



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

<input checked="" type="checkbox"/> 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: <u>0.12</u>	BCC DISTRICT:
ZONING: <u>R-1</u>	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>			
<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>2/24</u>	COM DOC DUE: <u>3/2</u>	DRC MEETING: <u>3/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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>J-Zembower</u>	<u>Harrison St & Chinaberry Ave</u>

Agenda: 3/3

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

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

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$33,600	\$33,600
Land Value Ag		
Just/Market Value	\$33,600	\$33,600
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$17,668
P&G Adj	\$0	\$0
Assessed Value	\$33,600	\$15,932

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
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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
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

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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:

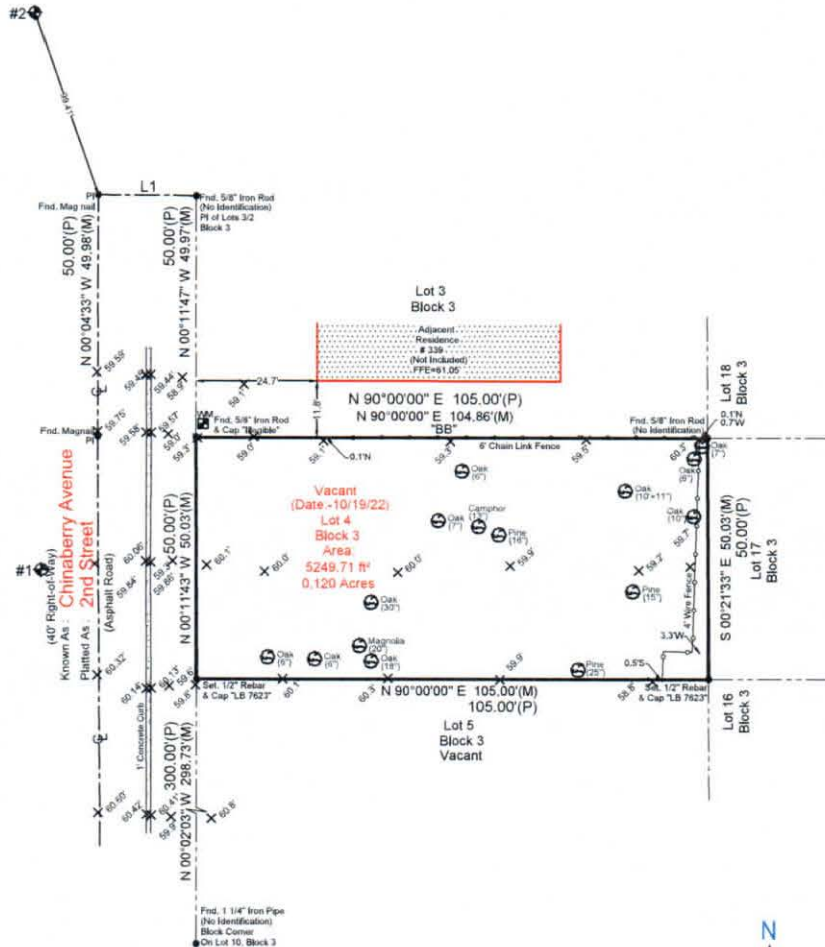
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120269, DATED 2007-09-28.

CERTIFIED TO:

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



CHINABERRY AVENUE, OVIEDO, FLORIDA 32765



-Benchmark Information-
 Florida Department of Transportation Datum
 (Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
 #1
 Set Nail & Disk "LB 7623" in Asphalt
 Elevation: 59.88'

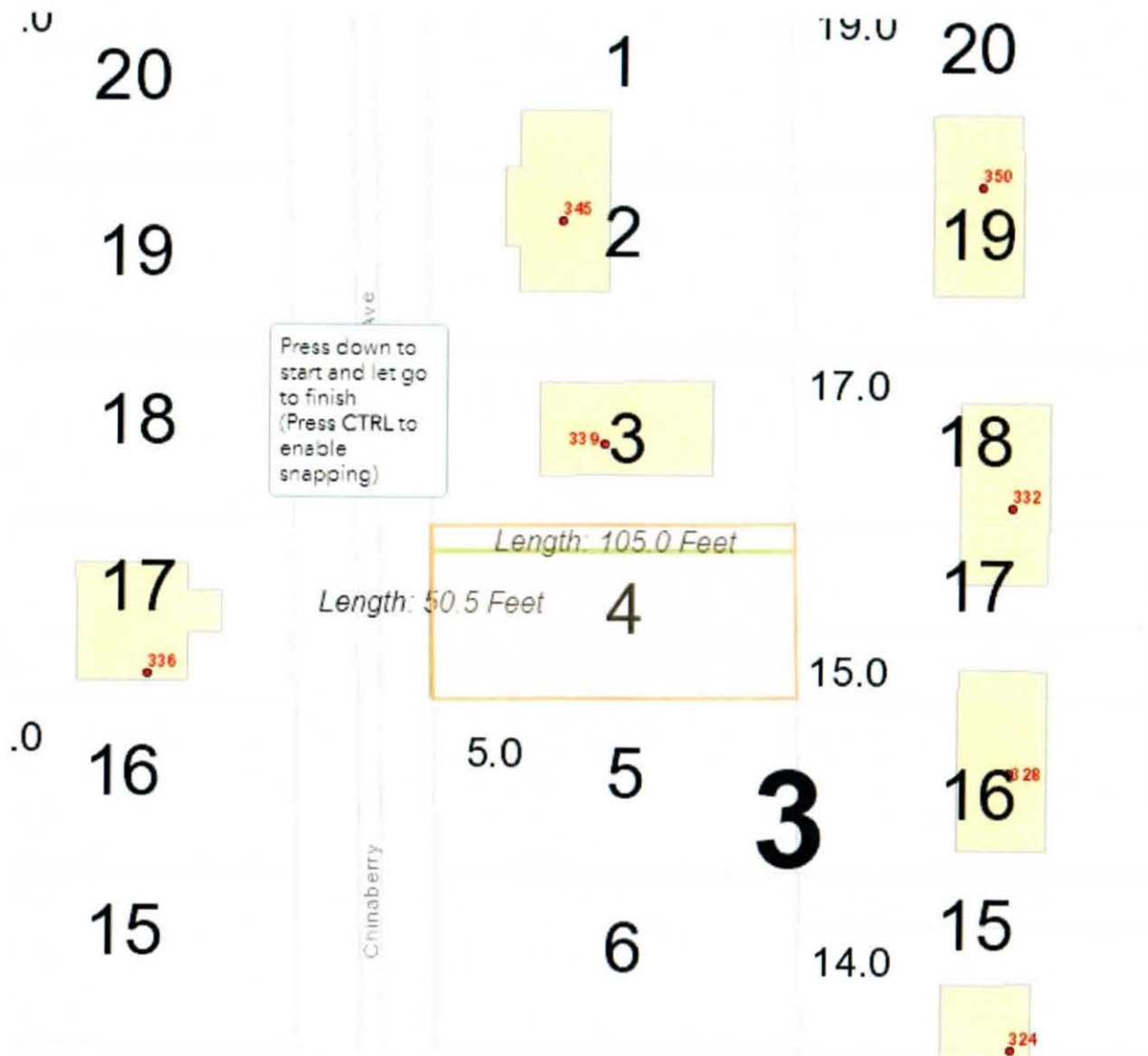
#2
 Set Nail & Disk "LB 7623" in Asphalt
 Elevation: 59.05'



Graphic Scale
 0' 15' 30' 60'
 Scale: 1"=30'
 Note =All Bearings Shown Hereon Are Assumed

Tree Note:
 Oak - Denotes Tree Type (18") - Diameter of Tree measured at Chest Height
 Camphor - Denotes Tree Type (18") - Diameter of Tree measured at Chest Height
 Magnolia - Denotes Tree Type (18") - Diameter of Tree measured at Chest Height

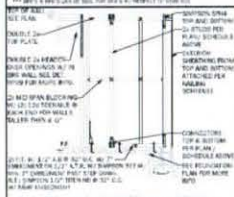
Field Date: 10/19/2022	Date Completed: 10/21/22	-NOTES-	
Drawn By: S.T.	File Number: IS-111111 TOPO	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing lines 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.	
-Legend- C - Calculated CB - Centerline CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Emt. - Easement F.E.M.A. - Federal Emergency Management Agency F.F.E. - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radius ORB - Official Records Book P - Plat P.B. - Plat Book W - Wood Fence		PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap "LB 7623" Typ. - Typical UE - Utility Easement VM - Water Meter Δ - Delta (Central Angle) -O- - Chain Link Fence	
NONE VISIBLE		-POINTS OF INTEREST-	
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 5-17.002 Florida Administrative Codes, Pursuant to Section 477.027 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 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			



BEARING WOOD INTERIOR WALL SCHEDULE

NO.	TYPE	CONNECTION & PARTS	FINISH	UNIT	QTY
0001	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0002	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0003	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0004	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0005	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0006	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0007	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0008	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0009	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0010	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0011	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100
0012	2x4	2x4 @ 16" O.C. WITH 2x4 STUDS @ 16" O.C.	1/2" GYPSUM BOARD	sq ft	100

NOTE: 1. ALL WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
2. CONNECTIONS TO BE MADE AS SHOWN IN THE DETAILS.
3. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.



GENERAL NOTES

1. ALL WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
2. CONNECTIONS TO BE MADE AS SHOWN IN THE DETAILS.
3. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
4. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.
5. ALL WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD.

COLUMN SCHEDULE

NO.	SECTION	DESCRIPTION	UNIT	QTY
001	4x4	4x4 @ 16" O.C.	sq ft	100
002	4x4	4x4 @ 16" O.C.	sq ft	100
003	4x4	4x4 @ 16" O.C.	sq ft	100
004	4x4	4x4 @ 16" O.C.	sq ft	100
005	4x4	4x4 @ 16" O.C.	sq ft	100
006	4x4	4x4 @ 16" O.C.	sq ft	100
007	4x4	4x4 @ 16" O.C.	sq ft	100
008	4x4	4x4 @ 16" O.C.	sq ft	100
009	4x4	4x4 @ 16" O.C.	sq ft	100
010	4x4	4x4 @ 16" O.C.	sq ft	100
011	4x4	4x4 @ 16" O.C.	sq ft	100
012	4x4	4x4 @ 16" O.C.	sq ft	100

GENERAL COLUMN NOTES

1. ALL COLUMNS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
2. CONNECTIONS TO BE MADE AS SHOWN IN THE DETAILS.
3. ALL COLUMNS TO BE FINISHED WITH 1/2" GYPSUM BOARD.

COMMON NAIL vs. PNEUMATIC GUN NAILS:

NO.	DESCRIPTION	UNIT	QTY
001	16D COMMON NAIL	1000	1000
002	16D COMMON NAIL	1000	1000
003	16D COMMON NAIL	1000	1000
004	16D COMMON NAIL	1000	1000
005	16D COMMON NAIL	1000	1000
006	16D COMMON NAIL	1000	1000
007	16D COMMON NAIL	1000	1000
008	16D COMMON NAIL	1000	1000
009	16D COMMON NAIL	1000	1000
010	16D COMMON NAIL	1000	1000

HEADER SCHEDULE

NO.	SECTION	DESCRIPTION	UNIT	QTY
001	2x4	2x4 @ 16" O.C.	sq ft	100
002	2x4	2x4 @ 16" O.C.	sq ft	100
003	2x4	2x4 @ 16" O.C.	sq ft	100
004	2x4	2x4 @ 16" O.C.	sq ft	100
005	2x4	2x4 @ 16" O.C.	sq ft	100
006	2x4	2x4 @ 16" O.C.	sq ft	100
007	2x4	2x4 @ 16" O.C.	sq ft	100
008	2x4	2x4 @ 16" O.C.	sq ft	100
009	2x4	2x4 @ 16" O.C.	sq ft	100
010	2x4	2x4 @ 16" O.C.	sq ft	100

GENERAL HEADER NOTES

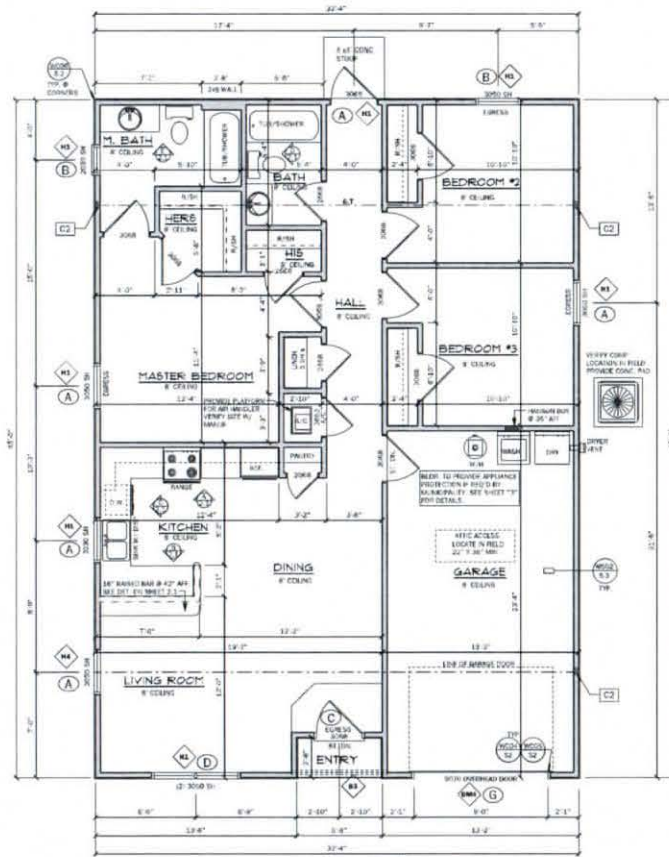
1. ALL HEADERS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
2. CONNECTIONS TO BE MADE AS SHOWN IN THE DETAILS.
3. ALL HEADERS TO BE FINISHED WITH 1/2" GYPSUM BOARD.

BEAM SCHEDULE

NO.	SECTION	DESCRIPTION	UNIT	QTY
001	2x10	2x10 @ 16" O.C.	sq ft	100
002	2x10	2x10 @ 16" O.C.	sq ft	100
003	2x10	2x10 @ 16" O.C.	sq ft	100
004	2x10	2x10 @ 16" O.C.	sq ft	100
005	2x10	2x10 @ 16" O.C.	sq ft	100
006	2x10	2x10 @ 16" O.C.	sq ft	100
007	2x10	2x10 @ 16" O.C.	sq ft	100
008	2x10	2x10 @ 16" O.C.	sq ft	100
009	2x10	2x10 @ 16" O.C.	sq ft	100
010	2x10	2x10 @ 16" O.C.	sq ft	100

GENERAL BEAM NOTES

1. ALL BEAMS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
2. CONNECTIONS TO BE MADE AS SHOWN IN THE DETAILS.
3. ALL BEAMS TO BE FINISHED WITH 1/2" GYPSUM BOARD.



140 MPH OPENING PRESSURES

WIND SPEED (MPH)	WIND PRESSURE (PSF)
A 100	15.3
B 110	18.3
C 120	21.3
D 130	24.3
E 140	27.3
F 150	30.3
G 160	33.3
H 170	36.3

WALL LEGEND

- FRAMED WALL
- FRAMED WALL WITH BRICK VENEER
- FRAMED WALL WITH SIDING
- SIP PANEL WALL BY GEORGE

GENERAL NOTES

1. ROOM 1: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
2. ROOM 2: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
3. ROOM 3: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
4. ROOM 4: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
5. ROOM 5: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
6. ROOM 6: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
7. ROOM 7: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
8. ROOM 8: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
9. ROOM 9: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.
10. ROOM 10: 2x4 Stud Partition. Details in the garage and bedrooms shall be as shown on the drawings.

COUNTY REAL

FDS

KEESEEE Associates

Habitat for Humanity

251 Mallard Ave., Suite 312
Apopka Springs, FL 32701
P: 407-696-5455

INVENTORY

LOT: 4
BLK: 3
SEC: 3
SUB: Washington Heights

Model Name / Number: **1146RD**

Plan Issue Date: Thursday, January 12, 2023

AS PROJECT SHOWN: **23-00046**

Sheet: **2** of 4

FLOOR PLAN

AREA TABULATION

AREA	AREA (S.F.)
LIVING ROOM	1146 S.F.
GARAGE	297 S.F.
ENTRY	15 S.F.
TOTAL	1458 S.F.

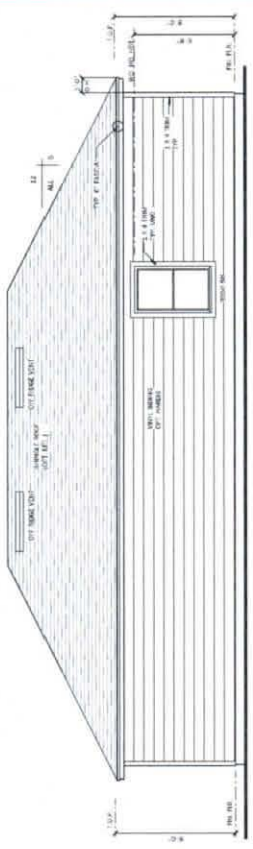
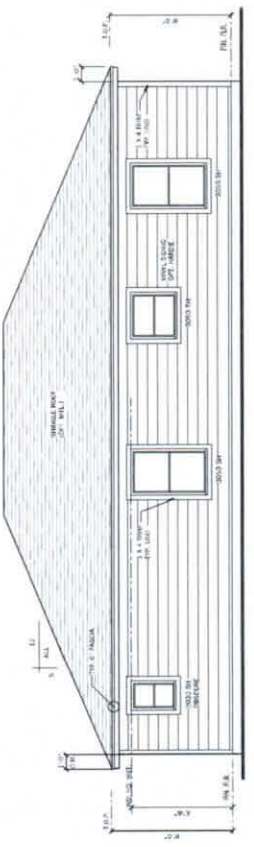
COUNTY SEAL

VENTILATION CALCULATION

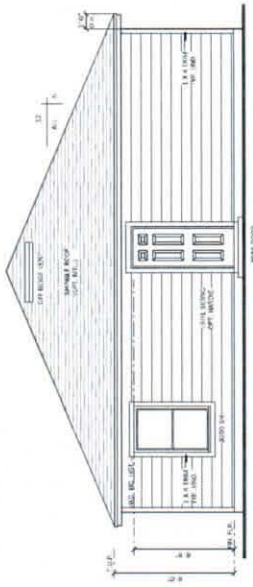
Minimum 1" R / 200' 2" S.F. = 1.44" net sq ft of opening, rounded up to nearest 1/2" net sq ft opening.

Item	Area (sq ft)	Notes
High wall openings		
Low wall openings		
Roof openings		
Net Area		
Net Area to be provided		
Net Area to be provided (net)		
Net Area to be provided (gross)		
Net Area to be provided (net) (1/2" min)		
Net Area to be provided (gross) (1/2" min)		
Net Area to be provided (net) (1/2" min) (1/2" min)		
Net Area to be provided (gross) (1/2" min) (1/2" min)		
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Net Area to be provided (net) (1/2" min) (1/2" min) (1/2" min) (1/2" min)		
Net Area to be provided (gross) (1/2" min) (1/2" min) (1/2" min) (1/2" min)		

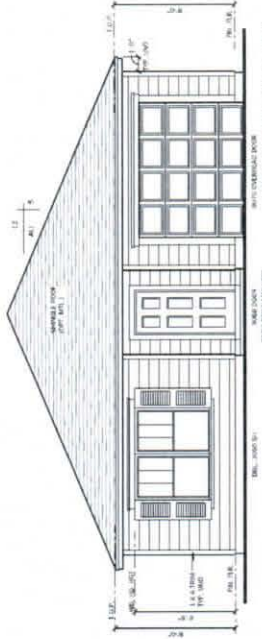
Notes:
 1. All openings shall be provided with insect screening.
 2. All openings shall be provided with weatherstripping.
 3. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 4. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 5. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 6. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 7. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 8. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 9. All openings shall be provided with a minimum of 1/2" clearance on all sides.
 10. All openings shall be provided with a minimum of 1/2" clearance on all sides.



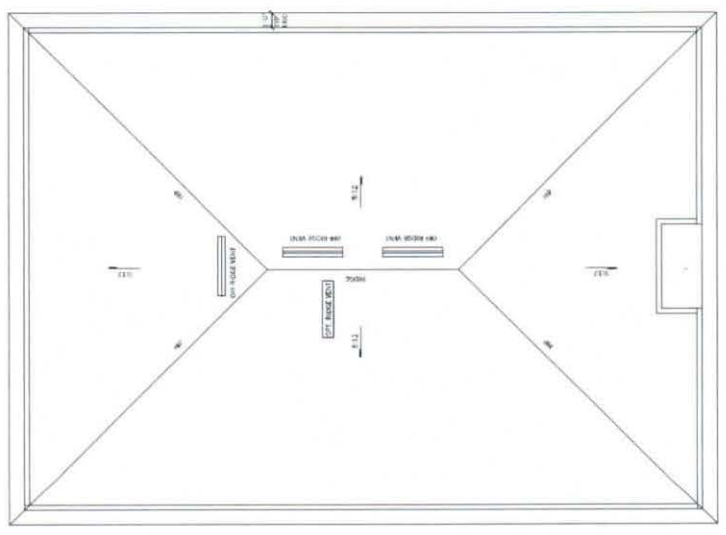
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION "B"



ROOF PLAN "B"

FDS
 FLOOR DESIGN SERVICES
 212 W. 12th Street, Suite 212
 Annapolis, MD 21401
 (410) 293-1111

Keesee ASSOCIATES
 212 W. 12th Street, Suite 212
 Annapolis, MD 21401
 (410) 293-1111

Habitat for Humanity
 201 National Ave., Suite 212
 Annapolis, MD 21401
 (410) 293-1111

INVENTORY

PROJECT NUMBER: 23-00046
 DATE: 1/17/24
 DRAWING NUMBER: 4
 SHEET NUMBER: 4

DATE: 1/17/24
 TIME: 10:00 AM

ELEVATIONS



**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 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