



Paid: 2/21/23

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

PROJ. #: 23-8000030
PM: Jay
REC'D: 2/21/23

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: HOWELL BRANCH RD PROPERTY
PARCEL ID #(S): 35-21-30-300-0400-0000
TOTAL ACREAGE: 4.13 AC BCC DISTRICT: 1 - DILLARI
ZONING: A-1 FUTURE LAND USE: MDR

APPLICANT

NAME: PATRICK KNIGHT COMPANY: KNIGHTIRA, LLC
ADDRESS: 1900 E ADAMS DRIVE
CITY: MAITLAND STATE: FLORIDA ZIP: 32751
PHONE: EMAIL: PATJKNIGHT@AOL.COM

CONSULTANT

NAME: BILL MAKI COMPANY: DALY DESIGN GROUP
ADDRESS: 913 N PENNSYLVANIA AVE
CITY: WINTER PARK STATE: FLORIDA ZIP: 32789
PHONE: 407-740-7373 EMAIL: TDALY@DALYDESIGN.COM

PROPOSED DEVELOPMENT

Brief description of proposed development: REZONE PROPERTY FROM A-1 TO R-1BB
TO CONSTRUCT A SINGLE FAMILY RESIDENTIAL COMMUNITY CONSISTENT WITH R-1BB
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/3	COM DOC DUE: 3/9	DRC MEETING: 3/15
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: MDR	LOCATION: North of Aloma Ave
W/S: Seminole County	BCC: 1-DILLARI	& east of Howell Branch Road

Agenda: 4/10/23

Transmittal

To: Seminole County
Planning and Development Division
West Wing, 2nd Floor, Rm 2028
1101 East First Street, Sanford, FL 32771

Date: 02.16.2023

From: Bill Maki

Re: Howell Branch Rd Property

Job: 23204

VIA: Courier

Cc:

Please find enclosed the following material:

Pre Application Meeting:

- Pre application meeting request
- Project narrative
- Existing conditions aerial photo
- Conceptual site plan
- Submittal fee \$50.00 check no. 5797

February 16, 2023

Seminole County
Planning and Development Division
1101 East First Street
Sanford FL. 32771

Re: Howell Branch Road Property
Development Narrative

Job no: 23204

PID: 35-21-30-300-0400-0000

To whom it may concern:

On behalf of our client Knightira, LLC please find enclosed a pre application meeting request to discuss the proposed 16 single family residential lots on the 4.13 ac (3.87du/ac) on the above referenced parcel. The property is located along Howell Branch Road approximately ¼ north of Aloma Ave.

The existing FLU for the site is Medium Density Residential, which permits up to 7 du/ac and the existing zoning category is A-1. The applicant is requesting to rezone the property from A-1 to R-1BB to develop up to 16 single family residential lots consistent with the MDR and R-1BB standards.

Access to the site will be provided from Lake Howell Road and shall line up with the Howell Branch Cove entrance. Existing infrastructure to support the development is located adjacent to the site and there is capacity to serve the proposed residential development.

We look forward to meeting with staff to discuss this project. If you have any questions or concerns please feel free to contact the office.

Sincerely,



William Maki, RLA
Project Manager
Daly Design Group

Cc: Patrick Knight

February 16, 2023

Seminole County
Planning and Development Division
1101 East First Street
Sanford FL. 32771

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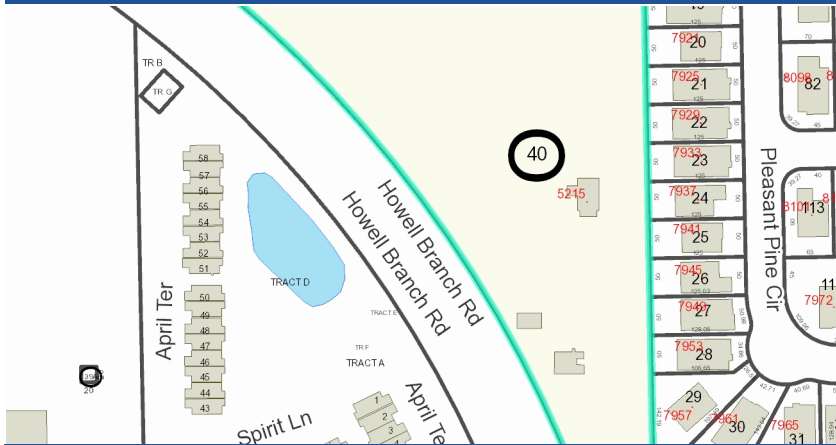
Property Record Card



Parcel 35-21-30-300-0400-0000

Property Address 5215 HOWELL BRANCH RD WINTER PARK, FL 32792

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0400-0000
Owner(s)	5215 HOWELL BRANCH LLC
Property Address	5215 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing	3942 HAYNES CIR CASSELBERRY, FL 32707-6361
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$995	\$912
Depreciated EXFT Value		
Land Value (Market)	\$330,400	\$330,400
Land Value Ag		
Just/Market Value	\$331,395	\$331,312
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$331,395	\$331,312

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,442.26**
2022 Tax Bill Amount **\$4,442.26**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E
 SE 1/4 OF NE 1/4 OF SE 1/4
 LYING ELY OF HOWELL BRANCH RD

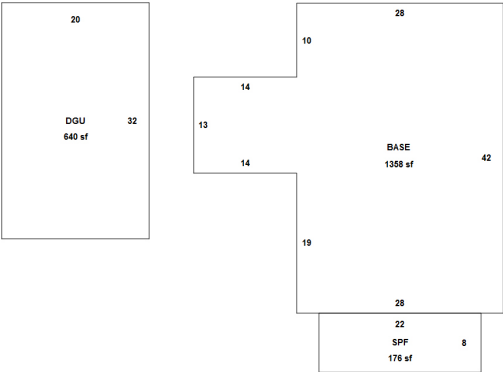
Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$331,395	\$0	\$331,395
SJWM(Saint Johns Water Management)	\$331,395	\$0	\$331,395
FIRE	\$331,395	\$0	\$331,395
COUNTY GENERAL FUND	\$331,395	\$0	\$331,395
Schools	\$331,395	\$0	\$331,395

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/20/2022	10265	0596	\$100	No	Improved
TRUSTEE DEED	02/10/2022	10240	0063	\$100	No	Improved
ADMINISTRATIVE DEED	11/05/2021	10177	0688	\$100	No	Improved
PROBATE RECORDS	06/15/2021	09964	1369	\$100	No	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
ACREAGE			4.13	\$100,000.00	\$330,400	

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1924	3	1.0	3	1,358	2,174	1,358	SIDING GRADE 3	\$640	\$1,600	Description	Area
												SCREEN PORCH FINISHED	176.00
												DETACHED GARAGE UNFINISHED	640.00

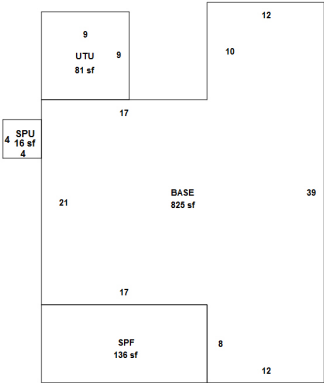


Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	SINGLE FAMILY	1935	2	1.0	3	825	1,058	825	SIDING GRADE 3	\$355	\$888	Description	Area
												UTILITY UNFINISHED	81.00
												SCREEN PORCH FINISHED	136.00
												SCREEN PORCH UNFINISHED	16.00



Sketch by Apex Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

Permits									
Permit #	Description				Agency	Amount	CO Date	Permit Date	
05574	WELL; PAD PER PERMIT 5220 HOWELL BRANCH RD				County	\$0		8/1/1997	
06903	6' HIGH WOOD FENCE; PAD PER PERMIT 5215 HOWELL BRANCH RD				County	\$795		10/1/1997	
Extra Features									
Description				Year Built	Units	Value	New Cost		
Zoning									
Zoning		Zoning Description			Future Land Use		Future Land Use Description		
A-1		Medium Density Residential			MDR		Agricultural-1Ac		
Utility Information									
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler	
23.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	Waste Pro	
Political Representation									
Commissioner		US Congress		State House		State Senate		Voting Precinct	
Dist 1 - Bob Dallari		Dist 7 - Cory Mills		Dist 30 - Susan Plasencia		Dist 9 - Jason Brodeur		68	
School Information									
Elementary School District			Middle School District			High School District			
Eastbrook			Tuskawilla			Lake Howell			
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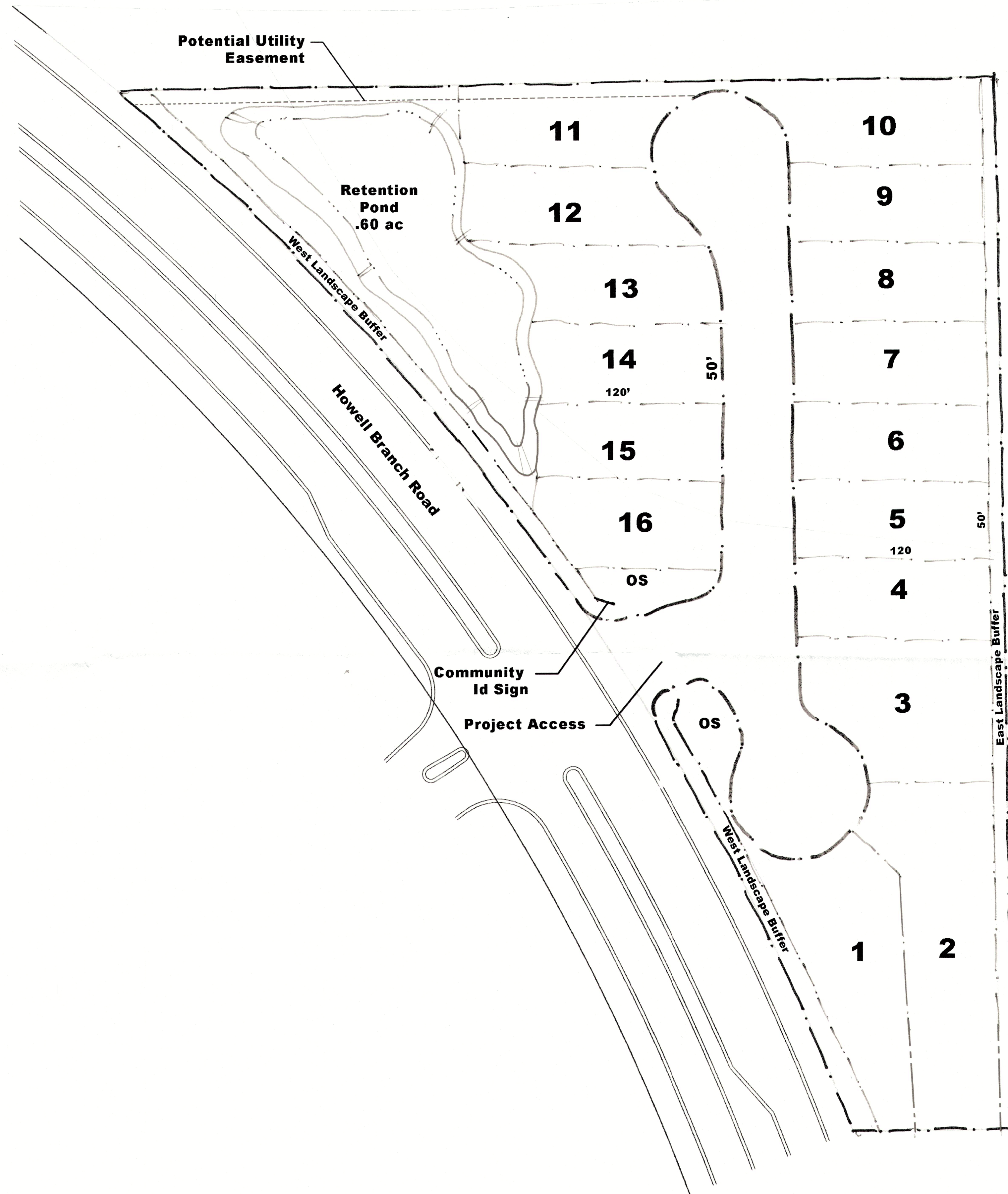


Howell Branch Road Property Seminole County, Florida

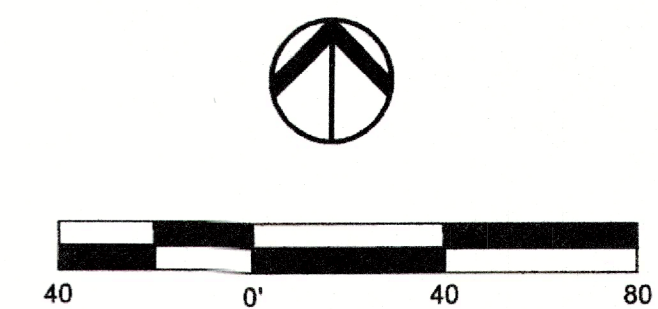


daly design group

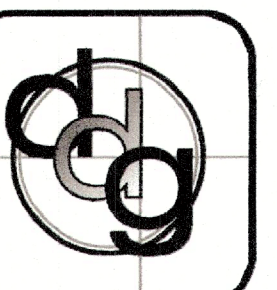
Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave., Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com
Job No.: 23204 Scale: nts Date: 02.16.2023



SITE DATA	
Parcel ID	35-21-30-300-0400-0000
Total Land Area	4.13 ac
Existing FLU	MDR
Existin gZoning	A-1
Proposed Zoning	R-1BB
Preposed Retention	0.61 ac
Total Units	16 du
Proposed Density	3.87 du/ac
Building Criteria	
Minimum Lot Size	50' x 100' (5,000 sf)
Typical Lot Size	50' x 120' (6,000 sf)
Setbacks	
Front	20'
Rear	20'
Side	5'
Street Side	20'
Accessory Structures	10'
Proposed Buffers	
West	15'
East	10'
North	0'
South	0'



PROJECT NO.	23204
SCALE	1"=40'
DATE	Feb 23
SHEET	CP-101



Conceptual Site Plan
Howell Branch Rd Property
Seminole County, Florida

REV	DATE	DESCRIPTION	BY

daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

*

2/21/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:19:15
PROJ # 23-80000030 RECEIPT # 0052739
OWNER:
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 000000005797

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: PATRICK J KNIGHT

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE