



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

PROJ. #: 24-80000053

Received: 3/28/24

Paid: 4/1/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: Engineer & Manufacturing Group- Wilfred Walker- Metal Storage Building
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PARCEL ID #(S): 17-21-29-5BG-0000-028C
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TOTAL ACREAGE: 0.6	BCC DISTRICT:
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ZONING: Industrial	FUTURE LAND USE: IND
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APPLICANT

NAME: Wilfred Walker	COMPANY: ENGINEERING & MANUFACTURING GROUP LLC
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ADDRESS: 9100 OVERLAND RD

CITY: APOPKA	STATE: FL	ZIP: 32703
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PHONE: 354-699-7112	EMAIL: emgmolds@gmail.com
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CONSULTANT

NAME: Lisa Wilson	COMPANY: The Permit Tech, Inc
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ADDRESS: PO Box 15133

CITY: Brooksville	STATE: FL	ZIP: 34604
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PHONE: 352-585-8326	EMAIL: thepermittech@gmail.com
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PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Adding a 25 x 31 x 12 Metal Storage building on new mono slab-

Use: storage and stor company van overnight

STAFF USE ONLY

COMMENTS DUE: <u>4/12</u>	COM DOC DUE: <u>4/18</u>	DRC MEETING: <u>4/24</u>
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING: <u>C-3</u>	FLU: <u>IND</u>	LOCATION: <u>on the south side of Overland Rd, west of S Orange Blossom Trl</u>
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W/S: <u>Seminole County</u>	BCC: <u>3: Constantine</u>
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PO Box 15133
Brooksville, FL 34604
(352) 585-8326
tom@thepermittech.com

NARRATIVE LETTER

3/19/2024

To: Seminole County Development Services Department

**Re: Engineer & Manufacturing Group- Wilfred Walker
9100 Overland Rd**

This letter is to inform the Seminole County Development Services Department of the scope of work for the proposed development at the addresses located at 9100 Overland Rd. The proposal includes construction of a Metal Garage structure. This business provides Custom Parts and would like to protect the company vehicle after hours in the enclosed garage along with storage use. They own the property and the building but lease 3/4 of the building to other business that were located there prior to their obtaining the property. Their business occupies 1/4 of the building. Please contact me at 352-585-8326 or at thepermittech@gmail.com if there are any questions or concerns.

Thank you,

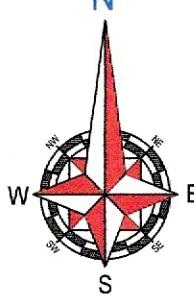
Lisa Wilson

9100 OVERLAND RD APOPKA, FL 32703



ALTA / NSPS Land Title Survey
Boundary Survey

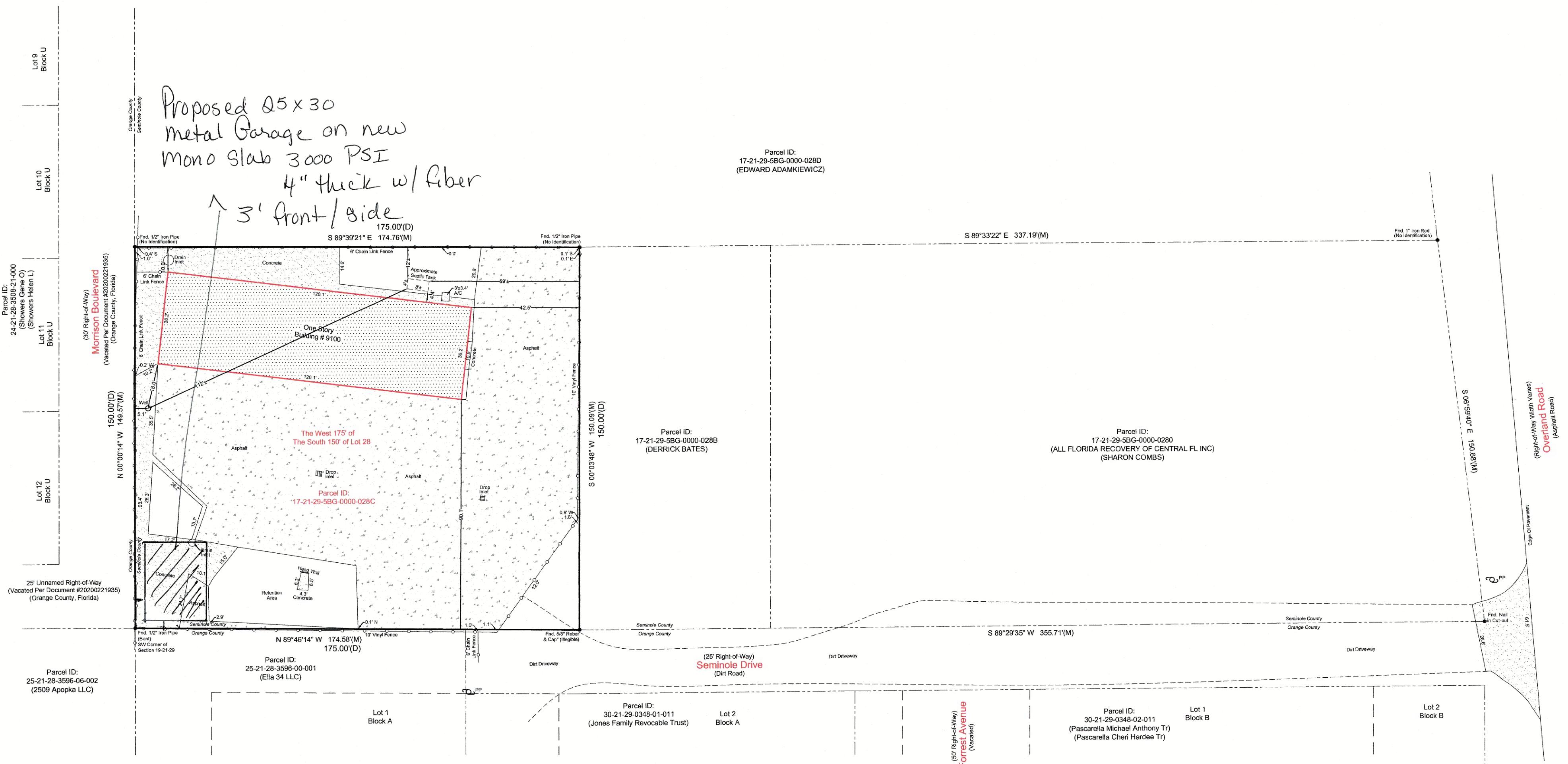
Bearings are based on State Plane
Coordinates Florida East Zone 0901 - NAD'83



Issued by Old Republic National Title Insurance Company
Issuing Agent: American Land Title, Inc.
Commitment Number: 1082136
Issuing Office File Number: 4439.001
Effective Date: March 29, 2021 at 11:00 p.m.
Schedule B - Section 2

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **Not a Survey Matter.**
- General or special taxes and assessments required to be paid in the year 2021 and subsequent years. **Not a Survey Matter.**
- Rights or claims of parties in possession not recorded in the Public Records. **Not a Survey Matter.**
- Any visible encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection and an accurate and complete land survey of the Land and inspection of the Land. **Concrete, asphalt, and fencing crosses Lot Lines.**
- Easements or claims of easements not recorded in the Public Records. **Only those documents provided at Time of Survey.**
- Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **Not a Survey Matter.**
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged filled and artificially exposed lands, and lands accreted to such lands. **Not on a Body of Water.**
- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **Not a Survey Matter.**
- All matters contained on the Plat of MCNEIL'S ORANGE VILLA, as recorded in Plat Book 2, Page 99, Public Records of Seminole County, Florida. **Nothing on Plat to address.**
- Pending municipal assessment liens for public improvements, notice of which is contained in Resolution or Ordinance recorded in O.R. Book 9420, Page 1502, Public Records of Seminole County, Florida. The amount of the assessment or levy, if any, has not been determined. **Not a Survey Matter.**
- Rights of the lessees under unrecorded leases. **Not a Survey Matter.**

Vicinity Map
NOT to Scale



Property Record Card



Parcel 17-21-29-5BG-0000-028C

Property Address 9100 OVERLAND RD APOPKA, FL 32703

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	17-21-29-5BG-0000-028C
Owner(s)	ENGINEERING & MANUFACTURING GROUP LLC
Property Address	9100 OVERLAND RD APOPKA, FL 32703
Mailing	404 SUMMIT RIDGE PL # 316 LONGWOOD, FL 32779-6240
Subdivision Name	MC NEILS ORANGE VILLA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	48-WAREHOUSE-DISTR & STORAGE
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$312,828	\$275,551
Depreciated EXFT Value	\$32,887	\$27,716
Land Value (Market)	\$235,224	\$235,224
Land Value Ag		
Just/Market Value	\$580,939	\$538,491
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$580,939	\$538,491

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$7,166.24

2023 Tax Bill Amount \$7,166.24

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 150 FT OF W 175 FT OF
LOT 28 (LESS RD)
MC NEILS ORANGE VILLA
PB 2 PG 99

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$580,939	\$0	\$580,939
SJWM(Saint Johns Water Management)	\$580,939	\$0	\$580,939
FIRE	\$580,939	\$0	\$580,939
COUNTY GENERAL FUND	\$580,939	\$0	\$580,939
Schools	\$580,939	\$0	\$580,939

Sales

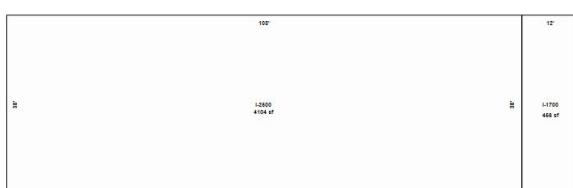
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/27/2022	10267	0116	\$700,000	Yes	Improved
WARRANTY DEED	07/30/2021	10005	1832	\$540,000	Yes	Improved
WARRANTY DEED	03/01/2017	08888	0113	\$100	No	Improved
WARRANTY DEED	04/01/2006	06221	1963	\$385,000	Yes	Improved
WARRANTY DEED	03/01/1998	03450	0283	\$97,500	Yes	Improved
WARRANTY DEED	06/01/1997	03250	1994	\$157,500	Yes	Improved
WARRANTY DEED	12/01/1987	01916	1403	\$120,000	No	Improved
WARRANTY DEED	03/01/1985	01627	0364	\$115,000	No	Improved
WARRANTY DEED	03/01/1981	01329	0894	\$6,900	Yes	Vacant
WARRANTY DEED	01/01/1974	01014	0351	\$5,500	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			26136	\$9.00	\$235,224

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
								Description	Area
1	STEEL/PRE ENGINEERED.	1981/2000	1	4560.00	METAL PREFINISHED	\$312,828	\$443,727		



Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1981	165	\$771	\$1,927
COMMERCIAL ASPHALT DR 2 IN	10/01/2020	13,200	\$29,915	\$32,340
VINYL FENCE/COMM	05/01/2006	485	\$2,201	\$5,073

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-3	Industrial	IND	General Commercial & Wholesale

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	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 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - DOUG BANKSON	Dist 10 - Jason Brodeur	38

School Information

Elementary School District	Middle School District	High School District
Bear Lake	Teague	Lake Brantley

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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 or call us at: (407) 665-7371.

Receipt Details

Date: 4/1/2024 12:23:20 PM
Project: 24-80000053
Credit Card Number: 37*****1000
Authorization Number: 229060
Transaction Number: 010424C1B-FCAD7A52-B97B-4B5D-9045-70E7FE8F9FDF
Total Fees Paid: 52.50

Fees Paid

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