



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

PROJ. #: 25-80000049
PM: Kaitlyn
REC'D: 4/14/25

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:	Burch Family Subdivision		
PARCEL ID #(S):	30-21-31-300-0060-0000		
TOTAL ACREAGE:	13.79	BCC DISTRICT:	District 1
ZONING:	A-1	FUTURE LAND USE:	SE

APPLICANT

NAME:	Robert and Elizabeth Burch		COMPANY:	N/A
ADDRESS:	715 Ironwood Ct.			
CITY:	Winter Springs	STATE:	FL	ZIP: 32765
PHONE:	EMAIL: eburchathome@gmail.com			

CONSULTANT

NAME:	Rebecca Hammock		COMPANY:	Poulos & Bennett, LLC
ADDRESS:	2602 E Livingston St			
CITY:	Orlando	STATE:	FL	ZIP: 32803
PHONE:	(407) 487-2594	EMAIL:	planning@poulosandbennett.com	

PROPOSED DEVELOPMENT

Brief description of proposed development: The property is proposed to be developed into a four (4) lot single family residential subdivision.

☒ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☐ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE:	4/25	COM DOC DUE:	5/1	DRC MEETING:	5/7
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	A-1	FLU:	SE	LOCATION: on the north side of Gabriella Ln, east of Tuskawilla Rd	
W/S:	Seminole County	BCC:	1: Dallari		



a Pape-Dawson company

April 14, 2025

Seminole County Planning & Development Division
1101 East First Street
Sanford, FL 32771

Subject Burch Family Subdivision
 Detailed Narrative
 Parcel ID(s): 30-21-31-300-0060-0000
 Poulos & Bennett Job No. 25-022

Proposing a minor plat to subdivide the subject parcel into four (4) SF residential lots. Proposing one main access point off Gabriella Lane but with all four proposed lots having deeded frontage on Gabriella Lane. Looking for confirmation that the parcel is eligible for a minor plat and would like to obtain information regarding impact fees.



LEGEND

- Project Boundary (Survey)
- Existing Pond

- Notes:
- Reciprocal vehicular access easements will be established via the plat across lots 1- 4.
 - Lot 1 will provide easements via the plat to lots 1- 3 for access to the pond/lake.

Disclaimers:

1. This concept plan is illustrative in nature and based on information provided by the Client. It has not been compared with the jurisdictional development standards for validation of density, stormwater calculations, roadway geometry, etc. All conceptual plans are subject to change based on final entitlements and engineering.

Subdivision Concept Plan - Option 2

Burch - Seminole Co Property

POULOS & BENNETT

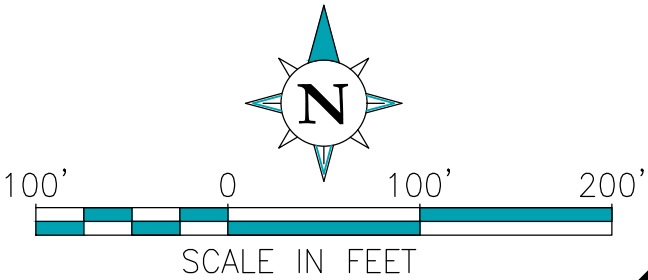
a Pape-Dawson company

April 11, 2025

P & B Job No.: 25-054

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

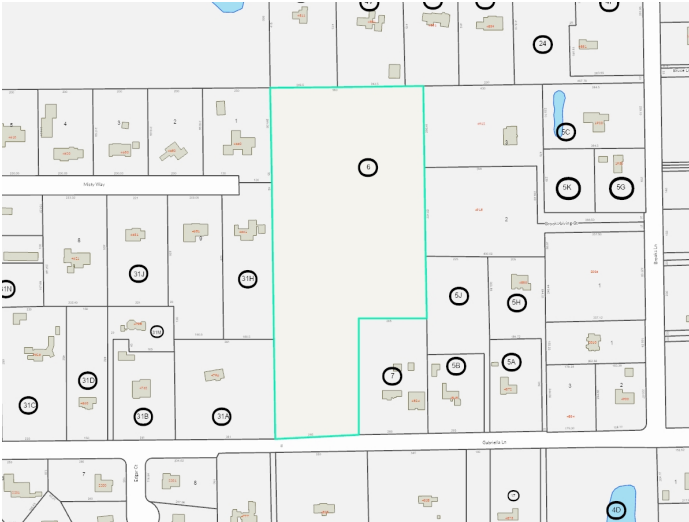


Property Record Card



Parcel: 30-21-31-300-0060-0000
 Property Address:
 Owners: SAIDI, SHARON W
 2025 Market Value \$1,585,620 Assessed Value \$1,585,620 Taxable Value \$1,585,620
 2024 Tax Bill \$0.00
 Vacant Residential property has a lot size of 13.79 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-21-31-300-0060-0000
Property Address	
Mailing Address	4660 MISTY WAY OVIEDO, FL 32765-8736
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,585,620	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,585,620	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,585,620	\$0

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$0.00
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SAIDI, SHARON W

Legal Description

SEC 30 TWP 21S RGE 31E
W 560 FT OF N 880 FT OF NW 1/4 OF SW 1/4
& W 295 FT OF S 440 FT OF NW 1/4 OF SW 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,585,620	\$0	\$1,585,620
Schools	\$1,585,620	\$0	\$1,585,620
FIRE	\$1,585,620	\$0	\$1,585,620
ROAD DISTRICT	\$1,585,620	\$0	\$1,585,620
SJWM(Saint Johns Water Management)	\$1,585,620	\$0	\$1,585,620

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/1989	\$100	02109/0560	Vacant	No
WARRANTY DEED	12/1/1986	\$210,000	01804/1148	Vacant	No
WARRANTY DEED	12/1/1982	\$135,000	01430/0379	Improved	Yes
WARRANTY DEED	3/1/1981	\$100,000	01325/0731	Vacant	No

Land

Units	Rate	Assessed	Market
13.79 Acres	\$115,000/Acre	\$1,585,620	\$1,585,620

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

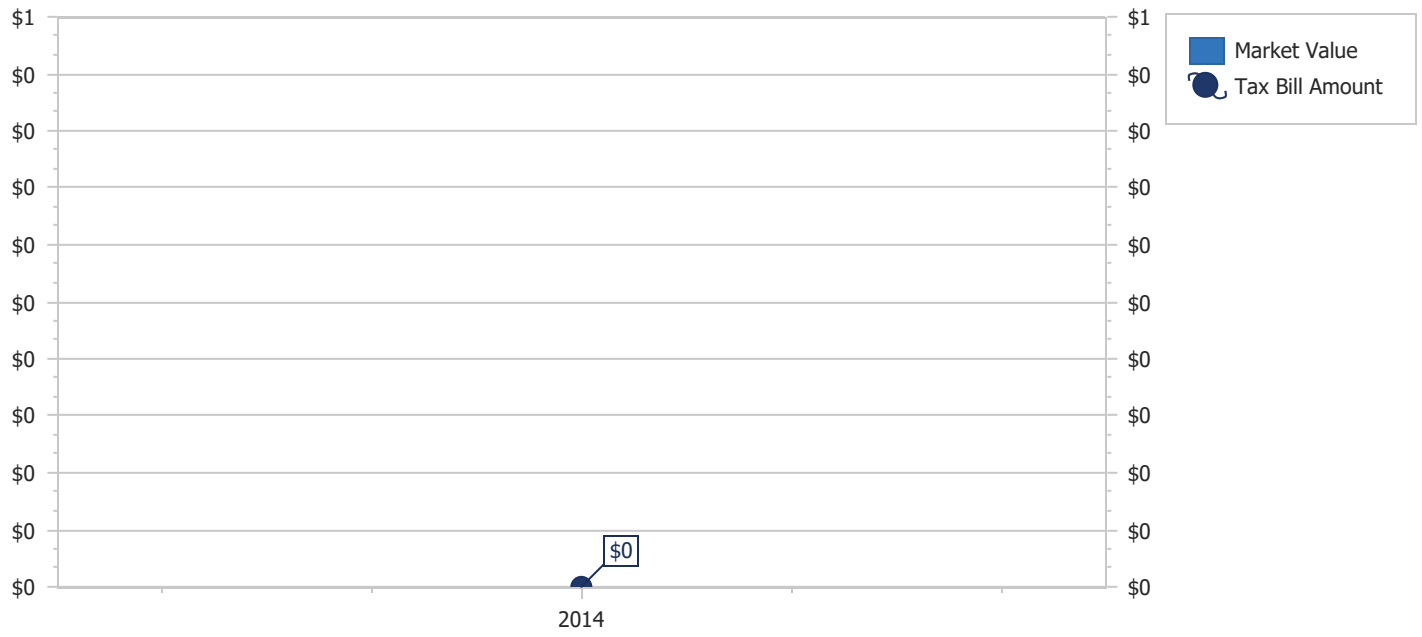
Zoning	
Zoning	
Description	
Future Land Use	
Description	

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	

School Districts	
Elementary	
Middle	
High	

Utilities	
Fire Station #	
Power Company	
Phone (Analog)	
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 4/14/2025 4:29:44 PM
Project: 25-80000049
Credit Card Number: 41*****1821
Authorization Number: 01515G
Transaction Number: 140425O17-7EE5DA7B-4ADD-4D44-836B-A38108CEE47
Total Fees Paid: 52.50

Fees Paid

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