



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

PROJ. #: 24-80000094
 Rec'd 7/15/24
 at counter
 Paid: 7/15/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: <u>SABAL POINT PROPERTY OWNERS ASSOC. CYPRESS LANDING ENTRANCE ISLAND RENOVATION.</u>		
PARCEL ID #(S): <u>NO PARCEL DESIGNATION. ITS IN THE MIDDLE OF THE STREET. 33-22-29-54-0000-0260</u>		
TOTAL ACREAGE: <u>TEAR DROP SHAPE 740' X</u>	BCC DISTRICT:	<u>3: Constantine</u>
ZONING: <u>PD</u>	FUTURE LAND USE:	<u>PD</u>

APPLICANT

NAME: <u>MIKE SPERLING</u>	COMPANY: <u>SABAL POINT PROPERTY OWNERS ASSOC. HOA</u>
ADDRESS: <u>336 CYPRESS LANDING DR.</u>	
CITY: <u>LONGWOOD</u>	STATE: <u>FL</u> ZIP: <u>32779</u>
PHONE: <u>407-463-5348</u>	EMAIL: <u>Mike@RealtorMikeS.com</u>

CONSULTANT

NAME: <u>JEFFREY McMILLAN</u>	COMPANY: <u>J+J'S LAWN + TREE</u>
ADDRESS: <u>397 WIKIVA SPRINGS RD. STE 201</u>	
CITY: <u>LONGWOOD</u>	STATE: <u>FL</u> ZIP: <u>32779</u>
PHONE: <u>407-774-2076</u>	EMAIL: <u>jtreeoffice1@gmail.com</u>

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>RENOVATING ISLANDS IN MIDDLE OF STREET AT ENTRANCE OF CYPRESS LANDING VILLAGE.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>7/26</u>	COM DOC DUE: <u>8/1</u>	DRC MEETING: <u>8/7</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PD</u>	FLU: <u>PD</u>	LOCATION: <u>for the right-of-way located on Woodview Dr, at N Sabal Palm Dr</u>
W/S: <u>Sunshine</u>	BCC: <u>3: Constantine</u>	

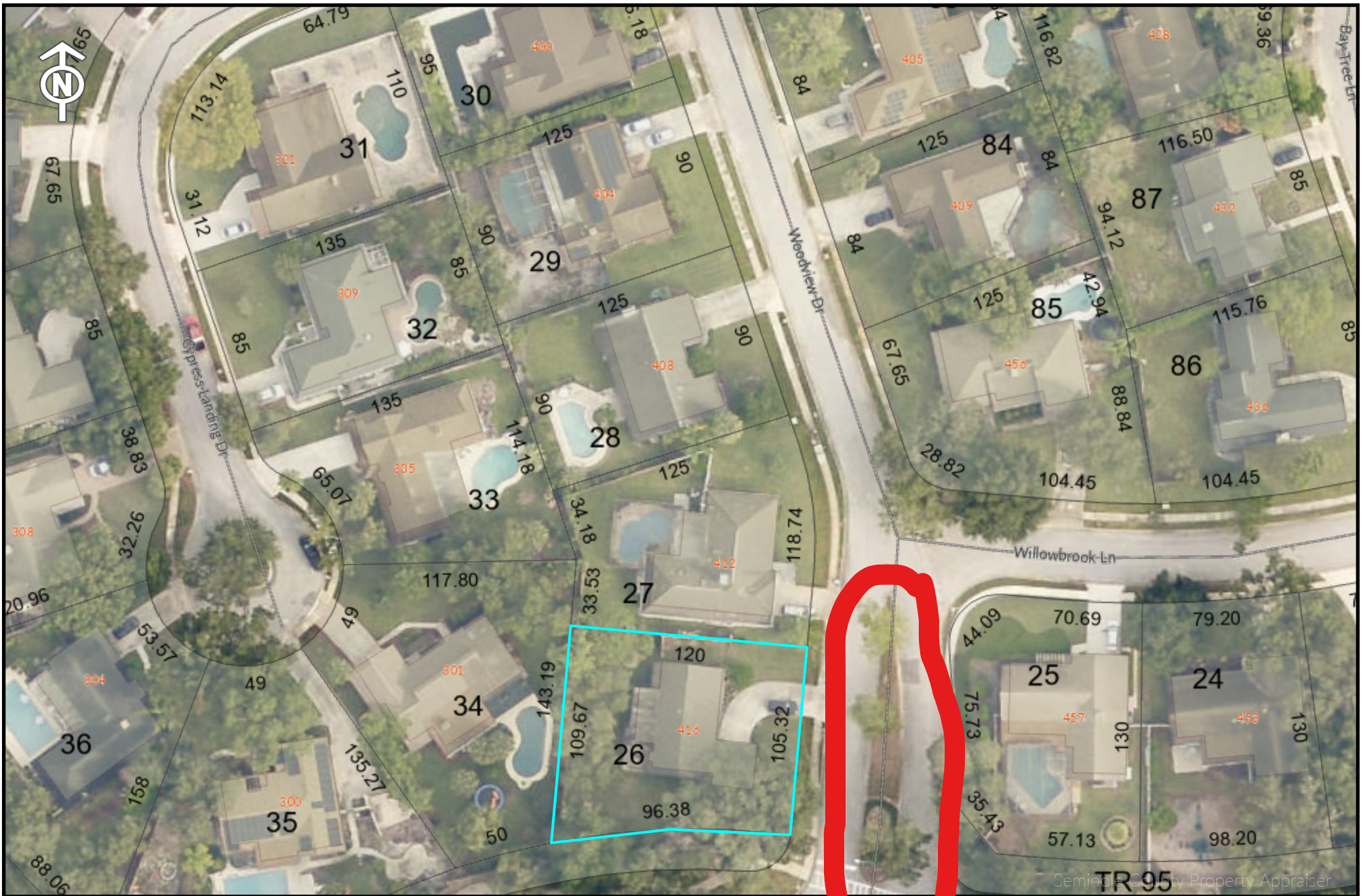
SABAL POINT PROPERTY OWNERS ASSOCIATION HOA.
c/o MICHAEL STERLING

THE BOARD MEMBERS OF S.P.P.O.A HOA HAS DECIDED TO RENOVATE THE ENTRANCE ISLAND TO CYPRESS LANDINGS IN SABAL POINT.

THE ISLAND HAS TWO DEAD TREE STUMPS & ROOTS EXPOSED, THERE ARE TWO DISEASED OAKS WITH EXPOSED SURFACE ROOTS AND 1 PINE TREE WHOSE ROOTS CONTINUE TO DAMAGE THE STREET ASPHALT THAT NEEDS REPAIR. THE TREE ROOTS HAVE ENTANGLED THE SPRINKLER LINES & CAUSE CONTINUOUS REPAIR, THE ROOTS HAVE ALSO RAISED THE HEIGHT OF THE PLANTED AREA MAKING IT DIFFICULT TO MOW & MAINTAIN,

WE ARE REQUESTING J+J LAWN + TREE TO REMOVE TREES + ROOTS DOWN TO CURB LEVEL. THEY ARE TO DEMO EXISTING SPRINKLER WATER LINES AND EXCAVATE AND REMOVE EXCESS SOIL & SOD DOWN TO CURB LEVEL,

WE HAVE REQUESTED NATIVE LANDSCAPES TO REINSTALL IRRIGATION, AREA FOR SEASONAL REPLANTS, SHRUBS/HEDGE, SOD, & CRETE MYRTLES (YEA.). PER THEIR GIVEN ESTIMATE.



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

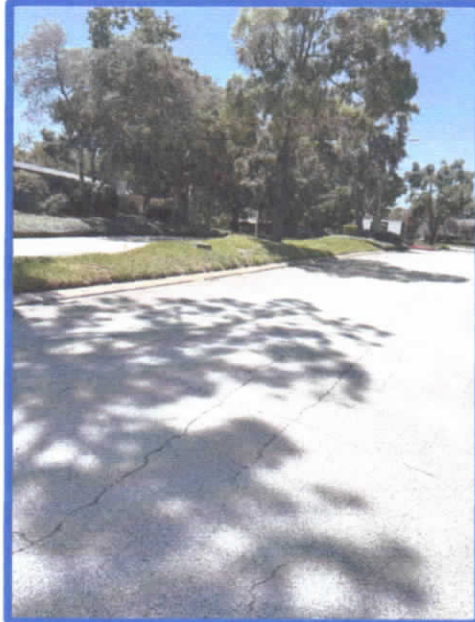
Date: 7/15/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

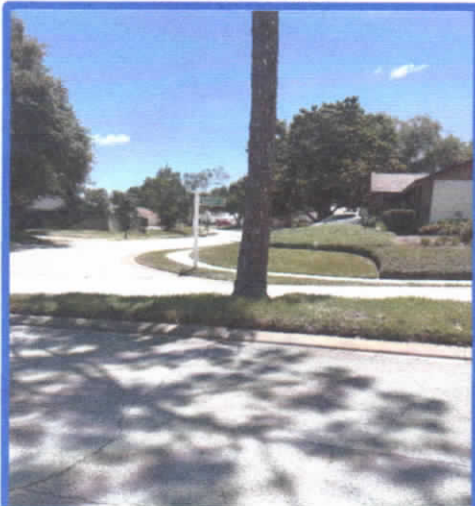
Tree Removals



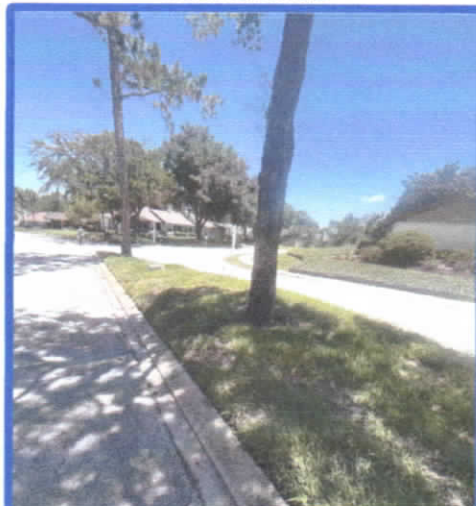
Tree Removals



Tree Removals



Tree Removals



Tree Removals



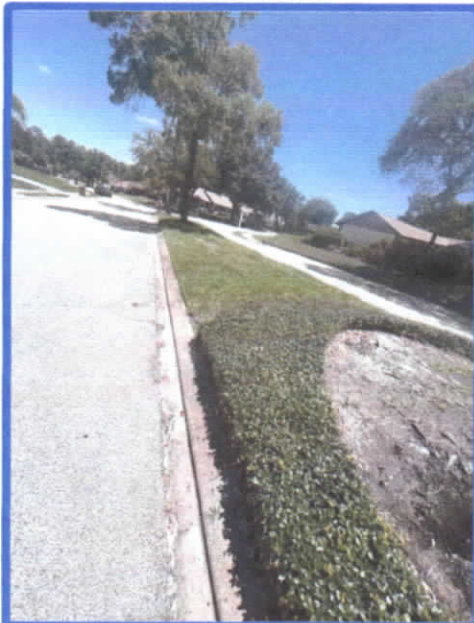
Tree Removals



Tree Removals



Tree Removals



Tree Removals



Tree Removals



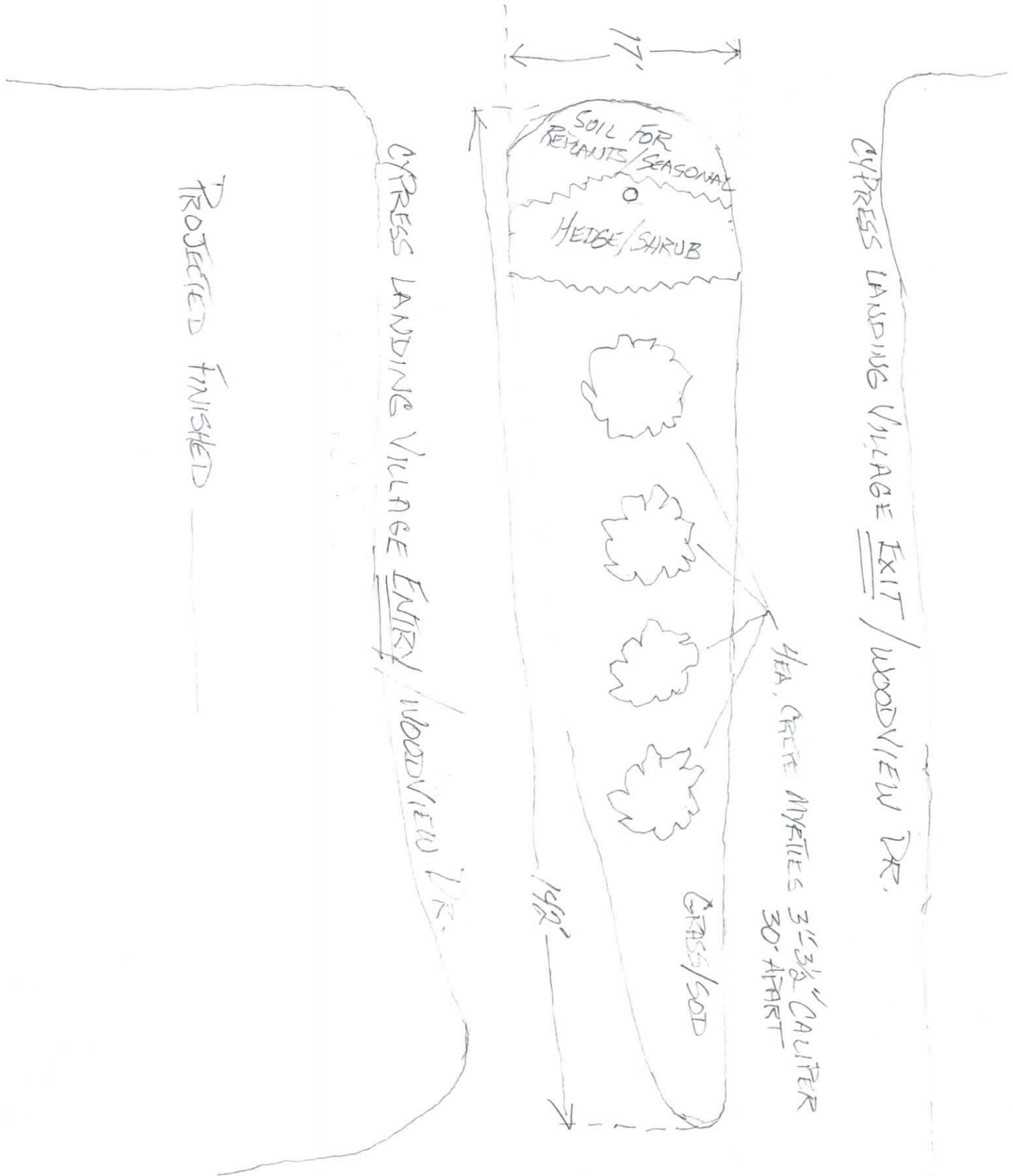
Tree Removals



Tree Removals



SABAL PALM DR.

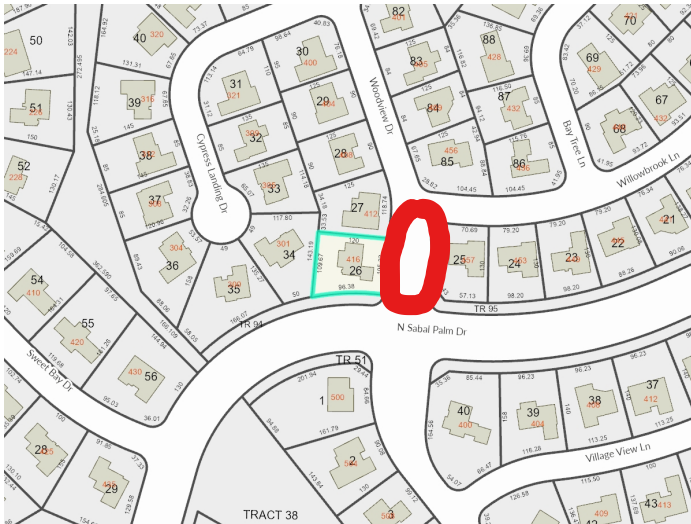


Property Record CardA



Parcel: **33-20-29-511-0000-0260**
 Property Address: **416 WOODVIEW DR LONGWOOD, FL 32779**
 Owners: **BENNETT, JOHN; BENNETT, KIM M**
 2024 Market Value \$365,679 Assessed Value \$173,453
 2023 Tax Bill \$1,710.13 Tax Savings with Exemptions \$2,838.16
 The 3 Bed/2 Bath Single Family property is 1,949 SF and a lot size of 0.27 Acres

Parcel LocationA



Site ViewA



33202951100000260 02/01/2024

Parcel InformationA

Parcel	33-20-29-511-0000-0260
Property Address	
Mailing Address	416 WOODVIEW DR LONGWOOD, FL 32779-2612
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD(2009)
AG Classification	

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$257,839	\$248,971
Depreciated Other Features	\$2,840	\$2,800
Land Value (Market)	\$105,000	\$90,000
Land Value Agriculture	\$0	\$0
Market Value	\$365,679	\$341,771
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$192,226	\$173,370
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$173,453	\$168,401

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,548.29
Tax Bill Amount	\$1,710.13
Tax Savings with Exemptions	\$2,838.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

BENNETT, JOHN - Tenancy by Entirety
 BENNETT, KIM M - Tenancy by Entirety

Legal DescriptionA

LOT 26
CYPRESS LANDING AT
SABAL POINT
PB 21 PGS 70 & 71

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$173,453	\$50,000	\$123,453
Schools	\$173,453	\$25,000	\$148,453
FIRE	\$173,453	\$50,000	\$123,453
ROAD DISTRICT	\$173,453	\$50,000	\$123,453
SJWM(Saint Johns Water Management)	\$173,453	\$50,000	\$123,453

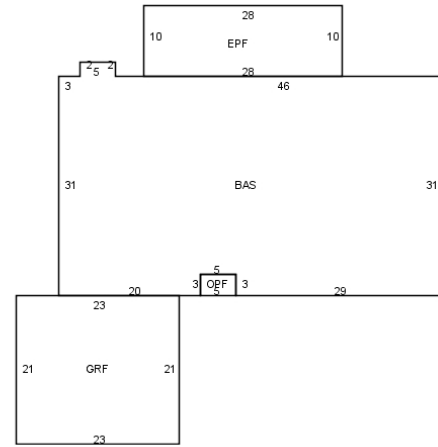
SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/1/2010	\$112,500	07460/1383	Improved	No
WARRANTY DEED	10/1/2008	\$232,000	07093/0816	Improved	Yes
WARRANTY DEED	10/1/2004	\$225,000	05487/1169	Improved	Yes
WARRANTY DEED	1/1/2002	\$164,900	04304/1000	Improved	Yes
WARRANTY DEED	5/1/1992	\$117,000	02435/0998	Improved	Yes
WARRANTY DEED	9/1/1981	\$91,000	01359/0313	Improved	Yes
WARRANTY DEED	1/1/1981	\$81,900	01315/1228	Improved	Yes

LandA

Units	Rate	Assessed	Market
1 Lot	\$105,000/Lot	\$105,000	\$105,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1979/1999
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1669
Total Area (ft ²)	2447
Constuction	CB/STUCCO FINISH
Replacement Cost	\$284,905
Assessed	\$257,839



Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft ²)
ENCLOSED PORCH FINISHED	280
GARAGE FINISHED	483
OPEN PORCH FINISHED	15

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
12221	416 WOODVIEW DR: REROOF RESIDENTIAL-416 WOODVIEW DR [CYPRESS LANDING AT SABAL]	\$9,000		8/4/2020
07705	REROOF W/SHINGLES DUE TO HURRICANE CHARLEY	\$8,640		4/18/2005

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1979	1	\$1,100	\$440
FIREPLACE 2	1979	1	\$6,000	\$2,400

ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA	
Elementary	Sabal Point
Middle	Rock Lake
High	Lyman

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 31

UtilitiesA	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

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I SENT THIS TO SARAH ERL, 7-7-24



Sable Point HOA

July 5, 2024

Trees are located in the middle median bed at the entrance of Cypress Landing subdivision on Woodview

Dr Longwood

ISA Tree Risk Assessment Report

Assignment: My assignment was to provide a tree risk assessment for 3 trees because you were advised these trees may be a liability.

Methodology: I performed a level 2 tree risk assessment based on the ANSI A-300 (Part 9, 2017) Tree Risk Assessment standard and used the methodology defined in the international society of arboriculture's best management practice for tree risk assessment (2017).

Observations: 1 Slash Pine Tree (Pinus Elliottii)

18" DBH

1 Laurel Oak (Quercus Laurifolia)

16" DBH

1 live oak (Quercus Virginiana)

20" DBH

Trees are located in the middle median bed at the entrance of Cypress Landing subdivision on Woodview

Dr Longwood

Defects:

Crown & branches: Tip die back and deadwood and rotten cavities

Trunk: Diseased and rotten cavities and codominant stems

Roots and root cellar: Flared and exposed

Risk Rating:

High,

There are no risk mitigation options to put the trees below moderate,

Recommend removal

Thank You,

Jeffrey McMillan

ISA Certified Arborist FL-5734A

Nativescapes Lawn Maintenance

Remit to: Box 950096
Lake Mary, FL 32795 US
(407)375-5989
jkadlac@nativescapesfl.com



Estimate

ESTIMATE # 2534
DATE 05/29/2024

ADDRESS

Sabal Point Property Owners
Association c/o Mike Sperling
PO Box 915365
Longwood
FL
32779

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Irrigation Replace all irrigation in the island with new pipe, 12 inch spray heads and tree bubblers		1,200.00	1,200.00
Enhancements 3 Gallon Plum Lorapetalum	50	15.00	750.00
Enhancements 3 inch caliper single trunk Crepe Myrtle installed with tree stake kit	4	600.00	2,400.00
Enhancements Bedding soil for annuals (cubic yards)	3	100.00	300.00
Enhancements 4 inch annuals installed	360	1.95	702.00
Sod St. Augustine grass installed (square feet)	800	1.35	1,080.00

Thank you for your business.

TOTAL \$6,432.00

Accepted By

Accepted Date

Seminole County Government
Planning and Zoning
Credit Card Payment Receipt

Receipt Details

Date: 7/15/2024 11:16:56 AM

Project Number: 24-80000094

Project Address:

Credit Card Number: 55*****4392

Authorization Number: 09620Z

Transaction Number: 150724C1A-B1B88AA4-B79D-4D93-87DA-09780830FF73

Fees selected: 50.00

Convenience fee: 2.50

Total amount: 52.50

Selected Fee Summary:

Description and amount

PRE APPLICATION	50.00
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