



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

PROJ. #: 22-80000174
PM: Doug
REC'D: 12.13.22

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: MEDICAL OFFICE

PARCEL ID #(S): 2021315cb000000e0, 2021315cb00000080 - 1-69

TOTAL ACREAGE: +/-1.86 1.17 (2.86) BCC DISTRICT: 1

ZONING: RP

FUTURE LAND USE: ~~Medical Office~~

MDR

APPLICANT

NAME: THEO STONE

COMPANY: DUNPHY DEVELOPEMENT

ADDRESS: 21760 E. S.R. 54, Suite 102

CITY: LUTZ

STATE: FL

ZIP: 33549

PHONE: 770-789-6415

EMAIL: theo@dunphydevelopment.com

CONSULTANT

NAME: BEN JOHNSON

COMPANY: KIMLEY-HORN & ASSOCIATES

ADDRESS: 445 24TH Street, Suite 200

CITY: VERO BEACH

STATE: FL

ZIP: 32960

PHONE: 772-794-4098

EMAIL: ben.johnson@kimley-horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed development of Professional 10,025 sf
Medical Office Facility w/ approx. 50 exam rooms

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

STAFF USE ONLY

COMMENTS DUE: 12-22-22

COM DOC DUE: 12-28-22

DRC MEETING: 1.4.23

☒ PROPERTY APPRAISER SHEET ☒ PRIOR REVIEWS:

ZONING: RP

FLU: MDR

LOCATION: SE of SR 426 +

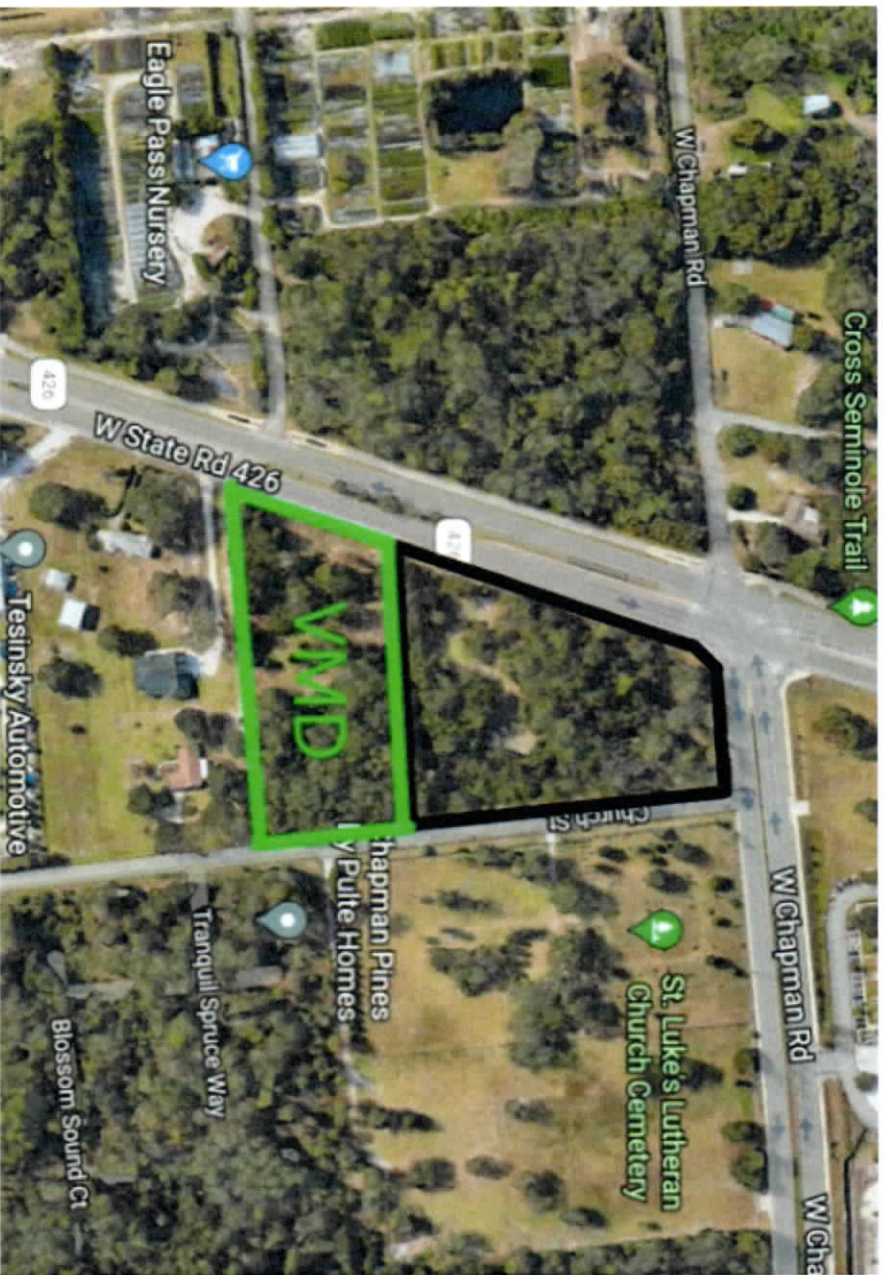
W/S: Seminole County

BCC: 1-Dallari

W Chapman Rd.

Revised Oct 2020

Agenda 12.29.22





Project Narrative

Date/Time of Meeting: 12/13/2022
Project Title: Oviedo, Florida – Medical Office
Re: Pre-Application Meeting

Project Site & Use:

The proposed project is for the development of an undeveloped +/- 1.86-acre parcel, located east of FL-426, Oviedo, FL, west of Church Street. and south of the approved master development plan for the Oviedo Vet Care PD. We are proposing to develop a 10,035 square foot medical office building to operate as a primary care physician's office with approximately 40-50 exam rooms.

Along with the medical office, the proposed site would include approximately 52 parking spaces, trash enclosure, drainage structures as necessary, and landscaping. The Medical office is conducive to the surrounding developed area because it would provide medical services to the immediate residential area and the community with approximately 20 new skilled job positions.

Property Record Card

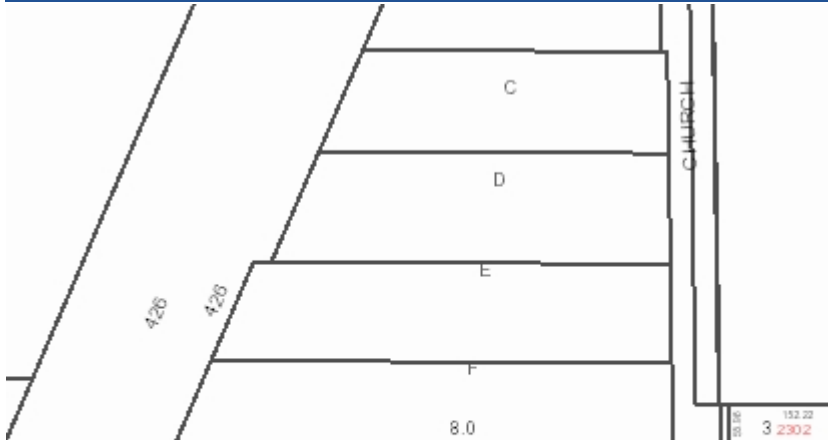


Parcel 20-21-31-5CB-0000-00E0

Property Address CHURCH ST OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

	Parcel	20-21-31-5CB-0000-00E0	2023 Working Values	2022 Certified Values
Owner(s)	LOG CABIN PROPERTIES LLC			
Property Address	CHURCH ST OVIEDO, FL 32765			
Mailing	702 GLADWIN AVE FERN PARK, FL 32730-2004			
Subdivision Name	SLAVIA FARMS			
Tax District	01-COUNTY-TX DIST 1			
DOR Use Code	10-VAC GENERAL-COMMERCIAL			
Exemptions	None			
AG Classification	No			
		Valuation Method	Cost/Market	Cost/Market
		Number of Buildings	0	0
		Depreciated Bldg Value		
		Depreciated EXFT Value		
		Land Value (Market)	\$470,450	\$470,450
		Land Value Ag		
		Just/Market Value	\$470,450	\$470,450
		Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$71,978	\$108,203
		P&G Adj	\$0	\$0
		Assessed Value	\$398,472	\$362,247

2022 Certified Tax Summary

2022 Tax Amount without Exemptions

\$6,307.84

2022 Tax Savings with Exemptions

\$860.01

2022 Tax Bill Amount

\$5,447.83

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOTS E & F DESC AS BEG 69.01 FT N OF SE COR LOT F RUN W 495.1 FT N 23 DEG 20 MIN 54 SEC E 109.25 FT E 450.57 FT S 100.62 FT TO BEG SLAVIA FARMS
PB 6 PG 97

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$398,472	\$0	\$398,472
SJWM(Saint Johns Water Management)	\$398,472	\$0	\$398,472
FIRE	\$398,472	\$0	\$398,472
COUNTY GENERAL FUND	\$398,472	\$0	\$398,472
Schools	\$470,450	\$0	\$470,450

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/2018	09152	1237	\$385,000	Yes	Vacant
WARRANTY DEED	04/01/2009	07180	0693	\$84,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/2004	05548	1982	\$169,500	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			47045	\$10.00	\$470,450

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
RP	Medium Density Residential	MDR	Residential Professional

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	75

School Information

Elementary School District	Middle School District	High School District
Evans	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: 12/13/2022 4:26:54 PM
Project: 22-80000174
Credit Card Number: 37*****3005
Authorization Number: 277971
Transaction Number: 131222C2B-03FBB2B7-9418-40D9-ABD9-029D1572E3F5
Total Fees Paid: 52.50

Fees Paid

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