



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

PROJ. # 24-80000 117
 PM: Joy
 REC'D: 9/16/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: Moshell Subdivision	
PARCEL ID #(S): 27-21-31-300-0010-0000	
TOTAL ACREAGE: 9.817 Acres	BCC DISTRICT: 1
ZONING: A-1	FUTURE LAND USE: LDR

APPLICANT

NAME: Jack Michael Moshell	COMPANY:
ADDRESS: 779 E. Chapman Road	
CITY: Oviedo	STATE: FL ZIP: 32765
PHONE: 407-694-6763	EMAIL: j.m.moshell@regmaster.com

CONSULTANT

NAME: Stephen Allen, PA	COMPANY: CivilCorp Engineering
ADDRESS: 630 N. Wymore Road Suite 310	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407-516-0437	EMAIL: sallen@civilcorpeng.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Subdivide 9.817 acre parcel into 4 lots

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>9/27</u>	COM DOC DUE: <u>10/3</u>	DRC MEETING: <u>10/9</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>LDK</u>	LOCATION: <u>On the south side of Chapman Rd east of Alafaya</u>
W/S: <u>Seminole County</u>	BCC: <u>1: Dallari</u>	<u>1/1</u>

Agenda: 10/4

JMM *J Michael Moshell*

*779 East Chapman Road, Oviedo FL 32765
j.m.moshell@regmaster.com
+1 407 694 6763*

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

13 September 2024

Dear Staff,

I currently live on a 9.8-acre parcel at the eastern end of E. Chapman Road In Oviedo. I was approached by a developer last year to develop my property into 15 ¼-acre lots with the potential to add over 100 additional homes through adjacent property acquisitions.

The surrounding area on E. Chapman Road in Seminole County has been developed into 40 one-acre treed lots. My desire is to continue living in my current home and subdivide the property into three additional 1-acre lots.

Since my property contains wetlands, I had the property delineated by Jordon Munizzi of Excelsior Environmental Consultants for wetlands and it was determined that the property consists of 6.2 acres of wetlands and 3.617 acres of uplands. A mitigation assessment indicated a direct impact functional loss of 1.2+/- acres and a secondary impact functional loss of approximately 1 acre. According to Mr. Munizzi, there are multiple mitigation banks (for the purchase of credits) that service this drainage basin (Basin 19 Econlockhatchee River Nested).

If possible, in keeping with the characteristics of the surrounding plats and properties, I would like to respectfully request to replace curb and gutters with swales, design the driveway with pavers (as opposed to asphalt) and to eliminate the sidewalks.

Electric power is provided by Duke Energy and the three new lots would be serviced by well and septic.

Please call or email me if you have any questions or comments.

Thank you for your time.



J. Michael Moshell
407 694 6763
j.m.moshell@regmaster.com

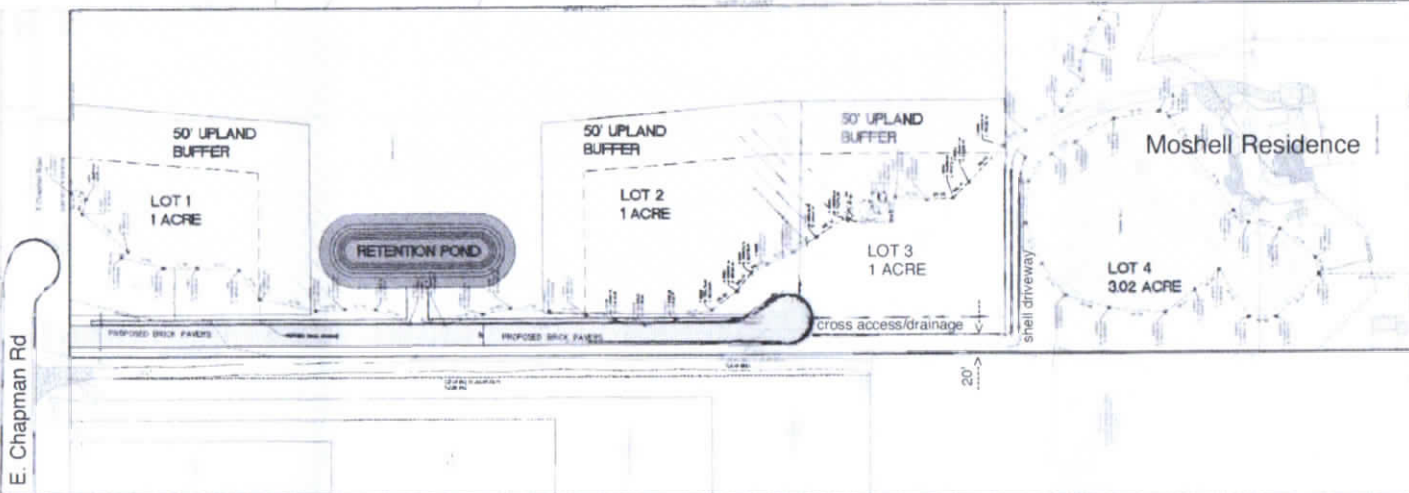
SITE LEGEND

SITE BOUNDARY LINE	---
CENTER LINE OF ROAD	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
CONSERVATION EASEMENT FOR UNDISTURBED WETLAND BUFFER	---
PROPOSED MET POND	■
PROPOSED BRICK PAVEMENT	■
SECTIONAL	S/W
LINEAR FEET	L'
SQUARE FEET	SF
HANDICAP PARKING	♿
HANDICAP	HC
TYPICAL	TYP
0' RADIUS	R0'
# PARKING SPACES	⓪

GENERAL NOTES

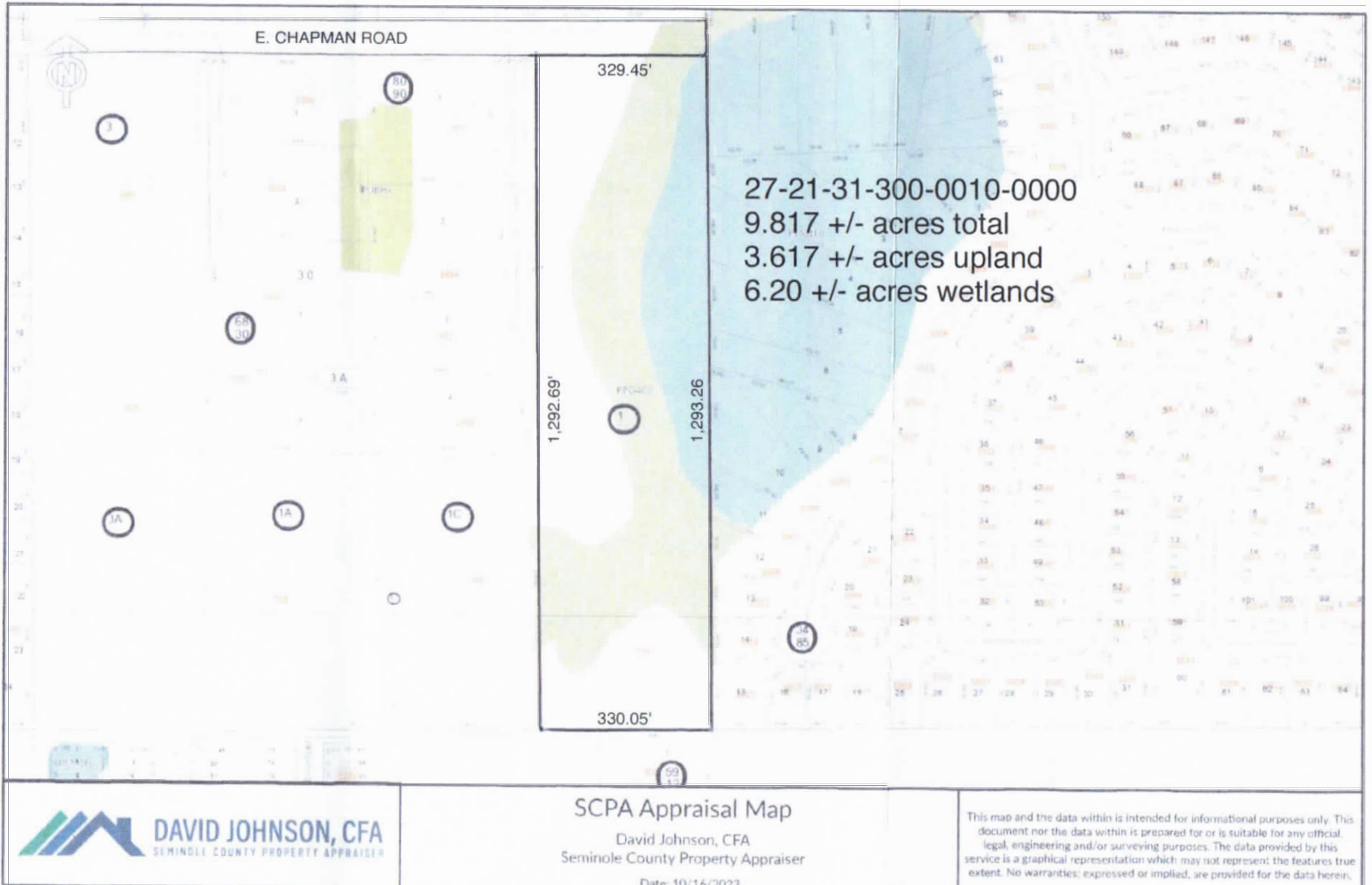
1. ALL CURB RADI TO BE 1' UNLESS OTHERWISE NOTED
2. ALL CURB TO BE 8" VERTICAL CURBING
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB

PROPOSED SITE PLAN



<p>JACK MIKE MOSHELL</p> <p>CivilCorp Engineering, Inc. 1000 W. Highway 101, Suite 101 Ft. Lauderdale, FL 33304 Phone: 954-344-1111 Fax: 954-344-1112 CivilCorp Engineering, Inc. is a member of the National Society of Professional Engineers, Inc.</p>		<p>Project No. 438-001</p> <p>Drawn By STA</p> <p>Date 5/9/2024</p>
<p>CHAPMAN RD SUBDIVISIONS 779 E CHAPMAN RD., OVIEDO, FL 32765</p>		<p>Project Name</p> <p>Sheet</p>
<p>SITE PLAN</p>		<p>Project Name</p> <p>Sheet</p>
<p>PROJECT NAME</p> <p>SHEET NAME</p>		<p>SHEET NO</p> <p>C-4</p>

EXISTING CONDITION SITE MAP



Property Record Card



Parcel: **27-21-31-300-0010-0000**
 Property Address: **779 E CHAPMAN RD OVIEDO, FL 32765**
 Owners: **MOSHELL, JACK M; MANN, CAROLE H**
 2024 Market Value \$1,252,140 Assessed Value \$785,802
 2023 Tax Bill \$9,621.92 Tax Savings with Exemptions \$6,634.61
 The 5 Bed/4.5 Bath Single Family property is 5,219 SF and a lot size of 9.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-300-0010-0000
Property Address	779 E CHAPMAN RD OVIEDO, FL 32765
Mailing Address	779 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2003)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$866,090	\$836,376
Depreciated Other Features	\$8,885	\$8,020
Land Value (Market)	\$377,165	\$377,165
Land Value Agriculture	\$0	\$0
Market Value	\$1,252,140	\$1,221,561
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$466,338	\$458,646
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$785,802	\$762,915

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,256.53
Tax Bill Amount	\$9,621.92
Tax Savings with Exemptions	\$6,634.61

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MOSHELL, JACK M - Tenancy by Entirety
 MANN, CAROLE H - Tenancy by Entirety

Legal Description

SEC 27 TWP 21S RGE 31E E 1/4 OF NE 1/4 OF
NE 1/4 (LESS N 33 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$785,802	\$50,000	\$735,802
Schools	\$785,802	\$25,000	\$760,802
FIRE	\$785,802	\$50,000	\$735,802
ROAD DISTRICT	\$785,802	\$50,000	\$735,802
SJWM(Saint Johns Water Management)	\$785,802	\$50,000	\$735,802

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$100	04036/1742	Vacant	No
WARRANTY DEED	1/1/2000	\$102,000	03791/0027	Vacant	Yes

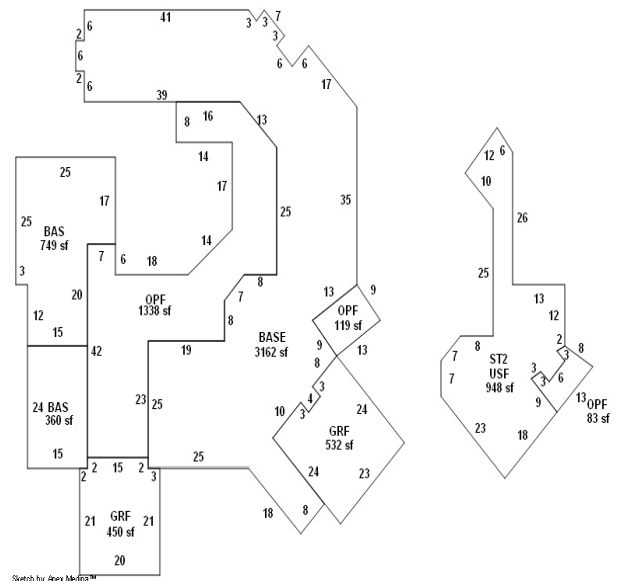
Land

Units	Rate	Assessed	Market
5.75 Acres	\$65,587/Acre	\$377,125	\$377,125
4 Acres	\$10/Acre	\$40	\$40

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	5
Bath	4.5
Fixtures	24
Base Area (ft ²)	3162
Total Area (ft ²)	7741
Constuction	CB/STUCCO FINISH
Replacement Cost	\$941,402
Assessed	\$866,090

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

BASE	360
BASE	749
GARAGE FINISHED	450
GARAGE FINISHED	532
OPEN PORCH FINISHED	1338
OPEN PORCH FINISHED	83
OPEN PORCH FINISHED	119
UPPER STORY FINISHED	948

Permits

Permit #	Description	Value	CO Date	Permit Date
05679	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-SINGLE FAMILY	\$6,971		4/12/2022
20405	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-	\$6,461		12/14/2020
04674	779 E CHAPMAN RD: WINDOW / DOOR REPLACEMENT-Replacing 1 Door Unit.	\$2,916		4/7/2020
04356	SOLAR INSTALL	\$44,699		4/13/2018
05377	MECHANICAL	\$4,537		7/17/2012
01394	SOLAR FOR POOL	\$7,850		2/25/2010
09097	ELECTRIC WIRING	\$0		9/1/2001
03395		\$473,150	5/13/2002	4/1/2001
00844	135 FT OF 5 FT CHAIN LINK FENCE	\$1,360		2/1/1996

Extra Features

Description	Year Built	Units	Cost	Assessed
PATIO 3	2002	1	\$6,000	\$2,850
SHED - NO VALUE	2002	3	\$0	\$0
FIREPLACE 2	2002	1	\$6,000	\$2,850
ACCESSORY BLDG 1	2006	1	\$2,500	\$1,000
PATIO 1	2010	1	\$1,100	\$743
HOME-SOLAR HEATER	2010	2	\$0	\$0
GAZEBO 2	2012	1	\$2,575	\$1,442
HOME-SOLAR POWER	2018	1	\$0	\$0

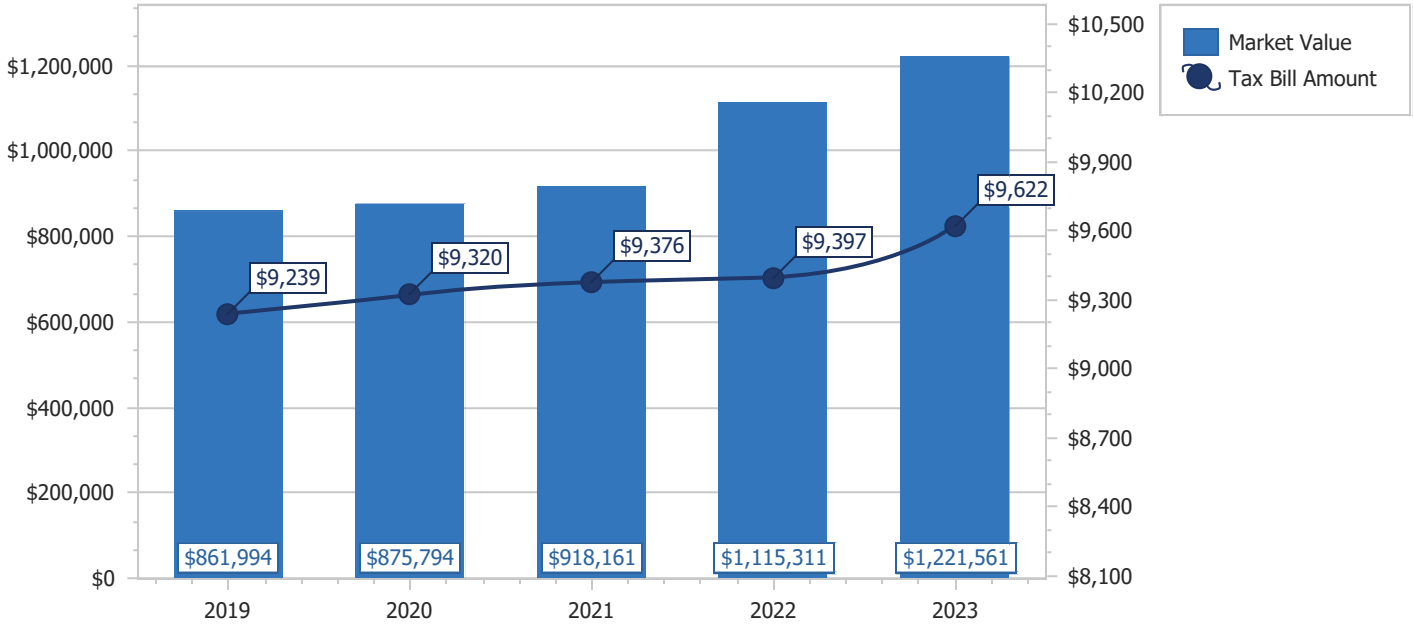
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
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 77

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2024 © Seminole County Property Appraiser

*

9/16/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT08:34:57

PROJ # 24-80000117

RECEIPT # 0261031

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
-----------------	-------	-------	-----

TOTAL FEES DUE.....:	50.00
----------------------	-------

AMOUNT RECEIVED.....:	50.00
-----------------------	-------

* DEPOSITS NON-REFUNDABLE *

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
----------------------	-------------------	-----

CHECK NUMBER.....: 000000002614

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: J MICHAEL MOSHELL

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE