



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

PROJECTPROJECT NAME: Dalley Ranch RedevelopmentPARCEL ID #(S): 30-21-31-300-004D-0000TOTAL ACREAGE: 12.17BCC DISTRICT: seminole county 1: DallariZONING: A-1FUTURE LAND USE: n/a SE**APPLICANT**NAME: Justin Dalley

COMPANY:

ADDRESS: 4885 Gabriella LaneCITY: OviedoSTATE: FLZIP: 32705PHONE: 407-500-4211EMAIL: 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 EXCEPTIONDescription of proposed development: sub-divide over 12 acres into 5 total parcels with 1 dwelling per parcel**STAFF USE ONLY**COMMENTS DUE: 6/21COM DOC DUE: 6/27DRC MEETING: 7/3☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:ZONING: A-1FLU: SE

LOCATION:

W/S: Seminole CountyBCC: 1: Dallarion the south side of Gabriella Ln,
east of Tuskawilla RdAgenda: 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

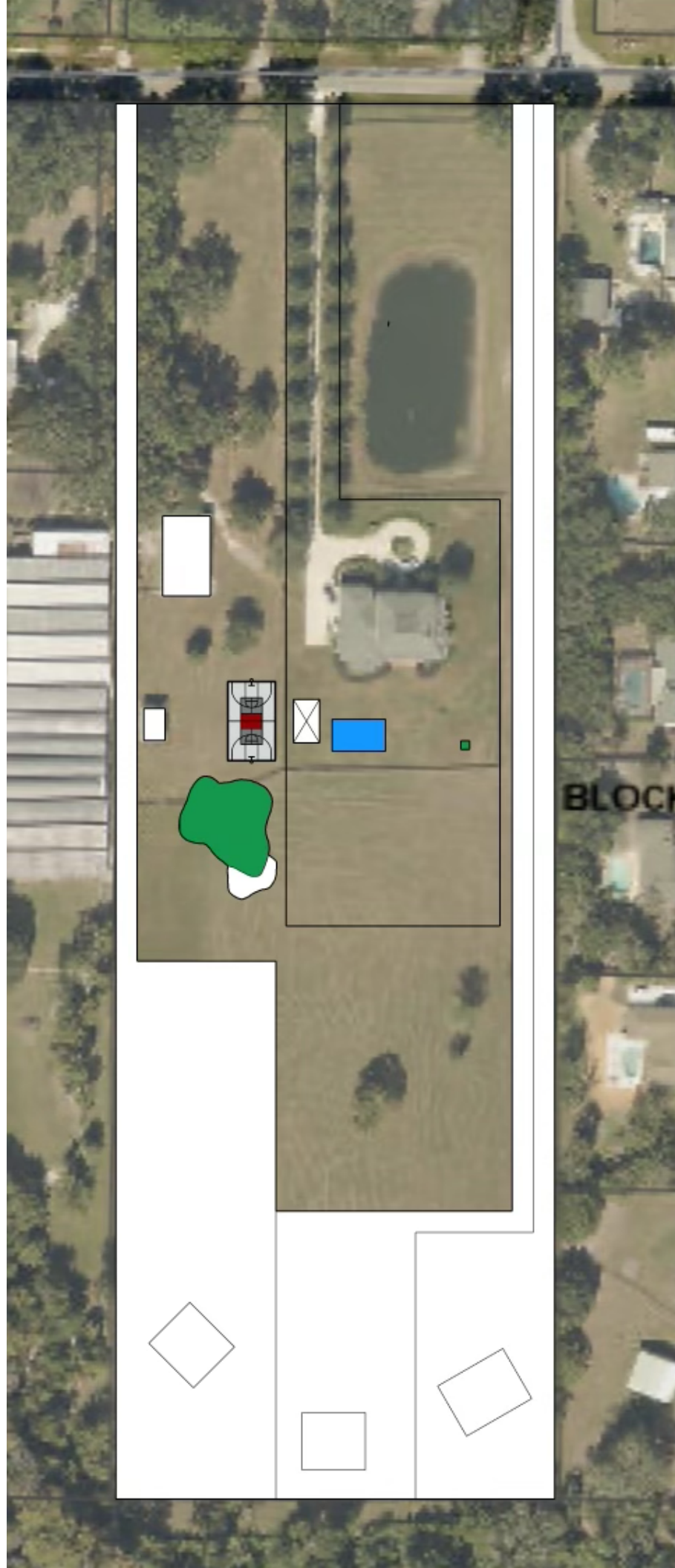
Lead Pastor
407-965-2331

Action Church

2035 Howell Branch Road
Maitland, FL 32751
theactionchurch.com







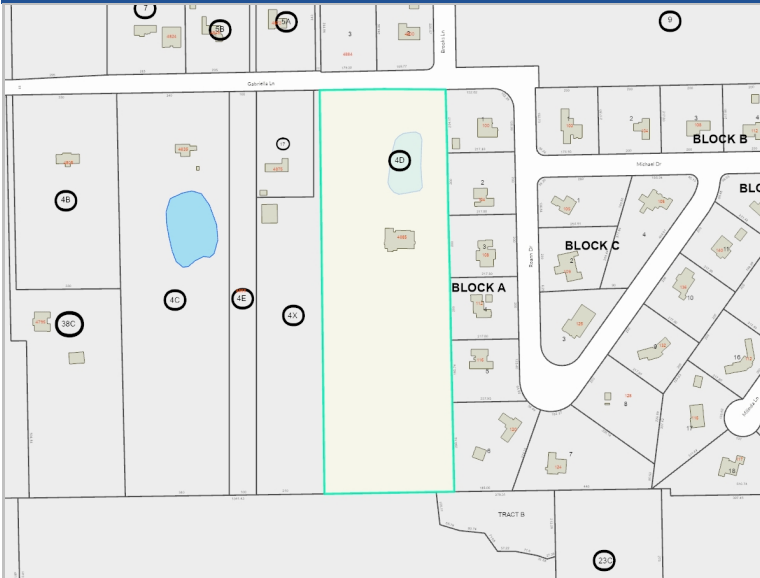
Property Record Card



Parcel 30-21-31-300-004D-0000

Property Address 4885 GABRIELLA LN OVIEDO, FL 32765

Parcel Location



Site View



302131300004D0000 02/23/2022

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 Bill Amount

\$14,336.51

2023 Tax Savings with Exemptions \$16,088.09

* Does NOT INCLUDE Non Ad Valorem Assessments

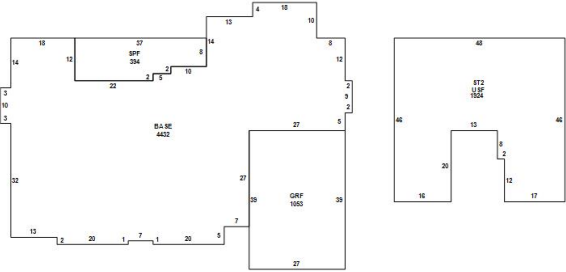
Legal Description

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	Appendages
1	SINGLE FAMILY	2003	5	4.5	22	4,432	7,803	6,356	CB+BRICK COMBO	\$880,041	\$951,396	Description Area SCREEN PORCH FINISHED394.00 GARAGE FINISHED1053.00 UPPER STORY FINISHED1924.00
												

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	Appendages
2	BARNS/SHEDS	1979	0	1.0	2	1,625	3,150	1,625	SIDING GRADE 3	\$38,439	\$50,578	Description Area OVERHANG700.00 OVERHANG825.00

15	10	10	10
15	BASE 225	15	
15			
15			
55	OVH 525	55	
15			
70	BASE 700	70	OVH 700
70		70	BASE 700
70		70	
15			10

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

20		
30	BASE 600	30
20		

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		
Copyright 2024 © Seminole County Property Appraiser								



**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