



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

PROJ. #: 24-80000077
 Received & paid: 5/29/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: <u>Increase bed capacity - Morning Star</u>	
PARCEL ID #(S): <u>21-21-32-5CF-5200-0190</u>	
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	FUTURE LAND USE:

APPLICANT

NAME: <u>ROSELINE CLERGE</u>	COMPANY: <u>BRIGHT MORNING STAR</u>
ADDRESS: <u>638 White CRANE Court</u>	
CITY: <u>Chuluota</u>	STATE: <u>FL</u> ZIP: <u>32766</u>
PHONE: <u>(407) 483-2546</u>	EMAIL: <u>Roselineclerge@gmail.com</u>

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: The reason for this request is to increase my license from six to eight residents.

STAFF USE ONLY

COMMENTS DUE: <u>6/7</u>	COM DOC DUE: <u>6/13</u>	DRC MEETING: <u>6/19</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-3</u>	FLU: <u>HDR</u>	LOCATION: <u>on the north side of 7th St, west of S CR 419</u>
W/S: <u>FL Govt</u>	BCC: <u>1: Dallari</u>	

Presently I am licensed for ^{MAY/29/2024} Six Beds. The reason for this request is to increase my license from six beds to eight beds.

Bright Morning STAR ALF, INC has two double rooms and four Private rooms.

→ Roseline Gerge

* * * * *

C E R T I F I C A T E O F O C C U P A N C Y

P E R M A N E N T

Issue Date 6/03/22

Parcel Number 21-21-32-5CF-5200-0190

Property Address 130 W 7TH ST
CHULUOTA FL 327660000

Subdivision Name NORTH CHULUOTA

Legal Description

Property Zoning MULTIPLE FAMILY DWELLING

Owner CLERGE, ROSELINE C
CHULUOTA, FL 32766

Contractor OWNER/BUILDER

Application number 20-00000788 000 000

Description of Work ALTERATION COMMERCIAL

Construction type MUST BE UPDATED

Occupancy type MUST BE UPDATED


Occupancy load

Flood Zone

In accordance with this Certificate of Occupancy, all inspections for compliance with Florida Building Code for occupancy and use have been performed and approved.

If the construction project was permitted and built under the owner /builder contractor exemption of Florida state statute 489.103. Refer to state statute regarding limitations on renting, lease or sale of this property.

Approved



Building Official /
Acting Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

Property Record Card



Parcel 21-21-32-5CF-5200-0190

Property Address 130 W 7TH ST CHULUOTA, FL 32766

Parcel Location

Site View



2121325CF52000190 02/01/2022

Parcel Information

Value Summary

Parcel	21-21-32-5CF-5200-0190
Owner(s)	CLERGE, ROSELINE C
Property Address	130 W 7TH ST CHULUOTA, FL 32766
Mailing	130 W 7TH ST CHULUOTA, FL 32766-9070
Subdivision Name	NORTH CHULUOTA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0802-MULTI FAMILY 2 UNITS
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$155,706	\$144,004
Depreciated Other Features	\$400	\$400
Land Value (Market)	\$105,369	\$86,211
Land Value Agriculture		
Just/Market Value	\$261,475	\$230,615
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$63,654	\$50,778
P&G Adjustment	\$0	\$0
Assessed Value	\$197,821	\$179,837

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$3,069.02	2023 Tax Savings with Non-Hx Cap	\$402.67
2023 Tax Bill Amount	\$2,666.35		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 19 + W 1/2 OF LOT 20
BLK 52
NORTH CHULUOTA
PB 2 PGS 54 TO 58

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$197,821	\$0	\$197,821
SJWM(Saint Johns Water Management)	\$197,821	\$0	\$197,821
FIRE	\$197,821	\$0	\$197,821
COUNTY GENERAL FUND	\$197,821	\$0	\$197,821
Schools	\$261,475	\$0	\$261,475

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/01/2007	06860	0598	\$250,000	Yes	Improved
CORRECTIVE DEED	04/01/2006	06209	1186	\$100	No	Improved
CORRECTIVE DEED	04/01/2006	06209	1185	\$100	No	Improved
WARRANTY DEED	02/01/2006	06209	1187	\$170,000	Yes	Improved
QUIT CLAIM DEED	07/01/2004	06134	0932	\$63,500	No	Improved
QUIT CLAIM DEED	12/01/2003	05119	0757	\$39,000	No	Improved
QUIT CLAIM DEED	01/01/2000	04055	1202	\$28,000	No	Improved
WARRANTY DEED	03/01/1989	02056	0687	\$60,000	Yes	Improved
WARRANTY DEED	08/01/1986	01757	1287	\$65,000	Yes	Improved
WARRANTY DEED	05/01/1984	01555	0361	\$100,000	No	Improved
CERTIFICATE OF TITLE	04/01/1984	01543	0448	\$172,500	No	Improved
WARRANTY DEED	07/01/1980	01287	1494	\$85,000	No	Improved
WARRANTY DEED	03/01/1978	01163	1652	\$70,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	93.00	150.00	0	\$1,100.00	\$105,369

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MULTI FAMILY < 10 UNITS	1960	3	2.0	6	1,386	2,594	2,226	CONC BLOCK	\$155,706	\$289,685	

Description	Area
UTILITY FINISHED	54.00
BASE	840.00
OPEN PORCH FINISHED	36.00
SCREEN PORCH FINISHED	96.00
SCREEN PORCH UNFINISHED	182.00

The floor plan diagram shows a large rectangular 'BASE' area (1386 SF) with several smaller attached areas. At the top left is a 'BAS' area (840 SF). To the right of the main base are 'SPU' (182 SF) and 'UTF' (54 SF) areas. At the bottom, there are 'SPF' (96 SF) areas. Dimensions are provided for various sections and the overall footprint.

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03735	28 X 30 FLORIDA ROOM PERMIT VOIDED	County	\$14,280		6/1/1991
00788	130 W 7TH ST: ALTERATION COMMERCIAL- [NORTH CHULUOTA]	County	\$100	6/3/2022	10/29/2020
05417	130 W 7TH ST: REROOF RESIDENTIAL- [NORTH CHULUOTA]	County	\$13,500		3/26/2021
02343	130 W 7TH ST: ELECTRICAL - COMMERCIAL-Duplex converted to ALF [NORTH CHULUOTA]	County	\$12,500		3/29/2021
09994	130 W 7TH ST: MECHANICAL - RESIDENTIAL-Single Building Home [NORTH CHULUOTA]	County	\$9,878		6/7/2021
03349	130 W 7TH ST: PLUMBING - RESIDENTIAL- [NORTH CHULUOTA]	County	\$1,593		3/3/2022

Other Features

Description	Year Built	Units	Value	New Cost
SHED	10/01/1991	1	\$400	\$1,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-3	High Density Residential	HDR	Multi-Family-13DU

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	MON/THU	THU	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	81

School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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5/29/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:59:13

PROJ # 24-80000077

RECEIPT # 0150243

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
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CHECK NUMBER.....: 000000000238

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: BRIGHT MORNING STAR

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