



PM Annie

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

PROJ. #: 26-80000043

RECEIVED AND PAID 04/14/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Rimel Plat w/out Preliminary Plan & Engineering	
PARCEL ID #(S): 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000	
TOTAL ACREAGE: 50.91 gross /30.21 uplands	BCC DISTRICT: 1
ZONING: A-5	FUTURE LAND USE: R-5

APPLICANT

NAME: David E. Axel	COMPANY: Axel Real Estate, Inc.	
ADDRESS: 1757 W. Broadway St., Ste. 1		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 407-325-1574	EMAIL: [REDACTED]	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Divide parcel 6A & 7 into 4 lots from 2, or reconfigure both parcels and divide reconfigured parcel 7 into 3 lots, either way with no infrastructure, either using the Minor Plat process as per LDC 35.122 or Final Plat process as per 35.14 w/out filing preliminary plan or engineering.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>04/24</u>	COM DOC DUE: <u>04/30</u>	DRC MEETING: <u>05/13/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the northeast corner of Curryville Rd and Twilight Trl</u>
W/S: <u>N/A</u>	BCC: <u>1: DALLARI</u>	



1757 W. Broadway Street, Suite 1
Oviedo, Florida 32765
(407) 366-6510
Fax (407) 359-5385
Toll Free (866) 366-6510

www.axelrealestate.com

Re: Rimel & 71945 Properties, Curryville Rd., Tax ID#s 35-21-32-302-001A-0000; 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000

April 13, 2026

Seminole County Plan Desk
PlanDesk@sminolecountyfl.gov

Dear Sir or Madam,

I am working on behalf of Bonnie J. Rimel, personally and in her role as Manager of 71945, LLC, a Florida limited liability company, with respect to the properties referenced above. I would appreciate if both matters dealing with Parcels 6A and 7 can be handled by a single project manager to avoid confusion.

Attached please find the following:

- Aerial concept plan dated April 13, 2026, being used for all 3 applications.
- Lot 1A Lot Split Inquiry.
- Parcel 6A & 7 Reconfiguration Inquiry.
- Pre Application Inquiry for either reconfigured 7 alone or 6A & 7 combined.
- Executed Owner Authorization Form.

Below is the Narrative for each application:

Parcels 1A Lot Split Inquiry

Tax Parcel 35-21-32-302-001A-0000 consists of a 330' wide by 1,295' deep parcel, being 9.81 acres. It would be 1,320' deep, however, the south 25' has been dedicated or conveyed for the public right of way of Curryville Road.

Seminole County Comprehensive Plan Policy FLU 3.2.12 B states, in part, as follows:

“The County shall provide that lots or parcels of record, platted or unplatted with a zoning of A-3, A-5 or A-10 that have been or are reduced in size by the amount of land dedicated or conveyed for public road rights-of-way, shall be considered as if there had been no such reduction in size for purposes of land use consistency and dwelling unit yield determination. Furthermore, such dedication or conveyance shall not operate to divest property owners of any rights existing under the existing provisions of Section 35.2(a) of the Land Development Code of Seminole County or any other vested property rights whenever such lots or parcels of record that qualified under Section 35.2(a) of the Land Development Code of Seminole County for subdividing prior to a Right of Way dedication or conveyance, have been or are reduced by twenty (20) percent or less in size by land dedicated or conveyed for public road

rights-of-way. Such lots or parcels can be subdivided consistent with that Section provided that one lot created shall meet the minimum lot size requirement of the applicable zoning district and the other lot shall have a buildable area equal to at least one acre located above the 100-year floodplain elevation. For example, a parcel (platted or unplatted) that was originally ten acres in size that now contains only 9.17 acres located above the 100-year floodplain elevation because, and solely because, land from the original parcel was dedicated or conveyed for a public road right-of-way, will be considered a ten acre parcel”

In accordance with the above policy, the property is proposed to be split into 2 parcels as depicted on the attached aerial concept plan follows:

- Lot 1: 5.00 acres with 30’ of frontage on Curryville Road.
- Lot 2: 4.81 acres with 300’ of frontage on Curryville Road.

Parcel 6A & 7 Reconfiguration Inquiry

It is proposed to reconfigure existing parcels 36-21-32-300-006A-0000 & 36-21-32-300-0070-0000. The original parcels are shown outlined in green and red on the attached concept while the reconfigured parcels are shown in orange and black. The following reconfigured parcels are proposed to be created:

- Reconfigured Parcel 6A being 42.66 acres gross and 22.17 acres net with 230’ of upland frontage on Curryville Road.
- Reconfigured Parcel 7 (being Lot 3) being 7.38 acres with 460’ of frontage on Curryville Road.

Pre Application Inquiry – Plat for either reconfigured Parcel 7 alone or Parcel 6A & 7 combined

It is proposed to plat Reconfigured Parcel 6A by itself into 3 Lots, or Reconfigured Parcel 6A along with Reconfigured Parcel 7 into 4 Lots, using the Minor Plat Process of LDC Section 35.122, or doing a Plat in accordance with LDC Section 35.14 with the requirements for Preliminary Plan or Development Plan. The lots to be created as follows:

- Lot 3 being reconfigured Parcel 7 if it is included.
- Lot 4 being 6.89 upland acres with 20’ of frontage on Curryville Road.
- Lot 5 being 7.9 upland acres with 20’ of frontage on Curryville Road.
- Lot 6 being 7.38 upland acres with 190’ of frontage on Curryville Road.

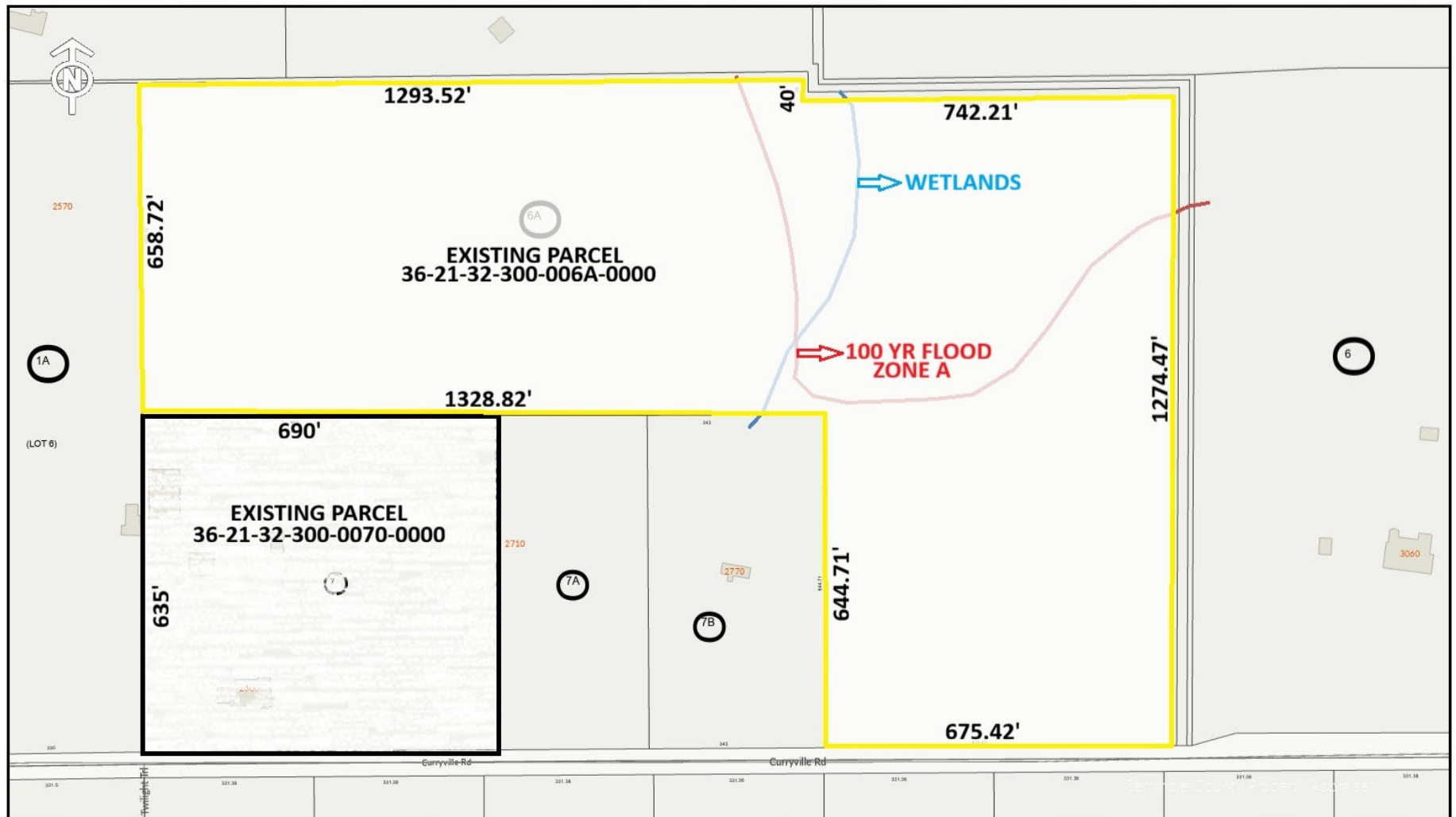
It is further intended that the south 965’ of the east 20’ of Lot 4 and the west 20’ of Lot 5 be a shared easement for ingress and egress sufficient for fire protection as well as a utility easement, which lands are intended to be subject to a Declaration of Easement rights, which Declaration will also allow the use of the easement area by Lot 6.

Please advise if there are any questions.

Sincerely,



David E. Axel

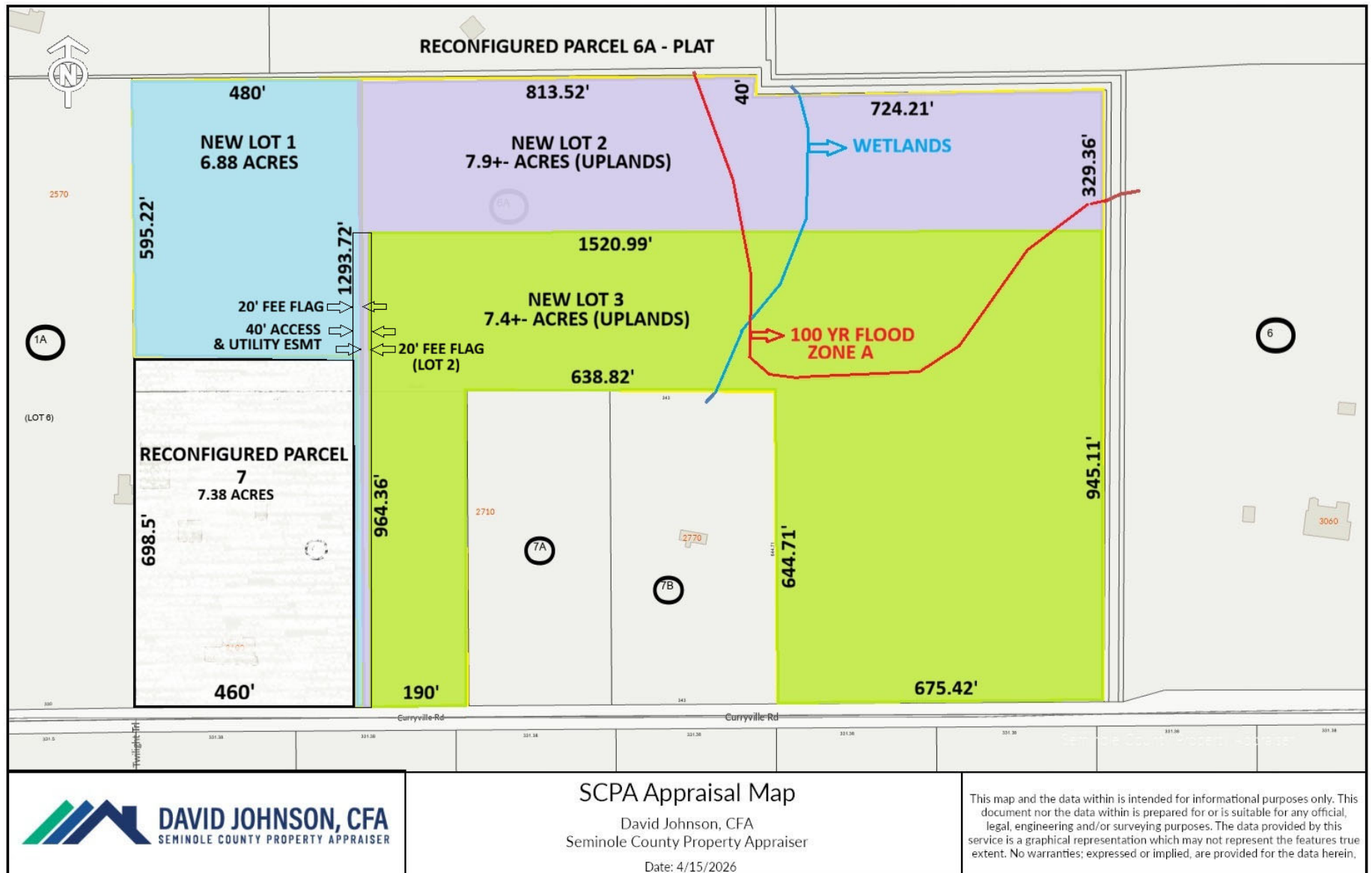


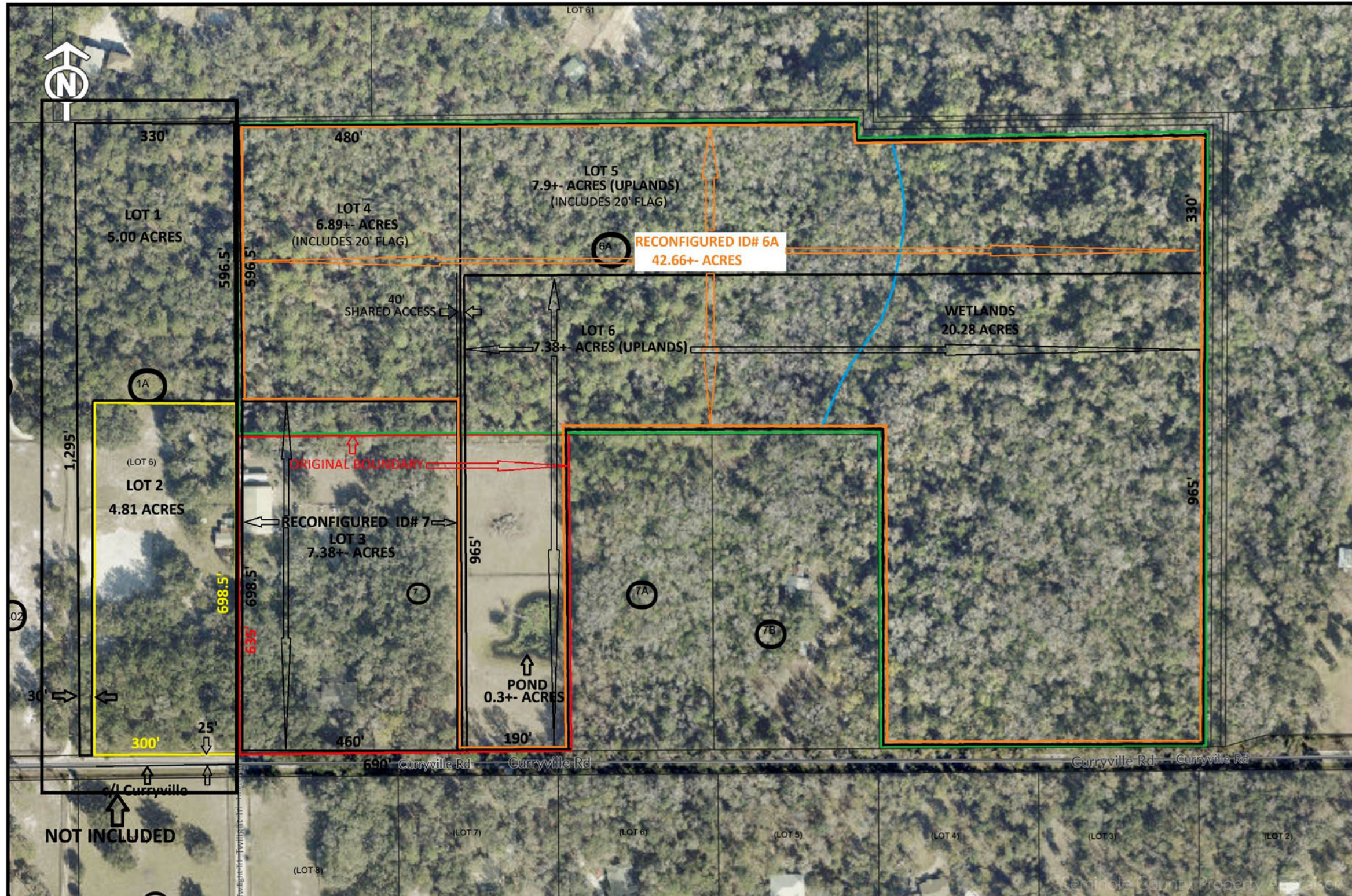
SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/15/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein.





SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/13/2026

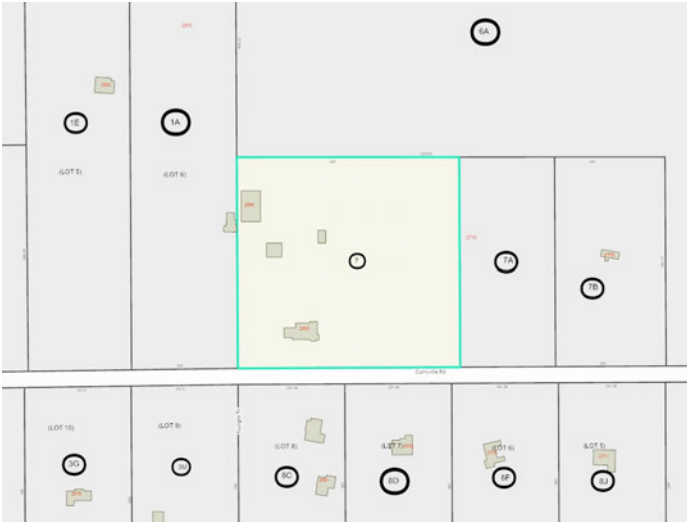
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Property Record Card



Parcel: **36-21-32-300-0070-0000**
 Property Address: **2600 CURRYVILLE RD CHULUOTA, FL 32766**
 Owners: **71945 LLC**
 2026 Market Value \$1,236,599 Assessed Value \$899,819 Taxable Value \$899,819
 2025 Tax Bill \$9,425.46 Tax Savings with Non-Hx Cap \$3,705.91
 The 4 Bed/4 Bath Grazing Land property is 3,437 SF and a lot size of 10.31 Acres

Parcel Location



Site View



Parcel Information

Parcel	36-21-32-300-0070-0000
Property Address	2600 CURRYVILLE RD CHULUOTA, FL 32766
Mailing Address	2596 CURRYVILLE RD CHULUOTA, FL 32766-9153
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$759,412	\$752,793
Depreciated Other Features	\$82,787	\$68,292
Land Value (Market)	\$394,400	\$394,400
Land Value Agriculture	\$57,620	\$57,620
Just/Market Value	\$1,236,599	\$1,215,485
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$12,160
P&G Adjustment	\$0	\$0
Assessed Value	\$899,819	\$866,545

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,131.37
Tax Bill Amount	\$9,425.46
Tax Savings with Exemptions	\$3,705.91

Owner(s)

Name - Ownership Type
 71945 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 21S RGE 32E
W 690 FT OF S 1/2 OF NW 1/4 OF
NW 1/4 (LESS S 25 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$899,819	\$0	\$899,819
Schools	\$899,819	\$0	\$899,819
SJWM(Saint Johns Water Management)	\$899,819	\$0	\$899,819

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	12/1/2011	\$750,000	07700/0413	Improved	No
QUIT CLAIM DEED	12/1/2011	\$100	07689/0817	Improved	No
WARRANTY DEED	9/1/1995	\$244,000	02974/1486	Improved	Yes
WARRANTY DEED	8/1/1984	\$150,000	01569/1409	Improved	Yes

Land

Units	Rate	Assessed	Market
7.20 Acres	\$47,000/Acre Market, \$225/Acre AG	\$1,620	\$338,400
1 Acres	\$28,000/Acre	\$28,000	\$28,000
1 Acres	\$28,000/Acre	\$28,000	\$28,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1969/1998
Bed	4
Bath	4.0
Fixtures	17
Base Area (ft ²)	1375
Total Area (ft ²)	4922
Constuction	CB/STUCCO FINISH
Replacement Cost	\$442,842
Assessed	\$394,129

* Year Built = Actual / Effective



Building 1

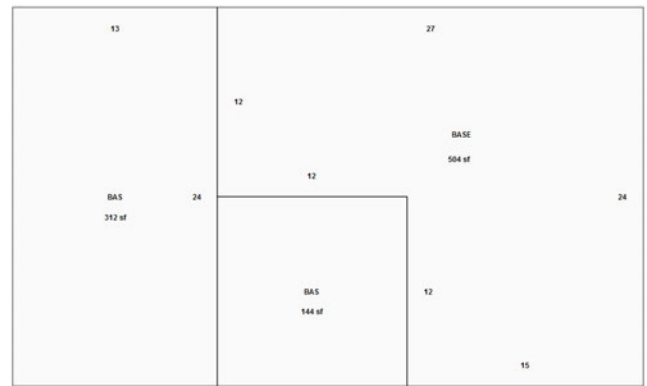
Appendages

Description	Area (ft ²)
BASE	402
BASE	300
BASE	1232
BASE	128
GARAGE FINISHED	806
OPEN PORCH FINISHED	535
OPEN PORCH FINISHED	144

Building Information

#	2
Use	BARNs/SHEDS
Year Built*	1964/1984
Bed	
Bath	
Fixtures	3
Base Area (ft ²)	504
Total Area (ft ²)	960
Constuction	CB/STUCCO FINISH
Replacement Cost	\$45,840
Assessed	\$36,214

* Year Built = Actual / Effective



Sketch by Apen Skanska

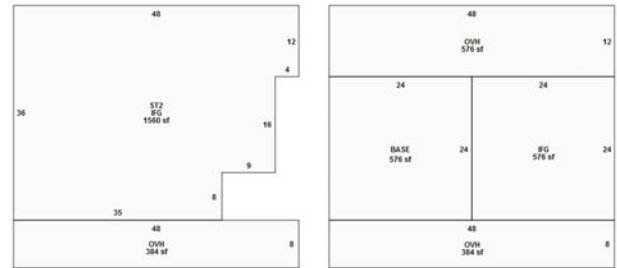
Building 2

Appendages

Description	Area (ft ²)
BASE	312
BASE	144

Building Information	
#	3
Use	BARNs/SHEDs
Year Built*	2000
Bed	0
Bath	0.0
Fixtures	5
Base Area (ft ²)	576
Total Area (ft ²)	4056
Constuction	CB/STUCCO FINISH
Replacement Cost	\$244,901
Assessed	\$220,411

* Year Built = Actual / Effective



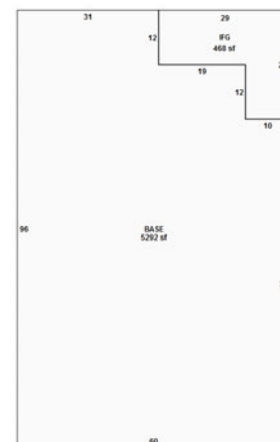
Sketch by Apen Sketch

Building 3

Appendages	
Description	Area (ft ²)
INTERIOR FINISH AVERAGE	576
INTERIOR FINISH AVERAGE	1560
OVERHANG	384
OVERHANG	576
OVERHANG	384

Building Information	
#	4
Use	BARNs/SHEDs
Year Built*	2001
Bed	0
Bath	0.0
Fixtures	3
Base Area (ft ²)	5292
Total Area (ft ²)	5760
Constuction	CORRUGATED METAL
Replacement Cost	\$130,913
Assessed	\$108,658

* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 4

Appendages

Description	Area (ft ²)
INTERIOR FINISH AVERAGE	468

Permits

Permit #	Description	Value	CO Date	Permit Date
09452	2600 CURRYVILLE RD: REROOF RESIDENTIAL-SCPA Parcel View	\$40,800		7/5/2019
17832	SCREEN ENCLOSURE	\$29,732		9/28/2005
07021	BURN PERMIT	\$0		7/1/2002
00306	POLE BARN	\$10,000		1/1/2000
06563	SWIMMING POOL	\$30,000		8/1/1998
04395	PRIVACY FENCE	\$37,000		6/1/1998
06081	WATER SOFTNER	\$1,600		9/1/1997
01164	ADD BEDROOM & EXPAND CARPORT	\$60,000		2/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
CONC UTILITY BLDG	1982	90	\$4,500	\$2,700
FIREPLACE 1	1964	1	\$3,000	\$1,800
BOAT DOCK 1	1995	1	\$3,000	\$1,800
POOL 3	1998	1	\$70,000	\$42,000
ELECTRIC HEATER - UNIT	1998	1	\$1,653	\$992
WATER FEATURE	1998	1	\$2,589	\$1,553
FIREPLACE 1	1998	1	\$3,000	\$1,800
IRON FENCE - LIN FT	1998	1775	\$27,761	\$16,657
IRON GATE - Lin Ft	1998	100	\$2,884	\$1,730
GATE OPENER	1998	2	\$3,592	\$2,155
SCREEN ENCL 3	2005	1	\$16,000	\$9,600

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

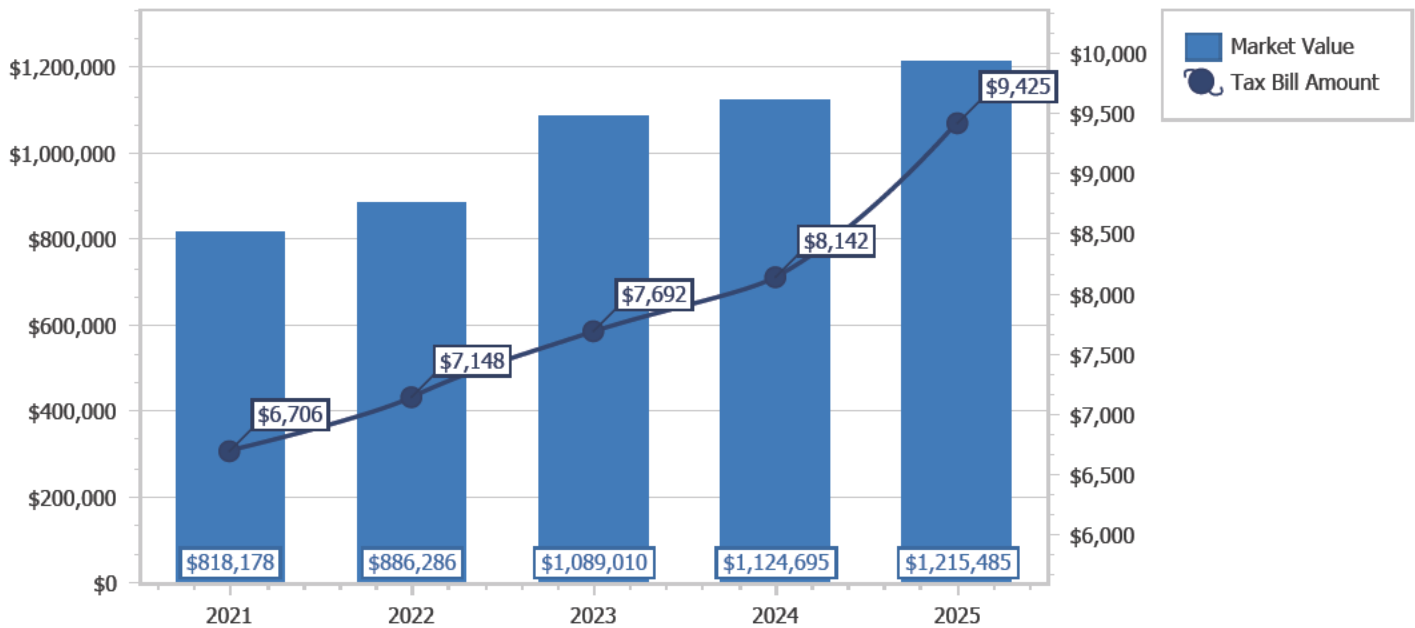
School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities	
Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	WASTE PRO

Property Value History



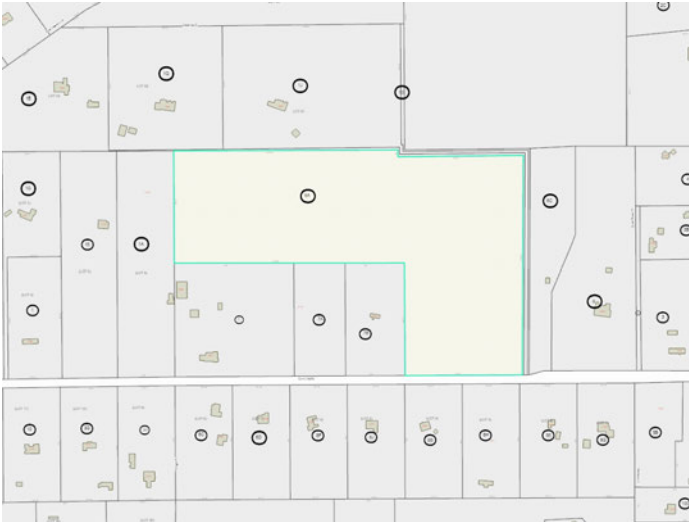
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Property Record Card



Parcel: **36-21-32-300-006A-0000**
 Property Address:
 Owners: **RIMEL, BONNIE**
 2026 Market Value \$569,440 Assessed Value \$205,203 Taxable Value \$205,203
 2025 Tax Bill \$2,411.31 Tax Savings with Non-Hx Cap \$3,740.58
 Grazing Land property has a lot size of 39.53 Acres

Parcel Location



Site View

Parcel Information

Parcel	36-21-32-300-006A-0000
Property Address	
Mailing Address	2600 CURRYVILLE RD CHULUOTA, FL 32766-9155
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	62:Grazing Land
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 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)	\$569,440	\$569,440
Land Value Agriculture	\$261,935	\$261,935
Just/Market Value	\$569,440	\$569,440
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$56,732	\$75,342
P&G Adjustment	\$0	\$0
Assessed Value	\$205,203	\$186,593

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,151.89
Tax Bill Amount	\$2,411.31
Tax Savings with Exemptions	\$3,740.58

Owner(s)

Name - Ownership Type
 RIMEL, BONNIE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 21S RGE 32E
 BEG NW COR RUN E 1293.52 FT S 40 FT
 E 724.21 FT S 1274.47 FT TO NLY R/W
 CURRYVILLE RD W 675.42 FT N 644.71
 FT W 1328.82 FT N 658.72 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$205,203	\$0	\$205,203
Schools	\$261,935	\$0	\$261,935
SJWM(Saint Johns Water Management)	\$205,203	\$0	\$205,203

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1998	\$128,500	03450/1902	Vacant	No

Land

Units	Rate	Assessed	Market
11 Acres	\$28,000/Acre Market, \$45/Acre AG	\$495	\$308,000
8.98 Acres	\$28,000/Acre	\$251,440	\$251,440
20 Acres	\$500/Acre	\$10,000	\$10,000

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

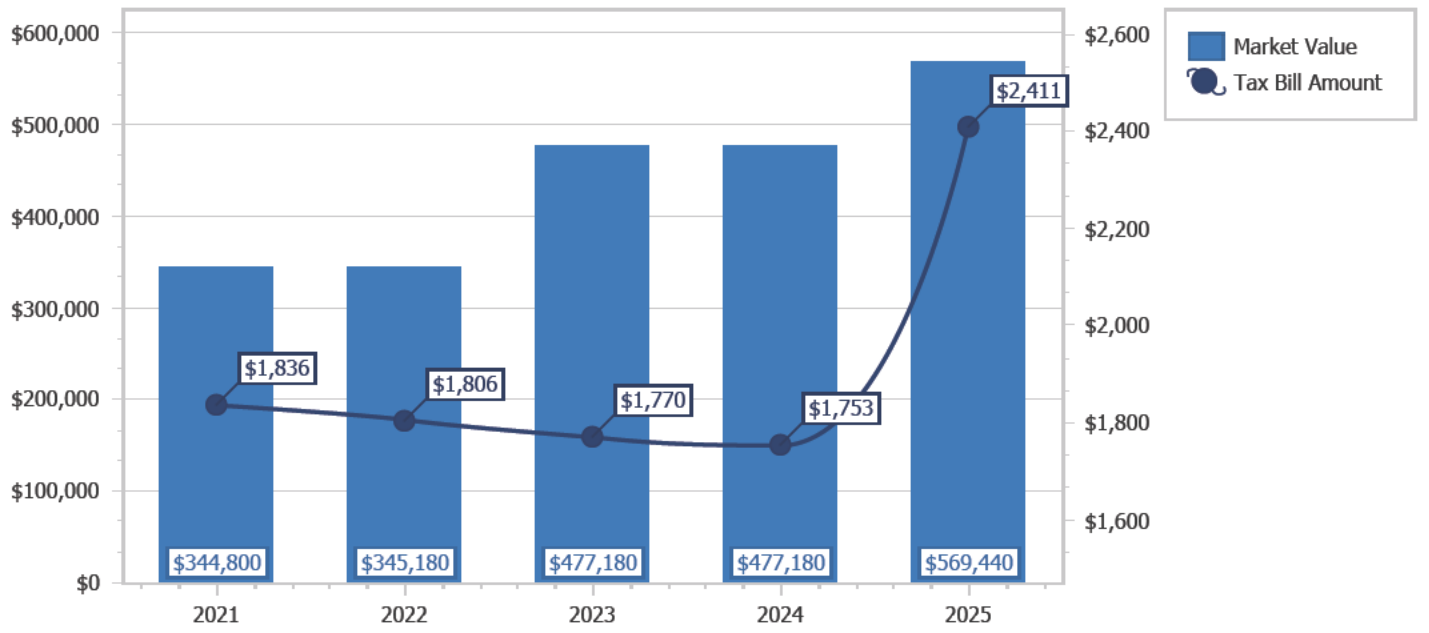
School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

Utilities

Fire Station #	Station: 43 Zone: 431
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/15/2026 10:29:21 AM
Project: 26-80000043
Credit Card Number: 55*****1811
Authorization Number: 01592E
Transaction Number: 150426C1D-76BD6270-7CDC-410F-8F1D-92EF3A14359F
Total Fees Paid: 52.50

Fees Paid

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