



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

PROJ #: 23-32000006

BS #: 2023-06

MEETING: 12/6/23

Received: 11/2/23 Paid: 11/2/23

**SPECIAL EXCEPTION**

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED &amp; ALL REQUIRED DOCUMENTS ARE SUBMITTED

**APPLICATION TYPE/FEE**

<b>SPECIAL EXCEPTION</b> \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: Recreational Area

**PROPERTY**

PARCEL ID #: 07-21-30-300-004E-0000	
ADDRESS: 995 MILLER DRIVE ALTAMONTE SPRINGS FL 32701	
TOTAL ACREAGE: 6.8386	CURRENT USE OF PROPERTY: Warehouse/Storage
WATER PROVIDER: City of Altamonte Springs	SEWER PROVIDER: Septic
ZONING: M-1 Industrial	FUTURE LAND USE: Recreational area
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

**OWNER**

NAME: BOBBY RIVERA	COMPANY: 320 MAC INVESTMENTS, LLC
ADDRESS: 995 MILLER DRIVE	
CITY: ALTAMONTE SPRINGS	STATE: FL ZIP: 32701
PHONE: 407-331-4866	EMAIL: 320macinvestments@gmail.com

**APPLICANT/CONSULTANT**

NAME: Ingrid Soria	COMPANY: 320 MAC INVESTMENTS, LLC
ADDRESS: 995 Miller Drive	
CITY: ALTAMONTE SPRINGS	STATE: FL ZIP: 32725
PHONE: 407-717-7978	EMAIL: 320macinvestments@gmail.com

*Bobby L Rivera*  
 SIGNATURE OF OWNER/AUTHORIZED AGENT

10-25-23  
 DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Bobby Rivera, 320 Mac Investments LLC, the owner of record for the following described property [Parcel ID Number(s)] 07-21-30-300-004E-0000 hereby designates Ingrid Soria to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

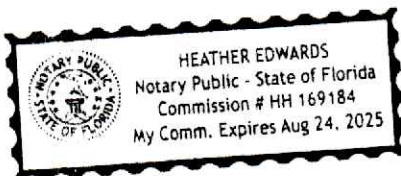
10/25/23  
Date

Bobby A Rivera  
Property Owner's Signature

Bobby Rivera, 320 Mac Investments LLC  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Seminole

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Bobby Rivera (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced Florida DL as identification, and who executed the foregoing instrument and sworn an oath on this 25th day of October, 2023.



[Signature]  
Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Bobby Rivera	995 Miller Drive Altamonte Springs FL	407-963-7058

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST
	N/A		

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
	N/A		

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST
	N/A	

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: 320 MAC INVESTMENTS, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Bobby Rivera	Manager	995 Miller Drive Altamonte Springs FL	100%

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST
	N/A	

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

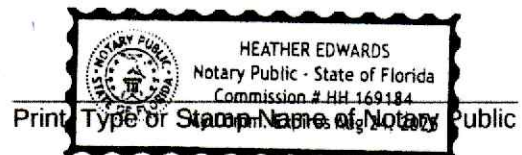
10/25/2023  
Date

Bobby Rivera  
Owner, Agent, Applicant Signature

**STATE OF FLORIDA  
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of October, 2023 by Bobby Rivera, who is ☐ personally known to me, or ☒ has produced Florida DL as identification.

[Signature]  
Signature of Notary Public



# Statement of request for special exemption

Parcel #

07-21-30-300-004E-0000

Property Address

995 MILLER DR ALTAMONTE SPRINGS FL 32701

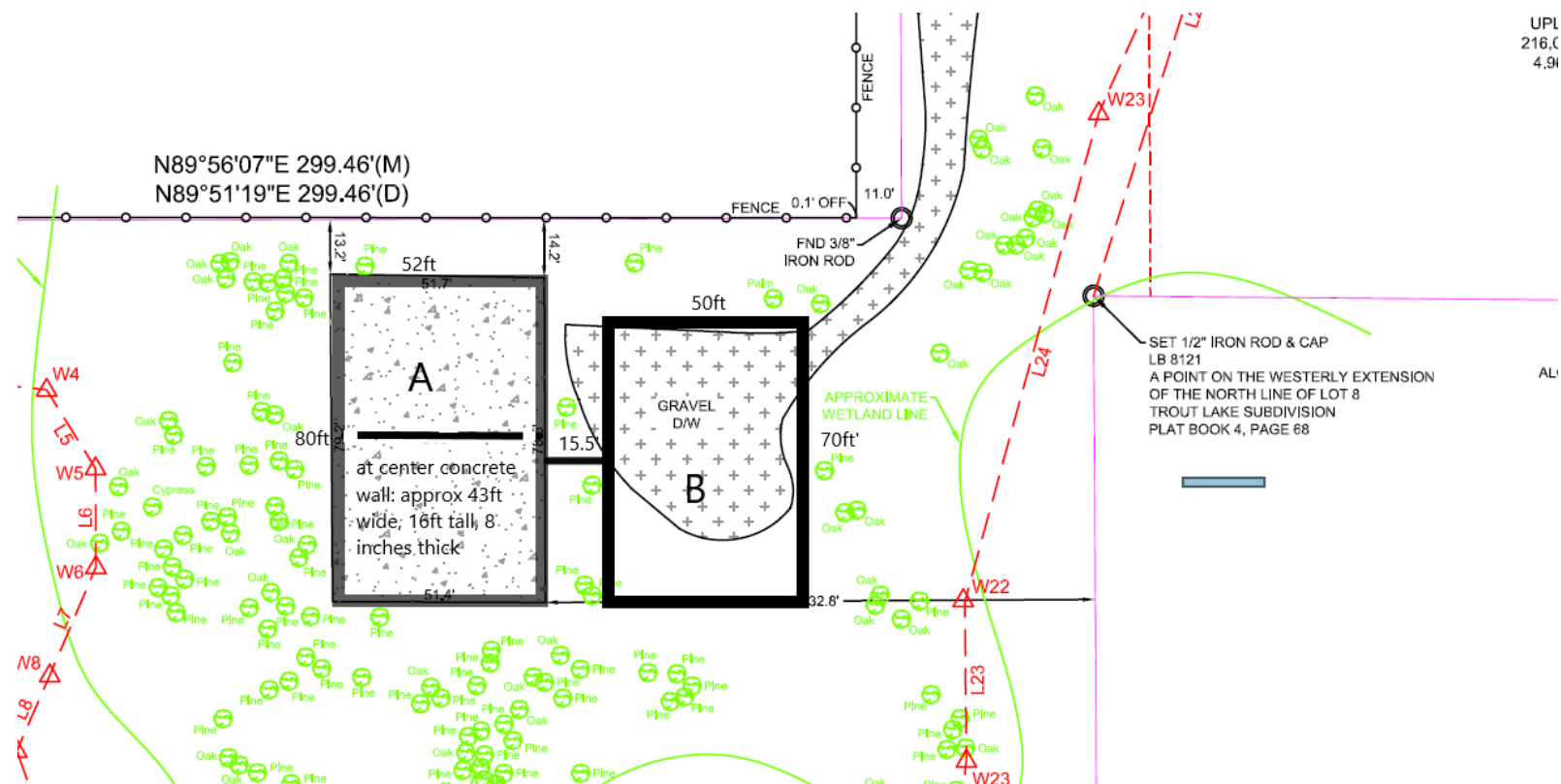
To whom it may concern,

This letter is to request a special exemption to begin the permitting process and continue construction on the above-mentioned property. The proposed construction will be for personal use as a recreational area. Attached you will find a conceptual site plan that will show the following:

- A- Concrete slab A is approximately 80ft long by 52ft wide and sits approx. 13ft from the existing gate. In the middle of concrete slab, A there will be a concrete wall erected to play Handball that will measure approx. 43ft wide by 16ft high and 8inches thick.
- B- Concrete Slab B will sit approximately 15.5 ft away from concrete slab A and will measure approx. 50ft wide by 70ft long. This slab will possibly be used for a basketball court and/or a picnic area.

Thank you for your consideration.

Ingrid Soria



# Property Record Card



**Parcel** 07-21-30-300-004E-0000

**Property Address** 995 MILLER DR ALTAMONTE SPRINGS, FL 32701

## Parcel Location



## Site View



072130300004E0000 02/04/2022

## Parcel Information

<b>Parcel</b>	07-21-30-300-004E-0000
<b>Owner(s)</b>	320 MAC INVESTMENTS LLC
<b>Property Address</b>	995 MILLER DR ALTAMONTE SPRINGS, FL 32701
<b>Mailing</b>	C/O SEMINOLE ANIMAL SUPPLY 995 MILLER DR ALTAMONTE SPG, FL 32701-2073
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	48-WAREHOUSE-DISTR & STORAGE
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$139,939	\$128,047
<b>Depreciated EXFT Value</b>	\$2,265	\$1,983
<b>Land Value (Market)</b>	\$624,071	\$624,071
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$766,275	\$754,101
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$766,275	\$754,101

## 2023 Certified Tax Summary

<b>2023 Tax Amount without Exemptions</b>	<b>\$10,035.58</b>
<b>2023 Tax Bill Amount</b>	<b>\$10,035.58</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 07 TWP 21S RGE 30E  
NE 1/4 OF SW 1/4 OF NE 1/4  
(LESS N 300 FT OF W 1/2) &  
BEG 361.72 FT N OF SE COR  
OF SW 1/4 OF NE 1/4 RUN N  
303.55 FT W 291.30 FT S 43  
DEG 44 MIN 24 SEC E 420.57  
FT TO BEG (LESS RD & LESS BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S 588.88 FT SWLY ALONG  
CURVE 30.94 FT N 43 DEG 44 MIN 24 SEC W 384.82 FT W 24.55 FT N 344.40 FT E 293.21 FT N 22.61 FT N 88 DEG 11 MIN 11 SEC E TO W LI OF LOT 28  
A E GRIFFINS SUBD S TO A PT E OF BEG W TO BEG & BEG 3.27 FT W OF NW COR OF LOT 8 TROUT SUBDIVISION RUN S 8.99 FT W 21.41 FT S TO A  
PT ON NWLY R/W LI CR 427 NELY TO SW COR OF LOT 6 1ST ADDN TO CASSELBERRY N TO A PT E OF BEG W TO BEG)  
&

N 331.6 FT OF LOT  
28 W OF RY (LESS SLY 17.45 FT)  
A E GRIFFINS SUBD  
PB 2 PG 43

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$766,275	\$0	\$766,275
SJWM(Saint Johns Water Management)	\$766,275	\$0	\$766,275
FIRE	\$766,275	\$0	\$766,275
COUNTY GENERAL FUND	\$766,275	\$0	\$766,275
Schools	\$766,275	\$0	\$766,275

Sales

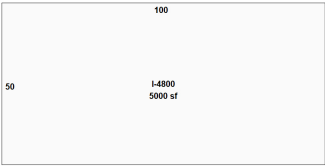
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/04/2021	09953	0112	\$717,000	Yes	Improved
WARRANTY DEED	10/01/2004	05487	1925	\$370,000	No	Improved
WARRANTY DEED	02/01/1992	02395	0190	\$224,000	Yes	Improved
WARRANTY DEED	08/01/1987	01887	0695	\$240,000	No	Improved
QUIT CLAIM DEED	06/01/1978	01183	0661	\$40,000	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			125746	\$4.05	\$381,953
SQUARE FEET			210537	\$1.15	\$242,118

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	STEEL/PRE ENGINEERED.	1981	1	5000.00	METAL PREFINISHED	\$139,939	\$349,848	Description	Area



Open City Map System

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	03/01/1981	1,215	\$2,265	\$5,662

Zoning								
Zoning		Zoning Description		Future Land Use		Future Land Use Description		
M-1		Industrial		IND		Industrial		
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	NA	NA	NA	NA
Political Representation								
Commissioner		US Congress		State House		State Senate		Voting Precinct
Dist 4 - Amy Lockhart		Dist 7 - Stephanie Murphy		Dist 29 - Scott Plakon		Dist 9 - Jason Brodeur		44
School Information								
Elementary School District			Middle School District			High School District		
Altamonte			Milwee			Lyman		
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

**320 MAC INVESTMENTS LLC**

### Filing Information

<b>Document Number</b>	L21000211821
<b>FEI/EIN Number</b>	87-0846265
<b>Date Filed</b>	05/06/2021
<b>Effective Date</b>	05/01/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/20/2022

### Principal Address

851 S State Road 434  
Ste 1070  
ALTAMONTE SPRINGS, FL 32714

Changed: 03/23/2023

### Mailing Address

PO BOX 521884  
Longwood, FL 32750

Changed: 03/23/2023

### Registered Agent Name & Address

**RIVERA, BOBBY ANGEL**

851 S State Road 434  
Ste 1070  
ALTAMONTE SPRINGS, FL 32714

Name Changed: 10/20/2022

Address Changed: 03/23/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RIVERA, BOBBY ANGEL  
851 S State Road 434  
Ste 1070  
ALTAMONTE SPRINGS, FL 32714

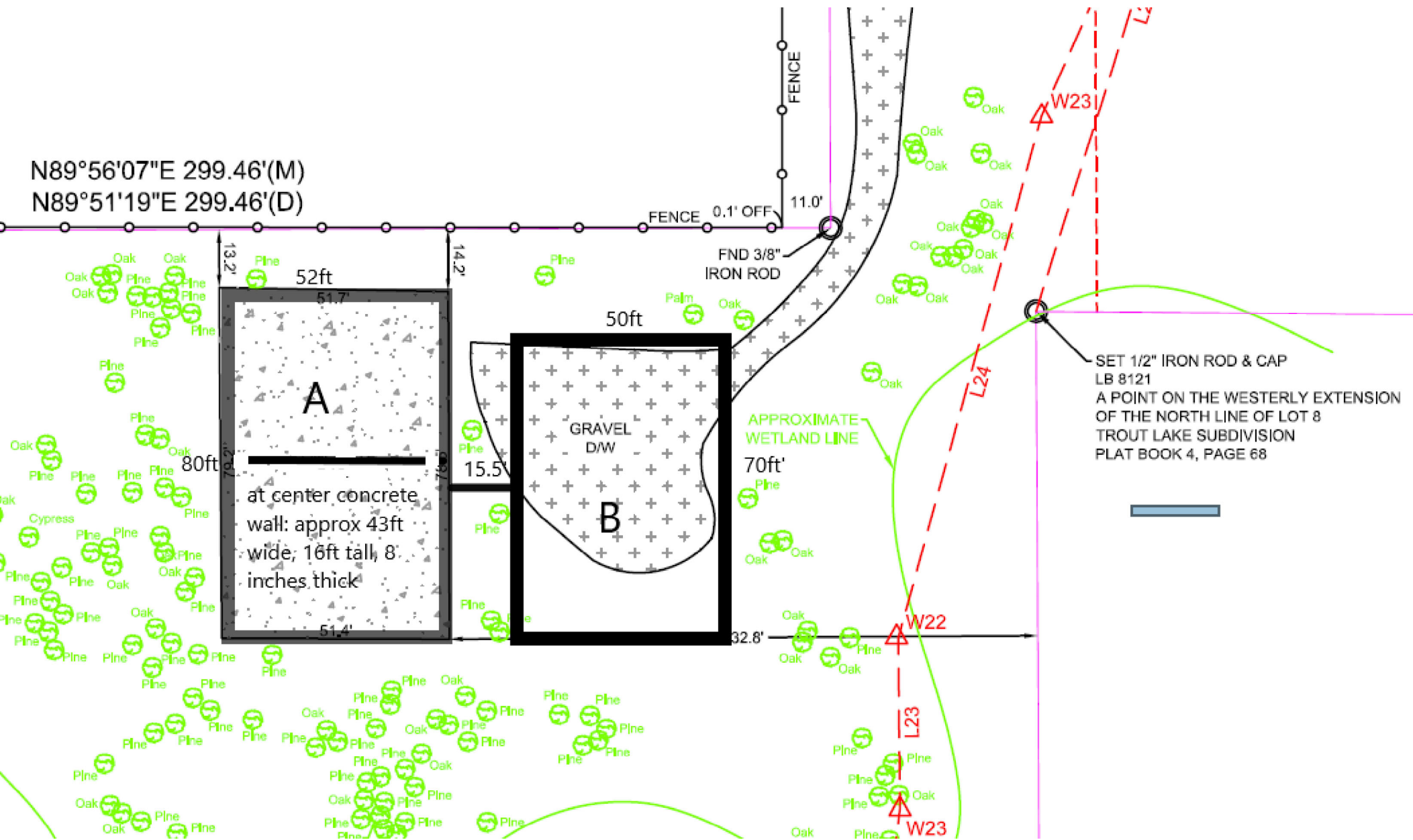
**Annual Reports**

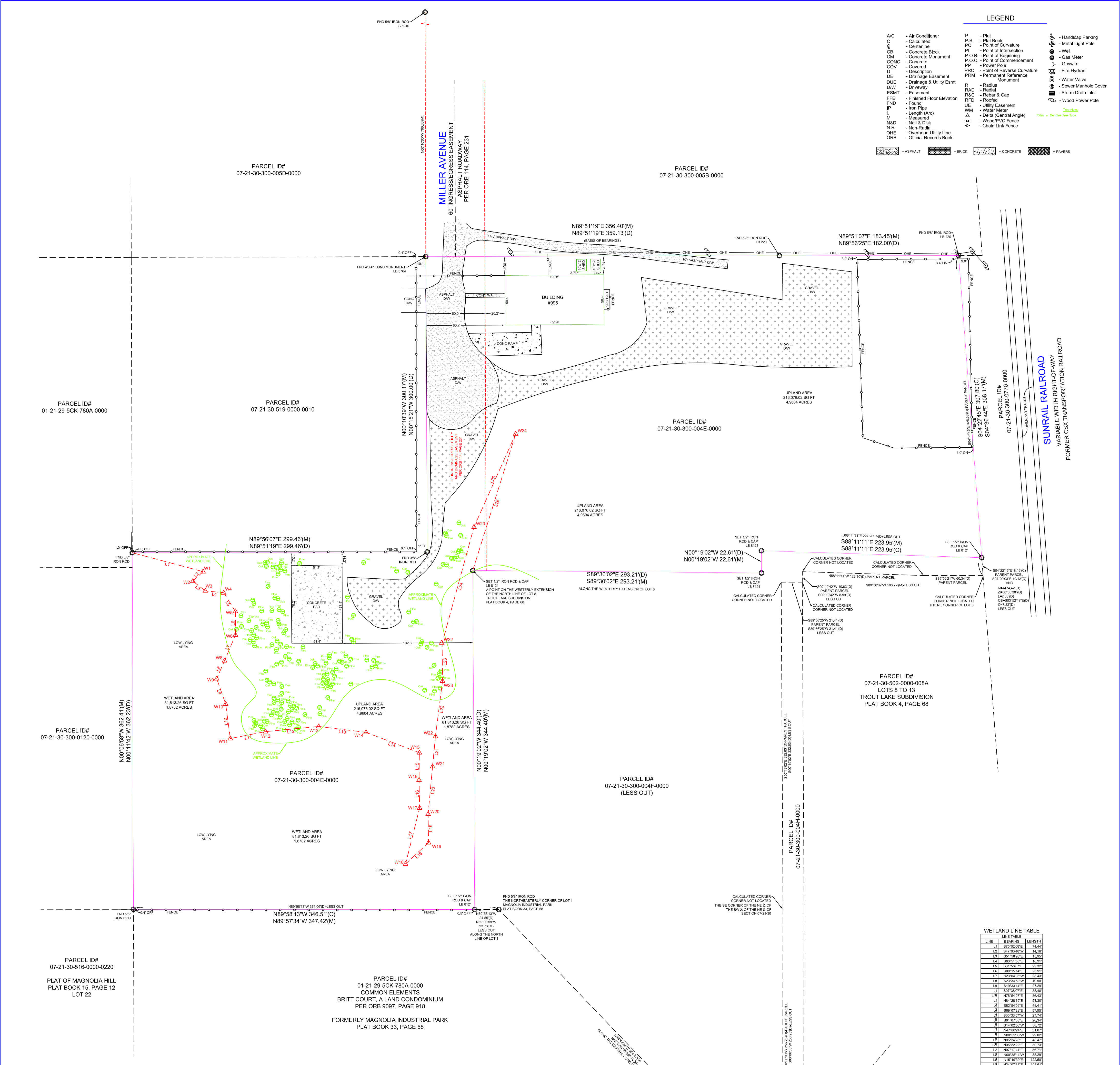
Report Year	Filed Date
2022	10/20/2022
2023	03/23/2023

**Document Images**

<a href="#">03/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/20/2022 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

N89°51'19"E 299.46'(D)





LEGAL DESCRIPTION: (AS FURNISHED)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 00°06'00" EAST, A DISTANCE OF 406.39 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 43°51'55" EAST, A RADIAL DISTANCE OF 1,847.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°57'34", A DISTANCE OF 30.94 FEET; THENCE NORTH 43°44'24" WEST, A DISTANCE OF 384.82 FEET; THENCE NORTH 89°58'13" WEST, A DISTANCE OF 371.06 FEET; THENCE NORTH 00°11'42" WEST, A DISTANCE OF 362.23 FEET; THENCE NORTH 89°51'19" EAST, A DISTANCE OF 299.46 FEET; THENCE NORTH 00°15'21" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 89°51'19" EAST, A DISTANCE OF 359.13 FEET; THENCE NORTH 89°56'25" EAST, A DISTANCE OF 182.00 FEET; THENCE SOUTH 04°22'45" EAST, A DISTANCE OF 325.93 FEET; THENCE SOUTH 89°56'21" WEST, A DISTANCE OF 60.34 FEET; THENCE NORTH 88°11'11" WEST, A DISTANCE OF 123.30 FEET; THENCE SOUTH 00°19'42" WEST, A DISTANCE OF 10.63 FEET; THENCE SOUTH 89°56'25" WEST, A DISTANCE OF 21.41 FEET; THENCE SOUTH 00°19'02" EAST TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, A DISTANCE OF 332.63 FEET; THENCE SOUTH 00°06'00" WEST, A DISTANCE OF 256.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LAND CONVEYED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED SEPTEMBER 2, 2016 IN OFFICIAL RECORDS BOOK 8761, PAGE 624, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°06'00" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 406.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 427, PHASE 1, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 43°51'55" EAST, A RADIAL DISTANCE OF 1,847.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427, PHASE 1, THROUGH A CENTRAL ANGLE OF 00°57'34", A DISTANCE OF 30.94 FEET TO A POINT ON THE EASTERLY LINE OF TRACT A, MAGNOLIA INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 58, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 43°44'24" WEST, ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 384.82 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID MAGNOLIA INDUSTRIAL PARK; THENCE NORTH 89°58'13" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 24.55 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°19'02" WEST, A DISTANCE OF 344.40 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, TROUT LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 68, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°30'02" EAST, ALONG THE WESTERLY EXTENSION, A DISTANCE OF 293.21 FEET; THENCE DEPARTING SAID WESTERLY EXTENSION, RUN NORTH 00°19'02" WEST, A DISTANCE OF 22.61 FEET; THENCE SOUTH 88°11'11" EAST, A DISTANCE OF 227.26 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE SOUTH 04°00'03" EAST ALONG THE WEST LINE OF SAID RAILROAD, A DISTANCE OF 10.12 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4474.42 FEET, A CHORD BEARING OF SOUTH 03°52'49" EAST, AND A CHORD DISTANCE OF 7.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°05'38", A DISTANCE OF 7.33 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 8, TROUT LAKE SUBDIVISION; THENCE NORTH 89°30'02" WEST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 186.72 FEET TO A POINT ON THE AFORESAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, POINT LYING NORTH 89°30'02" WEST, 3.27 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING ON THE EAST LINE OF LANDS DESCRIBED IN O.R. BOOK 5487, PAGE 1925, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID O.R. BOOK 5487, PAGE 1925, THE FOLLOWING FOUR COURSES: SOUTH 00°19'42" WEST, A DISTANCE OF 8.99 FEET; THENCE SOUTH 89°56'25" WEST, A DISTANCE OF 21.41 FEET; THENCE SOUTH 00°19'02" EAST, A DISTANCE OF 332.63 FEET; THENCE SOUTH 00°06'00" WEST, A DISTANCE OF 256.25 FEET TO THE POINT OF BEGINNING.

LIST OF POSSIBLE ENCROACHMENTS: FENCES AS SHOWN

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, BEING N 89°51'19" E, PER DEED

JOB NO: D23-06-0072  
FIELD DATE: 10/17/2023  
SCALE: 1"= 50'  
DRAWN BY: DJC  
FIELD CREW: CL  
APPROVED BY: BHH  
OPERATING UNDER  
LB#8121



FOR ALL INQUIRIES CONTACT:  
Deal Land Surveying, LLC  
804 S French Avenue  
Sanford, FL 32771  
407-878-3796  
INFO@deallandsurveying.com

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 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 5J-17.062.2 AND 5J-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.  
DATE SIGNED: 10/19/2023  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS C. LITTLE, PSM 6107, ON THIS DATE 08/11/2023  
SURVEYOR'S NAME: THOMAS C. LITTLE PSM 6107

DEAL LAND SURVEYING, LLC LB 8121

NO.	DATE	REVISIONS
1	10/19/2023	Add Wetland Location

BOUNDARY & LOCATION SURVEY  
OF  
995 MILLER DRIVE  
ALTAMONTE SPRINGS, FLORIDA 32701  
SHEET 1 OF 1

CERTIFIED TO: (AS FURNISHED)

INGRID SORIA  
BOBBY RIVERA

NOTES

- Abutting properties have not been researched for gaps, overlaps, and/or hiatus
- In compliance with F.A.C. §1017-6.003(1)-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 (usual) 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 plat 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.

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 12095C 0240F  
LAST REVISION DATE 09/25/09



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 11/2/2023 5:22:01 PM  
**Project:** 23-32000006  
**Credit Card Number:** 49\*\*\*\*\*9070  
**Authorization Number:** 043819  
**Transaction Number:** 021123O2C-F691D5E4-48E2-49B3-BB3B-BB0794ACBC25  
**Total Fees Paid:** 1352.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
SPECIAL EXCEPTIONS	1350.00
Total Amount	1352.50