



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**
☐ **PRE-APPLICATION** \$50.00
PROJECT

PROJECT NAME: Engineer & Manufacturing Group- Wilfred Walker- Metal Storage Building

PARCEL ID #(S): 17-21-29-5BG-0000-028C

TOTAL ACREAGE: 0.6

BCC DISTRICT:

ZONING: Industrial

FUTURE LAND USE: IND

APPLICANT

NAME: Wilfred Walker

COMPANY: ENGINEERING & MANUFACTURING GROUP LLC

ADDRESS: 9100 OVERLAND RD

CITY: APOPKA

STATE: FL

ZIP: 32703

PHONE: 354-699-7112

EMAIL: emgmolds@gmail.com

CONSULTANT

NAME: Lisa Wilson

COMPANY: The Permit Tech, Inc

ADDRESS: PO Box 15133

CITY: Brooksville

STATE: FL

ZIP: 34604

PHONE: 352-585-8326

EMAIL: thepermittech@gmail.com

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 ONLYCOMMENTS DUE: 4/12COM DOC DUE: 4/18DRC MEETING: 4/24
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: C-3FLU: INDLOCATION: on the south side of Overland Rd,
west of S Orange Blossom TrlW/S: Seminole CountyBCC: 3: Constantine



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**

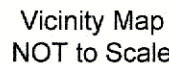
This letter is to inform the Seminole County Development Services Department of the scope of work for the proposed development at the addresses located at 9100 Overland Rd. The proposal includes construction of a Metal Garage structure. This business provides Custom Parts and would like to protect the 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

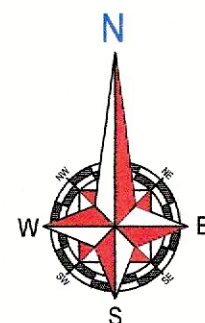
9100 OVERLAND RD APOPKA, FL 32703





1. 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.***
2. a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years. ***Not a Survey Matter.***
b. Rights or claims of parties in possession not recorded in the Public Records. ***Not a Survey Matter.***
c. Any visible encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. ***Concrete, asphalt, and fencing crosses Lot Lines.***
d. Easements or claims of easements not recorded in the Public Records. ***Only those documents provided at Time of Survey.***
e. 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.***
3. 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.***
4. 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.***
5. 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.***
6. Pending mineral 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.***
7. Rights of the lessees under unrecorded leases. ***Not a Survey Matter.***

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



	<u>L1</u>	25.00'(D)
N 00°16'50" E		25.00'(M)
	<u>L2</u>	25.00'(D)
S 00°20'52" W		25.73'(M)

Revision: Certifications 7/26/21 - KC

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO
BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINO
COUNTY COMMUNITY NUMBER 120288 DATED 5/24/2007

ALTA/NPS CERTIFICATION

Certified to: DEYAR AND DONA INVESTMENT COMPANY, INC.; BERKSHIRE BANK; CATHART LAW GROUP, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and include Items 1, 2, 3, 4, 7, 8, 9, 11, and 13 of Table A thereof.

The fieldwork was completed on 05/14/2021.

Gross Land Area: 28,171 Square Feet or 0.60 Acres more or less

Setback Requirements:

Square Footage of Buildings: 4,346 Square Feet more or less
Parking Space Size:
(Standard) 00 Spaces
(Handicap) 00 Spaces

There has been NO observable evidence of earth moving work, building construction or building additions within recent months.
There has been NO observable evidence of recent street or sidewalk construction repairs.
In the process of conducting the fieldwork, no evidence of site use as a solid waste

In the process of conducting the fieldwork, no evidence of any water features was observed.

In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.

Legend:


-Legend-

● - BOLLARD	● - FDOT Storm Manhole
C - Calculated	
C - Centerline	

CB	- Concrete Block	- FIRE DEPARTMENT CONNECTION
CM	- Concrete Monument	- FIBER OPTIC CABLE
Conc.	- Concrete	
D	- Description	

DE - Drainage Easement	FOGB - FIBER OPTIC CABLE BOX
Easmt. - Easement	
F.E.M.A. - Federal Emergency Management Agency	- Fire Hydrant

FFE - Finished Floor Elevation
 Fnd. - Found
 IP - Iron Pipe
 L - Length (Arc)
 M - Measured

 - Guy Anchor
 - HANDICAP PARKING

HR - HANDICAP RAMP
G.M. - Gas Meter

P.B.	- Plot Book	G ^v	- Gas Valve
-C-	- Wood Fence	o	
PC	- Point of Curvature	GT	- Grease Trap
Pg	- Page		
PI	- Point of Intersection		- Concrete Light Pole

P.O.B.	- Point of Beginning		- Concrete Light Pole
P.O.L.	- Point on Line		- Mitred End Section
PP	- Power Pole		
PRM	- Permanent Reference		

	Monument	- SIGN
PT	- Point of Tangency	
R	- Radius	PS - PARKING SPACES
Rad.	- Radial	
CCC	- Circle, Center, Chord	- Concrete Power Pole





R&C	- Rebar & Cap	PP	
R.D.	- Roofed Dirt		- Wood Power Pole
Rec.	- Recovered	PP	
Rfd.	- Roofed		- Curbstone & Medallion
Set	- Set 1/2" Rebar &		

Rebar	Cap "L8 7623"		- Sanitary Manhole
SP	- Screened Pond		- Sanitary Valve
Typ.	- Typical		
UE	- Utility Easement	SB	- Setback

 - Delta (Central Angle) - Storm Inlet
 - Chain Link Fence - SIGNAL POLE
 - Back Flow Preventer

CB - Concrete Block	- Air Release Manhole
- Cable Riser	- Storm Manhole

-  - Cleanout
- - Crosswalk Post
- - Curb Inlet
-  - TELEPHONE BOX
- - TELEPHONE RISER
- - TRAFFIC LIGHT POLE

 - DOT INLET
 - TRAFFIC SIGNAL BOX
 - TRAFFIC PANEL
 - DISIMETER PAD

 - ELECTRIC BOX
 - ELECTRIC METER

- STORM JUNCTION BOX - Water Meter	
Drawn By: GS	File Number: IS-88335

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.

>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.

- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the LI Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.

- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and M

be verified by appropriate Utility Location Companies.

>Flood Zone Determination Shown Herein is Given as a Courtesy, is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavour Ireland & Associates Surveying Inc. and the signing surveyor assent.

I hereby Certify that this ALTA/NSPS Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land

Surveying in the State of Florida in accordance with Chapter 5J-17.002 Florida Administrative Codes, Pursuant to Section 472.007 Florida Statutes.

Patrick K. Ireland, PSM 8637 LB 782
This Survey is intended ONLY for the use of Said Certified Partner
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020

Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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

Value Summary

		2024 Working Values	2023 Certified Values
		Cost/Market	Cost/Market
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		
	Valuation Method		
	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

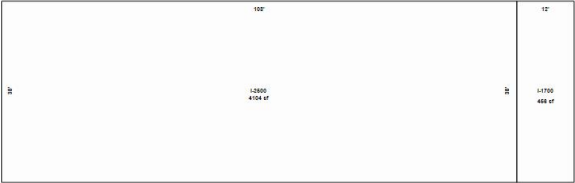
S 150 FT OF W 175 FT OF
LOT 28 (LESS RD)
MC NEILS ORANGE VILLA
PB 2 PG 99

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	
1	STEEL/PRE ENGINEERED.	1981/2000	1	4560.00	METAL PREFINISHED	\$312,828	\$443,727	Description	Area



Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

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



**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