

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

PROJ. #: 24-80000079

Received: 5/31/24

Paid: 6/5/24

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: JAMES DRIVE GARAGES [29-21-31-501-0000-0140](#)

PARCEL ID #(S): 29213150100000140

TOTAL ACREAGE: 1.02

BCC DISTRICT: DISTRICT 1

ZONING: R-1

FUTURE LAND USE: MDR

APPLICANT

NAME: JEFF PALGIALONGA

COMPANY: TEEMINGVR PROPERTIES 3, LLC

ADDRESS: 4400 TUSCANY ISLAND CT.

CITY: WINTER PARK

STATE: FL

ZIP: 32792

PHONE: (407) 399-1788

EMAIL: jeff@teemingrc.com

CONSULTANT

NAME: MATTHEW PEDONTI

COMPANY: PEDONTI CREATIVE, INC.

ADDRESS: 1823 ANTIGUA DR.

CITY: ORLANDO

STATE: FL

ZIP: 32806

PHONE: (321) 332-2460

EMAIL: matt@pedonticreative.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Two Buildings containing residential storage garages for personal use. _____

STAFF USE ONLY

COMMENTS DUE: [6/14](#)COM DOC DUE: [6/20](#)DRC MEETING: [6/26](#)
 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS: [23-80000016](#)
ZONING: [R-1](#)FLU: [MDR](#)

LOCATION:

[on the southeast corner of SR 426, James Dr](#)W/S: [Seminole County](#)BCC: [1: Dallari](#)

Agenda: 6/21

James Drive Garages Project Narrative

Parcel ID: 29213150100000140

Narrative: The proposed property will be divided into attached individual garages, grouped into two buildings. A one-way road, 12 feet wide, will enter and exit James Drive. Each unit will have two parking spaces measuring 18' x 9' in front. The garages with access to water and sewer will be divided into separate properties governed by an owner's association. The garages will be used for personal residential storage purposes and will not be allowed to carry out commercial activities. Amenities such as a wash station will be accessible to all property owners within the group. The property will be gated for security and privacy.

Legal Description: Lot 14 and 15, JAMESTOWN, according to the Plat thereof as recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida.
LESS

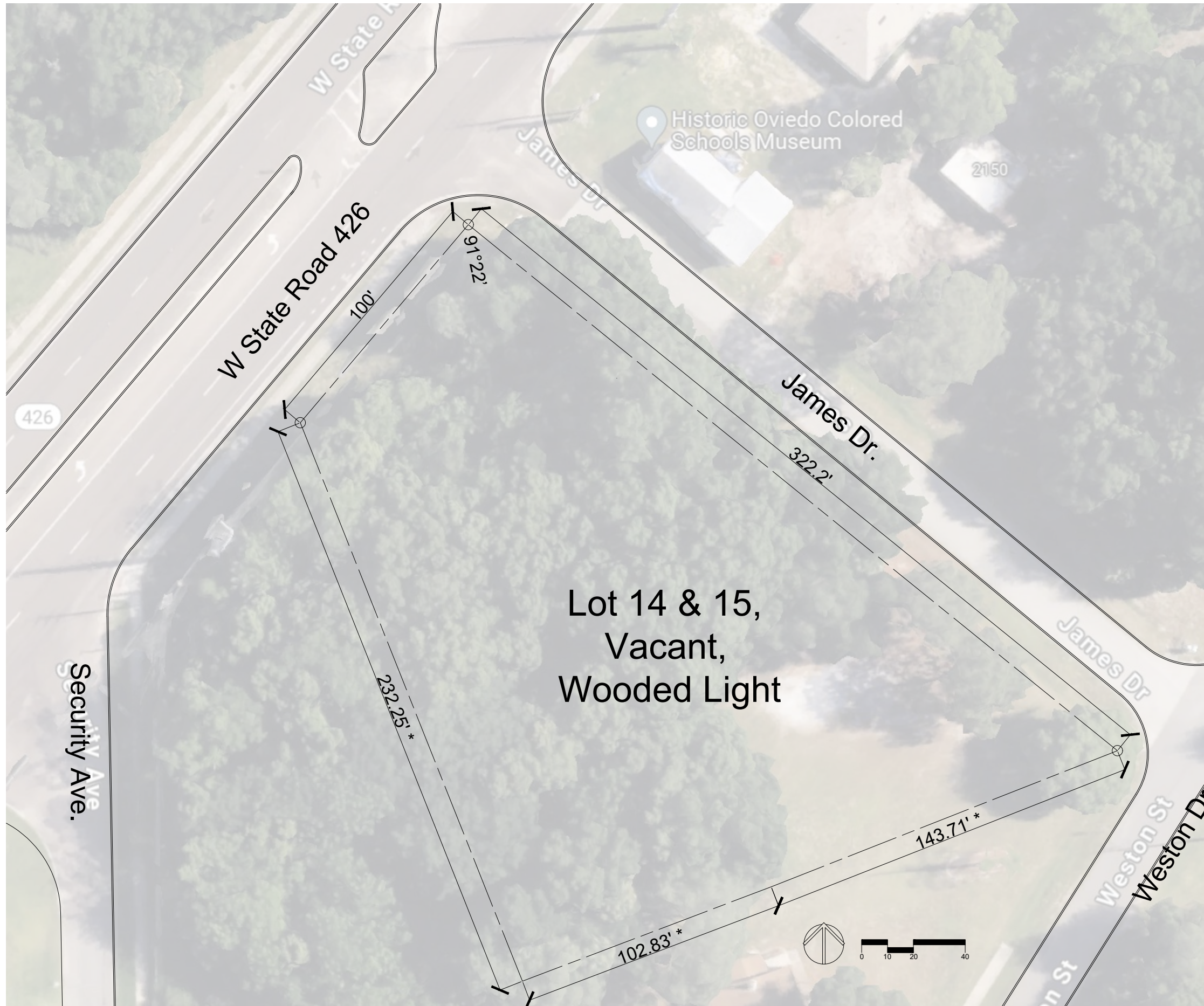
Begin at East Corner of Lot 14, run Southwesterly to North corner of Lot A, thence Southeasterly along the line between Lot A and Lot 15 to Church Street, thence Northerly along the line between Church Street and Lot 15 and 14 to Point of beginning: all in Jamestown subdivision, according to the Plat recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida

Area: 1.02 AC

Zoning: R-1

FLU: MDR

BCC District : District 1



Lot 14 & 15,
Vacant,
Wooded Light

1 EXISTING SITE
1" = 40'

Parcel ID: 29213150100000140

Legal Description: Lot 14 and 15, JAMESTOWN, according to the Plat thereof as recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida.

LESS
Begin at East Corner of Lot 14, run Southwesterly to North corner of Lot A, thence Southeasterly along the line between Lot A and Lot 15 to Church Street, thence Northerly along the line between Church Street and Lot 15 and 14 to Point of beginning: all in Jamestown subdivision, according to the Plat recorded in Plat Book 9, Pages 71 & 72, Public Records of Seminole County, Florida

Area: 1.02 AC
Zoning: R-1
FLU: MDR
BCC District : District 1

Note: Measurements with (*) are not on included on the original plat recorded in Plat Book 9, Pages 71 & 72,

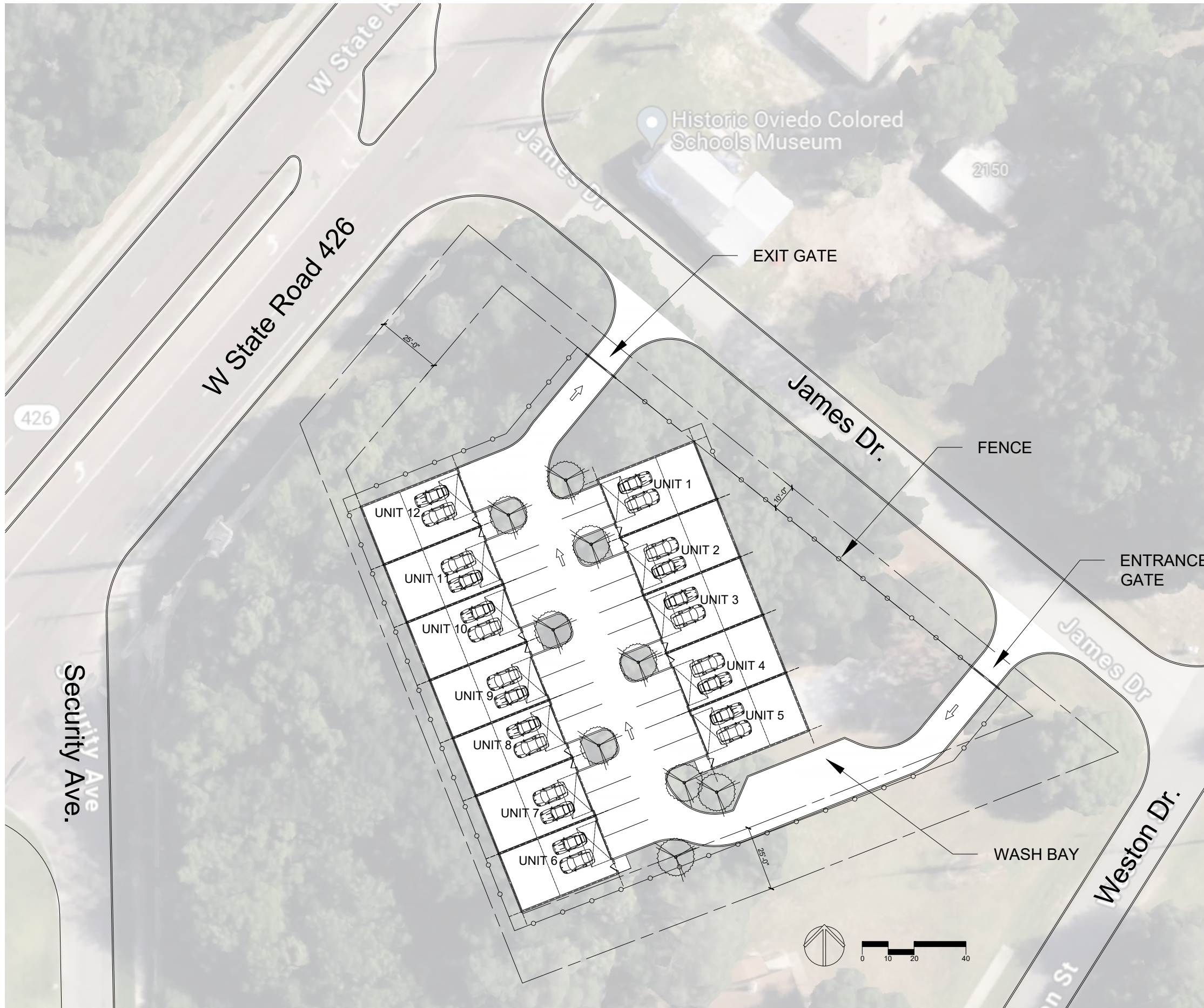


PEDONTI CREATIVE
1823 Antigua Dr.
Orlando, Florida
321.322.2640

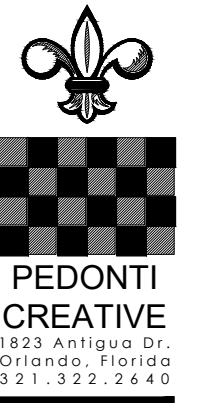
Paglialonga Car Condos

Site Plan
Concept Development

Design By: MP
Drawn By: MP
Date: 5/26/2024



Parcel ID: 29213150100000140
 Site Area: 44,000 sq. ft. (1.01 ac)
 Building Area: 11,780 sq. ft.
 Impervious Area: 21,800 sq. ft.
 ISR: 50%



Paglialonga Car Condos

Site Plan
 Concept Development

Design By: MP
 Drawn By: MP
 Date: 5/26/2024

1 CONCEPT SITE PLAN
 1" = 40'

Property Record Card

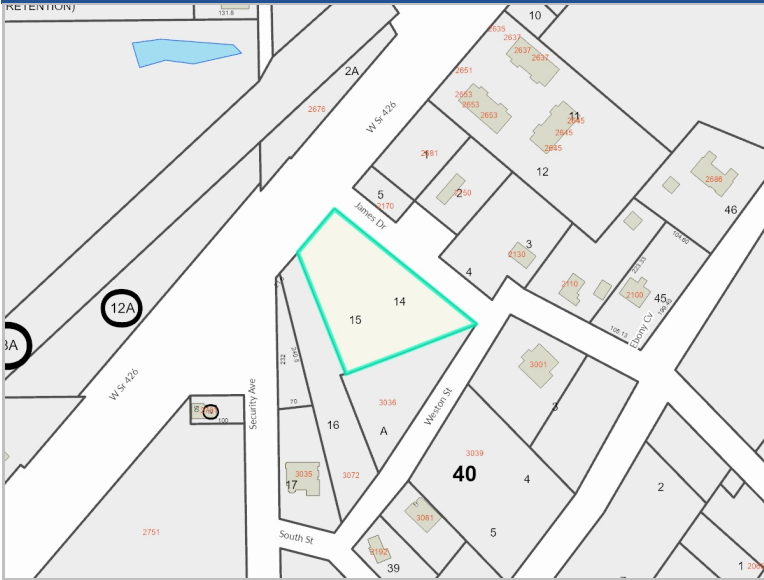


Parcel 29-21-31-501-0000-0140

Property Address W 426 SR OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	29-21-31-501-0000-0140
Owner(s)	DOWNES, GEORGE R III - Tenancy by Entirety :25 DOWNES, MARSHA P - Tenancy by Entirety :25 PARKER, RICHARD H JR - Tenants in Common :50
Property Address	W 426 SR OVIEDO, FL 32765
Mailing	933 WAKULLA SPRINGS RD CRAWFORDVILLE, FL 32327-5832
Subdivision Name	JAMESTOWN
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$140,000	\$140,000
Land Value Agriculture		
Just/Market Value	\$140,000	\$140,000
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$40,175	\$49,250
P&G Adjustment	\$0	\$0
Assessed Value	\$99,825	\$90,750

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$1,863.12	2023 Tax Savings with Non-Hx Cap	\$390.55
2023 Tax Bill Amount	\$1,472.57		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 14 & 15 (LESS BEG E CO
LOT 14 RUN SWLY TO N COR
LOT A SELY ON NELY LI LOT A
TO CHURCH ST NELY ON ST TO
BEG)
JAMESTOWN
PB 9 PG 71

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$99,825	\$0	\$99,825
SJWM(Saint Johns Water Management)	\$99,825	\$0	\$99,825
FIRE	\$99,825	\$0	\$99,825
COUNTY GENERAL FUND	\$99,825	\$0	\$99,825
Schools	\$140,000	\$0	\$140,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/01/1984	01534	1745	\$15,000	Yes	Vacant
QUIT CLAIM DEED	03/01/1979	01216	0248	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	\$140,000.00	\$140,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Medium Density Residential	MDR	Single Family-8400

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 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - 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: 6/5/2024 11:51:06 AM
Project: 24-80000079
Credit Card Number: 43*****1344
Authorization Number: 03212I
Transaction Number: 050624C1C-D7C10AAC-19AB-47AE-B2E5-570CE37DDC82
Total Fees Paid: 52.50

Fees Paid

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