

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: _	24-80000075		
PM:	Kaitlyn		
REC'D:	5/29/24		

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE	TE ATTECATIONS		7.002.17.2		
PRE-APPLICATION (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LA	\$50.00* ND USE AMENDMENT, SUBDIVISI	ON, SITE PLAN, OR SPE	ECIAL EXCEPTION)		
PROJECT					
PROJECT NAME: 8211 Via Hermosa ST					
PARCEL ID #(S): 27-19-29-501-0000-005	0				
TOTAL ACREAGE: 1.36 acres		BCC DISTRICT: District 5			
ZONING: RC-1 FUTURE LAND USE: S		ELAND USE: SE			
APPLICANT					
		COMPANY: Premier Real Estate Advisor Group			
ADDRESS: 8160 Via Hermosa ST					
CITY: Sanford	STATE:	FL	ZIP: <u>32771</u>		
PHONE: 352-210-8580		EMAIL: briane@premierereadvisor.com			
CONSULTANT					
NAME:	IAME: COMPANY:				
ADDRESS:					
CITY:	STATE:	STATE: ZIP:			
PHONE:	EMAIL:				
PROPOSED DEVELOPMENT					
Brief description of proposed development: Rezone entire lot from RC-1 to R1-A and divide or split lot into three R1-A lots of approximately 0.45 acre lots each, in order to a single family residence on each new lot.					
SUBDIVISION LAND USE AM	ENDMENT REZO	NE SITE	PLAN SPECIAL EXCEPTION		
STAFF USE ONLY					
COMMENTS DUE: 6/7 COM DOC DUE:			C MEETING: 6/19		
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING: RC-1 FLU: SE		LOCATION:			
w/s: Seminole County BCC: 5: Herr on the south side of Via H Longwood Markham Rd		i side of Via Hermosa, east of <u>Markham Rd</u>			

Revised Oct 2020 Agenda: 6/14

8211 VIA HERMOSA - Rezone, Land Use Amendment, and Minor Plat

The purpose of this Pre-Application is to determine if 8211 Via Hermosa, a 1.36 acre vacant lot zoned RC-1, can be divided into three equal sized lots, roughly 0.45 acres each under R1-A zoning. The rezoning would allow a Minor Plat of three lots to have a Single Family Residence built on each newly zoned lot.

It appears 8211 Via Hermosa on the original plat map dated 6/26/1957 (attached) the back half of the lot was not included in the Lake Markham Estates plat, and it was not platted in the Cardinal Pointe plat map (attached) dated 1/07/2000. The back half of the lot cannot be accessed through Cardinal Pointe Cove due to the portion of land owned by the Cardinal Pointe HOA, listed as green space.

It seems a best use for 8211 Via Hermosa, could be to divide it into lot sizes consistent with the neighboring lots in Lake Markham Estates and build single family homes on these lots. A current lot diagram (attached) and proposed lot division (attached) have been submitted for review.

The proposed lot diagram would allow single family residences to be built in accordance with current R1-A requirements on each newly zoned lot with at least 75' of road frontage and appropriate property line setbacks. Each home would have installed a well for water and septic tanks for sewage disposal.

Any adjustments to the proposal would be welcome in determining how to divide 8211 Via Hermosa into 3 or more residential lots.

Please contact Brian Elias at (352) 210-8580 for any clarifications, suggestions, or questions. Thank you for your time in considering this Pre-Application review.

Best Regards,

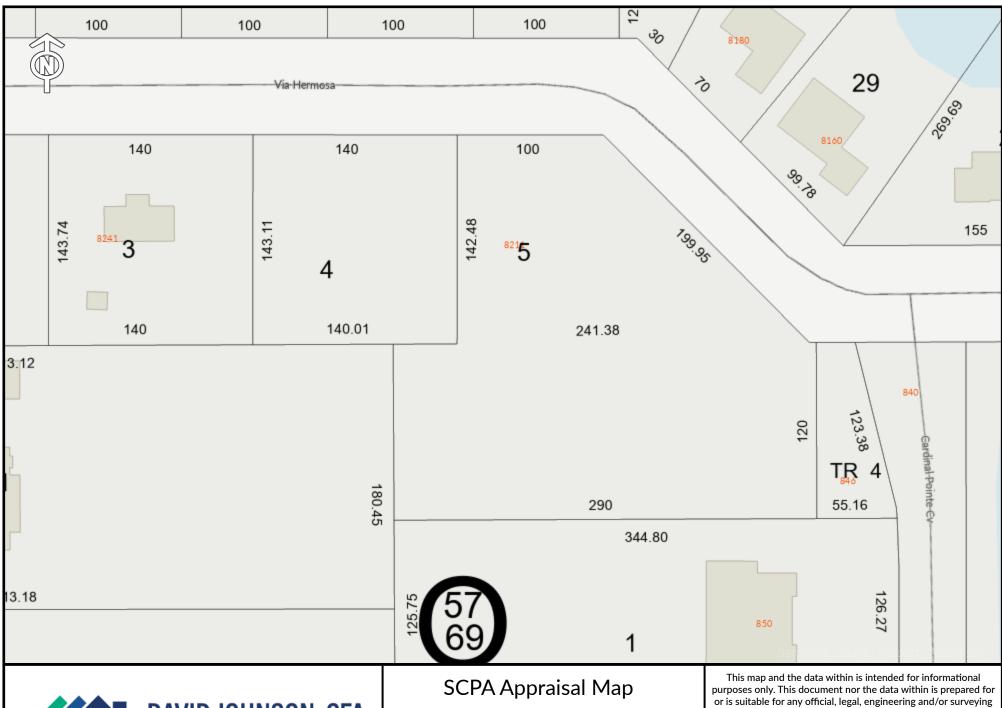
Brian Elias

Managing Broker

Premier Real Estate Advisor Group

briane@premierreadvisor.com

(352) 210-8580

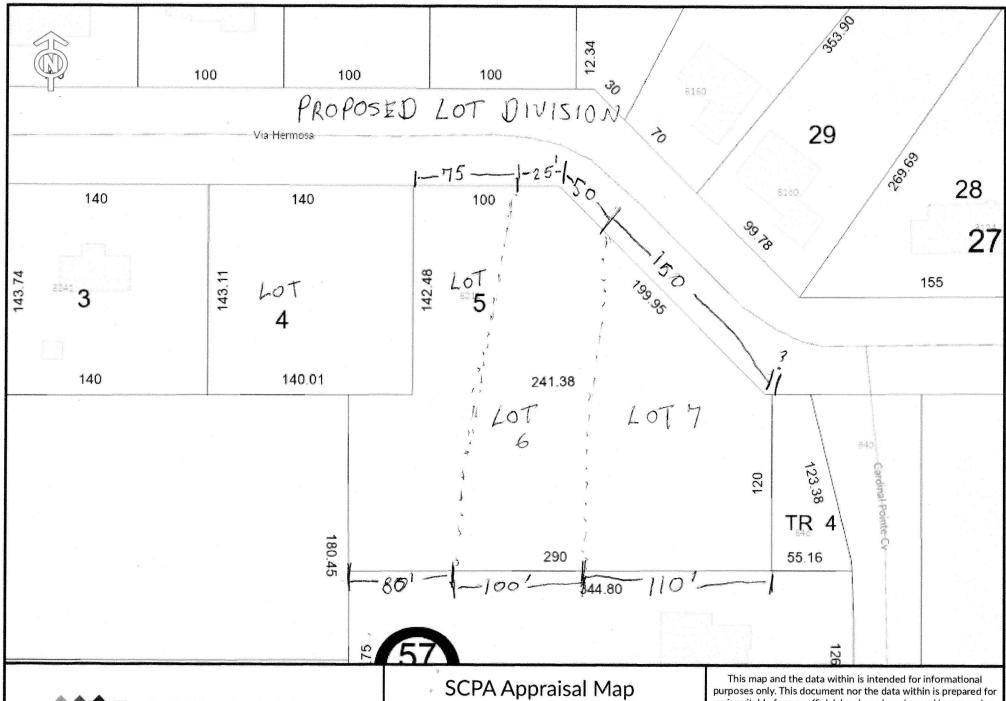




David Johnson, CFA Seminole County Property Appraiser

Date: 5/29/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

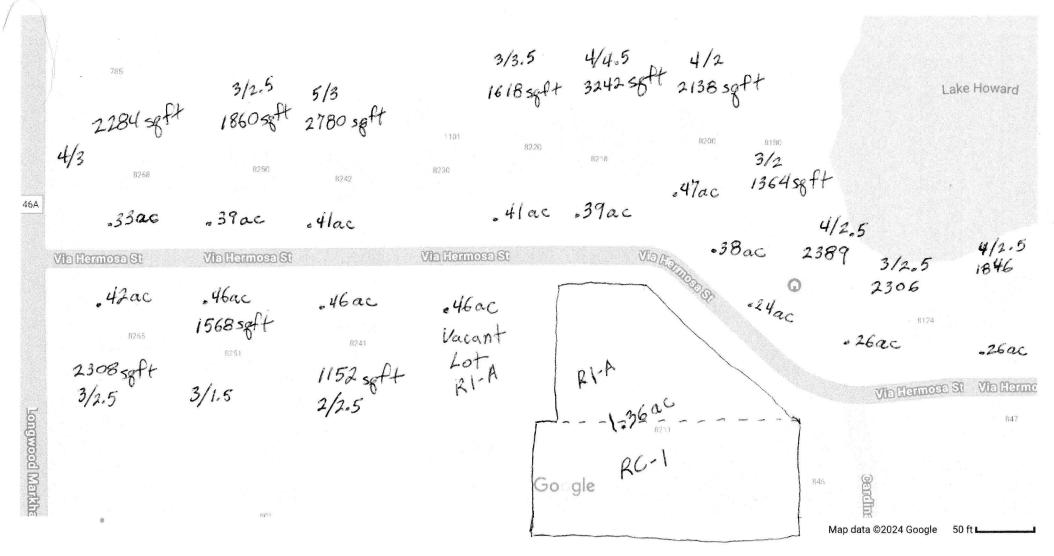




David Johnson, CFA Seminole County Property Appraiser

Date: 5/28/2024

or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



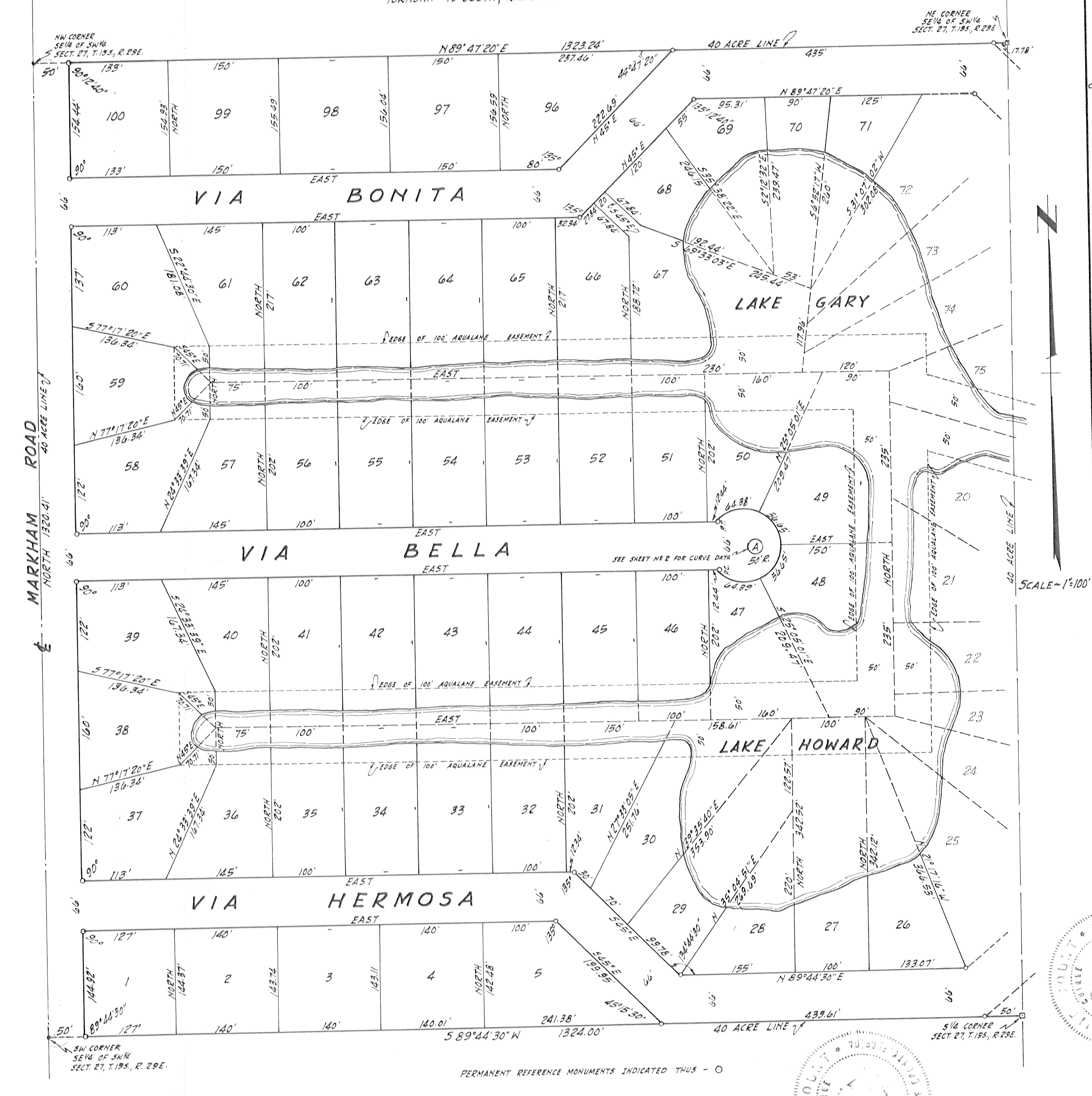
Current Lot Sizes ON Via Hermosa

Sheet lot 2 sheets AND PAGE 60

Lake Markham Estates Seminale Caunty, Flatida

Description

THE SOUTHEAST 14 OF THE SOUTHWEST 14 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST.



JOB # 35.96

DEDICATION

KNOW ALL MEN BY THESE PRESENTS. That the Corporation named 1 below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the I uses and purposes therein expressed and dedicates the STREETS

> shown hereon to the AND EASEMENTS

I perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be) 1676 26, 1957 affixed hereto on.

Signed and sealed in the presence of:

Balled E. Bollman Difference

File OR 1DA THIS IS TO CERTIFY, That on V/0/2 26, /957

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GARY I

DONALD H. DOWNEY SECRETARY

President and of the above named corporation incorporated under the laws of the State of Exercise, to me known to be the individuals and officers described in and who executed the foregoing Dedication and I severally acknowledged the execution thereof to be their free act and I deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is

the act and deed of said corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Land III as Bulla My Commission Expires Loca 20, 1958

CERTIFICATE OF SURVEYOR

I KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a 1 [licensed and registered land surveyor, does hereby certify that on [of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that perma-I nent reference monuments have been placed as shown thereon as required I

Seminole County, Florida. Dated Varia 25, 1957

I by Chapter 177, Florida Statutes; and that said land is located in

Registration No. 797

CERTIFICATE OF AFFROVAL BY BOARD OF COUNTY COMMISSIONERS

ITHIS IS TO CERTIFY, That on Contract Co. 1957 I foregoing plat was approved by the Board of County Commissioners of I Semmole County, Florida.


Chairman of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT MAND-FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHARTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD PAGES QQMG/ SEMINOLE COUNTY RECORDS.

Lake Markham Estates

Seminale Caunty, Flavida



SHEET 1 OF 2

CARDINAL POINTE DEDICA TION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, WHITE SAND DEVELOPMENT CORPORATION OF SEMINOLE COUNTY being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates all the UTILITY EASEMENTS AND DRAINAGE EASEMENTS Seminole County for the use of the public.

IN WITNESS THEREOF, the undersigned have hereunto set their hand and seal on January 7, 2,000 BY WHITE SAND DEVELOPMENT CORPORATION OF SEMINOLE COUNTY

Title PRESIDENT

BY Lang a. Dale Crews Printed Name LARRY A. DALE Printed Name Diane Crew. Printed Name Diane Crews

Printed Name Cynthia Porter

..COUNTY OF.....SEMINOLE..... STATE OFFLORIDA ..

THIS IS TO CERTIFY, That on 1/07/2000, before me, an officer duly authorized to take acknowledgments in the State and County LARRY A. DALE aforesaid, personally appeared ...

respectively thePRESIDENTof the above named Corporation incorporated under the laws of the State of Florida is personally _____ known to me or has produced the following indentification _____ and did (did not) take an oath that they are the persons described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to their free act and deed as such officers, thereunto duly authorized that the official seal of said Corporation is duly affixed thereto, and that the said Dedication

is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

alane Crows NOTARY PUBLIC

My Commission Expires June 15,2001...

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on AUGUST , 1999

a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the such a made under my responsible direction and supervision, and the requirements of Chapter 177 Porison Statutes

David A. Wate Surveyors Nome (printed)

Jan 3 RD 2000 LS 4044

Surveyors Registration Number LB 3556 Certificate of Authorization Number

Professional Engineering Consultants, Inc. 200 East Robinson Street, Suite 1560 Orlando Florida, 32801

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

foregoing plat was approved by the Board of County Commissioners of Seminale County, Fla.

GRANT MALOY Chairmen of the Board.

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY GERTIFY; That \(\) have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida

LOCATED IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE EAST 11.68 CHAINS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS THE NORTH 120.00 FEET OF THE WEST 290.00 FEET THEREOF, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°03'25" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1338.97 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 89'50'56" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 770.88 FEET, A POINT LYING ON THE WEST LINE OF SAID EAST 11.68 CHAINS; THENCE RUN NORTH 00°03'25" EAST, ALONG SAID WEST LINE, 1.44 FEET; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89'53'33" EAST, 3.21 FEET TO A POINT LYING ON THE EAST MONUMENTED LINE OF HAMLIN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 63 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°04'37" WEST, ALONG SAID EAST MONUMENTED LINE, 1215.15 FEET; THENCE, DEPARTING SAID EAST MONUMENTED LINE, RUN NORTH 89'58'25" EAST, 290.00 FEET; THENCE RUN NORTH 00'04'37" WEST, 120.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN NORTH 89°58'25" EAST ALONG SAID NORTH LINE 480.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 22.829 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 29 EAST, BEING SOUTH 00'03'25" EAST.
- -- DENOTES A PERMANENT REFERENCE MONUMENT (PRM), A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED "LS-4044".
- -o- DENOTES A PERMANENT CONTROL POINT (PCP), A SET NAIL AND BRASS DISC STAMPED "LS-4044".
- (4) VEHICULAR ACCESS RIGHTS FROM TRACT 2 (STORM WATER POND) AND TRACT 4 (GREEN SPACE) ALONG VIA HERMOSA SHALL BE DEDICATED TO AND REGULATED BY SEMINOLE COUNTY, FLORIDA.
- (5) TRACT 2 (STORM WATER POND) AND TRACT 4 (GREEN SPACE) AND TRACT 1 (ACCESS, UTILITY AND DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE CARDINAL POINTE HOMEOWNERS' ASSOCIATION, INC.
- (6) TRACT 3 (CONSERVATION AREA) SHALL BE OWNED AND MAINTAINED BY CARDINAL POINTE HOMEOWNERS' ASSOCIATION, INC. WITH DEVELOPMENT RIGHTS DEDICATED TO SEMINOLE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF SAID EASEMENT WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY AND/OR OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- (7) THERE IS A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY OVER TRACTS 1, 2 AND 3.
- (8) THE 10' UTILITY EASEMENT CREATED BY THIS PLAT SHALL PROVIDE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICE OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF REVIEW

BY COUNTY SURVEYOR

A HERMOSA


MARKHAM BD.

VICINITY MAP

NOT TO SCALE

this plat has been reweed for conformity with Chapter 177, Florida Statutes PROFESSIONAL ENGINEERING CONSULTANTS, INC. surveyors FLORIDA REGISTRATION NUMBER 4589 COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA

Suite 1560 Eola Park Centre 200 East Robinson Street Orlando, Florida 32801 407/422-8062



Property Record Card



Parcel 27-19-29-501-0000-0050

Property Address 8211 VIA HERMOSA SANFORD, FL 32771



i dicci illicillation				
Parcel	27-19-29-501-0000-0050			
Owner(s)	KEN SIHLE 2021 IRREV TRUST - Trust			
	8211 VIA HERMOSA SANFORD, FL 32771			
Mailing	383 EMERSON PLZ APT 1111 ALTAMONTE SPG, FL 32701- 3460			
Subdivision Name	LAKE MARKHAM ESTATES			
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	1		
Depreciated Building Value		\$155,058		
Depreciated Other Features		\$1,922		
Land Value (Market)	\$288,750	\$150,000		
Land Value Agriculture				
Just/Market Value	\$288,750	\$306,980		
Portability Adjustment				
Save Our Homes Adjustment	\$0	\$194,546		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$0	\$0		
Assessed Value	\$288,750	\$112,434		

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions 2023 Tax Bill Amount

\$4,085.29 2023 Tax Savings with Exemptions \$3,119.97 \$965.32

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 LAKE MARKHAM ESTATES PB 11 PG 60 & SEC 34 TWP 19S RGE 29E N 120 FT OF W 290 FT OF E 23 ACRES OF NE 1/4 OF NW 1/4

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Taxes	S							
Taxing A	uthority			Assessm	ent Value	Exempt \	/alues	Taxable Value
ROAD DIS	STRICT				\$288,750		\$0	\$288,750
SJWM(Sa	aint Johns Water	Management)			\$288,750		\$0	\$288,750
FIRE					\$288,750		\$0	\$288,750
COUNTY	GENERAL FUN	ID			\$288,750		\$0	\$288,750
Schools					\$288,750		\$0	\$288,750
Sales	; 							
Description	on		Date	Book	Page	e Amount	Qualified	Vac/Imp
WARRAN	ITY DEED		08/04/2023	10486	0855	\$624,000	Yes	Vacant
QUIT CLA	AIM DEED		06/28/2023	10464	1498	\$100	No	Improved
WARRAN	ITY DEED		06/23/2023	10463	0146	\$440,000	Yes	Improved
WARRAN	ITY DEED		09/01/1997	03305	0940	\$400,000	Yes	Vacant
WARRAN	ITY DEED		01/01/1977	01153	0254	\$69,000	Yes	Vacant
Land								
Method			Frontage	D	epth	Units	Units Price	Land Value
LOT			Tromage		орш	1	\$165,000.00	\$288,750
						ı	Ψ100,000.00	Ψ200,730
	ling Inform	nation						
Perm	its							
Permit #	Description				Agency	Amou		Permit Date
05970	REROOF 29 S				County	\$3,6		9/1/1997
06018	REROOF W/SI	HINGLES MOSA : ELECTRICAL - RESI	DENTIAL ILAKE MAR	KHAM	County	\$9,6		5/23/2006
01093	ESTATES]				County	\$6	600	1/28/2019
09517	MARKHAM ES				County	\$4	100	6/19/2023
10309	8211 VIA HER ESTATES]	MOSA : PLUMBING - RESIDE	ENTIAL- [LAKE MARK	CHAM	County	\$1	100	6/28/2023
10532	8211 VIA HER	RMOSA : DEMO RESIDENTIA	L- [LAKE MARKHAM	ESTATES]	County		\$0	7/3/2023
Other	r Features							
Description	on			Year	Built	Units	Value	New Cost
Zoning	g							
Zoning		Zoning Description		Future Land Use		Use F	Future Land Use Descri	
RC-1		Suburban Estate	es	SE		C	Country Homes-1A	С
Utility	y Informat	ion						
Fire Station	on Power	Phone(Analog)	Water Provider	Sewer Pro	ovider (Garbage Pickup Re	cycle Yard V	Vaste Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE UTILITIES	COUNTY	MON/THU MC	NO SEF	RVICE Waste Pro
Politi	cal Repres	sentation						
Commiss		US Congress	State House		State	e Senate	Voting Pred	cinct
Dist 5 - And	dria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL	PLAKON	Dist 1	0 - Jason Brodeur	2	
	ol Informa	-	2.5000 10001121		Diot I	- Cass. Diodoui	-	
_			liddle Cabeal Distri	nt .		Link Calend	District	
Liementa	ary School Distr	nct N	Middle School Distric			High School	DISTRICT	
Region 1		N	larkham Woods			Seminole		

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5/31/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:16:42 PROJ # 24-80000075 RECEIPT # 0152729 OWNER: HUGHES, CURTIS L & BARBARA C LOT #: 0050 JOB ADDRESS: 8211 VIA HERMOSA PRE APPLICATION 50.00 50.00 .00 TOTAL FEES DUE....: 50.00 AMOUNT RECEIVED....: 50.00 * DEPOSITS NON-REFUNDABLE * ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS ** COLLECTED BY: DRHR01 BALANCE DUE....: .00 CHECK NUMBER....: 00000001083 CASH/CHECK AMOUNTS...: 50.00

4 - FINANCE

COLLECTED FROM: PREMIER REAL ESTATE

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER