

RECEIVED

DEC 21 2022
SEMINOLE COUNTY
Planning & Development
Division

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

PROJ. #: 22-80000178
PM: _____
REC'D: _____

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: Goss Residence
PARCEL ID #(S): 35 19 29 300 0140 0000
TOTAL ACREAGE: 0.7404 0.76 BCC DISTRICT:
ZONING: A-1 FUTURE LAND USE: Single Family Residence

APPLICANT

NAME: Ali Goss COMPANY: Owner
ADDRESS: 1504 Packets Ct
CITY: Lake Mary STATE: FL ZIP: 32746
PHONE: 407 492 5401 EMAIL: aligoss7@gmail.com

CONSULTANT

NAME: Rick Bavec COMPANY: Tolans Homes LLC
ADDRESS: 690 Lake Forest Blvd
CITY: Sanford STATE: FL ZIP: 32771
PHONE: (407) 815-4663 EMAIL: rbavec@tolanshomes.com

PROPOSED DEVELOPMENT

Brief description of proposed development: We plan to use the existing single family residence for living space and garage and also expand it to continue with living space as you see in the floorplan prepared
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1/6/23 COM DOC DUE: 1/11/23 DRC MEETING: 1/18/23
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: A-1 FLU: SE LOCATION: NW of Markham Rd
W/S: Seminole County BCC: S-Herr & Lake Markham Rd

Revised Oct 2020

Agenda - 1/12/23

by the builder. The addition to the existing single family residence would respect all set back requirements / boundaries currently in place.

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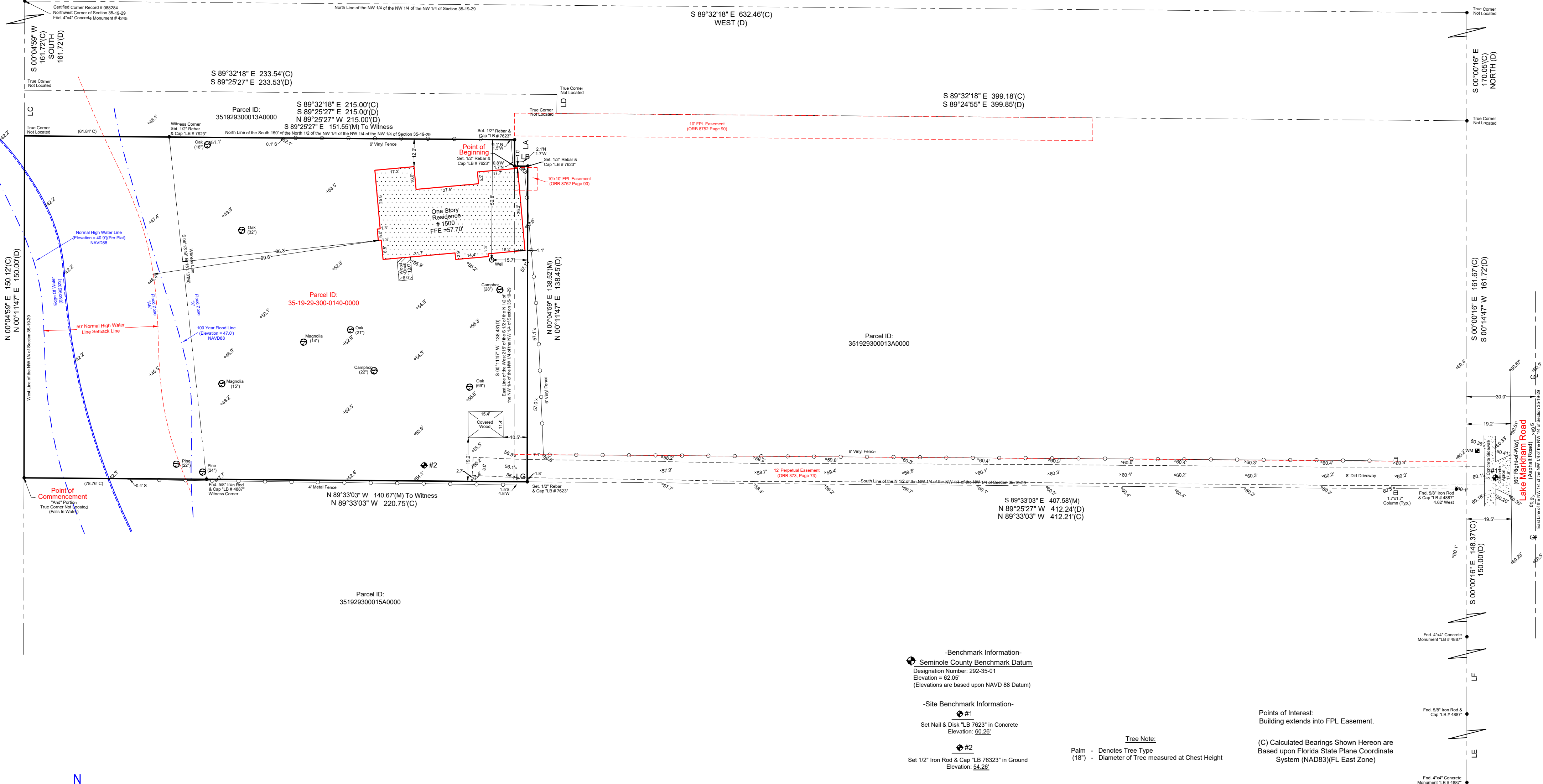
Boundary & Topographic Survey

Legal Description:
 THE SOUTH 150 FEET OF THE WEST 215 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LYING IN SEMINOLE COUNTY, FLORIDA,
 AND
 THE PART OF THE WEST 1/2 OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND, RUN NORTH 00°11'47" EAST, 150.00 FEET; THENCE RUN SOUTH 89°25'27" EAST, 215.00 FEET; THENCE RUN SOUTH 00°11'47" WEST, 11.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'47" WEST 138.43 FEET; THENCE RUN SOUTH 89°25'27" EAST 5.75 FEET; THENCE RUN NORTH 00°11'47" EAST, 138.45 FEET; THENCE RUN NORTH 89°25'27" WEST 5.75 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, X500 & X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
 DAVID GOSS AND ALEJANDRA GOSS; STEWART TITLE COMPANY; STEWART TITLE GUARANTY COMPANY

- LA S 00°11'47" W 11.57(D)
- N 00°11'47" E 11.57(D)
- S 00°04'59" W 11.57(C)
- S 00°04'59" W 11.57(M)
- LF S 00°00'16" E 150.06(D)
- S 00°00'03" W 150.07(M)
- LG S 89°25'27" E 5.75(D)
- LB N 89°25'27" W 5.75(D)
- N 89°32'15" W 5.75(C)
- N 89°32'15" W 5.75(M)
- LC S 00°11'47" W 20.00(D)
- S 00°04'59" W 20.00(C)
- LD SOUTH 8.32(D)
- S 00°11'47" W 8.32(D)
- S 00°04'59" W 20.00(C)
- LE S 00°00'16" E 30.00(D)
- S 00°02'11" E 30.01(M)



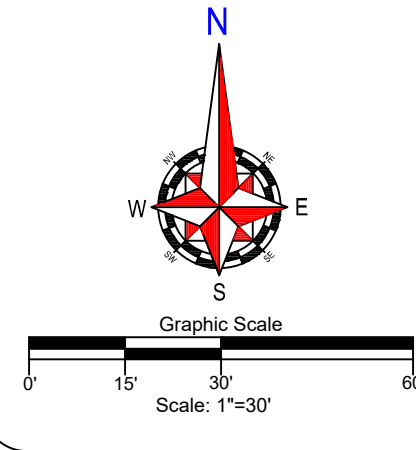
Benchmark Information-
 Seminole County Benchmark Datum
 Designation Number: 292-35-01
 Elevation = 62.05'
 (Elevations are based upon NAVD 88 Datum)

Site Benchmark Information-
 #1
 Set Nail & Disk "LB 7623" in Concrete
 Elevation: 60.26'
 #2
 Set 1/2" Iron Rod & Cap "LB 76323" in Ground
 Elevation: 54.26'

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

Points of Interest:
 Building extends into FPL Easement.
 (C) Calculated Bearings Shown Hereon are Based upon Florida State Plane Coordinate System (NAD83)(FL East Zone)

Field Date: 08/30/22	Date Completed: 08/31/22	Notes	Revisions
Drawn By: AWW	File Number: IS-108785	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Restrictions of Record. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis 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 Considered to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	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 Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 51-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes. Patrick K. Ireland, Surveyor Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165



N 00°11'47" E 150.00'(D)
N 00°04'59" E 150.12'(C)

West Line of the NW 1/4 of Section 35-19-29

Point of
Commencement
"And" Portion
True Corner Not Located
(Falls in Water)

(78.76' C)

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

0.4' S

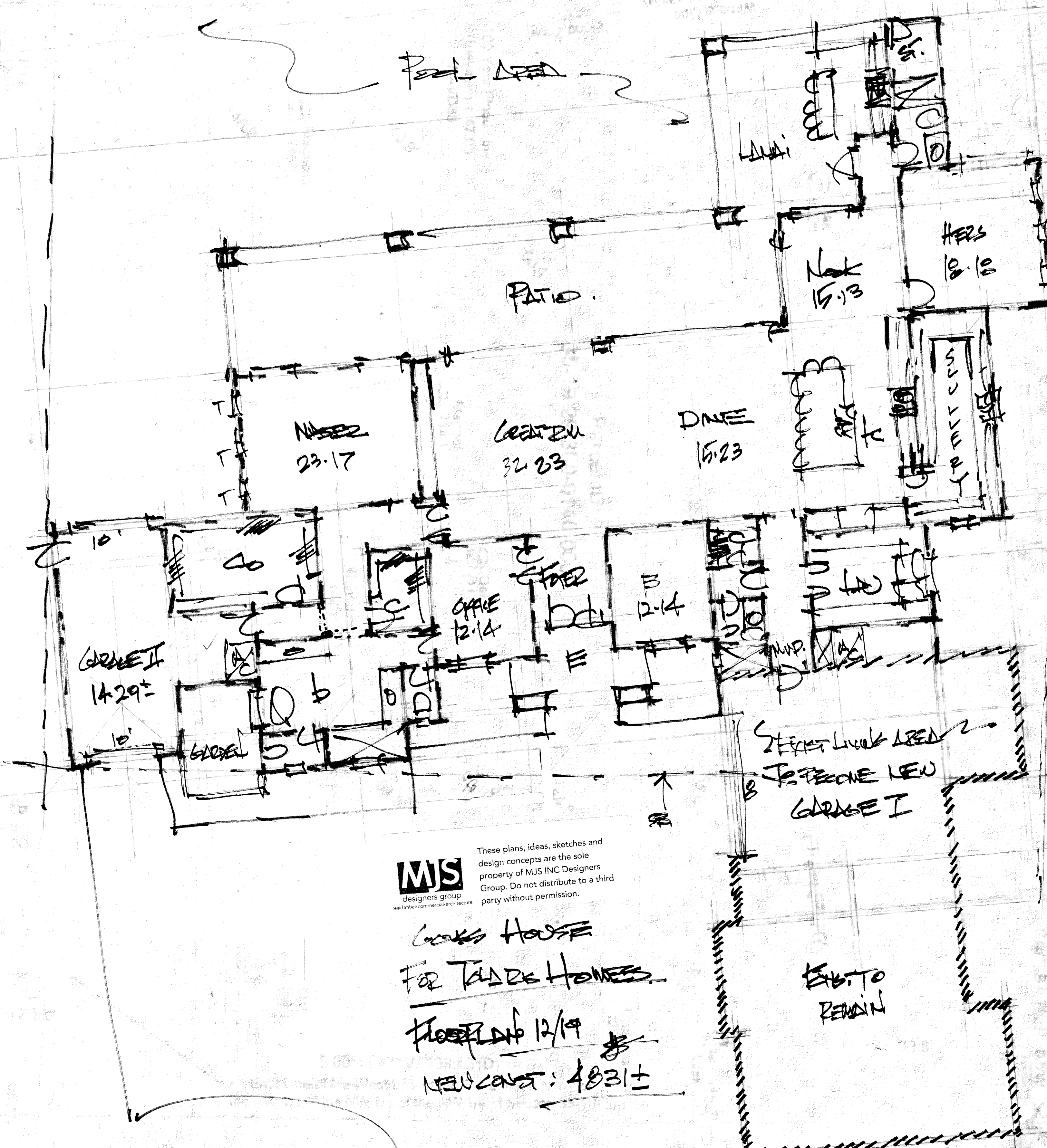
0.4' S

Edge Of Water
(08/29/2022)

50' Normal High Water
Line Setback Line

Normal High Water Line
(Elevation = 40.9') (Per Plat)
NAVD88

Flood Zone
"AE"



MJS
designers group
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LOOKS HOUSE
FOR TRADE HOMES.
FLOOR PLAN 12/19
NEW COST: 4831±

2.11N
1"=10'
Cap 1/2
10x1
OR

N 89°33'03" W 140.67'(M) To Witness
N 89°32'03" W 220.75'(C)

Witness Corner
Set 1/2 Rod
Cap 1/2 Rod
254929300013A0000
N 89°25'27" W 215.00'(D)
S 89°25'27" E 151.55'(M) To Witness

Point of
Beginning
Set 1/2 Rod
Cap 1/2 Rod

Property Record Card

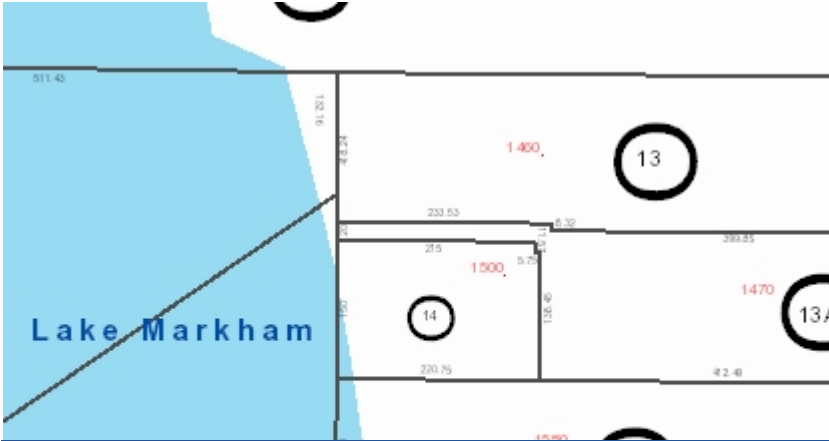


Parcel 35-19-29-300-0140-0000

Property Address 1500 LAKE MARKHAM RD SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel Information		Value Summary	
Field	Value	2023 Working Values	2022 Certified Values
Parcel	35-19-29-300-0140-0000		
Owner(s)	GOSS, DAVID - Tenancy by Entirety GOSS, ALEJANDRA - Tenancy by Entirety	Valuation Method	Cost/Market
Property Address	1500 LAKE MARKHAM RD SANFORD, FL 32771	Number of Buildings	1
Mailing	1504 RACKETS CT LAKE MARY, FL 32746-0002	Depreciated Bldg Value	\$56,957
Subdivision Name		Depreciated EXFT Value	\$4,178
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$393,750
DOR Use Code	0130-SINGLE FAMILY WATERFRONT	Land Value Ag	
Exemptions	None	Just/Market Value	\$454,885
AG Classification	No	Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$454,885
			\$449,441

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$6,026.15
2022 Tax Bill Amount \$6,026.15

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 29E
 BEG SW COR OF N 1/2 OF NW 1/4 OF NW 1/4 RUN N 150 FT E 215 FT S 11.57 FT E 5.75 FT S 138.45 FT W TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$454,885	\$0	\$454,885
SJWM(Saint Johns Water Management)	\$454,885	\$0	\$454,885
FIRE	\$454,885	\$0	\$454,885
COUNTY GENERAL FUND	\$454,885	\$0	\$454,885
Schools	\$454,885	\$0	\$454,885

Sales

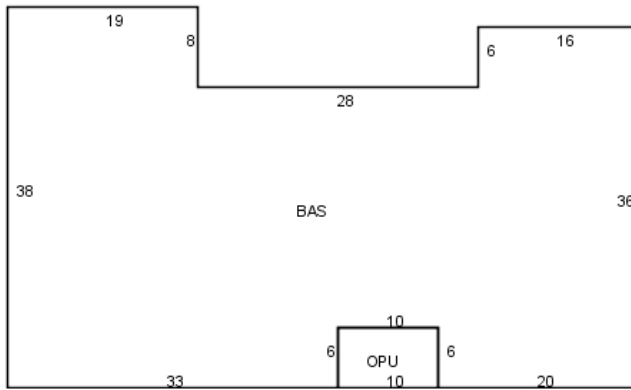
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/18/2022	10302	0553	\$595,000	Yes	Improved
WARRANTY DEED	10/04/2021	10066	1889	\$515,000	Yes	Improved
QUIT CLAIM DEED	03/06/2015	08431	0875	\$5,000	No	Improved
PROBATE RECORDS	12/01/2001	04246	1630	\$100	No	Improved
QUIT CLAIM DEED	11/01/2001	04306	1413	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	150.00	215.00	0	\$2,500.00	\$393,750

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	1949/1965	3	2.0	6	2,078	2,138	2,078	SIDING GRADE 2	\$56,957	\$142,392	Description	
												OPEN PORCH UNFINISHED	60.00



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03941	REROOF	County	\$5,800		4/16/2008
04872	1500 LAKE MARKHAM RD: RES ALTERATIONS, NO CHANGE IN UNITS-INT ALT & RENOVATION / PORCH ENCLOSURE	County	\$60,000		5/6/2022

Extra Features

Description	Year Built	Units	Value	New Cost
COVERED PATIO 1	10/01/1949	1	\$1,000	\$2,500
WOOD UTILITY BLDG	10/01/1979	216	\$778	\$1,944
FIREPLACE 2	10/01/1949	1	\$2,400	\$6,000

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
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	WED	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	2

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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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: 12/26/2022 11:19:02 AM
Project: 22-80000178
Credit Card Number: 43*****4032
Authorization Number: 121999
Transaction Number: 261222O2D-B024A19A-9534-443C-A01B-B11FDE76B983
Total Fees Paid: 52.50

Fees Paid

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