



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

**PROJ. #:** 25-80000038

Received: 3/25/25  
 Paid: 3/25/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00

#### PROJECT

PROJECT NAME: TATRA TOWNHOMES

PARCEL ID #(S): 16-21-31-5CA-0000-0550

TOTAL ACREAGE: 11.97 Acres

BCC DISTRICT: District 1

ZONING: A-1

FUTURE LAND USE: MDR

#### APPLICANT

NAME: Jeffrey D. Miller

COMPANY: ALTMAN DEVELOPMENT COMPANY, LLC

ADDRESS: 201 East Las Olas Boulevard, Suite 1900

CITY: Fort Lauderdale

STATE: Florida

ZIP: 33301

PHONE: 407-808-3905

EMAIL: jmiller@altmancos.com

#### CONSULTANT

NAME: Chris Leppert

COMPANY: Kimley-Horn and Associates, Inc.

ADDRESS: 200 S Orange Ave, Suite 600

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-233-3663

EMAIL: chris.leppert@kimley-horn.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: The proposed development will include a ±116-unit single-family attached townhome residential community and the associated amenities, drive aisles, stormwater management system, and other utilities on an ±11.97-acre parcel.

#### STAFF USE ONLY

COMMENTS DUE: **4/4**

COM DOC DUE: **4/10**

DRC MEETING: **4/16**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **A-1**

FLU: **MDR**

LOCATION:

W/S: **Seminole County**

BCC: **1: Dallari**

**on the north side of Tatra St,  
west of SR 426**

**Agenda: 4/11**

March 25, 2025

**Re: Tatra Street Residential Project  
2050 Tatra Street  
Seminole County, FL**

Below is a project narrative for the Tatra Street Residential Project:

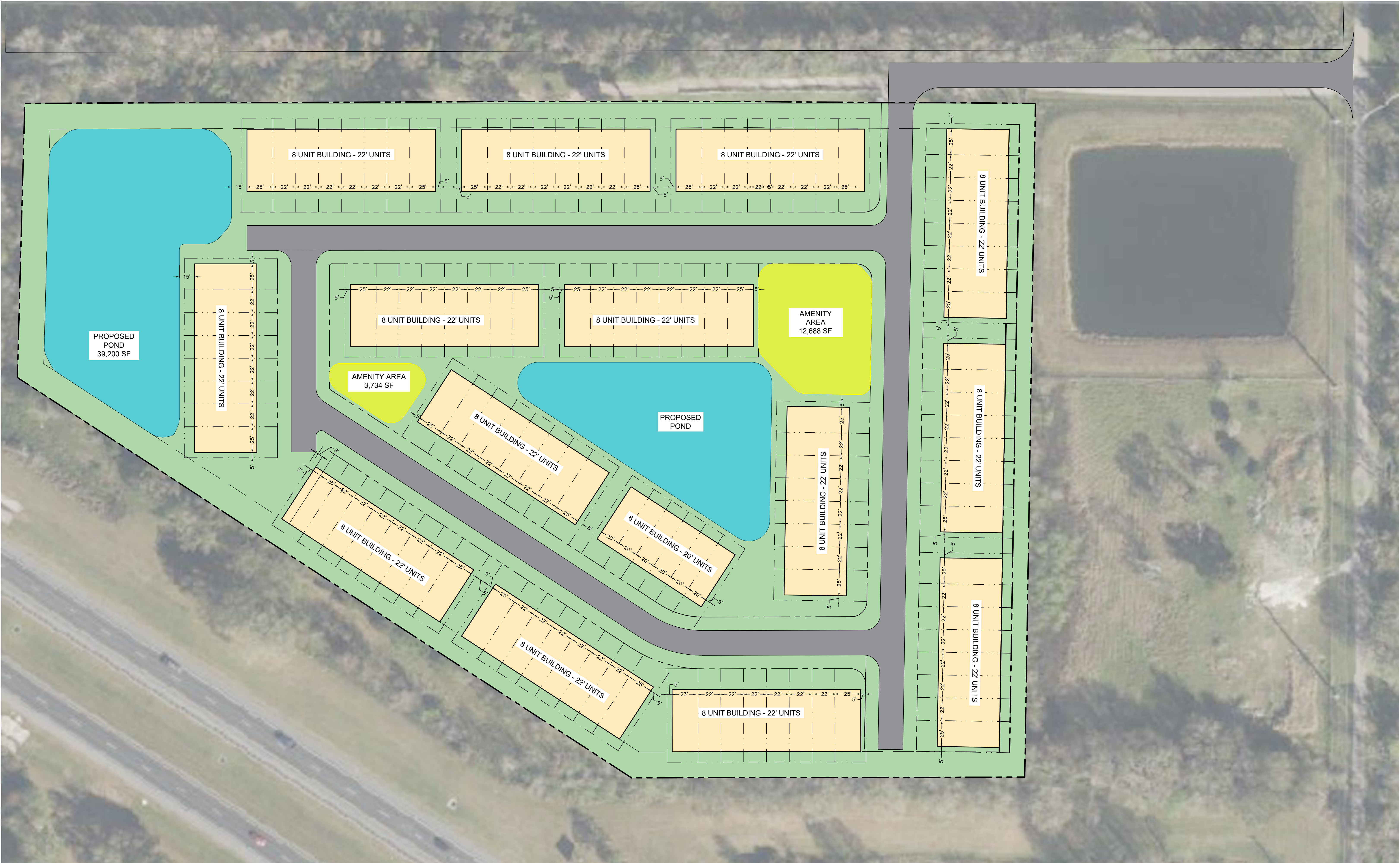
The developer proposes to rezone the property to zone R3 consistent with the future land use and develop approximately 116-120 townhomes with associated site and utility infrastructure.

The developer proposes to improve a portion of Tatra Street as access to the development. Existing improvements to Chapman Road including sanitary force main improvements are currently under construction as part of the Alro Steel project.

The townhomes are proposed to be two (2) stories with ground floor garages. Each building will consist of 6 or 8 units.



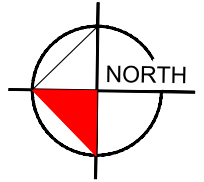
K:\ORL\_Civil\49303006-Tatra St. Ovelde DD\CADD\CONCEPT\SP-02.dwg





Drawing name: K:\ORL\_Civil\149303006-Tatra St Oviedo DD\CADD\EXHIBITS\Drainage Exhibits\Map Exhibits.dwg AERIAL Mar 18, 2025 10:57am by: gerrm.mordies

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PROJECT  
SITE

TATRA STREET

WEST CHAPMAN RD

NORTH FLORIDA 417 (TOLL RD)

OVIEDO, FLORIDA  
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SCALE 1"=200'  
DESIGNED BY GDM  
DRAWN BY GDM  
CHECKED BY CCL

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801  
PHONE (407) 898-1511  
WWW.KIMLEY-HORN.COM CA 35106

DATE  
3/18/25  
PROJECT NO.  
149303006

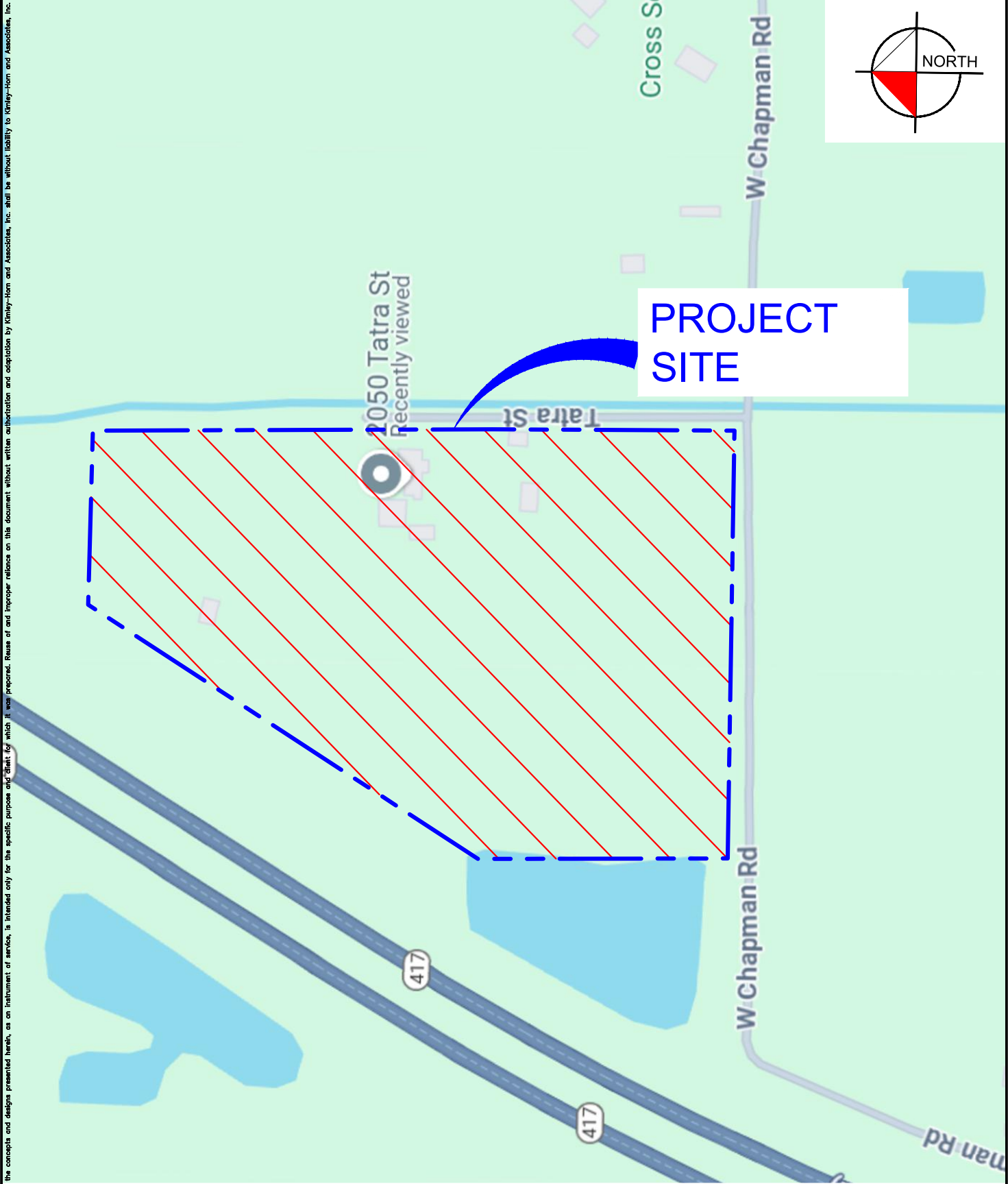
TATRA STREET OVIEDO  
AERIAL MAP

DESIGN ENGINEER:  
CHRISTOPHER C. LEPPERT  
FLORIDA P.E. LICENSE NUMBER:  
90200

SHEET NUMBER  
EX-1

Drawing name: K:\ORL\_Civil\49303006-Tatra St Oviedo DD\CADD\EXHIBITS\Drainage Exhibits\Map Exhibits.dwg LOCATION Mar 18, 2025 10:57am by: gemm.morales

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OVIEDO, FLORIDA  
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SCALE 1"=200'	<b>Kimley»Horn</b>	DATE 3/18/25	TATRA STREET OVIEDO LOCATION MAP	DESIGN ENGINEER: CHRISTOPHER C. LEPPERT	SHEET NUMBER  EX-2
DESIGNED BY GDM	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM CA 35106	PROJECT NO. 149303006		FLORIDA P.E. LICENSE NUMBER: 90200	
DRAWN BY GDM					
CHECKED BY CCL					

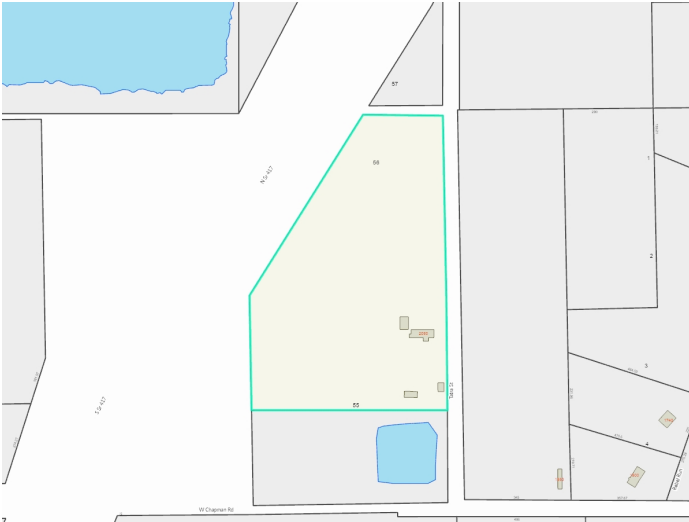


# Property Record Card



**Parcel:** 16-21-31-5CA-0000-0550  
**Property Address:** 2050 TATRA ST OVIEDO, FL 32765  
**Owners:** COYLE, KELLY A; COYLE, TERESA A  
 2025 Market Value \$639,941 Assessed Value \$285,226 Taxable Value \$234,504  
 2024 Tax Bill \$3,132.90 Tax Savings with Exemptions \$5,107.89  
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 2,052 SF and a lot size of 11.97 Acres

## Parcel Location



## Site View



1621315CA00000550 02/22/2022

## Parcel Information

Parcel	16-21-31-5CA-0000-0550
Property Address	2050 TATRA ST OVIEDO, FL 32765
Mailing Address	2050 TATRA ST OVIEDO, FL 32765-8839
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$174,346	\$156,732
Depreciated Other Features	\$36,357	\$37,907
Land Value (Market)	\$429,238	\$429,238
Land Value Agriculture	\$0	\$0
Just/Market Value	\$639,941	\$623,877
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$354,715	\$346,689
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$285,226	\$277,188

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,240.79
Tax Bill Amount	\$3,132.90
Tax Savings with Exemptions	\$5,107.89

## Owner(s)

### Name - Ownership Type

COYLE, KELLY A - Tenancy by Entirety  
 COYLE, TERESA A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

N 1/2 OF LOT 55 & ALL LOT 56 (LESS  
EXPRESSWAY)  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$285,226	\$50,722	\$234,504
Schools	\$285,226	\$25,000	\$260,226
FIRE	\$285,226	\$50,722	\$234,504
ROAD DISTRICT	\$285,226	\$50,722	\$234,504
SJWM(Saint Johns Water Management)	\$285,226	\$50,722	\$234,504

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$77,500	03674/0255	Improved	Yes
WARRANTY DEED	3/1/1981	\$33,500	01325/0643	Vacant	No
WARRANTY DEED	1/1/1976	\$8,000	01091/0152	Vacant	No

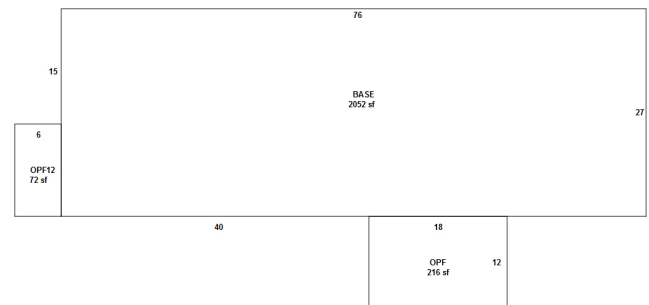
## Land

Units	Rate	Assessed	Market
5 Acres	\$57,500/Acre	\$215,625	\$215,625
7.43 Acres	\$57,500/Acre	\$213,613	\$213,613

## Building Information

#	1
Use	MOBILE HOME
Year Built*	2002
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	2052
Total Area (ft <sup>2</sup> )	2340
Constuction	MOBILE HOMES AVG
Replacement Cost	\$132,618
Assessed	\$103,442

\* Year Built = Actual / Effective



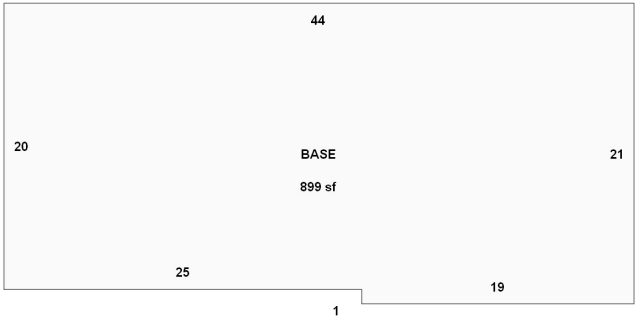
Sketch by: Aspen Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	72
OPEN PORCH FINISHED	216

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	899
Total Area (ft <sup>2</sup> )	899
Constuction	SIDING GRADE 3
Replacement Cost	\$24,273
Assessed	\$18,447

\* Year Built = Actual / Effective

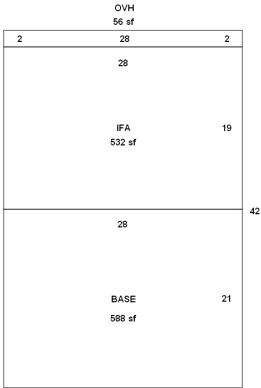


Sketch by Apex Search

Building 2

Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	588
Total Area (ft <sup>2</sup> )	1176
Constuction	SIDING GRADE 3
Replacement Cost	\$48,965
Assessed	\$44,803

\* Year Built = Actual / Effective



Sketch by Apex Search

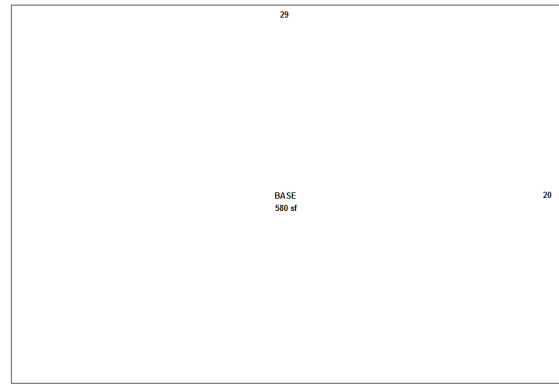
Building 3

Appendages	
Description	Area (ft <sup>2</sup> )
INTERIOR FINISH AVERAGE	532
OVERHANG	56



Building Information	
#	4
Use	BARNs/SHEDS
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft²)	580
Total Area (ft²)	580
Constuction	SIDING GRADE 2
Replacement Cost	\$13,311
Assessed	\$7,654

\* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 4

Permits				
Permit #	Description	Value	CO Date	Permit Date
08362	POOL ENCLOSURE	\$10,500		10/26/2011
07828	SWIMMING POOL	\$27,000		10/4/2011
04388	MOBILE HOME - MECHANICAL	\$48,700	8/20/2003	4/1/2003

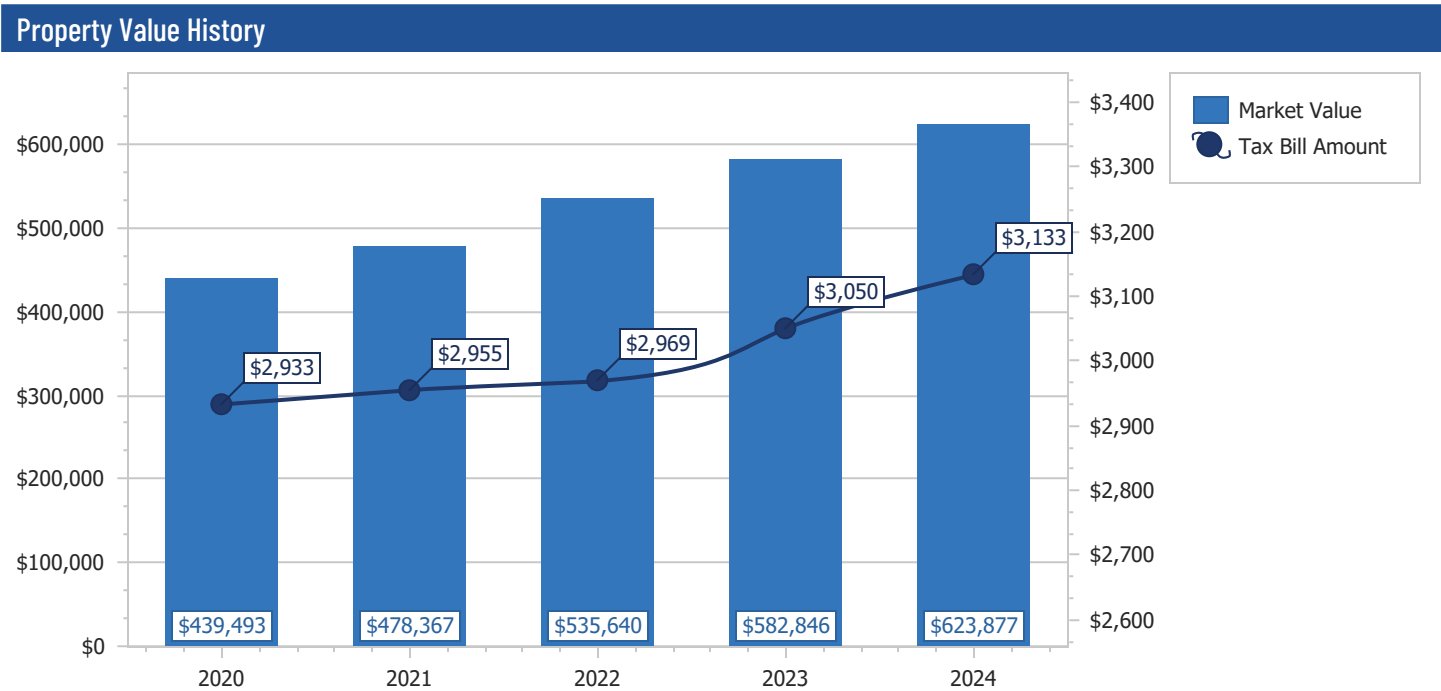
Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	2002	1	\$2,750	\$1,100
PATIO 3	2002	1	\$6,000	\$2,700
POOL 1	2011	1	\$35,000	\$23,625
COVERED PATIO 1	2011	1	\$2,750	\$1,560
COVERED PATIO 2	2011	1	\$4,000	\$2,268
SCREEN ENCL 2	2011	1	\$9,000	\$5,104

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	WASTE PRO



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