



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

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 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

Agenda: 6/7

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.

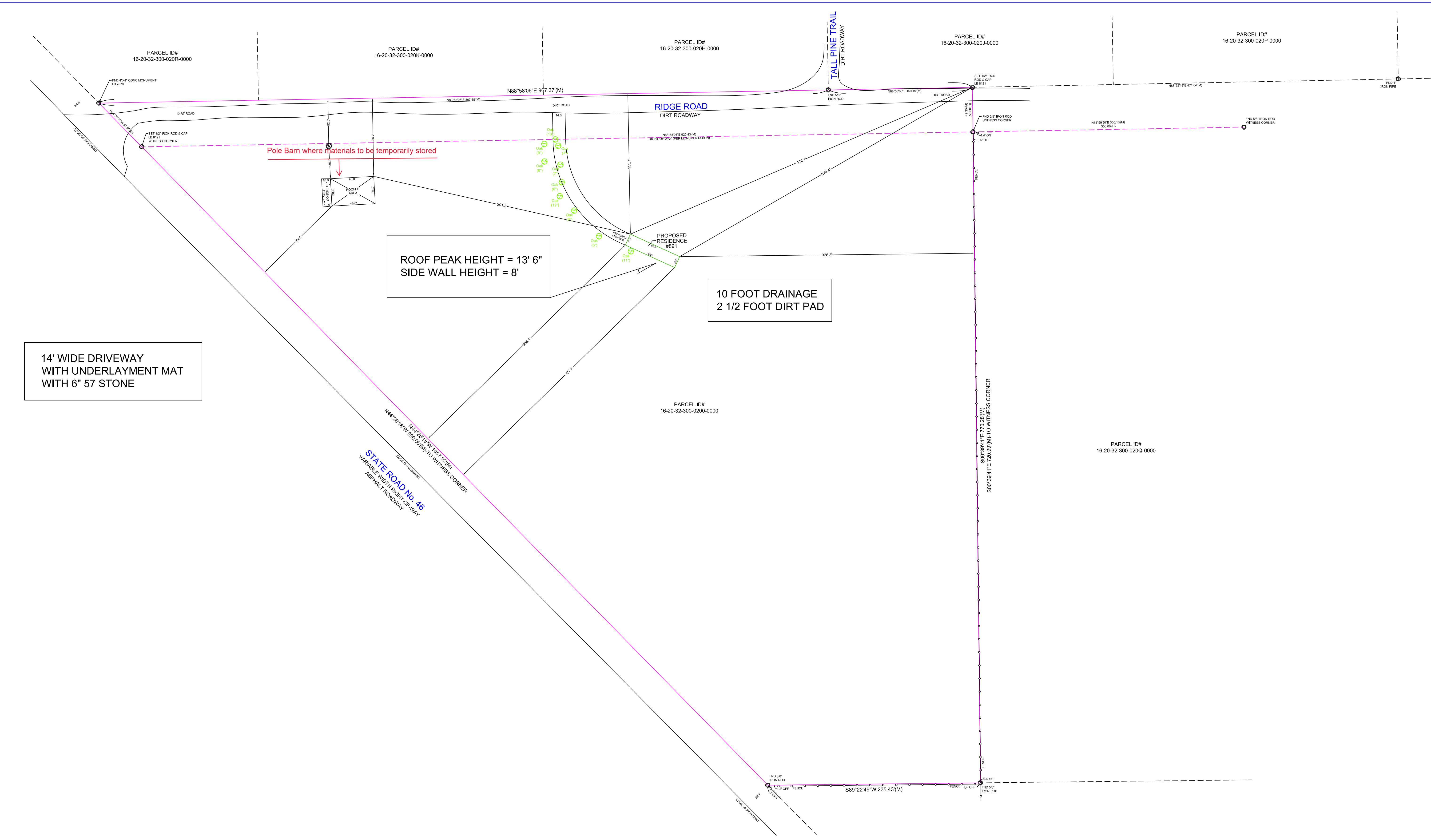
PLOT PLAN
OF
891 RIDGE ROAD
GENEVA, FLORIDA 32732

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 PERSONAL SUPERVISION 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 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 54.17.002.2 AND 54.17.002.3 OF THE FLORIDA ADMINISTRATIVE CODE.
 DATE SIGNED: 10/26/2023
 THE SEAL APPEARING ON THIS DOCUMENT IS THE SEAL OF SURVEYOR THOMAS C. LITTLE, PSM 6107.
 SURVEYOR'S NAME: THOMAS C. LITTLE PSM 6107
DEAL LAND SURVEYING, LLC LB 8121

DLS
 FOR ALL INQUIRIES CONTACT:
 DEAL LAND SURVEYING, LLC
 804 S Francis Avenue
 Sanford, FL 32771
 407-878-3796
 INFO@dealandsurveying.com

JOB NO. D22-09-0118	FIELD DATE: 10/20/2023	SCALE: 1"=50'	DRAWN BY: JRH
			FIELD CREW: KD
			APPROVED BY: TOL
			OPERATING UNDER LB#121



14' WIDE DRIVEWAY
WITH UNDERLAYMENT MAT
WITH 6" 57 STONE

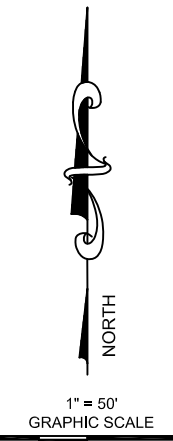
ROOF PEAK HEIGHT = 13' 6"
SIDE WALL HEIGHT = 8'

10 FOOT DRAINAGE
2 1/2 FOOT DIRT PAD

Pole Barn where materials to be temporarily stored

LEGEND

A/C - Air Conditioner	P - Plat	Handicap Parking
C - Calculated	P.B. - Plat Book	Moist Light Pole
CE - Centerline	PC - Point of Curvature	Well
CB - Concrete Block	PI - Point of Intersection	Gas Meter
CM - Concrete Monument	P.O.B. - Point of Beginning	Guywire
CONC - Concrete	P.O.C. - Point of Commencement	Fire Hydrant
COV - Covered	PP - Power Pole	Water Valve
D - Description	PRC - Point of Reverse Curvature	Sewer Manhole Cover
DE - Drainage Easement	PRM - Permanent Reference Monument	Storm Drain Inlet
DUE - Drainage & Utility Easmt	R - Radius	Wood Power Pole
DW - Driveway	RAD - Radial	Utility Easement
ESMT - Easement	R&C - Retbar & Cap	Water Meter
FEE - Finished Floor Elevation	RFD - Roofed	Delta (Central Angle)
FND - Found	UE - Utility Easement	Water Meter
FP - Iron Pipe	W - Water	Chain Link Fence
L - Length (Arc)	WM - Water Meter	Denotes Tree Type
M - Measured	Δ - Delta (Central Angle)	Diameter of Tree measured at Chest Height
N&D - Nail & Disk	W&PVC - Wood/PVC Fence	
NRL - Non-Raised	WLF - Wood Link Fence	
ORL - Overhead Utility Line	WLF (18") - Chain Link Fence	
ORR - Official Records Book		



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 SOUTHWEST 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 RW 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.L.R.M. PANEL NUMBER 12117C 0185F
 LAST REVISION DATE 09/28/07

NOTES

- 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 record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
- Fence ownership is not determined
- No underground improvements or structures were located by this survey, unless otherwise noted
- 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 by field survey
- Monuments found or set are shown
- Calculated lines and information are noted by (C)
- Computations of lines and/or data not found are shown as (C)
- Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
- Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
- 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.

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.

Property Record Card

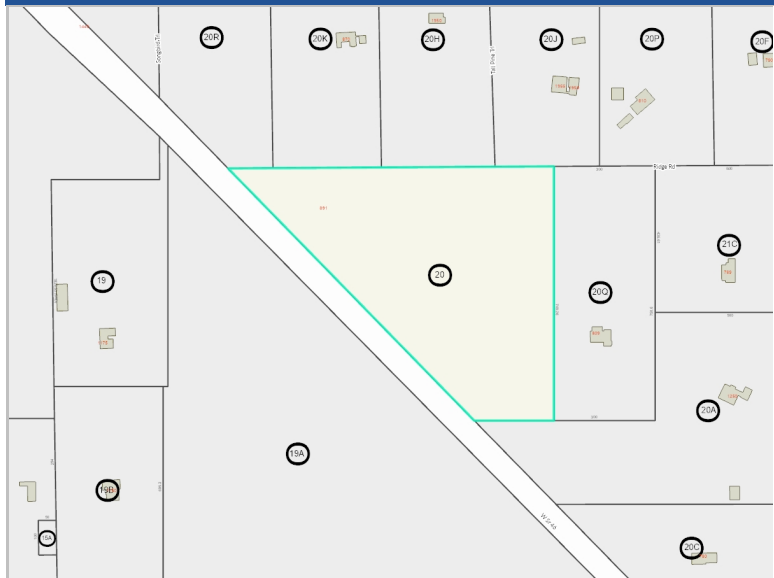


Parcel 16-20-32-300-0200-0000

Property Address 891 RIDGE RD GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

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

	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 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