



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

PROJ. #: \_\_\_\_\_  
 PM: Maya  
 REC'D: 1/19/23

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Lake Mills Park Boardwalk Replacement	
PARCEL ID #(S): 28-21-32-503-0B00-0030	
TOTAL ACREAGE: 38.39 <u>39.57</u>	BCC DISTRICT: 1
ZONING: R-1A	FUTURE LAND USE: REC

**APPLICANT**

NAME: Carl Kelly	COMPANY: Seminole County Leisure Services		
ADDRESS: 100 E 1st Street			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: (407) 665-2906	EMAIL: ckelly@seminolecountyfl.gov		

**CONSULTANT**

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

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Replacement for 865 LF of 6' wide elevated boardwalk

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE:	COM DOC DUE:	DRC MEETING:
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>RIA</u>	FLU: <u>REC</u>	LOCATION: <u>NE of tropical Ave</u>
W/S: <u>PL GOVT Utility</u>	BCC: <u>1 Dallari</u>	<u>+ Lakemills rd.</u>



**PROJECT AND OWNER**  
**LAKE MILLS BOARDWALK**  
 Seminole County  
 Florida  
 Leisure Services  
 Greenways & Natural  
 Lands  
 100 E. 1st Street  
 Tallahassee, FL 32301  
 PH: (907) 665-2001  
**CONSULTANTS**

**LANDSCAPE ARCHITECT**  
 CARL J. KELLY, JR., RLA

REG. # 0001764

PROJECT NO. LM801.01  
 DESIGNED BY CJK  
 DRAWN BY CJK  
 CHECKED BY CJK  
 DATE 12/14/22  
 REVISIONS  
 01/17/23, Drawing Change

**DRAWING SCALE**

1" = 40' North  
 SCALE: 1"=40'-0"

**DRAWING TITLE**  
 SITE PLAN

**DRAWING NUMBER**

**SP-01**

**SHEET 01 of 02**



**NOTE:**  
 FIRE EXTINGUISHERS SHALL BE PLACED IN A WEATHERPROOF ENCLOSURE. THEIR LOCATION MUST BE VISIBLE, ACCESSIBLE, AND LOCATED EVERY 150 LINEAR FEET ALONG THE BOARDWALK.



**PROJECT AND OWNER:**  
**LAKE MILLS BOARDWALK**  
 Seminole County  
 Florida  
 Leisure Services  
 Parks, Trails, Highways & Natural  
 Lands  
 100 E. 1st Street  
 Sanford, FL 32771  
 PH: (407) 865-5001

**CONSULTANTS:**  
 LANDSCAPE ARCHITECT  
 CAROL KELLEY, AIA, LEED  
 100 E. 1st Street  
 Sanford, FL 32771  
 PH: (407) 865-5001

REG. # 0007164  
 PROJECT NO. LMB01.01  
 DESIGNED BY CJK  
 DRAWN BY CJK  
 CHECKED BY CJK  
 DATE 12/14/22  
 ISSUED FOR 01/17/23, Decking, Change

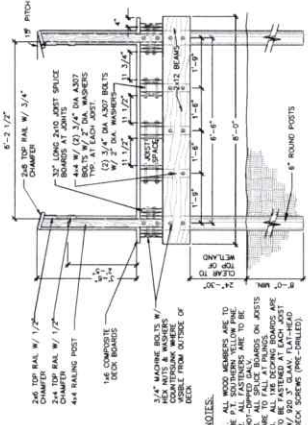
**DRAWING TITLE:**  
 HARDSCAPE  
 DETAILS

**DRAWING NUMBER:**  
 HS-01

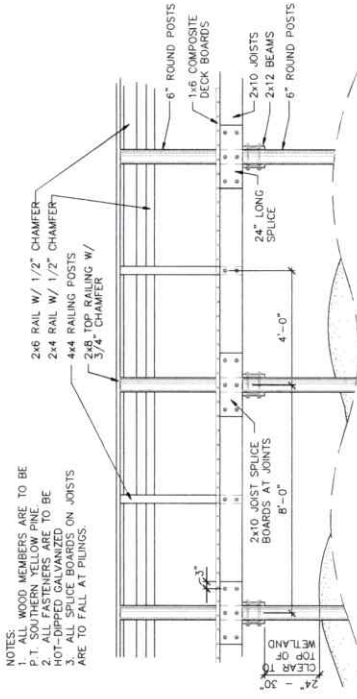
**SHEET** 02 **OF** 02

**STRUCTURAL DESIGN CRITERIA:**

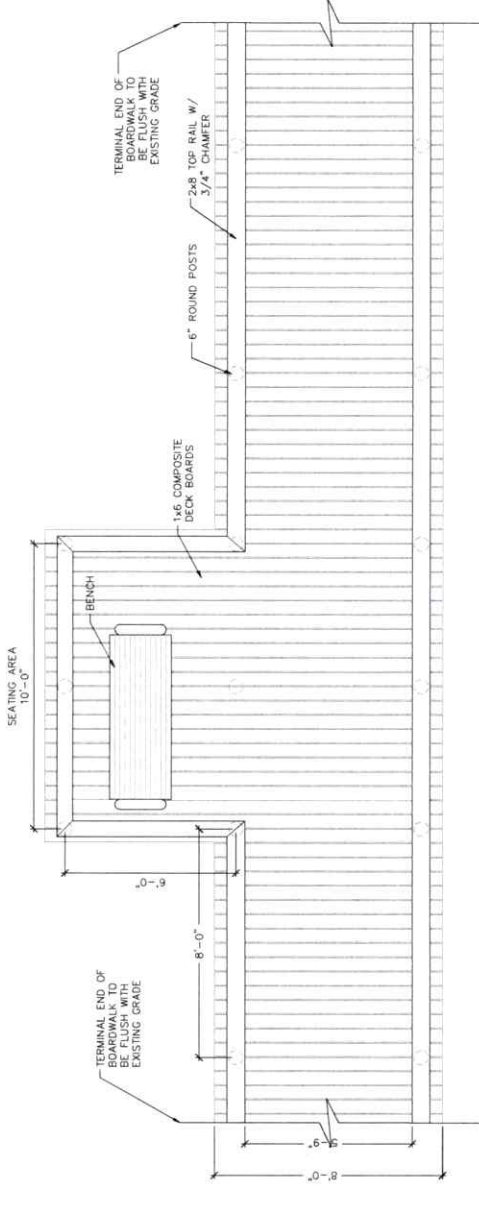
1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE FOLLOWING:
  - A. MODEL STANDARDS AND SPECIFICATIONS.
  - B. AISC 360 STEEL DESIGN SPECIFICATIONS.
  - C. ACI 318M CONCRETE STRUCTURE CODE.
  - D. ALUMINUM DESIGN MANUAL.
  - E. ALUMINUM STRUCTURE CODE, TENTH EDITION.
  - F. SPECIFICATIONS FOR ALUMINUM STRUCTURES, TENTH EDITION.
  - G. ALUMINUM DESIGN MANUAL, TENTH EDITION.
2. SUPERIMPOSED DECKING LOADS:
  - A. LIVE LOAD (MIN): 70 PSF DEAD LOAD (MIN): 10 PSF
  - B. WIND LOADS:
    - 1. DESIGN WIND SPEED: 140 MPH
    - 2. WIND EXPOSURE: B
    - 3. STRUCTURE SIZE: 1-1.5, G-35
    - 4. DESIGN WIND PRESSURE: 21 PSF
3. FOUNDATIONS:
  - A. ASSUMED FOUNDATION BEARING CAPACITY.
  - B. FOUNDATION TYPE SHALL BE DETERMINED AND RELATED WITH CLEAN STRUCTURE. THE PILES IN GOOD LAYERS NOT EXCEEDING 80 FT DEPTH SHALL BE USED. THE FOUNDATION SHALL BE THE STRUCTURAL REQUIREMENT TO BE STIPULATED IN GEOTECHNICAL REPORT.
4. GENERAL:
  1. ALL DIMENSIONS AND TOLERANCES SPECIFIED WITHIN THIS DRAWING ARE TO BE AS SHOWN UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE OUTLINE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS SHOWN ON ELEVATIONS ARE REFERENCED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
  4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OTHER DEPENDENCIES FOR ANY ITEMS TO BE INSTALLED AT EACH JOINT.
  5. TEMPORARY BRACING, SHORING, ETC., SHALL BE USED WHERE NECESSARY TO MAINTAIN THE STRUCTURE IN UPRIGHT POSITION.
  6. REBAR SHALL BE INSTALLED AS SHOWN.
  7. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED WALL/COLUMN AND EXISTING UTILITIES.
5. WOOD:
  1. ALL DIMENSIONS SHALL CONFORM TO AISC NATIONAL DESIGN SPECIFICATIONS AND NDS WOOD DESIGN GUIDE.
  2. ALL STRUCTURAL ELEMENTS (COLUMNS, BATTENS, JOIST, ETC.) SHALL BE SOUTHERN PINE.
  3. ALL WOOD SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S
  4. ALL WOOD SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S
  5. ALL WOOD SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S
  6. ALL WOOD SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S
  7. BATTENS SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S
  8. ALL WOOD SHALL BE PRESERVE TREATED WITH MINIMUM ATTENTION OF ACQ2 AS FOLLOWS:
    - A. PILES OR WOOD IN DIRECT CONTACT WITH FRESH WATER - 2B
    - B. BATTENS & JOIST (MOVIE GROUND) - 2S
    - C. BATTENS & JOIST (MOVIE GROUND) - 2S
    - D. BATTENS & JOIST (MOVIE GROUND) - 2S



**Boardwalk Elevation**  
 SCALE: 1/2" = 1'-0"  
 HS-01



**Boardwalk Section**  
 SCALE: 1/2" = 1'-0"  
 HS-01



**Boardwalk Plan View**  
 SCALE: 1/2" = 1'-0"  
 HS-01

# Property Record Card



**Parcel** 28-21-32-503-0B00-0030

**Property Address** 1301 TROPICAL AVE CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	28-21-32-503-0B00-0030		<b>2023 Working Values</b>	<b>2022 Certified Values</b>
<b>Owner(s)</b>	SEMINOLE B C C	<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Property Address</b>	1301 TROPICAL AVE CHULUOTA, FL 32766	<b>Number of Buildings</b>	4	4
<b>Mailing</b>	1101 E 1ST ST SANFORD, FL 32771-1468	<b>Depreciated Bldg Value</b>	\$185,858	\$184,003
<b>Subdivision Name</b>	CHULUOTA	<b>Depreciated EXFT Value</b>	\$100,513	\$99,116
<b>Tax District</b>	01-COUNTY-TX DIST 1	<b>Land Value (Market)</b>	\$2,303,400	\$2,303,400
<b>DOR Use Code</b>	82-FOREST/PARKS/REC AREAS	<b>Land Value Ag</b>		
<b>Exemptions</b>	85-COUNTY(2007)	<b>Just/Market Value</b>	\$2,589,771	\$2,586,519
<b>AG Classification</b>	No	<b>Portability Adj</b>		
		<b>Save Our Homes Adj</b>	\$0	\$0
		<b>Amendment 1 Adj</b>	\$1,547,452	\$1,638,956
		<b>P&amp;G Adj</b>	\$0	\$0
		<b>Assessed Value</b>	\$1,042,319	\$947,563

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$34,680.31 **2022 Tax Savings with Exemptions** \$34,680.31  
**2022 Tax Bill Amount** \$0.00

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 3 & 4 BLK B & ALL BLKS H & I &  
 LOTS 1 TO 4 & 6 & 8 TO 12 BLK J &  
 ALL BLKS O & U & VACD STS & ALLEYS  
 & BEG 50 FT W & 30 FT S OF SW COR  
 BLK A RUN S 10 FT E 720 FT N 10 FT  
 W 720 FT TO BEG (LESS S 1/2 OF VACD  
 ST ON S BLK J & N 1/2 VACD ST ON N  
 BLK K) & THAT PT OF AREA MARKED FOR  
 TROPICAL PARK LYING NLY OF LAKE  
 MILLS RD  
 CHULUOTA  
 PB 2 PG 31

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,042,319	\$1,042,319	\$0
SJWM(Saint Johns Water Management)	\$1,042,319	\$1,042,319	\$0
FIRE	\$1,042,319	\$1,042,319	\$0
COUNTY GENERAL FUND	\$1,042,319	\$1,042,319	\$0
Schools	\$2,589,771	\$2,589,771	\$0

## Sales

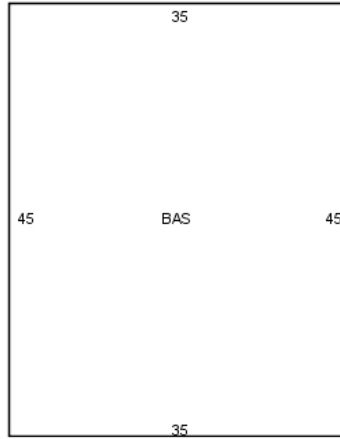
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	01/01/1975	01062	0200	\$100	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			38.39	\$60,000.00	\$2,303,400

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
3	SINGLE FAMILY	1950	3	1.0	3	1,575	1,674	1,575	SIDING GRADE 3	\$65,402	\$153,887	Description	
												OPEN PORCH FINISHED	99.00



Building 3 - Page 1

\*\* Year Built (Actual / Effective)

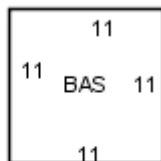
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	MASONRY PILASTER .	1985	1	650.00	CONCRETE BLOCK - MASONRY	\$56,866	\$97,624	Description	
								Area	

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MASONRY PILASTER .	1985	1	650.00	CONCRETE BLOCK - MASONRY	\$56,866	\$97,624	Description	Area

Building 0 - Page

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	STEEL/PRE ENGINEERED.	1980	1	121.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$6,724	\$16,809	Description	Area



Building 4 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06892	INSTALL (2) 60 AMP SVCS; PAD PER PERMIT 1303 TROPICAL AVE	County	\$1,500		10/1/1997
04112	REROOF-TRUSS	County	\$7,000		5/4/2000
10543	REROOF	County	\$2,244		9/21/2007
16941	ROOF REPLACEMENT	County	\$35,000		9/13/2005
06457	3 PACKAGE A/C UNITS; PAD PER PERMIT 1303 TROPICAL AVE	County	\$16,750		9/1/1997
02304	60KW GEN SET W/TRANSFER SWITCH; LAKE MILLS PARK	County	\$3,400		4/1/1998
13969	DEMO SFR	County	\$1,000		7/20/2005
06048	REROOF	County	\$1,588		8/9/2012
06051	REROOF	County	\$2,513		8/9/2012
06047	REROOF	County	\$3,869		8/9/2012
06050	REROOF	County	\$2,533		8/9/2012
04282	CELL TOWER - FOUNDATION ONLY - CHULUOTA - 1283 TROPICAL AVE	County	\$168,826		6/7/2012
03210	220' CELL TOWER & COMMUNICATION FACILITY - 1283 TROPICAL AVE	County	\$399,670		5/1/2012
05507	DEMO- 1307 TROPICAL AVE	County	\$67,000		5/30/2018

## Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1980	56,577	\$46,167	\$115,417
6' CHAIN LINK FENCE	10/01/1980	1,450	\$5,893	\$14,732
WOOD UTILITY BLDG	10/01/1980	144	\$518	\$1,296
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968
PUBLIC PAVILION	10/01/1985	1	\$9,587	\$23,968

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1A	Recreation	REC	Single Family-9000

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	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	82

## School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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