



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

PROJ. #: 22-80000174  
PM: Doug  
REC'D: 12.13.22

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION

\$50.00\*

(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

### PROJECT

PROJECT NAME: MEDICAL OFFICE

PARCEL ID #(S): 2021315cb000000e0, 2021315cb00000080 - 1.69

TOTAL ACREAGE: +/-1.86 1.17 (2.86) BCC DISTRICT: 1

ZONING: RP

FUTURE LAND USE: ~~Medical Office~~ MDR

### APPLICANT

NAME: THEO STONE

COMPANY: DUNPHY DEVELOPEMENT

ADDRESS: 21760 E. S.R. 54, Suite 102

CITY: LUTZ

STATE: FL

ZIP: 33549

PHONE: 770-789-6415

EMAIL: theo@dunphydevelopment.com

### CONSULTANT

NAME: BEN JOHNSON

COMPANY: KIMLEY-HORN & ASSOCIATES

ADDRESS: 445 24TH Street, Suite 200

CITY: VERO BEACH

STATE: FL

ZIP: 32960

PHONE: 772-794-4098

EMAIL: ben.johnson@kimley-horn.com

### PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed development of Professional 10,025 sf  
Medical Office Facility w/ approx. 50 exam rooms

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

### STAFF USE ONLY

COMMENTS DUE: 12-22-22

COM DOC DUE: 12-28-22

DRC MEETING: 1.4.23

☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:

ZONING: RP

FLU: MDR

LOCATION: SE of SR 426 +

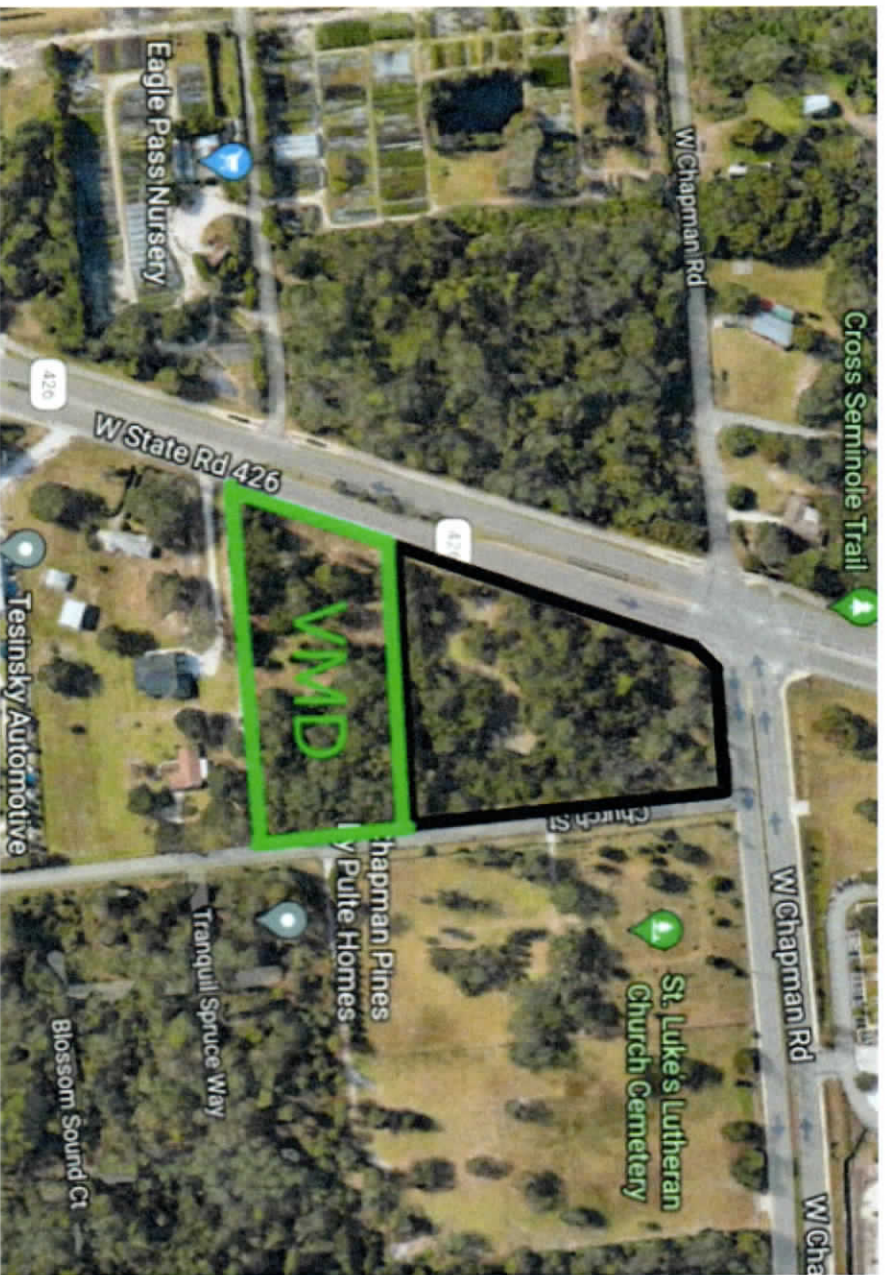
W/S: Seminole County

BCC: 1-Dallari

W Chapman Rd.

Revised Oct 2020

Agenda 12.29.22





## **Project Narrative**

Date/Time of Meeting: 12/13/2022  
Project Title: Oviedo, Florida – Medical Office  
Re: Pre-Application Meeting

### **Project Site & Use:**

The proposed project is for the development of an undeveloped +/- 1.86-acre parcel, located east of FL-426, Oviedo, FL, west of Church Street. and south of the approved master development plan for the Oviedo Vet Care PD. We are proposing to develop a 10,035 square foot medical office building to operate as a primary care physician's office with approximately 40-50 exam rooms.

Along with the medical office, the proposed site would include approximately 52 parking spaces, trash enclosure, drainage structures as necessary, and landscaping. The Medical office is conducive to the surrounding developed area because it would provide medical services to the immediate residential area and the community with approximately 20 new skilled job positions.



# Property Record Card

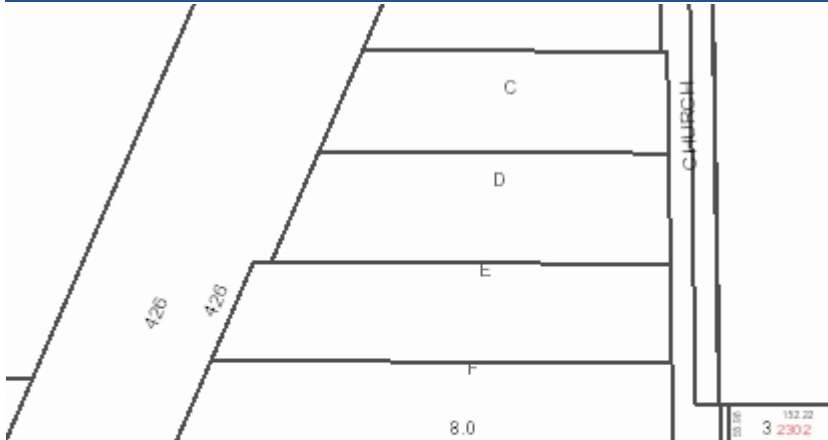


**Parcel** 20-21-31-5CB-0000-00E0

**Property Address** CHURCH ST OVIEDO, FL 32765

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

|                   | Parcel                                   | 20-21-31-5CB-0000-00E0        | 2023 Working Values | 2022 Certified Values |
|-------------------|--|-------------------------------|---------------------|-----------------------|
| Owner(s)          | LOG CABIN PROPERTIES LLC                 |                               |                     |                       |
| Property Address  | CHURCH ST OVIEDO, FL 32765               |                               |                     |                       |
| Mailing           | 702 GLADWIN AVE FERN PARK, FL 32730-2004 |                               |                     |                       |
| Subdivision Name  | SLAVIA FARMS                             |                               |                     |                       |
| Tax District      | 01-COUNTY-TX DIST 1                      |                               |                     |                       |
| DOR Use Code      | 10-VAC GENERAL-COMMERCIAL                |                               |                     |                       |
| Exemptions        | None                                     |                               |                     |                       |
| AG Classification | No                                       |                               |                     |                       |
|                   |  | <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
|                   |  | <b>Number of Buildings</b>    | 0                   | 0                     |
|                   |  | <b>Depreciated Bldg Value</b> |                     |                       |
|                   |  | <b>Depreciated EXFT Value</b> |                     |                       |
|                   |  | <b>Land Value (Market)</b>    | \$470,450           | \$470,450             |
|                   |  | <b>Land Value Ag</b>          |                     |                       |
|                   |  | <b>Just/Market Value</b>      | \$470,450           | \$470,450             |
|                   |  | <b>Portability Adj</b>        |                     |                       |
|                   |  | <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
|                   |  | <b>Amendment 1 Adj</b>        | \$71,978            | \$108,203             |
|                   |  | <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
|                   |  | <b>Assessed Value</b>         | \$398,472           | \$362,247             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$6,307.84**

**2022 Tax Savings with Exemptions**

**\$860.01**

**2022 Tax Bill Amount**

**\$5,447.83**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOTS E & F DESC AS BEG 69.01 FT N OF SE COR LOT F RUN W 495.1 FT N 23 DEG 20 MIN 54 SEC E 109.25 FT E 450.57 FT S 100.62 FT TO BEG SLAVIA FARMS  
PB 6 PG 97

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$398,472        | \$0           | \$398,472     |
| SJWM(Saint Johns Water Management) | \$398,472        | \$0           | \$398,472     |
| FIRE                               | \$398,472        | \$0           | \$398,472     |
| COUNTY GENERAL FUND                | \$398,472        | \$0           | \$398,472     |
| Schools                            | \$470,450        | \$0           | \$470,450     |

## Sales

| Description           | Date       | Book  | Page | Amount    | Qualified | Vac/Imp |
|-----------------------|------------|-------|------|-----------|-----------|---------|
| WARRANTY DEED         | 06/01/2018 | 09152 | 1237 | \$385,000 | Yes       | Vacant  |
| WARRANTY DEED         | 04/01/2009 | 07180 | 0693 | \$84,000  | No        | Vacant  |
| SPECIAL WARRANTY DEED | 12/01/2004 | 05548 | 1982 | \$169,500 | No        | Vacant  |

## Land

| Method      | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET |          |       | 47045 | \$10.00     | \$470,450  |

## Building Information Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|-------------|--------|--------|---------|-------------|
|----------|-------------|--------|--------|---------|-------------|

## Extra Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

## Zoning

| Zoning | Zoning Description         | Future Land Use | Future Land Use Description |
|--------|----------------------------|-----------------|-----------------------------|
| RP     | Medium Density Residential | MDR             | Residential Professional    |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider            | Sewer Provider            | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| 29.00        | DUKE  | AT&T          | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner         | US Congress               | State House                  | State Senate           | Voting Precinct |
|----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 1 - Bob Dallari | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 75              |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Evans                      | Tuskawilla             | Lake Howell          |

Copyright 2022 © Seminole County Property Appraiser



**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:** 12/13/2022 4:26:54 PM  
**Project:** 22-80000174  
**Credit Card Number:** 37\*\*\*\*\*3005  
**Authorization Number:** 277971  
**Transaction Number:** 131222C2B-03FBB2B7-9418-40D9-ABD9-029D1572E3F5  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| <b>Total Amount</b>      | <b>52.50</b>  |