



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

PROJ. #: 23-80000023
PM: Joy
REC'D: 2/13/23

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: Habitat for Humanity Single Family Lake Dr	
PARCEL ID #(S): 10-21-30-5BQ-0000-001A	
TOTAL ACREAGE: 0.28	BCC DISTRICT:
ZONING: R-1	FUTURE LAND USE:

APPLICANT

NAME: Bob Sendgikoski	COMPANY: Habitat for Humanity	
ADDRESS: P.O. Box 181010		
CITY: Casselberry	STATE: FL	ZIP: 32718
PHONE: 309 740 5349	EMAIL: construction@habitat-sa-org	

CONSULTANT

NAME: Marie Regan	COMPANY: Regan Planning & Permits	
ADDRESS: 2914 Pickfair St		
CITY: ORLANDO	STATE: FL	ZIP: 32803
PHONE: 321 806 1186	EMAIL: reganplanning@gmail.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: <u>HABITAT FOR HUMANITY SINGLE FAMILY HOME</u> <u>1 STORY 1620SF</u>				
☐ SUBDIVISION	☐ LAND USE AMENDMENT	☐ REZONE	☒ SITE PLAN	☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>2/24</u>	COM DOC DUE: <u>3/2</u>	DRC MEETING: <u>3/8</u>
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION: <u>SE 8 Seminda Blvd</u>
W/S: <u>water-Casselberry</u>	BCC: <u>2-Zembower</u>	<u>& AZALEA Ave</u>

Revised Oct 2020

Sewer-Seminda
Agenda: 3/3

Pre-application Narrative - Lake Dr

Habitat for Humanity would like to request the following for Lake Dr, Parcel ID 10-21-30-5BQ-0000-001A:

1. Building permit for 1 single family home (model to be determined)

Single family homes

Single family homes to meet County setback & minimum house size requirements. Plot plan attached.

Questions.

Planning

- Zoning on Lot 1a?
- Is there a parking requirement? Number of spaces? Length of driveway?
- Is there a requirement for a garage or carport?
- Setbacks for A/C units?
- Sidewalk requirements?
- Tree permits required for tree removal?

Building

- Any requirements?

Fire

- Any requirements? Fire hydrant?

Impact Fees

- Will there be any additional impact fees charged by the County such as traffic or utilities?

Public Works/Engineering

- Any issues with access? Jim Potter informed us that the driveway needs to be as far away from the intersection as possible. Also that cars cannot back out onto Lake Dr.
- Jim Potter informed us that a large amount of fill will be required due to topography of the site and also a retaining wall due to the lake to the rear.
- Where are the utility hook ups?
- Will there be any stormwater requirements?
- ROW permits for driveways?

Utility Connection

- It appears that this site is on County sewer - awaiting confirmation from the County. Any issues with connecting? And what is the process?

Other?

- **Heavily Treed lot - will there be a process for tree removal?**

Processes required?

- Building Permit for Building
- Other? Tree Permits, ROW permits etc?

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF THE NORTH 300 FEET OF THE EAST 167 FEET OF LOT 3 (LESS ROAD) AND BEGIN AT THE SE CORNER OF THE NORTH 300 FEET OF LOT 3, RUN SOUTH TO THE NORTHERLY RIGHT OF WAY OF LAKE DRIVE NORTHWESTERLY ALONG RIGHT OF WAY TO A POINT WEST OF POINT OF BEGINNING, EAST TO POINT OF BEGINNING, WATT'S FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(PER PROPERTY APPRAISER'S WEBSITE)

FLOOD INFORMATION:

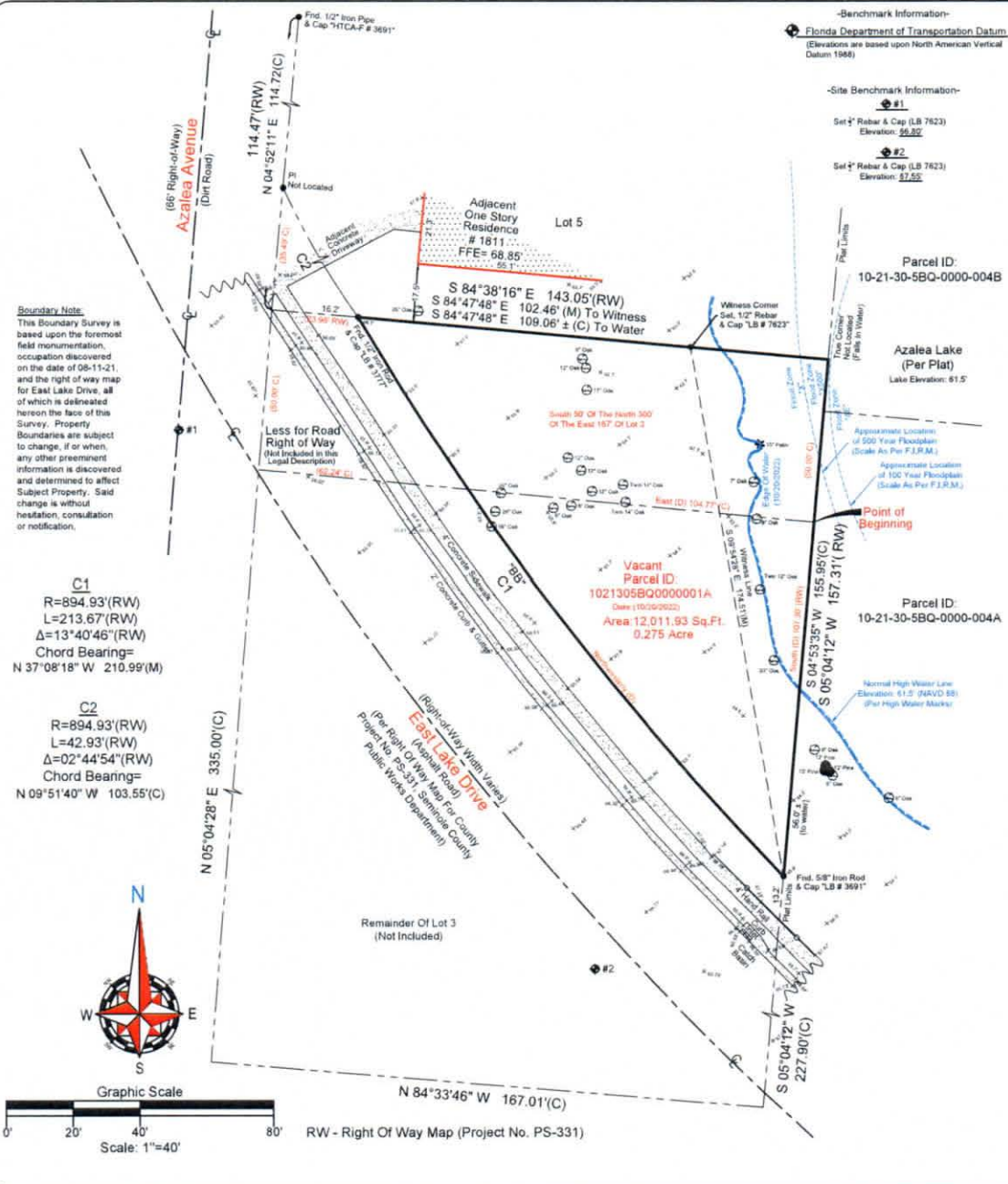
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X500 (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:

HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.



EAST LAKE DRIVE, CASSELBERRY, FLORIDA 32707

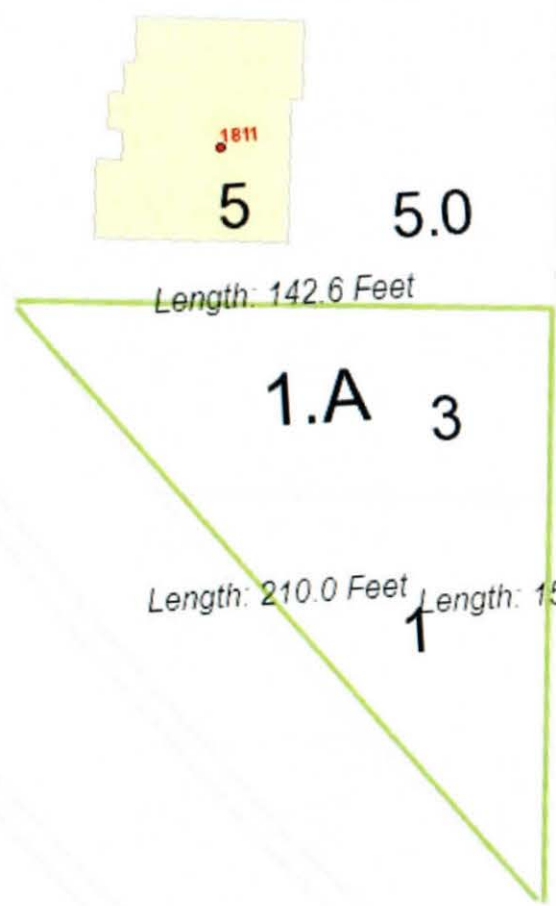


Field Date: 11/2/2022	Date Completed: 11/11/22	NOTES	I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-17.052 Florida Administrative Codes, Pursuant to Section 477.027 Florida Statutes. <i>Patrick K. Ireland</i> FOR THE FIRM Patrick K. Ireland, P.S.M. 6637, L.B. 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165
Drawn By: J.R.	File Number: IS-111136 TOPO	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes. >Subject to any Easements and/or Restrictions of Record. >Heating basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of this Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those that Certified. NONE VISIBLE POINTS OF INTEREST	

8
6 6.0
4
2.0
A

2.C 2

2.B



4.A 4

1.0
1

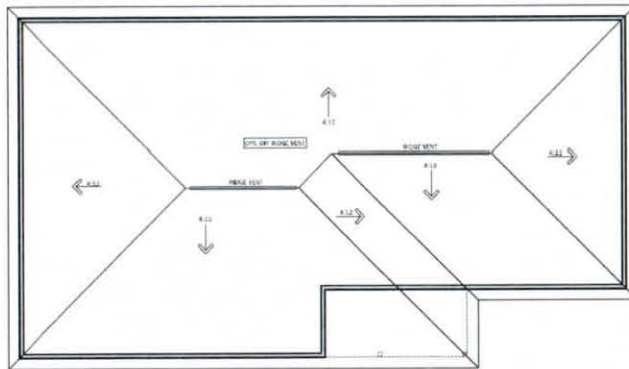
Seminola Blvd

Azalea Ave

Lake

Dr

Dr



BIRDSEYE PLAN

SCALE: 3/16" = 1'-0"
NOTE: ROOF OVERHANGS ARE 12" TYP. (U.S.A.)



PLAN VIEW

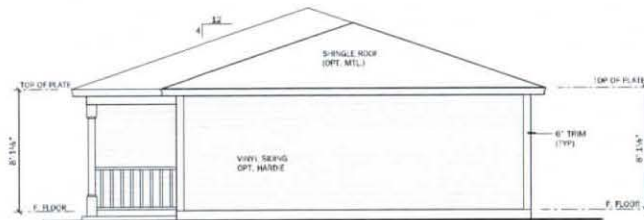


ELEVATION VIEW

PORCH/ENTRY COLUMN DETAIL

SCALE: 1/2" = 1'-0"

VENTILATION CALCULATION	
Formula = $50' \times 300' \div 2 = 344'$ = net sq footage of venting needed equally for intake and exhaust	
Roof product provides	4.00 sq ft / sq ft
Roof area provided	38.00 sq ft / sq ft
Net roof area provided	38.00 sq ft / sq ft
Overhang distance	1.00 ft
U.C. of area to be vented (SIP)	0.00 sq ft
Area needed for exhaust for upper 1/2	38.00 sq ft / sq ft
Area needed for intake (lower 1/2)	38.00 sq ft / sq ft
Minimum of U.C. Roofs (Vent for upper 1/2 needed)	38.00 sq ft / sq ft
U.C. of Roofs (vent needed for intake with U.C.)	38.00 sq ft / sq ft
Local Area of Roofs needed to meet required	38.00 sq ft / sq ft
Local Area provided by zone	38.00 sq ft / sq ft



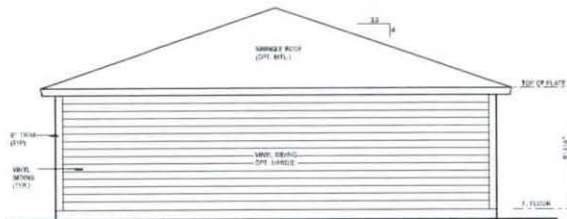
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

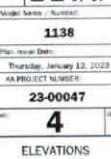


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

COUNTY SEAL

17-01726, January 12, 2023



PLOT PLAN

LEGAL DESCRIPTION:

THE SOUTH 50 FEET OF THE NORTH 300 FEET OF THE EAST 167 FEET OF LOT 3 (LESS ROAD) AND BEGIN AT THE SE CORNER OF THE NORTH 300 FEET OF LOT 3, RUN SOUTH TO THE NORTHERLY RIGHT OF WAY OF LAKE DRIVE NORTHWESTERLY ALONG RIGHT OF WAY TO A POINT WEST OF POINT OF BEGINNING, EAST TO POINT OF BEGINNING, WATT'S FARMS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

(PER PROPERTY APPRAISER'S WEBSITE)

FLOOD INFORMATION:

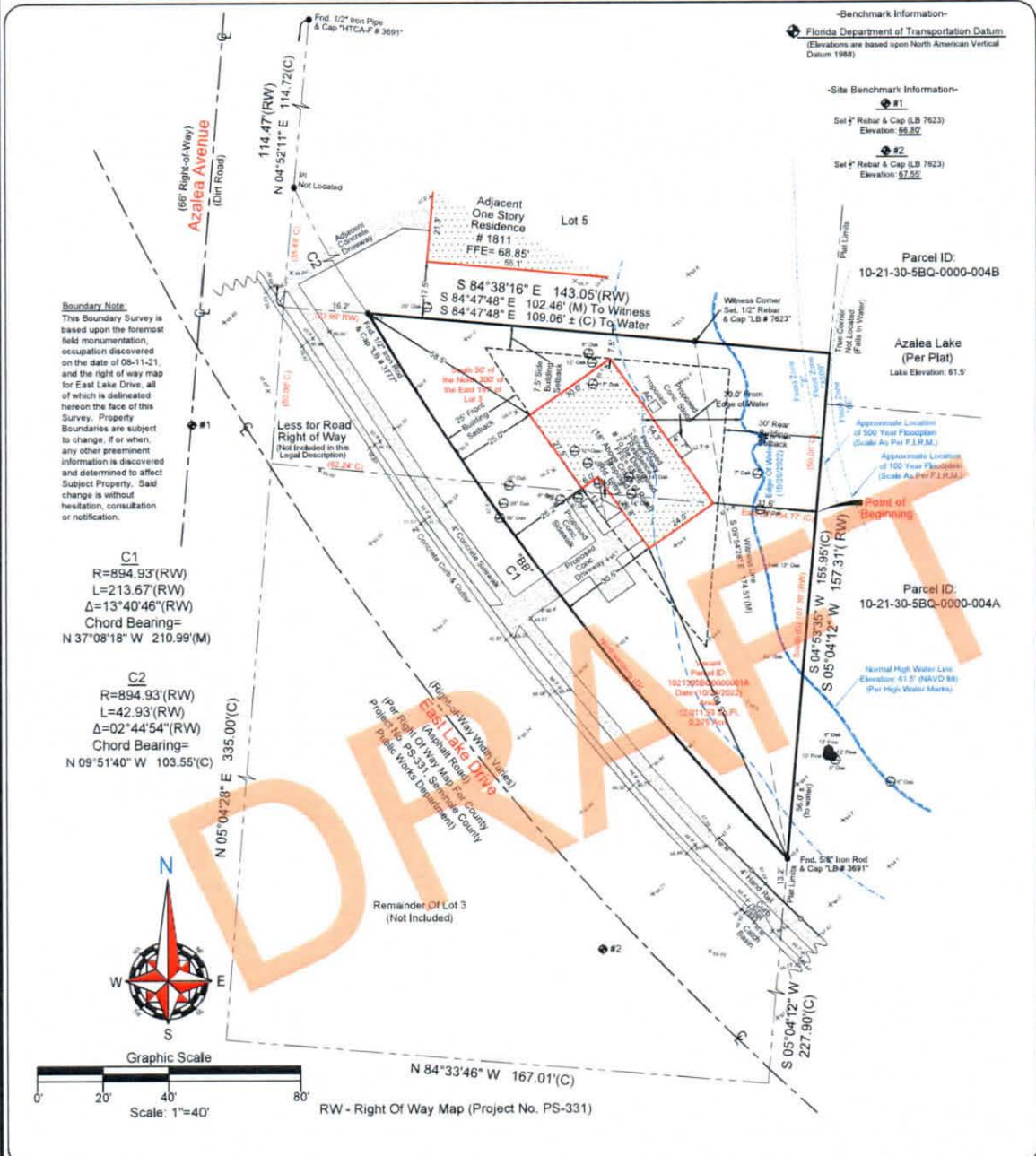
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X500 (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:

HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.



EAST LAKE DRIVE, CASSELBERRY, FLORIDA 32707



Field Date: 2/8/2023	Date Completed: 02/08/23	NOTES:	I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 62-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes. <i>Patrick K. Ireland</i> FOR THE FIRM Patrick K. Ireland, P.S. 6637 LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal. <i>Ireland & Associates Surveying, Inc.</i> 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165
Drawn By: G.H.	File Number: JS-111136 PP2	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "WB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. NONE VISIBLE POINTS OF INTEREST:	

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/12/2022	10371	0117	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	168.00	150.00	1	\$425.00	\$44,125

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
--------	--------------------	-----------------	-----------------------------

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
21.00	DUKE	CENTURY LINK	CASSELBERRY	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	48

School Information

Elementary School District	Middle School District	High School District
Sterling Park	South Seminole	Winter Springs

Copyright 2023 © Seminole County Property Appraiser

Property Record Card



Parcel 10-21-30-5BQ-0000-001A

Property Address

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	10-21-30-5BQ-0000-001A		
Owner(s)	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC	Valuation Method	Cost/Market
Property Address		Number of Buildings	0
Mailing	PO BOX 181010 CASSELBERRY, FL 32718-1010	Depreciated Bldg Value	0
Subdivision Name	WATTS FARMS	Depreciated EXFT Value	
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$44,125
DOR Use Code	80-VACANT GOVERNMENT	Land Value Ag	
Exemptions	34-CHARITABLE/CIVIC(2023)	Just/Market Value	\$44,125
AG Classification	No	Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
2022 Certified Tax Summary		Assessed Value	\$44,125

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$591.63 2022 Tax Savings with Exemptions \$591.63
2022 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 50 FT OF N 300 FT OF E 167 FT OF LOT 3 (LESS RD) & BEG SE COR OF N 300 FT OF LOT 3 RUN S TO NLY R/W LAKE DR NWLY ALONG NLY R/W TO APT W OF BEG E TO BEG
WATTS FARMS
PB 6 PG 80

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$44,125	\$44,125	\$0
SJWM(Saint Johns Water Management)	\$44,125	\$44,125	\$0
FIRE	\$44,125	\$44,125	\$0
COUNTY GENERAL FUND	\$44,125	\$44,125	\$0
Schools	\$44,125	\$44,125	\$0