

PM: Joy



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

PROJ. #: 24-80000085

Received: 6/7/24

Paid: 6/11/24

### PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

#### APPLICATION FEE

PRE-APPLICATION

\$50.00

#### PROJECT

PROJECT NAME: Dalley Ranch Redevelopment

PARCEL ID #(S): 30-21-31-300-009D-0000

TOTAL ACREAGE: 12.17

BCC DISTRICT: seminole county 1: Dallari

ZONING: A-1

FUTURE LAND USE: n/a SE

#### APPLICANT

NAME: Justin Dalley

COMPANY:

ADDRESS: 4885 Gabriella Lane

CITY: Oviedo

STATE: FL

ZIP: 32705

PHONE: 407-500-4211

EMAIL: Justin@theactionchurch.com

#### 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: sub-divide over 12 acres into 5 total parcels with 1 dwelling per parcel

#### STAFF USE ONLY

COMMENTS DUE: 6/21

COM DOC DUE: 6/27

DRC MEETING: 7/3

PROPERTY APPRAISER SHEET    PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

W/S: Seminole County

BCC: 1: Dallari

on the south side of Gabriella Ln,  
east of Tuskawilla Rd

Agenda: 6/28

## Ryan, Heather

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**From:** Justin Dailey <justin@theactionchurch.com>  
**Sent:** Friday, June 7, 2024 1:29 PM  
**To:** eplandesk  
**Subject:** Pre-Application  
**Attachments:** Preapplication - Dailey Ranch.pdf; site map .png; 4885 Gabriella\_Property Subdivide.heic

**NOTICE:** This email was sent from someone outside of the Seminole County BCC Organization. Always use caution when opening attachments or clicking links from unknown senders or when receiving unexpected emails. If you believe this message is suspicious or malicious in nature, please use the Phish Alert Button to report it to the Information Technology Security Team or contact 311Support at [CSDSupport@seminolecountyfl.gov](mailto:CSDSupport@seminolecountyfl.gov)

Hello,

Please find attached my pre-application, site map, site of sketched proposal and detailed narrative down below.

Thank you!

—

We would like to take our 12 acre parcel and turn it into a “family compound”. We understand the zoning allows for one dwelling per acre. We would like to have 4 to 5 different parcels on the 12 acres for future development from family members or close relatives.



### Justin Dailey

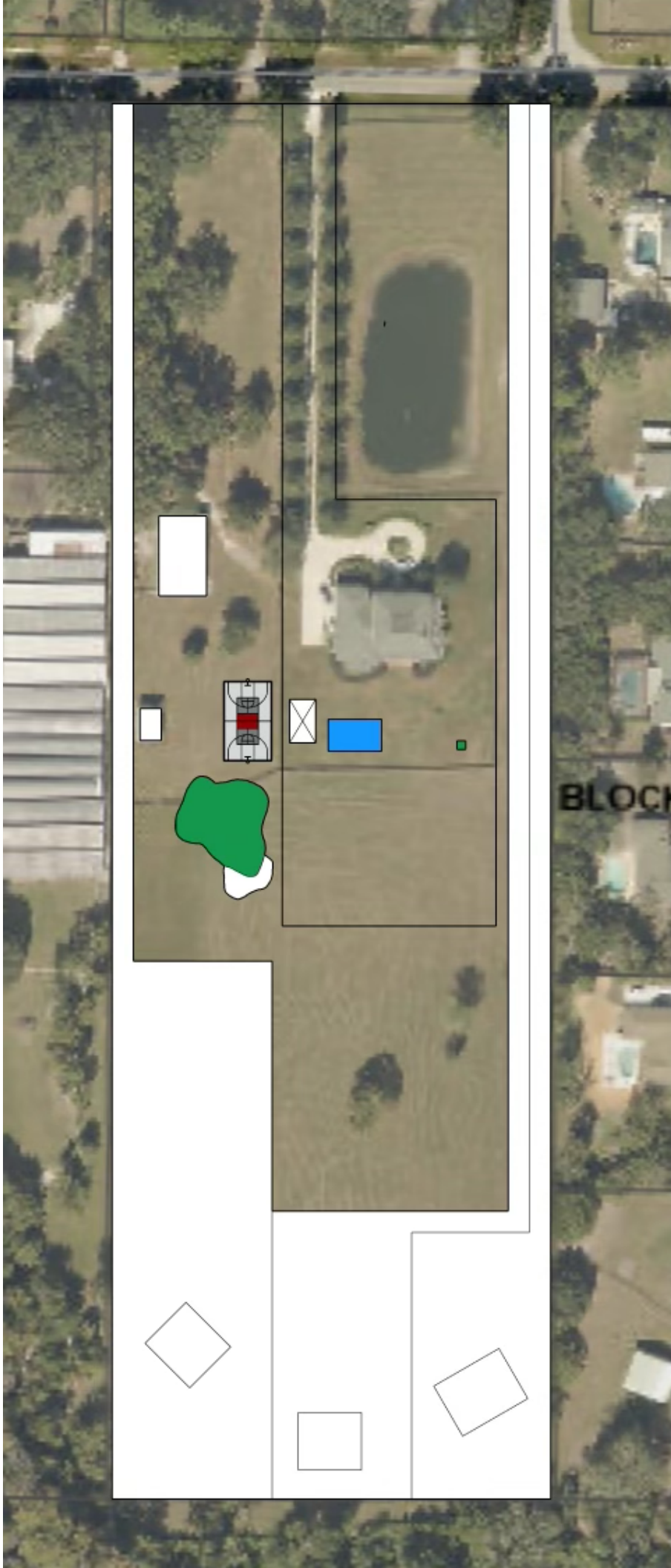
Lead Pastor  
407-965-2331

### Action Church

2035 Howell Branch Road  
Maitland, FL 32751  
[theactionchurch.com](http://theactionchurch.com)







# Property Record Card

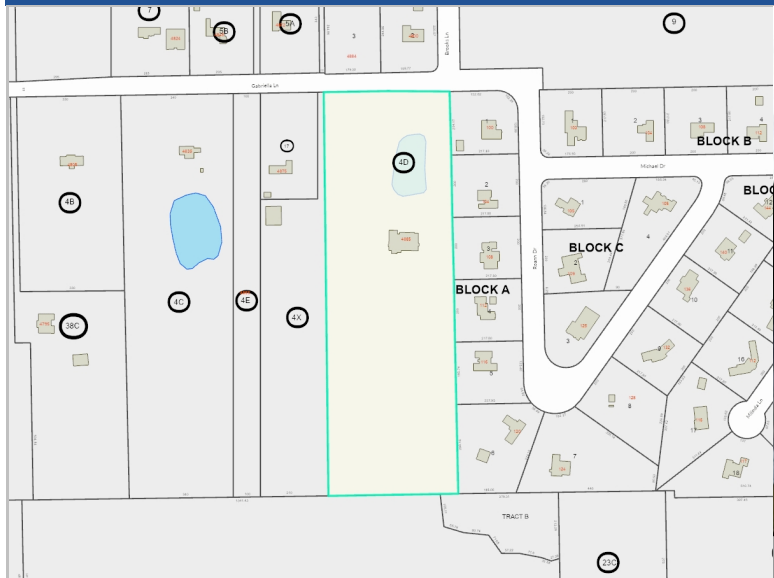


**Parcel** 30-21-31-300-004D-0000

**Property Address** 4885 GABRIELLA LN OVIEDO, FL 32765

## Parcel Location

## Site View



302131300004D0000 02/23/2022

## Parcel Information

## Value Summary

<b>Parcel</b>	30-21-31-300-004D-0000
<b>Owner(s)</b>	DAILEY, JUSTIN H - Tenancy by Entirety :25 DAILEY, GABRIELLA M - Tenants in Common :25 GUTIERREZ, CHRISTOPHER - Tenancy by Entirety :25 GUTIERREZ, MARIA R - Tenants in Common :25
<b>Property Address</b>	4885 GABRIELLA LN OVIEDO, FL 32765
<b>Mailing</b>	4885 GABRIELLA LN OVIEDO, FL 32765-8695
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(2024)
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	3	3
<b>Depreciated Building Value</b>	\$927,560	\$893,534
<b>Depreciated Other Features</b>	\$18,048	\$17,445
<b>Land Value (Market)</b>	\$1,399,550	\$1,375,210
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$2,345,158	\$2,286,189
<b>Portability Adjustment</b>	\$189,943	
<b>Save Our Homes Adjustment</b>		\$1,169,007
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$2,155,215	\$1,117,182

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions** \$30,424.60 **2023 Tax Savings with Exemptions** \$16,088.09  
**2023 Tax Bill Amount** \$14,336.51

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 30 TWP 21S RGE 31E  
SW 1/4 OF SW 1/4 (LESS W 980 FT & RD)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,155,215	\$50,000	\$2,105,215
SJWM(Saint Johns Water Management)	\$2,155,215	\$50,000	\$2,105,215
FIRE	\$2,155,215	\$50,000	\$2,105,215
COUNTY GENERAL FUND	\$2,155,215	\$50,000	\$2,105,215
Schools	\$2,155,215	\$25,000	\$2,130,215

## Sales

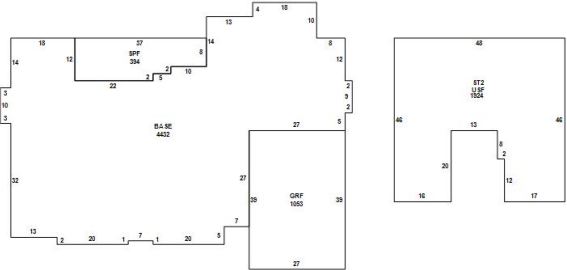
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/30/2023	10478	0915	\$2,650,000	Yes	Improved
WARRANTY DEED	04/01/2002	04368	0447	\$45,700	No	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			12.17	\$115,000.00	\$1,399,550

## Building Information

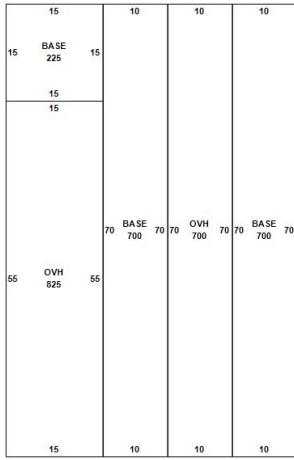
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area								
1	SINGLE FAMILY	2003	5	4.5	22	4,432	7,803	6,356	CB+BRICK COMBO	\$880,041	\$951,396	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>SCREEN PORCH FINISHED</td> <td style="text-align: right;">394.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">1053.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td style="text-align: right;">1924.00</td> </tr> </tbody> </table>	Description	Area	SCREEN PORCH FINISHED	394.00	GARAGE FINISHED	1053.00	UPPER STORY FINISHED	1924.00	
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Building 1 - Page 1

\*\* Year Built (Actual / Effective)

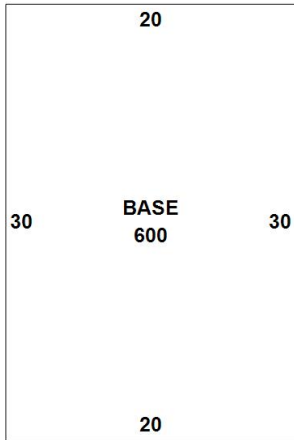
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area						
2	BARNS/SHEDS	1979	0	1.0	2	1,625	3,150	1,625	SIDING GRADE	\$38,439	\$50,578	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OVERHANG</td> <td style="text-align: right;">700.00</td> </tr> <tr> <td>OVERHANG</td> <td style="text-align: right;">825.00</td> </tr> </tbody> </table>	Description	Area	OVERHANG	700.00	OVERHANG	825.00	
Description	Area																		
OVERHANG	700.00																		
OVERHANG	825.00																		



Building 2 - Page 1

\*\* Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	BARNS/SHEDS	2002	0	0.0	0	600	600	600	SIDING GRADE 3	\$9,080	\$9,870	Description   Area



Building 3 - Page 1

\*\* Year Built (Actual / Effective)

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05907		County	\$720,000	7/3/2003	6/1/2002
08249	4885 GABRIELLA LN: EZ REROOF RESIDENTIAL-	County	\$41,338		5/7/2021

### Other Features

Description	Year Built	Units	Value	New Cost
PATIO 1	10/01/2003	1	\$550	\$1,100
FIREPLACE 2	10/01/2003	2	\$6,000	\$12,000
PATIO 3	10/01/2003	1	\$3,000	\$6,000
WALL DECORATIVE	10/01/2003	28	\$403	\$805
WATER FEATURE	10/01/2003	1	\$1,295	\$2,589
STANDBY GENERATOR 1	10/01/2015	1	\$6,800	\$10,000

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	TUE	NO SERVICE	WASTE PRO

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

## School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/11/2024 11:42:51 AM  
**Project:** 24-80000085  
**Credit Card Number:** 37\*\*\*\*\*1002  
**Authorization Number:** 259935  
**Transaction Number:** 110624039-FE633479-ACAF-4B4B-9F24-A27A5B4AC2BF  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50