



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

PM: Joy

PROJ. #: 23-55200006

Received: 10/30/23

Paid: 11/6/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Hidden Woods Reserve

PARCEL ID #(S): 11-21-29-300-0040-0000

NUMBER OF LOTS: 22 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

ARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

WATER PROVIDER: Seminole County Utilities

SEWER PROVIDER: Seminole County Utilities

ZONING: ~~LDR~~ PD FUTURE LAND USE: ~~PD~~ LDR TOTAL ACREAGE: 9.42 BCC DISTRICT: District 3

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Isaiah Cottle

COMPANY: GSL Holdings I LLC

ADDRESS: 20 N Orange Ave Suite 1100

CITY: Orlando

STATE: Florida

ZIP: 32801

PHONE: 407-926-0206

EMAIL: alaux@greenslateland.com &
Adilia@greenslateland.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Lee Hale, P.E.

COMPANY: Hale Innovation

ADDRESS: 111 S. Maitland Ave. Suite 120

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 304-767-5165

EMAIL: lee@haleinnovation.com

OWNER(S)

NAME(S): Joseph & Agnes Murasko

ADDRESS: 123 Pine Needle Lane

CITY: Altamonte Springs

STATE: Florida

ZIP: 32714

PHONE: 407-926-0206

EMAIL: adilia@greenslateland.com &
alaux@greenslateland.com**ATTACHMENT CHECKLIST**~~E-Plan~~
HARDCOPY SUBMITTAL

- ☒ APPLICATION
- ☒ APPLICATION FEE \$4,550.00
- ☒ CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ☒ ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- ☒ DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- ☒ BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- ☒ SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- ☒ DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- ☒ FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- ☒ SOILS REPORT (FINAL ENGINEERING ONLY)
- ☒ ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- ☐ ~~TITLE OPINION~~ (FINAL/MINOR PLAT ONLY)
- ☐ ~~PLAT 20" x 24"~~ (FINAL/MINOR PLAT ONLY)
- ☐ ~~HOA DOCUMENTS/ARTICLES OF INCORPORATION~~ (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below:
(Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)
- Vesting Certificate/Test Notice Number: _____ Date Issued: _____
- ☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system. Completed with project # 22-55100010
- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.



SIGNATURE OF OWNER/AUTHORIZED AGENT

Nov 2, 2023

DATE






Final Engineering Plan Application

Final Audit Report

2023-11-02

Created:	2023-11-02
By:	Adilia Richemond (adilia@greenslateland.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGhXoq3v-pOEaetZ5awb894CeMJ70HjCA

"Final Engineering Plan Application" History

-  Document created by Adilia Richemond (adilia@greenslateland.com)
2023-11-02 - 5:59:33 PM GMT
-  Document emailed to Isaiah Cottle (ike@greenslateland.com) for signature
2023-11-02 - 6:00:11 PM GMT
-  Email viewed by Isaiah Cottle (ike@greenslateland.com)
2023-11-02 - 6:02:00 PM GMT
-  Document e-signed by Isaiah Cottle (ike@greenslateland.com)
Signature Date: 2023-11-02 - 6:02:09 PM GMT - Time Source: server
-  Agreement completed.
2023-11-02 - 6:02:09 PM GMT

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Joseph Murasko & Agnes Murasko, the owner of record for the following described property (Tax/Parcel ID Number) 11-21-29-300-0040-0000 hereby designates Isaiah Cottle to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Feb 9, 2021
Date

Joseph Murasko Agnes Murasko
Property Owner's Signature
Agnes Murasko Joseph Murasko
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Joseph Murasko, Agnes Murasko (property owner),
☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☐ who has produced Driver's License as identification, and who executed the foregoing instrument and sworn an oath on this 9th day of February, 2021.



Brenna Harris
Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☐ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☒ Other (describe): Trust

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
Joseph Murasko	Trustee	123 Pine Needle Lane, Altamonte Spring, FL 32714	50
Agnes Murasko	Trustee	123 Pine Needle Lane, Altamonte Spring, FL 32714	50

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

Date

Feb 9, 2021

Owner, Agent, Applicant Signature

Joseph Murasko Agnes Murasko

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 9th day of February, 2021, by Joseph Murasko, who is ☐ personally known to me, or ☒ has produced Driver License as identification.



Signature of Notary Public

Brenna Harris

Brenna Harris
Print, Type or Stamp Name of Notary Public

Property Record Card

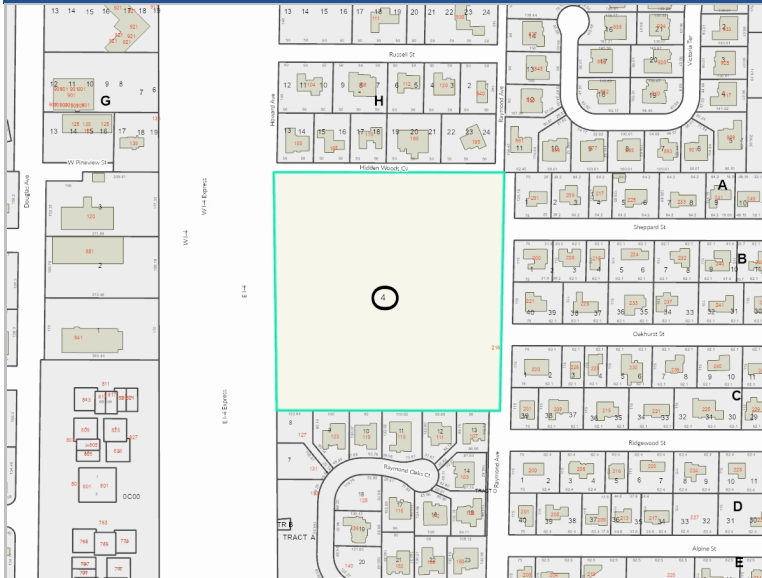


Parcel 11-21-29-300-0040-0000

Property Address RAYMOND AVE ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2024 Working Values	2023 Certified Values
Parcel	11-21-29-300-0040-0000		
Owner(s)	MURASKO, AGNES M - Trustee		
Property Address	RAYMOND AVE ALTAMONTE SPRINGS, FL 32701		
Mailing	350 BUSH RD STE 218 JUPITER, FL 33458-5694		
Subdivision Name			
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	0005-PUD UNDER DEVELOPMENT		
Exemptions	None		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$1,030,480	\$1,030,480
Land Value Ag			
Just/Market Value		\$1,030,480	\$1,030,480
Portability Adj			
Save Our Homes Adj		\$0	\$0
Amendment 1 Adj		\$374,628	\$434,251
P&G Adj		\$0	\$0
Assessed Value		\$655,852	\$596,229

2023 Certified Tax Summary

2023 Tax Amount without Exemptions **\$13,713.63** 2023 Tax Savings with Exemptions **\$3,443.61**
 2023 Tax Bill Amount **\$10,270.02**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 11 TWP 21S RGE 29E
 NE 1/4 OF SE 1/4 OF NW 1/4
 E OF ST RD 400 (LESS RD)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$655,852	\$0	\$655,852
SJWM(Saint Johns Water Management)	\$655,852	\$0	\$655,852
FIRE	\$655,852	\$0	\$655,852
COUNTY GENERAL FUND	\$655,852	\$0	\$655,852
Schools	\$1,030,480	\$0	\$1,030,480

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	12/01/2001	04278	0380	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			9.368	\$110,000.00	\$1,030,480

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	County	\$1,000		4/1/2003

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	43

School Information		
Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman



**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: 11/6/2023 2:18:41 PM
Project: 23-55200006
Credit Card Number: 53*****6384
Authorization Number: 131385
Transaction Number: 06112303A-3D9ADE2B-1DAC-4E1E-9FD8-77C698BE01D4
Total Fees Paid: 4637.90

Fees Paid

Description	Amount
FINAL SUBDIVISION	4550.00
CC CONVENIENCE FEE -- PZ	87.90
Total Amount	4637.90