



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

PROJ. #: 25-80000031
 Received & paid: 3/14/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME: <u>Code Electric Storage Building</u>	
PARCEL ID #(S): <u>35-21-30-300-0270-0000</u>	
TOTAL ACREAGE: <u>2.255 acres</u>	BCC DISTRICT: <u>1: Dallari</u>
ZONING: Commercial PCO <u>PD</u>	FUTURE LAND USE: <u>PD</u>

APPLICANT

NAME: <u>Tim Henry</u>	COMPANY: <u>Code Electric</u>
ADDRESS: <u>7459 Citrus Ave</u>	
CITY: <u>Winter Park</u>	STATE: <u>FL</u> ZIP: <u>32792</u>
PHONE: <u>407 718 7792</u>	EMAIL: <u>timhenrysr61@gmail.com</u>

CONSULTANT

NAME: <u>J. Alan Hand</u>	COMPANY: <u>Hand Building Contractors, Inc.</u>
ADDRESS: <u>4436 Glenmoor Court</u>	
CITY: <u>Winter Park</u>	STATE: <u>FL</u> ZIP: <u>32792</u>
PHONE: <u>407 383 3605</u>	EMAIL: <u>Ahand3330@gmail.com</u>

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Construct 30 x 60 metal storage building</u> <u>Possible PCO ammendment</u>				

STAFF USE ONLY

COMMENTS DUE: <u>3/21</u>	COM DOC DUE: <u>3/27</u>	DRC MEETING: <u>4/2</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION:
W/S: <u>City of Casselberry</u>	BCC: <u>1: Dallari</u>	<u>on the north side of Citrus Ave, west of Goldenrod Place Rd</u>

HAND BUILDING CONTRACTORS, INC.

CBC 026993

March 14, 2025

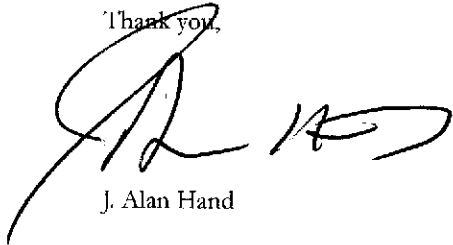
RE: 25-80000031

7459 Citrus Ave.
Winter Park, FL 32792

To Whom It may concern:

- Code Electrical proposes constructing a 30' X 60' engineered metal building for vehicle storage in the northwest portion of the gravel parking area. In addition, we have furnished a survey of a parking lot with 10 parking spaces owned by Code Electrical located directly across Citrus Ave. from the project that serves as additional parking for the business. They should compensate for any parking space lost due to construction.

Thank you,

A handwritten signature in black ink, appearing to read 'J. Alan Hand', written over the typed name.

J. Alan Hand

4436 GLENMOOR CT. • WINTER PARK • 32792

PHONE: 407.383.3605

AHAND3330@GMAIL.COM

SITE DATA

PROPERTY LOCATION: EAST OF PALMETTO AVE. FRONTING & NORTH OF CITRUS AVE.
 PROPERTY AREA: 98,235 SQ. FT. OR 2.25 ACRES
 PROPERTY OWNER: CLIFFORD THOMAS HENRY
 PROPERTY LAND USE: COMMERCIAL
 PROPERTY ZONING: PCD
 PROPOSED USE: STORAGE
 EXISTING BUILDING SIZE: 1800 S.F.
 PROPOSED BUILDING SIZE: STORAGE 2,880 S.F. STUDIO 3,600 S.F.
 MAX. ALLOWABLE BUILDING HEIGHT: 35'

PROPOSED BUILDING HEIGHT: 35' MAX.
 FLOOR AREA RATIO: 12%
 BUILDING SETBACK

	REQUIRED	PROPOSED
FRONT	25'	70'
REAR	25'	30'
SIDE	25'/10'	25'/10'

EXISTING PARKING: 25 REGULAR SPACES
 1 HANDICAP SPACE

ADDITIONAL PARKING REQ'D.: 1 SP/1000 STORAGE 3 SP
 1 SP/1000 STUDIO 4 SP
 TOTAL: 7 SPACES

ADDITIONAL PARKING PROVIDED: 7 REGULAR SPACES
 1 HANDICAP SPACE

FLOOD ZONE: 'FLOOD ZONE C' PER F.I.R.M. MAP PANEL NO. 120179-03750
 DATED DECEMBER 5, 1989.

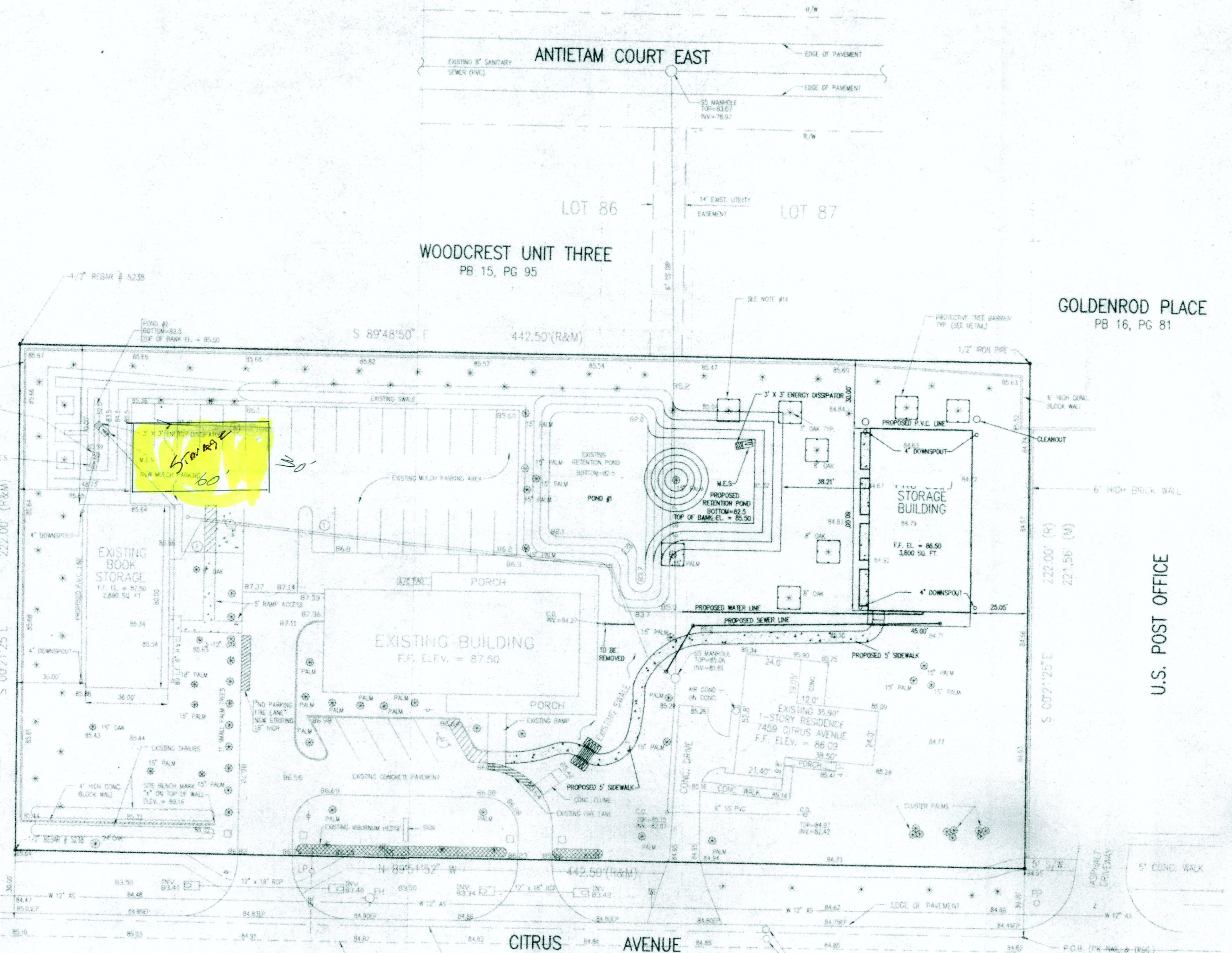
OPEN SPACE: REQUIRED AREA 20% = 19,629 S.F.
 PROPOSED AREA 66% = 64,550 S.F.

NOTES

1. NEW BUILDING AND IMPROVEMENTS ARE MEASURED PERPENDICULAR OR PARALLEL TO EASTERLY AND WESTERLY PROPERTY LINES BEING S 00°21'25" E.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
4. ALL CONCRETE WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 345 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. SIDE SLOPES OF RETENTION POND AND SWALES SHALL BE SODDED WITH SAND CROWN SOD. (BOTTOMS SHALL BE SEEDED AND MULCHED.)
6. UPON WRITTEN NOTICE FROM THE CONTRACTOR THAT THE PROJECT IS COMPLETE, THE OWNER AND ENGINEER SHALL MAKE A FINAL INSPECTION AND WILL NOTIFY THE CONTRACTOR OF ALL INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ITEMS TO THE SATISFACTION OF THE OWNER AND ENGINEER BEFORE THE SCHEDULED FINAL COMPLETION DATE, AND BEFORE ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE INSPECTED AND APPROVED THE PROJECT.
7. BOUNDARY SURVEY WAS FURNISHED BY THE OWNER.
8. ALL CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS AS SET FORTH IN THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND CONSTRUCTION MANUAL.
9. MULCH PARKING AREA SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (AASHTO T-180).
10. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL STRIPING SHALL BE THERMOPLASTIC.
11. ALL MARKINGS TO COMPLY WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
12. NO DOORS EXCEPT FOR EMERGENCY EXITS SHALL BE LOCATED ALONG THE WEST AND NORTH SIDES OF THE BOOK STORAGE BUILDING AND THE EAST AND NORTH SIDES OF THE FILM STUDIO BUILDING.
13. ALL TREES IN CONSTRUCTION AREA ARE TO REMAIN EXCEPT AS NOTED ON SITE PLAN. TREES TO REMAIN SHALL BE PROTECTED USING PROTECTIVE TREE BARRIERS. NO TREES ARE PROPOSED TO BE REMOVED.
14. CONTRACTOR SHALL HAND GRADE AROUND TREES WHICH ARE TO REMAIN BUT ARE LOCATED IN CONSTRUCTION AREA.

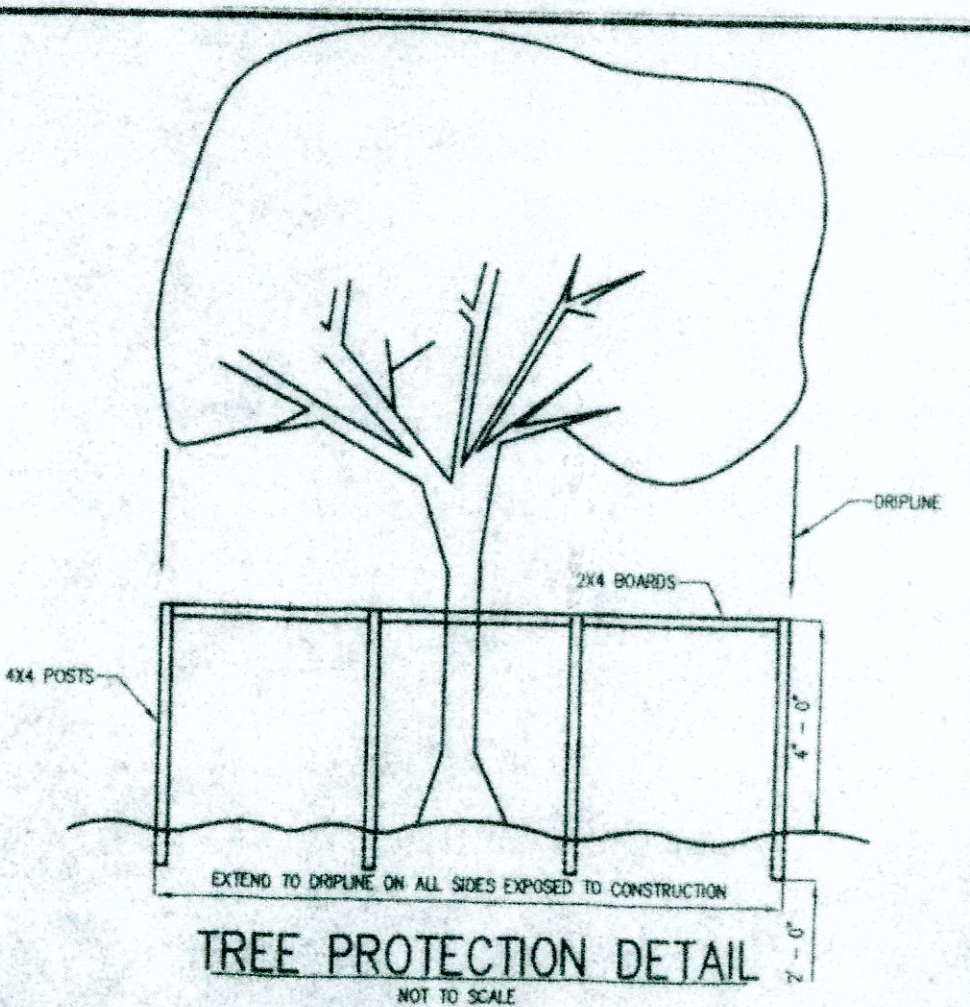
SCALE: 1" = 30'

WOODCREST UNIT ONE
 PB 15, PG 55



LEGAL DESCRIPTION

A 2 1/2 ACRE TRACT OF LAND IN THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, RUN NORTH 252 FEET; THENCE RUN WEST 442.50 FEET; THENCE SOUTH 252 FEET; THENCE EAST 442.50 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 30.00 FEET FOR ROAD, CONTAINING 2.255 ACRES MORE OR LESS, ALL LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.



NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

CODE ELECTRICAL CLASSES, INC.

DATE	REVISIONS	BY	CHECKED
6/7/96	REVISED PER SEMINOLE COUNTY	SJS	SJS
7/24/96	ADD HC SPACE & SW PER S.C.	SJS	SJS
5/08/97	ADD DW & SW TO STR BLD PER SC	SJS	SJS
8/11/97	BLDG. & POND LAYOUT	SJS	SJS
10/30/97	REVISED S.W., 6" S.S., AND 1" WATER PER OWNER	JEA	SJS

FLORIDA ENGINEERING GROUP, INC.
 1320 N. SEMORAN BLVD. SUITE 109
 ORLANDO, FLORIDA 32807
 TEL. (407) 281-0430

CIVIL • ENVIRONMENTAL • LAND DEVELOPMENT

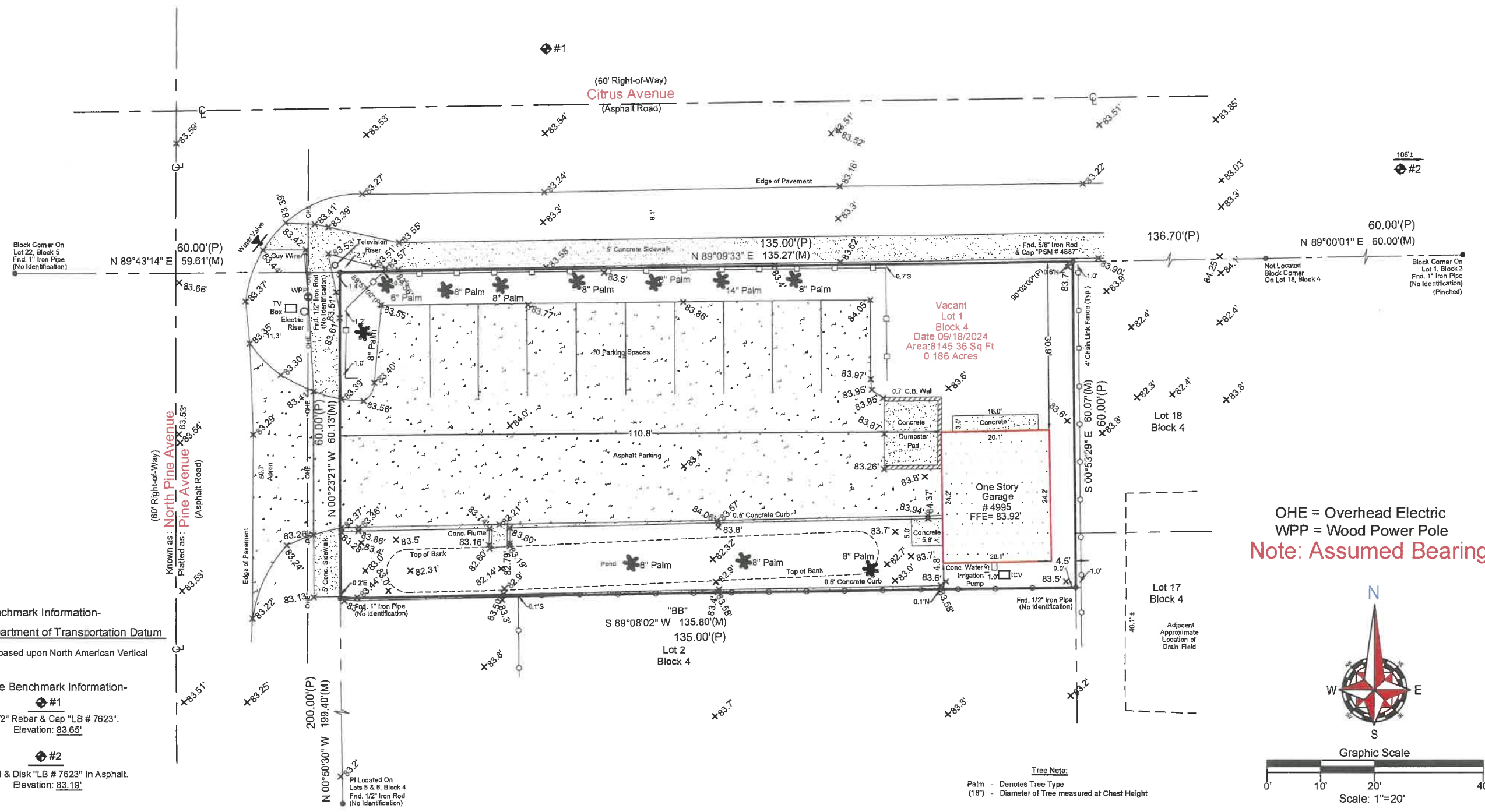
SITE DEVELOPMENT PLAN

DESIGNED BY: SJS/JEA
 DRAWN BY: CLB
 CHECKED BY: SJS/JEA
 APPROVED BY: SJS

PROJECT NO. 95063
 SHEET NO. 9506301
 DATE: 7/24/96
 SCALE: 1" = 30'
 SHEET 2 OF 3

7449

 11/7/97



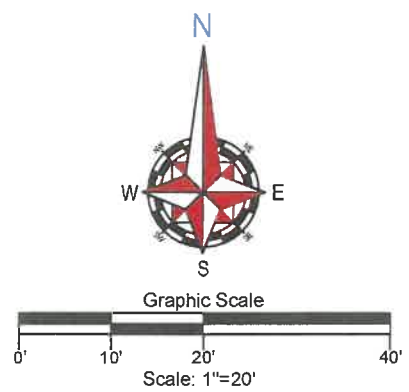
OHE = Overhead Electric
 WPP = Wood Power Pole
 Note: Assumed Bearings.

Benchmark Information-
 Florida Department of Transportation Datum
 (Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
 #1
 Set 1/2" Rebar & Cap "LB # 7623".
 Elevation: 83.65'

#2
 Set Nail & Disk "LB # 7623" In Asphalt.
 Elevation: 83.19'

Tree Notes:
 Palm - Denotes Tree Type
 (18" - Diameter of Tree measured at Chest Height)



4995 NORTH PINE AVENUE, WINTER PARK, FLORIDA 32792

BOUNDARY & TOPOGRAPHIC SURVEY

Legal Description:

LOT 1, BLOCK 4, SUBURBAN HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2009-09-25.

CERTIFIED TO:
 TIM HENRY



Field Date: 9/18/2024	Date Completed: 09/20/24
Drawn By: G.S.	File Number: IS-134791 TOPO

-Legend-

C - Calculated	PC - Point of Curvature
CL - Centerline	Pg - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	-O- - Chain Link Fence
WF - Wood Fence	

-NOTES-
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-
 NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND 6637
 09-20-24
 LB: 7623

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Property Record Card



Parcel: 35-21-30-300-0270-0000
Property Address: 7459 CITRUS AVE WINTER PARK, FL 32792
Owners: 7449 CITRUS AVENUE LLC
 2025 Market Value \$1,397,652 Assessed Value \$1,397,652 Taxable Value \$1,397,652
 2024 Tax Bill \$17,900.42 Tax Savings with Non-Hx Cap \$106.02
 The 3 Bed/2 Bath Private School & College property is 1,581 SF and a lot size of 2.24 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0270-0000
Property Address	7459 CITRUS AVE WINTER PARK, FL 32792
Mailing Address	7449 CITRUS AVE WINTER PARK, FL 32792-9206
Subdivision	
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$889,966	\$866,109
Depreciated Other Features	\$40,810	\$30,210
Land Value (Market)	\$466,876	\$466,876
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,397,652	\$1,363,195
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$13,370
P&G Adjustment	\$0	\$0
Assessed Value	\$1,397,652	\$1,349,825

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,006.44
Tax Bill Amount	\$17,900.42
Tax Savings with Exemptions	\$106.02

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
7449 CITRUS AVENUE LLC

Legal Description

SEC 35 TWP 21S RGE 30E
S 252 FT OF E 442 1/2 FT OF
SW 1/4 (LESS S 30 FT FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,397,652	\$0	\$1,397,652
Schools	\$1,397,652	\$0	\$1,397,652
FIRE	\$1,397,652	\$0	\$1,397,652
ROAD DISTRICT	\$1,397,652	\$0	\$1,397,652
SJWM(Saint Johns Water Management)	\$1,397,652	\$0	\$1,397,652

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/18/2009	\$100	07275/1096	Improved	No
QUIT CLAIM DEED	8/1/1996	\$100	03131/0162	Improved	No
WARRANTY DEED	2/1/1993	\$193,000	02552/1473	Improved	No

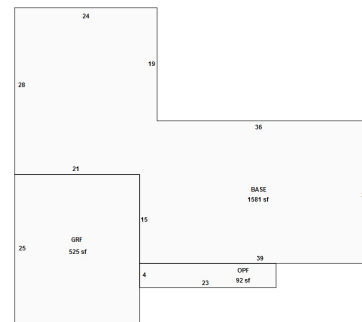
Land

Units	Rate	Assessed	Market
100,188 SF	\$4.66/SF	\$466,876	\$466,876

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1972
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1581
Total Area (ft ²)	2198
Constuction	CONC BLOCK
Replacement Cost	\$198,663
Assessed	\$134,098

* Year Built = Actual / Effective



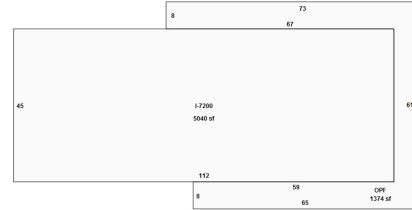
Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	525
OPEN PORCH FINISHED	92

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1995
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5040
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$625,483
Assessed	\$422,201

* Year Built = Actual / Effective



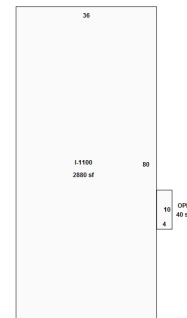
Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	1374

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2880
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$225,637
Assessed	\$159,074

* Year Built = Actual / Effective

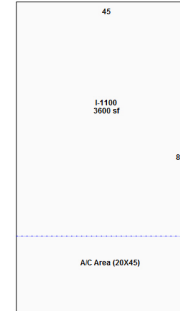


Building 3

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	40

Building Information	
#	4
Use	MASONRY PILASTER
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3600
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$247,649
Assessed	\$174,593



Sketch by Apex Sketch

Building 4

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
17466	7459 CITRUS AVE: REROOF RESIDENTIAL- [PACKARDS 1ST ADD TO MIDWA]	\$9,735		12/11/2019
12275	7459 CITRUS AVE: GENERATOR- [PACKARDS 1ST ADD TO MIDWA]	\$6,500		10/28/2019
12939	7459 CITRUS AVE: RES ADDITIONS / NEW - [PACKARDS 1ST ADD TO MIDWA]	\$150,000	2/10/2021	10/23/2019
08310	MECHANICAL	\$29,882		8/21/2014
02851	CHANGEOUT OUTSIDE ELECTRICAL SERVICE CONNECTING TO PV SOLAR TRACKING SYSTEM - 7459 CITRUS AVE	\$5,000		4/18/2012
02852	MECHANICAL - 7459 CITRUS AVE	\$40,000		4/18/2012
02854	SOLAR - 7459 CITRUS AVE	\$10,000		4/18/2012
02853	ELECTRICAL - 7459 CITRUS AVE	\$50,000		4/18/2012
03986	SOLAR - POLE MOUNTED PHOTOVOLTAIC SYSTEM	\$53,000		5/18/2010
09243	ELECTRIC SOLAR WIRING	\$122,000		11/23/2009
07343	REROOF	\$19,740		9/10/2009
11472	REROOF W/SHINGLES	\$4,200		6/13/2005
05519	INSTALL 3 DAMPERS	\$1,915		7/1/1998
08451	STORAGE BUILDING; PAD PER PERMIT 7455 CITRUS AVE	\$104,400	6/2/1998	12/1/1997
05052	BOOK STORAGE BUILDING; PAD PER PERMIT 7449 CITRUS AVE	\$83,520	11/12/1997	7/1/1997

00633	EDUCATIONAL BUILDING (COULD BE EITHER PARCEL 26 OR 27)	\$285,000	7/7/1995	2/1/1995
03728	6'FT MASONARY WALL	\$33,052		5/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1998	6120	\$33,293	\$13,317
WALKS CONC COMM	1998	1345	\$7,317	\$2,927
BLOCK WALL - SF	1994	4428	\$61,416	\$24,566

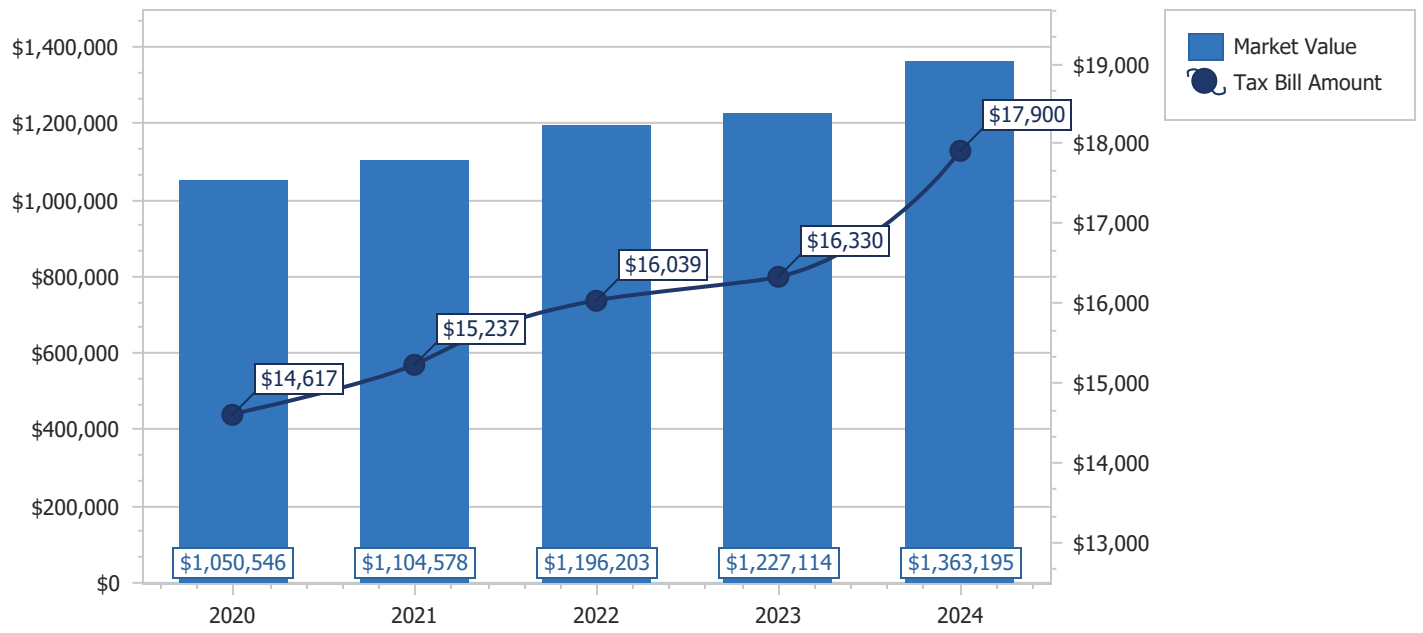
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 23 Zone: 234
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser