



PM: Annie

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

PROJ. #: 23-80000147

Received: 11/3/23
Paid: 11/3/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

PROJECT NAME:	Coleman Complex		
PARCEL ID #(S):	07-21-36-509-0A06-0020		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	4: Lockhart
ZONING:	R-1	FUTURE LAND USE:	MDR

APPLICANT

NAME:	Charlie Coleman Jr	COMPANY:	
ADDRESS:	2095 Sussex Rd		
CITY:	Winter Park	STATE:	FL ZIP: 32792
PHONE:	407-925-7886	EMAIL:	CColeman73@CFL.PA.COM

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: Professional Office And Restaurant

STAFF USE ONLY

COMMENTS DUE: 11/9	COM DOC DUE: 11/16	DRC MEETING: 11/22
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1	FLU: MDK	LOCATION: on the east side of Ronald Reagan Blvd, north of E Altamonte Springs Dr
W/S: Altamonte Springs	BCC: 4: Lockhart	

NAME OF PROJECT: Coleman Complex

The Current Structure/Building could be either demolished or RE-Habbed For An Professional Office or Restaurant.

Ample parking will be available in AN 60 X 187 AREA.

The propose project is TEMPORALLY NAMED Coleman Complex.

The purpose For the Re-zoning Request is To Support The City of Altamonte Springs initiative For Economic Development OF The Hammonds Add To Altamonte Springs AND The Windwood Park Area.

Respectfully Submitted,

Charlie Coleman



Property Record Card

07-21-30-509-0A00-002

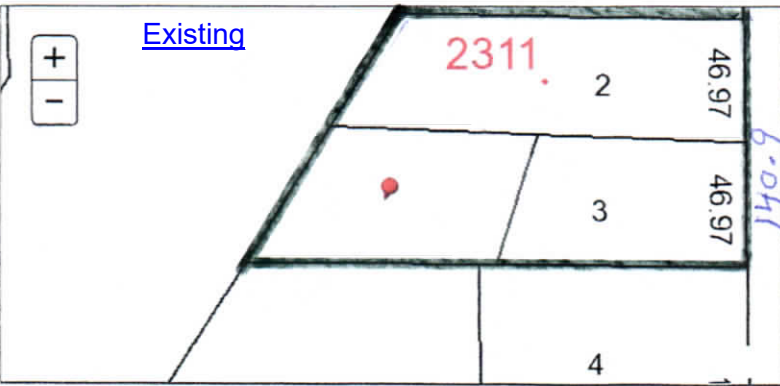
Parcel: 07-21-30-509-0A00-0030
 Property Address: ALTAMONTE SPRINGS, FL 32701

Parcel Information

Parcel	07-21-30-509-0A00-0030
Owner(s)	COLEMAN, CHARLES JR - Trustee
Property Address	ALTAMONTE SPRINGS, FL 32701
Mailing	2095 SUSSEX RD WINTER PARK, FL 32792-1835
Subdivision Name	HAYMANS ADD TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	

Value Summary

	2021 Working Values	2020 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$12,300	\$12,300
Land Value Ag		
Just/Market Value **	\$12,300	\$12,300
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$12,300	\$12,300
Tax Amount without SOH:		\$171.13
2020 Tax Bill Amount:		\$171.13
Save Our Homes Savings:		\$0.00



Legal Description

LOT 3 (LESS E 1/2 + RD)
 BLK A
 HAYMANS ADD TO ALTAMONTE
 PB 3 PG 39

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$12,300	\$0	\$12,300
SJWM(Saint Johns Water Management)	\$12,300	\$0	\$12,300
FIRE	\$12,300	\$0	\$12,300
COUNTY GENERAL FUND	\$12,300	\$0	\$12,300
Schools	\$12,300	\$0	\$12,300

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	9/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	9/1/2006	06503	0986	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	60.00	100.00	0	\$250.00	\$12,300

Building Information

From: "Hebert, Julie" <jhebert@seminolecountyfl.gov>
To: "ccoleman73@cfl.rr.com" <ccoleman73@cfl.rr.com>
Cc: "Padin, Hilary" <hpadin@seminolecountyfl.gov>
Bcc:
Priority: Normal
Date: Thursday May 27 2021 3:46:53PM
Lot Research Request

Good afternoon,

Your Lot Research Request has been routed out for review by staff. The project number is 21-51500058 & 21-51500059. Your Project Manager is Hilary Padin and is copied on this email.

You should receive your Lot Research via e-mail from your Project Manager on or before 6/14/2021. Should there be a delay for any reason your Project Manager will let you know.

Thank you, have a great day,

Julie Hebert

Staff Assistant – Central Intake Desk

Seminole County Planning & Development Division

1101 E. 1st Street

Sanford, FL 32771

407-665-7371

jhebert@seminolecountyfl.gov

****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****



Property Record Card

Parcel: 07-21-30-509-0A00-003A
 Property Address: MARKER ST ALTAMONTE SPRINGS, FL 32701

Parcel Information		Value Summary			
Parcel	07-21-30-509-0A00-003A		2021 Working Values	2020 Certified Values	
Owner(s)	COLEMAN, CHARLES JR - Trustee	Valuation Method	Cost/Market	Cost/Market	
Property Address	MARKER ST ALTAMONTE SPRINGS, FL 32701	Number of Buildings	0	0	
Mailing	2095 SUSSEX RD WINTER PARK, FL 32792-1835	Depreciated Bldg Value			
Subdivision Name	HAYMANS ADD TO ALTAMONTE	Depreciated EXFT Value			
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$13,050	\$13,050	
DOR Use Code	00-VACANT RESIDENTIAL	Land Value Ag			
Exemptions		Just/Market Value **	\$13,050	\$13,050	
		Portability Adj			
		Save Our Homes Adj	\$0	\$0	
		Amendment 1 Adj	\$0	\$0	
		P&G Adj	\$0	\$0	
		Assessed Value	\$13,050	\$13,050	
		Tax Amount without SOH:		\$181.56	
		2020 Tax Bill Amount		\$181.56	
Save Our Homes Savings:		\$0.00			

Legal Description
 E 1/2 OF LOT 3 BLK A
 HAYMANS ADD TO ALTAMONTE
 PB 3 PG 39

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$13,050	\$0	\$13,050
SJWM(Saint Johns Water Management)	\$13,050	\$0	\$13,050
FIRE	\$13,050	\$0	\$13,050
COUNTY GENERAL FUND	\$13,050	\$0	\$13,050
Schools	\$13,050	\$0	\$13,050

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	9/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	9/1/2006	06503	0992	\$100	No	Vacant
SHERIFF DEED	1/1/1975	01058	0944	\$750	No	Vacant

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	60.00	110.00	0	\$250.00	\$13,050

Building Information

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
No Permits					
<small>Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.</small>					
Extra Features					
Description	Year Built	Units	Value	New Cost	
No Extra Features					
Zoning					
Zoning	Zoning Description	Future Land Use	FutureLandUseDescription		
		MDR	Medium Density Residential		

Property Record Card

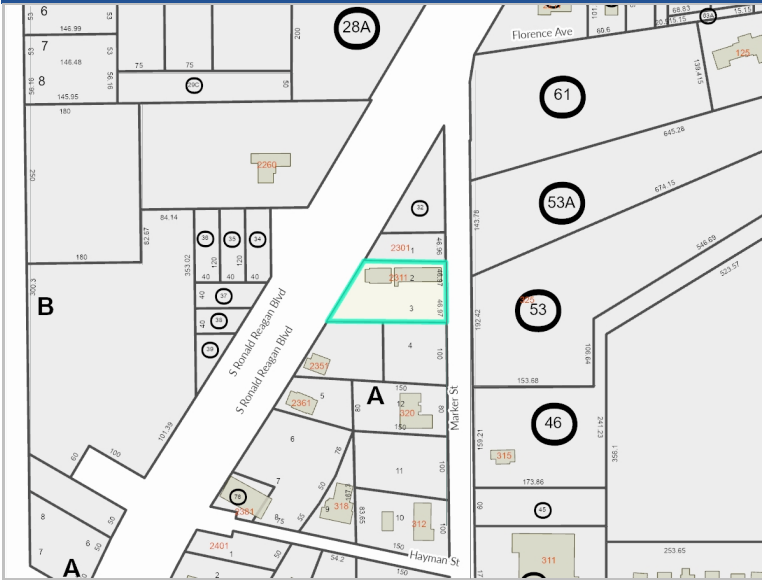


Parcel 07-21-30-509-0A00-0020

Property Address 2311 S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



0721305090A000020 02/04/2022

Parcel Information

Value Summary

Parcel	07-21-30-509-0A00-0020
Owner(s)	COLEMAN, CHARLES JR - Trustee
Property Address	2311 S RONALD REAGAN BLVD ALTAMONTE SPRINGS, FL 32701
Mailing	2095 SUSSEX RD WINTER PARK, FL 32792-1835
Subdivision Name	HAYMANS ADD TO ALTAMONTE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$54,630	\$53,006
Depreciated EXFT Value		
Land Value (Market)	\$37,850	\$37,850
Land Value Ag		
Just/Market Value	\$92,480	\$90,856
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$92,480	\$90,856

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$1,209.11
2023 Tax Bill Amount \$1,209.11

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 2 & 3 (LESS RD) BLK A
 HAYMANS ADD TO ALTAMONTE
 PB 3 PG 39

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$92,480	\$0	\$92,480
SJWM(Saint Johns Water Management)	\$92,480	\$0	\$92,480
FIRE	\$92,480	\$0	\$92,480
COUNTY GENERAL FUND	\$92,480	\$0	\$92,480
Schools	\$92,480	\$0	\$92,480

Sales

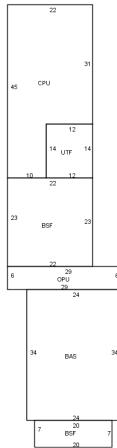
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
TRUSTEE DEED	09/10/2019	09434	1785	\$100	No	Improved
WARRANTY DEED	09/01/2006	06503	0988	\$100	No	Improved
WARRANTY DEED	09/01/2006	06503	0990	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	50.00	142.00	0	\$250.00	\$12,500
FRONT FOOT & DEPTH	60.00	110.00		\$250.00	\$13,050
FRONT FOOT & DEPTH	60.00	100.00		\$250.00	\$12,300

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages												
1	SINGLE FAMILY	1943	3	2.0	6	816	2,626	1,462	WD/STUCCO FINISH	\$54,630	\$136,576	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #009966; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>BASE SEMI FINISHED</td> <td style="text-align: right;">140.00</td> </tr> <tr> <td>OPEN PORCH UNFINISHED</td> <td style="text-align: right;">174.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td style="text-align: right;">506.00</td> </tr> <tr> <td>UTILITY FINISHED</td> <td style="text-align: right;">168.00</td> </tr> <tr> <td>CARPORT UNFINISHED</td> <td style="text-align: right;">822.00</td> </tr> </tbody> </table>	Description	Area	BASE SEMI FINISHED	140.00	OPEN PORCH UNFINISHED	174.00	BASE SEMI FINISHED	506.00	UTILITY FINISHED	168.00	CARPORT UNFINISHED	822.00
Description	Area																							
BASE SEMI FINISHED	140.00																							
OPEN PORCH UNFINISHED	174.00																							
BASE SEMI FINISHED	506.00																							
UTILITY FINISHED	168.00																							
CARPORT UNFINISHED	822.00																							



Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Medium Density Residential	MDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	TUE/FRI	FRI	WED	Advanced Disposal

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	44

School Information

Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman

Copyright 2023 © Seminole County Property Appraiser

*

11/03/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT 15:11:17

PROJ # 23-80000147

RECEIPT # 0321934

OWNER: COLEMAN, CHARLES JR TR

JOB ADDRESS: 2311 S RONALD REAGAN BLVD

LOT #: 0020

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	<u>50.00</u>		
----------------------	--------------	--	--

AMOUNT RECEIVED.....:		<u>50.00</u>	
-----------------------	--	--------------	--

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 00000000148

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: LINCOLN TRUST

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE