



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: tfoote@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: 4/19

COM DOC DUE: 4/25

DRC MEETING: 5/1

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION: on the north side of Oak Hollow Ln, east of Dean Rd

W/S: Seminole County

BCC: 1: Dallari

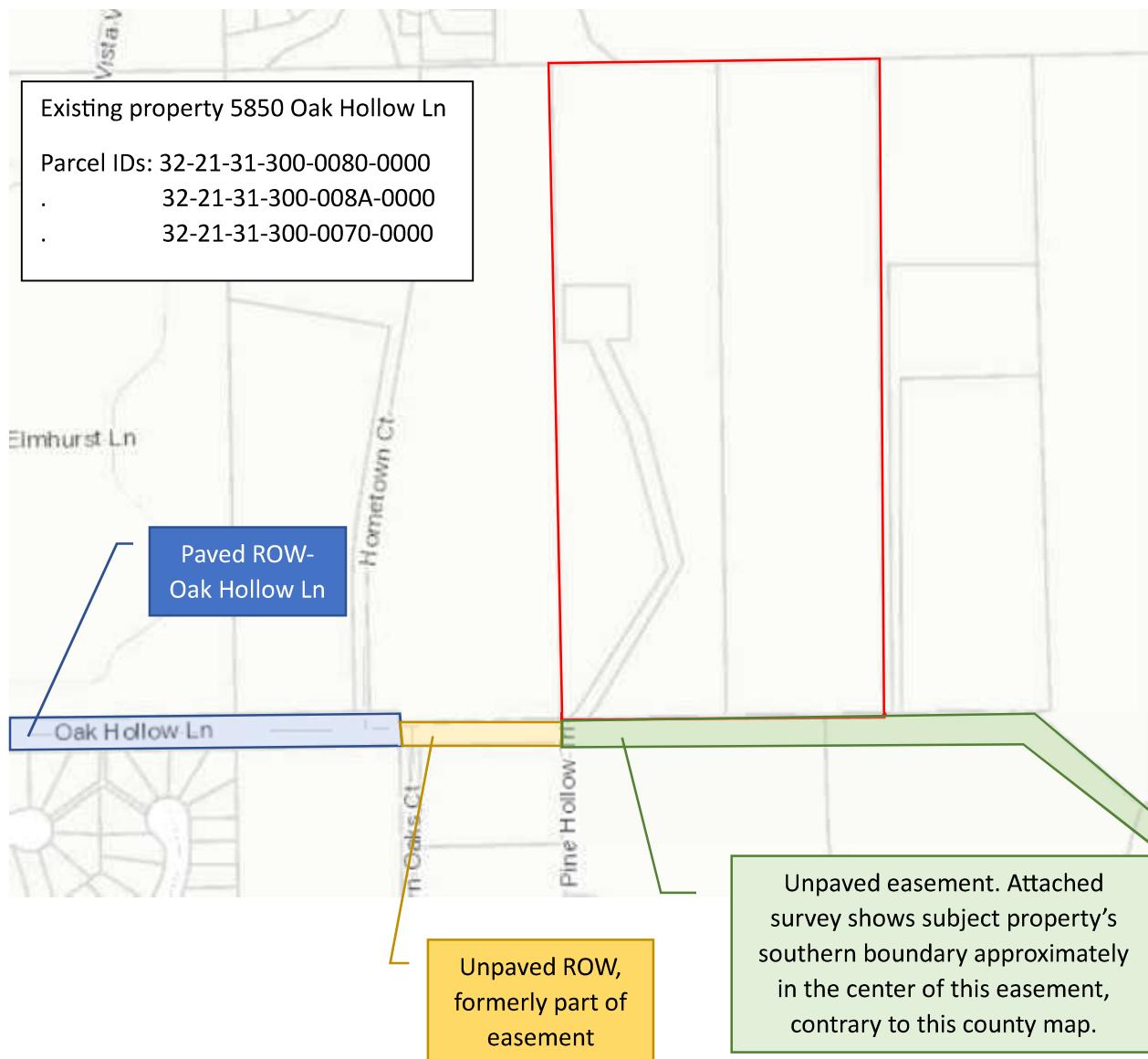
5850 Oak Hollow Ln – Proposed Lot Split

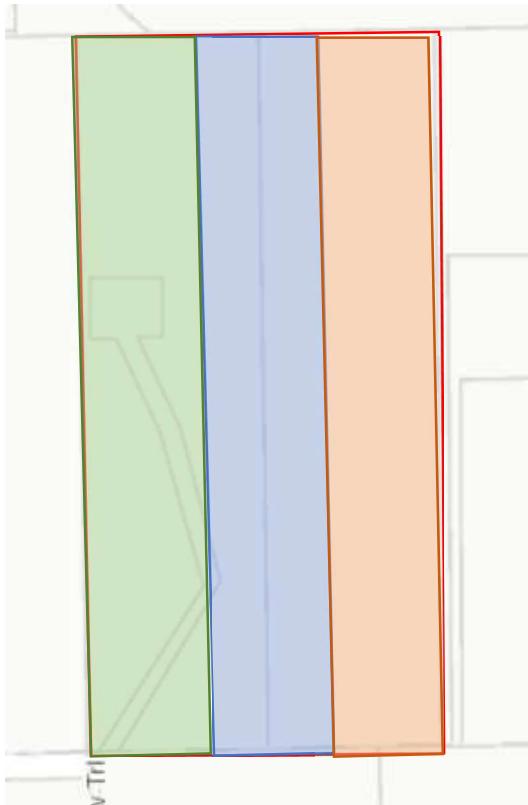
NARRATIVE:

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)

**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)

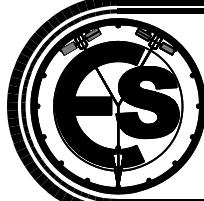
CERTIFIED TO:
TENANTS IN COMMON
5850 OAK HOLLOW LANE

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).

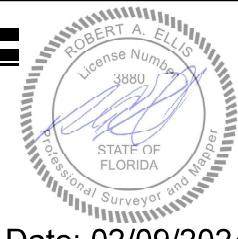
STREET ADDRESS: 475 WEST LAKE BRANTLEY ROAD, ALTAMONTE SPRINGS, FL 32714

REVISIONS: RESPOND TO COMMENTS 02/02/2024

PROJECT NO: 23-1358
SCALE: 1"= 100'
DRAWN BY: RAE
CHECKED BY: MGEI
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.ellisurveys.com



Property Record Card



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

Property Address 5850 OAK HOLLOW LN OVIEDO, FL 32765

Parcel Location



Site View



32213130008A0000 02/20/2022

Parcel Information

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

Value Summary

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

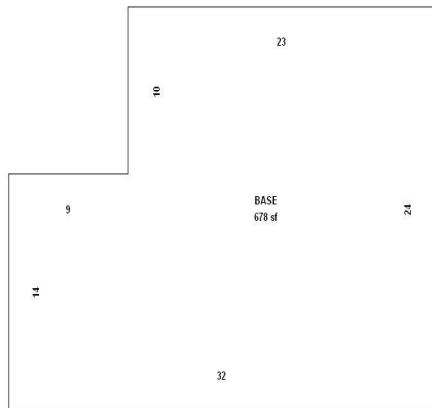
Building Information

三、四、五、六

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	Description	Area



Sketch by Apex Medica™

Building 2 - Page 1

**** Year Built (Actual / Effective)**

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/BARNs/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									

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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

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

Value Summary

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

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,585.56

2023 Tax Bill Amount \$7,585.56

* 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
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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
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

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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 elandesk@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

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