

PM: Joy



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

PROJ. #: 24-80000076

Received: 5/22/24

Paid: 5/30/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 212 Dressage Cove Area Replat
PARCEL ID #(S): 35-21-32-3AK-003P-0000 /35-21-32-3AK-004E-0000
TOTAL ACREAGE: 38.89 BCC DISTRICT: Tax District 1
ZONING: A-5 FUTURE LAND USE: Rural SAc

APPLICANT

NAME: Margarita Delgado COMPANY:
ADDRESS: 212 Dressage Cove
CITY: Chulueta STATE: FL ZIP: 32766
PHONE: 407-760-0782 EMAIL: delgado316@aol.com

CONSULTANT

NAME: Vincent R. Russo COMPANY: American Engineering & Surveying
ADDRESS: 4250 Alaraya Trail #20138
CITY: Oviedo STATE: FL ZIP: 32765
PHONE: 407-732-1263 EMAIL: AmericanEngineer.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: Agricultural estate replat.
Each lot will stay greater than 5 acres w/private access.

STAFF USE ONLY

COMMENTS DUE: 6/7 COM DOC DUE: 6/13 DRC MEETING: 6/19
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: A-5 FLU: R5 LOCATION: on the south side of Dressage Cv,
west of Mills Creek Rd
W/S: N/A BCC: 1: Dallari

Agenda: 6/14

From: [PlanDesk](#)
To: [eplandesk](#)
Subject: FW: E plan submittal pre-submittal meeting request for proposed plat
Date: Tuesday, May 28, 2024 8:12:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: American Engineer <vincent@american-engineer.com>
Sent: Monday, May 27, 2024 11:37 PM
To: PlanDesk <PlanDesk@seminolecountyfl.gov>
Subject: Re: E plan submittal pre-submittal meeting request for proposed plat

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

Thank you,

For clarification, yes we are intending each new lot to have 1 single family home possible.

We are looking to get guidance from the county so I don't want to say too much because there might be a need to do a minor plat, lot split, or there might be a need to do a full subdivision plan, and I need the owners to see their options. Aside from subdividing the property and allowing new individual lots to be sold for a new single-family home, there's really not a lot more that they are interested or aware of that they need to do.

Each lot will have well and septic. Each lot will have ingress and egress and utility access through a shared private access road to be platted, if that is acceptable. We need guidance on that and the needed roadway easement width and pavement width, or can it remain unpaved if it is private?

The purpose of the meeting is to receive guidance from the County as to if this lot configuration will be allowed and the needed requirements to meet. The owner may be willing to put some of the areas in the flood zone into permanent conservation easements. Each proposed lot should also have enough upland area, not in a flood zone or having wetlands, to build a house, meeting all setbacks.

Each proposed lot will be greater than 5 acres for the current A-5 zoning.

Vincent Peluso, P.E., MBA, M.E.
American Engineering and Surveying, Inc.
[4250 Alafaya Trail](#)
[Suite 212138](#)
[Oviedo, FL 32765](#)
[407-732-1263](#)
Vincent@American-Engineer.com

On May 24, 2024, at 10:38 AM, PlanDesk <PlanDesk@seminolecountyfl.gov> wrote:

It just needs to be detailed for all the other departments to review. Tell us what you are wanting to

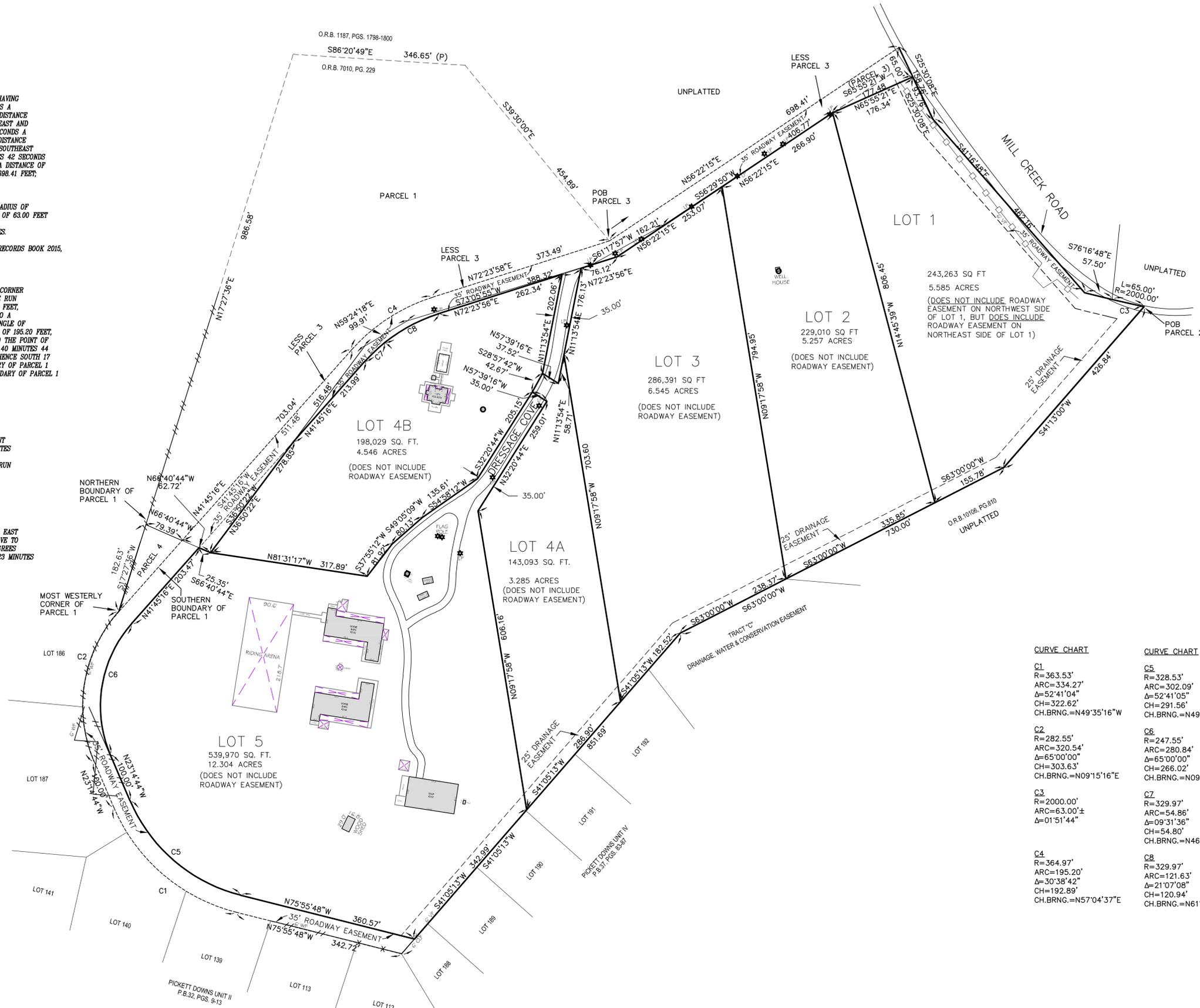
PROPOSED LEGAL DESCRIPTION:

PARCEL 2
 PARCEL 49, LAKE PICKETT ESTATES, DESCRIBED AS:
 BEGINNING AT A POINT 2587.95 FEET NORTH AND 2546.01 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN SOUTH 41 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 426.84 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 730.00 FEET; THENCE SOUTH 41 DEGREES 05 MINUTES 13 SECONDS WEST A DISTANCE OF 851.69 FEET; THENCE NORTH 75 DEGREES 55 MINUTES 48 SECONDS WEST A DISTANCE OF 342.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 363.53 FEET AND A CENTRAL ANGLE OF 52 DEGREES 41 MINUTES 04 SECONDS A DISTANCE OF 384.27 FEET; THENCE NORTH 23 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 282.55 FEET AND A CENTRAL ANGLE 65 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 320.54 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 703.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS A DISTANCE OF 195.20 FEET; THENCE NORTH 72 DEGREES 23 MINUTES 58 SECONDS EAST A DISTANCE OF 373.49 FEET; THENCE NORTH 56 DEGREES 22 MINUTES 15 SECONDS EAST A DISTANCE OF 698.41 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 08 SECONDS EAST A DISTANCE OF 158.76 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 462.16 FEET; THENCE SOUTH 76 DEGREES 16 MINUTES 48 SECONDS EAST A DISTANCE OF 57.50 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,000 FEET AND A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 44 SECONDS A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING. CONTAINING 40.3 ACRES MORE OR LESS.
 AN EASEMENT 25 FEET WIDE IS RESERVED FOR DRAINAGE ALONG THE FIRST THREE COURSES.
 AN EASEMENT 35 FEET WIDE IS RESERVED FOR ROADWAY ALONG ALL THE OTHER COURSES.
 TOGETHER WITH LAKE PICKETT ESTATES PHASE II ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2015, PAGE 0790, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

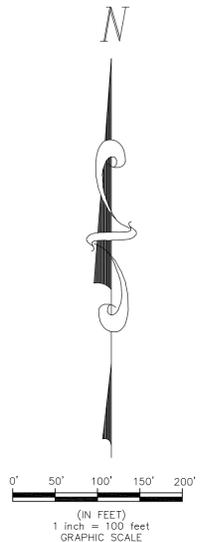
PARCEL 4
 A PORTION OF PARCEL 1 DESCRIBED AS:
 COMMENCE AT A POINT 2209.48 FEET SOUTH AND 1449.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN ALONG BOUNDARY OF PARCEL 1 SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST 454.89 FEET; THENCE SOUTH 72 DEGREES 23 MINUTES 58 SECONDS WEST A DISTANCE OF 373.49 FEET TO A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS; THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 195.20 FEET; THENCE SOUTH 41 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 511.48 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SOUTHERN BOUNDARY OF PARCEL 1, RUN NORTH 66 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 79.39 FEET TO THE NORTHERN BOUNDARY OF PARCEL 1; THENCE SOUTH 17 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 182.63 FEET ALONG THE BOUNDARY OF PARCEL 1 TO THE MOST WESTERLY CORNER OF PARCEL 1; THENCE NORTHEASTERLY, ALONG THE BOUNDARY OF PARCEL 1 BACK TO THE POINT OF BEGINNING.

LESS:
PARCEL 3
 A PORTION OF PARCEL 2 DESCRIBED AS:
 COMMENCE AT A POINT 2209.48 FEET SOUTH AND 1449.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST 454.89 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF PARCEL 2, NORTH 56 DEGREES 22 MINUTES 15 SECONDS EAST, A DISTANCE OF 698.41 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 08 SECONDS EAST A DISTANCE OF 65.00 FEET; THENCE LEAVING BOUNDARY OF PARCEL 2 RUN SOUTH 65 DEGREES 55 MINUTES 21 SECONDS WEST A DISTANCE OF 177.48 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 406.97 FEET; THENCE SOUTH 61 DEGREES 17 MINUTES 57 SECONDS WEST A DISTANCE OF 182.21 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 55 SECONDS WEST A DISTANCE OF 388.32 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 99.91 FEET; THENCE SOUTH 36 DEGREES 50 MINUTES 22 SECONDS WEST A DISTANCE OF 516.48 FEET; THENCE NORTH 66 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 62.72 FEET; ADJOINING THE BOUNDARY OF PARCEL 2 RUN NORTH 41 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 511.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS, A DISTANCE OF 195.20 FEET; THENCE RUN NORTH 72 DEGREES 23 MINUTES 58 SECONDS EAST A DISTANCE OF 373.49 FEET BACK TO THE POINT OF BEGINNING.

LESS:
PARCEL 3
 A PORTION OF PARCEL 2 DESCRIBED AS:
 COMMENCE AT A POINT 2209.48 FEET SOUTH AND 1449.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST 454.89 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF PARCEL 2, NORTH 56 DEGREES 22 MINUTES 15 SECONDS EAST, A DISTANCE OF 698.41 FEET; THENCE SOUTH 25 DEGREES 39 MINUTES 08 SECONDS EAST A DISTANCE OF 65.00 FEET; THENCE LEAVING BOUNDARY OF PARCEL 2 RUN SOUTH 65 DEGREES 55 MINUTES 21 SECONDS WEST A DISTANCE OF 177.48 FEET; THENCE SOUTH 58 DEGREES 29 MINUTES 50 SECONDS WEST A DISTANCE OF 406.97 FEET; THENCE SOUTH 61 DEGREES 17 MINUTES 57 SECONDS WEST A DISTANCE OF 182.21 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 55 SECONDS WEST A DISTANCE OF 388.32 FEET; THENCE SOUTH 59 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 99.91 FEET; THENCE SOUTH 36 DEGREES 50 MINUTES 22 SECONDS WEST A DISTANCE OF 516.48 FEET; THENCE NORTH 66 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 62.72 FEET; ADJOINING THE BOUNDARY OF PARCEL 2 RUN NORTH 41 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 511.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 364.97 FEET AND A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 42 SECONDS, A DISTANCE OF 195.20 FEET; THENCE RUN NORTH 72 DEGREES 23 MINUTES 58 SECONDS EAST A DISTANCE OF 373.49 FEET BACK TO THE POINT OF BEGINNING.



CURVE CHART		CURVE CHART	
C1	R=363.53' ARC=334.27' Δ=52°41'04" CH=322.62' CH.BRNG.=N49°35'16"W	C5	R=328.53' ARC=302.09' Δ=52°41'05" CH=291.56' CH.BRNG.=N49°35'16"W
C2	R=282.55' ARC=320.54' Δ=65°00'00" CH=303.63' CH.BRNG.=N09°15'16"E	C6	R=247.55' ARC=280.84' Δ=65°00'00" CH=266.02' CH.BRNG.=N09°15'16"E
C3	R=2000.00' ARC=63.00'± Δ=01°51'44"	C7	R=329.97' ARC=54.86' Δ=09°31'36" CH=54.80' CH.BRNG.=N46°31'03"E
C4	R=364.97' ARC=195.20' Δ=30°38'42" CH=192.89' CH.BRNG.=N57°04'37"E	C8	R=329.97' ARC=121.63' Δ=21°07'08" CH=120.94' CH.BRNG.=N61°50'25"E



Parcel Number or Owner's



1 of 2

Parcel: 25-21-32-34K-003P-0000

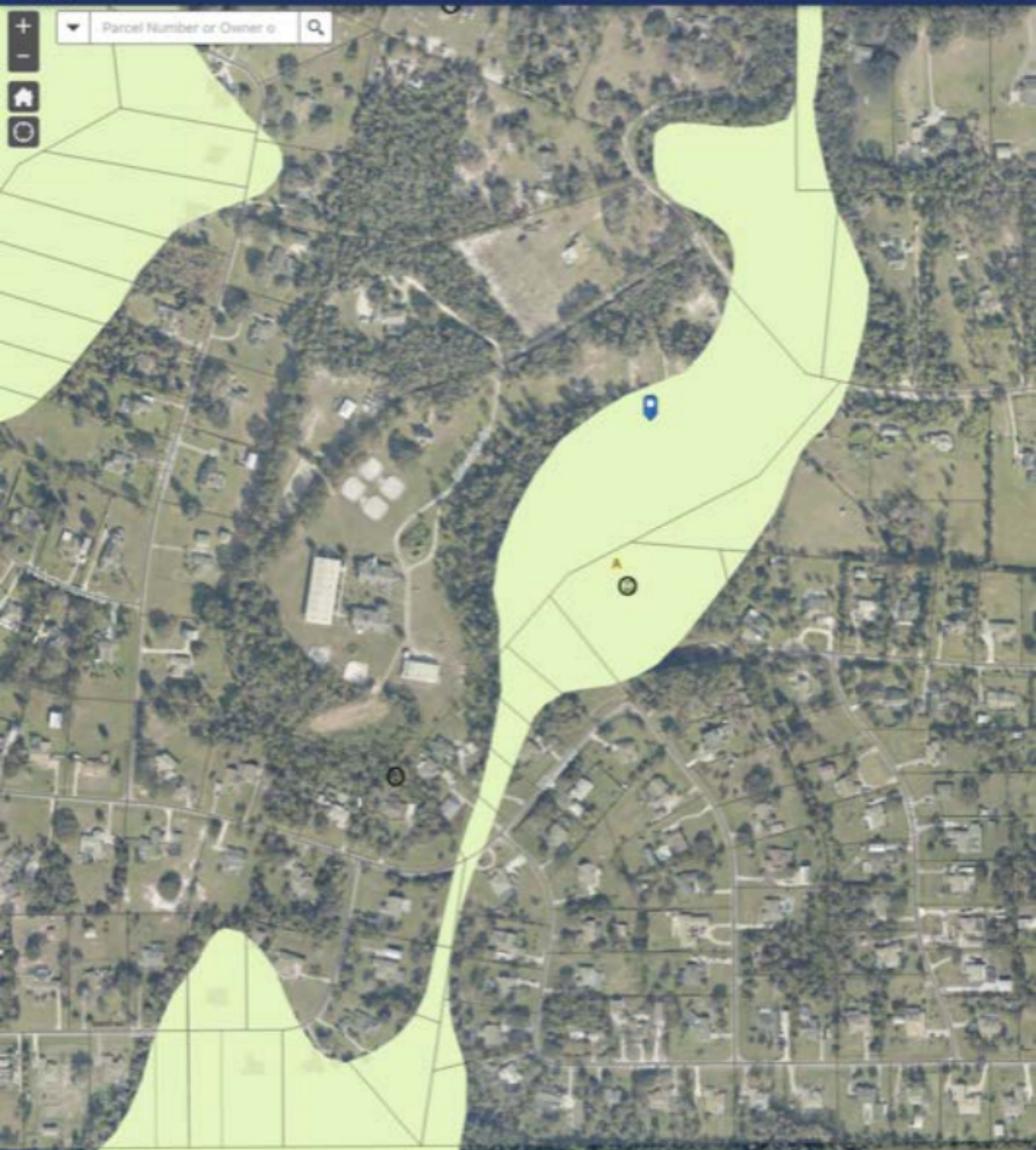
Parcel Information



Property Type: Residential
Facility Name:
Owner Name: DELGADO,
MARGARITA

[View Map](#)

Parcel Number or Owner o 



0 150 300ft
+1 -81.090 28.678 Degrees

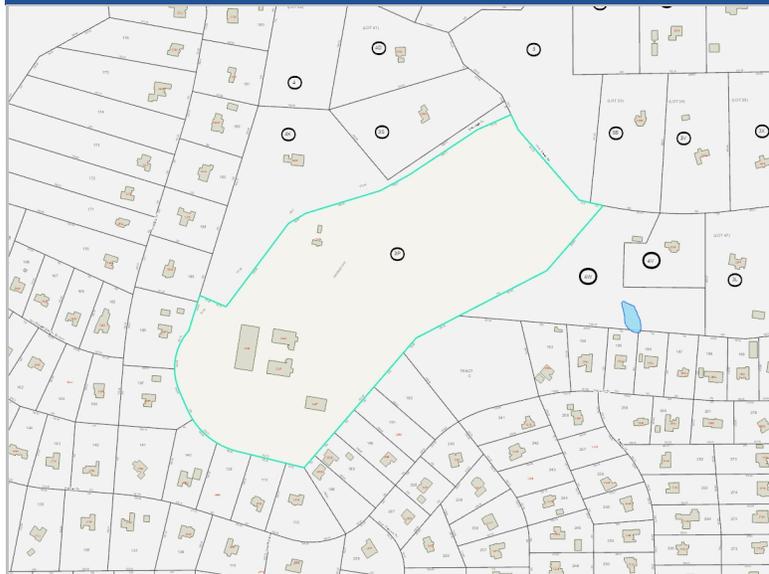
Property Record Card



Parcel 35-21-32-3AK-003P-0000

Property Address 2121 DRESSAGE CV CHULUOTA, FL 32766

Parcel Location



Site View



3521323AK003P0000 06/07/2022

Parcel Information

Parcel	35-21-32-3AK-003P-0000
Owner(s)	DELGADO, MARGARITA
Property Address	2121 DRESSAGE CV CHULUOTA, FL 32766
Mailing	2121 DRESSAGE CV CHULUOTA, FL 32766-8006
Subdivision Name	LAKE PICKET ESTATES 5 ACRE DEVELOPMENT 48 PARCELS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2024)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Bldg Value	\$1,284,587	\$1,192,597
Depreciated EXFT Value	\$9,528	\$8,822
Land Value (Market)	\$719,465	\$719,465
Land Value Ag		\$27,025
Just/Market Value	\$2,013,580	\$1,920,884
Portability Adj		
Save Our Homes Adj	\$257,441	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$85,828
P&G Adj	\$0	\$0
Assessed Value	\$1,756,139	\$1,142,616

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$20,039.43** **2023 Tax Savings with Non-Hx Cap** **\$7,657.62**
2023 Tax Bill Amount **\$12,381.81**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 32E
 BEG 2587.95 FT N & 2546.01 FT W
 OF SE COR RUN S 41 DEG 13 MIN W
 426.84 FT S 63 DEG W 730 FT S
 41 DEG 5 MIN 13 SEC W 851.69 FT
 N 75 DEG 55 MIN 48 SEC W 342.72
 FT NWLY ON CURVE 334.27 FT N 23
 DEG 14 MIN 44 SEC W 100 FT NELY
 ON CURVE 320.54 FT N 41 DEG 45
 MIN 16 SEC E 703.04 FT NELY ON
 CURVE 195.2 FT N 72 DEG 23 MIN
 58 SEC E 373.49 FT N 56 DEG 22

MIN 15 SEC E 698.41 FT S 25 DEG
 30 MIN 8 SEC E 158.76 FT S 41
 DEG 16 MIN 48 SEC E 462.16 FT S
 76 DEG 16 MIN 48 SEC E 57.5 FT
 ELY ON CURVE 63 FT TO BEG (LESS
 FROM NW COR SEC RUN S 2209.48 FT E 1449 FT
 S 39 DEG 30 MIN E 454.89 FT TO POB RUN N 56 DEG 22 MIN 15 SEC E
 698.41 FT S 25 DEG 30 MIN 08 SEC E 65 FT S 65 DEG 55 MIN 21 SEC W
 172.48 FT S 56 DEG 29 MIN 50 SEC W 406.77 FT S 61 DEG 17 MIN 57 SEC W
 162.21 FT S 73 DEG 05 MIN 55 SEC W 388.32 FT S 59 DEG 24 MIN 18 SEC W
 99.91 FT S 36 DEG 50 MIN 22 SEC W 516.48 FT N 66 DEG 40 MIN 44 SEC W
 62.72 FT N 41 DEG 45 MIN 16 SEC E 511.48 FT NELY ALONG CURVE 195.2 FT
 N 72 DEG 23 MIN 58 SEC E 373.49 FT TO BEG)
 & FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E
 454.89 FT S 72 DEG 23 MIN 58 SEC W 373.49 FT SLY ALONG CURVE 195.2 FT
 S 41 DEG 45 MIN 16 SEC W 511.48 FT TO POB RUN N 66 DEG 40 MIN 44 SEC W 79.39 FT
 S 17 DEG 27 MIN 36 SEC W 182.63 FT N 41 DEG 45 MIN 16 SEC E 191.56 FT TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,756,139	\$50,000	\$1,706,139
SJWM(Saint Johns Water Management)	\$1,756,139	\$50,000	\$1,706,139
FIRE	\$1,756,139	\$50,000	\$1,706,139
COUNTY GENERAL FUND	\$1,756,139	\$50,000	\$1,706,139
Schools	\$1,756,139	\$25,000	\$1,731,139

Sales

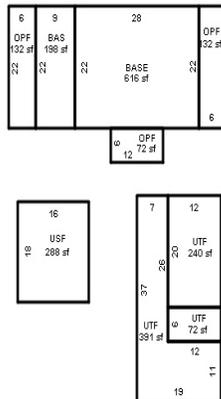
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/31/2023	10419	0103	\$2,000,000	Yes	Improved
WARRANTY DEED	03/31/2023	10419	0101	\$100	No	Vacant
SPECIAL WARRANTY DEED	10/01/2001	04205	1558	\$1,560,200	No	Improved
WARRANTY DEED	02/01/2000	03813	1002	\$395,000	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	\$18,500.00	\$18,500
ACREAGE			37.89	\$18,500.00	\$700,965

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	1984/2000	6	4.5	14	616	2,141	1,102	SIDING GRADE 3	\$149,354	\$164,125	Description	Area
												BASE	198.00
												OPEN PORCH FINISHED	132.00
												OPEN PORCH FINISHED	72.00
												OPEN PORCH FINISHED	132.00
												UTILITY FINISHED	240.00
												UTILITY FINISHED	391.00
												UTILITY FINISHED	72.00
												UPPER STORY FINISHED	288.00

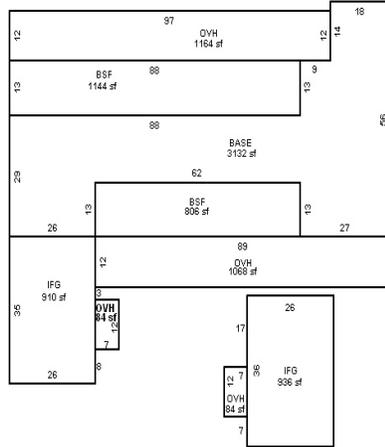


Sketch by Apex Medina™

Building 1 - Page 1

** Year Built (Actual / Effective)

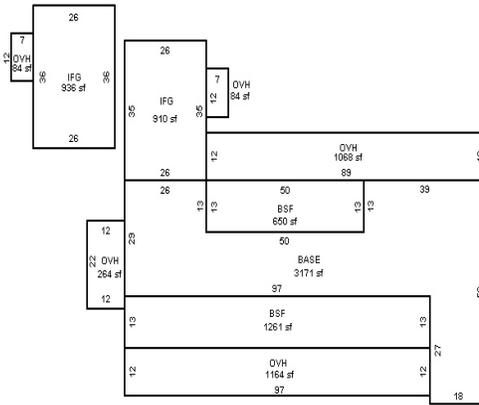
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	BARN/SHEDS	2002/2005	0	0.0	9	3,132	9,328	5,082	CB/STUCCO FINISH	\$416,240	\$445,177	Description	Area



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	BARN/SHEDS	2002/2005	0	0.0	13	3,171	9,592	5,082	CB/STUCCO FINISH	\$388,154	\$415,138	Description	Area



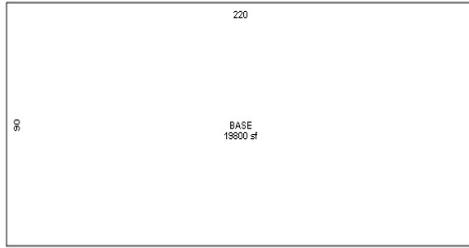
Building 3 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
4	BARN/SHEDS	2002/2005	0	0.0	0	19,800	19,800	19,800	UNFINISHED	\$233,825	\$286,902	Description	Area

OVERHANG	1164.00
BASE SEMI FINISHED	1144.00
INTERIOR FINISH GOOD	910.00
BASE SEMI FINISHED	806.00
OVERHANG	1068.00
OVERHANG	84.00
INTERIOR FINISH GOOD	936.00
OVERHANG	84.00

OVERHANG	1068.00
BASE SEMI FINISHED	650.00
INTERIOR FINISH GOOD	910.00
OVERHANG	84.00
BASE SEMI FINISHED	1261.00
OVERHANG	1164.00
OVERHANG	264.00
INTERIOR FINISH GOOD	936.00
OVERHANG	84.00

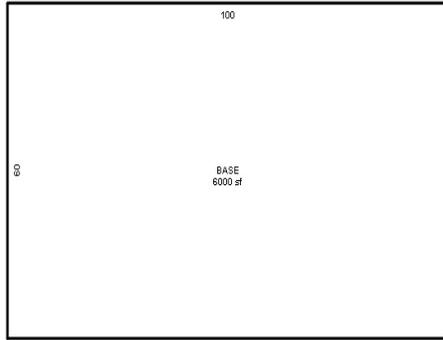


Sketch by Apex Medra™

Building 4 - 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	
5	BARN/SHEDS	2002/2005	0	0.0	0	6,000	6,000	6,000	CORRUGATED METAL	\$97,014	\$109,620	Description	Area



Sketch by Apex Medra™

Building 5 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
08129	2 STABLES - "A" & "B"; PAD PER PERMIT 2145 MILLS CREEK RD	County	\$536,844		8/1/2001
09370	RIDING ARENA; PAD PER PERMIT 2145 MILLS CREEK RD	County	\$59,500		10/1/2001
09374	METAL STORAGE BLDG; PAD PER PERMIT 2157 MILLS CREEK RD	County	\$42,500		10/1/2001
05097	REROOF	County	\$107,000		3/29/2018

Extra Features				
Description	Year Built	Units	Value	New Cost
FIREPLACE 2	06/01/1984	1	\$2,400	\$6,000
COMM: CARPORT	06/01/1999	240	\$774	\$1,934
PATIO 3	06/01/2002	1	\$2,850	\$6,000
IRON GATE	06/01/2005	100	\$1,586	\$2,884
GATE OPENER	06/01/2005	2	\$1,918	\$3,488

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	NA	NA	MON/THU	MON/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	82

School Information

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

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Property Record Card

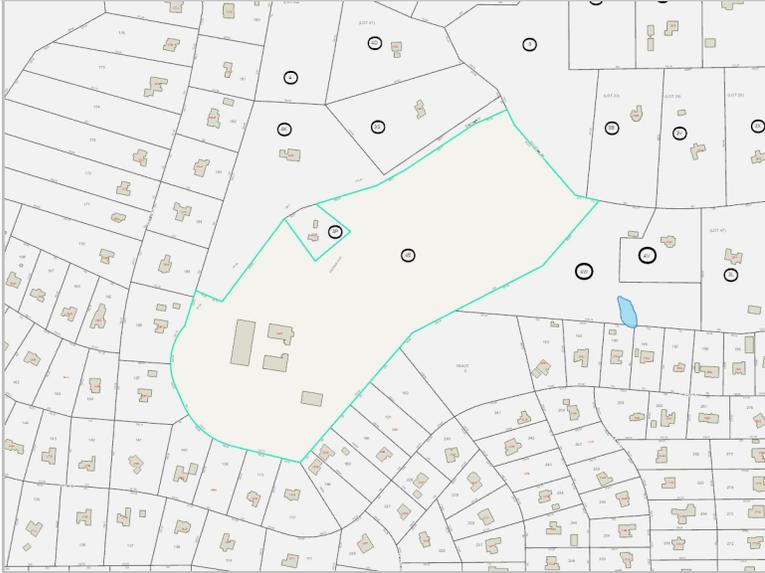


Parcel 35-21-32-3AK-004E-0000

Property Address 2145 DRESSAGE CV CHULUOTA, FL 32766

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	35-21-32-3AK-004E-0000
Owner(s)	DELGADO, MARGARITA
Property Address	2145 DRESSAGE CV CHULUOTA, FL 32766
Mailing	2121 DRESSAGE CV CHULUOTA, FL 32766-8006
Subdivision Name	LAKE PICKET ESTATES 5 ACRE DEVELOPMENT 48 PARCELS
Tax District	G1-AGRICULTURAL
DOR Use Code	6001-GRAZING LAND - IMPROVED - PARCEL HAS AN ADMIN HX CUT-OUT
Exemptions	None
AG Classification	Yes

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		\$0
Depreciated Other Features		\$0
Land Value (Market)	\$644,130	\$0
Land Value Agriculture	\$8,525	\$0
Just/Market Value	\$644,130	\$0
Portability Adjustment		\$0
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$8,525	\$0

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$0.00
2023 Tax Bill Amount	\$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 32E
 BEG 2587.95 FT N & 2546.01 FT W
 OF SE COR RUN S 41 DEG 13 MIN W
 426.84 FT S 63 DEG W 730 FT S
 41 DEG 5 MIN 13 SEC W 851.69 FT
 N 75 DEG 55 MIN 48 SEC W 342.72
 FT NWLY ON CURVE 334.27 FT N 23
 DEG 14 MIN 44 SEC W 100 FT NELY
 ON CURVE 320.54 FT N 41 DEG 45
 MIN 16 SEC E 703.04 FT NELY ON
 CURVE 195.2 FT N 72 DEG 23 MIN

58 SEC E 373.49 FT N 56 DEG 22
 MIN 15 SEC E 698.41 FT S 25 DEG
 30 MIN 8 SEC E 158.76 FT S 41
 DEG 16 MIN 48 SEC E 462.16 FT S
 76 DEG 16 MIN 48 SEC E 57.5 FT
 ELY ON CURVE 63 FT TO BEG (LESS
 FROM NW COR SEC RUN S 2209.48 FT E 1449 FT
 S 39 DEG 30 MIN E 454.89 FT TO POB RUN N 56 DEG 22 MIN 15 SEC E
 698.41 FT S 25 DEG 30 MIN 08 SEC E 65 FT S 65 DEG 55 MIN 21 SEC W
 172.48 FT S 56 DEG 29 MIN 50 SEC W 406.77 FT S 61 DEG 17 MIN 57 SEC W
 162.21 FT S 73 DEG 05 MIN 55 SEC W 388.32 FT S 59 DEG 24 MIN 18 SEC W
 99.91 FT S 36 DEG 50 MIN 22 SEC W 516.48 FT N 66 DEG 40 MIN 44 SEC W
 62.72 FT N 41 DEG 45 MIN 16 SEC E 511.48 FT NELY ALONG CURVE 195.2 FT
 N 72 DEG 23 MIN 58 SEC E 373.49 FT TO BEG)
 & FROM NW COR SEC RUN S 2209.48 FT E 1449 FT S 39 DEG 30 MIN E
 454.89 FT S 72 DEG 23 MIN 58 SEC W 373.49 FT SLY ALONG CURVE 195.2 FT
 S 41 DEG 45 MIN 16 SEC W 511.48 FT TO POB RUN N 66 DEG 40 MIN 44 SEC W 79.39 FT
 S 17 DEG 27 MIN 36 SEC W 182.63 FT N 41 DEG 45 MIN 16 SEC E 191.56 FT TO BEG
 (LESS 1 ACRE HOMESTEAD)

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
SJWM(Saint Johns Water Management)	\$8,525	\$0	\$8,525
COUNTY GENERAL FUND	\$8,525	\$0	\$8,525
Schools	\$8,525	\$0	\$8,525

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			37.89	\$17,000.00	\$8,525

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	NA	NA	NA	NA	NA	NA

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	82

School Information

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



**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: 5/30/2024 6:41:00 PM
Project: 24-80000076
Credit Card Number: 44*****8549
Authorization Number: 030455
Transaction Number: 300524C1B-44243FBF-1236-49B5-B73B-F954B5580F31
Total Fees Paid: 52.50

Fees Paid

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