



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

PROJ. #: 24-80000056  
PM: Maya  
REC'D: 4/1/24

## 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: 5850 Oak Hollow Ln  
PARCEL ID #(S): 32-21-31-300-0080-0000, 32-21-31-300-008A-0000, 32-21-31-300-0070-0000  
TOTAL ACREAGE: 20.06 BCC DISTRICT: 1  
ZONING: A-1 (1Ac) FUTURE LAND USE: LDR

#### APPLICANT

NAME: Tammie Foote, Kim Mathers, Tyre Foote COMPANY:  
ADDRESS: 5850 Oak Hollow Ln  
CITY: Oviedo STATE: FL ZIP: 32765  
PHONE: 407-701-7669 EMAIL: tafoote@icloud.com

#### CONSULTANT

NAME: Ernie Gonzalez COMPANY: AIP Design, Inc  
ADDRESS: 1890 SR 436 STE 205  
CITY: Winter Park STATE: FL ZIP: 32792  
PHONE: 407-629-1117 EMAIL: ernie@aipdesign.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: PSP - Final Plat: Property has been inherited by three siblings. property equally among the three.

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

#### STAFF USE ONLY

COMMENTS DUE: <u>4/19</u>	COM DOC DUE: <u>4/25</u>	DRC MEETING: <u>5/1</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDR</u>	LOCATION: <u>on the north side of Oak Hollow Ln, east of Dean Rd</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	

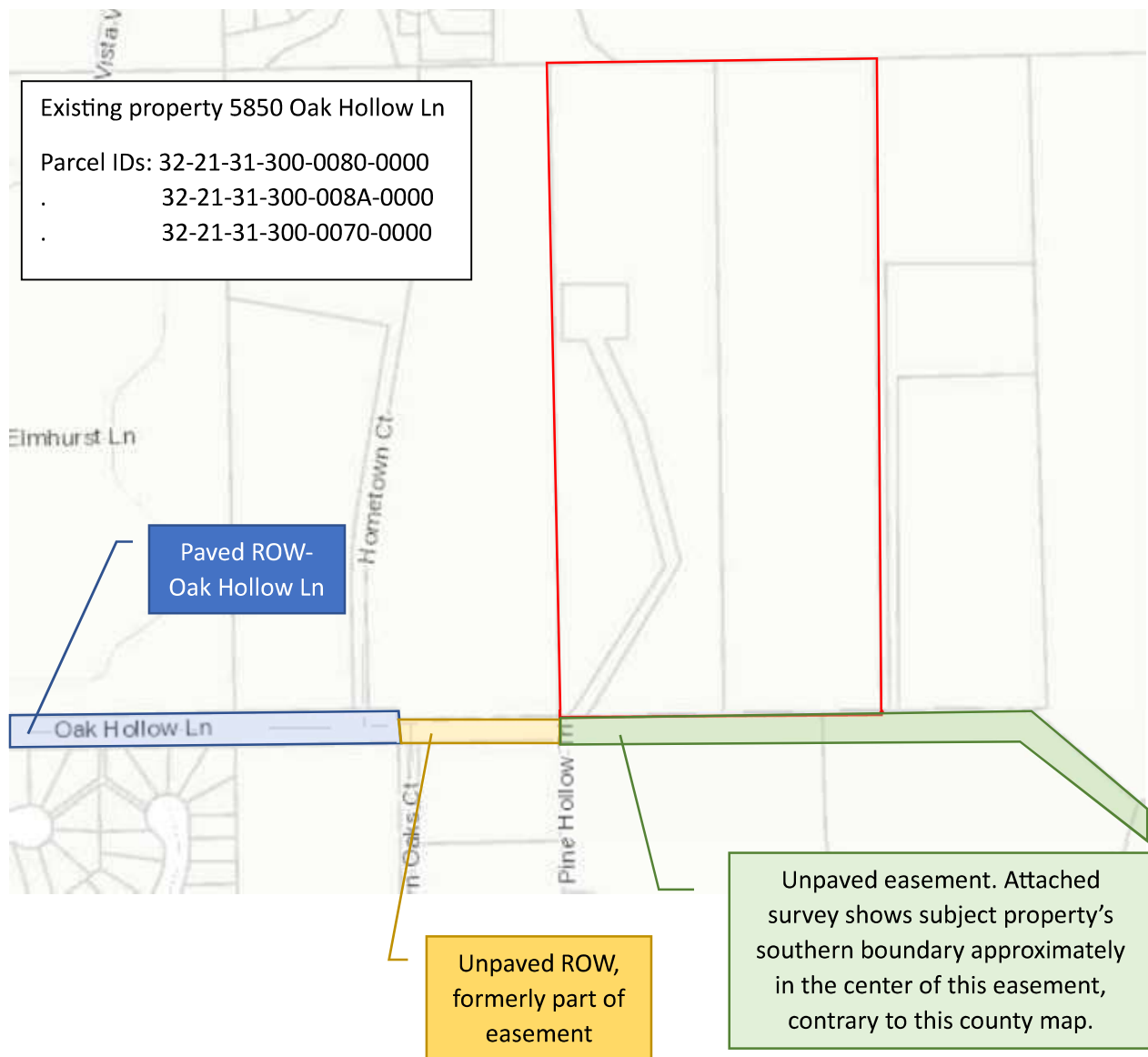
## 5850 Oak Hollow Ln – Proposed Lot Split

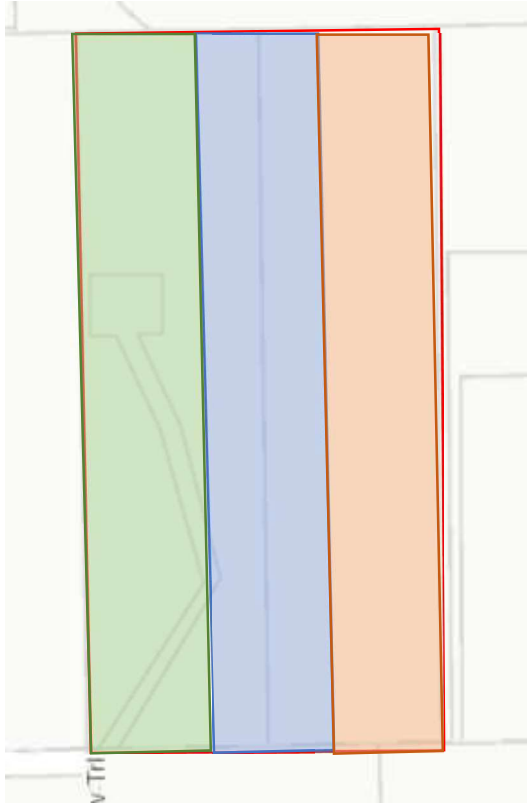
### NARRATIVE:

This +/-20 acre property was inherited by three siblings. They wish to split the property into three equal parts to each do with independently of the others.

The 20 acres are currently already subdivided into three parcels, but they are of uneven sizes, and access to two of them are via a flag lot configuration. Our proposed split maintains the number of parcels, standardizes the size and shape of the parcels, and gives all three parcels equal access to the road (currently an easement for the community, but in the future a county ROW).

We have no problem stipulating that any future construction have considerations for Fire Safety, including accessible driveways, and/or sprinkler systems; and are also willing to lock-in the front 25' for future use as a county ROW.





Proposed lot split into three equal  
parcels, each approximately  
220'x1300' (6.66 acres)

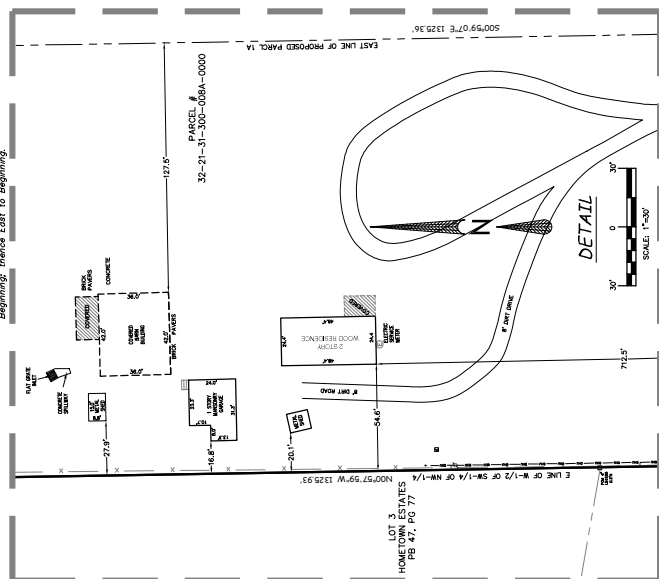
## PUBLIC RECORDS OF SEMINOLE COUNTY, FL.

LEGAL DESCRIPTION PROVIDED:

The West 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 31 East, Seminole County, Florida.

and

Begin 1,325.27 feet North 88°41'44" East of the Northwest corner of the Southwest 1/4 of Section 32, Township 21 South, Range 31, East, Seminole County, Florida, thence run North 01°09'27" West 1,324.21; thence West to West line of East 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South to a point West of Beginning; thence East to Beginning.



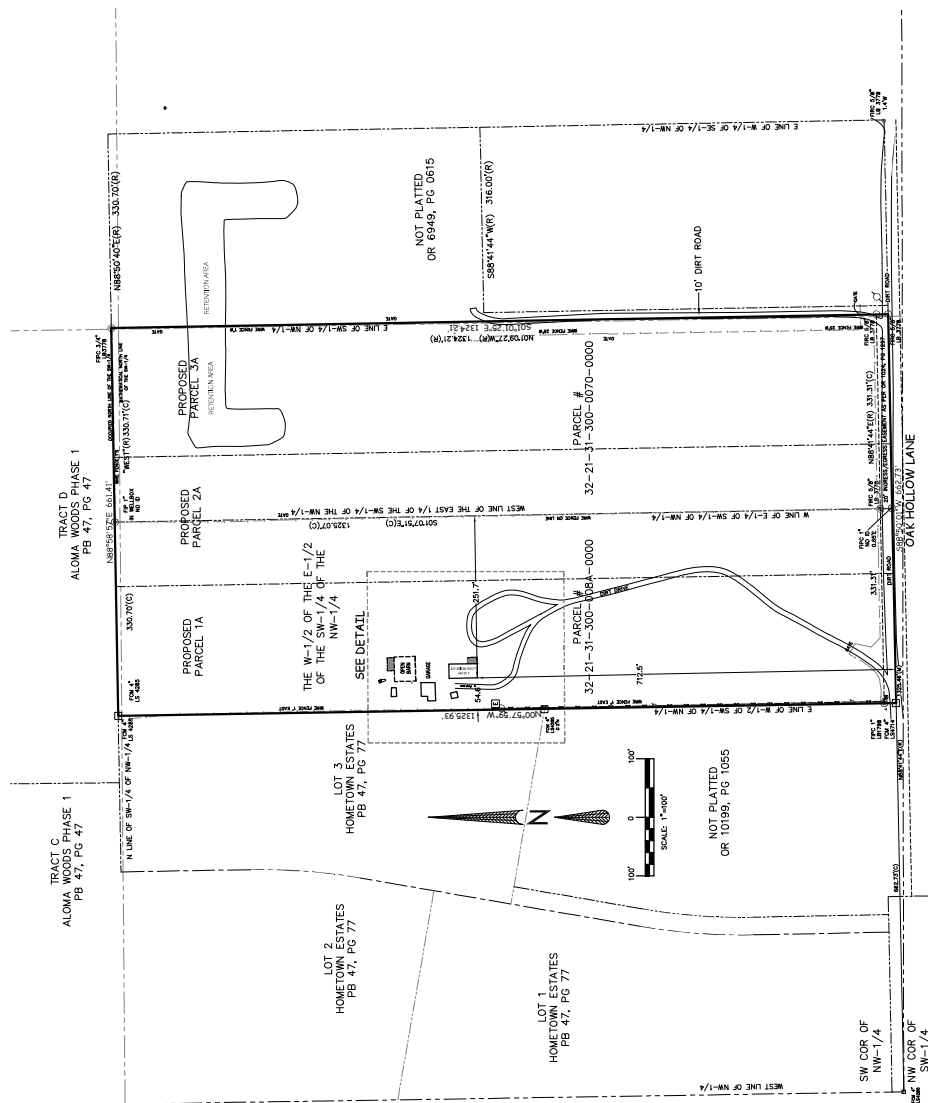
CERTIFIED TO:  
TYRE FOOTE  
TAMMIE FOOTE  
TIMBERLEY MATHERS

**SURVEYOR'S NOTES:**

- [illegible]

LEGEND:

- = FOUND 5/8" IRON ROD  
 (FM) FOUND 4"x4" CONCRETE MONUMENT  
 (IP) FOUND IRON PIPE  
 (B) FOUND BRICK FOUNDATION BOX/WALL  
 (U) FOUND UTILITY POLE  
 (C) = CALCULATED  
 (C) = BACK OF CURB  
 (B) = CONCRETE BLOCK STRUCTURE  
 (B) = CONCRETE BLOCK WALL  
 (F) = FOUND FOUNDATION FORCE  
 (E) = ELEVATION  
 (F) = FINISH FLOOR  
 (L) = LICENSED BUSINESS  
 (S) = SURVEY  
 (O) = OFFICIAL RECORDS  
 (P) = PLAT BOOK  
 (P) = PAGE  
 (R) = RADIAL



## SKETCH OF DESCRIPTION

... OF ...

### LANDS SITUATED IN SECTION 32-21-31

PUBLIC RECORDS OF SEMINOLE COUNTY, FL.

#### Overall Description PROVIDED:

*The West 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 21 South, Range 31 East, Seminole County, Florida.*

*and*

*Begin 1,325.27 feet North 88°41'44" East of the Northwest corner of the Southwest 1/4 of Section 32, Township 21 South, Range 31, East, Seminole County, Florida, thence run North 01°09'27" West 1,324.21; thence West to West line of East 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South to a point West of Beginning; thence East to Beginning.*

#### Descriptions Prepared:

PARCEL 1A A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Beginning at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet; thence S00°59'07"E a distance of 1325.36 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet to a found concrete monument stamped LS4714 and the west line of said SW-1/4 of the NW-1/4; thence N00°57'59"W along said west line a distance of 1325.93 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

#### PARCEL 2A

A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Commencing at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet to the Point of Beginning; thence continue N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet; thence S01°00'16"E a distance of 1324.78 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet; thence N00°59'07"W a distance of 1325.36 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

#### PARCEL 3A

A tract of land situated in the Southwest one-quarter (SW-1/4) of the Northwest one-quarter (NW-1/4) of Section 32 East, Township 21 South, Range 31 East, Seminole County, Florida being more particularly described as follows,

Commencing at a found concrete monument stamped LS4285 at the Northeast corner of Hometown Estates as recorded in Plat Book 47, Page 77 of the Public Records of said Seminole County, thence N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 440.94 feet to the Point of Beginning; thence continue N88°58'57"E along the north line of said SW-1/4 of the NW-1/4 a distance of 220.47 feet a point of intersection with the east line of said SW-1/4 of the NW-1/4; thence S01°01'25"E along said east line a distance of 1324.21 feet to a point of intersection with the south line of said SW-1/4 of the NW-1/4 as laid out and now in use; thence S88°50'01"W along said south line a distance of 220.91 feet; thence N01°00'16"W a distance of 1324.78 feet and the Point of Beginning.

Containing 6.71 acres, more or less.

SHEET 2 OF 2

(SEE SHEET 2 FOR NOTES & DESCRIPTION)

CERTIFIED TO:  
TENNANTS IN COMMON  
5850 OAK HOLLOW LANE

UNLESS THE MAP BEARS THE SIGNATURE AND SEAL OF THE LAND SURVEYOR LISTED, THIS DRAWING IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FAC 5J-17.062(3) AND THE AFFIXED SEAL WAS AUTHORIZED BY THE SIGNING SURVEYOR. AS PER FAC 5J-17.062(2).

STREET ADDRESS: 475 WEST LAKE BRANTLEY ROAD, ALTAMONTE SPRINGS, FL 32714

REVISIONS: RESPOND TO COMMENTS 02/02/2024

PROJECT NO: 23-1358

SCALE: 1"= 100'

DRAWN BY: RAE

CHECKED BY: MGEL

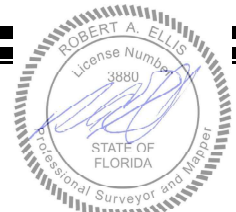
DATE DRAWN: 01/16/2024

FIELD BOOK/PAGE: XX/XX



**ELLIS SURVEYS LLC**  
**Land Surveying & Planning**

P.O. Box 160952  
Altamonte Springs, FL 32716  
Florida Licensed Business LB-7970  
P. 407-834-4003 F. 407-869-5454  
www.ellissurveys.com



Date: 02/09/2024

# Property Record Card



**Parcel** 32-21-31-300-008A-0000

**Property Address** 5850 OAK HOLLOW LN OVIEDO, FL 32765

## Parcel Location



## Site View



322131300008A0000 02/20/2022

## Parcel Information

<b>Parcel</b>	32-21-31-300-008A-0000
<b>Owner(s)</b>	FOOTE, TYRE W - Tenants in Common :33.33 FOOTE, TAMMIE E - Tenants in Common :33.34 MATHERS, KIMBERLY L - Tenants in Common :33.33
<b>Property Address</b>	5850 OAK HOLLOW LN OVIEDO, FL 32765
<b>Mailing</b>	4007 PIEDMONT LAKE RD PINE MOUNTAIN, GA 31822-8775
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	3	3
<b>Depreciated Bldg Value</b>	\$189,694	\$182,462
<b>Depreciated EXFT Value</b>	\$2,198	\$2,074
<b>Land Value (Market)</b>	\$575,000	\$570,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$766,892	\$754,536
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$766,892	\$754,536

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$10,041.37  
**2023 Tax Bill Amount** \$10,041.37

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 32 TWP 21S RGE 31E  
W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$766,892	\$0	\$766,892
SJWM(Saint Johns Water Management)	\$766,892	\$0	\$766,892
FIRE	\$766,892	\$0	\$766,892
COUNTY GENERAL FUND	\$766,892	\$0	\$766,892
Schools	\$766,892	\$0	\$766,892

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	10/18/2022	10351	0447	\$100	No	Improved
WARRANTY DEED	09/01/2014	08334	1744	\$100	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$57,500.00	\$575,000

Building Information												
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	SINGLE FAMILY	1979	3	1.0	6	832	1,986	1,496	SIDING GRADE 3	\$127,999	\$168,420	<div> <div>Description</div> <div>Area</div> <div>UTILITY FINISHED</div> <div>232.00</div> <div>OPEN PORCH UNFINISHED</div> <div>108.00</div> <div>OPEN PORCH UNFINISHED</div> <div>150.00</div> <div>UPPER STORY FINISHED</div> <div>576.00</div> <div>BASE</div> <div>88.00</div> </div>
<div> <div> <div>48</div> <div>ST2</div> <div>USF:</div> <div>576 sf</div> <div>12</div> </div> <div> <div>38</div> <div>10</div> <div>16</div> <div>16</div> <div>24</div> <div>OPU</div> <div>108 sf</div> <div>18</div> <div>24</div> <div>UTF</div> <div>232 sf</div> <div>1</div> <div>10</div> <div>11</div> <div>BAS</div> <div>RR sf</div> <div>8</div> <div>9</div> <div>3</div> <div>8</div> <div>28</div> <div>15</div> <div>OPU</div> <div>150 sf</div> <div>10</div> <div>24</div> <div>BASE</div> <div>832 sf</div> </div> </div>												

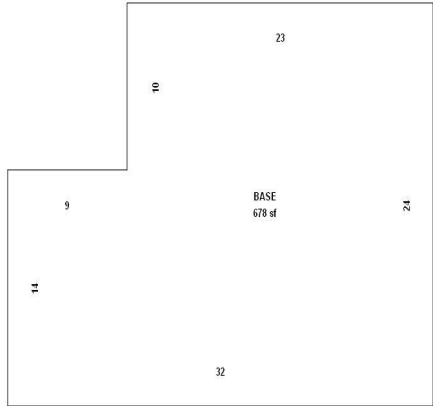
Sketch by Apex Sketch

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	2004			0	678	678	678	CB+BRICK COMBO	\$33,545	\$36,070	<div> <div>Description</div> <div>Area</div> </div>





Sketch by Alex Medina

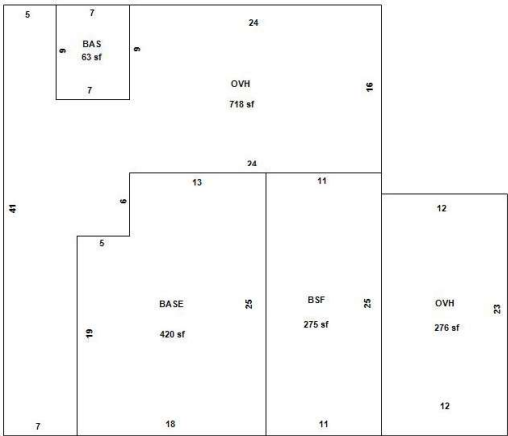
Building 2 - Page 1

\*\* Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
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3	BARN/SHEDS	2009			0	420	1,752	758	CONC BLOCK	\$28,150	\$29,632	
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Description	Area
BASE SEMI FINISHED	275.00
OVERHANG	276.00
OVERHANG	718.00
BASE	63.00



Building 3 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

14373	CARPORT	County	\$25,000		12/31/2003
00380	ELECTRICAL FOR BARN NEW BARN	County	\$3,000		1/14/2008
04318	REROOF	County	\$15,244		5/28/2010
04408	PORCH	County	\$2,548	2/3/1995	6/1/1994
03104	INTERIOR ALTERATIONS DOWNSTAIRS - ALSO INCLUDES WALL REMOVAL & RELOCATING KITCHEN	County	\$26,000		4/26/2012

Extra Features				
Description	Year Built	Units	Value	New Cost
POLE/BARN/BELOW AVG	06/01/1979	864	\$2,198	\$5,495



Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
A-1		Low Density Residential		LDR		Agricultural-1Ac		
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	MON/THU	MON	NO SERVICE	Waste Pro
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		
Copyright 2024 © Seminole County Property Appraiser								

# Property Record Card



**Parcel** 32-21-31-300-0070-0000

**Property Address** OVIEDO, FL 32765

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	32-21-31-300-0070-0000
<b>Owner(s)</b>	FOOTE, TYRE W - Tenants in Common :33.33 FOOTE, TAMMIE E - Tenants in Common :33.34 MATHERS, KIMBERLY L - Tenants in Common :33.33
<b>Property Address</b>	OVIEDO, FL 32765
<b>Mailing</b>	4007 PIEDMONT LAKE RD PINE MOUNTAIN, GA 31822-8775
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$575,000	\$570,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$575,000	\$570,000
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$575,000	\$570,000

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$7,585.56</b>
<b>2023 Tax Bill Amount</b>	<b>\$7,585.56</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 32 TWP 21S RGE 31E  
BEG 1325.27 FT N 88 DEG 41 MIN  
44 SEC E OF NW COR OF SW 1/4  
RUN N 01 DEG 09 MIN 27 SEC W  
1324.21 FT W TO W LI OF E 1/4 OF  
SW 1/4 OF NW 1/4 S TO A PT W OF  
BEG E TO BEG

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$575,000	\$0	\$575,000
SJWM(Saint Johns Water Management)	\$575,000	\$0	\$575,000
FIRE	\$575,000	\$0	\$575,000
COUNTY GENERAL FUND	\$575,000	\$0	\$575,000
Schools	\$575,000	\$0	\$575,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	10/18/2022	10351	0447	\$100	No	Vacant
WARRANTY DEED	09/01/2014	08334	1740	\$100	No	Vacant
QUIT CLAIM DEED	01/01/1981	01315	0066	\$100	No	Vacant
WARRANTY DEED	01/01/1980	01262	0820	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$57,500.00	\$575,000

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

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



**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:** 4/8/2024 11:50:42 AM  
**Project:** 24-80000056  
**Credit Card Number:** 51\*\*\*\*\*7024  
**Authorization Number:** 01257P  
**Transaction Number:** 080424C18-6DD9773C-9738-4A30-BED2-75B8ACC82A0A  
**Total Fees Paid:** 52.50

**Fees Paid**

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