

# 281 MAITLAND AVE, Altamonte Springs, FL 32701

Parcel 13-21-29-506-0D00-0010 · Altamonte Springs

**Needs Investigation**

Score: 92 · 2026-06-09



|               |                              |
|---------------|------------------------------|
| Owner(s)      | ALTAMONTE SPRINGS CITY OF    |
| Property Type | MUNICIPAL(EXC:PUB SCH&HOSP;) |
| Status        | Non-Homestead                |
| Flood Zone    | X                            |

|                             |                           |                        |                             |
|-----------------------------|---------------------------|------------------------|-----------------------------|
| <b>3</b><br>Priority Issues | <b>7</b><br>Medium Issues | <b>4</b><br>Low Issues | <b>0</b><br>Permits on Hold |
|-----------------------------|---------------------------|------------------------|-----------------------------|

**Needs Investigation**

SCORE: 92

## ISSUE SUMMARY

- 3 Priority
- 7 Medium
- 4 Low
- 2 Info

## PROPERTY

Year Built  
**2005 (21 yrs)**

Living Area  
**7,562 sqft**

Flood Zone  
**X**

Municipality  
**Altamonte Springs**

Homestead  
**No**

## RECORDS

Sales on Record  
**0**

Total Permits  
**30**

## PUBLIC SAFETY

Offenders Nearby  
**3**

## SCHOOLS

ELEM Altamonte Elementa [A]  
MIDD Teague Middle [A]  
HIGH Lake Howell High [A]

Not a professional inspection.  
Verify all findings independently.



## AI ANALYSIS

### # 281 Maitland Avenue, Altamonte Springs: A Municipal Library's Evolving History

The Altamonte Springs Public Library at 281 Maitland Avenue is a one-story, concrete block and stucco municipal facility constructed in 2005, occupying approximately 1.37 acres in the heart of Altamonte Springs. Encompassing roughly 7,562 square feet of living space and 8,060 gross square feet overall, this property represents a significant public investment and community resource. As a municipally owned facility classified under Florida's Department of Revenue code 89 (Municipal—excluding public schools and hospitals), the library stands apart from typical residential or commercial properties in terms of ownership structure and operational constraints.

#### Ownership & History

The City of Altamonte Springs maintains direct ownership of this parcel, a status reflected in the Department of Revenue classification and parcel records. No sales history exists for this property—a characteristic typical of public assets that rarely change hands in conventional real estate transactions. The construction date of 2005 marks the library's inception as a modern municipal facility, though the property's operational history may extend further back than current construction records suggest. Public records from the 1990s and early 2000s reveal an unusual pattern of temporary use permits—including attention-getting device permits—that do not align with typical library operations, suggesting the site may have served different purposes or undergone significant uses prior to its formal establishment as a public library facility. Clarifying exactly what occupied or operated on this land before 2005 would require courthouse research into earlier deed records and municipal planning documents.

#### Notable Facts & Public Record Highlights

- Active renovation work ongoing: Two permits remain open as of recent records—BLDC-2023-0180 (interior alteration to the city library) and MECHC-2920-2021 (replacement of three air-conditioning package units). These open permits suggest the facility continues to receive maintenance and modernization attention.
- Picnic shelter addition: A permit to erect a picnic shelter (permit 02334) remains open, indicating a recent expansion of outdoor amenities.
- Storm resilience history: The property sits in FEMA flood zone X (minimal flood risk, outside the 500-year floodplain), yet disaster records show exposure to multiple hurricanes and tropical storms, including Hurricane Milton (2024), Hurricane Idalia (2023), and earlier systems. A roof replacement permit from 2022 suggests reactive maintenance following storm exposure.
- One expired permit on record: Permit PVST-2023-2314 expired without final inspection, raising questions about work scope and completion status.
- Registered offender proximity: Three registered sex offenders reside within one-half mile of the facility, with the nearest approximately 0.2 miles away—a fact that may be relevant to public safety assessments but does not indicate direct property-specific risk.
- No historic designation: The property is not listed on the National Register of Historic Places and lies outside any local historic district, though nearby properties may have such designations.

The Altamonte Springs Public Library represents an evolving municipal asset with an intriguing pre-2005 operational history that remains partially obscured by current public records. Deeper investigation into city archives, comprehensive permit records, and deed history prior to 2005 could

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reveal what activities and purposes this land served during the 1990s and early 2000s—information that would round out a complete understanding of the site's trajectory as a community resource.

## ISSUES FOUND — SUMMARY

Full details with source citations begin on the next page.

[PRIORITY] Ownership & Title

**Municipal property - not residential**

[PRIORITY] Permits & Construction

**Active permits without finalization**

[PRIORITY] Permits & Construction

**Addition permit never received final inspection ()**

[MEDIUM] Data Discrepancy

**Roof permit timing inconsistency**

[MEDIUM] Permits

**Expired permit: PVST-2023-2314**

[MEDIUM] Permits & Construction

**Cancelled/expired permit — permit ()**

[MEDIUM] Permits & Construction

**Duplicate permit records flagged**

[MEDIUM] Permits & Construction

**HVAC may be original (~21 years), no replacement permit**

[MEDIUM] Property History

**Significant permit activity 1990-2001**

[MEDIUM] Public Safety

**3 registered sex offender(s) within ½ mile**

[LOW] Environmental & Natural Hazards

**20 FEMA disasters on record**

[LOW] Environmental & Natural Hazards

**FEMA disaster history: Severe Storm, Hurricane**

[LOW] Insurance & Storm History

**No roof permit found following Irma (2017) — verify roof condition**

[LOW] Utilities & Infrastructure

**Water heater may be original — no replacement permit**

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## ISSUES FOUND — FULL DETAIL

**[PRIORITY]** Ownership & Title**Municipal property - not residential**

Property is owned by City of Altamonte Springs with DOR code 89 (Municipal). This is a public library facility, not a residential or standard commercial property. Buyer intent as 'historical' research may not align with actual use and marketability constraints. Recommended action: Clarify search purpose and verify whether buyer can legally purchase municipal property or if this is a public asset

Source: AI analysis (claude-haiku-4-5-20251001)

**[PRIORITY]** Permits & Construction**Active permits without finalization**

Two active permits remain open: BLDC-2023-0180 (Interior Alteration, no final date) and MECHC-2920-2021 (HVAC replacement, no final date). Active permits indicate ongoing or incomplete work that may affect property condition and insurability. Recommended action: Request status updates from City of Altamonte Springs on both active permits and obtain final inspection dates or closure documentation

Source: AI analysis (claude-haiku-4-5-20251001)

**[PRIORITY]** Permits & Construction**Addition permit never received final inspection ()**

Permitted addition PLUMC-2023-0382 has no final inspection or Certificate of Occupancy. Un-CO'd square footage may not count toward legal living area, affecting appraisal, insurance, and financing. Verify with building department before closing.

Source: rule: addition without certificate of occupancy

**[MEDIUM]** Data Discrepancy**Roof permit timing inconsistency**

Roof re-roofing permit BLDC-3796-2021 (finalized 2022-04-07) was issued after Hurricane Ian (Sept 2022), but damage to roof would have occurred before permit issuance, suggesting reactive rather than proactive repairs. Recommended action: Obtain details on 2022 roof work scope to determine if it addressed hurricane damage or was routine maintenance

Source: AI analysis (claude-haiku-4-5-20251001)

**[MEDIUM]** Permits**Expired permit: PVST-2023-2314**

Permit PVST-2023-2314 () expired without a final inspection. This may indicate unpermitted work that could affect insurance or resale.

**[MEDIUM]** Permits & Construction**Cancelled/expired permit — permit ()**

Permit PVST-2023-2314 was expired without finalization. If work was started, its condition is unknown and may not have been inspected. Confirm with the permitting authority whether work was completed.

Source: rule: cancelled or expired permit

**[MEDIUM]** Permits & Construction**Duplicate permit records flagged**

Permit ELECC-2023-0540 appears twice in records with identical details (finalized 2023-08-21). This may indicate data entry error or dual filing that could mask actual scope of interior alterations performed. Recommended action: Contact permitting department to clarify whether this is a duplicate entry or represents separate electrical and building permits for same project

Source: AI analysis (claude-haiku-4-5-20251001)

**[MEDIUM]** Permits & Construction**HVAC may be original (~21 years), no replacement permit**

No mechanical/HVAC permit on record. Built ~2005, making system potentially 21 years old. Florida HVAC systems last 12-15 years. Request HVAC documentation from seller.

Source: rule: HVAC age without replacement permit

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**[MEDIUM]** Property History**Significant permit activity 1990-2001**

Multiple temporary use permits (attention-getting devices) from 1990s and early 2000s suggest property may have had commercial/promotional uses or operational changes during that period. Pattern does not align with typical library operations. Recommended action: Research historical use of property during 1990-2001 period to understand what temporary uses were approved

Source: AI analysis (claude-haiku-4-5-20251001)

**[MEDIUM]** Public Safety**3 registered sex offender(s) within ½ mile**

The FDLE public registry shows 3 registered sex offender(s) within ½ mile of this property. Sex offenders are registered under Florida Statute 943.0435. Verify current locations at [offender.fdle.state.fl.us](https://offender.fdle.state.fl.us) before closing.

Source: FDLE

**[LOW]** Environmental & Natural Hazards**20 FEMA disasters on record**

Property has been impacted by 20 FEMA disaster declarations, primarily hurricanes and severe storms. While already flagged for specific post-Irma, Ian, Milton roof concerns, cumulative disaster exposure is exceptionally high for this location. Recommended action: Review full FEMA disaster history and flood insurance claims history; assess long-term resilience of municipal facility operations

Source: AI analysis (claude-haiku-4-5-20251001)

**[LOW]** Environmental & Natural Hazards**FEMA disaster history: Severe Storm, Hurricane**

FEMA records show 14 declared disaster event(s) for Seminole (Severe Storm, Hurricane, 2008, 2016, 2017).

Note: FEMA declarations are county-wide and do not indicate this specific property was damaged. Request seller disclosures for any storm damage or insurance claims.

Source: rule: FEMA disaster history

**[LOW]** Insurance & Storm History**No roof permit found following Irma (2017) — verify roof condition**

Hurricane Irma (2017, impact score 4/5) caused significant damage in this area, but no roofing permit was found in the 24-month post-storm window. This does not necessarily indicate a problem — the roof may not have been damaged, or repairs may have been below the permit threshold. However, given the storm's severity, a licensed inspector should evaluate the roof for age, condition, and evidence of past damage.

**[LOW]** Utilities & Infrastructure**Water heater may be original — no replacement permit**

No water heater replacement permit on file for this ~21-year-old home. Water heaters last 10-12 years. Ask seller when it was last replaced and request documentation.

Source: rule: water heater age

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| Property Type | MUNICIPAL(EXC:PUB SCH&HOSP;)    |
| Year Built    | 2005 (21 yrs)                   |
| Living Area   | 7,562 sq ft                     |
| Gross Area    | 8,060 sq ft                     |
| Floors        | 1                               |
| Exterior Wall | Concrete Block-Stucco - Masonry |
| Flood Zone    | X                               |

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|                 |                   |
|-----------------|-------------------|
| Municipality    | Altamonte Springs |
| Sales on Record | 0                 |
| Total Permits   | 30                |

## INFORMATIONAL

Unverified — does not affect risk rating.

### [INFO] Insurance & Storm History

#### Zip code had notable insurance claim activity after Ian

Florida OIR data shows this zip code (32701) had 876 insurance claims filed after Hurricane Ian (2022), with 3.5% still open and 20.9% closed without payment. This is zip-level context — it does not indicate a claim was filed on this specific property.

### [INFO] Location & Environment

#### Lake nearby — Maltbie, Lake (0.25 mi)

The property is within 0.25 miles of Maltbie, Lake. Proximity to water can affect flood insurance rates, stormwater management requirements, and enjoyment of the property. Water Atlas record:

<https://orange.wateratlas.usf.edu/waterbodies/lakes/7604/>

Source: water\_atlas

**IMPORTANT DISCLOSURES:** This Property Dossier is a research aid generated from public records and is NOT a substitute for a licensed home inspection, environmental assessment, title search, survey, or legal/financial advice. AI-generated content may contain errors — verify all findings independently. Data from OCPA, FEMA, FDEP, FDLE, and third-party sources may be incomplete or outdated. Always consult a licensed real estate attorney, title company, and certified inspector before completing any transaction. Patent pending. © Egret Property Investigators.

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