SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 23-80000001
PM:
REC'D:

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

RECEIVED
JAN 06 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: B & C Storage	
PARCEL ID #(S): 16-19-30-5AB-0200-0040	
TOTAL ACREAGE: ~~3.18~~ 3.56	BCC DISTRICT: 5- Herr
ZONING: R-1	FUTURE LAND USE: LDR

APPLICANT

NAME: James Bradwell III	COMPANY: J & N Bradwell Enterprise, LLC
ADDRESS: PO Box 530340	
CITY: Debary	STATE: FL ZIP: 32753
PHONE: 407-516-7154	EMAIL: rentals@jnbradwellenterprise.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Use land for trailer, boat, RV storage

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

STAFF USE ONLY

COMMENTS DUE: 1/13	COM DOC DUE: 1/19	DRC MEETING: 1/25
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: R-1	FLU: LDR	LOCATION: NE of Orange Blvd & Halsey Ave
W/S: Seminole County	BCC: 5- Herr	

Revised Oct 2020

Agenda- 1/20

950 Halsey Ave

Sanford, FL 32771

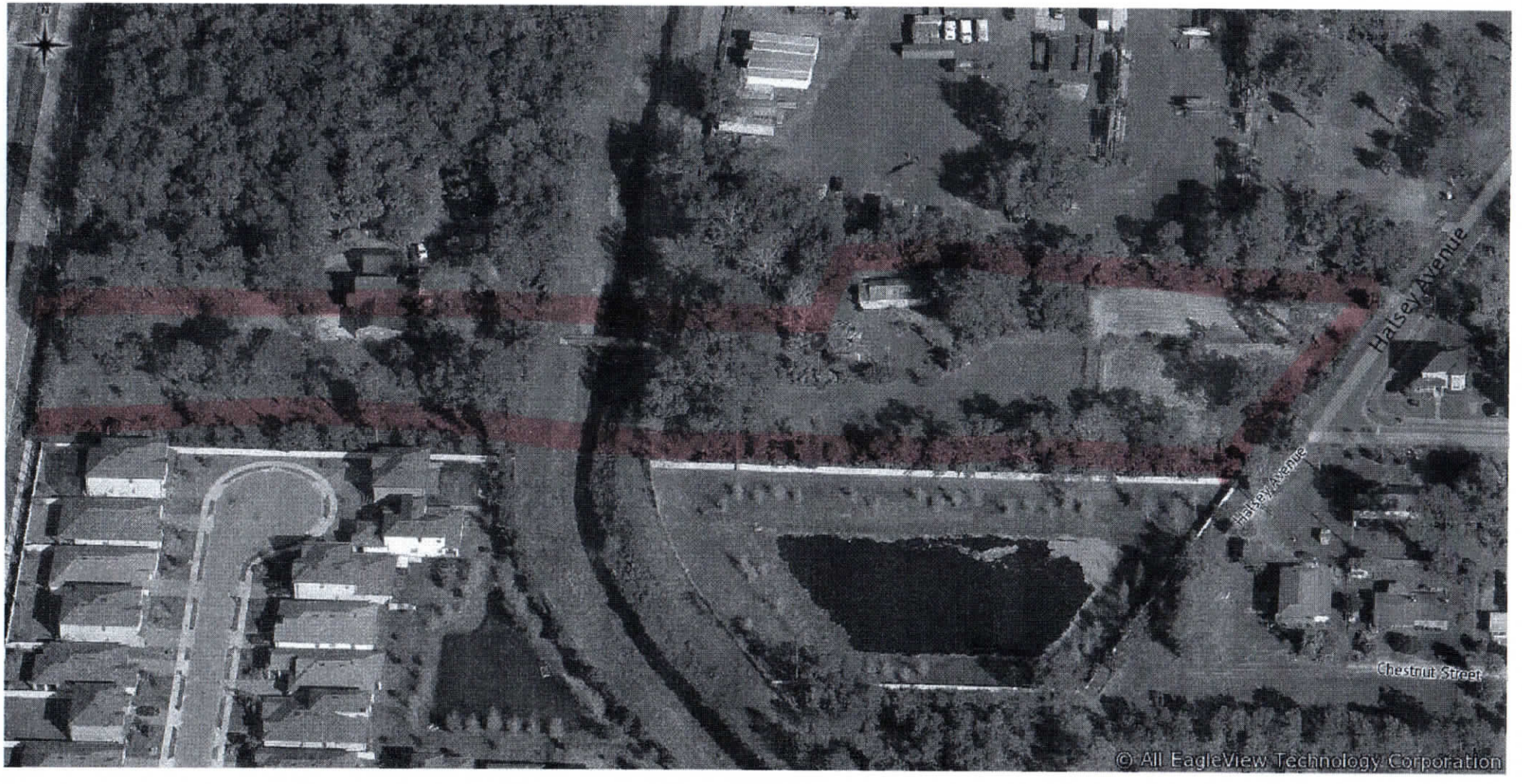
Parcel ID#: 16-19-30-5AB-0200-0040

The land on Halsey Ave would be used for boat, RV and trailer storage. Individuals would rent spaces on the land to store boats, RVs and all types of trailers, that would otherwise not fit or be allowed, due to HOA restrictions, on their own property.

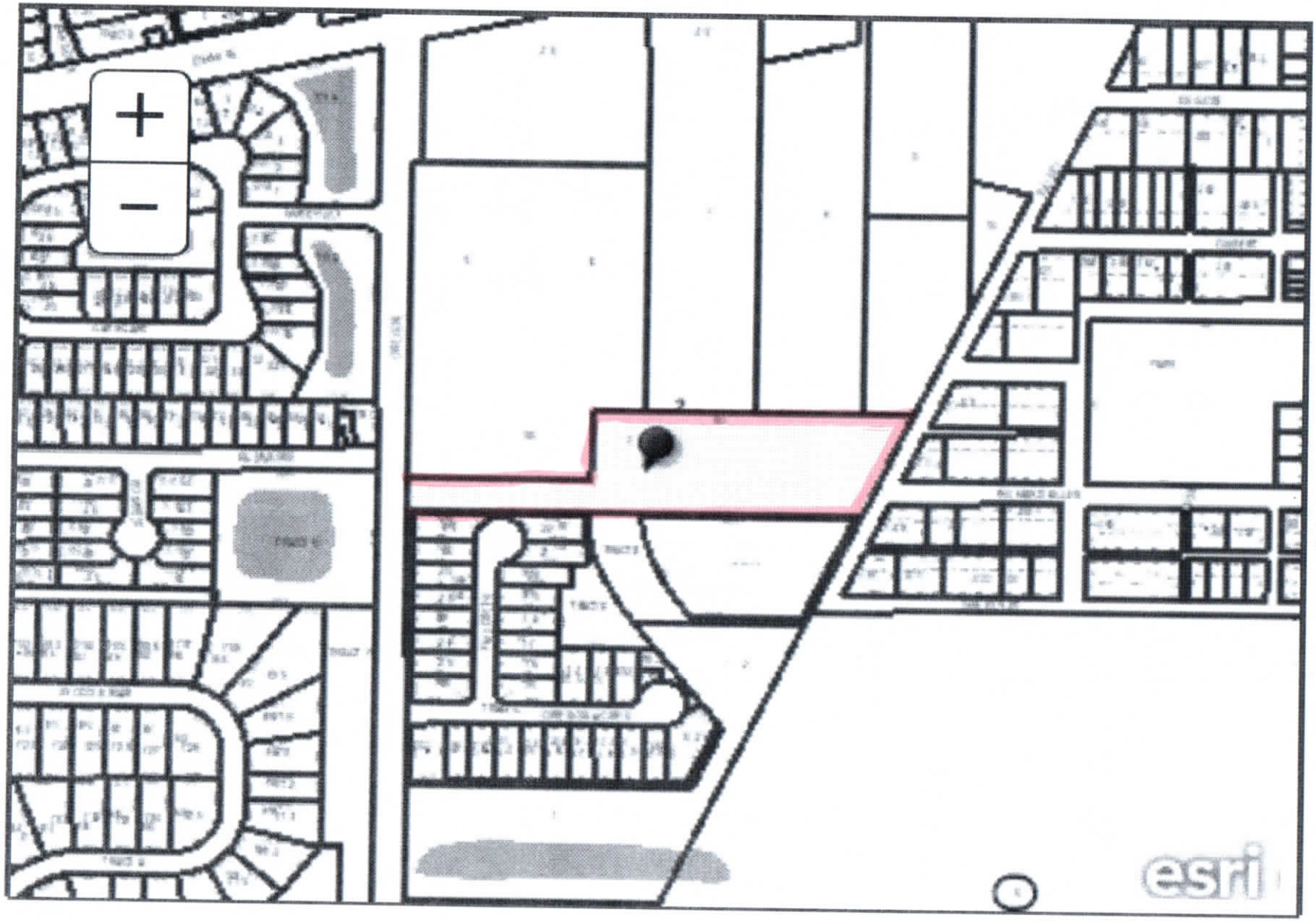
The property is currently zoned R-1 and we would like to get it rezoned so that we can use the property for storage, whether that rezoning is commercial or otherwise. Individuals would enter from Orange Blvd onto Halsey and down to the property. There is a canal on the property, but we do not plan on going beyond the canal (see sketch proposal).

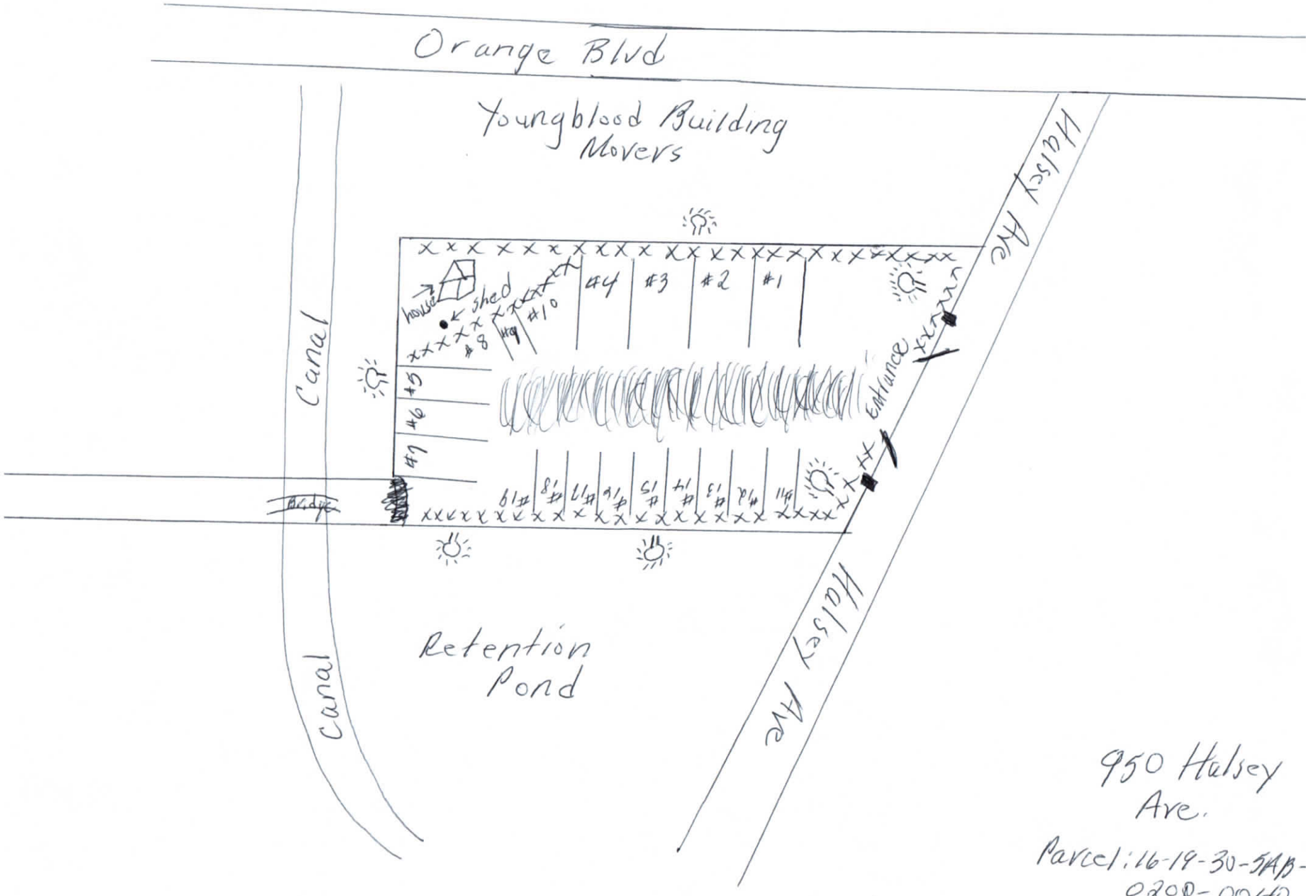
Each individual renting a space would have their own designated spot on the land. The area would be gated and locked and they would need to enter via a code. Lighting, cameras and other security measures will be in place to ensure that the individual's property is secure.

Halsey



01/24/2022


esri

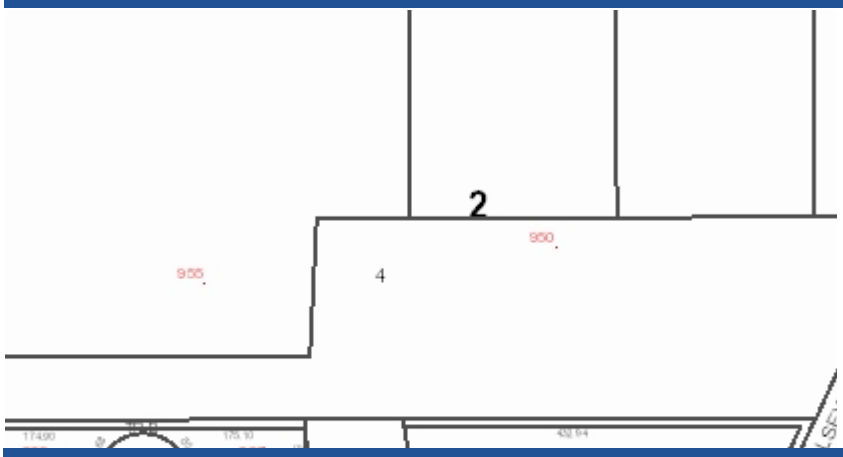

Orange Blvd
Youngblood Building Movers
Canal
Canal
Retention Pond
Halsey Ave
Halsey Ave
house
shed
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
#11
#12
#13
#14
#15
#16
#17
#18
#19
Bridge
Entrance
950 Halsey Ave.
Parcel: 16-19-30-5AB-0200-0040
= dirt road
= Camera
= fence 8" barbwire
= light

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 16-19-30-5AB-0200-0040
Property Address 950 HALSEY AVE SANFORD, FL 32771

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AB-0200-0040
Owner(s)	CLARK, OCTAVIUS - Tenants in Common :60 WARD, HELEN - Tenants in Common :10 BRADWELL, DESIREE - Tenants in Common :10 BRADWELL, JAMES JR - Tenants in Common :10 BRADWELL, CHARLOTTE - Tenants in Common :10 Heir
Property Address	950 HALSEY AVE SANFORD, FL 32771
Mailing	PO BOX 470209 LAKE MONROE, FL 32747-0209
Subdivision Name	
Tax District	
DOR Use Code	
Exemptions	
AG Classification	

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$35,436	$32,510
Depreciated EXFT Value	$1,600	$1,200
Land Value (Market)	$143,100	$143,100
Land Value Ag		
Just/Market Value	$180,136	$176,810
Portability Adj		
Save Our Homes Adj	$52,167	$51,800
Amendment 1 Adj	$21,294	$24,579
P&G Adj	$0	$0
Assessed Value	$106,675	$100,431

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$2,370.69**
2022 Tax Savings with Exemptions **$1,259.17**
2022 Tax Bill Amount **$1,111.52**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 (LESS N 150 FT OF PT LYING
W OF CANAL) BLK 2
SANFORD FARMS
PB 1 PG 127

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$106,675	$30,915	$75,760
SJWM(Saint Johns Water Management)	$106,675	$30,915	$75,760
FIRE	$106,675	$30,915	$75,760
COUNTY GENERAL FUND	$106,675	$30,915	$75,760
Schools	$127,969	$25,000	$102,969

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/01/2012	07840	1054	$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1052	$100	No	Improved
WARRANTY DEED	08/01/2012	07840	1056	$3,000	No	Improved
WARRANTY DEED	07/01/2012	07840	1050	$100	No	Improved
WARRANTY DEED	08/01/2005	05881	0311	$4,000	No	Improved
PROBATE RECORDS	06/01/2000	03869	1079	$100	No	Improved
PROBATE RECORDS	06/01/1998	03449	1630	$100	No	Improved

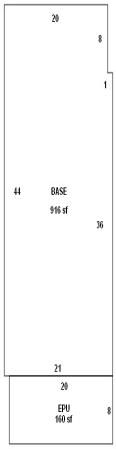
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			3.18	$75,000.00	$143,100

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	1945	2	1.0	3	916	1,076	916	SIDING GRADE 3	$35,436	$88,590

Appendages	
Description	**Area**
ENCLOSED PORCH UNFINISHED	160.00



Sketch by Apex Media™

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
SHED	06/01/1960	1	$400	$1,000
CARPORT 2	06/01/1960	1	$1,200	$3,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

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	MON	WED	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	1

School Information

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

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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: 1/6/2023 8:50:38 AM

Project Number: 23-80000001

Address:

Credit Card Number: 47**********8104

Authorization: 009432

Transaction ID: 060123O18-B2AEF9DB-0F91-4F3C-90B7-F7AB34CF27BE

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00