



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

PROJ. #: 25-80000116
PM: Annie
REC'D: 10/23/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Alafaya Residential Rezone and Minor Plat

PARCEL ID #(S): 27-21-31-505-0000-011C

TOTAL ACREAGE: 1.14 acres

BCC DISTRICT: 1

ZONING: R-1AA

FUTURE LAND USE: LDR

APPLICANT

NAME: Stephen Ratcliff

COMPANY:

ADDRESS: 751 E. Chapman Road

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 407-496-5784

EMAIL: sratcliff@ratcliffproperties.com

CONSULTANT

NAME: Same as Owner

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Rezone property to R-1 for 70' minimum width lot requirement and split the property into 3 residential lots w/each lot over 1/4 acre.

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

STAFF USE ONLY

COMMENTS DUE: 10/31

COM DOC DUE: 11/6

DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AA

FLU: LDR

LOCATION:
on the west side of Alafaya Trl,
south of Beasley Rd

W/S: Seminole County

BCC: 1: Dallari

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

October 22, 2025

Dear Staff,

For reference, this parcel had a previous pre-application review (25-88800007) for a minor plat into 3 lots. This current pre-application review will show a change in the orientation of the lot boundaries and includes a request for a rezone.

Please see attached existing and proposed site plans along with a survey of a 1.14 acre parcel located directly on Alafaya Trail south of Beasley Road. The parcel is currently zoned R-1AA with a Low-Density Residential Land Use. My desire is to rezone the parcel to R-1 and split the parcel by minor plat into three (3) residential lots. The reason for the rezone to R-1 from R-1AA is to reduce the lot width requirement from 90' to 70'.

Current access to the parcel is through a recorded easement (BK 10210 PGS 620-626) to Beasley Road. The parcel also has a curb-cut onto SR 434 (Alafaya Trail), although this curb cut is not currently utilized. The Beasley Road access has been utilized since the home was built in 1984. The current address of the parcel is 111 Beasley Road.

With this request for property split utilizing the minor plat criteria, a 20' wide access to a public right of way is required for the Lot 3 shown on the Proposed site plan. This access meets the code requirement but will not be utilized for vehicular traffic between Alafaya Trail and Lot 3.

Access to Lot 1 and Lot 2 shown on the Proposed site plan will be through a cross-access easement located directly on an existing curb-cut onto SR 434 (Alafaya Trail). Lot 1 will also utilize the 20' wide recorded easement to Beasley Road. This additional access for Lot 1 will reduce the overall traffic impact from both lots fronting SR 434 (Alafaya Trail) to about 1.5 residences.

Seminole County water is located at the front of each lot. Each lot will be served by septic tank.

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

Thank you for your time,

Stephen J. Ratcliff

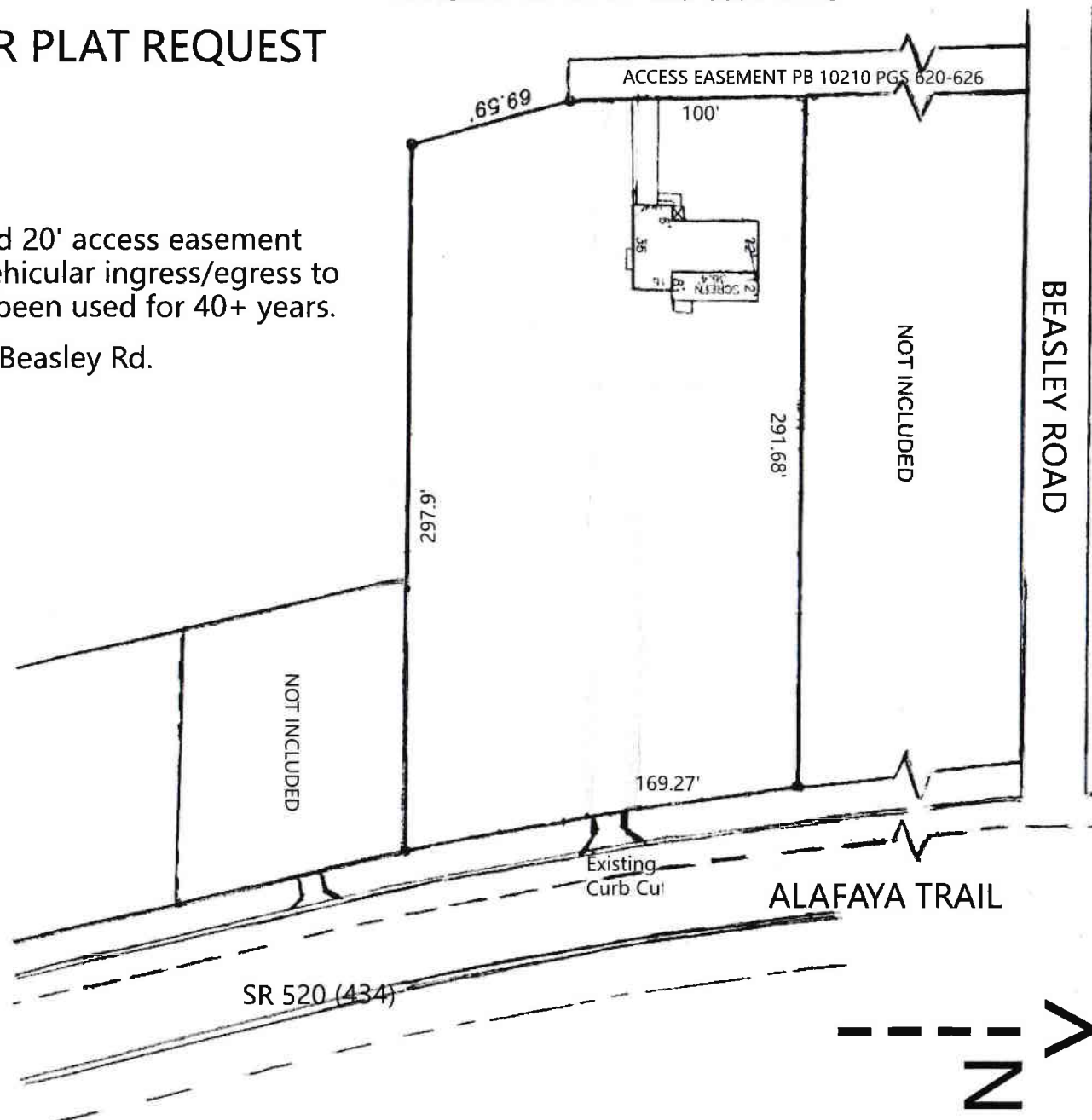
PARCEL # 27-21-31-505-0000-011C

REZONE AND MINOR PLAT REQUEST "EXISTING"

NOTES:

Parcel utilizes existing recorded 20' access easement (PB 10210 PGS 620-626) for vehicular ingress/egress to Beasley Road. This access has been used for 40+ years.

Parcel's current address is 111 Beasley Rd.



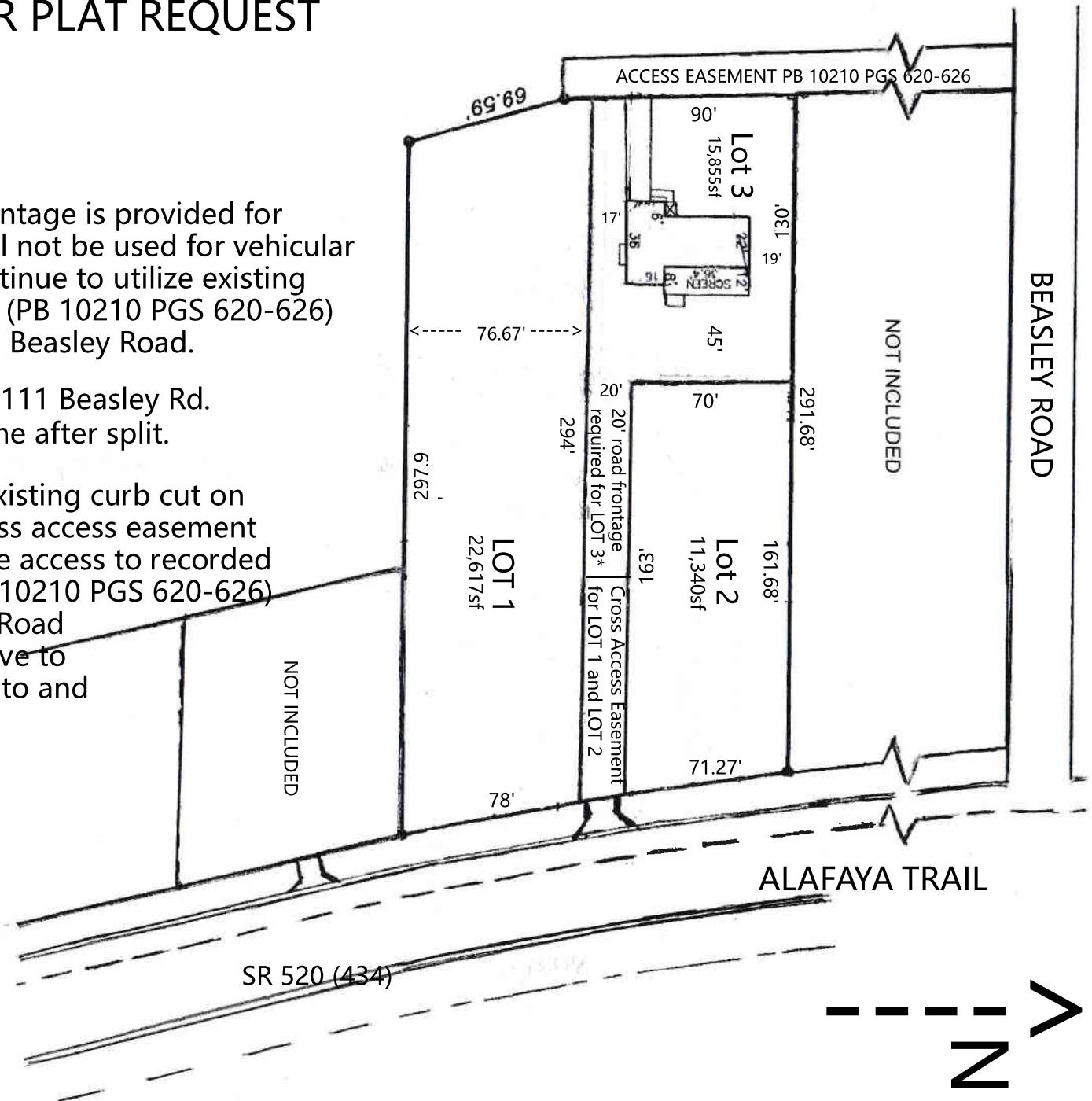
REZONE AND MINOR PLAT REQUEST "PROPOSED"

NOTES:

- * Per Requirement, 20' Road Frontage is provided for LOT 3. This 20' wide access will not be used for vehicular ingress/egress. LOT 3 will continue to utilize existing recorded 20' access easement (PB 10210 PGS 620-626) for vehicular ingress/egress to Beasley Road.

Lot 3 has a current address of 111 Beasley Rd.
Address would remain the same after split.

LOT 1 and LOT 2 shall utilize existing curb cut on SR 434 through a 20' wide cross access easement as shown. Lot 1 shall also have access to recorded 20' wide access easement (PB 10210 PGS 620-626) to Beasley Road. The Beasley Road access from LOT 1 will also serve to decrease vehicular movement to and from Alafaya Trail.



Property Record Card



Parcel: 27-21-31-505-0000-011C
 Property Address: 111 BEASLEY RD OVIEDO, FL 32765
 Owners: KAUFMANN, PAUL; STEPHEN J RATCLIFF REV TRUST
 2026 Market Value \$328,734 Assessed Value \$328,734 Taxable Value \$328,734
 2025 Tax Bill \$4,502.69

The 2 Bed/2 Bath Single Family property is 1,013 SF and a lot size of 1.13 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-505-0000-011C
Property Address	111 BEASLEY RD OVIEDO, FL 32765
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-6582
Subdivision	ALAFAYA TRAIL SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$137,005	\$138,739
Depreciated Other Features	\$3,900	\$2,600
Land Value (Market)	\$187,829	\$187,829
Land Value Agriculture	\$0	\$0
Just/Market Value	\$328,734	\$329,168
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	\$328,734	\$329,168

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,502.69
Tax Bill Amount	\$4,502.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

KAUFMANN, PAUL - Tenants in Common :50
 STEPHEN J RATCLIFF REV TRUST - Tenants in Common :50

Legal Description

BEG SE COR LOT 18 RUN W 325 FT N 19 DEG
20 MIN W 64.6 FT N 100 FT E 169.6 FT N 5.67
FT E 150 FT SLY ON WLY R/W S R 520 166.67 FT
TO BEG (LESS RD) ALAFAYA TRAIL SUBD PB 10
PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$328,734	\$0	\$328,734
Schools	\$328,734	\$0	\$328,734
FIRE	\$328,734	\$0	\$328,734
ROAD DISTRICT	\$328,734	\$0	\$328,734
SJWM(Saint Johns Water Management)	\$328,734	\$0	\$328,734

Sales

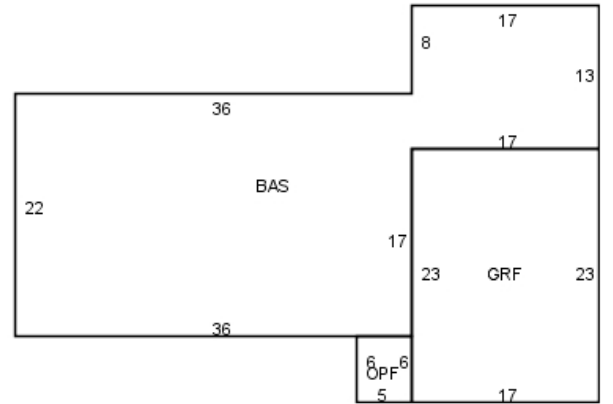
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/31/2021	\$325,000	09894/0185	Improved	Yes
QUIT CLAIM DEED	6/15/2020	\$100	09635/0847	Improved	No
WARRANTY DEED	2/1/1993	\$100	02544/1177	Improved	No
WARRANTY DEED	2/1/1992	\$24,900	02421/0952	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02421/0951	Improved	No

Land

Units	Rate	Assessed	Market
166 feet X 307 feet	\$775/Front Foot	\$187,829	\$187,829

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1013
Total Area (ft ²)	1434
Constuction	CONC BLOCK
Replacement Cost	\$173,424
Assessed	\$137,005

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	391
OPEN PORCH FINISHED	30

Permits				
Permit #	Description	Value	CO Date	Permit Date
17747	111 BEASLEY RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [ALAFAYA TRAIL SUBD]	\$7,620		10/21/2022
07952	2255 ALAFAYA TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY HOME [ALAFAYA TRAIL SUBD]	\$4,875		5/12/2021
14953	2255 ALAFAYA TRL: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [ALAFAYA TRAIL SUBD]	\$6,600		9/20/2020

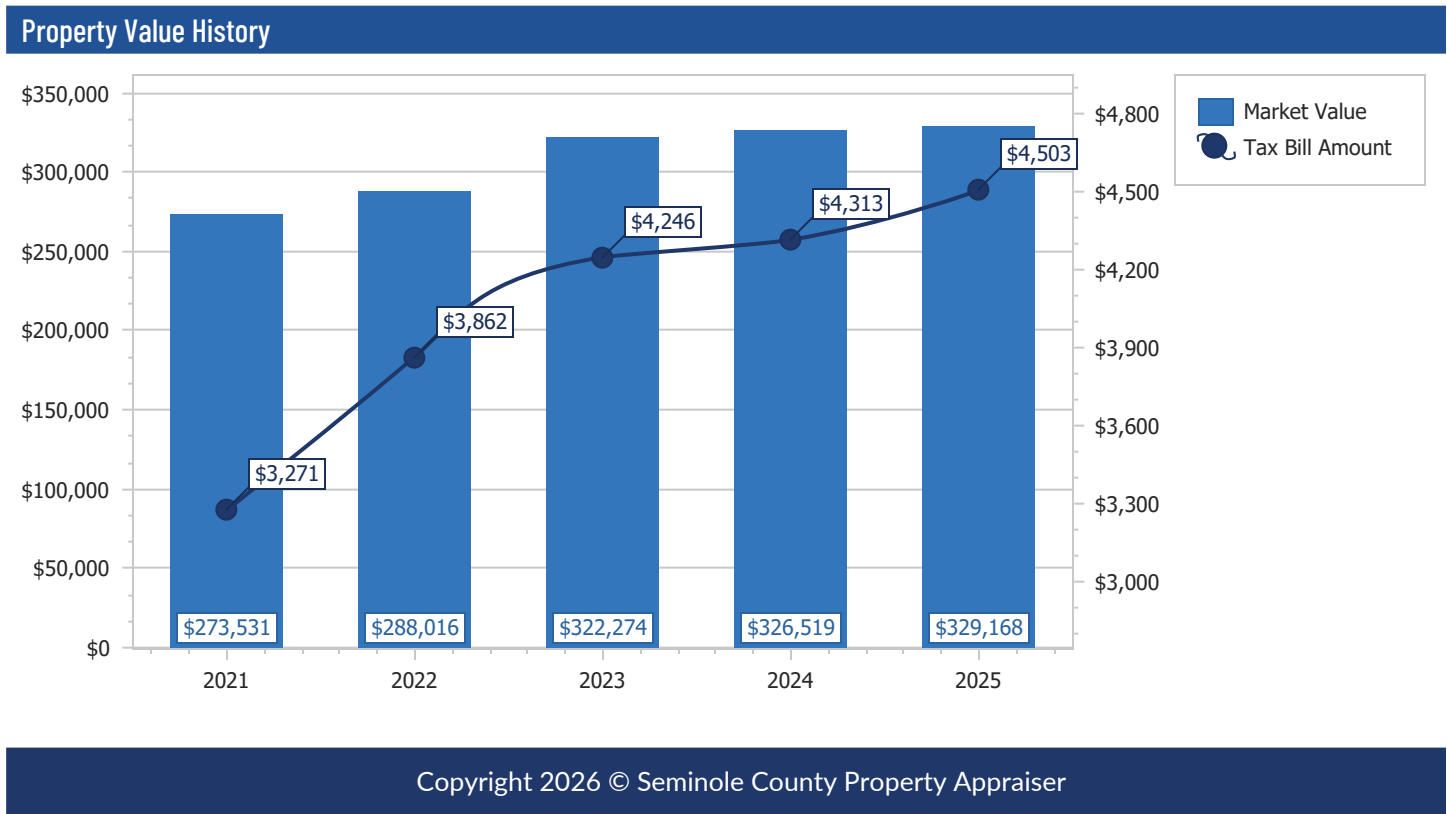
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1984	1	\$3,000	\$1,800
SCREEN PATIO 1	1987	1	\$3,500	\$2,100

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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 74

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



**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: 10/23/2025 8:36:22 AM
Project: 25-80000116
Credit Card Number: 48*****7319
Authorization Number: 087541
Transaction Number: 231025O3B-61C32B67-D5B6-481A-913C-2F07804E5B6F
Total Fees Paid: 52.50

Fees Paid

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