



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

PROJ. #: 26-80000024

PM: David German

REC'D: 02/23/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Chuluota Sportsman Club
 PARCEL ID #(S): 17-21-32-300-0070-0000
 TOTAL ACREAGE: 5.07 BCC DISTRICT: 1: DALLARI
 ZONING: A-5 FUTURE LAND USE: R5

APPLICANT

NAME: Randy Shaw COMPANY:
 ADDRESS: 1666 Warner Dr
 CITY: Chuluota STATE: FL ZIP: 32766
 PHONE: 321-231-1211 EMAIL: [REDACTED]

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: See Att. Sheet

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>03/06</u>	COM DOC DUE: <u>03/12</u>	DRC MEETING: <u>03/18/2026</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-5</u>	FLU: <u>R5</u>	LOCATION: <u>on the northeast corner of Willingham Rd</u>
W/S: <u>N/A</u>	BCC: <u>1: DALLARI</u>	

To Whom it may concern:

The purpose of this Pre-Application submittal is to determine whether the proposed improvement (described below) to the property located at 1447 Willingham Road, Chuluota, FL 32766, is permitted under the current Special Exception applicable to the property.

Proposed Improvement:

Construction of a steel accessory structure to be used for the storage of non-flammable, non-combustible, and non-hazardous materials, including clay targets (clay birds), assorted targets, and trailers.

Accessory Structure Specifications:

70x70x14 Steel Accessory Structure (Non-Inhabitable)

- Structure only, No offices, Bathrooms, Kitchens, etal.

4,900 SQ/FT Concrete Foundation for 70x70x14 Steel Accessory Structure

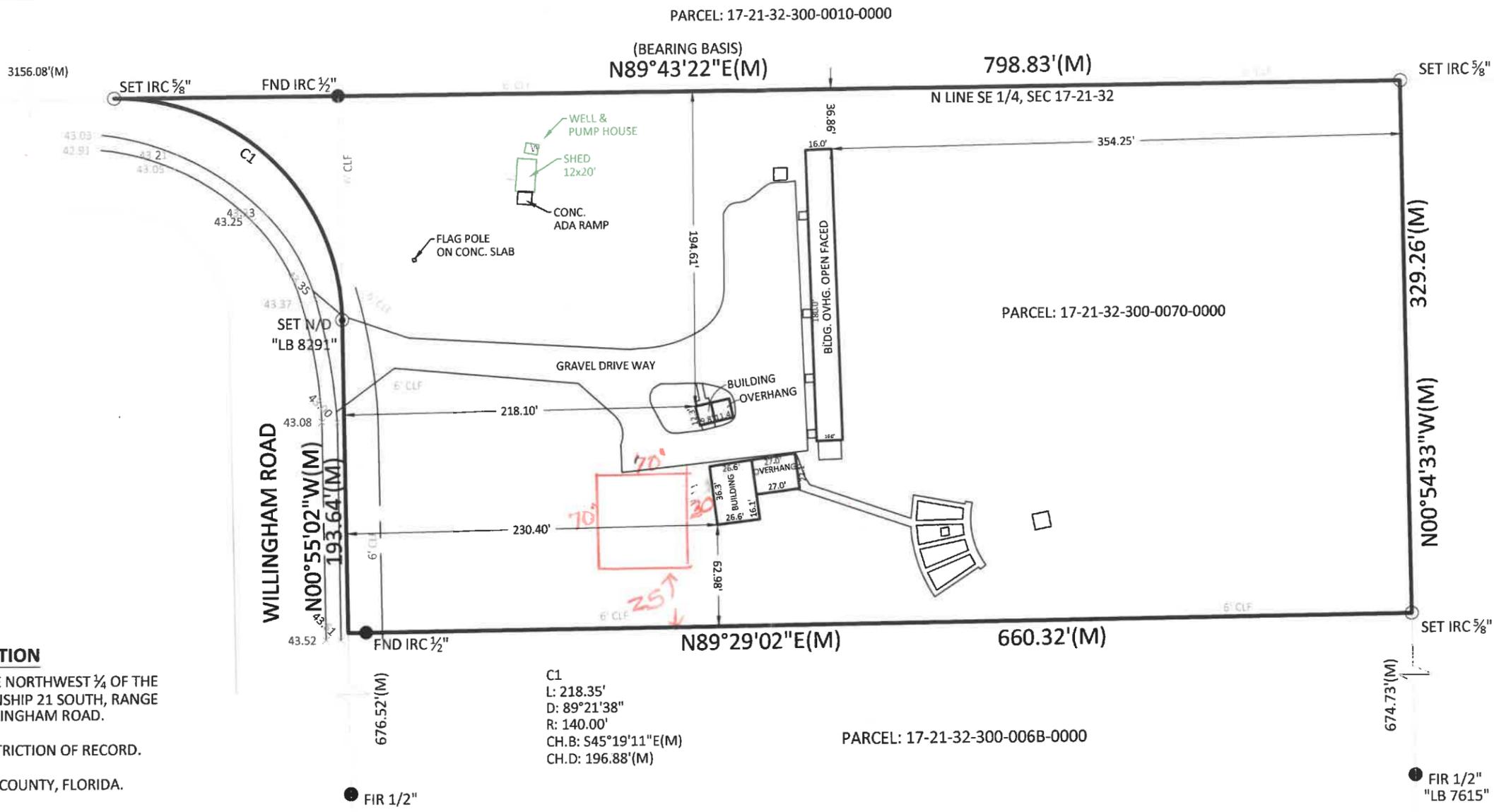
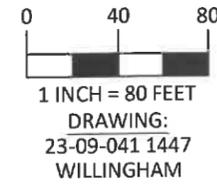
Sincerely,

A handwritten signature in black ink that reads "Randy Shaw". The signature is written in a cursive, flowing style.

Randy Shaw



BOUNDARY SURVEY



PARCEL: 17-21-32-300-0080-0000

LEGAL DESCRIPTION

THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 32 EAST, LYING EAST OF WILLINGHAM ROAD.

SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

C1
L: 218.35'
D: 89°21'38"
R: 140.00'
CH.B: S45°19'11"E(M)
CH.D: 196.88'(M)

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER		= BENCHMARK
LB = LICENSED BUSINESS		= DRAINAGE ARROW
LS = LICENSED SURVEYOR		= ROAD GRADE
FND = FOUND		= GROUND GRADE
SET = SET "LB 8291"		= PROPOSED GRADE
IR[C] = IRON ROD [& CAP]		= SANITARY MANHOLE
NL[D] = NAIL [& DISK]		= WELL
CM = CONCRETE MONUMENT		= WATER METER
TYP = TYPICAL		= ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION		= LIGHTPOLE
BFE = BASE FLOOD ELEVATION		= ELECTRICAL RISER
BSL = BUILDING SETBACK LINE		= TELEPHONE RISER
BM = BENCHMARK		= CABLE RISER
PP = POWER POLE		= VALVE
CONC = CONCRETE		= IR[C] FOUND
SW = SIDEWALK		= 5/8" IRC SET
EP = EDGE OF PAVEMENT		= NL[D] FOUND
CMP = CORRUGATED METAL PIPE		= NLD SET
INV = INVERT		= CM FOUND
R/W = RIGHT-OF-WAY		= CM SET
A/C = AIR CONDITIONER		
D.E. = DRAINAGE EASEMENT		
U.E. = UTILITY EASEMENT		
WBF = WOOD BOARD FENCE		
CLF = CHAIN LINKED FENCE		
WVF = WHITE VINYL FENCE		
HWF = HOG WIRE FENCE		
BWF = BARBED WIRE FENCE		
(P) = PLAT (M) = MEASURED (C) = CALCD		
12"x18" CMP UTILITIES		EXISTING
SEPTIC / SEWER		PROPOSED

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): TTVL, ORL1, & SNFD.

HORIZONTAL DATUM
NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SE 1/4, BEING N89°43'22"E, AS MEASURED.

FIELD DATE: 11/21/2023
FIELD CREW: GP
LOT SIZE: 222,499 SQ. FT ~ 5.11 AC

PRINT DATE: 02/23/2024
DRAFTER: EH
MODEL: N/A

FEMA FIRM INFORMATION:
BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL No. 12117C0195F WITH AN EFFECTIVE DATE OF 09/28/2007, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" DEFINED IN FEMA STANDARDS.

LOT ADDRESS:
1447 WILLINGHAM RD,
CHULUOTA, FLORIDA 32766.

CERTIFICATIONS:
. CHULUOTA SPORTSMEN'S CLUB
. MARK FRANZ

SURVEYOR'S NOTES
ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.
PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES.
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.
NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

REV	DATE	COMMENT

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.

Digitally signed by Faun Hoffmeier
Date: 2024.02.23 06:19:22 -05'00'

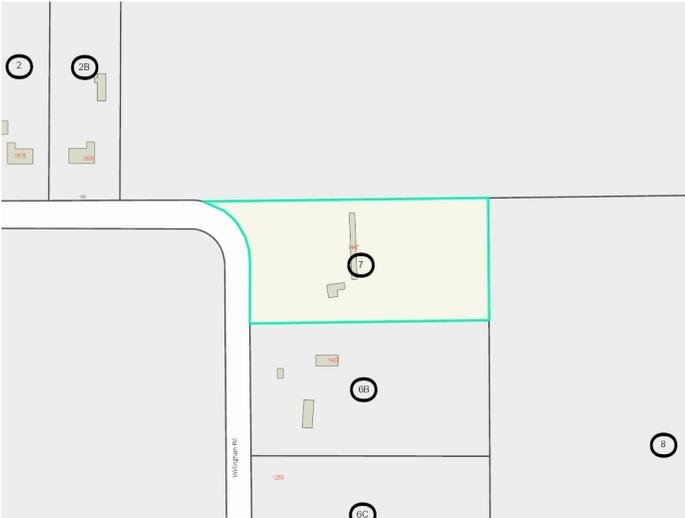
FAUN M. HOFFMEIER, PSM LS 6552
H & H SURVEY CONSULTANTS LB 8291
AN EXACTA LAND SURVEYING COMPANY
OFFICE: (407) 542-4977

Property Record Card



Parcel: 17-21-32-300-0070-0000
Property Address: 1447 WILLINGHAM RD CHULUOTA, FL 32766
Owners: CHULUOTA SPORTSMENS CLUB INC
 2026 Market Value \$578,154 Assessed Value \$498,408 Taxable Value \$498,408
 2025 Tax Bill \$6,331.44 Tax Savings with Non-Hx Cap \$214.41
 Clubs/Lodges/Union Halls property w/1st Building size of 910 SF and a lot size of 5.07 Acres

Parcel Location



Site View

Parcel Information

Parcel	17-21-32-300-0070-0000
Property Address	1447 WILLINGHAM RD CHULUOTA, FL 32766
Mailing Address	1447 WILLINGHAM RD CHULUOTA, FL 32766-9557
Subdivision	
Tax District	01:County Tax District
DOR Use Code	77:Clubs/Lodges/Union Halls
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$121,641	\$123,312
Depreciated Other Features	\$41,513	\$34,221
Land Value (Market)	\$415,000	\$321,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$578,154	\$478,533
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$79,746	\$25,435
P&G Adjustment	\$0	\$0
Assessed Value	\$498,408	\$453,098

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,545.85
Tax Bill Amount	\$6,331.44
Tax Savings with Exemptions	\$214.41

Owner(s)

Name - Ownership Type

CHULUOTA SPORTSMENS CLUB INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 32E N 1/2 OF NE 1/4 OF
NW 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$498,408	\$0	\$498,408
Schools	\$578,154	\$0	\$578,154
FIRE	\$498,408	\$0	\$498,408
ROAD DISTRICT	\$498,408	\$0	\$498,408
SJWM(Saint Johns Water Management)	\$498,408	\$0	\$498,408

Sales

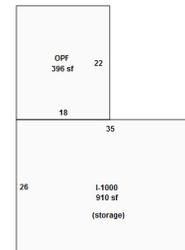
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/1987	\$50,000	01844/1911	Improved	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$83,000/Acre	\$415,000	\$415,000

Building Information

#	1
Use	WOOD BEAM/COLUMN
Year Built*	1984/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	910
Total Area (ft ²)	
Constuction	SMOOTH LAP SIDING
Replacement Cost	\$18,971
Assessed	\$13,564



Building 1

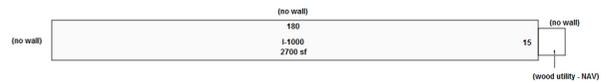
* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	396

Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2700
Total Area (ft ²)	
Constuction	SELECT LAP SIDING
Replacement Cost	\$118,441
Assessed	\$108,077

* Year Built = Actual / Effective



Sketch by Apen-Sketch

Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
07638	ACCESS CONTROL	\$14,700		7/13/2018
06376	REMOVE EXISTING FIRING RANGE BUILDING & BUILD A NEW ONE IN THE SAME LOCATION	\$148,950		6/3/2016
05151	ELECTRICAL	\$1,700		6/24/2011

Extra Features					
Description	Year Built	Units	Cost	Assessed	
WALKS CONC COMM	2016	1670	\$9,085	\$7,041	
CONC UTILITY BLDG	1979	88	\$4,400	\$2,640	
POLE LIGHT 2 ARM	1979	2	\$7,210	\$7,210	
6' CHAIN LINK FENCE - LIN FT	2000	1760	\$27,262	\$16,357	
POLE LIGHT 2 ARM	1979	2	\$7,210	\$7,210	
WOOD UTILITY BLDG	2004	120	\$1,759	\$1,055	

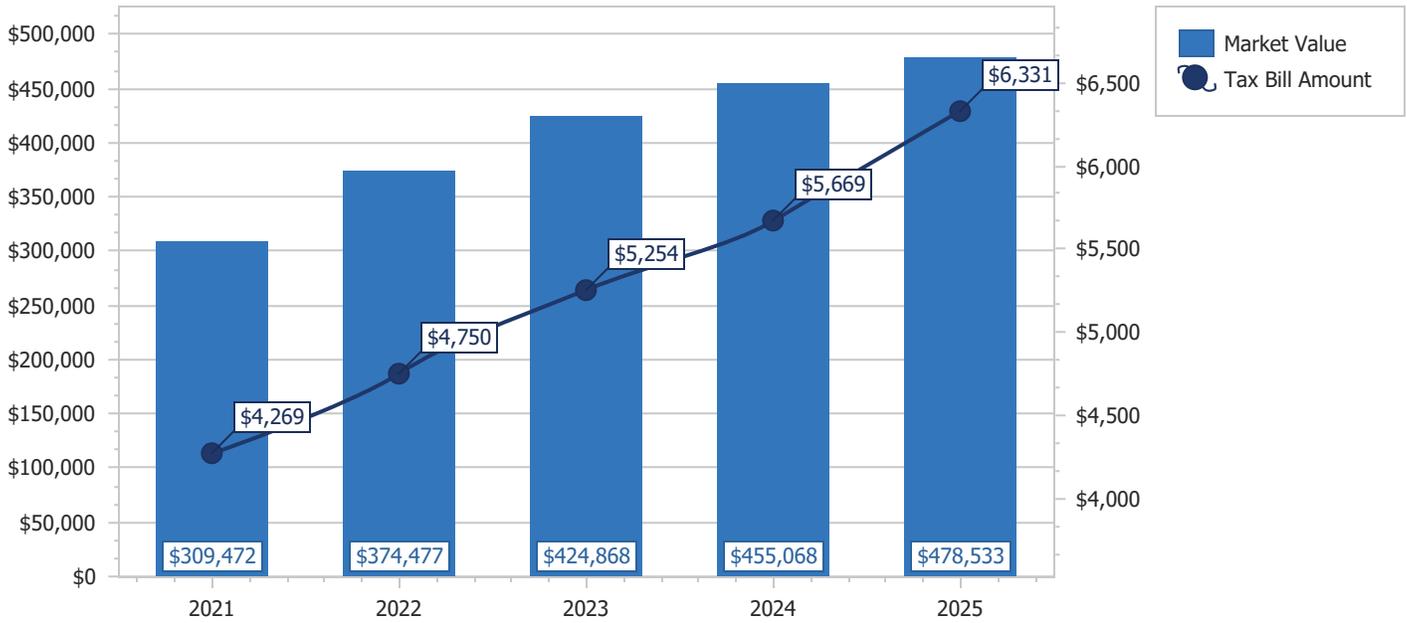
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 73

Utilities	
Fire Station #	Station: 48 Zone: 481
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/23/2026 10:56:24 AM
Project: 26-80000024
Credit Card Number: 44*****3733
Authorization Number: 06161D
Transaction Number: 230226O3B-B8003B6A-9F64-463E-AF77-89793487E55B
Total Fees Paid: 52.50

Fees Paid

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