PM: Joy

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 24-80000085
Received: 6/7/24
Paid: 6/11/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME: Dailey Ranch Redevelopment	
PARCEL ID #(S): 30-21-31-300-004D-0000	
TOTAL ACREAGE: 12.17	BCC DISTRICT: ~~seminole county~~ 1: Dallari
ZONING: A-1	FUTURE LAND USE: ~~n/a~~ SE

APPLICANT

NAME: Justin Dailey	COMPANY:
ADDRESS: 4885 Gabriella Lane	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-506-4211	EMAIL: justin@theactionchurch.com

CONSULTANT

NAME:	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: sub-divide our 12 acres into 5 total parcels with 1 dwelling per parcel

STAFF USE ONLY

COMMENTS DUE: 6/21	COM DOC DUE: 6/27	DRC MEETING: 7/3
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the south side of Gabriella Ln, east of Tuskawilla Rd
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 6/28

Ryan, Heather

From: Justin Dailey <justin@theactionchurch.com>
Sent: Friday, June 7, 2024 1:29 PM
To: eplandesk
Subject: Pre-Application
Attachments: Preapplication - Dailey Ranch.pdf; site map .png; 4885 Gabriella_Property Subdivide.heic

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Hello,

Please find attached my pre-application, site map, site of sketched proposal and detailed narrative down below.

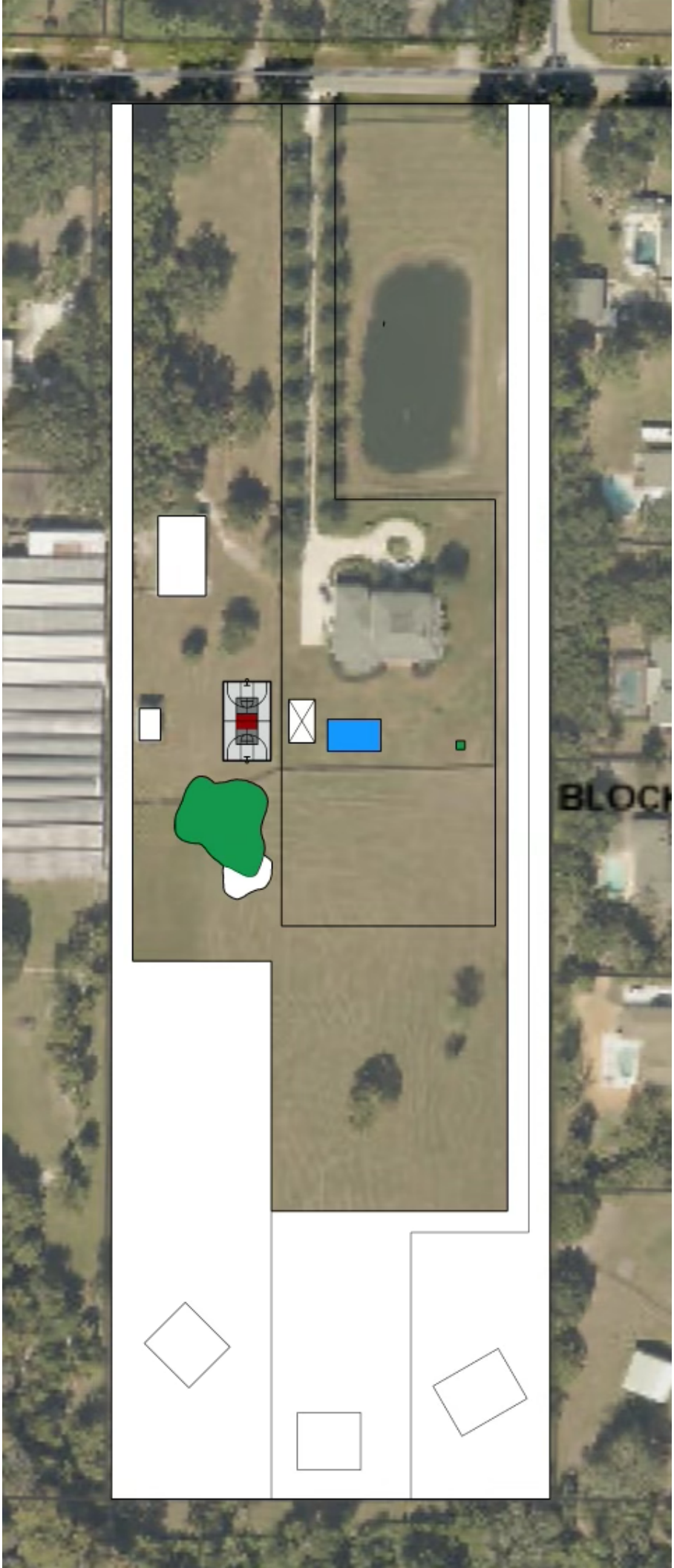
Thank you!

—

We would like to take our 12 acre parcel and turn it into a “family compound”. We understand the zoning allows for one dwelling per acre. We would like to have 4 to 5 different parcels on the 12 acres for future development from family members or close relatives.

Justin Dailey
Lead Pastor
407-965-2331

Action Church
2035 Howell Branch Road
Maitland, FL 32751
theactionchurch.com

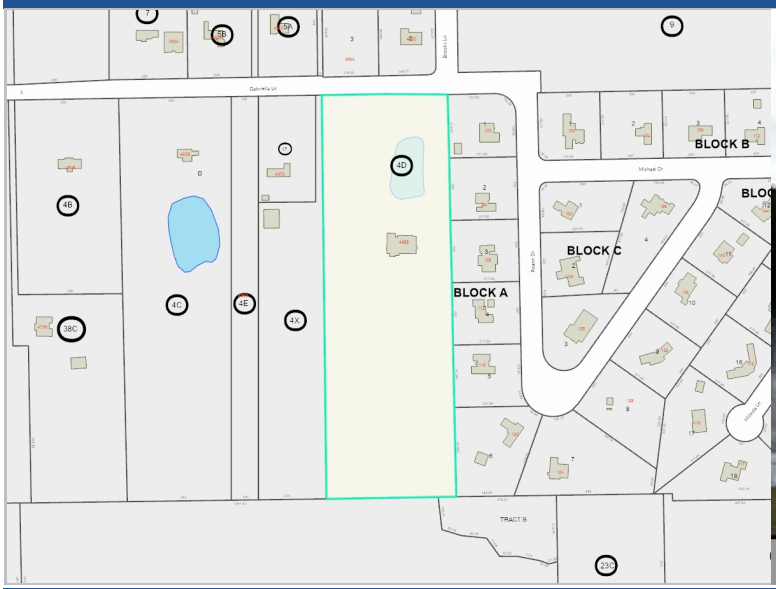

BLOCK

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 30-21-31-300-004D-0000
Property Address 4885 GABRIELLA LN OVIEDO, FL 32765

Parcel Location



Site View

Parcel Information

Parcel	30-21-31-300-004D-0000
Owner(s)	DAILEY, JUSTIN H - Tenancy by Entirety :25 DAILEY, GABRIELLA M - Tenants in Common :25 GUTIERREZ, CHRISTOPHER - Tenancy by Entirety :25 GUTIERREZ, MARIA R - Tenants in Common :25
Property Address	4885 GABRIELLA LN OVIEDO, FL 32765
Mailing	4885 GABRIELLA LN OVIEDO, FL 32765-8695
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2024)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	$927,560	$893,534
Depreciated Other Features	$18,048	$17,445
Land Value (Market)	$1,399,550	$1,375,210
Land Value Agriculture		
Just/Market Value	$2,345,158	$2,286,189
Portability Adjustment	$189,943	
Save Our Homes Adjustment		$1,169,007
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$2,155,215	$1,117,182

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions $30,424.60 **2023 Tax Savings with Exemptions** $16,088.09

2023 Tax Bill Amount $14,336.51

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 21S RGE 31E
SW 1/4 OF SW 1/4 (LESS W 980 FT & RD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$2,155,215	$50,000	$2,105,215
SJWM(Saint Johns Water Management)	$2,155,215	$50,000	$2,105,215
FIRE	$2,155,215	$50,000	$2,105,215
COUNTY GENERAL FUND	$2,155,215	$50,000	$2,105,215
Schools	$2,155,215	$25,000	$2,130,215

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/30/2023	10478	0915	$2,650,000	Yes	Improved
WARRANTY DEED	04/01/2002	04368	0447	$45,700	No	Improved

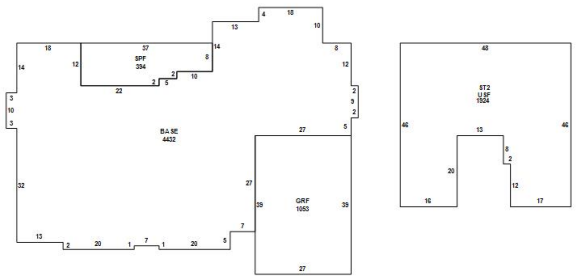
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			12.17	$115,000.00	$1,399,550

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	2003	5	4.5	22	4,432	7,803	6,356	CB+BRICK COMBO	$880,041	$951,396

Appendages	
Description	**Area**
SCREEN PORCH FINISHED	394.00
GARAGE FINISHED	1053.00
UPPER STORY FINISHED	1924.00

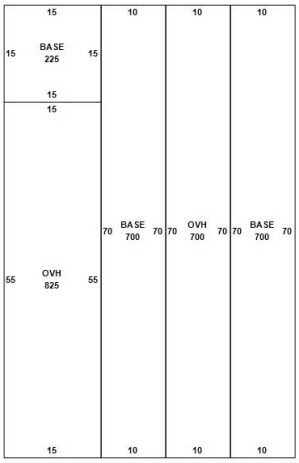


Building 1 - Page 1

*** Year Built (Actual / Effective)*

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
2	BARNS/SHEDS	1979	0	1.0	2	1,625	3,150	1,625	SIDING GRADE 3	$38,439	$50,578

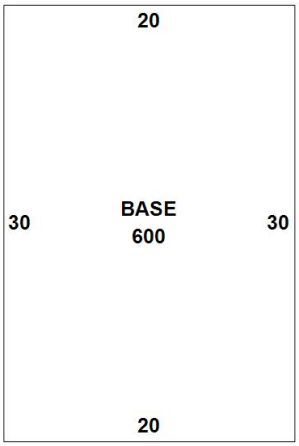
Appendages	
Description	**Area**
OVERHANG	700.00
OVERHANG	825.00



Building 2 - Page 1

*** Year Built (Actual / Effective)*

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
3	BARNS/SHEDS	2002	0	0.0	0	600	600	600	SIDING GRADE 3	$9,080	$9,870	Description	Area



Building 3 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05907		County	$720,000	7/3/2003	6/1/2002
08249	4885 GABRIELLA LN: EZ REROOF RESIDENTIAL-	County	$41,338		5/7/2021

Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	10/01/2003	1	$550	$1,100
FIREPLACE 2	10/01/2003	2	$6,000	$12,000
PATIO 3	10/01/2003	1	$3,000	$6,000
WALL DECORATIVE	10/01/2003	28	$403	$805
WATER FEATURE	10/01/2003	1	$1,295	$2,589
STANDBY GENERATOR 1	10/01/2015	1	$6,800	$10,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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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:	6/11/2024 11:42:51 AM
Project:	24-80000085
Credit Card Number:	37**********1002
Authorization Number:	259935
Transaction Number:	110624O39-FE633479-ACAF-4B4B-9F24-A27A5B4AC2BF
Total Fees Paid:	52.50

Fees Paid

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