



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**

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

PROJECT NAME: Hutchinson Property
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PARCEL ID #(S): 16-20-32-300-0200-0000
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TOTAL ACREAGE: 10.07	BCC DISTRICT: District 2 Zembower
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ZONING: A-5	FUTURE LAND USE: R5
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**APPLICANT**

NAME: Pat Hutchinson	COMPANY:
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ADDRESS: 891 Ridge Road
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CITY: Geneva	STATE: FL	ZIP: 32732
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PHONE:	EMAIL: <a href="mailto:pat@cantsink.com">pat@cantsink.com</a>	<a href="mailto:clay@cantsink.com">clay@cantsink.com</a>
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**CONSULTANT**

NAME: Marc Jones, Esq.	COMPANY: Cipparone & Cipparone, PA
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ADDRESS: 1525 International Parkway, Suite 1011
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CITY: Lake Mary	STATE: FL	ZIP: 32746
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PHONE: 321-275-5914	EMAIL: <a href="mailto:mjones@cipparonepa.com">mjones@cipparonepa.com</a>
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**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: <a href="#">5/31</a>	COM DOC DUE: <a href="#">6/6</a>	DRC MEETING: <a href="#">6/12</a>
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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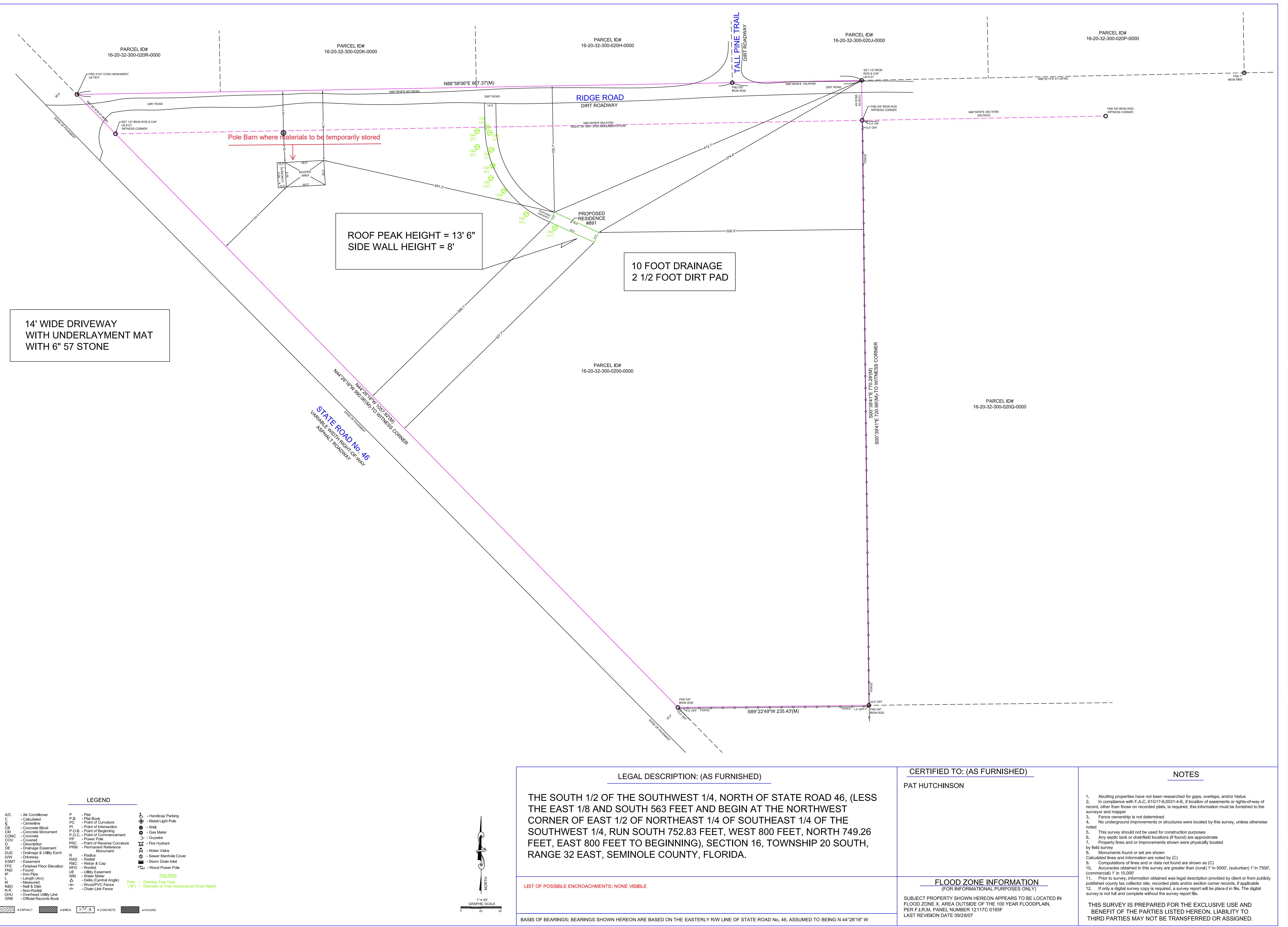
ZONING: <a href="#">A-5</a>	FLU: <a href="#">R5</a>	LOCATION: <a href="#">on the southeast corner of Ridge Rd and SR 46</a>
W/S: <a href="#">N/A</a>	BCC: <a href="#">2: Zembower</a>	

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.



# SHEET 1 OF 1

## PLOT PLAN

891 RIDGE ROAD  
GENEVA, FLORIDA 32732

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

URVEY WAS MADE UNDER MY RESPONSIBLE  
EETS THE STANDARDS OF PRACTICE SET FOR  
TER 472.027 FLORIDA ADMINISTRATIVE CODE

DATE 10/26/2023  
OWNER'S NAME: THOMAS C. LITTLE PSM 6107  
LAND SURVEYING, LLC  
LB 8121

**Deals Land Surveying**

FOR ALL INQUIRIES CONTACT:

Deal Land Surveying, LLC  
804 S French Avenue  
Sanford, FL 32771  
407-878-3796  
[INFO@dealandsurveying.com](mailto:INFO@dealandsurveying.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	LB#8121

**LEGAL DESCRIPTION: (AS FURNISHED)**

**CERTIFIED TO: (AS FURNISHED)**

## NOTES

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.

CERTIFIED TO: (AS FURNISHED)

#### LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE

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## **FLOOD ZONE INFORMATION**

(FOR INFORMATIONAL PURPOSES ONLY)

Abutting properties have not been researched for gaps, overlaps, and/or hiatus  
In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of  
cord, other than those on recorded plats, is required, this information must be furnished to the  
urveyor and mapper  
Fence ownership is not determined  
No underground improvements or structures were located by this survey, unless otherwise  
ted  
This survey should not be used for construction purposes  
Any septic tank or drainfield locations (If found) are approximate  
Property lines and or improvements shown were physically located  
field survey  
Monuments found or set are shown  
lculated lines and information are noted by (C)

If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF STATE ROAD NO. 46, ASSUMED TO BEING N 44° 20' 15" W

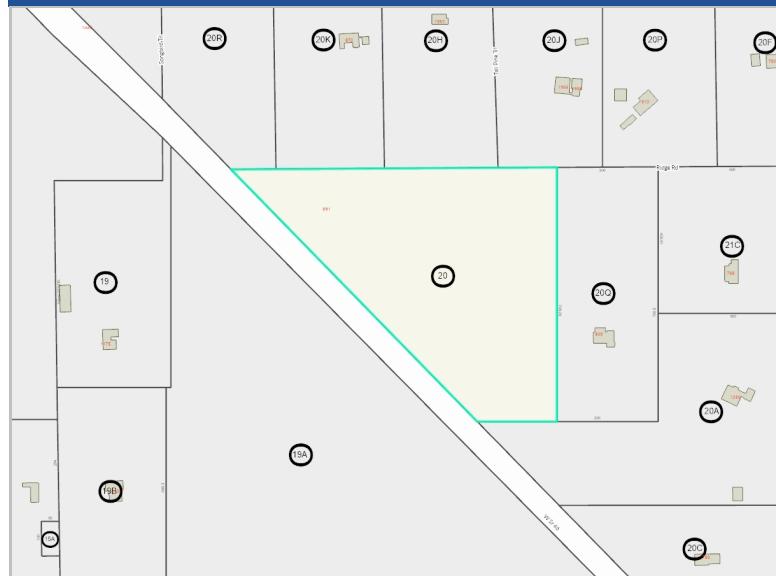
# Property Record Card



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

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

## Value Summary

	2024 Working Values	2023 Certified Values
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

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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 [elandesk@seminolecountyfl.gov](mailto:elandesk@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**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50