



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

PROJ. #: 23-80000024
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 Chinaberry	
PARCEL ID #(S): 11-21-31-508-0300-0040	
TOTAL ACREAGE: 0.12	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 1440SF</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>NE of Chinaberry Ave</u>
W/S: <u>Oviedo</u>	BCC: <u>2-Zemower</u>	<u>Harrison St &</u>

Pre-application Narrative - Chinaberry

Habitat for Humanity would like to request the following for Chinaberry, Parcel ID 11-21-31-508-0300-0040:

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 in progress.

Questions.

Planning

- 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?
- Are Water & Sewer fees handled by the City or County?

Public Works/Engineering

- Any issues with access?
- Where are the utility hook ups?
- Will there be any stormwater requirements?
- ROW permits for driveways?

Utility Connection

- It appears that this site needs septic (we are awaiting confirmation from the City of Oviedo). Is there any issue with the size of the site and the allowance of a septic system?

Other?

Processes required?

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

Property Record Card



Parcel 11-21-31-508-0300-0040

Property Address CHINABERRY AVE OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	11-21-31-508-0300-0040		
Owner(s)	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC		
Property Address	CHINABERRY AVE OVIEDO, FL 32765		
Mailing	PO BOX 181010 CASSELBERRY, FL 32718-1010		
Subdivision Name	ALLENS 1ST ADD TO WASHINGTON HEIGHTS		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	80-VACANT GOVERNMENT		
Exemptions	34-CHARITABLE/CIVIC(2023)		
AG Classification	No		
		Valuation Method	Cost/Market
		Number of Buildings	0
		Depreciated Bldg Value	0
		Depreciated EXFT Value	
		Land Value (Market)	\$33,600
		Land Value Ag	
		Just/Market Value	\$33,600
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$33,600

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$450.51 2022 Tax Savings with Exemptions \$450.51
2022 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BLK 3
ALLENS 1ST ADD TO
WASHINGTON HEIGHTS
PB 3 PG 23

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$33,600	\$33,600	\$0
SJWM(Saint Johns Water Management)	\$33,600	\$33,600	\$0
FIRE	\$33,600	\$33,600	\$0
COUNTY GENERAL FUND	\$33,600	\$33,600	\$0
Schools	\$33,600	\$33,600	\$0

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/12/2022	10371	0122	\$100	No	Improved
TAX DEED	11/01/2015	08579	1835	\$100	No	Vacant
WARRANTY DEED	08/01/2001	04151	0499	\$10,000	No	Vacant
WARRANTY DEED	02/01/1992	02388	1214	\$5,000	No	Vacant
WARRANTY DEED	03/01/1981	01329	1983	\$4,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	50.00	105.00	0	\$800.00	\$33,600

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
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
44.00	DUKE	AT&T	OVIEDO	NA	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	71

School Information

Elementary School District	Middle School District	High School District
Partin	Jackson Heights	Hagerty

Copyright 2023 © Seminole County Property Appraiser

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

LOT 4, BLOCK 3, ALLENS FIRST ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD INFORMATION:

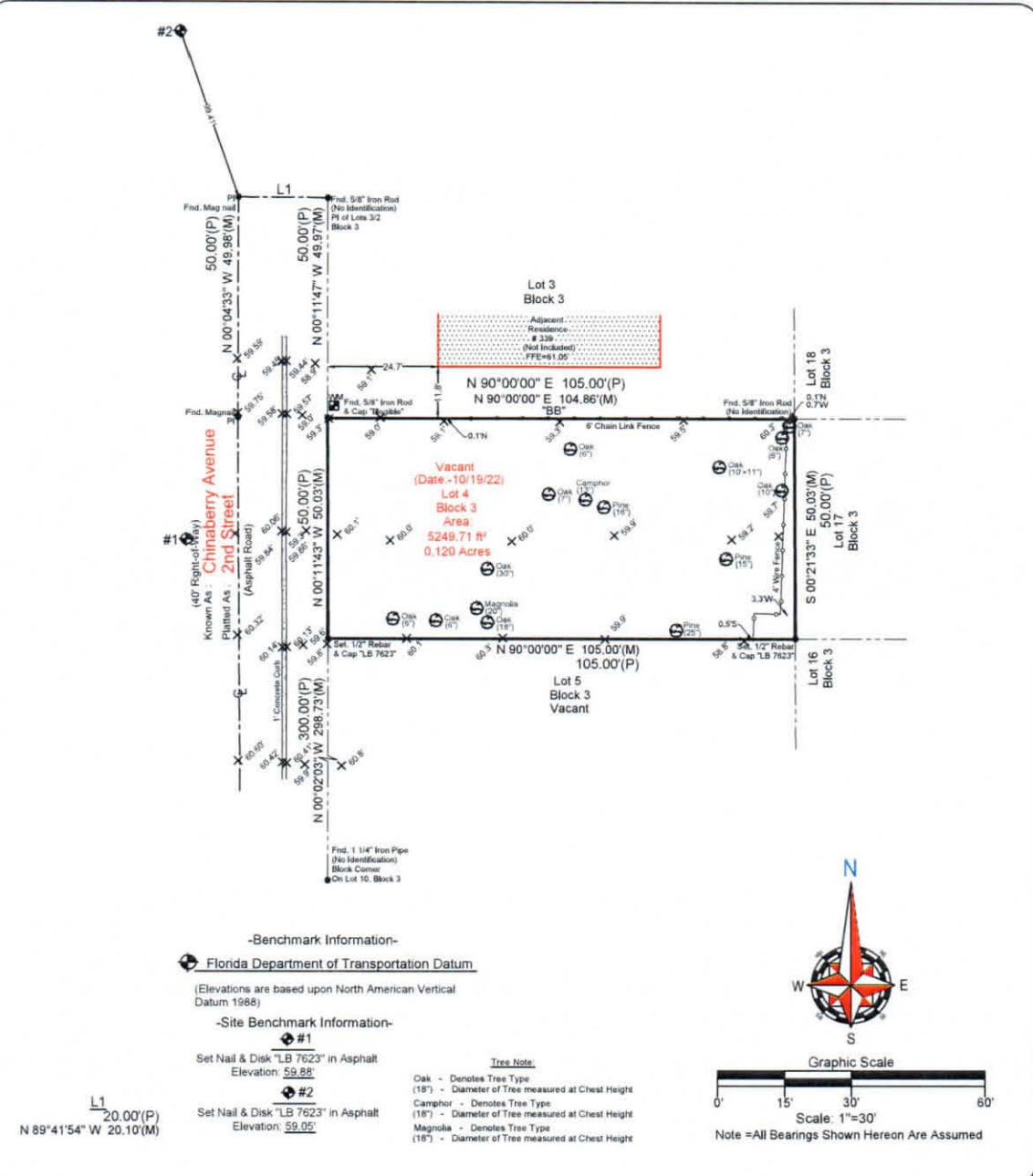
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:

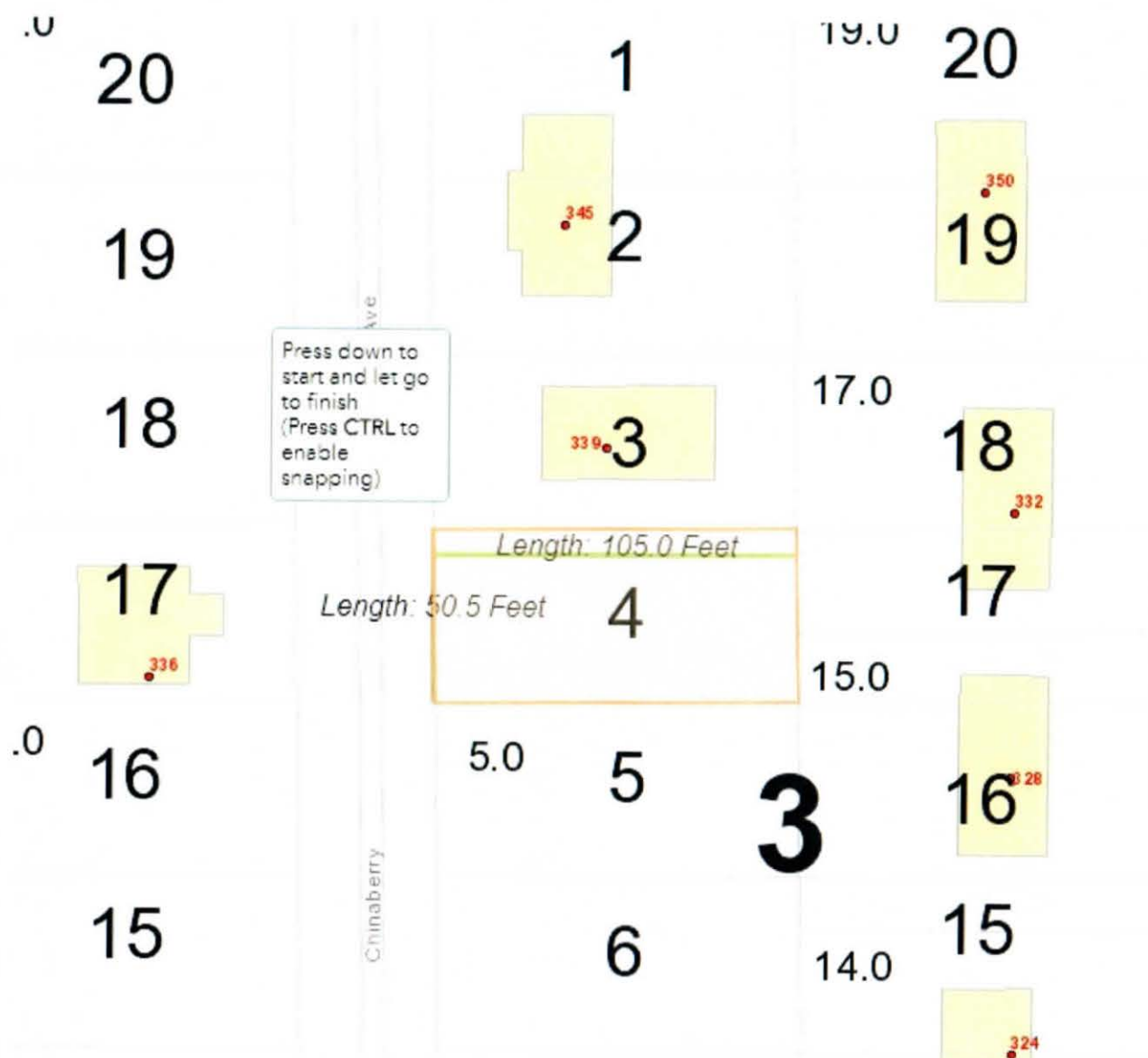
HABITAT FOR HUMANITY OF SEMINOLE COUNTY & GREATER APOPKA, INC.



CHINABERRY AVENUE, OVIEDO, FLORIDA 32765



Field Date: 10/19/2022	Date Completed: 10/21/22	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 5-17.005 Florida Administrative Codes. Pursuant to Section 472.027 Florida Statutes. 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 Enclosed 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: S.T.	File Number: IS-111111 TOPO	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been researched for Gaps, Overlaps and/or Hints. >Subject to any Easements and/or Restrictions of Record. >Bearing 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 Certified. NONE VISIBLE -POINTS OF INTEREST-	



[illegible][illegible]

AREA TABULATION	
LIVING	1146 S.F.
GARAGE	297 S.F.
ENTRY	15 S.F.
TOTAL	1458 S.F.

INVENTORY		LOT: 4 BULK: 3 SEC: SUB: Washington Heights	Covered: 00'
1146RD			
Flr Issue Date: Thursday, January 12, 2009			
KA PROJECT NUMBER: 23-00046			
Sheet:		2	OK
FLOOR PLAN			



**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
epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/15/2023 11:30:53 AM
Project: 23-80000024
Credit Card Number: 55*****5079
Authorization Number: 01507E
Transaction Number: 150223C18-F15091B8-42FF-4DB7-8425-7D1D519E7F76
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50