PM: Kaitlyn

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 24-80000058
Received: 4/9/24
Paid: 4/9/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION	$50.00

PROJECT

PROJECT NAME:	Mikler Estates		
PARCEL ID #(S):	16-21-31-5CA-0000-077A		
TOTAL ACREAGE:	19.751	BCC DISTRICT:	1: Dallari
ZONING:	A-1	FUTURE LAND USE:	Suburban Estates

APPLICANT

NAME:	Srinivasa Reddy Vanga	COMPANY:	
ADDRESS:	c/o 1850 N Alafaya Trl, Ste 1A		
CITY:	Orlando	STATE: FL	ZIP: 32826
PHONE:	443-865-5641	EMAIL:	srvanga12@gmail.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: ½ Acre or more Singe family Home Sub division.

STAFF USE ONLY

COMMENTS DUE: 4/19	COM DOC DUE: 4/25	DRC MEETING: 5/1
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the west side of Mikler Rd, south of Morning Star Pl
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 4/26

Parcel # 16-21-31-5CA-0000-077A
Legal Description: LOT 77 (LESS N 140 FT OF S 300 FT OF E 190 FT) SLAVIA COLONY COS SUBD PB 2 PG 71

Acreage: 19.751 Acre

Wetlands: 8.55 Acre

The applicant is trying to find out if the property can be re-zoned to PUD to accommodate Single Family Residences of Half Acres are more lot sizes. The future land use is Suburban Estates. There are existing PUDs with similar density around the subject property and would like to know if that is possible if not what is maximum allowable density (Dwellings per Acre).

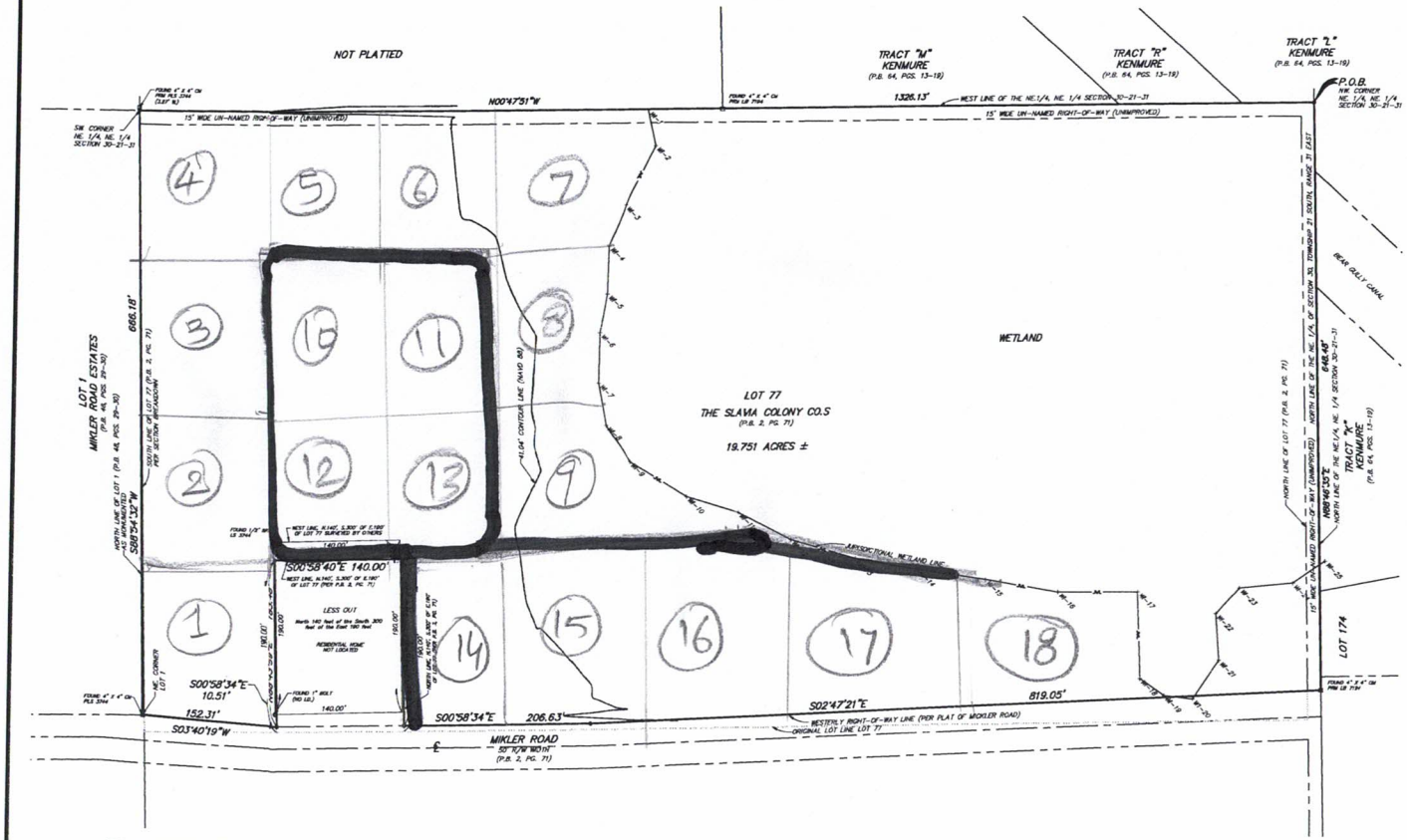
Need to see the possibility to change the zoning from A-1 to PUD to accommodate the request.

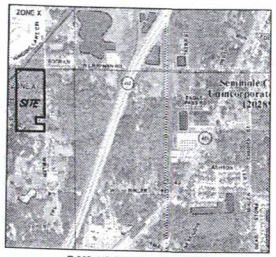
Requester

Srinivasa Reddy Vanga

443-865-5641

Srvanga12@gmail.com





FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 12117C0190
NOT TO SCALE

LEGAL DESCRIPTION

LOT 77, LESS THE NORTH 140 FEET OF THE SOUTH 300 FEET OF THE EAST 190 FEET AND THE UN-NAMED RIGHT-OF-WAYS (190 NORTH AND WEST OF SAID LOT 77 OF THE SLAVIA COLONY CO.'S SUBDIVISION AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE RUN NORTH 88°48'35" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 648.48 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MIKLER ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 02°47'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 819.05 FEET; THENCE RUN SOUTH 00°58'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 206.63 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTH 140 FEET OF THE SOUTH 300 OF THE EAST 190 OF SAID LOT 77; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 88°43'59" WEST, ALONG SAID NORTH LINE, 183.49 FEET; THENCE RUN SOUTH 00°58'40" EAST, 140.00 FEET; THENCE RUN NORTH 88°43'59" EAST, 183.48 FEET TO A POINT LYING ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF MIKLER ROAD; THENCE RUN SOUTH 00°58'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 10.51 FEET; THENCE RUN SOUTH 03°40'19" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 152.31 FEET TO THE NORTHEAST CORNER OF LOT 1, MIKLER ROAD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 29 AND 30 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°34'34" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 686.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN NORTH 00°47'51" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1326.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN THE CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA AND CONTAINS 19.751 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, DERIVED FROM FTK-GPS VALUES OBTAINED USING LENGEMANN OF FLORIDA'S L-NET NETWORK (NGS NAD 83 (NSRS2007)) BEING N88°48'35"E.

(4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) INTERIOR IMPROVEMENTS WERE NOT LOCATED.

(7) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0190C, MAP REVISED: SEPTEMBER 28, 2007.

THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.

(8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(9) THE CLASSIFICATION/USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK.
THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(10) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(11) THE DELINEATION OF THE WETLAND LINES DEPICTED HEREON IS BASED ON FIELD LOCATED MARKERS SET BY THOMSON ENVIRONMENTAL CONSULTING AND LOCATED IN THE FIELD BY THIS FIRM.

(12) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

(13) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

(14) NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THIS FIRM.

(15) THE ELEVATION CONTOUR LINE OF 41.04 REPRESENTS THE 100 YEAR FLOOD PLAIN CONTOUR BASED ON A FLOOD PLAIN STUDY EXHIBIT AS FURNISHED BY MADDEN ENGINEERING.

LEGEND

P.B.....PLAT BOOK
PG.....PAGE
P.O.B.....POINT OF BEGINNING
○.....SET 5/8" IRON REBAR WITH CAP LB # 7808, UNLESS OTHERWISE NOTED
CM.....CONCRETE MONUMENT
PRM.....PERMANENT REFERENCE MONUMENT
LB.....LICENSED BUSINESS
P.L.S.....PROFESSIONAL LAND SURVEYOR

ALTA/NSPS CERTIFICATION:
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,8, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON

"ALTA/NSPS LAND TITLE SURVEY"

DATE OF FIELD SURVEY: 07-15-2021

DATE	BY	REVISIONS

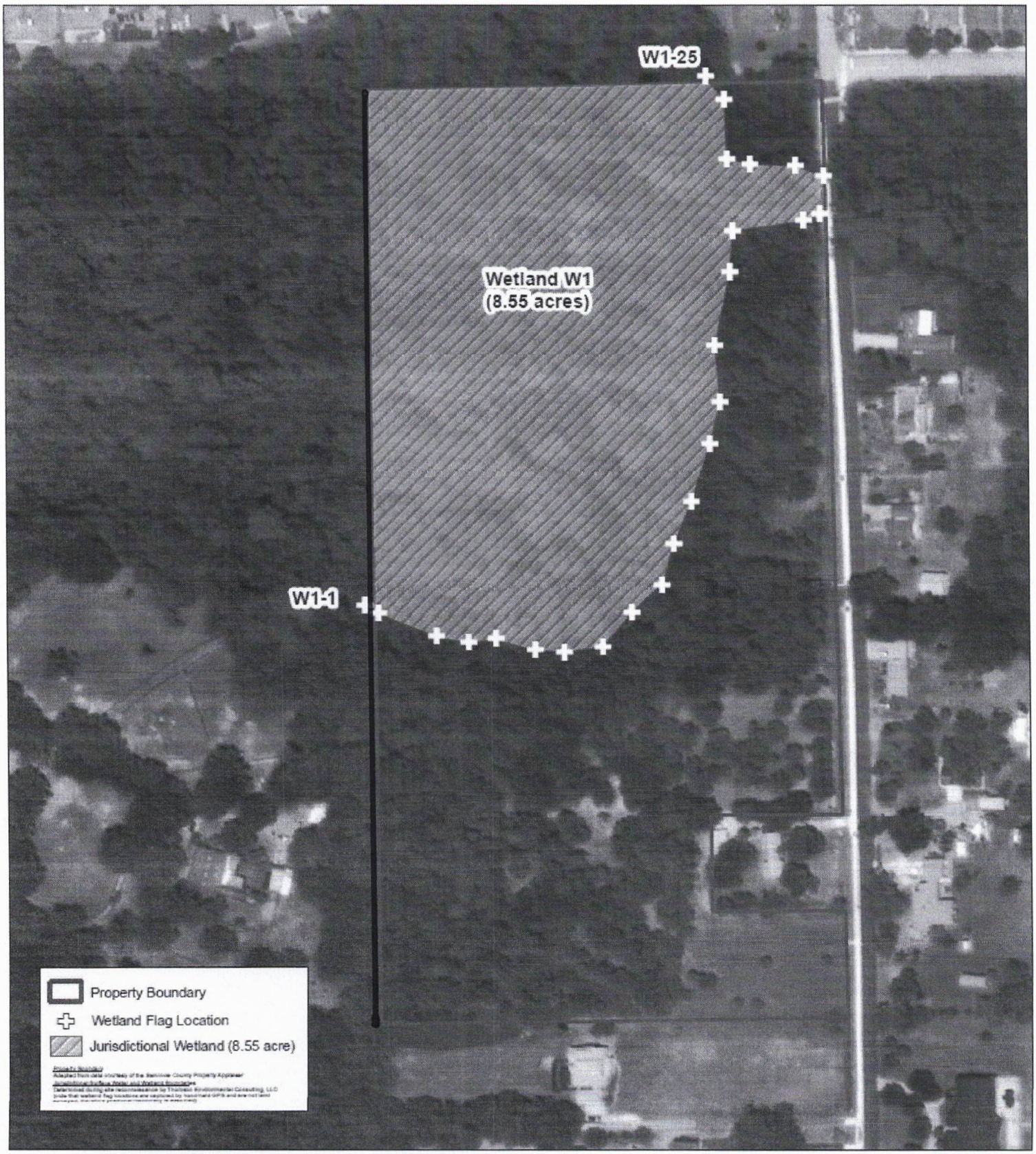
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4957
WWW.PECONLINE.COM dw@peconline.com

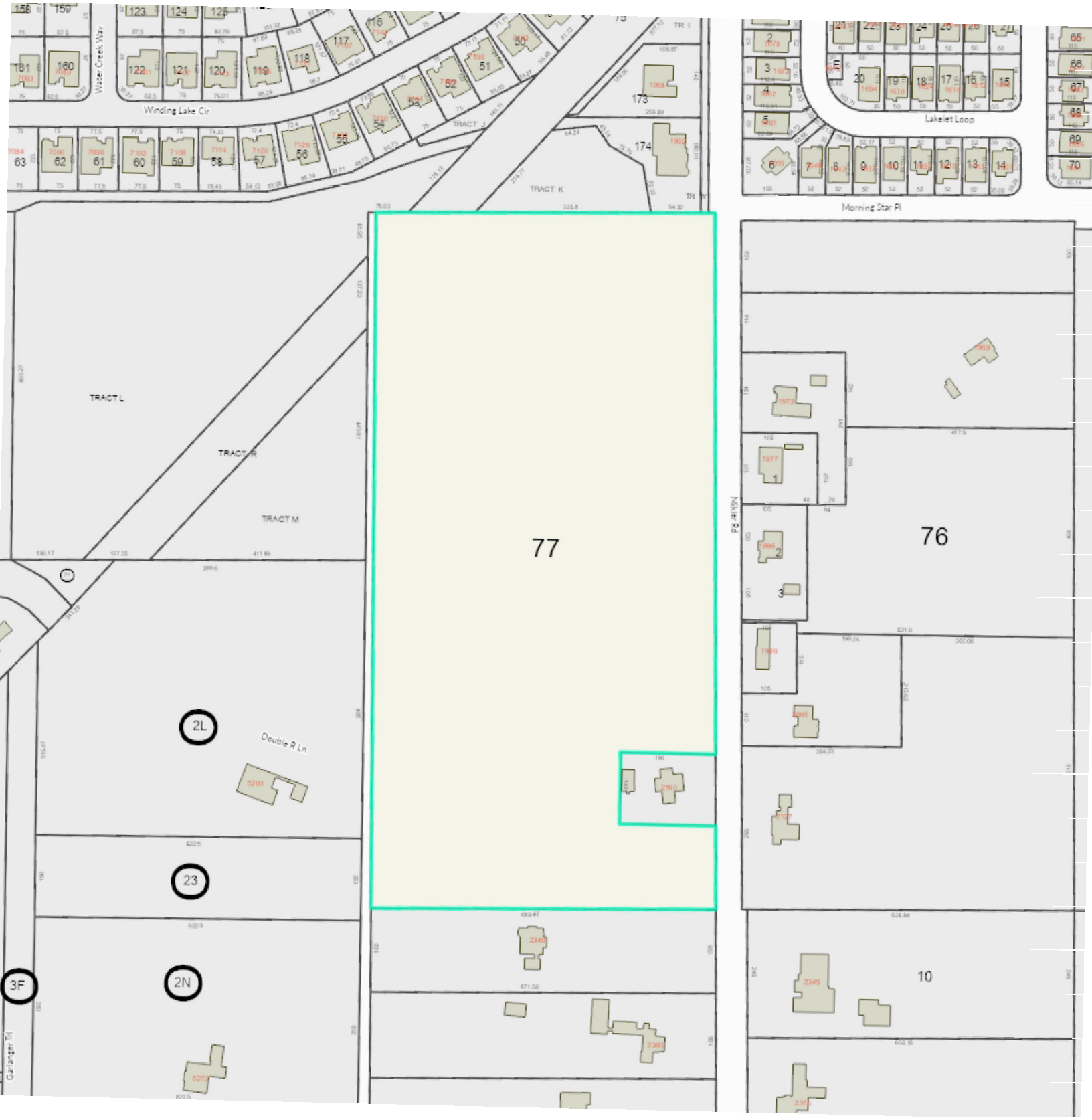
MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044
TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

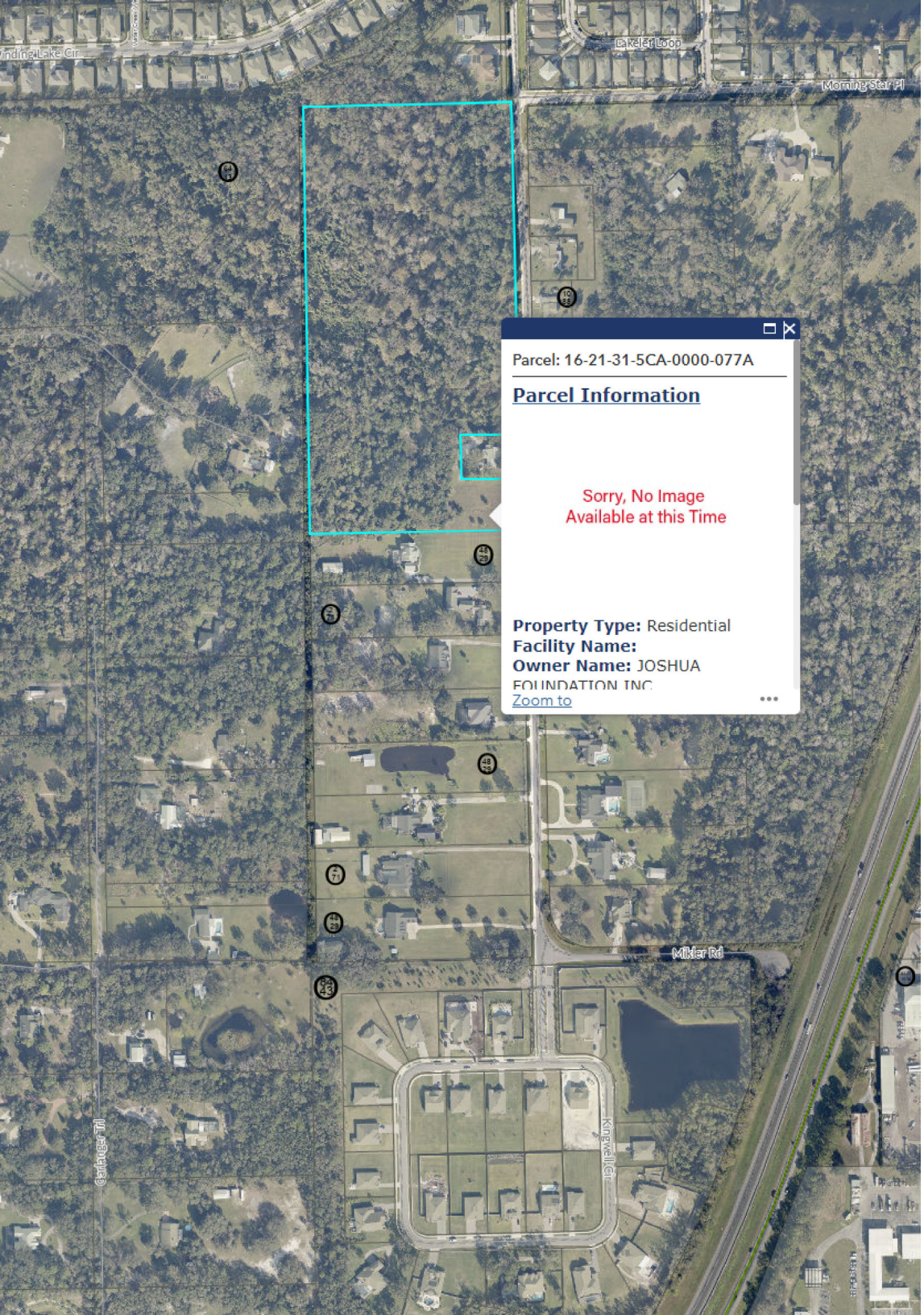
JOB NO.:	21-082
DATE:	7-7-2021
DRAWN BY:	T.W.B/J.L.M.
CHECKED BY:	D.A.W.
F.B.	2384
PAGE(S)	24-29

G:\21-082 Gellen\16-21-31-SCA-0000-07721\21-082.dwg Jul 16, 2021 - 12:51pm


W1-25
Wetland W1
(8.55 acres)
W1-1
Property Boundary
Wetland Flag Location
Jurisdictional Wetland (8.55 acre)



Water Creek Way
Winding Lake Cir
TRACT J
TRACT K
TRACT L
TRACT R
TRACT M
Lakelet Loop
Morning Star Pl
Mikler Rd
Double R Ln
Garlanger Trl
77
76
2L
23
2N
3F
10


Parcel: 16-21-31-5CA-0000-077A
Parcel Information
Sorry, No Image
Available at this Time
Property Type: Residential
Facility Name:
Owner Name: JOSHUA
FOUNDATION INC
Zoom to
Lake Ef Loop
Morning Star Pl
Miller Rd
Kingwell Cir
Gerlinger Trl

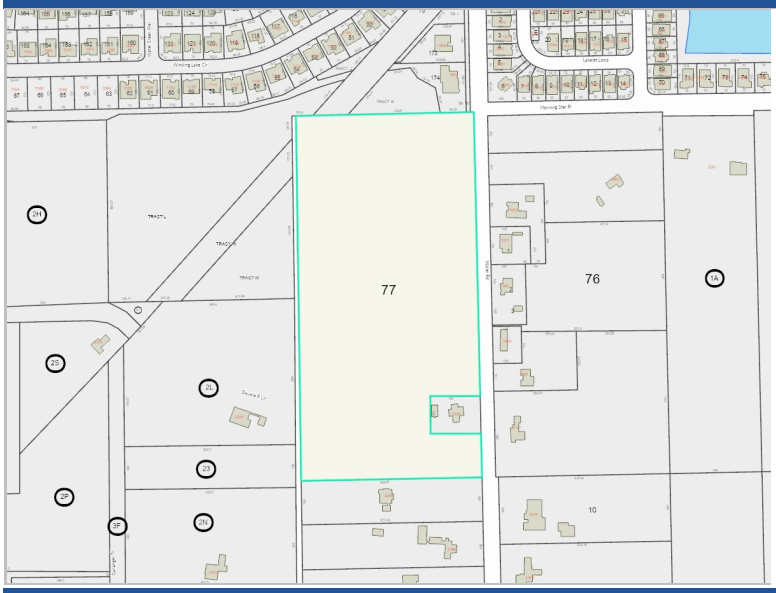
Lakelet Loop
Miller Rd
TRACT J
TRACT K
TRACT L
TRACT M
77.A
77
77.0
76.E
76.D
76.C
76.H
76.F
76.G
76.A
76
78.C
Parcel: 16-21-31-5CA-0000-077A
Parcel Information
Sorry, No Image Available at this Time
Property Type: Residential
Facility Name:
Owner Name: JOSHUA FOUNDATION INC
Zoom to

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 16-21-31-5CA-0000-077A
Property Address OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	16-21-31-5CA-0000-077A
Owner(s)	JOSHUA FOUNDATION INC
Property Address	OVIEDO, FL 32765
Mailing	PO BOX 75 BOKEELIA, FL 33922-5863
Subdivision Name	SLAVIA COLONY COS SUBD
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	$609,778	$599,178
Land Value Ag		
Just/Market Value	$609,778	$599,178
Portability Adj		
Save Our Homes Adj	$0	$0
Non-Hx 10% Cap (AMD 1)	$322,297	$337,832
P&G Adj	$0	$0
Assessed Value	$287,481	$261,346

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap $7,973.86 **2023 Tax Savings with Non-Hx Cap** $2,679.01

2023 Tax Bill Amount $5,294.85

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 77 (LESS N 140 FT OF S 300 FT OF E 190 FT)
SLAVIA COLONY COS SUBD
PB 2 PG 71

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$287,481	$0	$287,481
SJWM(Saint Johns Water Management)	$287,481	$0	$287,481
FIRE	$287,481	$0	$287,481
COUNTY GENERAL FUND	$287,481	$0	$287,481
Schools	$609,778	$0	$609,778

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
ADMINISTRATIVE DEED	07/01/2003	04948	1425	$100	No	Improved
PROBATE RECORDS	06/01/2002	04439	1987	$100	No	Improved
ADMINISTRATIVE DEED	03/01/1987	01845	0652	$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.3	$115,000.00	$609,500
ACREAGE			13.9	$20.00	$278

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Value	New Cost

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	NA	NA	NA	NA

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

Copyright 2024 © Seminole County Property Appraiser

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:	4/9/2024 3:30:40 PM
Project:	24-80000058
Credit Card Number:	42**********7195
Authorization Number:	01194G
Transaction Number:	090424C2B-0CABF8A6-6637-4217-8851-0AAD10D7AF3A
Total Fees Paid:	52.50

Fees Paid

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