



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

PROJ. #: 25-80000092  
PM: Kaitlyn  
REC'D: RECEIVED 08/21/2025  
AFTER 5PM  
Paid 08/22/2025

## 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:	Hidden Cove minor plat		
PARCEL ID #(S):	11-21-29-300-0040-0000		
TOTAL ACREAGE:	10	BCC DISTRICT:	3: Constantine
ZONING:	<del>PUD</del> PD	FUTURE LAND USE:	LDR

#### APPLICANT

NAME:	Sean Cassell	COMPANY:	
ADDRESS:	185 Hidden Woods Cove		
CITY:	Altamonte Springs	STATE:	FL ZIP: 32701
PHONE:	321-288-5606	EMAIL:	spcassell@hotmail.com

#### CONSULTANT

NAME:	Kim Fischer	COMPANY:	Cycorp Engineering, Inc
ADDRESS:	1614 White Dove Drive		
CITY:	Winter Springs	STATE:	FL ZIP: 32708
PHONE:	407-405-7819	EMAIL:	Kim@cycorpengineers.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: minor plat for 4 lots

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

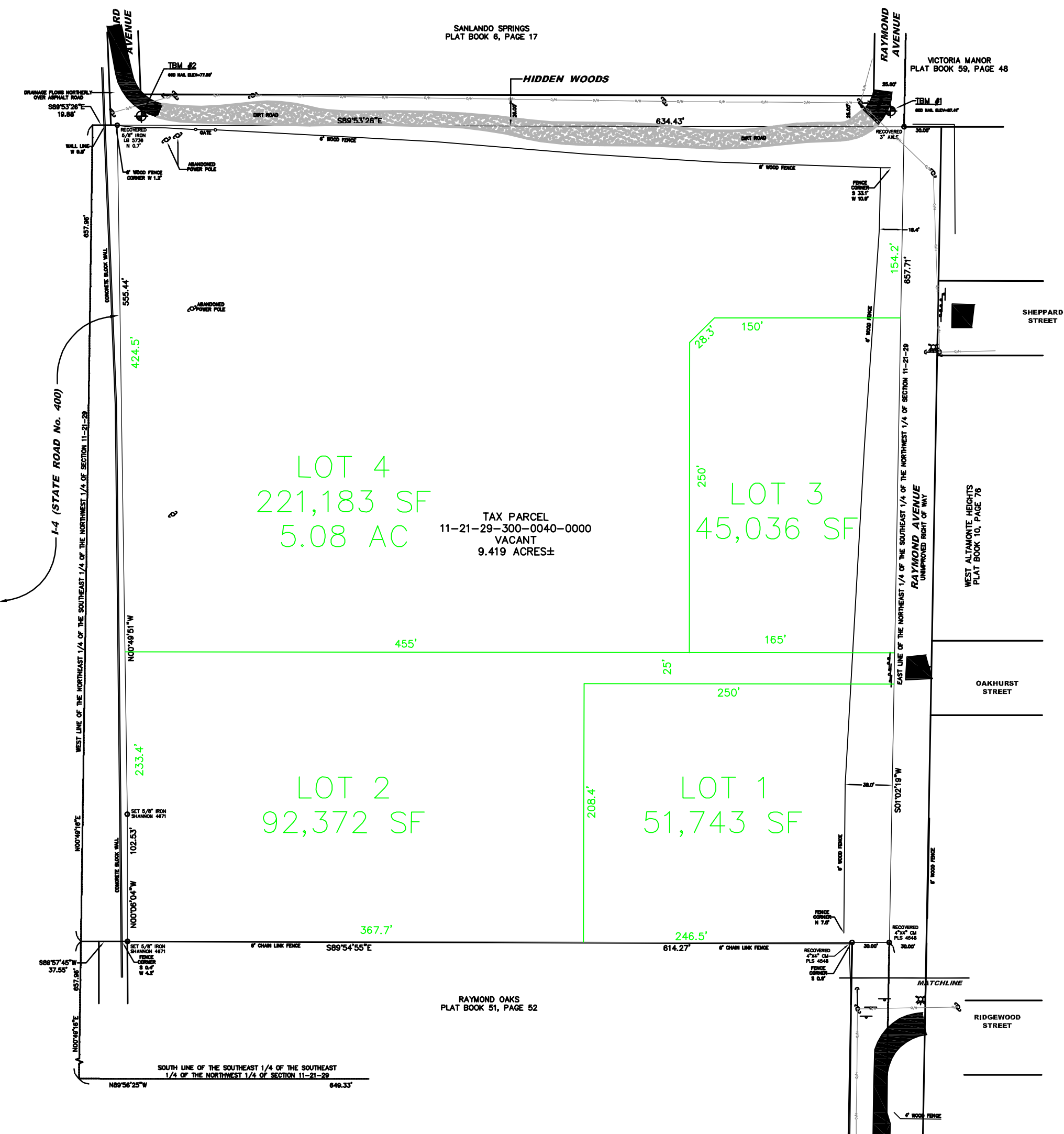
#### STAFF USE ONLY

COMMENTS DUE: <u>08/29/25</u>	COM DOC DUE: <u>09/04/25</u>	DRC MEETING: <u>09/10/25</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>LDR</u>	LOCATION: <u>south of Hidden Woods Cove, west of Virginia Avenue</u>
W/S: <u>Seminole County</u>	BCC: <u>3: Constantine</u>	

Narrative:

We would like to explore a minor plat on this property

Kim Fischer, P.E.  
Cycorp Engineering, Inc  
407-405-7819

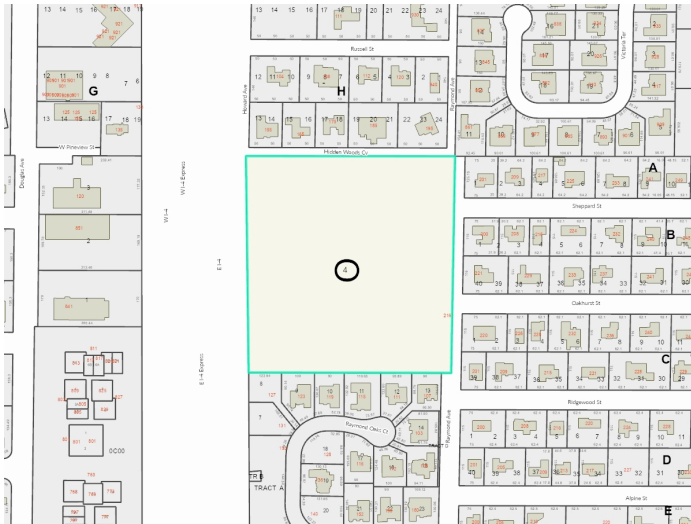


# Property Record Card



Parcel: **11-21-29-300-0040-0000**  
 Property Address:  
 Owners: **AGJO FAMILY TRUST**  
 2025 Market Value \$1,077,320 Assessed Value \$721,437 Taxable Value \$721,437  
 2024 Tax Bill \$10,739.72 Tax Savings with Non-Hx Cap \$3,119.37  
 Pud Under Development property has a lot size of 9.37 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
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)	\$1,077,320	\$1,049,216
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,077,320	\$1,049,216
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$355,883	\$393,364
P&G Adjustment	\$0	\$0
Assessed Value	\$721,437	\$655,852

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,859.09
Tax Bill Amount	\$10,739.72
Tax Savings with Exemptions	\$3,119.37

## Owner(s)

Name - Ownership Type  
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 11 TWP 21S RGE 29E  
NE 1/4 OF SE 1/4 OF NW 1/4  
E OF ST RD 400 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$721,437	\$0	\$721,437
Schools	\$1,077,320	\$0	\$1,077,320
FIRE	\$721,437	\$0	\$721,437
ROAD DISTRICT	\$721,437	\$0	\$721,437
SJWM(Saint Johns Water Management)	\$721,437	\$0	\$721,437

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$100	04278/0380	Vacant	No

## Land

Units	Rate	Assessed	Market
9.37 Acres	\$115,000/Acre	\$1,077,320	\$1,077,320

## Building Information

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

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	\$1,000		4/1/2003

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

### School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

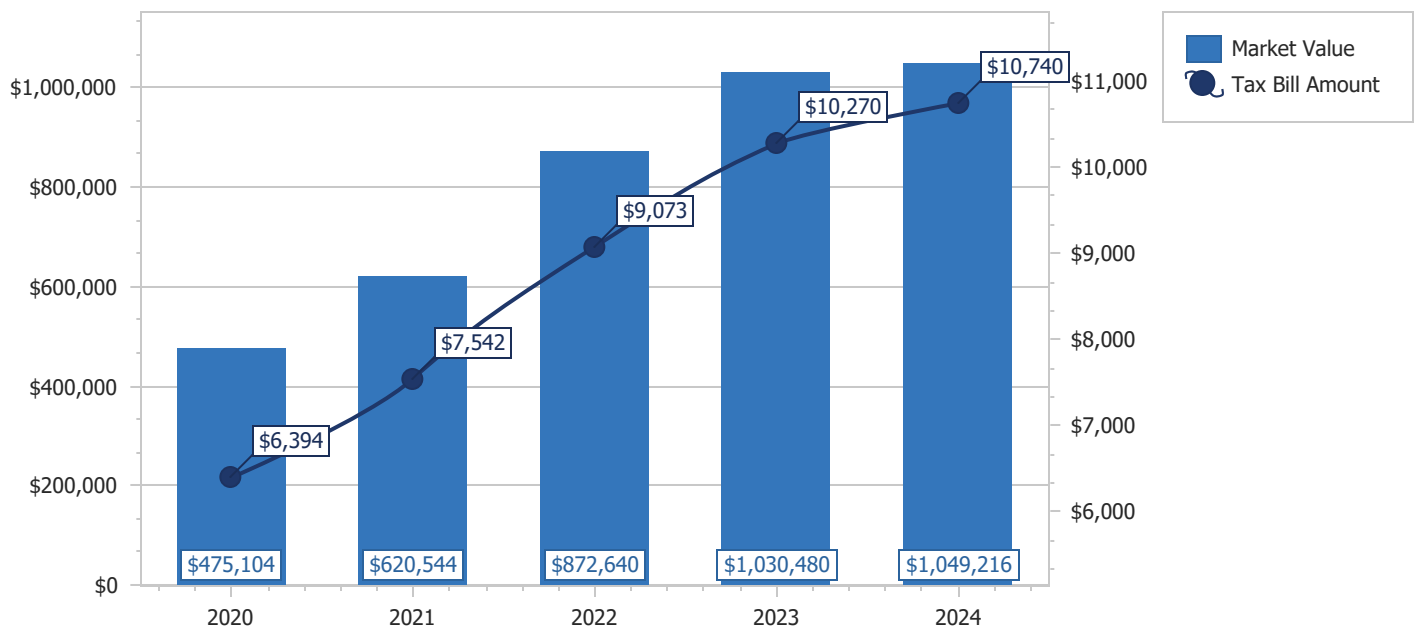
### Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

### Utilities

Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History







**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 8/22/2025 9:52:17 AM  
**Project:** 25-80000092  
**Credit Card Number:** 53\*\*\*\*\*7729  
**Authorization Number:** 0B2V3Q  
**Transaction Number:** 220825C1C-31BF8FA1-3654-4D7D-9D75-811E82E6DC1A  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>