RECEIVED
DEC 21 2022
Planning & Development Division

SEMINOLE COUNTY
FLORIDA NATURAL COUNCIL

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

PROJ. #: 22-80000178
PM:
REC'D:

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RECEIVED
DEC 21 2022
Planning & Development Division

APPLICATION FEE

☒ **PRE-APPLICATION** $50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Coss Residence	
PARCEL ID #(S): 35 19 29 300 0140 0000	
TOTAL ACREAGE: ~~0.7404~~ 0.76	BCC DISTRICT:
ZONING: A-1	FUTURE LAND USE: Single Family Residence

APPLICANT

NAME: Ali Coss	COMPANY: Owner
ADDRESS: 1504 Rackets Ct	
CITY: Lake Mary	STATE: FL ZIP: 32746
PHONE: 407 492 5401	EMAIL: aligoss7@gmail.com

CONSULTANT

NAME: Rick Bavec	COMPANY: Tolaris Homes LLC
ADDRESS: 690 Lake Forest Blvd	
CITY: Sanford	STATE: FL ZIP: 32771
PHONE: (407) 815-4663	EMAIL: rbavec@tolarishomes.com

PROPOSED DEVELOPMENT

Brief description of proposed development: We plan to use the existing single family residence for living space and garage and also expand it to continue with living space as you see in the floorplan prepared by the Builder. The addition to the existing single family residence would respect all set back requirements / boundaries currently in place.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 1/6/23	COM DOC DUE: 1/11/23	DRC MEETING: 1/18/23
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: NW of Markham Rd & Lake Markham Rd
W/S: Seminole County	BCC: 5-Herr	

Revised Oct 2020

Agenda - 1/12/23

Boundary & Topographic Survey

Legal Description:

THE SOUTH 150 FEET OF THE WEST 215 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LYING IN SEMINOLE COUNTY, FLORIDA.

AND

THE PART OF THE WEST 1/2 OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND, RUN NORTH 00°11'47" EAST, 150.00 FEET; THENCE RUN SOUTH 89°25'27" EAST, 215.00 FEET; THENCE RUN SOUTH 00°11'47" WEST, 11.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'47" WEST 138.43 FEET; THENCE RUN SOUTH 89°25'27" EAST 5.75 FEET; THENCE RUN NORTH 00°11'47" EAST, 138.45 FEET; THENCE RUN NORTH 89°25'27" WEST 5.75 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE, X500 & X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
DAVID GOSS AND ALEJANDRA GOSS; STEWART TITLE COMPANY; STEWART TITLE GUARANTY COMPANY

LA
S 00°11'47" W 11.57'(D)
N 00°11'47" E 11.57'(D)
S 00°04'59" W 11.57'(C)
S 00°04'59" W 11.57'(M)

LB
N 89°25'27" W 5.75'(D)
N 89°32'15" W 5.75'(C)
N 89°32'15" W 5.75'(M)

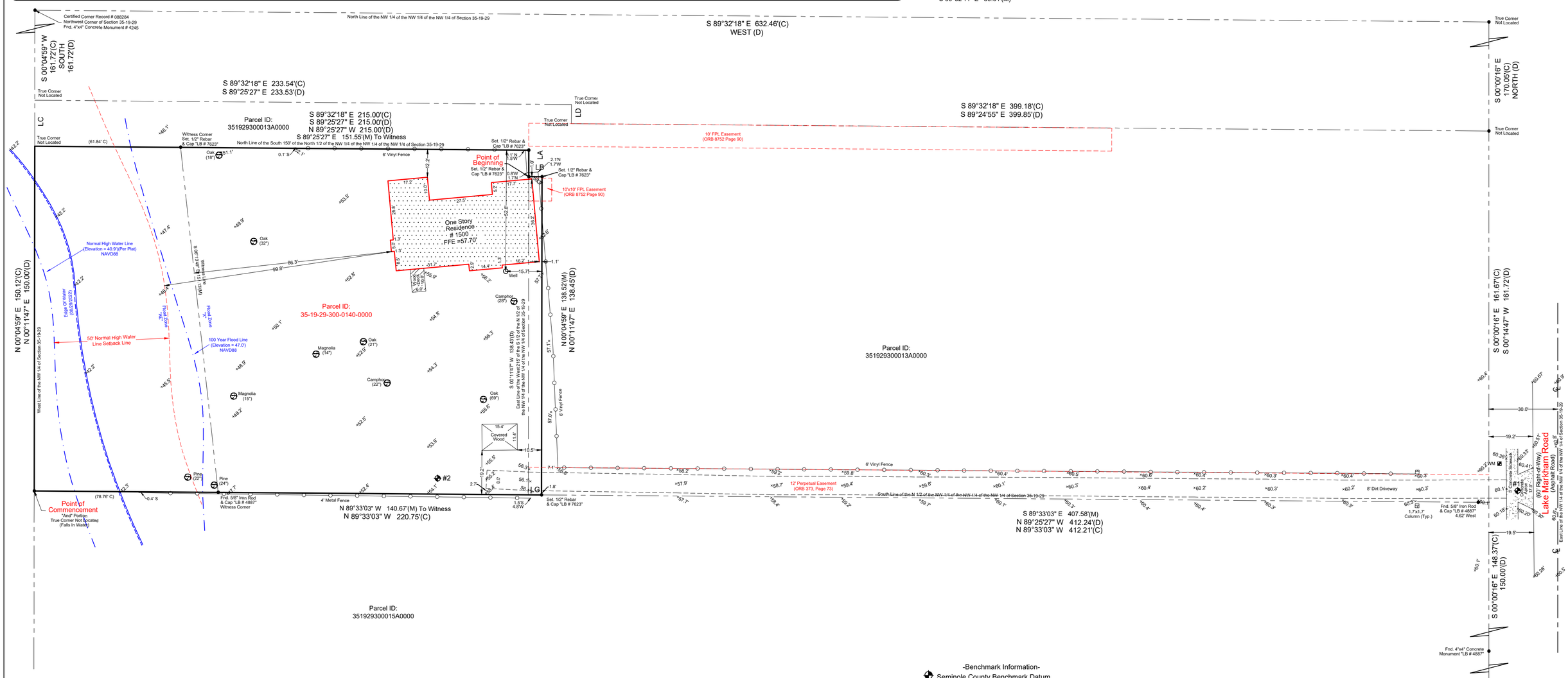
LC
S 00°11'47" W 20.00'(D)
S 00°04'59" W 20.00'(C)

LD
SOUTH 8.32'(D)
S 00°11'47" W 8.32'(D)
S 00°04'59" W 20.00'(C)

LE
S 00°00'16" E 30.00'(D)
S 00°02'11" E 30.01'(M)

LF
S 00°00'16" E 150.06'(D)
S 00°00'03" W 150.07'(M)

LG
S 89°25'27" E 5.75'(D)



-Benchmark Information-

Seminole County Benchmark Datum
Designation Number: 292-35-01
Elevation = 62.05'
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in Concrete
Elevation: 60.26'

#2
Set 1/2" Iron Rod & Cap "LB 76323" in Ground
Elevation: 54.26'

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

Points of Interest:
Building extends into FPL Easement.

(C) Calculated Bearings Shown Hereon are Based upon Florida State Plane Coordinate System (NAD83)(FL East Zone)

N
W E
S

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Field Date: 08/30/22	Date Completed: 08/31/22
Drawn By: AWW	File Number: IS-108785

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- 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		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		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 Rebar	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk		
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	△	- Delta (Central Angle)
–O–	- Wood Fence	–O–	- Chain Link 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.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

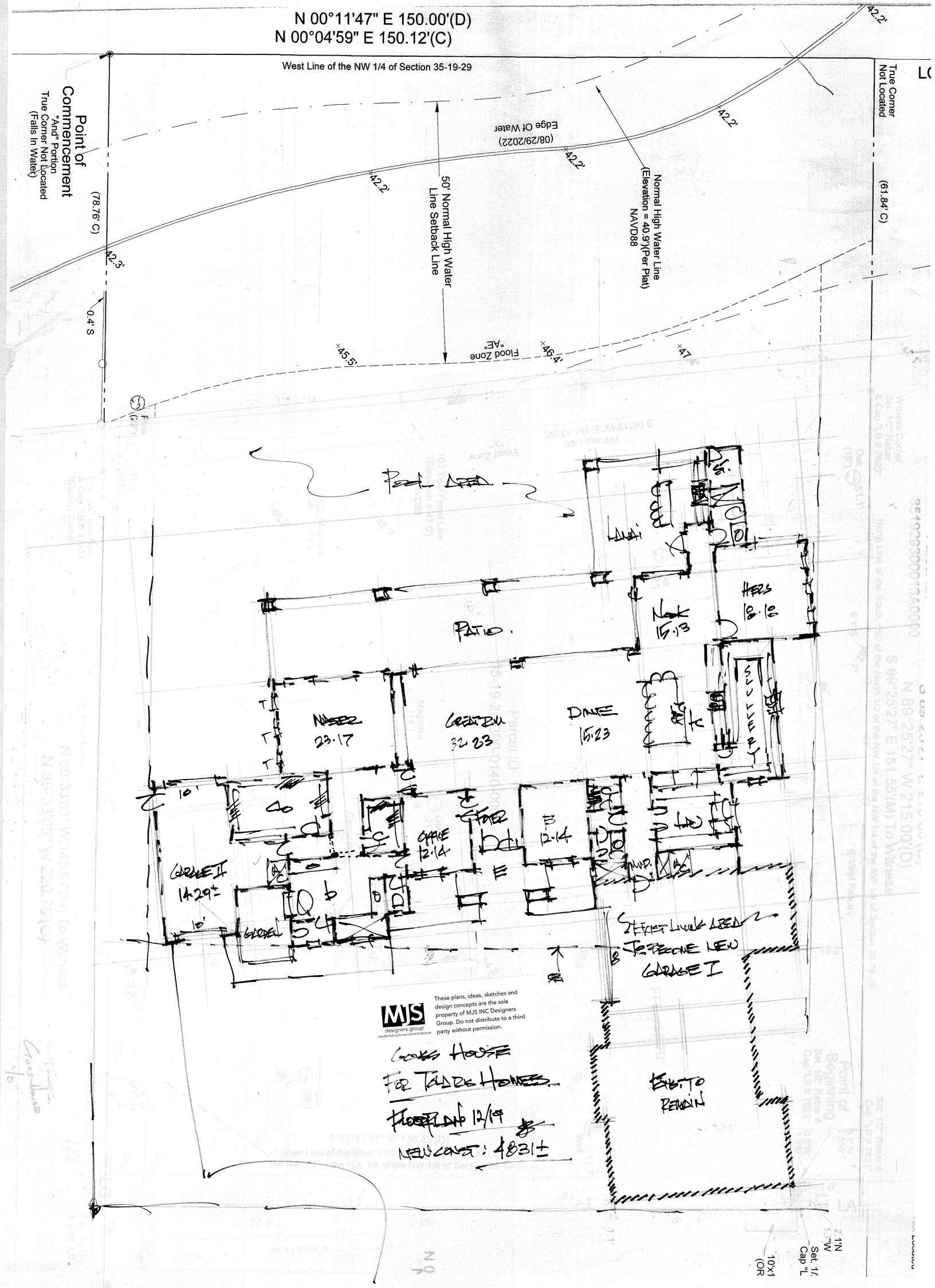
Normal High Water - 09/09/22 - BMJ

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 K. IRELAND NO. 6637 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Patrick K. Ireland PSM 6637 FOR THE FIRM LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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

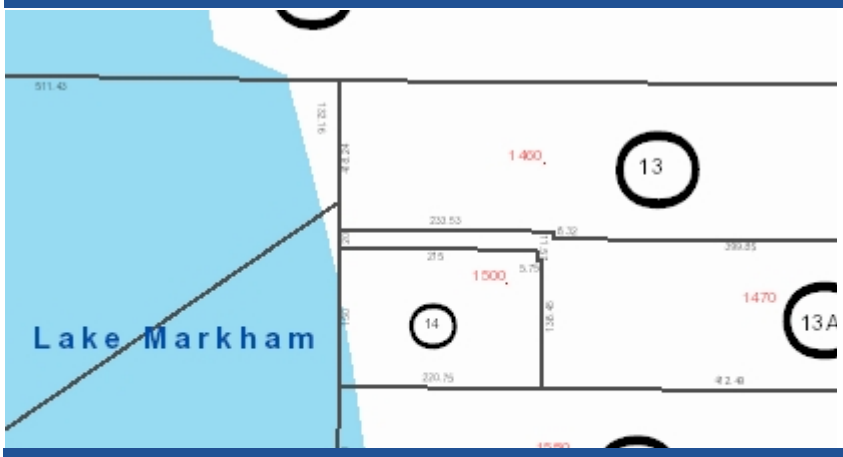

N 00°11'47" E 150.00'(D)
N 00°04'59" E 150.12'(C)
West Line of the NW 1/4 of Section 35-19-29
Point of Commencement
"And" Portion
True Corner Not Located
(Falls In Water)
(78.76' C)
42.3'
0.4' S
50' Normal High Water Line Setback Line
Edge Of Water
(08/29/2022)
42.2'
Normal High Water Line
(Elevation = 40.9')(Per Plat)
NAVD88
Flood Zone "AE"
45.5'
46.4'
47
True Corner Not Located
(61.84' C)
PATIO.
NOOK 15.13
HERS 18.18
MASTER 23.17
GREATROOM 32.23
DINE 15.23
GARAGE II 14.29±
OFFICE 12.14
FOYER
12.14
GARDEN
EXIST. LIVING AREA TO BECOME NEW GARAGE I
EXIST. TO REMAIN
These plans, ideas, sketches and design concepts are the sole property of MJS INC Designers Group. Do not distribute to a third party without permission.
MJS designers group
residential-commercial-architecture
COOKS HOUSE
FOR TALDEN HOMES
FLOOR PLAN 12/19
NEW CONST: 4831±

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 35-19-29-300-0140-0000
Property Address 1500 LAKE MARKHAM RD SANFORD, FL 32771

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	35-19-29-300-0140-0000
Owner(s)	GOSS, DAVID - Tenancy by Entirety GOSS, ALEJANDRA - Tenancy by Entirety
Property Address	1500 LAKE MARKHAM RD SANFORD, FL 32771
Mailing	1504 RACKETS CT LAKE MARY, FL 32746-0002
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0130-SINGLE FAMILY WATERFRONT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$56,957	$52,200
Depreciated EXFT Value	$4,178	$3,491
Land Value (Market)	$393,750	$393,750
Land Value Ag		
Just/Market Value	$454,885	$449,441
Portability Adj		
Save Our Homes Adj	$0	$0
Amendment 1 Adj	$0	$0
P&G Adj	$0	$0
Assessed Value	$454,885	$449,441

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$6,026.15**
2022 Tax Bill Amount **$6,026.15**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 29E
BEG SW COR OF N 1/2 OF NW 1/4 OF NW 1/4 RUN N 150 FT E 215 FT S 11.57 FT E 5.75 FT S 138.45 FT W TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$454,885	$0	$454,885
SJWM(Saint Johns Water Management)	$454,885	$0	$454,885
FIRE	$454,885	$0	$454,885
COUNTY GENERAL FUND	$454,885	$0	$454,885
Schools	$454,885	$0	$454,885

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/18/2022	10302	0553	$595,000	Yes	Improved
WARRANTY DEED	10/04/2021	10066	1889	$515,000	Yes	Improved
QUIT CLAIM DEED	03/06/2015	08431	0875	$5,000	No	Improved
PROBATE RECORDS	12/01/2001	04246	1630	$100	No	Improved
QUIT CLAIM DEED	11/01/2001	04306	1413	$100	No	Improved

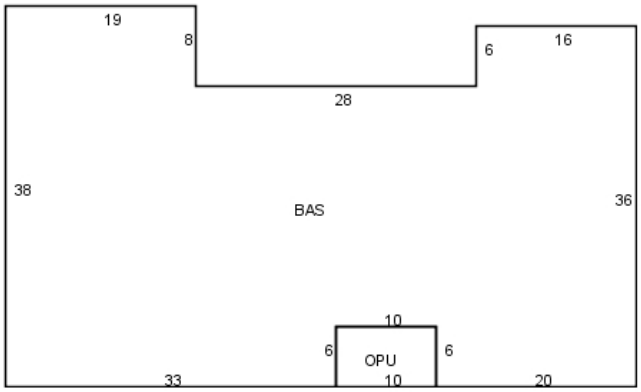
Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	150.00	215.00	0	$2,500.00	$393,750

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	1949/1965	3	2.0	6	2,078	2,138	2,078	SIDING GRADE 2	$56,957	$142,392

Appendages	
Description	**Area**
OPEN PORCH UNFINISHED	60.00



Building 1 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03941	REROOF	County	$5,800		4/16/2008
04872	1500 LAKE MARKHAM RD: RES ALTERATIONS, NO CHANGE IN UNITS-INT ALT & RENOVATION / PORCH ENCLOSURE	County	$60,000		5/6/2022

Extra Features

Description	Year Built	Units	Value	New Cost
COVERED PATIO 1	10/01/1949	1	$1,000	$2,500
WOOD UTILITY BLDG	10/01/1979	216	$778	$1,944
FIREPLACE 2	10/01/1949	1	$2,400	$6,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	WED	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	2

School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole

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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:	12/26/2022 11:19:02 AM
Project:	22-80000178
Credit Card Number:	43**********4032
Authorization Number:	121999
Transaction Number:	261222O2D-B024A19A-9534-443C-A01B-B11FDE76B983
Total Fees Paid:	52.50

Fees Paid

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