

Paid: 2/17/23



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

**APPLICANT**

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

**CONSULTANT**

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

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Divide into 1 acre parcels for single family homes.  
 SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: 2/24    COM DOC DUE: 3/2    DRC MEETING: 3/8  
 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

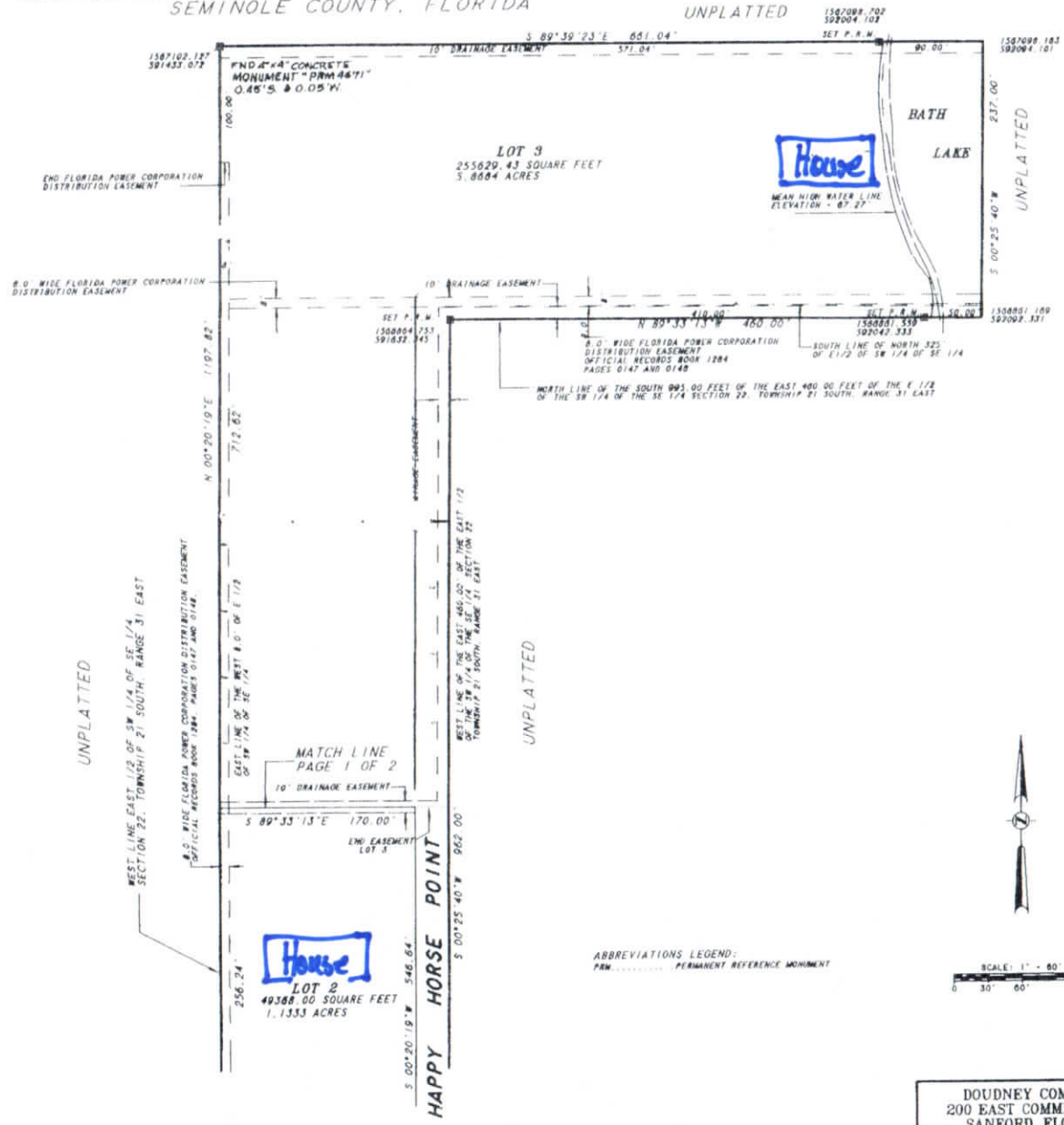
Project to construct single family residential homes on minimum 1 acre tracts for a potential total of three (3) new homes. Existing homes are shown on attachment layout. Property is located in unincorporated Seminole County in Oviedo off East Chapman Rd.

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



ABBREVIATIONS LEGEND:  
PRM ..... PERMANENT REFERENCE MONUMENT



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

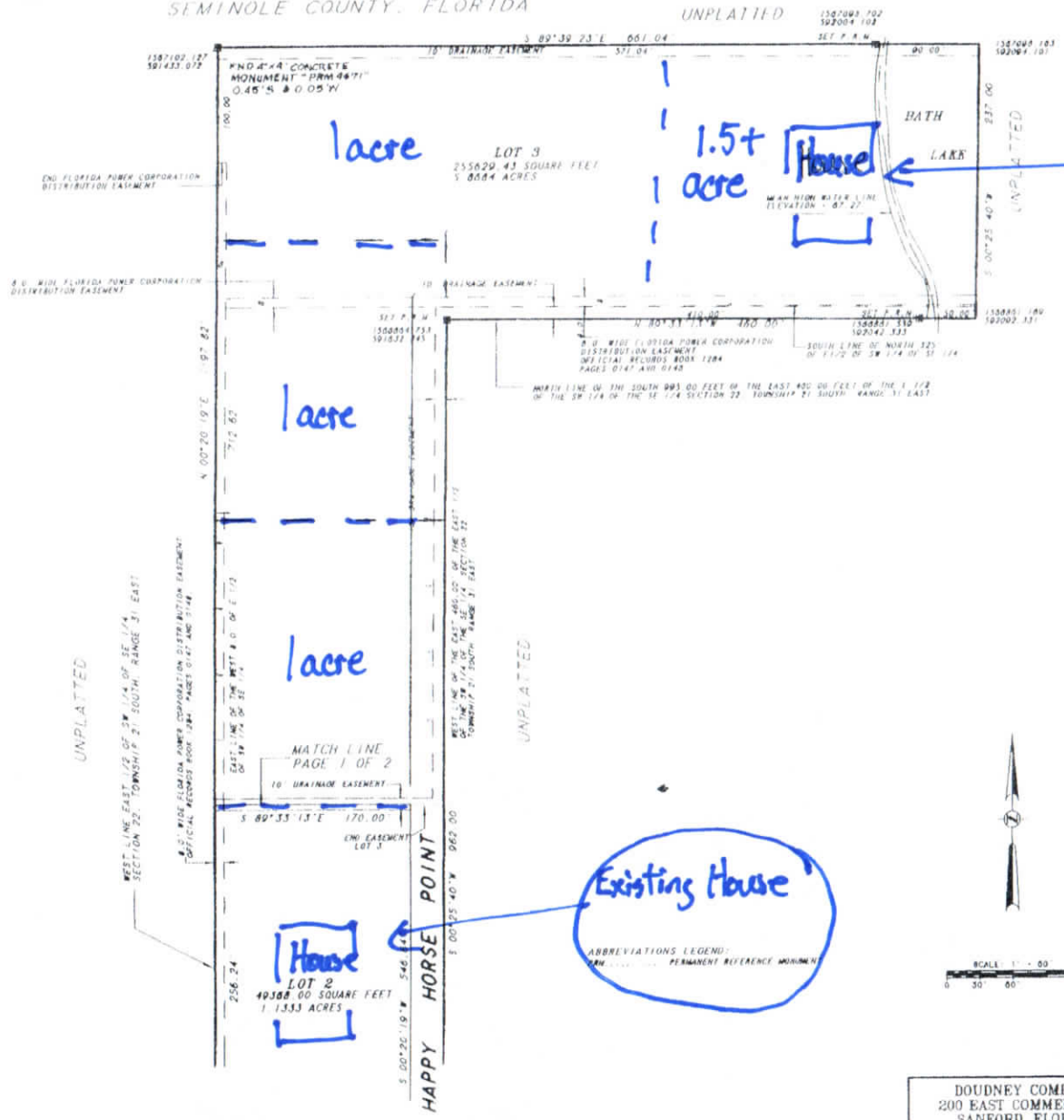
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

Proposed

# TALLY-HO ESTATES

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

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PAGE 2 OF 2



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



# 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

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

## Value Summary

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

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$7,250.09    **2022 Tax Savings with Exemptions** \$1,041.22  
**2022 Tax Bill Amount** \$6,208.87

\* 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

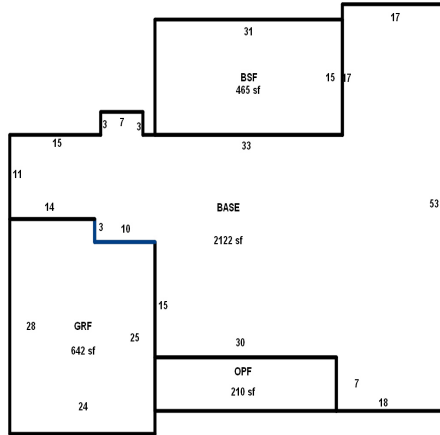
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	12/01/2012	07932	0117	\$100	No	Improved

# 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	Area
1	SINGLE FAMILY	1980	4	2.5	8	2,122	3,439	2,587	CB/STUCCO FINISH	\$202,737	\$259,919		
												<b>Description</b>	<b>Area</b>
												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



\*

2/17/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 12:52:52

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