



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

PROJ. #: 24-80000050
PM: Maya
REC'D: 2/26/24

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: Tangerine st, Lot 39- Altamonte Springs

PARCEL ID #(S): 11-21-29-517-0200-0400

TOTAL ACREAGE: 0.37

BCC DISTRICT: 3: Constantine

ZONING: R-1AA

FUTURE LAND USE: Build a house LDR

APPLICANT

NAME: Margueritte Tahoulakian COMPANY:

ADDRESS: 745 W. Pinewood Ct.

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: (407) 985-8866

EMAIL: Martaho123@Outlook.com

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: _____

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

STAFF USE ONLY

COMMENTS DUE:

3/8

COM DOC DUE:

3/14

DRC MEETING:

3/20

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AA

FLU: LDR

LOCATION: on the south west corner of Tangerine St & Pinewood Ave

W/S: Seminole / City of Altamonte

BCC: 3: Constantine

Agenda: 3/15

February 5, 2024

Parcel ID: 11-21-29-517-0D00-0400

Owner: Margueritte Tahoulakian

I am requesting this rezoning for future land use. My request is for the parcel mentioned above consisting of Lots 39 and 40 to be uncombined in order to build a house on Lot 39 which is a clear vacant lot. There is an existing house on Lot 40.

Thank you for your attention to this matter.

Margueritte Tahoulakian



Title Survey Services

Professional Land Surveyors

Legal Description:

Lots 39 & 40, Block D, West Altamonte Heights Section 1, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 69, of the Public Records of Seminole County, Florida.

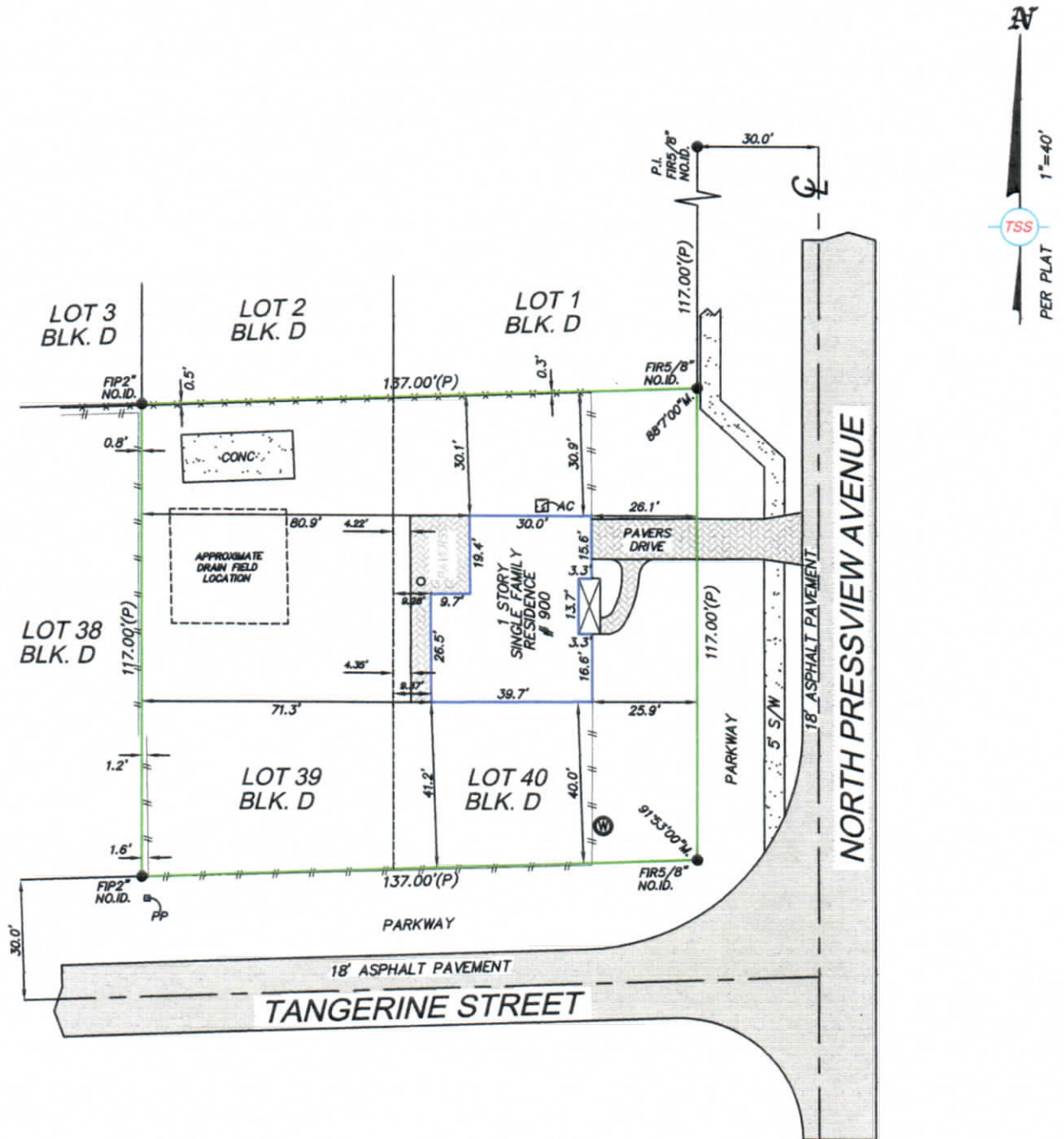
Map Number 12117C Panel: 0145

Suffix: F F.I.R.M. Date: 09/28/2007 Flood Zone: X

Date of Survey: 12/28/2023 Completed: 12/29/2023



Boundary Survey



Certified To:
Margueritte D. Tahoulakian

Address:
900 Pressview Avenue
Altamonte Springs, FL 32701

Property Record Card



Parcel 11-21-29-517-0D00-0400

Property Address 900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701

Parcel Location



Site View



1121295170D000400 03/18/2022

Parcel Information

Parcel	11-21-29-517-0D00-0400
Owner(s)	TAHOULAKIAN, MARGUERITE D
Property Address	900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701
Mailing	745 W PINWOOD CT LAKE MARY, FL 32746-5926
Subdivision Name	WEST ALTAMONTE HEIGHTS SEC 1
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$142,799	\$139,781
Depreciated EXFT Value	\$440	\$400
Land Value (Market)	\$112,500	\$112,500
Land Value Ag		
Just/Market Value	\$255,739	\$252,681
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$37,508	\$54,289
P&G Adj	\$0	\$0
Assessed Value	\$218,231	\$198,392

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$3,362.68

2023 Tax Bill Amount

\$2,932.17

2023 Tax Savings with Non-Hx Cap

\$430.51

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 39 + 40 BLK D
WEST ALTAMONTE HEIGHTS
SEC 1
PB 10 PG 69

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$218,231	\$0	\$218,231
SJWM(Saint Johns Water Management)	\$218,231	\$0	\$218,231
FIRE	\$218,231	\$0	\$218,231
COUNTY GENERAL FUND	\$218,231	\$0	\$218,231
Schools	\$255,739	\$0	\$255,739

Sales

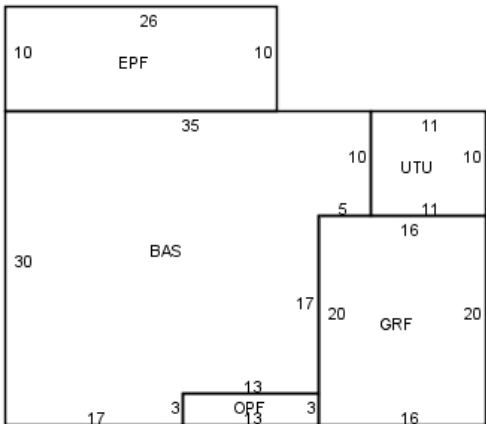
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	05/01/2014	08280	1398	\$100	No	Improved
WARRANTY DEED	04/01/2013	08023	0374	\$75,000	No	Improved
WARRANTY DEED	01/01/2013	07955	1507	\$75,000	No	Improved
WARRANTY DEED	01/01/2006	06088	0699	\$229,000	Yes	Improved
WARRANTY DEED	08/01/2000	03926	0003	\$87,000	Yes	Improved
SPECIAL WARRANTY DEED	03/01/1999	03611	0985	\$71,000	No	Improved
CERTIFICATE OF TITLE	04/01/1998	03414	0303	\$100	No	Improved
SPECIAL WARRANTY DEED	04/01/1998	03539	0043	\$100	No	Improved
WARRANTY DEED	01/01/1994	02724	0990	\$71,800	Yes	Improved
WARRANTY DEED	06/01/1989	02077	0138	\$72,000	Yes	Improved
WARRANTY DEED	04/01/1987	01839	0192	\$64,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.25	\$90,000.00	\$112,500

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1967/1985	2	1.0	3	911	1,640	1,171	CONC BLOCK	\$142,799	\$175,214	Description	Area
			26 10EPF10									ENCLOSED PORCH FINISHED	260.00
												OPEN PORCH FINISHED	39.00
												GARAGE FINISHED	320.00
							10		11UTU10			UTILITY UNFINISHED	110.00



Building 1 - Page 1

**** Year Built (Actual / Effective)**

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
02331	REPLACE EXISTING SCREENS W/WINDOWS ON PORCH	County	\$500		3/4/2004
16969	REROOF	County	\$6,500		10/5/2018
01025	900 PRESSVIEW AVE: ELECTRICAL - RESIDENTIAL- [WEST ALTAMONTE HEIGHTS SE]	County	\$785		1/20/2023

Extra Features				
Description	Year Built	Units	Value	New Cost
PATIO 1	06/01/1979	1	\$440	\$1,100

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1AA	Low Density Residential	LDR	Single Family-11700

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	CITY OF ALTAMONTE SPRINGS	TUE/FRI	FRI	WED	Waste Management

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	43

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman

*

2/26/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:27:01

PROJ # 24-80000030

RECEIPT # 0056697

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002364	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	MARGUERITTE TAHOULAKIAN	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE