



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

PROJ. #: 23-8000029  
 PM: Annie  
 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:	West 6th Street		
PARCEL ID #(S):	21-21-32-5CF-4000-0150 & 21-21-32-5CF-4000-0160		
TOTAL ACREAGE:	0.52	BCC DISTRICT:	1
ZONING:	R1	FUTURE LAND USE:	LDR

#### APPLICANT

NAME:	Kim T Nguyen	COMPANY:	
ADDRESS:	5690 Elmhurst Cir		
CITY:	Oviedo	STATE:	Florida
		ZIP:	32765
PHONE:	407-782-2064	EMAIL:	kimt.nguyen63@gmail.com

#### CONSULTANT

NAME:	Troy Nguyen, Ph.D., P.E.	COMPANY:	
ADDRESS:	200 Audubon Dr.		
CITY:	Melbourne	STATE:	Florida
		ZIP:	32901
PHONE:	407-782-1971	EMAIL:	troy.041975@gmail.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development:	<u>Please see attached description</u>		
<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN
			<input type="checkbox"/> SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE:	<u>3/3/23</u>	COM DOC DUE:	<u>3/9/23</u>	DRC MEETING:	<u>3/15/23</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	<u>PD</u>	FLU:	<u>HIPTI</u>	LOCATION:	<u>Northwest of Langford DR and 6th street</u>
W/S:	<u>FLORIDA GOVT UTILITY</u>	BCC:	<u>5-HERR</u>		

# **Proposed Site Development**

## **Lots 15 & 16, West 6<sup>th</sup> Street Chuluota Florida 32766**

Prepared by: Troy V. Nguyen, Ph.D., P.E.

February 17, 2023

### **PROJECT DESCRIPTION:**

The project consists of lots 15 and 16 on West 6<sup>th</sup> Street in Chuluota. Please see attached property survey. This property is in the wetland zone for which the Florida Department of Environmental Protection (FDEP) has granted an Environment Resource Permit (ERP) that authorizes direct impact for construction of private, single-family residences.

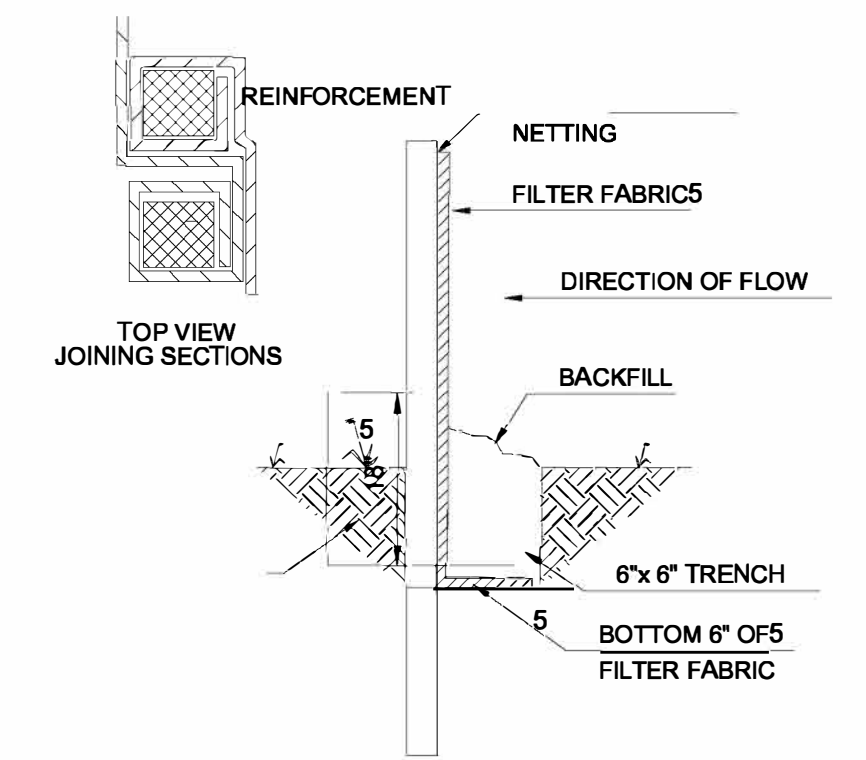
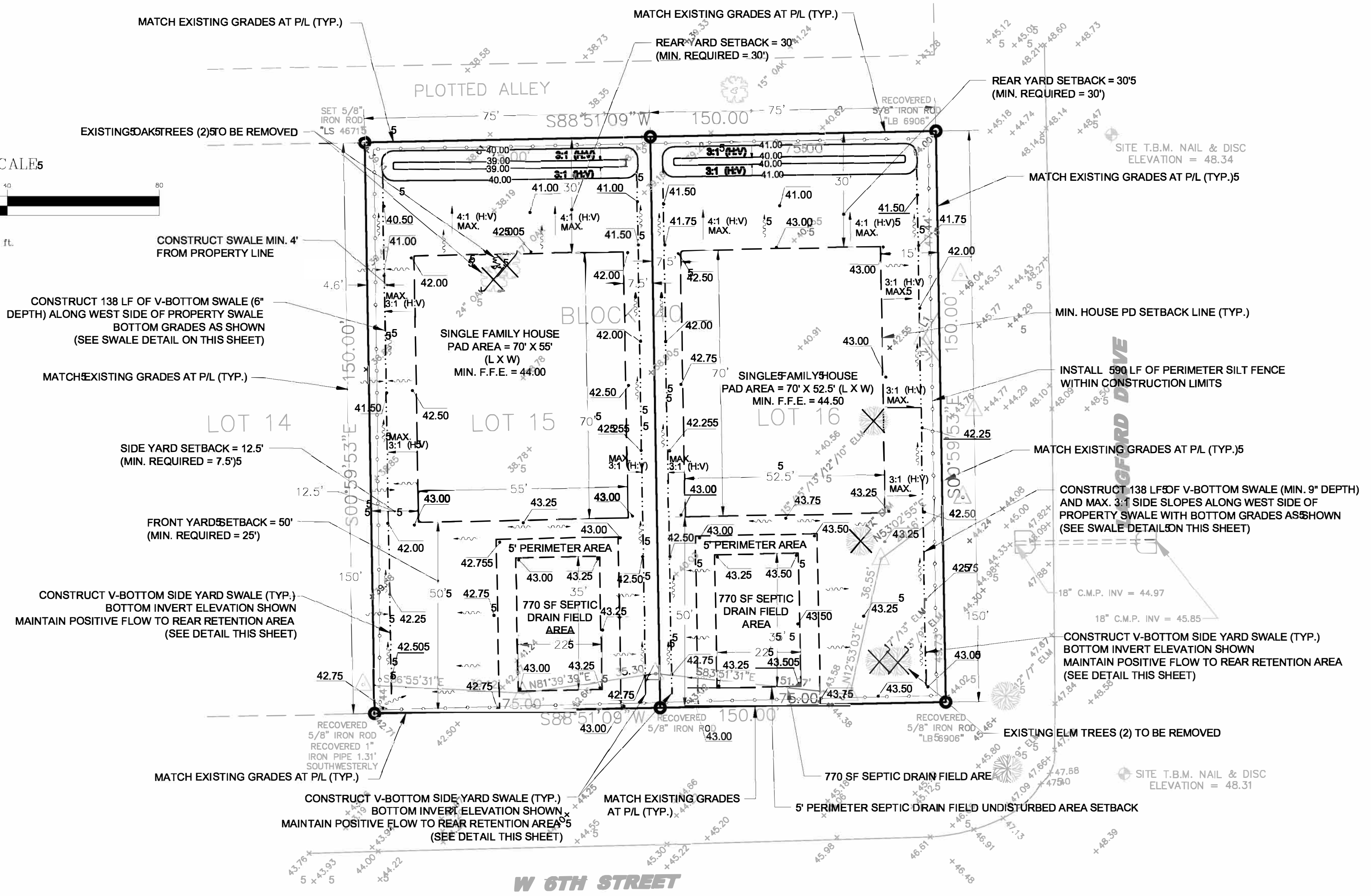
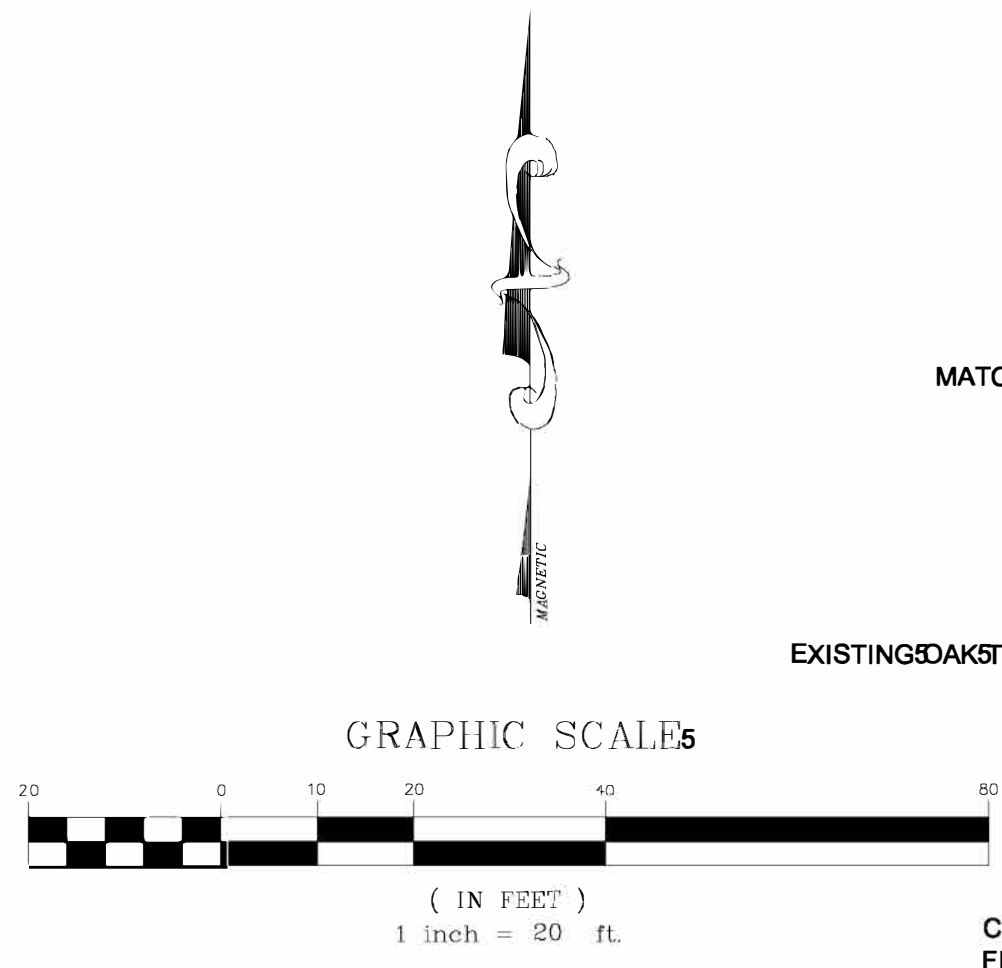
A geotechnical engineering evaluation has been conducted on this property resulting in recommendations to guide site preparation and design of structure foundations, drainage improvements, and drain fields for the entire site.

The applicant would like to build the first house on lot 15 as early as possible in 2023 and plans to build the second house on lot 16 in the future. Based on the geotechnical engineering recommendations which include soil excavation, dewatering, and compaction of fill, it seems advisable to implement these activities on the entire site at the same time. The proposed site & drainage plan (attached) indicates that there would be an elevation difference, up to 2 feet in some area, between the final proposed building floor elevation and the existing grade. With this difference in elevations, it seems prudent to develop the entire site at the same time rather than develop each lot at separate times.

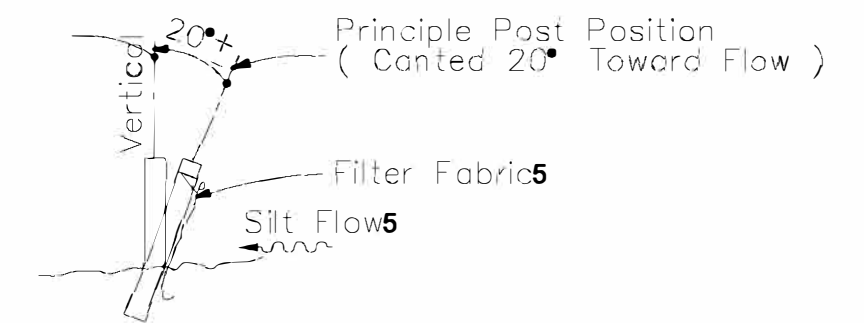
The applicant is proposing to apply for a building permit for lot 15, and once the building permit is granted, the site work will be performed on both lots. The applicant is seeking guidance from the County staff on this proposed approach.

**SITE PLAN LEGEND:**

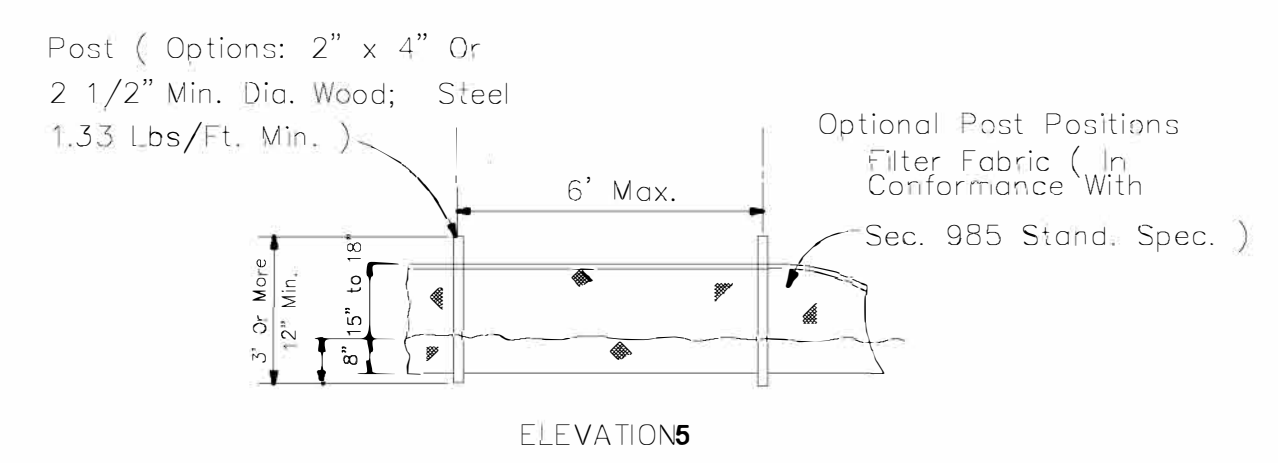
45.00 x	EXISTING GRADES
~	OVERLAND FLOW DIRECTION
40.00	PROPOSED GRADES



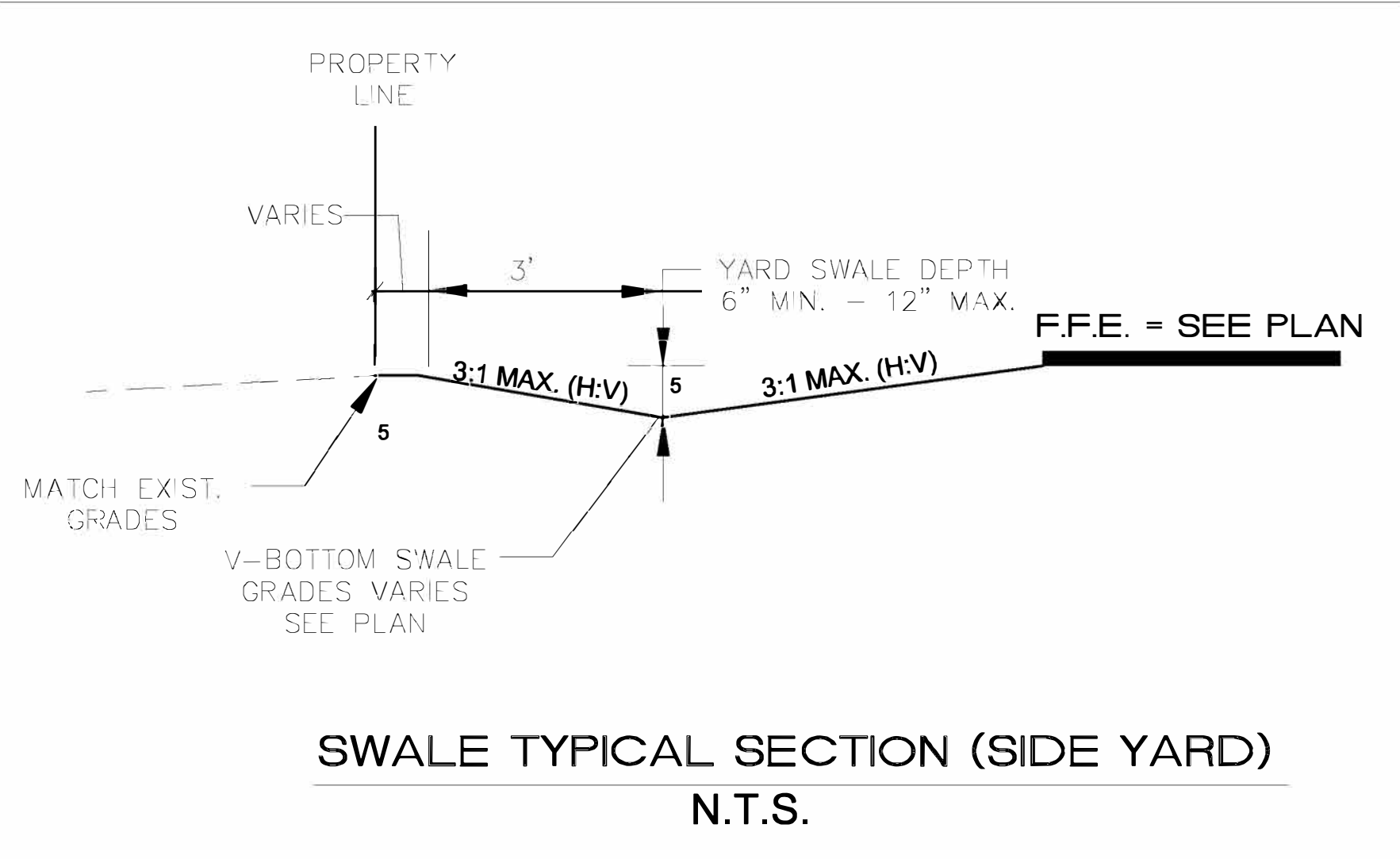
**SILT BARRIER DETAIL**  
N.T.S.



**SECTION**  
N.T.S.



**TYPE III SILT FENCE**  
N.T.S.



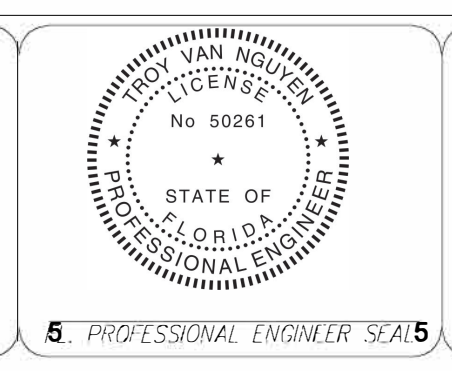
**SWALE TYPICAL SECTION (SIDE YARD)**  
N.T.S.

**TAX PARCEL ID: 21-21-32-5CF-4000-0150**  
**LAND OWNER: KIM T. NGUYEN**  
**PHYSICAL ADDRESS: 6th STREET, CHULUOTA, FL 32766 (LOTS 15 & 16)**  
**EXISTING ZONING: R-1**  
**FLU: LDR (LOW DENSITY RESIDENTIAL)**  
**MIN LOT AREA = 8,400 SF**  
**MIN LOT WIDTH = 70'**  
**MIN HOUSE SIZE = 700 SF**  
**MIN SETBACKS: FRONT = 25'**  
**REAR = 30'**  
**SIDE = 7.5'**  
**SIDE STREET = 25' (15' WITH TRAFFIC ENGINEER APPROVAL)**

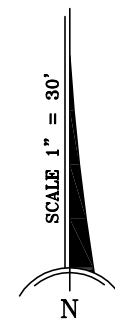
REVISIONS:				SUBMITTAL	
DATE	REV.	BY	DESCRIPTION	DATE	

**GLOBAL INTERGY CORPORATION (GIC)**  
**200 AUDUBON DR**  
**MELBOURNE, FLORIDA 32901**  
**CONTACT: TROY NGUYEN, Ph.D, P.E.**

**W. 6th STREET - LOTS 15 AND 16**  
**FINAL CONSTRUCTION PLANS**  
**SITE GRADING PLAN**  
 SEMINOLE COUNTY  
 FLORIDA



DATE: MARCH 2021  
 DR/EN BY: TROY NGUYEN, P.E.  
 APPROVED: TROY NGUYEN, P.E.  
 SCALE: 1" = 20'  
 PROJECT # EN STREET GRADING  
 FILENAME: 20200606 STREET GRADING  
 SHEET 1 OF 1



# BOUNDARY SURVEY

DESCRIPTION: LOTS 15 AND 16, BLOCK 40, NORTH CHULUOTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 54 THROUGH 58, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**NOTES:**

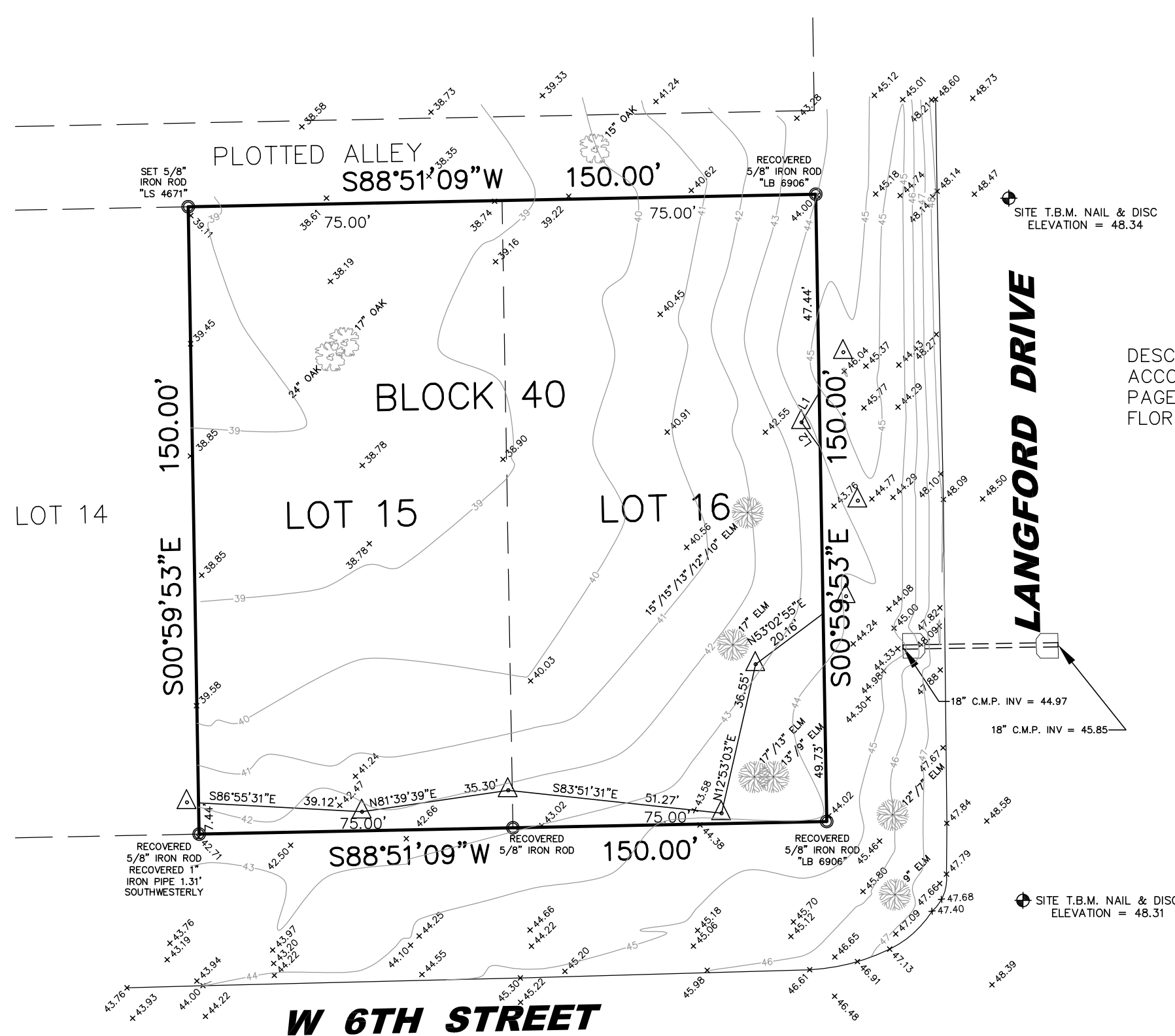
- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF W 6TH STREET AS BEING S88°51'09"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON SEMINOLE COUNTY BENCHMARK DESIGNATION "8151710" ELEVATION = 42.647 NAVD 1988 DATUM.

**LEGEND**

△ WETLAND FLAG

**LINE TABLE**

LINE	LENGTH	BEARING
L1	8.27	N30°51'11"E
L2	7.66	N35°43'47"W



SITE T.B.M. 60D NAIL  
IN UTILITY POLE  
ELEVATION = 49.26

JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

**SHANNON SURVEYING, INC.**  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 01/29/2020  
FIELD BY: RR-DB SCALE: 1" = 30'  
FILE NUMBER: PB2-PG54-BLK40-LOTS15-16

LOT 14

BLOCK 40

LOT 15

LOT 16

**LANGFORD DRIVE**

**W 6TH STREET**

# Property Record Card



**Parcel** 21-21-32-5CF-4000-0150

**Property Address** 6TH AVE CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	21-21-32-5CF-4000-0150
<b>Owner(s)</b>	NGUYEN, KIM T
<b>Property Address</b>	6TH AVE CHULUOTA, FL 32766
<b>Mailing</b>	437 LIVE OAK AVE CHULUOTA, FL 32766-9356
<b>Subdivision Name</b>	NORTH CHULUOTA
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$29,355	\$29,355
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$29,355	\$29,355
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$13,651	\$15,079
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$15,704	\$14,276

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions**

**\$393.59**

**2022 Tax Savings with Exemptions**

**\$119.84**

**2022 Tax Bill Amount**

**\$273.75**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 15 BLK 40  
NORTH CHULUOTA  
PB 2 PG 54 TO 58

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$15,704	\$0	\$15,704
SJWM(Saint Johns Water Management)	\$15,704	\$0	\$15,704
FIRE	\$15,704	\$0	\$15,704
COUNTY GENERAL FUND	\$15,704	\$0	\$15,704
Schools	\$29,355	\$0	\$29,355

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/17/2019	09503	0034	\$20,000	No	Vacant
WARRANTY DEED	01/09/2019	09281	1419	\$8,000	No	Vacant
WARRANTY DEED	03/01/2017	08886	1236	\$24,500	Yes	Vacant
WARRANTY DEED	03/01/2016	08663	0833	\$24,500	Yes	Vacant
WARRANTY DEED	11/01/2015	08584	1031	\$23,000	Yes	Vacant
WARRANTY DEED	11/01/2007	06880	0695	\$70,000	No	Vacant
CORRECTIVE DEED	03/01/2006	06168	1146	\$100	No	Vacant
QUIT CLAIM DEED	11/01/2005	05985	0722	\$100	No	Vacant
WARRANTY DEED	04/12/2005	05688	0299	\$35,000	Yes	Vacant
WARRANTY DEED	04/01/2003	04775	1628	\$25,000	Yes	Vacant
WARRANTY DEED	03/01/2001	04036	1090	\$15,000	Yes	Vacant
WARRANTY DEED	11/01/1984	01592	1746	\$18,000	Yes	Vacant
WARRANTY DEED	06/01/1983	01465	0163	\$12,000	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	75.00	150.00	0	\$950.00	\$29,355

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Value	New Cost
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## 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
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 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	81

## School Information

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

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# Property Record Card



Parcel 21-21-32-5CF-4000-0160

Property Address CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

Parcel	21-21-32-5CF-4000-0160
Owner(s)	NGUYEN, KIM T
Property Address	CHULUOTA, FL 32766
Mailing	437 LIVE OAK AVE CHULUOTA, FL 32766-9356
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Land Value (Market)	\$29,355	\$29,355
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 2022 Tax Bill Amount **\$273.75**

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## Legal Description

LOT 16 BLK 40  
NORTH CHULUOTA  
PB 2 PGS 54 TO 58

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QUIT CLAIM DEED	11/01/2005	05985	0722	\$100	No	Vacant
WARRANTY DEED	05/01/2005	05726	1273	\$35,000	Yes	Vacant

## Land

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## School Information

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Walker	Chiles	Hagerty

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**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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/19/2023 12:50:14 PM  
**Project:** 23-80000029  
**Credit Card Number:** 41\*\*\*\*\*0273  
**Authorization Number:** 00416D  
**Transaction Number:** 190223039-E7B00CF1-BED6-4FD2-9B11-5407ADF72F61  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50