



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

PROJ. #: 24-80000101
 PM: Annie
 REC'D: 8/1/24

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: Nodding Pines (fka Mustang Way)
 PARCEL ID #(S): 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000,
 TOTAL ACREAGE: ~~16.44~~ **5.12** BCC DISTRICT: **1: Dallari**
 ZONING: R1AA FUTURE LAND USE: LDR

APPLICANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
 ADDRESS: 431 E. Horatio Ave., Ste. 260
 CITY: Maitland STATE: FL ZIP: 32751
 PHONE: 407-629-8330 EMAIL: Nicole@madden-eng.com

CONSULTANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC
 ADDRESS: 431 E. Horatio Ave., Ste. 260
 CITY: Maitland STATE: FL ZIP: 32751
 PHONE: 407-629-8330 EMAIL: Nicole@madden-eng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: This is a 31 lot single family residential subdivision
 SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: 8/9	COM DOC DUE: 8/15	DRC MEETING: 8/21
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AA	FLU: LDR	LOCATION: on the south side of Mustang Way, west of Dodd Rd
W/S: Seminole County	BCC: 1: Dallari	



MADDEN

MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

August 1, 2024

RE: Nodding Pines (fka Mustang Way)

We are kindly requesting a pre-application meeting to discuss the following development:

Parcel ID: 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000

Location: South side of Mustang Way, west of Dodd Road, north of Dike Road

Proposing: This is a 31-lot single family residential subdivision

We wish to discuss access, utilities, general site design issues, and permitting process.

David A. Stokes, P.E.

President

Madden, Moorhead & Stokes, LLC.

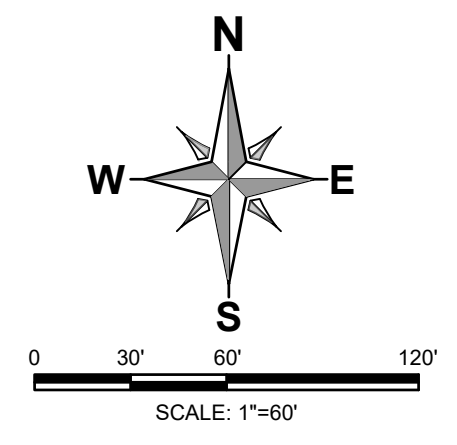
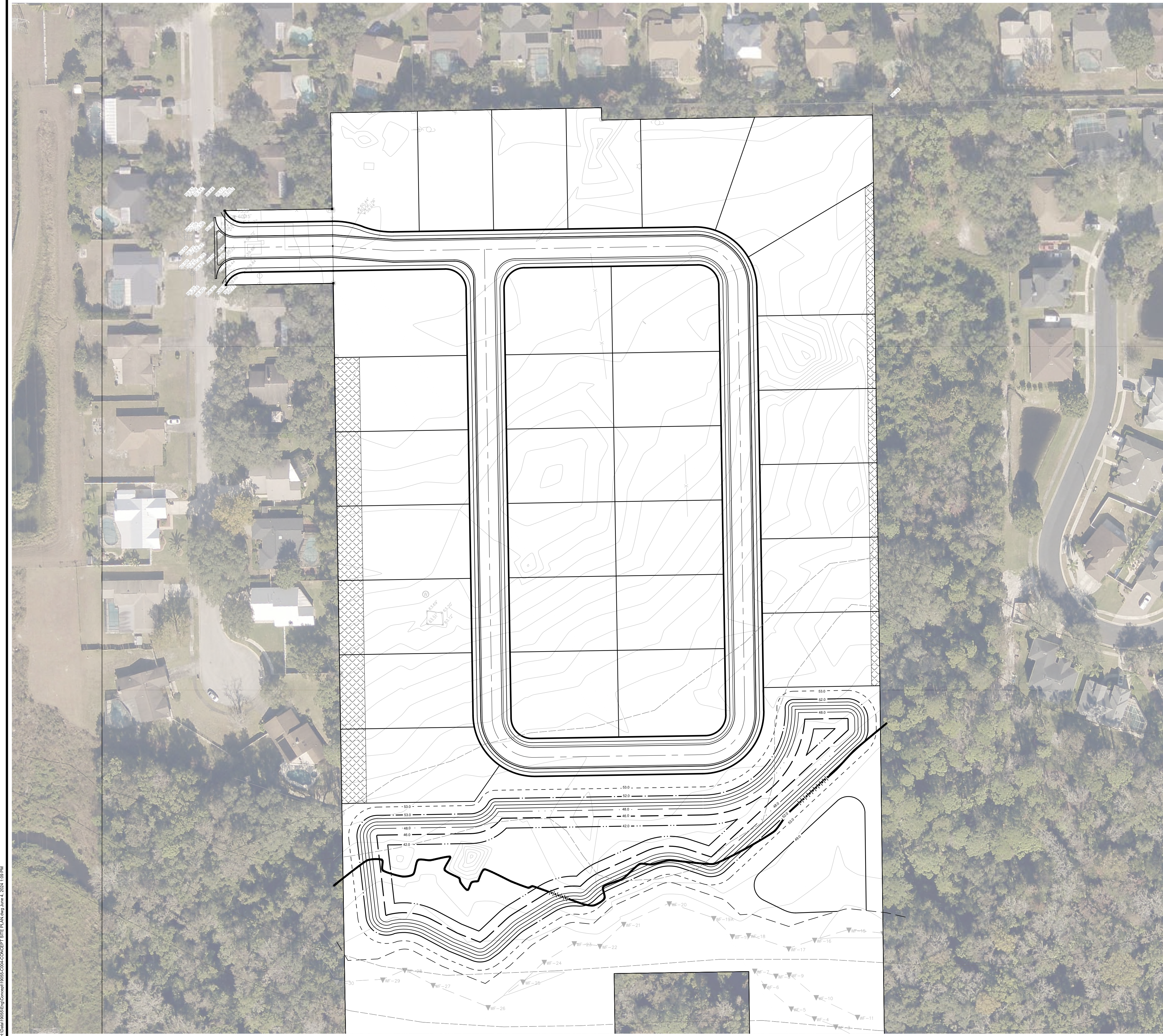
431 E. Horatio Ave, Suite 260

Maitland, FL 32751

P 407-629-8330

dstokes@madden-eng.com

H:\04\19055\Eng\Concept\19055-000-CONCEPT SITE PLAN.dwg June 4, 2024 1:09 PM




MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
MUSTANG WAY
SEMINOLE COUNTY
FLORIDA

BEAZER H OMES

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

ENGINEER OF RECORD

JOB # 19055
DATE: 05/24/2024
DATUM: NAVD 88
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

C004

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Property Record Card



Parcel: **23-21-30-300-0210-0000**
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2024 Market Value \$35,595 Assessed Value \$18,140
 2023 Tax Bill \$322.20 Tax Savings with Non-Hx Cap \$151.50
 Vacant Residential property has a lot size of 0.50 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0210-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$17,455	\$19,104
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$18,140	\$16,491

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$473.70
Tax Bill Amount	\$322.20
Tax Savings with Exemptions	\$151.50

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
N 132 FT OF W 165 FT OF SE
1/4 OF SE 1/4
(LESS W 25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$18,140	\$0	\$18,140
Schools	\$35,595	\$0	\$35,595
FIRE	\$18,140	\$0	\$18,140
ROAD DISTRICT	\$18,140	\$0	\$18,140
SJWM(Saint Johns Water Management)	\$18,140	\$0	\$18,140

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Improved	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Improved	No

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

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	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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Property Record Card



Parcel: **23-21-30-300-022A-0000**
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2024 Market Value \$35,595 Assessed Value \$18,140
 2023 Tax Bill \$322.20 Tax Savings with Non-Hx Cap \$151.50
 Vacant Residential property has a lot size of 0.50 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-022A-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$17,455	\$19,104
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$18,140	\$16,491

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$473.70
Tax Bill Amount	\$322.20
Tax Savings with Exemptions	\$151.50

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
S 132 FT OF N 264 FT OF W
165 FT OF SE 1/4 OF SE 1/4
(LESS W 25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$18,140	\$0	\$18,140
Schools	\$35,595	\$0	\$35,595
FIRE	\$18,140	\$0	\$18,140
ROAD DISTRICT	\$18,140	\$0	\$18,140
SJWM(Saint Johns Water Management)	\$18,140	\$0	\$18,140

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Vacant	No
WARRANTY DEED	1/1/1971	\$500	00881/0679	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

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	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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Property Record Card



Parcel: **23-21-30-300-0220-0000**
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2024 Market Value \$319,508 Assessed Value \$171,064
 2023 Tax Bill \$2,951.53 Tax Savings with Non-Hx Cap \$1,300.48
 Vacant Residential property has a lot size of 4.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0220-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$319,508	\$319,508
Land Value Agriculture	\$0	\$0
Market Value	\$319,508	\$319,508
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$148,444	\$163,995
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$171,064	\$155,513

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,252.01
Tax Bill Amount	\$2,951.53
Tax Savings with Exemptions	\$1,300.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Legal Description

SEC 23 TWP 21S RGE 30E
W 1/2 OF NW 1/4 OF SE 1/4 OF
SE 1/4 (LESS N 264 FT OF E 140 FT
OF W 165 FT & W 25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$171,064	\$0	\$171,064
Schools	\$319,508	\$0	\$319,508
FIRE	\$171,064	\$0	\$171,064
ROAD DISTRICT	\$171,064	\$0	\$171,064
SJWM(Saint Johns Water Management)	\$171,064	\$0	\$171,064

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
WARRANTY DEED	1/1/1975	\$30,000	01056/0249	Vacant	No

Land

Units	Rate	Assessed	Market
3.77 Acres	\$113,000/Acre	\$319,508	\$319,508

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
09604	DEMO	\$2,200		12/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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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 or call us at: (407) 665-7371.

Receipt Details

Date: 8/1/2024 2:56:31 PM
Project: 24-80000101
Credit Card Number: 55*****9433
Authorization Number: 005013
Transaction Number: 010824C19-33E53DC6-DFFA-4154-AAB3-8D880A1A13DE
Total Fees Paid: 52.50

Fees Paid

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