



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

PROJ. #: 23-8000053

PM: Maya

REC'D: 4/10/23

Paid: 4/12/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/>	PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)		

PROJECT

PROJECT NAME:	465 Van Arsdale St		
PARCEL ID #(S):	12-21-31-301-007F-0000		
TOTAL ACREAGE:	8.9 acres	BCC DISTRICT:	
ZONING:	A-1 Agricultural-1Ac	FUTURE LAND USE:	SE Suburban Estates

APPLICANT

NAME:	Dan Hoffmann	COMPANY:	
ADDRESS:	474 Osprey Lakes Cir		
CITY:	Chuluota	STATE:	FL ZIP: 32766
PHONE:	321.617.3297	EMAIL:	daniel.v622@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT

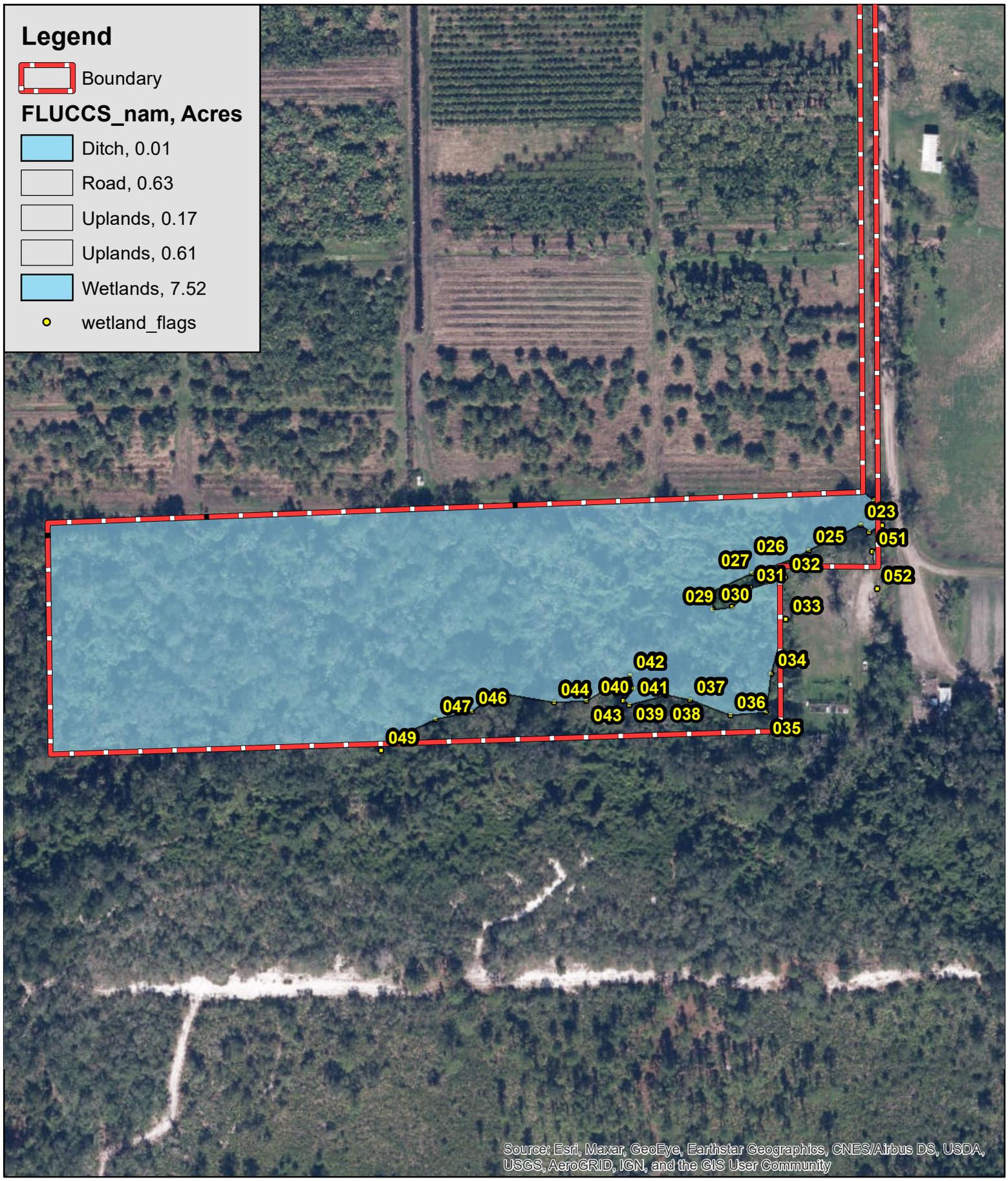
Brief description of proposed development:	Clear 6 of the 8.9 acres in the center, fence it, build a concrete single family residence, large garage or carport for dump trailers, sport court, pool, garden and chickens for personal use.		
<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION			

STAFF USE ONLY

COMMENTS DUE: <u>4/21</u>	COM DOC DUE: <u>4/27</u>	DRC MEETING: <u>5/3</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>Northeast of Lockwood boulevard and Van Arsdale Street</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

Legend

-  Boundary
- FLUCCS_nam, Acres**
-  Ditch, 0.01
-  Road, 0.63
-  Uplands, 0.17
-  Uplands, 0.61
-  Wetlands, 7.52
-  wetland_flags



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Property Record Card



Parcel 12-21-31-301-007F-0000

Property Address VAN ARSDALE ST OVIEDO, FL 32765

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	12-21-31-301-007F-0000		
Owner(s)	DUONG, LUAN - Joint Tenants with right of Survivorship DUONG, VAN - Joint Tenants with right of Survivorship		
Property Address	VAN ARSDALE ST OVIEDO, FL 32765		
Mailing	465 VAN ARSDALE ST OVIEDO, FL 32765-6809		
Subdivision Name	EAGLES EAST 5 ACRE DEVELOPMENT		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	00-VACANT RESIDENTIAL		
Exemptions	None		
AG Classification	No		
Valuation Method	Cost/Market	Cost/Market	Cost/Market
Number of Buildings	0	0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)	\$111,250	\$111,250	\$111,250
Land Value Ag			
Just/Market Value	\$111,250	\$111,250	\$111,250
Portability Adj			
Save Our Homes Adj	\$0	\$0	\$0
Amendment 1 Adj	\$0	\$0	\$0
P&G Adj	\$0	\$0	\$0
Assessed Value	\$111,250	\$111,250	\$111,250

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$1,491.65
2022 Tax Bill Amount \$1,491.65

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 21S RGE 31E
 BEG 1316.49 FT W OF E 1/4 COR
 RUN S 1 DEG 7 MIN 4 SEC E
 1315.37 FT W 1186.53 FT S
 1 DEG 1 MIN 40 SEC E 330.51
 FT N 88 DEG 56 MIN 5 SEC E
 1061.11 FT N 1 DEG 7 MIN 4
 SEC W 231.47 FT E 145.95 FT
 N 1 DEG 7 MIN 4 SEC W 1413.64
 FT W 20 FT TO BEG (8.96 AC)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$111,250	\$0	\$111,250
SJWM(Saint Johns Water Management)	\$111,250	\$0	\$111,250
FIRE	\$111,250	\$0	\$111,250
COUNTY GENERAL FUND	\$111,250	\$0	\$111,250
Schools	\$111,250	\$0	\$111,250

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/20/2021	09826	0051	\$110,000	Yes	Vacant
CORRECTIVE DEED	01/15/2021	09826	0050	\$100	No	Vacant
QUIT CLAIM DEED	08/01/2005	06413	1545	\$100	No	Vacant
CORRECTIVE DEED	07/01/2002	04475	1879	\$100	No	Vacant
WARRANTY DEED	06/01/1999	03688	1649	\$47,500	Yes	Vacant
WARRANTY DEED	08/01/1994	02972	0338	\$30,000	Yes	Vacant
CORRECTIVE DEED	08/01/1994	03022	1383	\$100	No	Vacant
WARRANTY DEED	02/01/1992	02394	2026	\$50,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			8.9	\$50,000.00	\$111,250

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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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
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	73

School Information

Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Hagerty

wetland_flags

ident	Latitude	Longitude
019	28.674222	-81.167344
020	28.674188	-81.167334
021	28.674122	-81.167308
022	28.674095	-81.167367
023	28.674124	-81.167405
024	28.674063	-81.167543
025	28.674025	-81.167633
026	28.673987	-81.167709
027	28.673932	-81.167885
028	28.673866	-81.168056
029	28.67379	-81.168063
030	28.6738	-81.167973
031	28.673876	-81.167895
032	28.673917	-81.167739
033	28.673753	-81.167735
034	28.673541	-81.167801
035	28.673388	-81.167824
036	28.673376	-81.167981
037	28.673437	-81.16816
038	28.673456	-81.168268
039	28.673417	-81.168431
040	28.673434	-81.168457
041	28.673481	-81.168414
042	28.673534	-81.168429
043	28.673432	-81.16862
044	28.673425	-81.168764
045	28.673465	-81.169025
046	28.673391	-81.16913
047	28.673357	-81.16929
048	28.673287	-81.169467
049	28.673234	-81.169531
050	28.674061	-81.167304
051	28.674019	-81.167354
052	28.673873	-81.167331



Vacant Land Disclosure Statement

NAME: Van Duong Luan Duong

DATE SELLER PURCHASED PROPERTY: _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 465 Van Arsdale St Oviedo FL 32765

LEGAL DESCRIPTION: SEC 12 TWP 21S RGE 31E BEG 1316.49 FT W OF E 1/4 COR RUN S 1 DEG 7 MIN 4 SEC E 1315.37 FT W 1186.53

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO YES If yes, explain: _____

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO YES If yes, explain: _____

c. Are you aware of any eminent domain proceedings involving the property? NO YES If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO YES

b. of any resale restrictions? NO YES

c. of any restrictions on leasing the property? NO YES

d. of any right of first refusal to purchase the property? NO YES

e. If any answer to questions 2a-2d is yes, please explain: _____

3. SURVEY

a. Has the land been surveyed? NO YES If yes, which person or company performed the survey: _____

b. Has this land been platted? NO YES If yes, has a certificate of survey been completed? NO YES

c. Are you aware of any encroachments or boundary line disputes? NO YES

d. Are you aware of any easements other than utility/drainage easements? NO YES

e. Are you aware if the property is in an earthquake zone? NO YES

f. Are you aware if the property contains wetlands area? NO YES

Seller (VD) (LD) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO YES If yes, explain: _____

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO YES If yes, explain: _____

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO YES If yes, explain: _____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO YES

e. of any electromagnetic fields located on the property? NO YES

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES

If any answer to questions 4a-4f is yes, please explain: _____

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO YES

b. if the property has been flooded? NO YES

c. if there has been drainage problems affecting the property or adjacent properties? NO YES

If any answer to questions 5a-5c is yes, please explain: _____

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO YES

b. Are you aware of any fill or uncompacted soils? NO YES

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES

d. Are you aware of any dead or diseased trees on the property? NO YES

If any answer to questions 6a-6d is yes, please explain: _____

Seller (VD) (LD) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? _____
- b. Have percolation tests been performed? NO YES yes, when and by which person or company: _____
- c. Does the property have connection to the following: public water? NO YES public sewer? NO YES
private water system off the property? NO YES water well? NO YES septic tank? NO YES
electric utility? NO YES natural gas service? NO YES
- d. Does the boundary of the property have connection to the following: public water system access? NO YES
private water system access? NO YES electric service access? NO YES natural gas access? NO YES
telephone system access? NO YES
- e. Have any utility charges been paid? NO YES If yes, which charges were paid?: _____

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO YES

If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: Van Duong / Van Duong Date: 06/09/2022
(signature) (print)

Seller: Luan Duong / Luan Duong Date: 06/09/2022
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

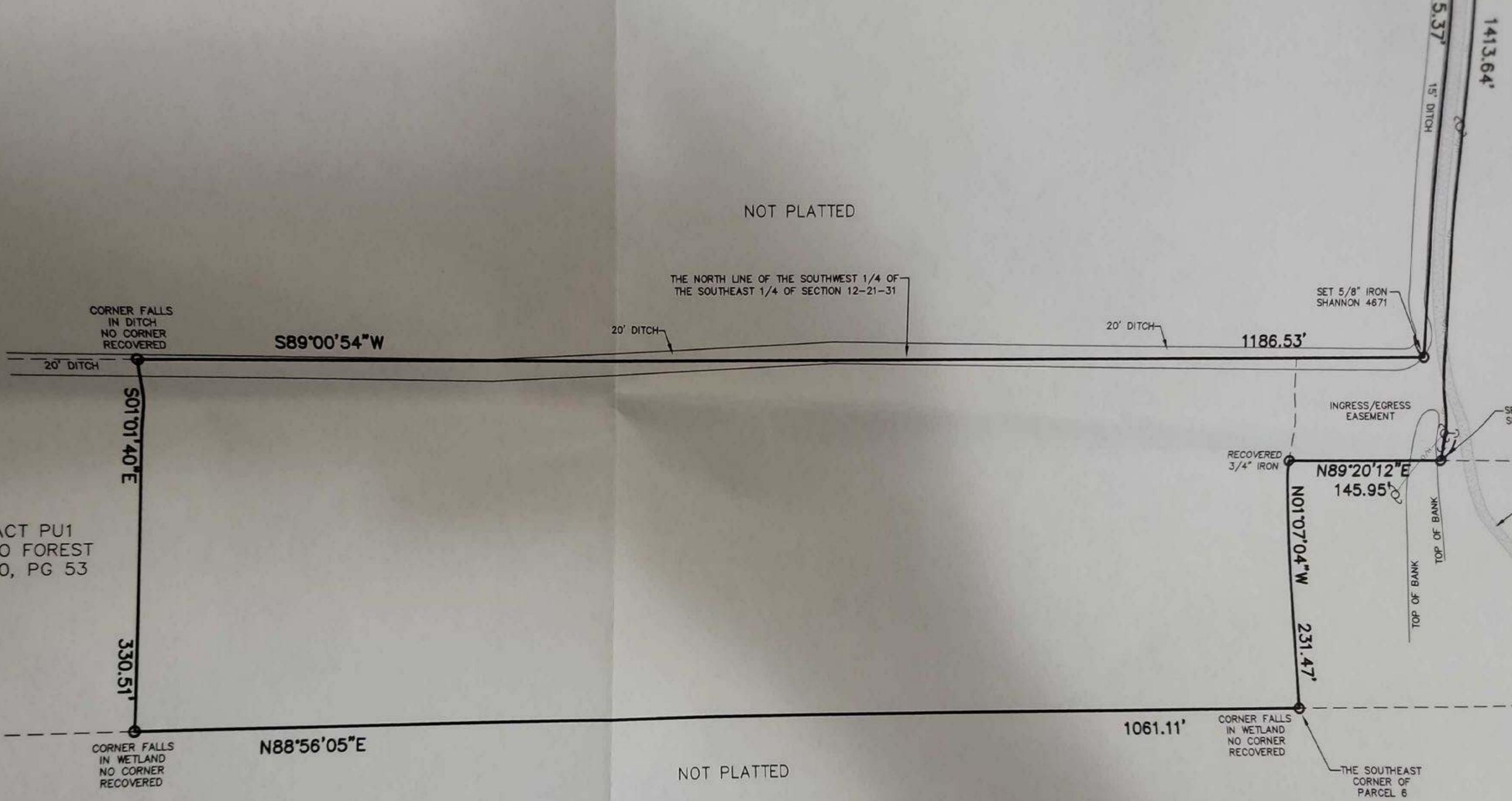
Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Seller VD (LD) and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

TRACT PU1
OVIEDO FOREST
PB 70, PG 53



NOT PLATTED

THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12-21-31

SET 5/8" IRON SHANNON 4671

INGRESS/EGRESS EASEMENT

RECOVERED 3/4" IRON

N89°20'12"E

145.95'

N01°07'04"W

231.47'

1061.11'

CORNER FALLS IN WETLAND NO CORNER RECOVERED

THE SOUTHEAST CORNER OF PARCEL 6

NOT PLATTED

N

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

BOUNDARY SURVEY

DESCRIPTION:

That part of the Southeast $1/4$ of Section 12, Township 21 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Southeast $1/4$ of said Section 12; run $S89^{\circ}20'12''W$ along the North line of the Southeast $1/4$ of said Section 12 a distance of 1316.49 feet to the Point of Beginning, run thence $S01^{\circ}07'04''E$ along the West line of the East $1/2$ of the Southeast $1/4$ of said Section 12 a distance of 1315.37 feet, thence $S89^{\circ}00'54''W$ 1186.53 feet, thence $S01^{\circ}01'40''E$ 330.51 feet, thence $N88^{\circ}56'05''E$ 1061.11 feet, thence $N01^{\circ}07'04''W$ 231.47 feet, thence $N89^{\circ}20'12''E$ 145.95 feet, thence $N01^{\circ}07'04''W$ 1413.64 feet, thence $S89^{\circ}20'12''W$ 20.00 feet to the Point of Beginning.

Containing 8.96 acres, more or less.

NOTES:

- BEARINGS BASED ON THE THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-21-31 AS BEING S89°20'12"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- SITE ADDRESS: VAN ARSDALE STREET, OVIEDO, FL 32765

LEGEND

- ↓ GUY ANCHOR
- △ TELEPHONE BOX
- ⊕ WOOD UTILITY POLE
- O/H-OVERHEAD UTILITY LINE
- (D) DESCRIPTION
- (M) MEASURED

WOOD UTILITY POLE
-O/H-OVERHEAD UTILITY LINE
(D) DESCRIPTION
(M) MEASURED

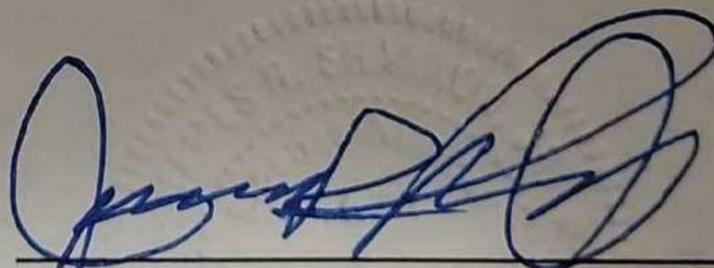
Certified to:

Luan Thanh Duong & Van Duong

Iberiabank, ISAOA/ATIMA

Brokers Title of Central Florida, LLC

Commonwealth Land Title Insurance Company



JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 01/12/2021

FIELD BY: NB SCALE: 1" = 100'

FILE NUMBER: 12-21-31 PAR6

VAN ARSDALE STREET
(45' RIGHT OF WAY)

CABBAGE AVENUE
(20' RIGHT OF WAY)

POINT OF BEGINNING

RECOVERED
1/2" IRON
N 1.7'
W 0.3'

RECOVERED
3/4" IRON
PLS 3764

S89°20'12"W
20.00'

S89°20'12"W

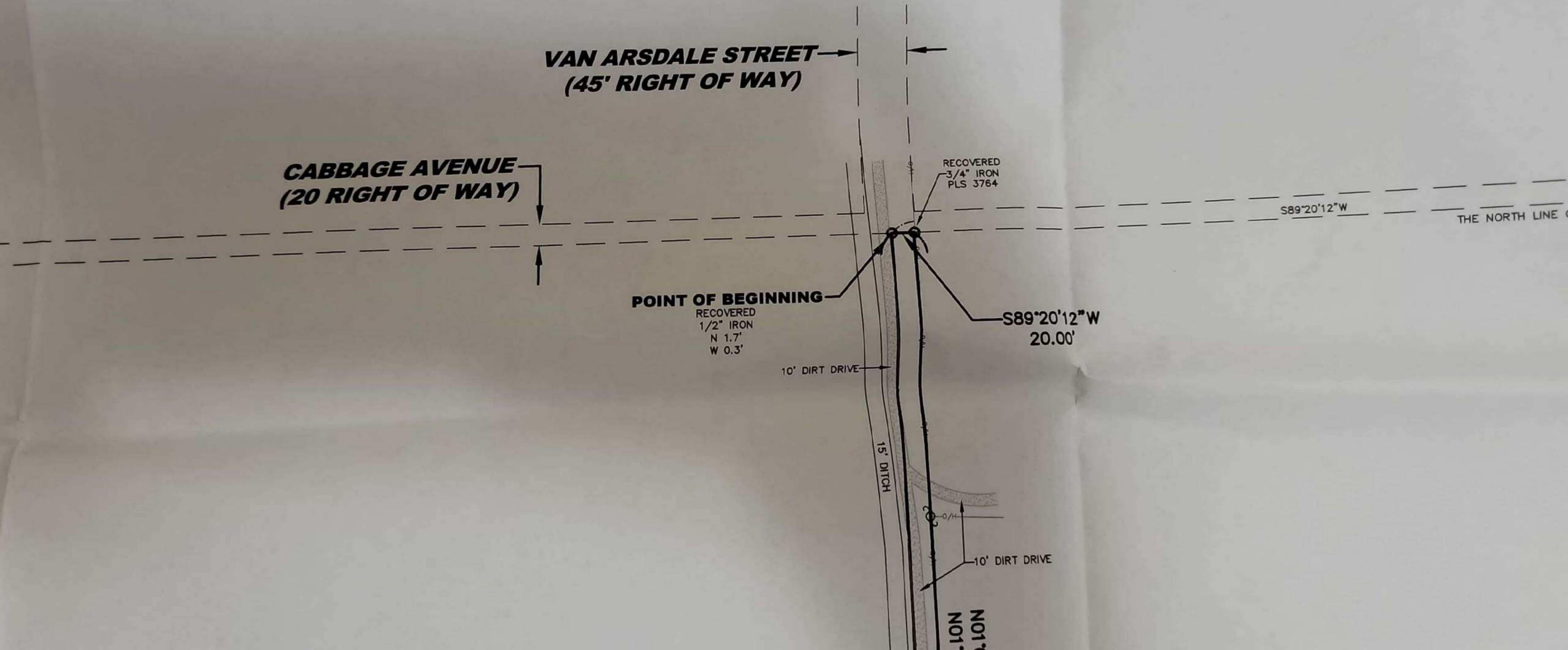
THE NORTH LINE

10' DIRT DRIVE

15' DITCH

10' DIRT DRIVE

N01°
N01°
N01°



15' DITCH



10' DIRT DRIVE

N01°07'04"W(D)
N01°08'18"W(M)

S01°08'18"E(M)
S01°07'04"E(D)

20' INGRESS/EGRESS EASEMENT

NOT PLATTED

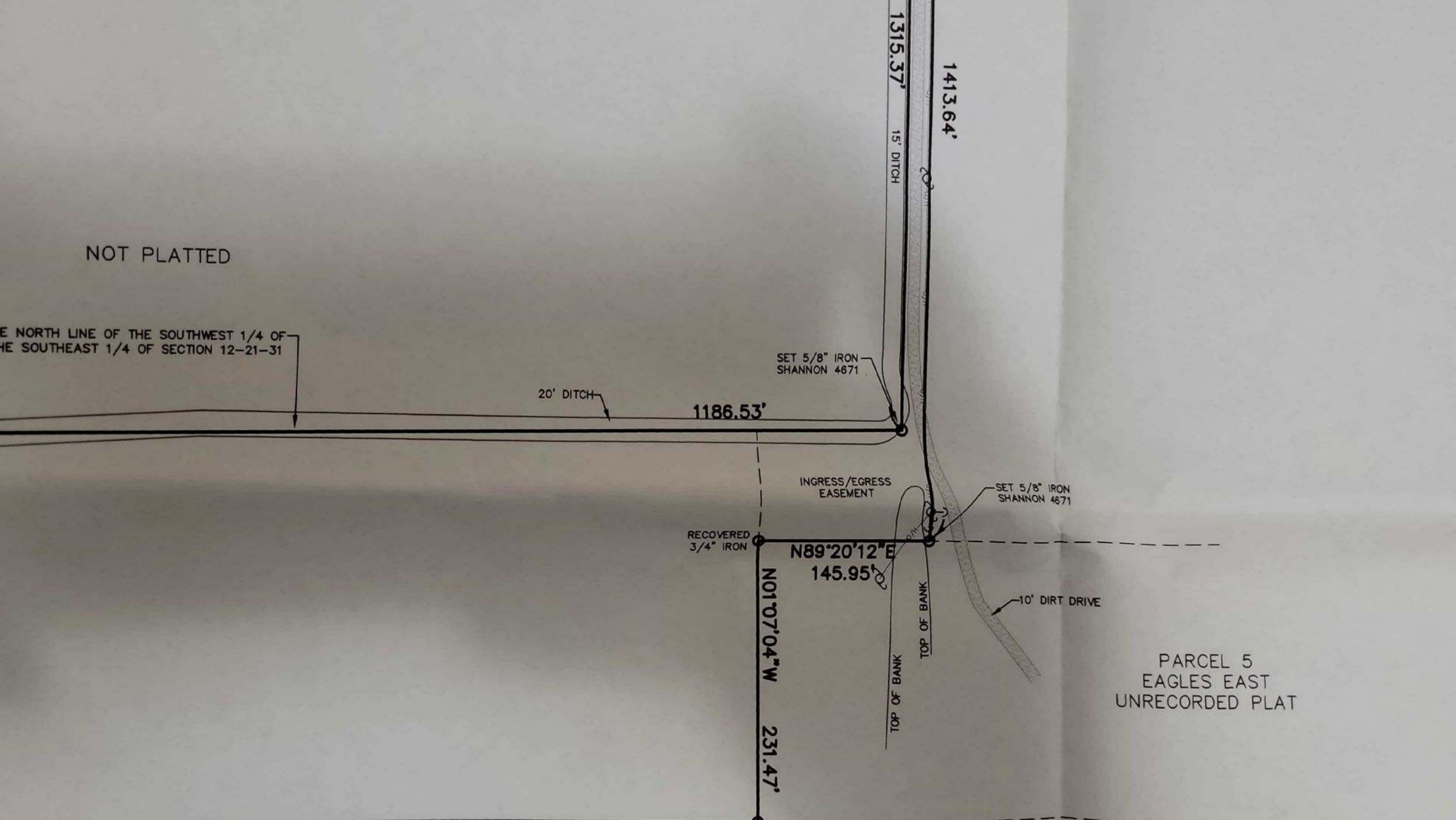
THE WEST LINE OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 12-21-31

1315.37'

1413.6

NOT PLATTED

E NORTH LINE OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 12-21-31



20' DITCH

1186.53'

SET 5/8" IRON
SHANNON 4671

INGRESS/EGRESS
EASEMENT

RECOVERED
3/4" IRON

N89°20'12"E
145.95'

N01°07'04"W
231.47'

SET 5/8" IRON
SHANNON 4671

10' DIRT DRIVE

PARCEL 5
EAGLES EAST
UNRECORDED PLAT

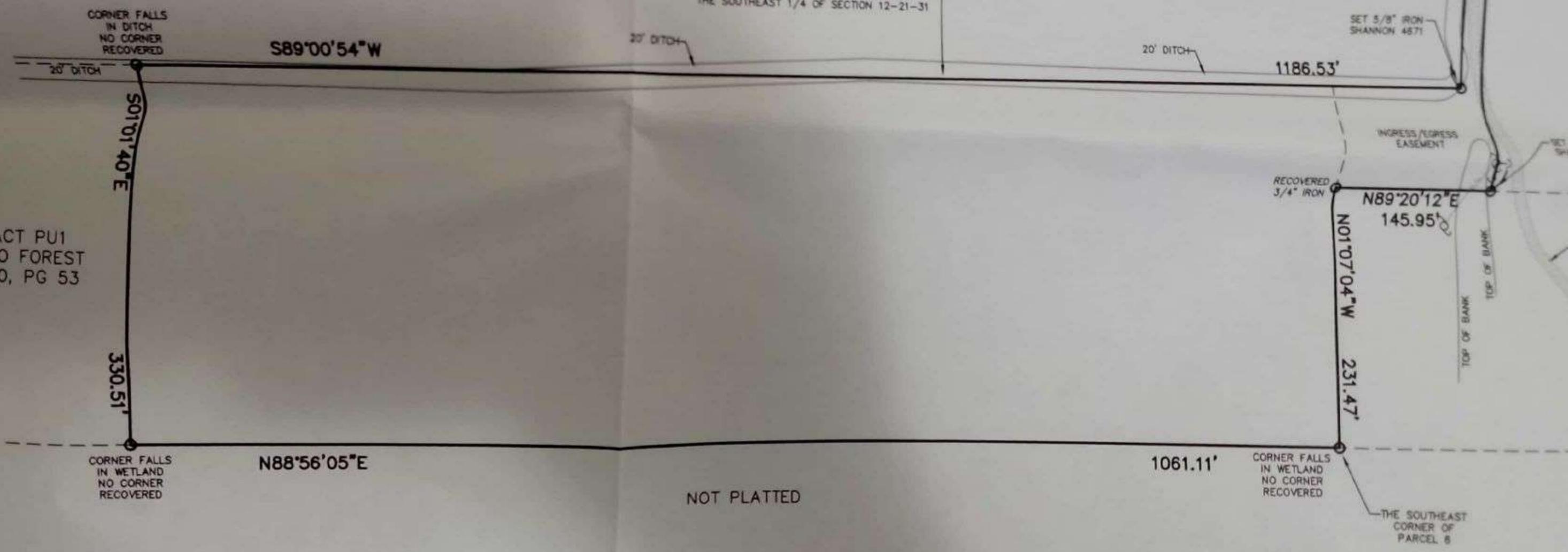
TOP OF BANK
TOP OF BANK

15' DITCH

1413.64'

1315.37'

TRACT PU1
OVIEDO FOREST
PB 70, PG 53





**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: 4/12/2023 6:53:57 AM
Project: 23-80000053
Credit Card Number: 37*****3019
Authorization Number: 286213
Transaction Number: 120423C18-2C17DA33-08F9-4EA6-B1ED-1AD0C0F0D9BA
Total Fees Paid: 52.50

Fees Paid

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