



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

PROJ. #: 24-80000072

Received: 5/23/24

Paid: 5/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Hutchinson Property

PARCEL ID #(S): 16-20-32-300-0200-0000

TOTAL ACREAGE: 10.07

BCC DISTRICT: District 2 Zembower

ZONING: A-5

FUTURE LAND USE: R5

APPLICANT

NAME: Pat Hutchinson

COMPANY:

ADDRESS: 891 Ridge Road

CITY: Geneva

STATE: FL

ZIP: 32732

PHONE:

EMAIL: ~~pat@cantsink.com~~ pat@cantsink.com clay@cantsink.com

CONSULTANT

NAME: Marc Jones, Esq.

COMPANY: Cipparone & Cipparone, PA

ADDRESS: 1525 International Parkway, Suite 1011

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 321-275-5914

EMAIL: mjones@cipparonepa.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: General Use Permit to allow temporary storage of materials under pole barn

STAFF USE ONLY

COMMENTS DUE: 5/31

COM DOC DUE: 6/6

DRC MEETING: 6/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-5

FLU: R5

LOCATION:
on the southeast corner of Ridge Rd and SR 46

W/S: N/A

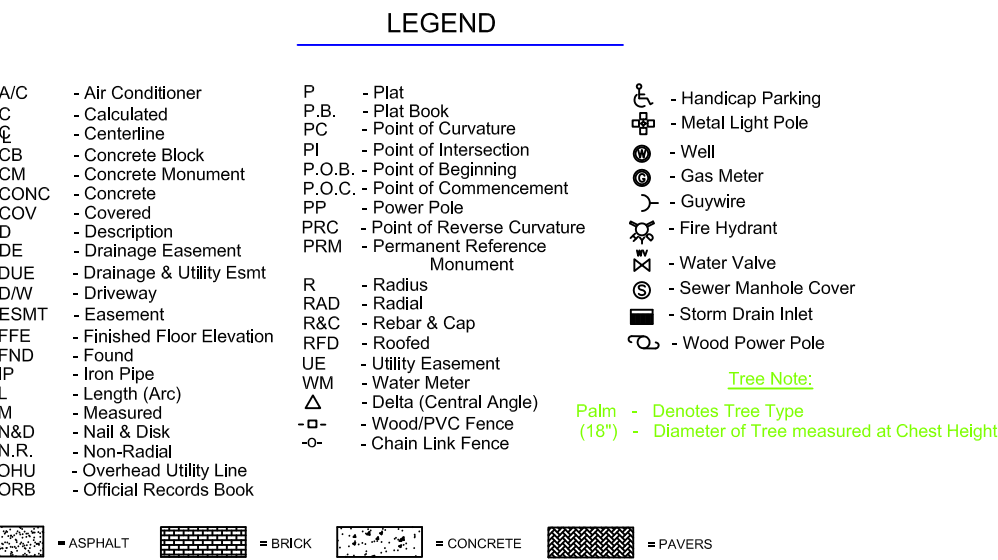
BCC: 2: Zembower

Detailed Narrative

Property Address: 891 Ridge Road, Geneva, FL 32732

Property owners: Pat & Beth Hutchinson

The property is approximately 10 acres with frontage on SR 46 and is zoned A-5. Owners are in the final process of permitting a mobile home on the property, Permit #23-00012402. Owners desire to temporarily store materials under an existing pole barn on the property and are seeking a General Use Permit for "light industrial" or "light commercial" use under Sec. 30.112 of the Land Development Code.



LEGAL DESCRIPTION: (AS FURNISHED)

THE SOUTH 1/2 OF THE SOUTHWEST 1/4, NORTH OF STATE ROAD 46, (LESS THE EAST 1/8 AND SOUTH 563 FEET AND BEGIN AT THE NORTHWEST CORNER OF EAST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, RUN SOUTH 752.83 FEET, WEST 800 FEET, NORTH 749.26 FEET, EAST 800 FEET TO BEGINNING), SECTION 16, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA.

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF STATE ROAD No. 46, ASSUMED TO BEING N 44°26'18" W

CERTIFIED TO: (AS FURNISHED)

PAT HUTCHINSON

FLOOD ZONE INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN,
PER F.I.R.M. PANEL NUMBER 12117C 0185F
LAST REVISION DATE 09/28/07

NOTES

1. Abutting property lines have not been researched for gaps, overlaps, and/or hiatus
2. In compliance with F.A.C. 61G17-6.0031-4(a), if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
3. Fence ownership is not determined
4. No underground improvements or structures were located by this survey, unless otherwise noted
5. This survey should not be used for construction purposes
6. Any septic tank or drainfield locations (if found) are approximate
7. Property lines and improvements shown were physically located by field survey
8. Monuments found or set are shown
9. Calculated lines and information are noted by (C)
9. Computations of lines or data not found are shown as (C)
10. Accuracies obtained in this survey are greater than (rural) 1 in 5000; (suburban) 1 in 7500 (commercial) 1 in 10,000
11. Prior to survey, information obtained was legal description provided by client or from published county tax collector site, recorded plats and/or section corner records, if applicable
12. The digital data of this survey may be placed in a file. The digital data of this survey file is not full and complete without the survey plat.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

PLOT PLAN

OF
891 RIDGE ROAD
GENEVA, FLORIDA 32732

NO.	DATE	REVISIONS
1	1/9/24	ADD PLOT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 47.0207 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 54-17.062.2 AND 54-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 10/26/2023

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY THOMAS C. LITTLE, PSM 6107.

DEAL LAND SURVEYING, LLC LB 8121



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC

407-878-3796
INFO@deallandsurveying.com

JOB NO: D23-09-0118
FIELD DATE: 10/20/2023
SCALE: 1"= 50'
DRAWN BY: JRH
FIELD CREW: KD
APPROVED BY: TCL
OPERATING UNDER L#H3121

Property Record Card

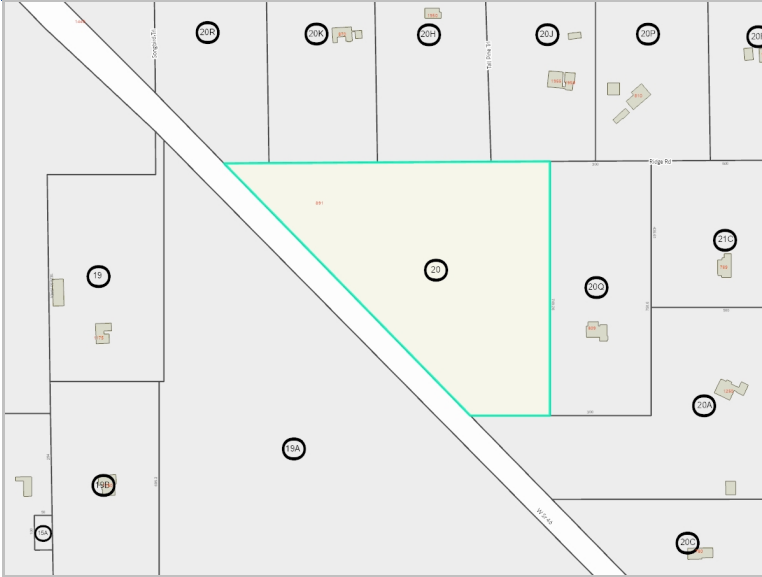


Parcel 16-20-32-300-0200-0000

Property Address 891 RIDGE RD GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
Parcel	16-20-32-300-0200-0000		
Owner(s)	HUTCHINSON, PAT - Tenancy by Entirety HUTCHINSON, BETH A - Tenancy by Entirety		
Property Address	891 RIDGE RD GENEVA, FL 32732		
Mailing	71 1ST AVE NW LILBURN, GA 30047-3204		
Subdivision Name			
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	07-MISCELLANEOUS RESIDENTIAL		
Exemptions	None		
AG Classification	No		
	Valuation Method	Cost/Market	Cost/Market
	Number of Buildings	0	0
	Depreciated Building Value		
	Depreciated Other Features	\$3,816	\$3,600
	Land Value (Market)	\$251,750	\$201,400
	Land Value Agriculture		
	Just/Market Value	\$255,566	\$205,000
	Portability Adjustment		
	Save Our Homes Adjustment	\$0	\$0
	Non-Hx 10% Cap (AMD 1)	\$0	\$95,496
	P&G Adjustment	\$0	\$0
	Assessed Value	\$255,566	\$109,504

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap \$2,728.14 **2023 Tax Savings with Non-Hx Cap** \$757.28
2023 Tax Bill Amount \$1,970.86

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 16 TWP 20S RGE 32E
S 1/2 OF SW 1/4 N OF ST RD
46 (LESS E 1/8 & S 563 FT
& BEG NW COR OF E 1/2 OF NE
1/4 OF SE 1/4 OF SW 1/4 RUN
S 752.83 FT W 800 FT N
749.26 FT E 800 FT TO BEG)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$255,566	\$0	\$255,566
SJWM(Saint Johns Water Management)	\$255,566	\$0	\$255,566
FIRE	\$255,566	\$0	\$255,566
COUNTY GENERAL FUND	\$255,566	\$0	\$255,566
Schools	\$255,566	\$0	\$255,566

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/21/2023	10429	0760	\$325,000	Yes	Vacant
WARRANTY DEED	12/01/2013	08177	1936	\$93,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.5	\$25,000.00	\$37,500
ACREAGE			8.57	\$25,000.00	\$214,250

Building Information						
Permits						
Permit #	Description	Agency	Amount	CO Date	Permit Date	
12402	891 RIDGE RD: MOBILE HOME-Used Single wide Mobile Home 14x67	County	\$8,800		3/8/2024	

Other Features					
Description	Year Built	Units	Value	New Cost	
POLE/BARNS/BELOW AVG	01/01/2005	1,500	\$3,816	\$9,540	

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
42.00	FPL	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 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	19

School Information		
Elementary School District	Middle School District	High School District
Geneva	Chiles	Oviedo



**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: 5/23/2024 4:30:23 PM
Project: 24-80000072
Credit Card Number: 51*****1232
Authorization Number: 00699Z
Transaction Number: 230524C18-542E33EA-169A-4F3E-B814-AB365E05F2DF
Total Fees Paid: 52.50

Fees Paid

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