



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

PROJ. #: 26-80000082

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Modifications to accommodate disability

PARCEL ID #(S): 14-20-32-501-0E00-0020

TOTAL ACREAGE: 5.67

BCC DISTRICT: ~~01: County Tax District~~ 2: Zembower

ZONING: A-5

FUTURE LAND USE: R5

APPLICANT

NAME: Lisa Morris, POA for Dustin and Leeann Carter COMPANY:

ADDRESS: 770 Harney Heights Rd.

CITY: Geneva

STATE: FL

ZIP: 32732

PHONE: 407-230-2913

EMAIL: [REDACTED]

CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Add 80' x 25' metal garage at the east end of the home on lot 3 reducing the front setback to 70'. Also relocating the home on lot 2 approx 150' northeast adjacent to the southwest end of the house on lot 3. Adding porches and ramps to allow for wheelchair access to both buildings.

STAFF USE ONLY

COMMENTS DUE: 7/17

COM DOC DUE: 7/23

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-5

FLU: R5

LOCATION:
on the north side of Harney Heights Rd,
east of Meade Rd

W/S: N/A

BCC: 2: Zembower

Agenda: 7/31

Narrative Regarding Pre-Application for Site Development

Parcel Number:

14-20-32-501-0E00-0020

Legal Description:

LOTS 2 & 3 BLK E LAKE HARNEY ACRETTES PB 11 PG 34

Zoning:

A-5

Property Address:

Lot 2 - Original home: 770 Harney Heights Rd., Geneva, FL 32732

Lot 3 - Home added in 2017: 782 Harney Heights Rd., Geneva, FL 32732

This property was purchased in 2017 conditioned upon a Lot Split Inquiry approval prior to the purchase regarding the ability to split the lots and add a home for the Carter/Morris family to share. The Lot Split Approval was granted to the Carter/Morris family in 2017, and an additional home was placed on Lot 3 in the same year. Subsequently, at the request of the primary lender the lots were recombined, and a variance was applied for and granted. In 2022 the original lender released Lot 3 from the mortgage and a lot split was requested and expected to be approved based on the County's prior approval. However, the County denied the application and indicated that it had issued the original 2017 approval in error. Lots 2 & 3 remain combined due to the application denial.

Owners/Residents:

Dustin and Leeann Carter – Property Owners

Lisa Morris – Leeann Carter's mother and Power of Attorney to manage the property

Rafael Bringas – Domestic Partner of Lisa Morris

In May, 2025 Rafael was diagnosed with ALS. ALS stands for Amyotrophic Lateral Sclerosis, a progressive neurodegenerative disease that affects nerve cells in the brain and spinal cord (motor neurons). As these neurons die, the brain can no longer control voluntary muscles, leading to muscle weakness, loss of mobility, and difficulty speaking, eating, and breathing. Often referred to as Lou Gehrig's disease, after the famous baseball player who was diagnosed with it in 1939. It is a degenerative disease, meaning symptoms worsen over time. While it causes severe physical disability, it typically leaves a person's mental

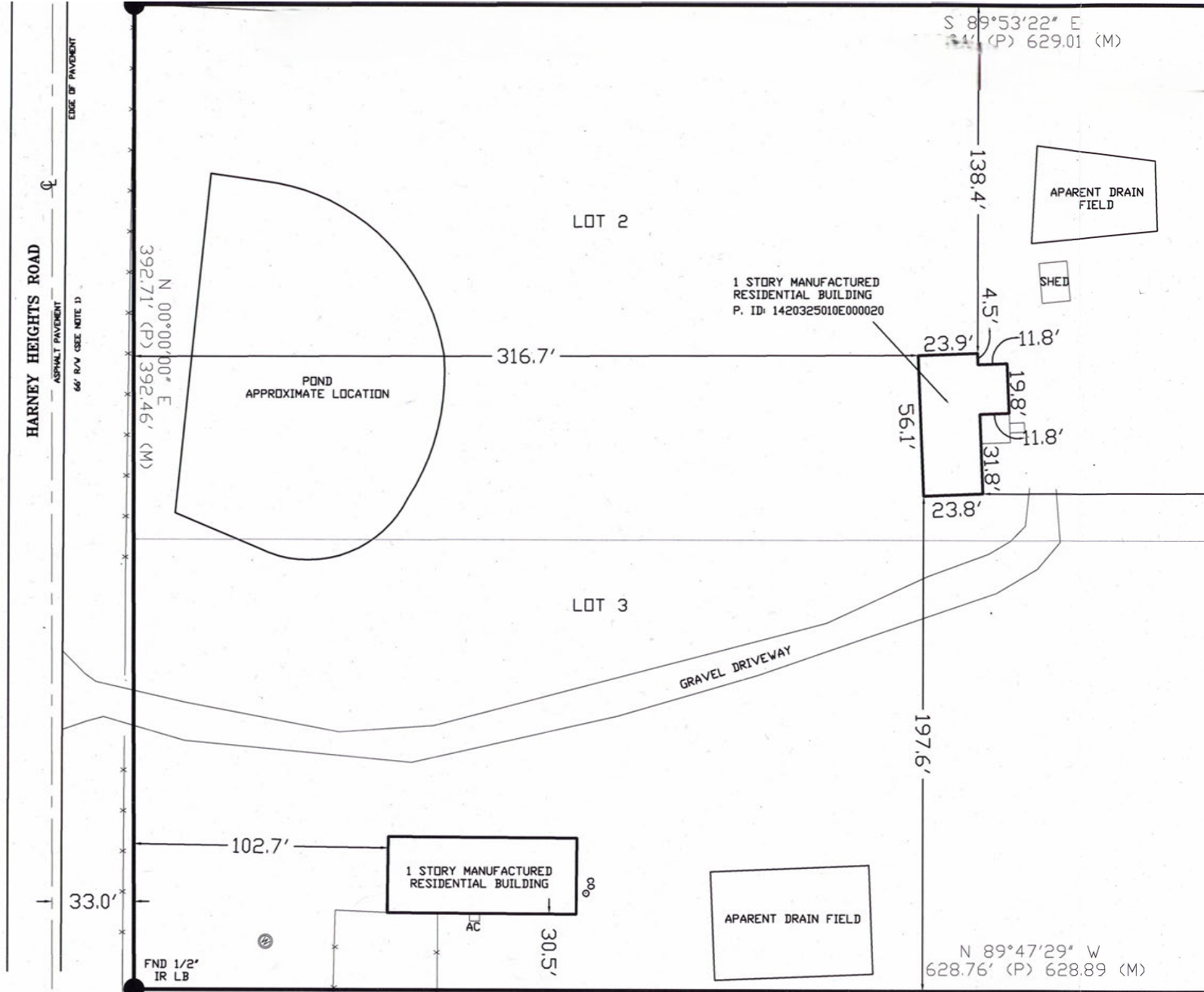
Narrative Regarding Pre-Application for Site Development

faculties and senses intact. There is no known cure, though treatments and therapies are available to manage symptoms, slow the disease's progression, and improve quality of life.

The proposed changes to the site plan are intended to address the mobility challenges Rafael will face as his disease progresses. Lisa and Rafael reside in the home on Lot 3 so the addition of a garage with a ramp for access will be essential to facilitating transport to doctor appointments, therapy appointments, etc. Additionally, although Leeann and Dustin reside in the south end of the home currently on Lot 2, the north end of that home contain a home gym that Rafael uses to maintain as much strength as possible in order to maintain his independence for as long as possible. Bringing the homes close together will allow the construction of porches and ramps to connect them, thereby facilitating Rafael's access. He is currently still walking with the use of leg braces and a walker but the use of a wheelchair will be necessary in the very near future.

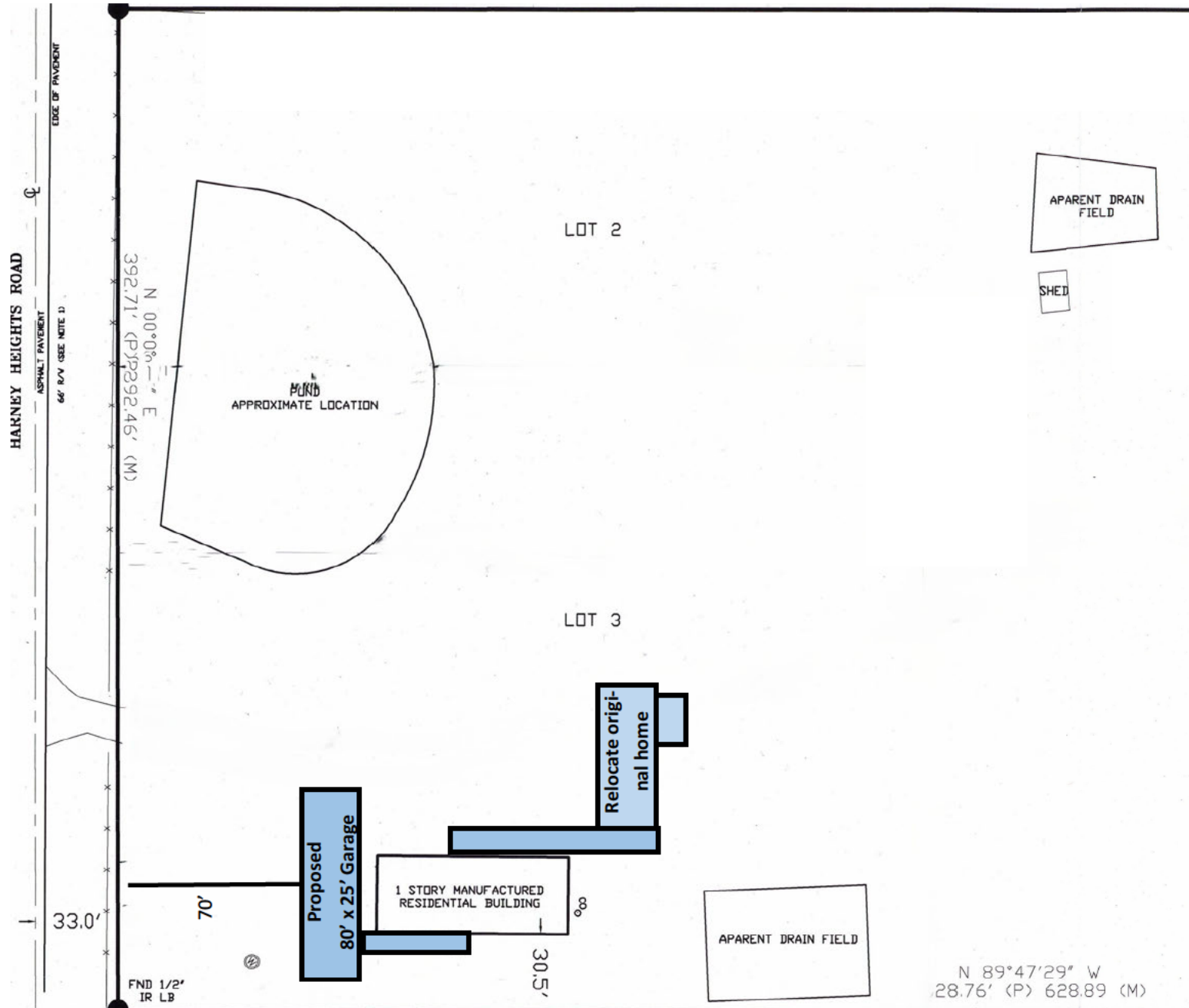
Site Plan as the property exists today

770 Harney Heights Rd, Geneva, FL 32732



Proposed Modifications

770 Harney Heights Rd., Geneva, FL 32732



2026 Property Record Card



Parcel: 14-20-32-501-0E00-0020
Property Address: 770 HARNEY HEIGHTS RD GENEVA, FL 32732
Owners: CARTER, LEEANN L; CARTER, DUSTIN M
 2026 Market Value \$521,839 Assessed Value \$521,839 Taxable Value \$470,428
 2025 Tax Bill \$6,010.66
 The 3 Bed/2 Bath Mobile/Manufactured Home property is 1,544 SF and a lot size of 5.67 Acres

Parcel Location



Current Site Picture



1420325010E000020 02/16/2022

Parcel Information

Parcel	14-20-32-501-0E00-0020
Property Address	770 HARNEY HEIGHTS RD GENEVA, FL 32732
Mailing Address	770 HARNEY HEIGHTS RD GENEVA, FL 32732-9174
Subdivision	LAKE HARNEY ACRETTES
Tax District	01:County Tax District
DOR Use Code	02:Mobile/Manufactured Home
Exemptions	00-HOMESTEAD (2026)
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	\$316,876	\$235,145
Depreciated Other Features	\$6,723	\$6,023
Land Value (Market)	\$198,240	\$198,240
Land Value Agriculture	\$0	\$0
Just/Market Value	\$521,839	\$439,408
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$521,839	\$439,408

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,010.66
Tax Bill Amount	\$6,010.66
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

CARTER, LEEANN L - Tenancy by Entirety
 CARTER, DUSTIN M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 2 & 3 BLK E
LAKE HARNEY ACRETTES
PB 11 PG 34

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$521,839	\$51,411	\$470,428
SCHOOLS	\$521,839	\$25,000	\$496,839
FIRE	\$521,839	\$51,411	\$470,428
ROAD	\$521,839	\$51,411	\$470,428
WATER MANAGEMENT DISTRICT	\$521,839	\$51,411	\$470,428

Sales

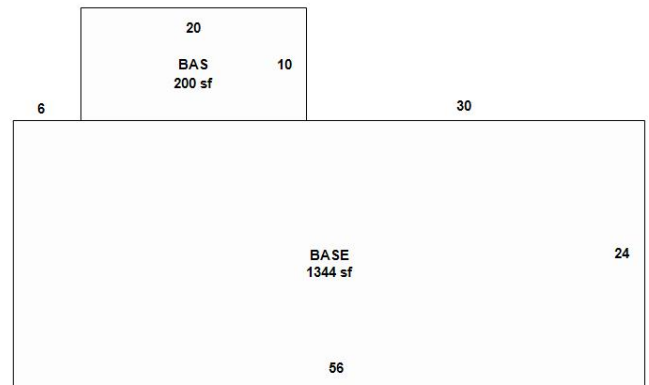
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2017	\$182,500	08854/0337	Improved	Yes
WARRANTY DEED	12/1/2005	\$273,000	06068/1253	Improved	Yes
WARRANTY DEED	12/1/1994	\$35,500	02864/1704	Improved	Yes
QUIT CLAIM DEED	10/1/1985	\$25,700	01694/1639	Improved	No
ARTICLES OF AGREEMENT	4/1/1983	\$28,200	01526/1240	Vacant	No

Land

Units	Rate	Assessed	Market
5.60 Acres	\$59,000/Acre	\$198,240	\$198,240

Building Information

#	1
Use	MOBILE HOME
Year Built*	2003
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft²)	1344
Total Area (ft²)	1544
Constuction	SIDING GRADE 3
Replacement Cost	\$104,683
Assessed	\$81,653

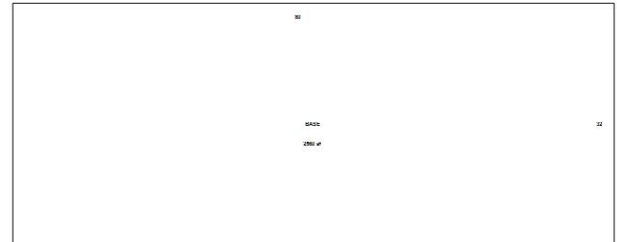


Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
BASE	200

Building Information	
#	2
Use	MOBILE HOME
Year Built*	2018
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft²)	2560
Total Area (ft²)	2560
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$252,928
Assessed	\$235,223



Building 2

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12722	770 HARNEY HEIGHTS RD: FENCE/WALL RESIDENTIAL- [LAKE HARNEY ACRETTES]	\$7,500		8/21/2020
12667	782 HARNEY HEIGHTS RD: MOBILE HOME-New mobile home [LAKE HARNEY ACRETTES]	\$130,000	2/7/2018	10/30/2017
11662		\$65,000	12/22/2003	10/16/2003
00376	ALUMINUM ROOF OVER	\$3,000		1/1/1995

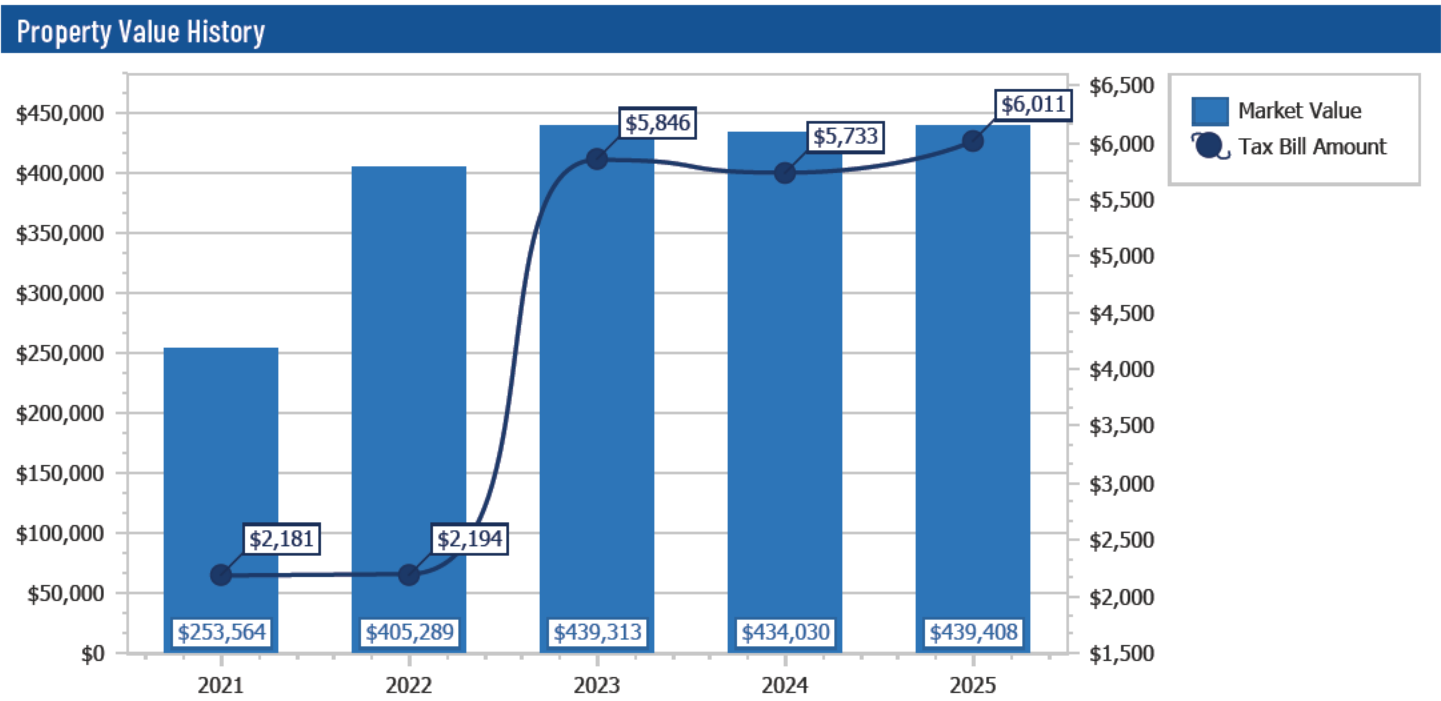
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	2003	1	\$1,100	\$660
ACCESSORY BLDG 2	2017	1	\$5,000	\$4,000
ACCESSORY BLDG 1	2018	1	\$2,500	\$2,063

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

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro



**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: 7/7/2026 2:59:15 PM
Project: 26-80000082
Credit Card Number: 45*****7932
Authorization Number: 421574
Transaction Number: 070726084-0B77BB32-2EC6-4B0F-88BB-80CD62BF33C4
Total Fees Paid: 52.50

Fees Paid

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