

PM: Joy



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

PROJ. #: 24-80000128

Received: 10/28/24

Paid: 11/1/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: <u>2310 W. Idwood Trail, Geneva, FL 32732</u>	
PARCEL ID #(S): <u>19-20-32-300-0020-0000</u>	
TOTAL ACREAGE: <u>39.14</u>	BCC DISTRICT:
ZONING: <u>A-5</u>	FUTURE LAND USE:

APPLICANT

NAME: <u>Annette Duvigne</u>	COMPANY: <u>PCPI Properties II, LLC</u>
ADDRESS: <u>819 S. Lake Jessup Ave</u>	
CITY: <u>Oviedo</u>	STATE: <u>FL</u> ZIP: <u>32765</u>
PHONE: <u>(407) 792-9525</u>	EMAIL: <u>pcpi.services@aol.com</u>

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: My daughter + nephews would like to build a house on the property we are buying to keep our family together on the 39 acres. We would like to divide into 3 parcels - Thank you

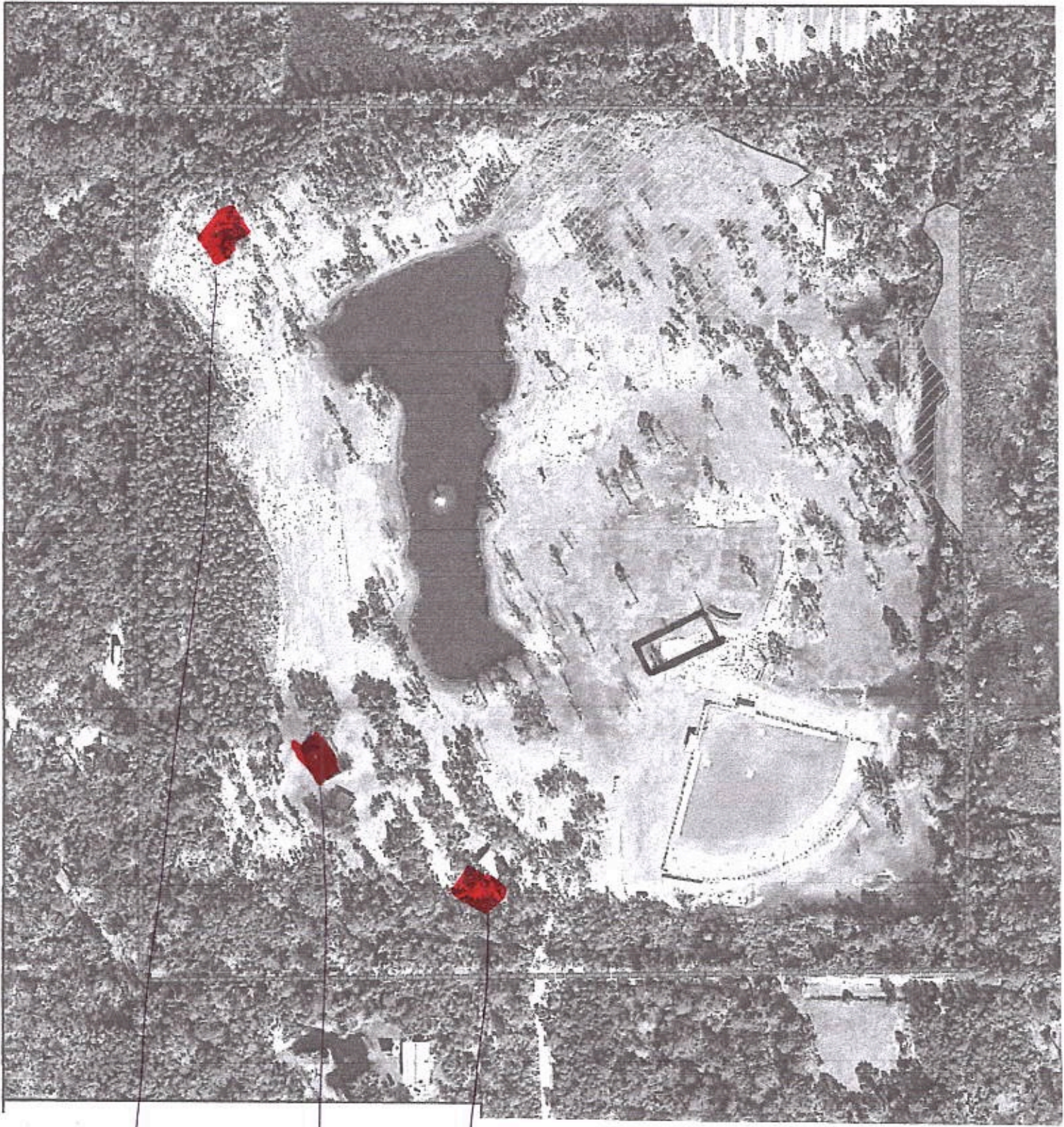
STAFF USE ONLY

COMMENTS DUE: <u>11/8</u>	COM DOC DUE: <u>11/14</u>	DRC MEETING: <u>11/20</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the north side of Wildwood Trl, west of Cochran Rd</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

Agenda: 11/15

We are planning to build a primary residence to the left and right of the existing house.

The three families will reside on the property. Currently, no additional plans for the remainder of the property except for personal use.



House for
my
daughter

Existing house

House for my Nephew

Site Inspection Figures

Inspection Date: 5/07/2024

Lead DEP Inspector: Hailey Ambrose

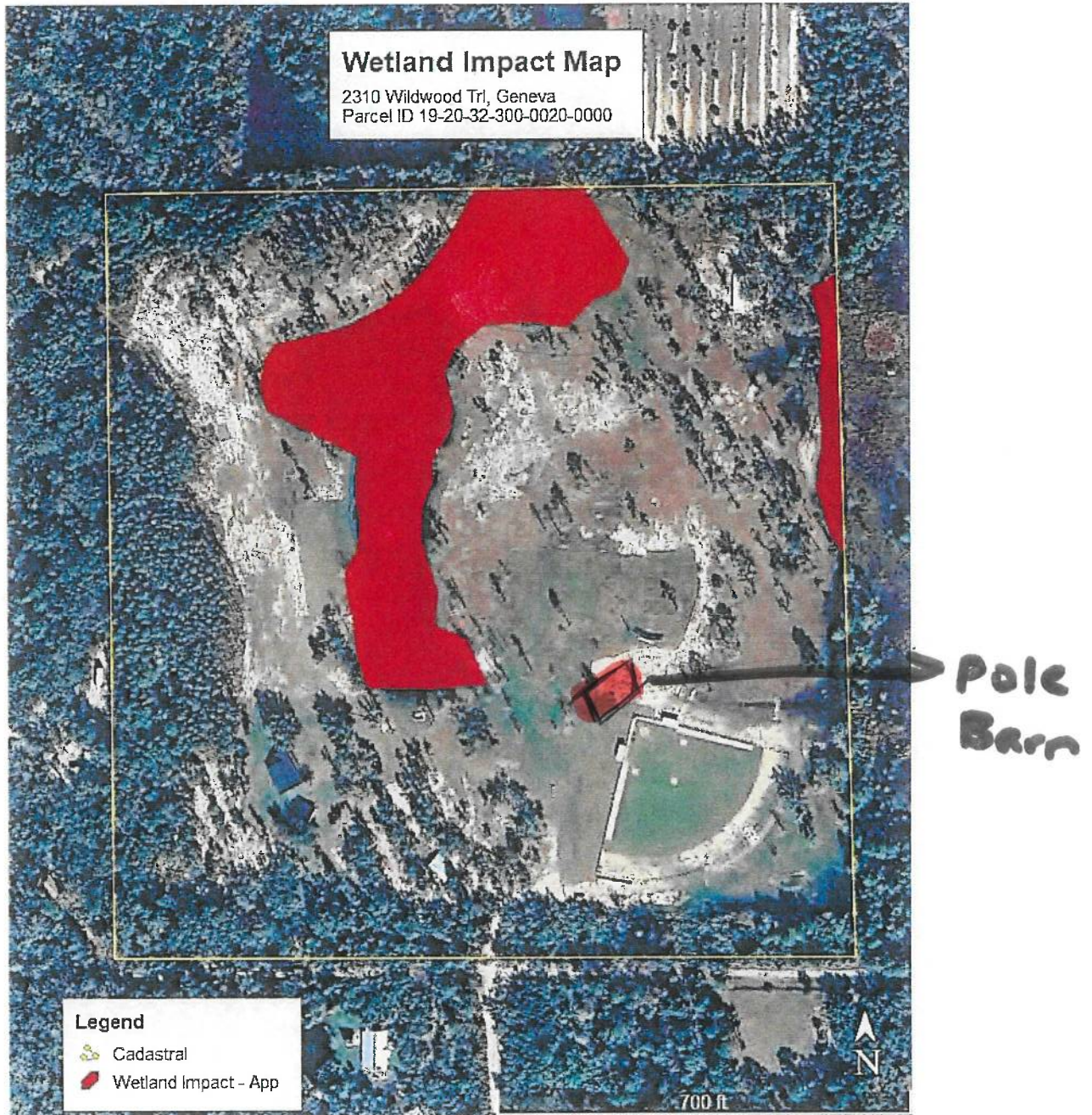


Figure 1: Shown are the approximate areas of wetland and other surface water impacts within Parcel ID 19-20-32-300-0020-0000 (denoted by red polygons). These impacts are a result of unauthorized dredging and filling activities conducted by property owners, Troy & Annette Donahue.

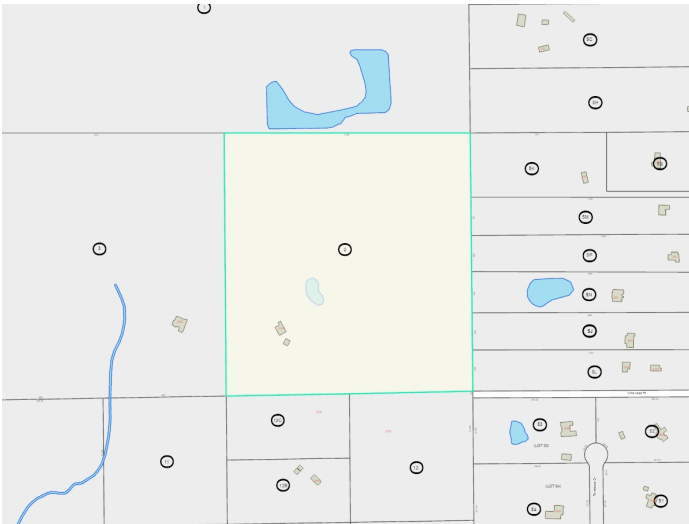
Property Record Card



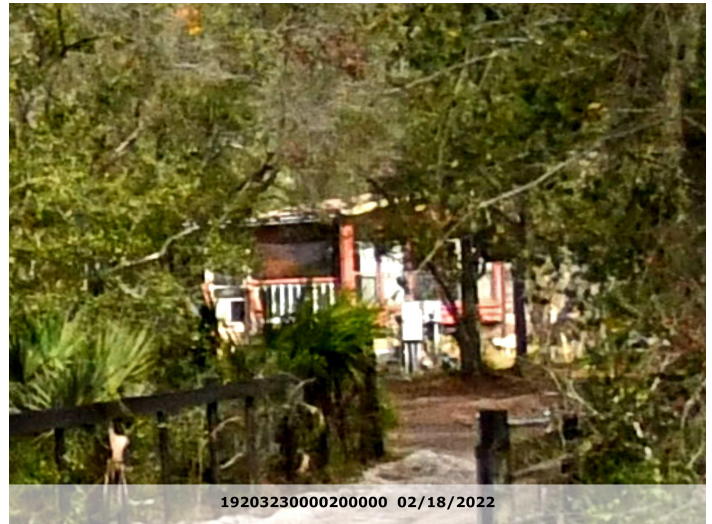
Parcel: **19-20-32-300-0020-0000**
 Property Address: **2310 WILDWOOD TRL GENEVA, FL 32732**
 Owners: **PCPI PROPERTIES II LLC**
 2025 Market Value \$818,187 Assessed Value \$818,187
 2024 Tax Bill \$10,686.38

The 3 Bed/2 Bath Single Family Waterfront property is 1,632 SF and a lot size of 39.14 Acres

Parcel Location



Site View



19203230000200000 02/18/2022

Parcel Information

Parcel	19-20-32-300-0020-0000
Property Address	2310 WILDWOOD TRL GENEVA, FL 32732
Mailing Address	819 S LAKE JESSUP AVE OVIEDO, FL 32765-8118
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$254,910	\$248,182
Depreciated Other Features	\$23,277	\$20,841
Land Value (Market)	\$540,000	\$540,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$818,187	\$809,023
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$818,187	\$809,023

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,686.38
Tax Bill Amount	\$10,686.38
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 PCPI PROPERTIES II LLC

Legal Description

SEC 19 TWP 20S RGE 32E SE 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$818,187	\$0	\$818,187
Schools	\$818,187	\$0	\$818,187
FIRE	\$818,187	\$0	\$818,187
ROAD DISTRICT	\$818,187	\$0	\$818,187
SJWM(Saint Johns Water Management)	\$818,187	\$0	\$818,187

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/10/2021	\$865,000	10043/1257	Improved	Yes
FINAL JUDGEMENT	8/30/2018	\$100	09207/0950	Improved	No
WARRANTY DEED	4/1/1995	\$63,800	02905/1668	Vacant	Yes
WARRANTY DEED	11/1/1983	\$150,000	01503/1694	Vacant	No

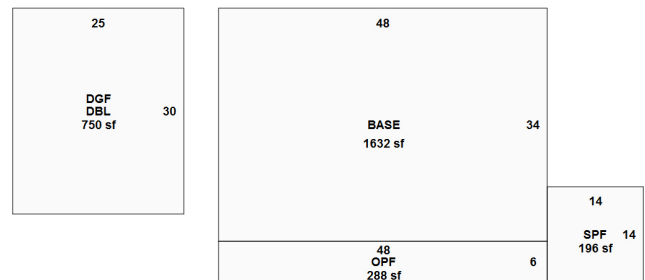
Land

Units	Rate	Assessed	Market
40 Acres	\$13,500/Acre	\$540,000	\$540,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001/2010
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1632
Total Area (ft ²)	2866
Constuction	SIDING GRADE 4
Replacement Cost	\$268,326
Assessed	\$254,910

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
DETACHED GARAGE FINISHED	750
OPEN PORCH FINISHED	288
SCREEN PORCH FINISHED	196

Permits

Permit #	Description	Value	CO Date	Permit Date
02436	NEW SFR	\$145,457	7/26/2001	3/1/2001
01817	MOBIL HOME--PERMIT TAKEN FROM CO	\$0	6/21/1996	3/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 2	1987	1	\$3,500	\$1,400
SHED - NO VALUE	1987	6	\$0	\$0
POLE/BARNS/BELOW AVG	1987	734	\$17,198	\$6,879
POLE/BARNS/BELOW AVG	1987	752	\$17,619	\$7,048
SCREEN PATIO 1	1998	1	\$3,500	\$1,400
ACCESSORY BLDG 3	1998	1	\$10,000	\$4,000
FIREPLACE 2	2001	1	\$6,000	\$2,550

Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

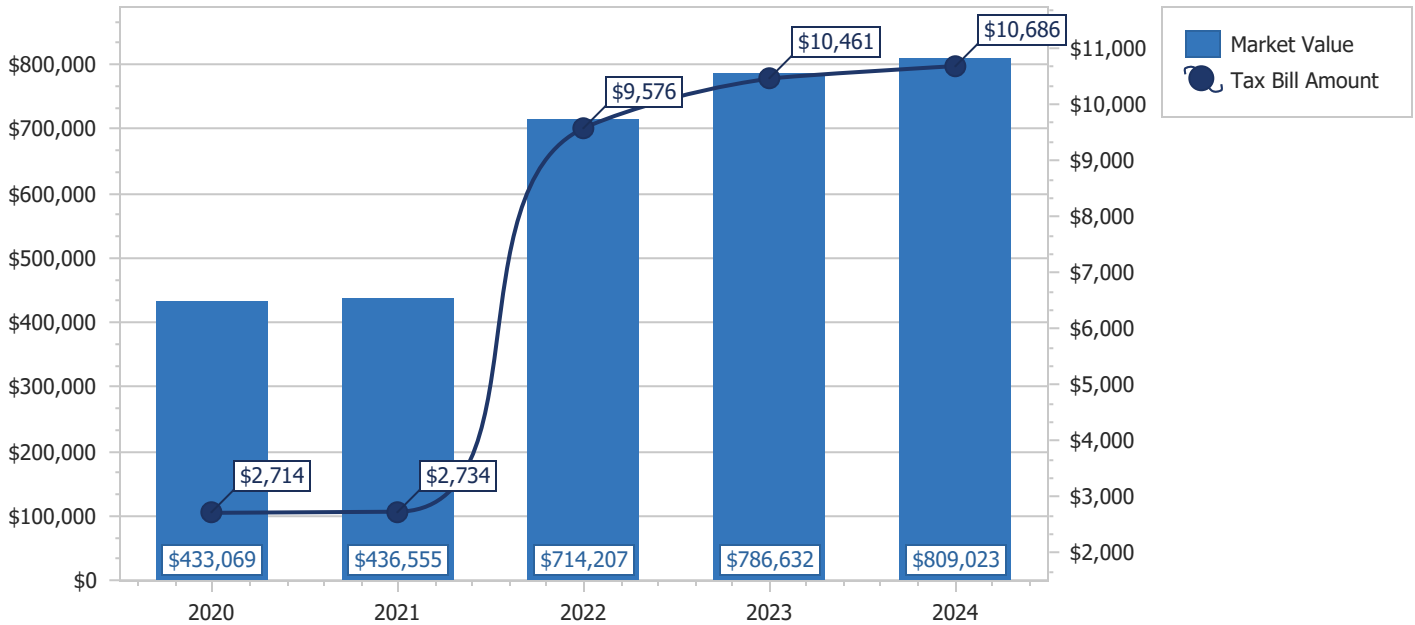
School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/1/2024 11:01:34 AM
Project: 24-80000128
Credit Card Number: 51*****7115
Authorization Number: 42449P
Transaction Number: 011124C29-AB3FE926-2F86-41AA-83F0-71219F44E6D3
Total Fees Paid: 52.50

Fees Paid

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