



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

PROJ. #: 23-800000001  
 PM: \_\_\_\_\_  
 REC'D: \_\_\_\_\_

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION	

**RECEIVED**  
 JAN 06 2022  
 Planning & Development  
 Division

**PROJECT**

PROJECT NAME: <u>B+C Storage</u>
PARCEL ID #(S): <u>16-19-30-5AB-0200-0040</u>
TOTAL ACREAGE: <u>3.18 3.56</u> BCC DISTRICT: <u>5-Herr</u>
ZONING: <u>R-1</u> FUTURE LAND USE: <u>LDR</u>

**APPLICANT**

NAME: <u>James Bradwell III</u>	COMPANY: <u>Jan Bradwell Enterprise, LLC</u>
ADDRESS: <u>PO Box 530340</u>	
CITY: <u>Deban</u>	STATE: <u>FL</u> ZIP: <u>32753</u>
PHONE: <u>407-516-7154</u>	EMAIL: <u>rentals@jnbradwellenterprise.com</u>

**CONSULTANT**

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

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Use land for trailer, boat, RV storage

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: <u>1/13</u>	COM DOC DUE: <u>1/19</u>	DRC MEETING: <u>1/25</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION: <u>NE of Orange Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>5-Herr</u>	<u>&amp; Halsey Ave</u>

Agenda - 1/20

950 Halsey Ave

Sanford, FL 32771

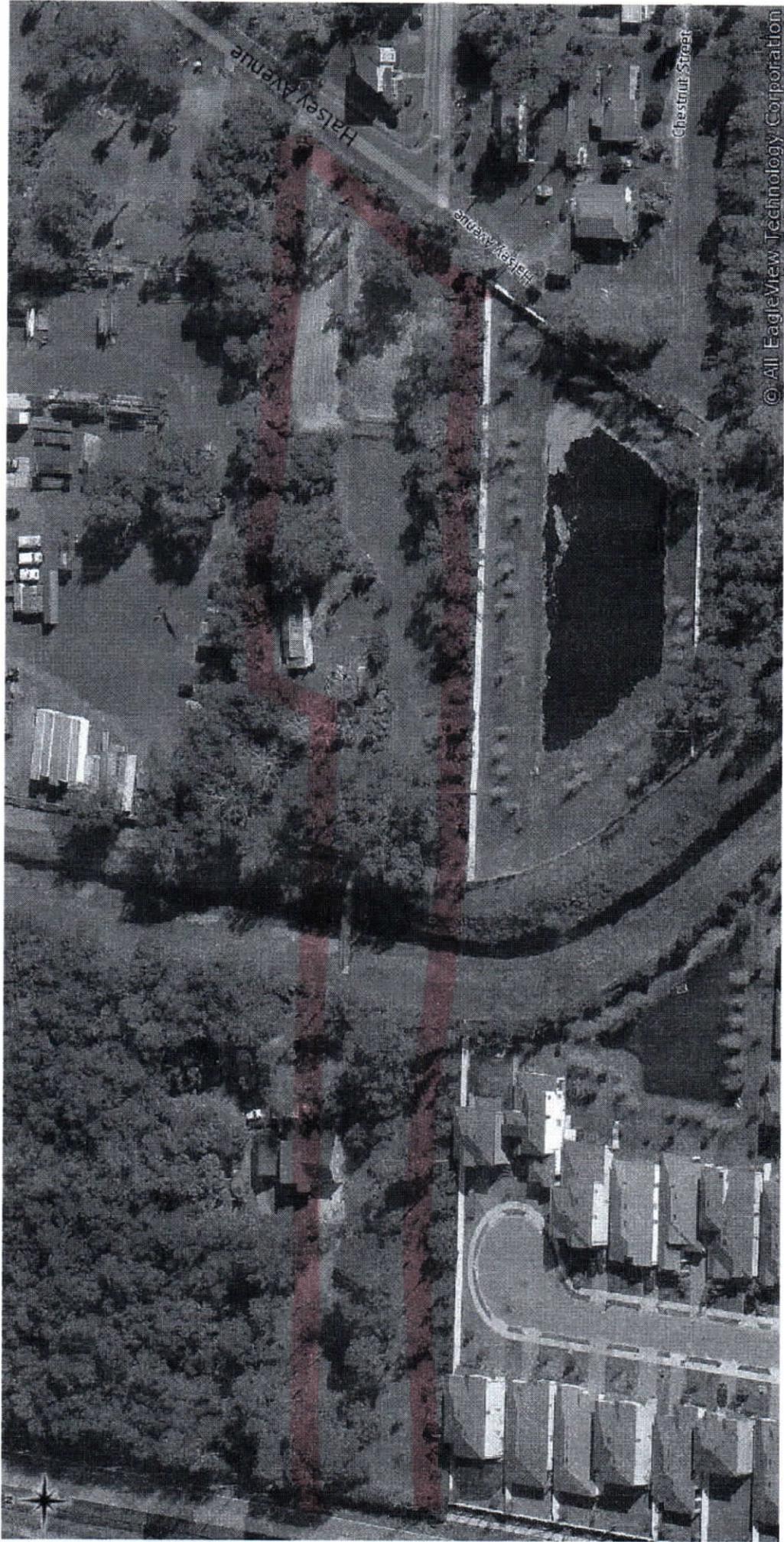
Parcel ID#: 16-19-30-5AB-0200-0040

The land on Halsey Ave would be used for boat, RV and trailer storage. Individuals would rent spaces on the land to store boats, RVs and all types of trailers, that would otherwise not fit or be allowed, due to HOA restrictions, on their own property.

The property is currently zoned R-1 and we would like to get it rezoned so that we can use the property for storage, whether that rezoning is commercial or otherwise. Individuals would enter from Orange Blvd onto Halsey and down to the property. There is a canal on the property, but we do not plan on going beyond the canal (see sketch proposal).

Each individual renting a space would have their own designated spot on the land. The area would be gated and locked and they would need to enter via a code. Lighting, cameras and other security measures will be in place to ensure that the individual's property is secure.

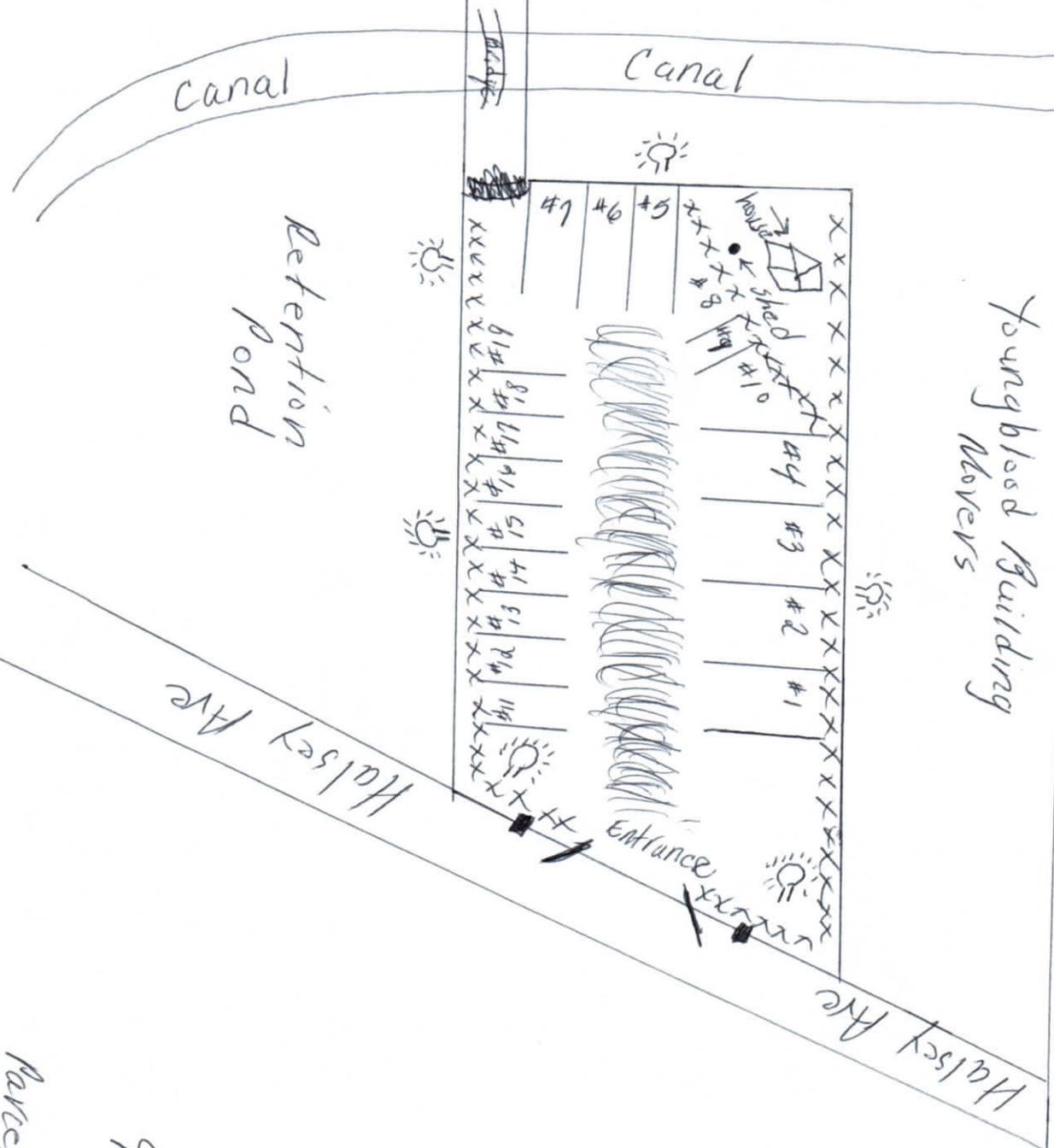
# Halsey





Orange Blvd

Youngblood Building  
Movers



Halsey Ave

Halsey Ave

950 Halsey  
Ave.

Parcel: 16-19-30-54B-  
0200-0040

- ▬ = dirt road
- = Camera
- ✕ = fence 8" barbwire
- = line

# Property Record Card



**Parcel** 16-19-30-5AB-0200-0040

**Property Address** 950 HALSEY AVE SANFORD, FL 32771

## Parcel Location

## Site View



## Parcel Information

## Value Summary

<b>Parcel</b>	16-19-30-5AB-0200-0040
<b>Owner(s)</b>	CLARK, OCTAVIUS - Tenants in Common :60 WARD, HELEN - Tenants in Common :10 BRADWELL, DESIREE - Tenants in Common :10 BRADWELL, JAMES JR - Tenants in Common :10 BRADWELL, CHARLOTTE - Tenants in Common :10 Heir
<b>Property Address</b>	950 HALSEY AVE SANFORD, FL 32771
<b>Mailing</b>	PO BOX 470209 LAKE MONROE, FL 32747-0209
<b>Subdivision Name</b>	
<b>Tax District</b>	
<b>DOR Use Code</b>	
<b>Exemptions</b>	
<b>AG Classification</b>	

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$35,436	\$32,510
<b>Depreciated EXFT Value</b>	\$1,600	\$1,200
<b>Land Value (Market)</b>	\$143,100	\$143,100
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$180,136	\$176,810
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$52,167	\$51,800
<b>Amendment 1 Adj</b>	\$21,294	\$24,579
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$106,675	\$100,431

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$2,370.69    **2022 Tax Savings with Exemptions** \$1,259.17  
**2022 Tax Bill Amount** \$1,111.52

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 4 (LESS N 150 FT OF PT LYING  
W OF CANAL) BLK 2  
SANFORD FARMS  
PB 1 PG 127

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$106,675	\$30,915	\$75,760
SJWM(Saint Johns Water Management)	\$106,675	\$30,915	\$75,760
FIRE	\$106,675	\$30,915	\$75,760
COUNTY GENERAL FUND	\$106,675	\$30,915	\$75,760
Schools	\$127,969	\$25,000	\$102,969

## Sales

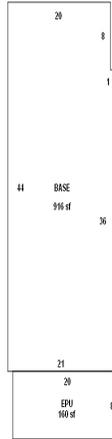
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/01/2012	07840	1054	\$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1052	\$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1056	\$3,000	No	Improved
WARRANTY DEED	07/01/2012	07840	1050	\$100	No	Improved
WARRANTY DEED	08/01/2005	05881	0311	\$4,000	No	Improved
PROBATE RECORDS	06/01/2000	03869	1079	\$100	No	Improved
PROBATE RECORDS	06/01/1998	03449	1630	\$100	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			3.18	\$75,000.00	\$143,100

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages				
1	SINGLE FAMILY	1945	2	1.0	3	916	1,076	916	SIDING GRADE 3	\$35,436	\$88,590	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>ENCLOSED PORCH UNFINISHED</td> <td>160.00</td> </tr> </tbody> </table>	Description	Area	ENCLOSED PORCH UNFINISHED	160.00
Description	Area															
ENCLOSED PORCH UNFINISHED	160.00															



9280 by 9280

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Value	New Cost
SHED	06/01/1960	1	\$400	\$1,000
CARPORT 2	06/01/1960	1	\$1,200	\$3,000

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	MON	WED	Waste Pro

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	1

## School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 1/6/2023 8:50:38 AM

Project Number: 23-80000001

Address:

Credit Card Number: 47\*\*\*\*\*8104

Authorization: 009432

Transaction ID: 060123018-B2AEF9DB-0F91-4F3C-90B7-F7AB34CF27BE

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00