



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

PROJ. # 23-80000027
PM: foy
REC'D: 2/17/23

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:	<u>Tally-Ho Estates</u>		
PARCEL ID #(S):	<u>22-21-31-517-0000-0030</u>		
TOTAL ACREAGE:	<u>5.86</u>	BCC DISTRICT:	<u>District 1</u>
ZONING:	<u>A-1</u>	FUTURE LAND USE:	<u>LDR</u>

APPLICANT

NAME:	<u>Edwin, D. White</u>	COMPANY:			
ADDRESS:	<u>2140 Happy Horse Pt.</u>				
CITY:	<u>Oviedo</u>	STATE:	<u>FL</u>	ZIP:	<u>32765</u>
PHONE:	<u>407-664-6870</u>	EMAIL:	<u>harsdwhite2019@gmail.com</u>		

CONSULTANT

NAME:	<u>Lars White</u>	COMPANY:			
ADDRESS:	<u>2160 Happy Horse Pt</u>				
CITY:	<u>Oviedo</u>	STATE:	<u>FL</u>	ZIP:	<u>32765</u>
PHONE:	<u>407-664-6870</u>	EMAIL:	<u>harsdwhite2019@gmail.com</u>		

PROPOSED DEVELOPMENT

Brief description of proposed development:	<u>Divide into 1 acre parcels for single family homes.</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:	FLU:	LOCATION:			
W/S:	BCC:				

Agenda: 3/3

Project Narrative

Parcel ID

22-21-31-517-0000-0030

2140 Happy Horse, Pt, Oviedo, FL 32765

5.86 acres

Zoning A-1

Future LDR

District 1

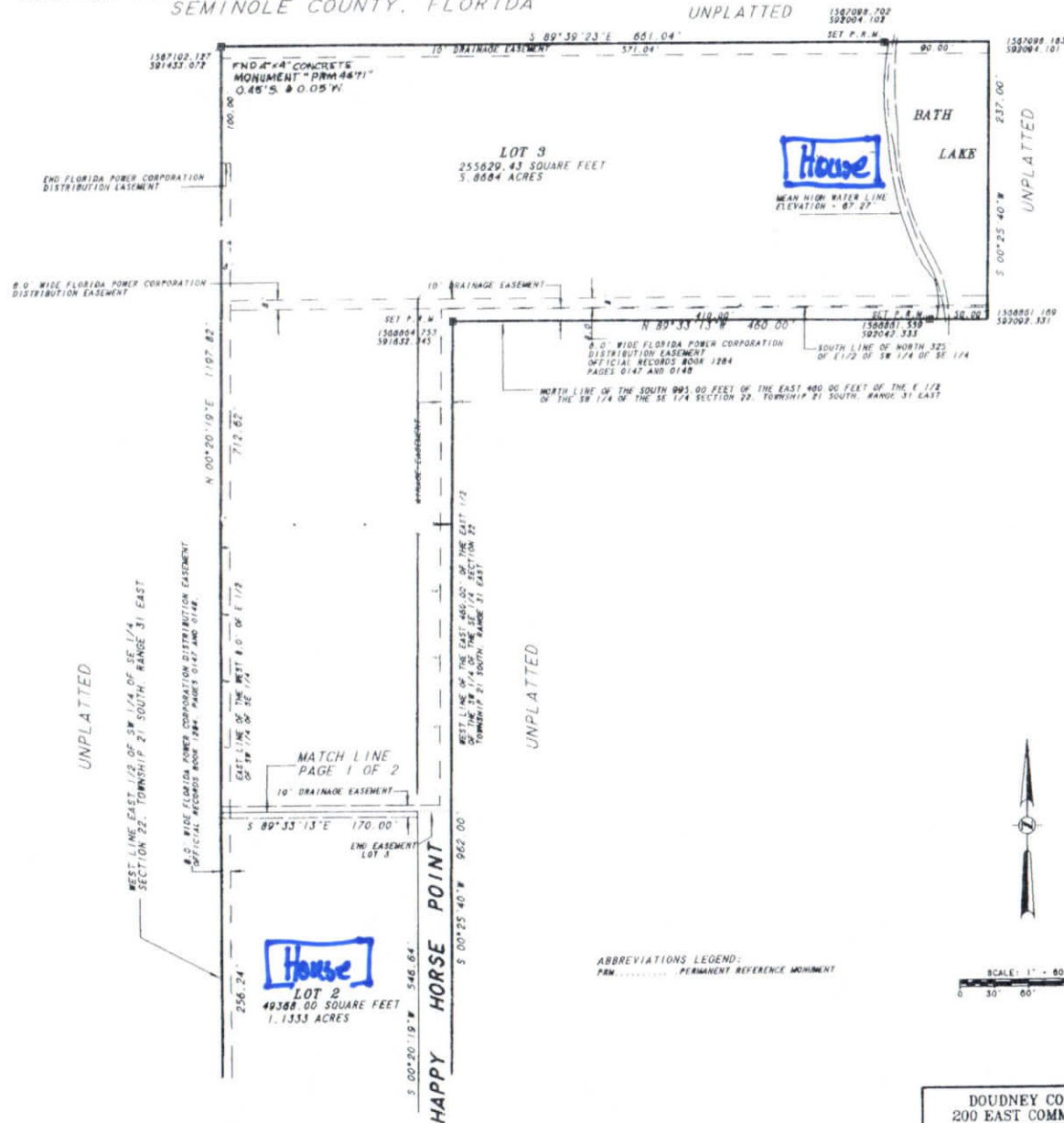
Project to construct single family residential homes on minimum 1 acre tracts for a potential total of three (3) new homes. Existing homes are shown on attachment layout. Property is located in unincorporated Seminole County in Oviedo off East Chapman Rd.

Existing Conditions.

TALLY-HO ESTATES

SECTION 22, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK 70 PAGE 11
PAGE 2 OF 2



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DOUDNEY COMPANIES, INC.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE: (407)322-1451
FAX: (407)322-1495

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Property Record Card



Parcel 22-21-31-517-0000-0030

Property Address 2140 HAPPY HORSE PT OVIEDO, FL 32765

Parcel Location



Site View



Parcel Information

Parcel	22-21-31-517-0000-0030
Owner(s)	WHITE, EDWIN D - Tenancy by Entirety Life Estate WHITE, CAROLYN J - Tenancy by Entirety Life Estate
Property Address	2140 HAPPY HORSE PT OVIEDO, FL 32765
Mailing	2140 HAPPY HORSE PT OVIEDO, FL 32765-9219
Subdivision Name	TALLY-HO ESTATES
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(1994)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$202,737	\$188,125
Depreciated EXFT Value	\$1,200	\$1,000
Land Value (Market)	\$351,600	\$351,600
Land Value Ag		
Just/Market Value	\$555,537	\$540,725
Portability Adj		
Save Our Homes Adj	\$37,562	\$37,837
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$517,975	\$502,888

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$7,250.09

2022 Tax Bill Amount

\$6,208.87

2022 Tax Savings with Exemptions \$1,041.22

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3
TALLY-HO ESTATES
PB 70 PGS 10 - 11

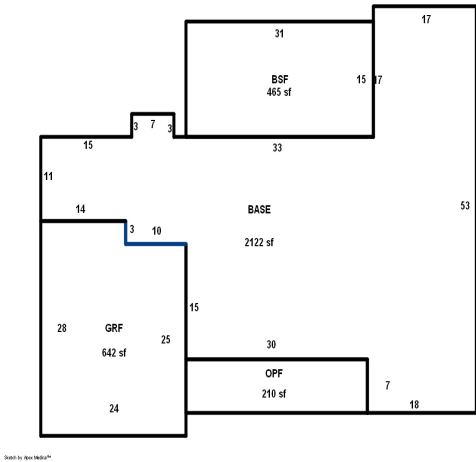
Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$517,975	\$50,000	\$467,975
SJWM(Saint Johns Water Management)	\$517,975	\$50,000	\$467,975
FIRE	\$517,975	\$50,000	\$467,975
COUNTY GENERAL FUND	\$517,975	\$50,000	\$467,975
Schools	\$517,975	\$25,000	\$492,975

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	12/01/2012	07932	0117	\$100	No	Improved

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
ACREAGE			5.86	\$60,000.00	\$351,600	

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1980	4	2.5	8	2,122	3,439	2,587	CB/STUCCO FINISH	\$202,737	\$259,919	Description	Area
												BASE SEMI FINISHED	465.00
												GARAGE FINISHED	642.00
												OPEN PORCH FINISHED	210.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05242	MECH & COND	County	\$4,568		6/30/2009
11815	REROOF.	County	\$16,447		12/3/2014
01504	2140 HAPPY HORSE PT: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [TALLY-HO ESTATES]	County	\$4,910		2/5/2020

Extra Features				
Description	Year Built	Units	Value	New Cost
FIREPLACE 1	06/01/1980	1	\$1,200	\$3,000

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
46.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	WED	Waste Pro

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	77

School Information		
Elementary School District	Middle School District	High School District
Evans	Jackson Heights	Hagerty

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2/17/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT12:52:52
PROJ # 23-80000027 RECEIPT # 0050913

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.....: 000000005029

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: LARS D. WHITE

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