398,146
SJWM(Saint Johns Water Management)	\$398,146	\$0	\$398,146

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/25/2025	\$465,000	10945/0687	Improved	Yes
WARRANTY DEED	10/3/2023	\$447,000	10516/1913	Improved	Yes
WARRANTY DEED	5/1/2018	\$257,000	09132/0752	Improved	No
WARRANTY DEED	6/1/2017	\$257,000	08948/1734	Improved	Yes
WARRANTY DEED	4/1/2017	\$166,900	08891/0572	Improved	Yes
WARRANTY DEED	4/1/2017	\$161,300	08891/0568	Improved	Yes
WARRANTY DEED	8/1/1998	\$97,900	03491/1531	Improved	Yes
WARRANTY DEED	1/1/1980	\$62,300	01260/0902	Improved	Yes
WARRANTY DEED	3/1/1978	\$42,200	01162/0155	Improved	Yes

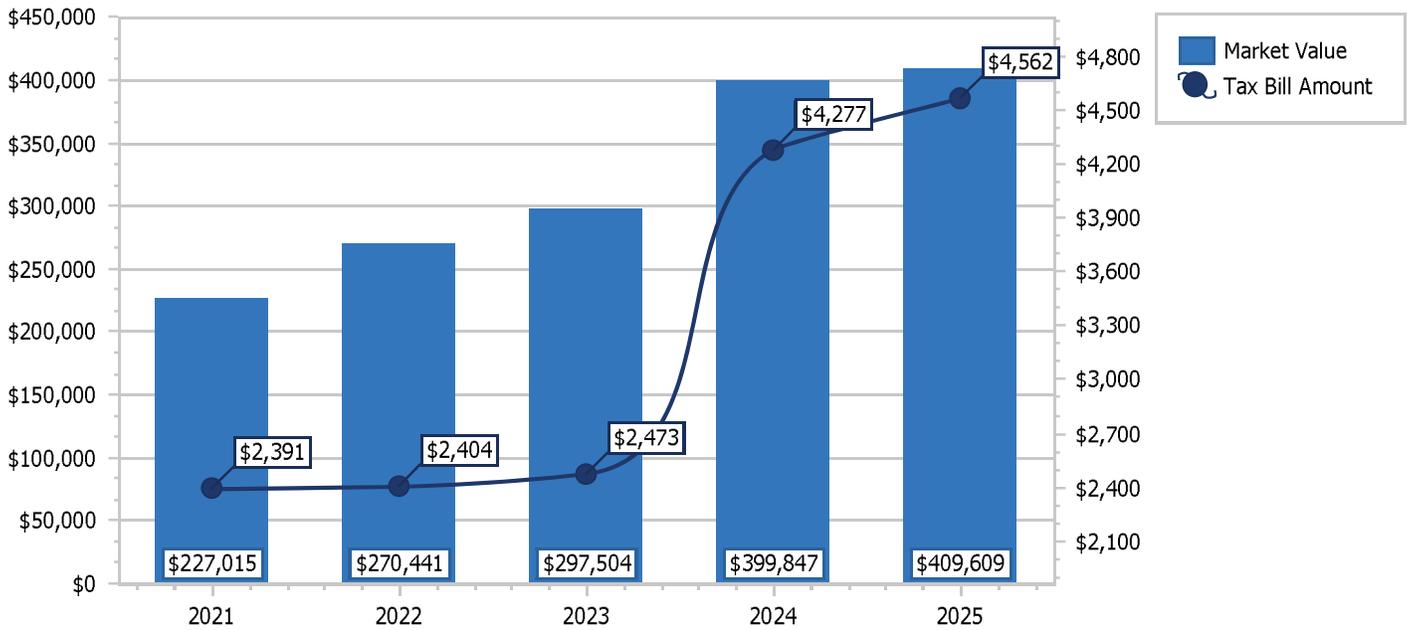
Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

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 67

Utilities	
Fire Station #	Station: 23 Zone: 234
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

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

Receipt Details

Date: 2/18/2026 9:04:52 PM
Project: 26-80000023
Credit Card Number: 53*****1937
Authorization Number: 150041
Transaction Number: 180226C19-7BEB07C8-A0FD-4657-9812-6F9C40924163
Total Fees Paid: 52.50

Fees Paid

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