



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

PROJ. #: **26-80000051**

RECEIVED 04/28/2026  
 PAID 05/18/2026  
 PM CHAD HARVEY

**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: Office	
PARCEL ID #(S): 17- 21- 30 - 508 - 0A00 - 0030	
TOTAL ACREAGE: 0.43	BCC DISTRICT: 4: LOCKHART
ZONING: RP	FUTURE LAND USE: OFF

**APPLICANT**

NAME: Dionis Pena		COMPANY: Penas Upholstery LLC	
ADDRESS: 2908 Lakeview Dr unit 110			
CITY: Fern Park	STATE: FL	ZIP: 32730	
PHONE:	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: upholstery office used

**STAFF USE ONLY**

COMMENTS DUE: 05/29	COM DOC DUE: 06/04	DRC MEETING: 06/10/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: RP	FLU: OFF	LOCATION: on the northwest side of Lakeview Dr, south of E Altamonte Dr
W/S: CASSELBERRY/SEMINOLE	BCC: 4: LOCKHART	

# DETAILED NARRATIVE – SPECIAL EXCEPTION REQUEST

Seminole County Pre-Application  
Proposed Development: Special Exception

## Project Description

The applicant is requesting a **Special Exception approval** to allow the use of a portion of an existing residential unit as an **office space** for an upholstery business. The purpose of this request is to establish a small administrative office area to support the applicant's upholstery operations, including customer phone communication, scheduling, project estimating, invoicing, and general business management.

The proposed office use will be **limited in size and scope**, and will remain secondary to the primary residential use of the property.

## Proposed Use

The office will be used strictly for business-related administrative functions, such as:

- Telephone and online communications
- Business paperwork, invoices, and record keeping
- Design consultation and planning for upholstery projects
- Product and material ordering coordination

No heavy manufacturing or industrial operations are proposed inside the office area. The main intent is to operate as a small professional office space supporting a local upholstery service business.

## Operations and Impacts

The applicant intends to maintain the property in a clean and orderly condition and operate the business in a manner that minimizes any impacts to neighboring properties.

Key operational considerations include:

- No significant increase in traffic beyond normal residential levels
- No outdoor storage of materials or equipment is proposed
- Noise levels will remain consistent with normal residential activity

- Any business deliveries will be minimal and comparable to standard residential deliveries

## **Consistency with Community Character**

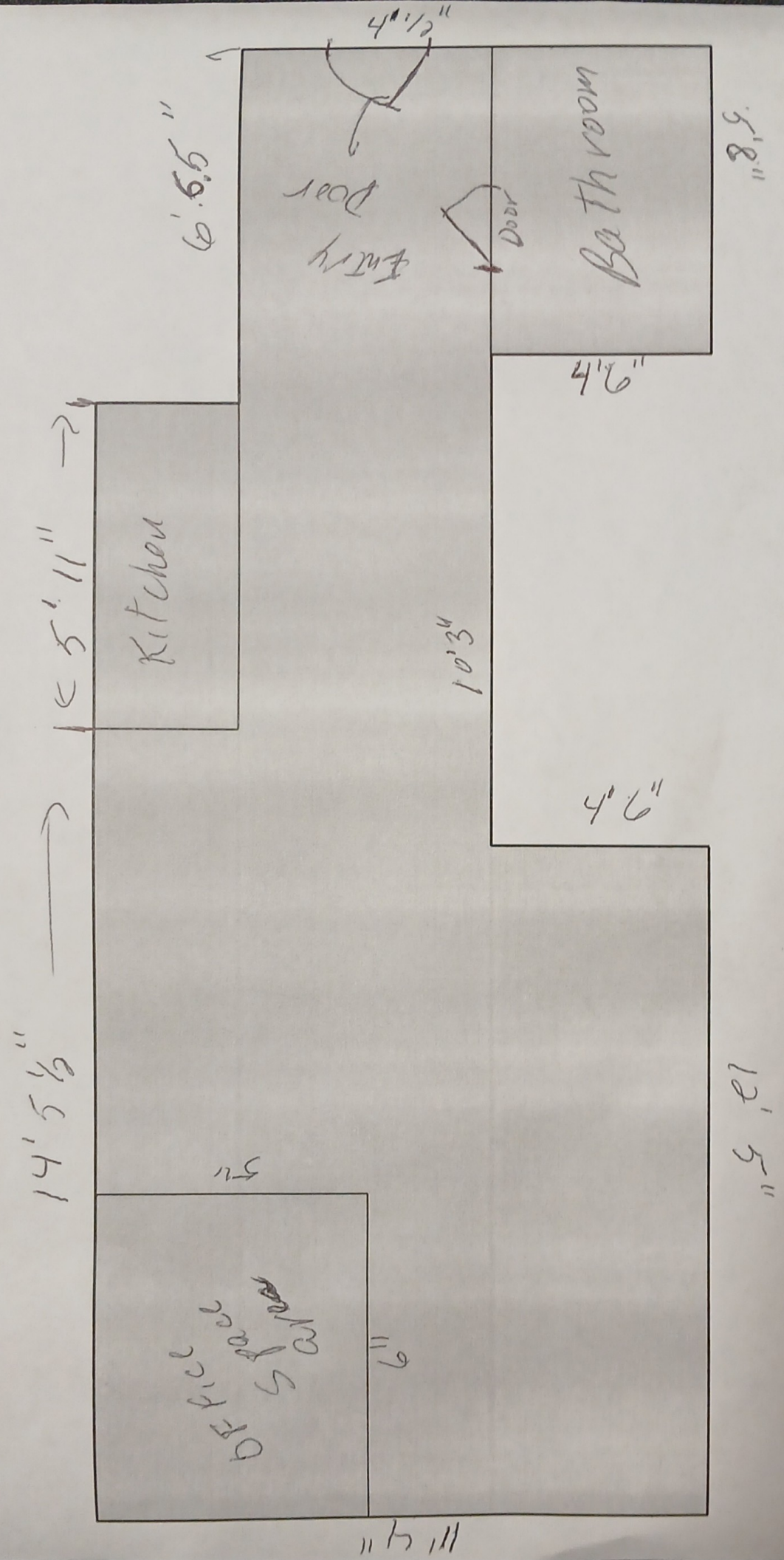
The requested Special Exception is intended to support a small local business while maintaining the residential character of the neighborhood. The proposed office use will be low intensity, professionally managed, and compatible with surrounding land uses.

The applicant believes this request meets the intent of Seminole County's Land Development Code by allowing a reasonable business office use without negatively affecting public health, safety, or welfare.

## **Conclusion**

The applicant respectfully requests consideration and approval of this Special Exception to allow a portion of the unit to be used as a business office for upholstery services. This use will remain limited, organized, and compatible with the surrounding residential community.

# Office



# Property Record Card



Parcel: **17-21-30-508-0A00-0030**  
 Property Address: **2908 LAKEVIEW DR FERN PARK, FL 32730**  
 Owners: **VNV REALTY HOLDING LLC**  
 2026 Market Value \$470,190 Assessed Value \$470,190 Taxable Value \$470,190  
 2025 Tax Bill \$4,541.96 Tax Savings with Non-Hx Cap \$570.20  
 Mixed Commercial/Residential property w/1st Building size of 2,317 SF and a lot size of 0.43 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	17-21-30-508-0A00-0030
Property Address	2908 LAKEVIEW DR FERN PARK, FL 32730
Mailing Address	315 S RONALD REAGAN BLVD LONGWOOD, FL 32750-5404
Subdivision	SOUTH FERN PARK SUBD REPLAT OF BLK C
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$321,401	\$235,125
Depreciated Other Features	\$13,990	\$7,517
Land Value (Market)	\$134,799	\$131,081
Land Value Agriculture	\$0	\$0
Just/Market Value	\$470,190	\$373,723
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$67,639
P&G Adjustment	\$0	\$0
Assessed Value	\$470,190	\$306,084

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,112.16
Tax Bill Amount	\$4,541.96
Tax Savings with Exemptions	\$570.20

## Owner(s)

Name - Ownership Type  
 VNV REALTY HOLDING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3 BLK A  
REPLAT OF BLK C  
SOUTH FERN PARK SUBD  
PB 7 PG 81

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$470,190	\$0	\$470,190
Schools	\$470,190	\$0	\$470,190
FIRE	\$470,190	\$0	\$470,190
ROAD DISTRICT	\$470,190	\$0	\$470,190
SJWM(Saint Johns Water Management)	\$470,190	\$0	\$470,190

## Sales

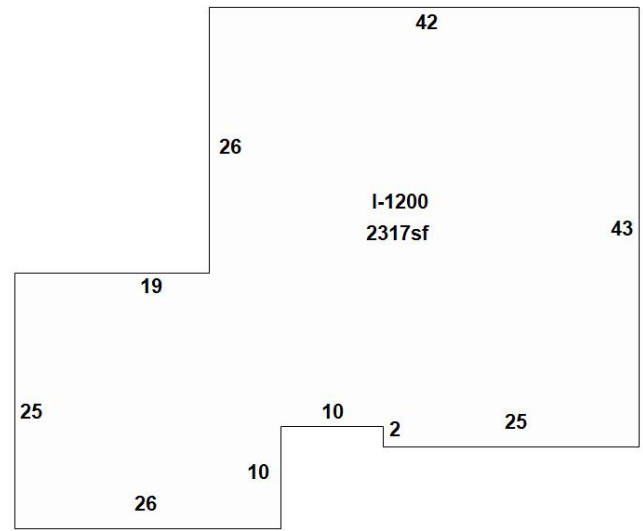
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/20/2025	\$535,000	10884/0771	Improved	Yes
WARRANTY DEED	7/1/2014	\$195,000	08300/0550	Improved	Yes
WARRANTY DEED	10/1/2004	\$100	05486/1742	Improved	No
WARRANTY DEED	2/1/2004	\$100	05198/0834	Improved	No
WARRANTY DEED	7/1/1978	\$35,000	01179/1642	Improved	Yes

## Land

Units	Rate	Assessed	Market
18,593 SF	\$7.25/SF	\$134,799	\$134,799

## Building Information

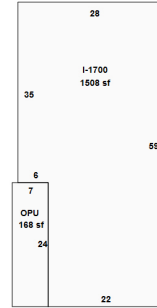
#	1
Use	COMM/RES
Year Built*	1948/1985
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2317
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$239,211
Assessed	\$191,369



Building 1

\* Year Built = Actual / Effective

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1948/1985
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1508
Total Area (ft <sup>2</sup> )	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$238,591
Assessed	\$130,032



Sketch by OpenSketch

Building 2

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH UNFINISHED	168

Permits				
Permit #	Description	Value	CO Date	Permit Date
10517	REROOF	\$9,500		9/8/2016

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1983	6960	\$23,316	\$13,990

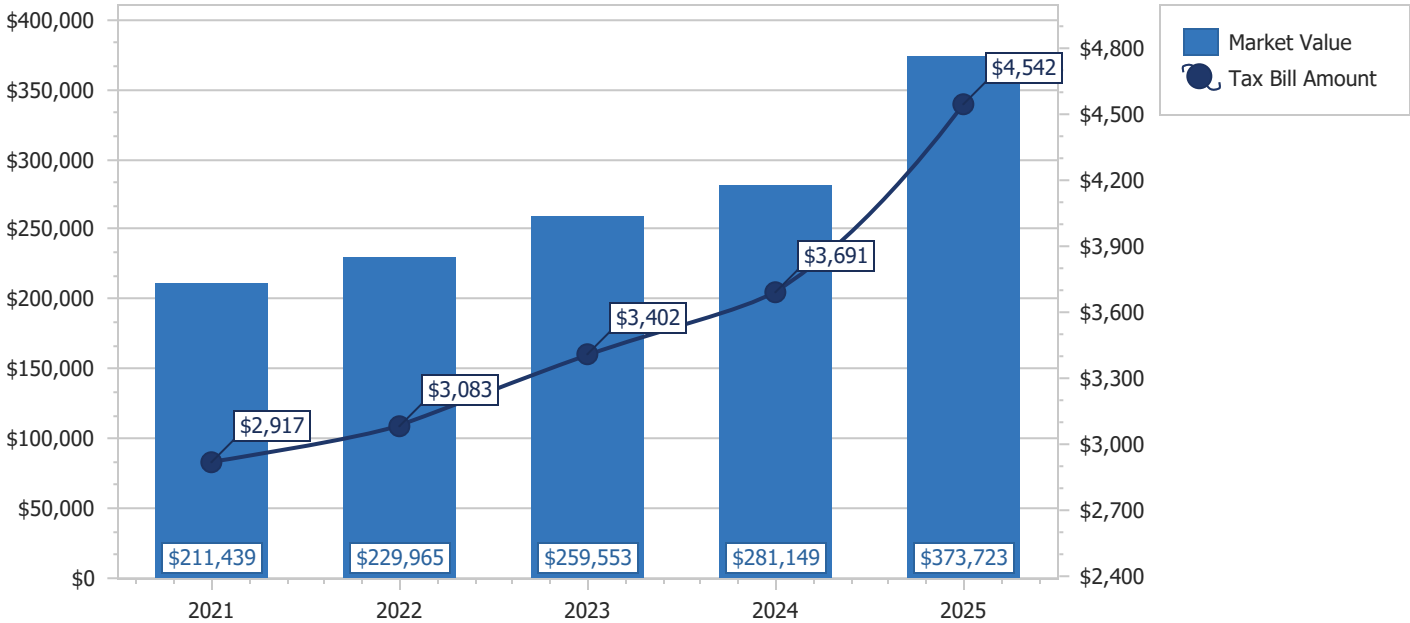
Zoning	
Zoning	RP
Description	Residential Professional
Future Land Use	OFF
Description	Office

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 22 Zone: 221
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

**Receipt Details**

**Date:** 5/18/2026 8:24:43 AM  
**Project:** 26-80000051  
**Credit Card Number:** 47\*\*\*\*\*6817  
**Authorization Number:** 080594  
**Transaction Number:** 180526C19-E591DE02-80AD-45C7-9D17-980A59F31F3E  
**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