



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

PROJ. #: 24-80000000
 PM: Annie
 REC'D: 5/9/24

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: Sanchez Estates
 PARCEL ID #(S): 21-21-32-5CF-6900-0160
 TOTAL ACREAGE: 1.50 Acres BCC DISTRICT:
 ZONING: R-3 FUTURE LAND USE: HOR

APPLICANT

NAME: Peter Sanchez COMPANY: Owner
 ADDRESS: 2704 Wassum Tr
 CITY: Chuluota STATE: FL ZIP: 32766
 PHONE: 407-810-6879 EMAIL: orangesportsctr@gmail.com

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Own 7 lots that are platted and want to build
 SUBDIVISION **LAND USE AMENDMENT** **REZONE** **SITE PLAN** **SPECIAL EXCEPTION**

STAFF USE ONLY

COMMENTS DUE: 5/17 COM DOC DUE: 5/23 DRC MEETING: 5/5/24
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: R-3 FLU: HOR LOCATION: on the west side of SCR 419,
 W/S: FL Map BCC: 1: Dallari South of 8th St

Agenda: 5/31

02/26/2024

To whom it may concern,

My name is Victor Sanchez and I own a group of 7 platted lots. I am interested in building on 3 of the 7 lots. The 3 lots, lots are 20, 21, 22 and are high and dry and not located in wetland area. The lots affected by the wetland area the other 4 are lot numbers 16, 17, 18, and 19.

There are adjoining lots with homes on W 8th St backing up to the platted lots I am interested in developing.

Also may consider putting a duplex on the 3 lots since the zoning is zoned multi-family. (P)

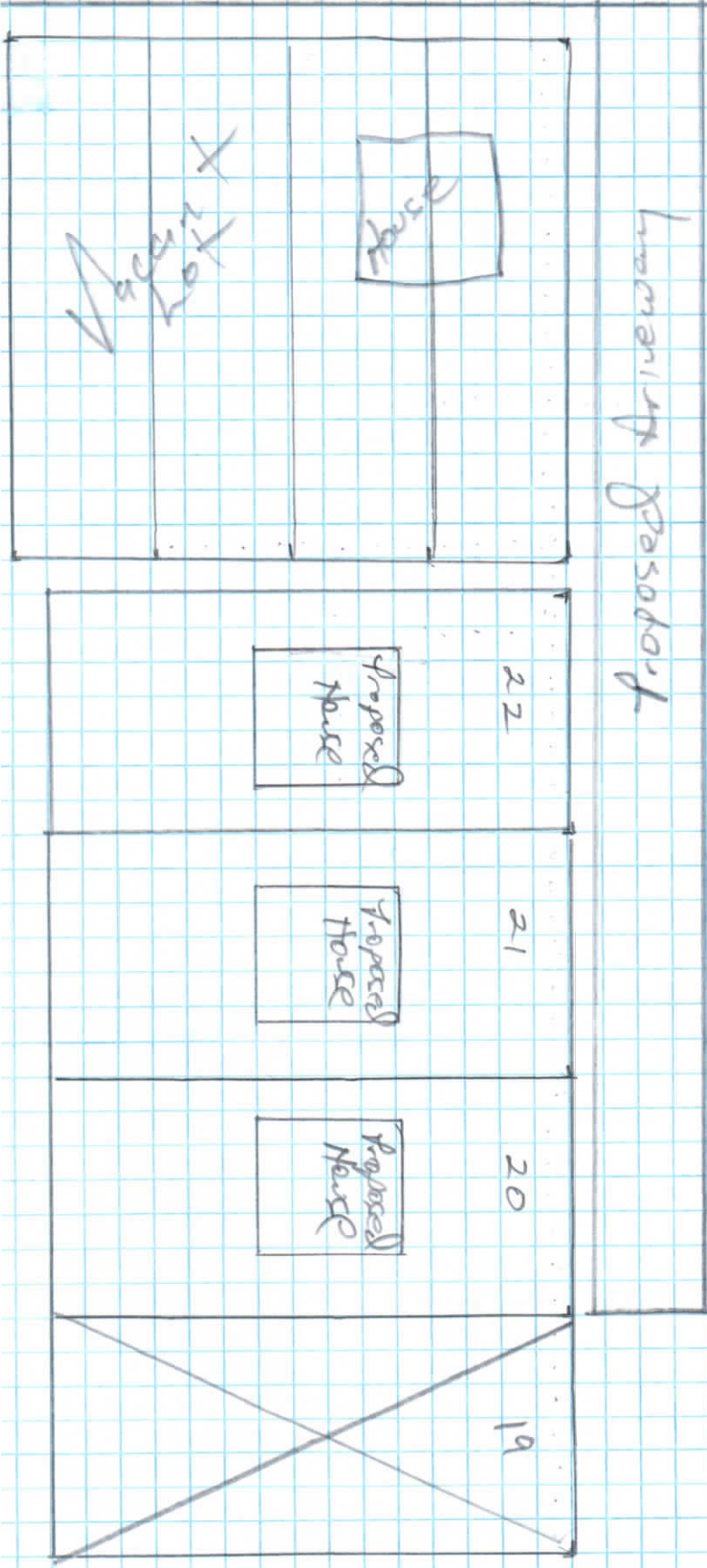
If you have any questions or concerns feel free to contact me at 407-810-6879.

Respectfully,

Victor Sanchez



6/17/19



Notes:

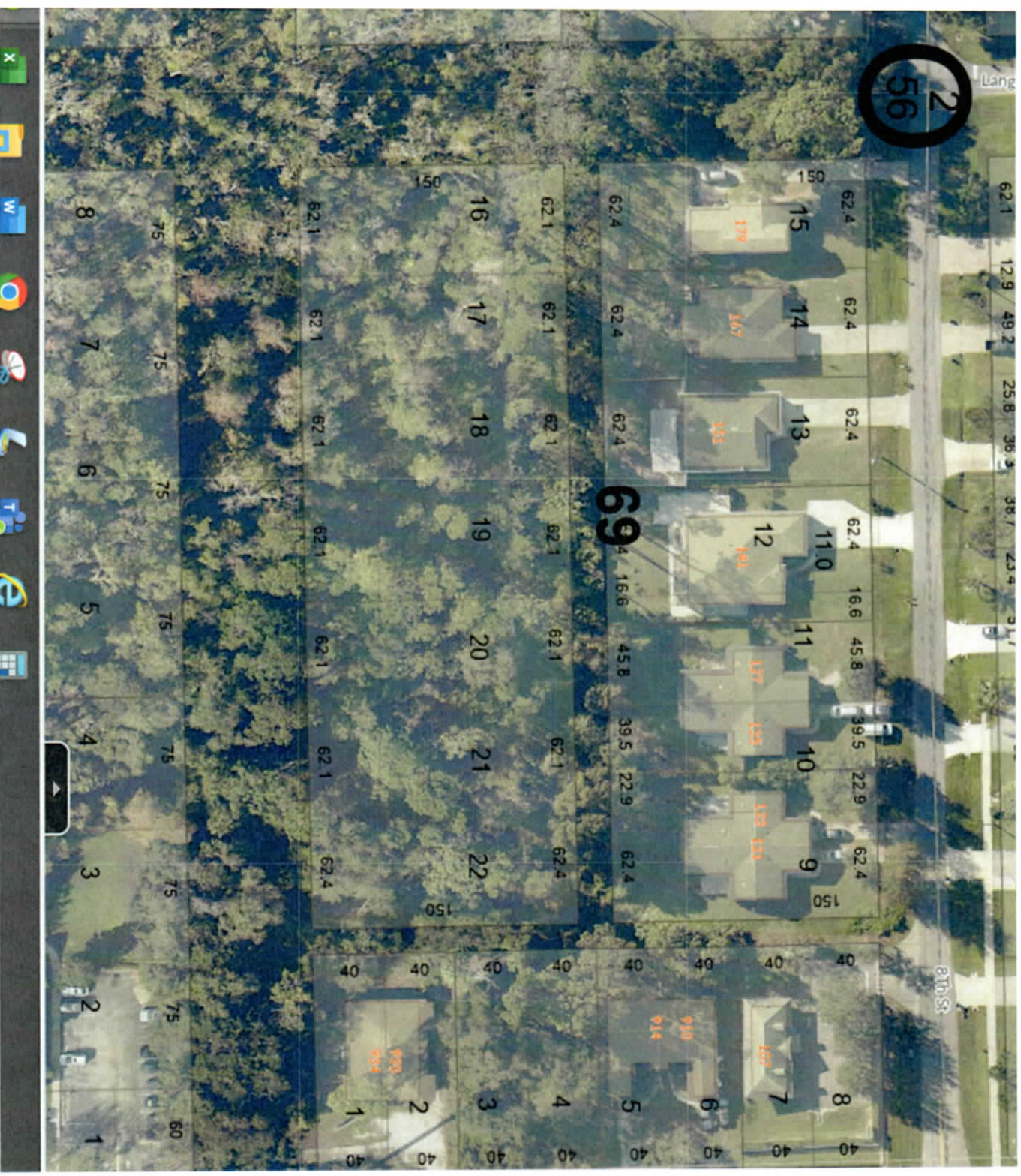
- 1) Houses behind all proposed houses
- 2) Lots are all platted and matchw. 5th St Homes
- 3) Possibility - Lots 16-19 signed over to Seminole County for Conservation Land

2
56

Lang

62.1 12.9 49.2 25.8 36.3 38.1 23.4 31.7

81st St



Property Record Card



Parcel 21-21-32-5CF-6900-0160

Property Address E 8TH ST CHULUOTA, FL 32766

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	21-21-32-5CF-6900-0160
Owner(s)	SANCHEZ, VICTOR L
Property Address	E 8TH ST CHULUOTA, FL 32766
Mailing	6503 N ORANGE BLOSSOM TRL ORLANDO, FL 32810-4121
Subdivision Name	NORTH CHULUOTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$70,246	\$54,281
Land Value Agriculture		
Just/Market Value	\$70,246	\$54,281
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$10,537	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$59,709	\$54,281

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$722.37
2023 Tax Bill Amount	\$722.37

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 16 TO 22 BLK 69
NORTH CHULUOTA
PB 2 PGS 54 TO 58

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$59,709	\$0	\$59,709
SJWM(Saint Johns Water Management)	\$59,709	\$0	\$59,709
FIRE	\$59,709	\$0	\$59,709
COUNTY GENERAL FUND	\$59,709	\$0	\$59,709
Schools	\$70,246	\$0	\$70,246

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TAX DEED	09/01/2012	07863	1478	\$8,300	No	Vacant
WARRANTY DEED	05/01/2007	06705	1790	\$195,000	No	Vacant
WARRANTY DEED	04/01/1996	03075	0859	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	186.00	150.00	0	\$1,100.00	\$42,148
FRONT FOOT & DEPTH	248.00	150.00	0	\$1,100.00	\$28,098

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-3	High Density Residential	HDR	Multi-Family-13DU

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	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	81

School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 5/9/2024 8:33:57 AM

Project Number: 24-80000062

Address:

Credit Card Number: 41*****1368

Authorization: 00646D

Transaction ID: 09052402D-78744D0E-5C7C-4B84-A65F-CB95A11F618F

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00