

PM: Annie



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

PROJ. #: 25-55200001

Received: 3/13/25

Paid: 3/17/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Encore at Hillview

PARCEL ID #(S): 22-21-29-300-0180-0000

NUMBER OF LOTS: 28 SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: Altamonte

SEWER PROVIDER: Altamonte

ZONING: R3A

FUTURE LAND USE: HDR

TOTAL ACREAGE: 3.42

BCC DISTRICT: 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Zach Miller

COMPANY:

ADDRESS: 8241 Via Bonita

CITY: Sanford

STATE: FL

ZIP: 32771

PHONE: 407-222-0692

EMAIL: millerconstruction@cfl.rr.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Kim Fischer

COMPANY: Cycorp

ADDRESS: 1614 White Dove Drive

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-405-7819

EMAIL: kim@cycorpengineers.com

OWNER(S)

NAME(S): Charles Sanders

ADDRESS: 17732 Baywatch Ct NE

CITY: Poulsbo

STATE: WA

ZIP: 98370-7308

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

3/13/2025

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Charles Sanders II, the owner of record for the following described property (Tax/Parcel ID Number) 22-21-29-300-0180-0000 hereby designates Kim Fischer to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

3/6/24
 Date

Charles E. Sanders II
 Property Owner's Signature
Charles Sanders
 Property Owner's Printed Name

JG
 STATE OF ~~FLORIDA~~ WASHINGTON
 COUNTY OF KITSAP

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Charles E. Sanders, II (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 6 day of March, 2024.



Joseph Galeno, J
 Notary Public

Property Re or r



Pre 22-21-29-300-0180-0000

Property Address HILLVIEW DR LT MONTE SPRINGS, FL 32714

Pre Location

Site View



Sorry, No Image Available at this Time

Pre Information

Value Summary

Pre	22-21-29-300-0180-0000
Owner(s)	S NDERS, CH RLES E II
Property Address	HILLVIEW DR LT MONTE SPRINGS, FL 32714
M iing	17732 B YW TCH CT NE POULSBO, W 98370-7308
Sub ivision N me	
T x Distri t	01-COUNTY-TX DIST 1
DOR Use o e	00-V C NT RESIDENTI L
Exemptions	None
AG ssifi tion	No

	2024 Working Values	2023 ertifie Values
V u tion Metho	Cost/Market	Cost/Market
Number of Bui ings	0	0
Depre i te B g V ue		
Depre i te EXFT V ue		
L n V ue (M rket)	\$341,100	\$341,100
L n V ue Ag		
Just/M rket V ue	\$341,100	\$341,100
Port bi ity A j		
S ve Our Homes A j	\$0	\$0
Non-Hx 10% p (AMD 1)	\$134,734	\$153,495
P&G A j	\$0	\$0
Assesse V ue	\$206,366	\$187,605

2023 ertifie T x Summ ry

2023 T x Amount w/o Non-Hx p	\$4,539.36	2023 T x S vings with Non-Hx p	\$1,217.22
2023 T x Bi Amount	\$3,322.14		

* Does NOT IN LUDE Non A V orem Assessments

Leg Des ription

SEC 22 T WP 21S RGE 29E
 BEG 25 FT N OF W 1/4 COR RUN N
 443.36 FT E 328.18 FT S 443.36 FT W
 328.73 TO BEG

Taxes			
Taxing Jurisdiction	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 06,366	\$0	\$ 06,366
SJWM(Saint Johns Water Management)	\$ 06,366	\$0	\$ 06,366
FIRE	\$ 06,366	\$0	\$ 06,366
COUNTY GENERAL FUND	\$ 06,366	\$0	\$ 06,366
Schools	\$341,100	\$0	\$341,100

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/05/2011	10065	193	\$100	No	Improved
WARRANTY DEED	01/01/1999	0363	1860	\$18,900	No	Vacant
WARRANTY DEED	05/01/1999	0537	145	\$8,000	No	Vacant
WARRANTY DEED	01/01/1985	01616	1015	\$39,000	No	Vacant
WARRANTY DEED	11/01/1984	01616	1014	\$15,000	No	Vacant
WARRANTY DEED	10/01/1983	01497	0895	\$13,300	No	Vacant

Land					
Method	Frontage	Depth	Units	Unit Price	Land Value
ACREAGE			3.79	\$90,000.00	\$341,100

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

Extra Features				
Description	Year Built	Units	Value	New Costs

Zoning			
Zoning	Zoning Description	Former Land Use	Former Land Use Description
A-1	High Density Residential	HDR	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone (Cable)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	NA	NA	NA	NA	NA	NA

Political Representation				
Committee	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	5

School Information		
Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

* 3/17/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 09:42:07
 PROJ # 25-55200001 RECEIPT # 0075500
 OWNER:
 JOB ADDRESS: *UNASSIGNED LOT #: 0000

FINAL SUBDIVISION	4700.00	4700.00	.00
TOTAL FEES DUE.....:		4700.00	
AMOUNT RECEIVED.....:		4700.00	

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000011127	
CASH/CHECK AMOUNTS...:	4700.00	
COLLECTED FROM:	CYCORP ENGINEERING INC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE