



PM: David

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

PROJ. #: 26-80000057

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Assisted Living Facility - Residential
PARCEL ID #(S): 3220295 DPOG 000020 (201 S. Sweetwater Cove Blvd)
TOTAL ACREAGE: ~~1.26 acres~~ 0.91 BCC DISTRICT: 3: Constantine
ZONING: Currently R-1 AAA FUTURE LAND USE: LDK

APPLICANT

NAME: Lacey Lahey COMPANY:
ADDRESS: 673 Smokerise Blvd
CITY: Longwood STATE: FL ZIP: 32779
PHONE: 602-402-6502 EMAIL: [REDACTED]

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: To use a home in residential area for small 10-12 bed assisted living home - residential assisted living or group living

STAFF USE ONLY

COMMENTS DUE: 5/29 COM DOC DUE: 6/4 DRC MEETING: 6/10

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: R-1 AAA FLU: LDK LOCATION: on the east side of Sweetwater Cove Blvd
W/S: Sunshine Water BCC: 3: Constantine south of Wekiva Spring Rd
Agenda: 6/5

Lacey Lahey DPT
673 Smokerise Blvd
Longwood, FL 32779
602-402-6502
[REDACTED]

Date: May 19, 2026

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

RE: Request for Special Exception Approval
Proposed Residential Assisted Living Facility
201 South Sweetwater Boulevard, Longwood, FL

To Whom It May Concern,

I respectfully submit this letter in support of a Special Exception request for the property located at 201 South Sweetwater Boulevard in Longwood, Florida, for the operation of a small Residential Assisted Living Facility serving approximately 10-12 residents.

This property presents a unique opportunity for adaptive residential reuse that would directly benefit Seminole County and the surrounding community. The home has remained in prolonged short sale and/or foreclosure status and has struggled to sell for many years despite its substantial size and location. As a result, the property has remained underutilized when it could instead serve an important and growing community need.

At approximately 6,396 square feet, the residence is exceptionally well-suited for a thoughtfully designed, residential-style assisted living environment. The proposed use would allow aging adults to remain in a quieter, more home-like setting rather than being forced into large institutional facilities.

A preliminary interior transformation plan has already been developed and submitted demonstrating the feasibility and safety of the proposed layout. The plan includes:

- Approximately 10 resident bedrooms
- Two double-occupancy rooms to comfortably accommodate up to 12 residents total
- At least one half-bath attached to each resident room for convenience and dignity
- Two dedicated roll-in shower/bathing areas designed for assisted bathing and accessibility needs
- Adequate circulation and hallway space for mobility devices and caregiver assistance
- Staff accommodations and monitoring capability while preserving a residential atmosphere

The size and configuration of the home allow these accommodations to be implemented without overcrowding or compromising resident comfort. The facility is intended to maintain a low-impact residential appearance while operating in a safe, professional, and compassionate manner.

In addition to revitalizing a long-stagnant property, this project would help address the increasing demand for senior housing and assisted living options within Seminole County. Florida continues to experience rapid growth in its aging population, and smaller residential assisted living homes provide an important bridge between independent living and institutional nursing care.

This proposed facility would offer:

- A quieter and more personalized care environment
- Increased housing options for seniors needing assistance with daily living
- Additional local employment opportunities for caregivers and support staff
- Productive reuse of a distressed residential property
- A maintained and improved property contributing positively to the neighborhood

As a local healthcare practitioner who lives nearby and has spent many years working directly with aging adults in both home and clinical settings, I have seen firsthand the growing need for smaller, residential-style assisted living environments within our community. Many families are searching for safe, dignified options that provide personalized care in a home-like setting rather than a large institutional environment. Because I am personally connected to this area and actively involved in serving the aging population, I am deeply invested in ensuring this home is operated responsibly, professionally, and in a manner that positively contributes to the surrounding community.

Every effort is intended to ensure compatibility with the surrounding community, including maintaining the residential character of the property, appropriate parking accommodations, controlled occupancy, and adherence to all applicable life safety, accessibility, and state licensing requirements.

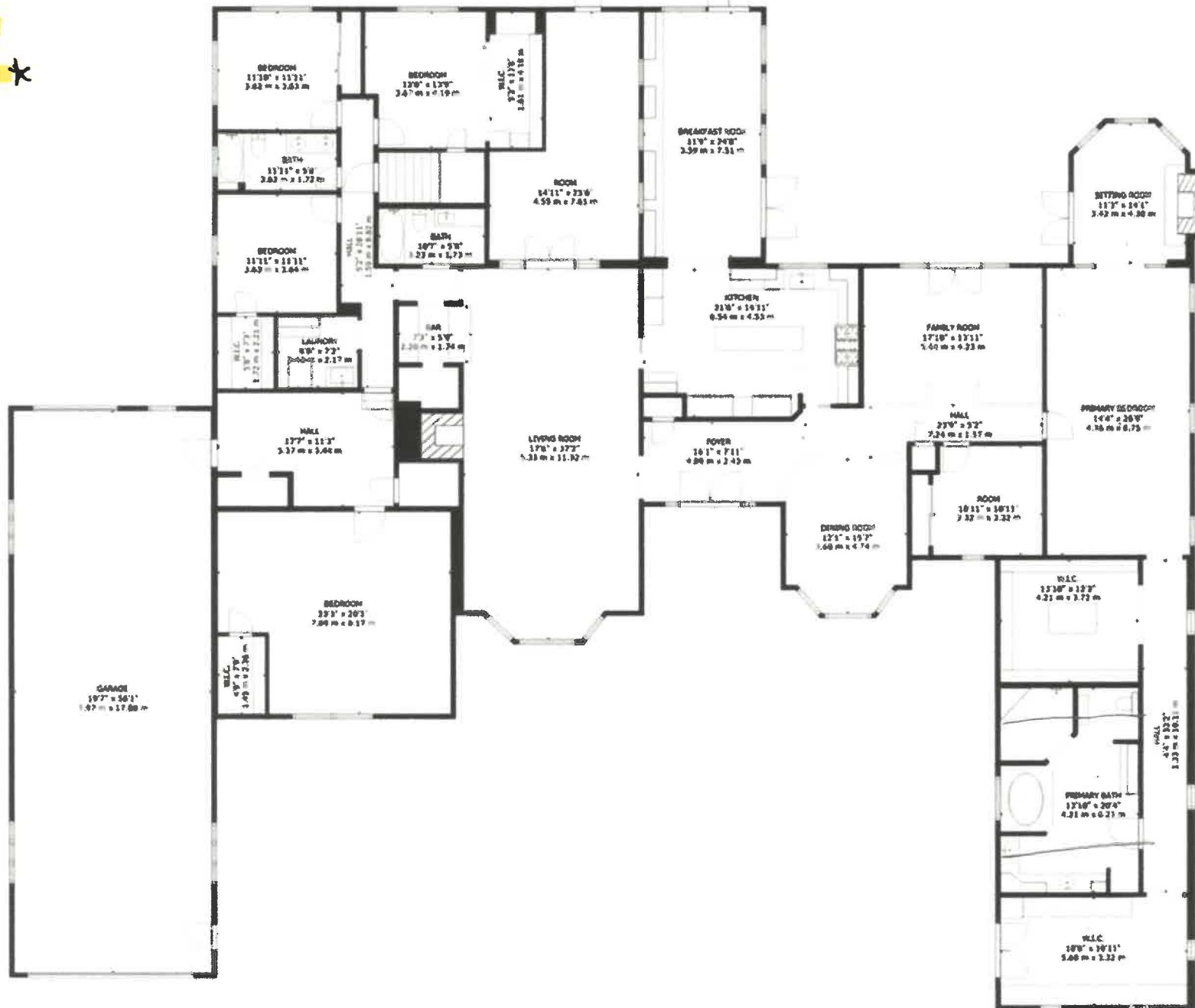
I respectfully ask the County to consider the broader community value of this proposal and approve the requested Special Exception. This project represents an opportunity to transform a long-underutilized property into a meaningful residential care environment that serves Seminole County families with dignity, safety, and compassion.

Thank you for your time and consideration. I appreciate the opportunity to present this proposal and am available to answer any questions or provide additional documentation as needed.

Sincerely,

Lacey Lahey

* Current Layout *



GROSS INTERNAL AREA
 FLOOR 1: 5669 sq. ft, 527 m², FLOOR 2: 727 sq. ft, 68 m²
 EXCLUDED AREAS: , GARAGE: 1101 sq. ft, 102 m²
 REDUCED HEADROOM BELOW 1.5M: 112 sq. ft, 10 m²
 TOTAL: 6396 sq. ft, 594 m²

*SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

2026 Property Record Card



Parcel: 32-20-29-5DP-0G00-0020
Property Address: 201 S SWEETWATER COVE BLVD LONGWOOD, FL 32779
Owners: WENDY INTERNATIONAL INVESTMENT LLC
 2026 Market Value \$830,163 Assessed Value \$830,163 Taxable Value \$830,163
 2025 Tax Bill \$13,435.08
 The 5 Bed/3 Bath Single Family property is 5,537 SF and a lot size of 0.91 Acres

Parcel Location



Current Site Picture



Parcel Information

| | |
|-------------------|--|
| Parcel | 32-20-29-5DP-0G00-0020 |
| Property Address | 201 S SWEETWATER COVE BLVD LONGWOOD, FL 32779 |
| Mailing Address | 779 CORAL TREE WAY UPLAND, CA 91784-1697 |
| Subdivision | SWEETWATER OAKS SEC 07 |
| 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 | \$649,163 | \$809,168 |
| Depreciated Other Features | \$51,000 | \$43,000 |
| Land Value (Market) | \$130,000 | \$130,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$830,163 | \$982,168 |
| 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 | \$830,163 | \$982,168 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$13,435.08 |
| Tax Bill Amount | \$13,435.08 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
WENDY INTERNATIONAL INVESTMENT LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 (LESS NLY 25 FT) & NLY 65 FT OF LOT 3 BLK G SWEETWATER OAKS SEC 7 PB 19 PGS 28 & 29

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|---------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$830,163 | \$0 | \$830,163 |
| SCHOOLS | \$830,163 | \$0 | \$830,163 |
| FIRE | \$830,163 | \$0 | \$830,163 |
| ROAD | \$830,163 | \$0 | \$830,163 |
| WATER MANAGEMENT DISTRICT | \$830,163 | \$0 | \$830,163 |

Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 6/5/2025 | \$100 | 10839/1013 | Improved | No |
| QUIT CLAIM DEED | 12/2/2024 | \$331,900 | 10739/0030 | Improved | No |
| WARRANTY DEED | 8/1/2022 | \$900,000 | 10291/1608 | Improved | Yes |
| WARRANTY DEED | 6/1/2018 | \$620,000 | 09157/0591 | Improved | Yes |
| WARRANTY DEED | 11/1/2008 | \$600,000 | 07101/0523 | Improved | Yes |
| PROBATE RECORDS | 10/1/2005 | \$100 | 05976/0123 | Improved | No |
| WARRANTY DEED | 11/1/1979 | \$222,000 | 01256/0305 | Improved | Yes |
| WARRANTY DEED | 1/1/1976 | \$155,000 | 01088/0568 | Improved | Yes |

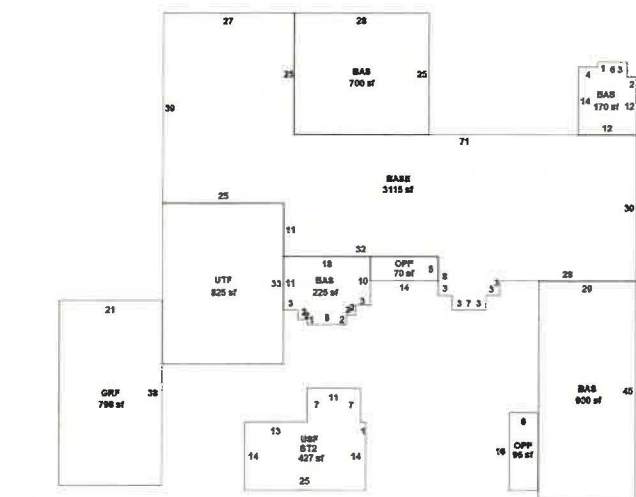
Land

| Units | Rate | Assessed | Market |
|-------|---------------|-----------|-----------|
| 1 Lot | \$130,000/Lot | \$130,000 | \$130,000 |

Building Information

| | |
|-------------------------------|---------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1976 |
| Bed | 5 |
| Bath | 3.0 |
| Fixtures | 17 |
| Base Area (ft ²) | 3115 |
| Total Area (ft ²) | 7326 |
| Constuction | BRICK |
| Replacement Cost | \$914,314 |
| Assessed | \$649,163 |

* Year Built = Actual / Effective



Building 1

| Appendages | |
|----------------------|-------------------------|
| Description | Area (ft ²) |
| BASE | 700 |
| BASE | 225 |
| BASE | 170 |
| BASE | 900 |
| GARAGE FINISHED | 798 |
| OPEN PORCH FINISHED | 70 |
| OPEN PORCH FINISHED | 96 |
| UPPER STORY FINISHED | 427 |
| UTILITY FINISHED | 825 |

| Permits | | | | |
|----------|--|-----------|-----------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 05212 | 201 S SWEETWATER COVE BLVD: REROOF RESIDENTIAL-Single Family Home [SWEETWATER OAKS SEC 07] | \$45,798 | 5/15/2025 | 4/10/2025 |
| 09325 | REROOF W/SHINGLES | \$16,175 | | 8/17/2004 |
| 08761 | SCREEN POOL ENCLOSURE | \$21,000 | | 7/29/2004 |
| 05918 | FENCE/WALL | \$7,000 | | 5/20/2004 |
| 03315 | ADDITION DRAWN | \$10,500 | | 3/26/2004 |
| 00659 | 2 ADDITIONS DRAWN | \$100,000 | | 1/20/2004 |
| 08424 | ADDITION | \$49,436 | | 9/12/2000 |

| Extra Features | | | | |
|----------------|------------|-------|----------|----------|
| Description | Year Built | Units | Cost | Assessed |
| FIREPLACE 2 | 1976 | 3 | \$18,000 | \$10,800 |
| POOL 2 | 1976 | 1 | \$45,000 | \$27,000 |
| SCREEN ENCL 3 | 1976 | 1 | \$16,000 | \$9,600 |
| PATIO 3 | 1989 | 1 | \$6,000 | \$3,600 |

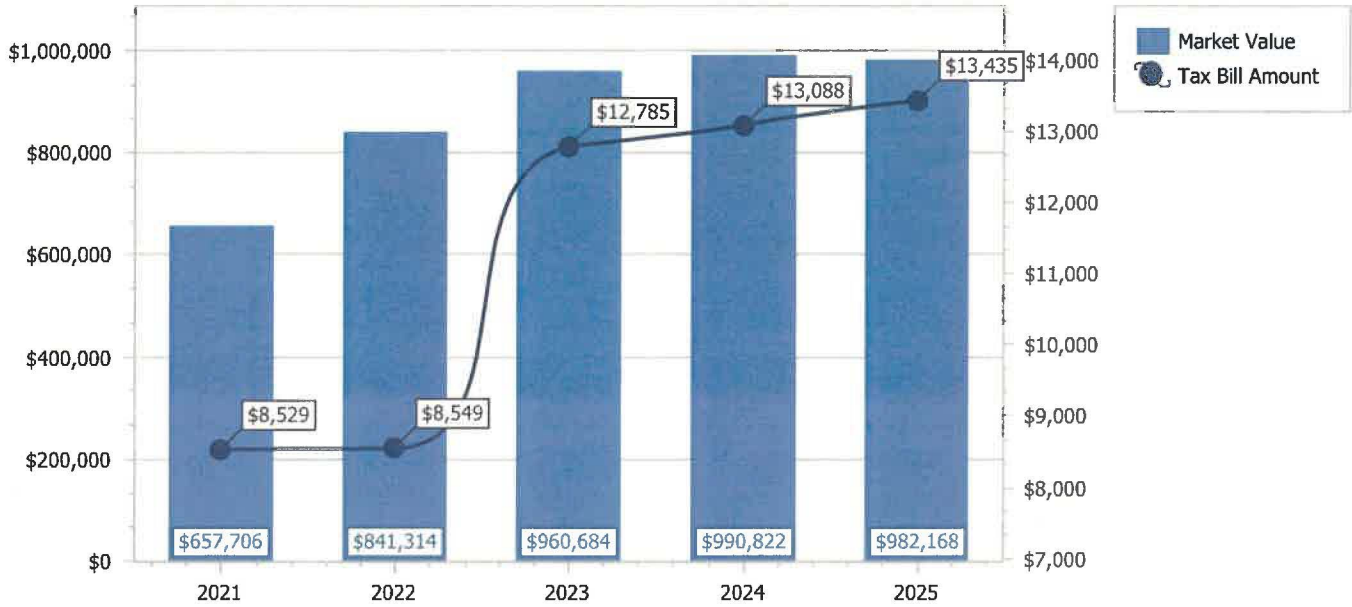
| Zoning | |
|-----------------|-------------------------|
| Zoning | R-1AAA |
| Description | Single Family-13500 |
| Future Land Use | LDR |
| Description | Low Density Residential |

| School Districts | |
|------------------|---------------|
| Elementary | Sabal Point |
| Middle | Rock Lake |
| High | Lake Brantley |

| 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 33 |

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

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: 5/20/2026 12:47:36 PM
Project: 26-80000057
Credit Card Number: 41*****5484
Authorization Number: 22801D
Transaction Number: 200526C2B-B8C58853-082D-4AD5-85E9-B3611BACFEF4
Total Fees Paid: 52.50

Fees Paid

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