



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

PROJ. #: 24-80000121
 PM: Kathy
 REC'D: 9/17/24
9/18/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Seminole Renewable Natural Gas & Evaporator Project
 PARCEL ID #(S): Please see attached
 TOTAL ACREAGE: +/- 1,161.85 acres BCC DISTRICT: District 2 - Jay Zembower
 ZONING: Public Land and Institutions (PLI) FUTURE LAND USE: Public, Quasi-Public (PUBC)

APPLICANT

NAME: Sara Dussich COMPANY: Seminole Energy, LLC
 ADDRESS: 700 Universe Boulevard
 CITY: Juno Beach STATE: Florida ZIP: 33408
 PHONE: 561-670-4527 EMAIL: sara.dussich@fpl.com

CONSULTANT

NAME: Mark Shelton, AICP COMPANY: Kimley-Horn and Associates, Inc.
 ADDRESS: 12740 Gran Bay Parkway West, Suite 2350
 CITY: Jacksonville STATE: Florida ZIP: 32258
 PHONE: 904-828-3933 EMAIL: Mark.Shelton@Kimley-Horn.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Renewable Natural Gas (RNG) Facility
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>9/27</u>	COM DOC DUE: <u>10/3</u>	DRC MEETING: <u>10/9</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>PLI</u>	FLU: <u>Pubc</u>	LOCATION: <u>on the north side of E Osceola Rd, west of SR 46</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

RNG Seminole County Parcel ID Numbers

01-20-32-300-0010-0000

02-20-32-300-0010-0000

35-19-32-300-0020-0000

35-19-32-300-0030-0000

36-19-32-300-0030-0000

Seminole Renewable Natural Gas & Evaporator Project

Detailed Narrative: Seminole Energy LLC is proposing the development of a Renewable Natural Gas (RNG) Facility at the Seminole County Landfill. RNG allows for the methane produced by waste to be turned into a clean source of energy. It helps to reduce methane emissions by capturing this methane and repurposing it. This facility will be located on the landfill site and be comprised of necessary equipment and vehicle access to facilitate this beneficial use.

Seminole RNG & Evaporator Project County Parcel ID Numbers

01-20-32-300-0010-0000

02-20-32-300-0010-0000

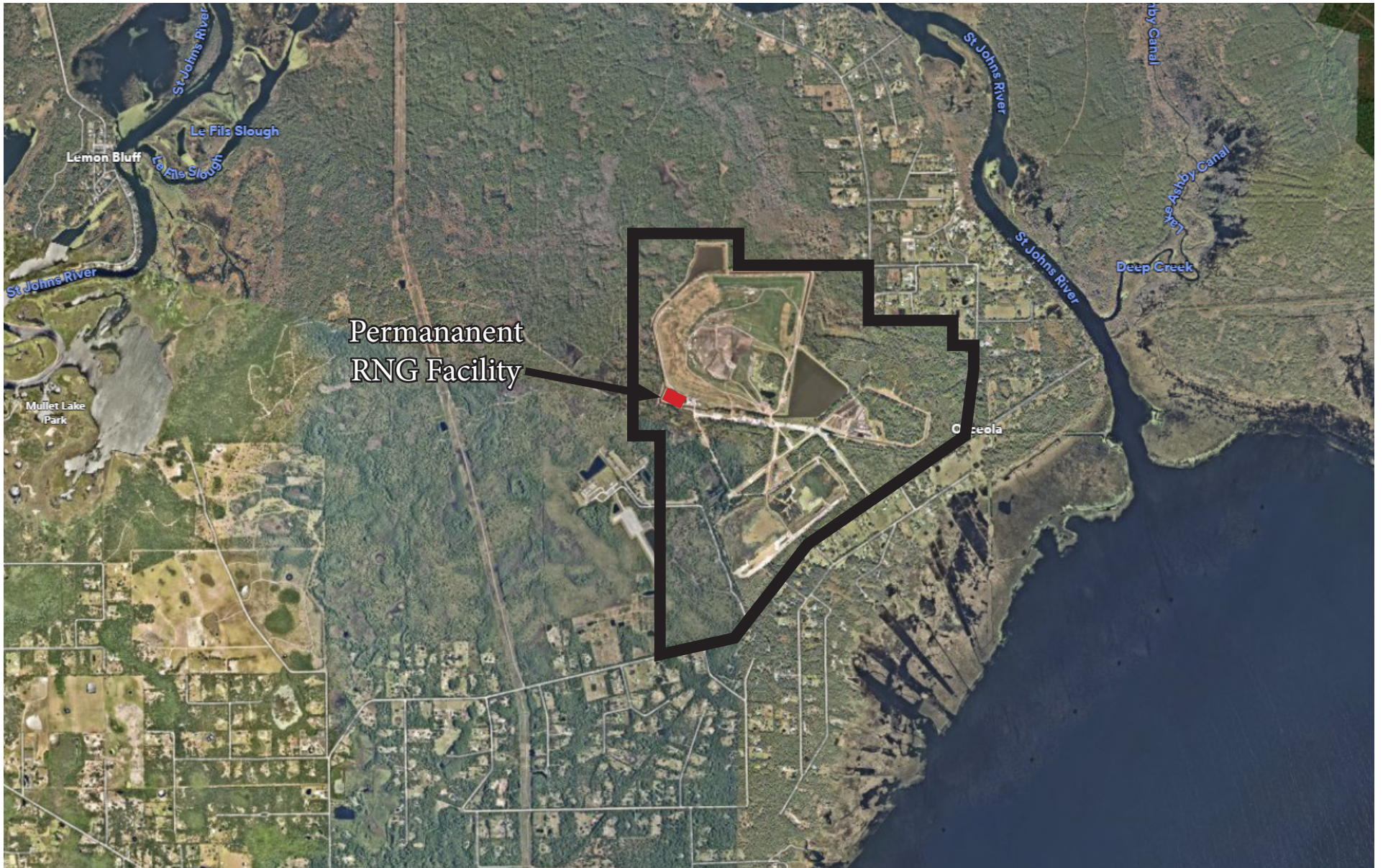
35-19-32-300-0020-0000

35-19-32-300-0030-0000

36-19-32-300-0030-0000

Future Land use: Public, Quasi-Public (PUBC)

Zoning: Public Lands and Institutions (PLI)



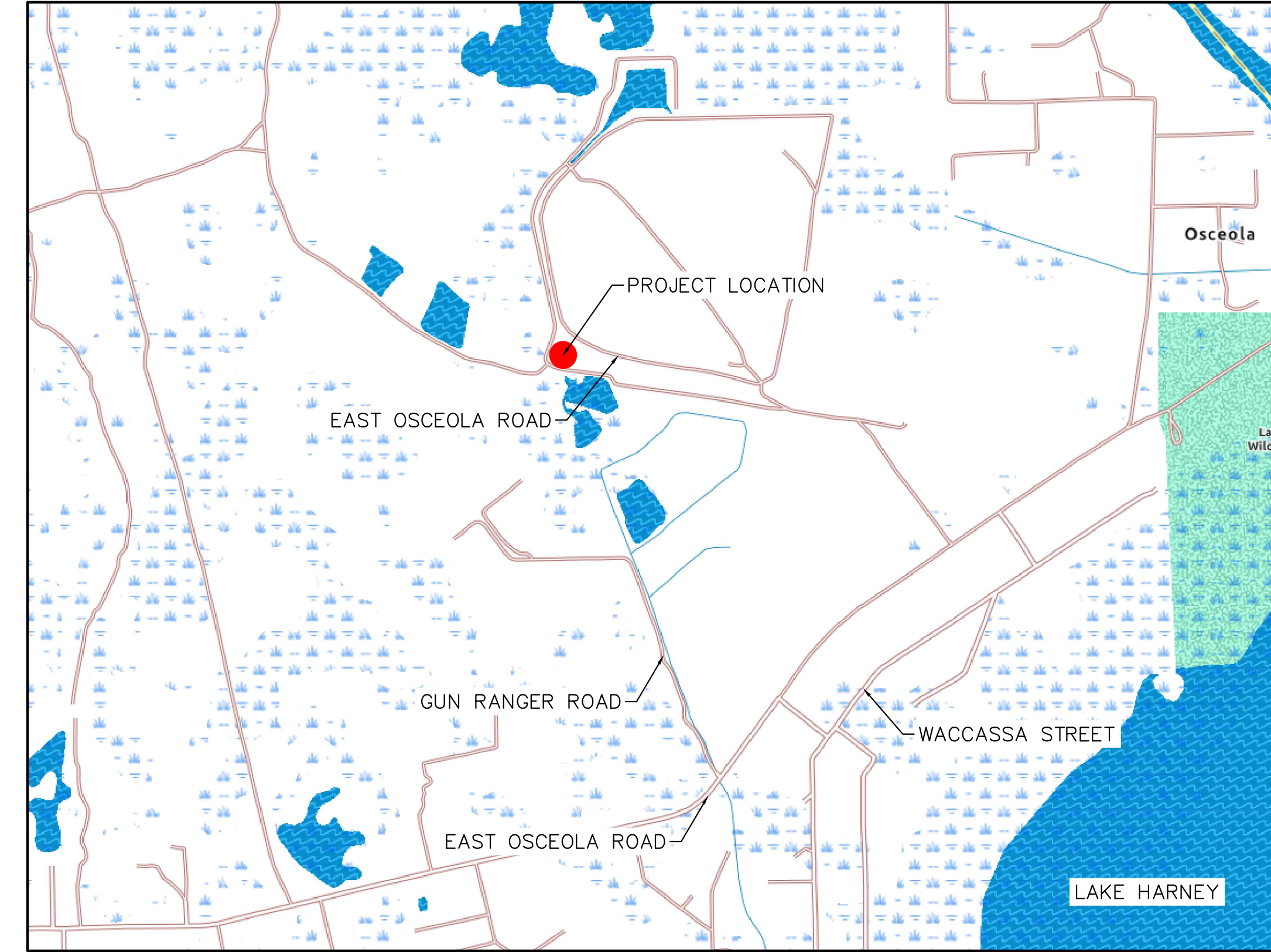
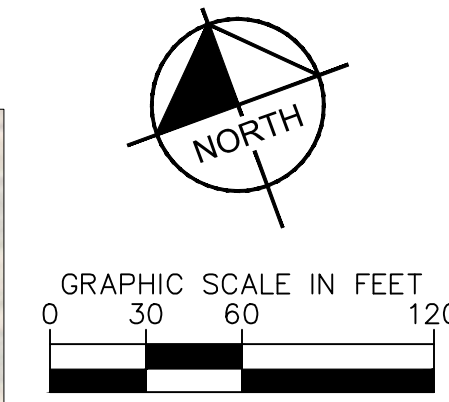
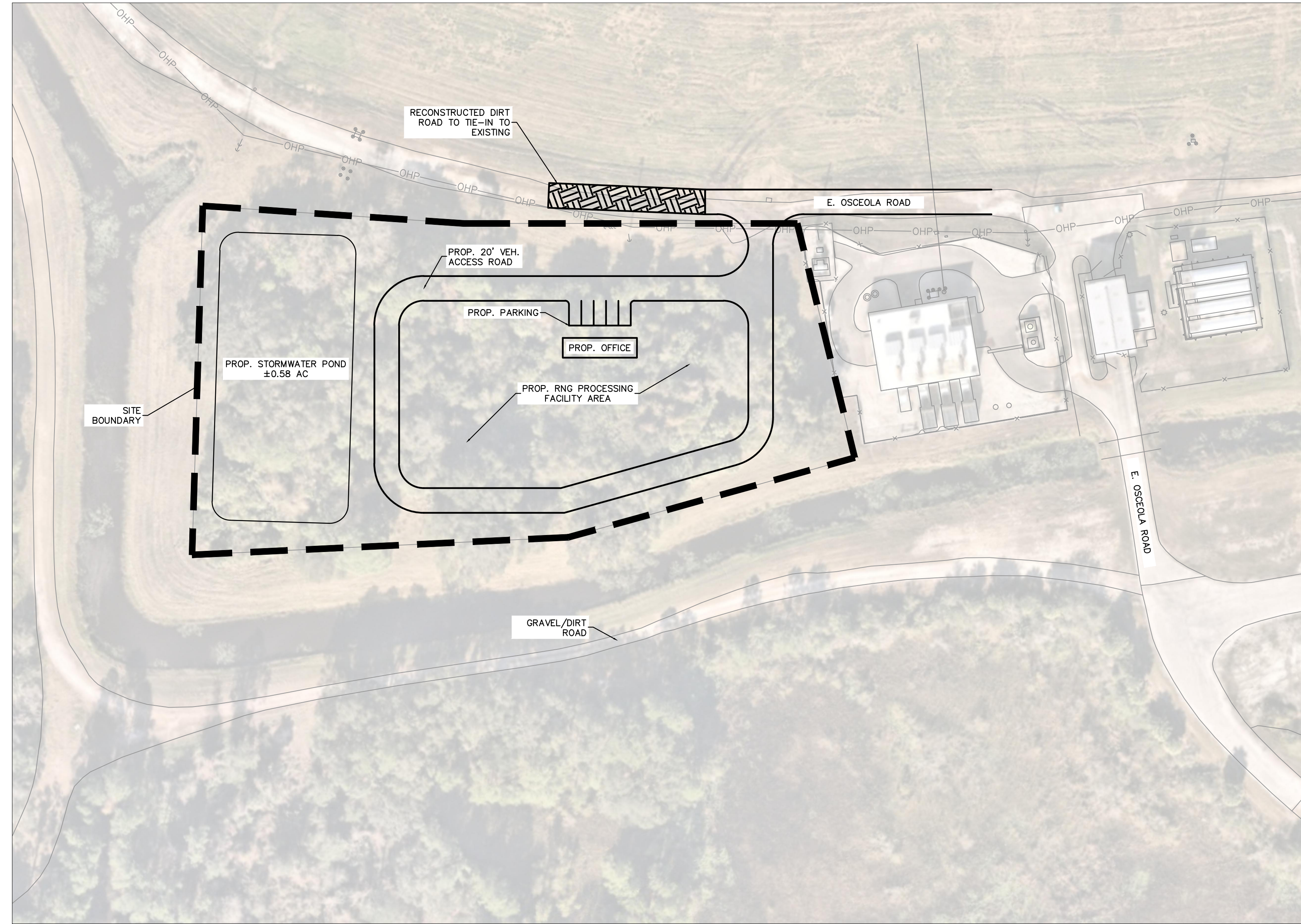
Seminole Renewable Natural Gas & Evaporator Project
Site Map of Existing Conditions

Legend
Project Site

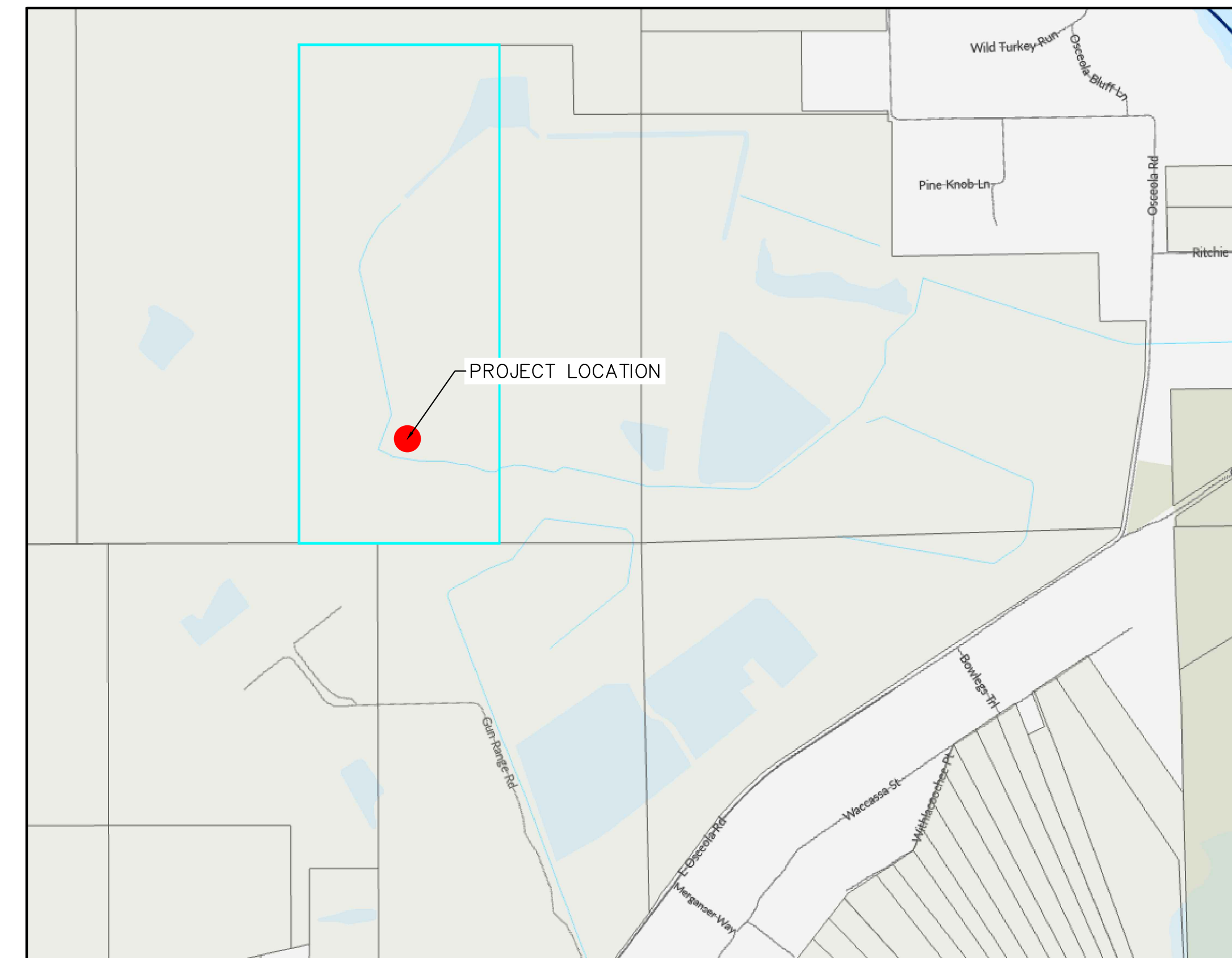


Kimley»Horn
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VICINITY MAP
N.T.S



PARCEL MAP
N.T.S

SITE DATA TABLE

FUTURE LAND USE: PUBC
 ZONING: PL1
 SITE AREA: 2.91 AC
 PRACEL ID: 35-19-31-300-0020-0000

SETBACKS

	BUILDING	LANDSCAPE
FRONT:	25 FT	10 FT
REAR:	25 FT	10 FT
SIDE:	25 FT	10 FT

MAX BUILDING HEIGHT

HEIGHT: 35 FT

PARKING

PROPOSED PARKING (20'x10'): 5 SPACES

NO.	REVISIONS	DATE	BY

Kimley >>> Horn
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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
 PHONE: 407-988-1511
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
 BRANDON SANSARICO, P.E.
 FLORIDA LICENSE NUMBER
 88117

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	08/22/2024	AS SHOWN	MA	MA	-

1970 EAST
 OSCEOLA ROAD

SEMINOLE
 RNG FACILITY

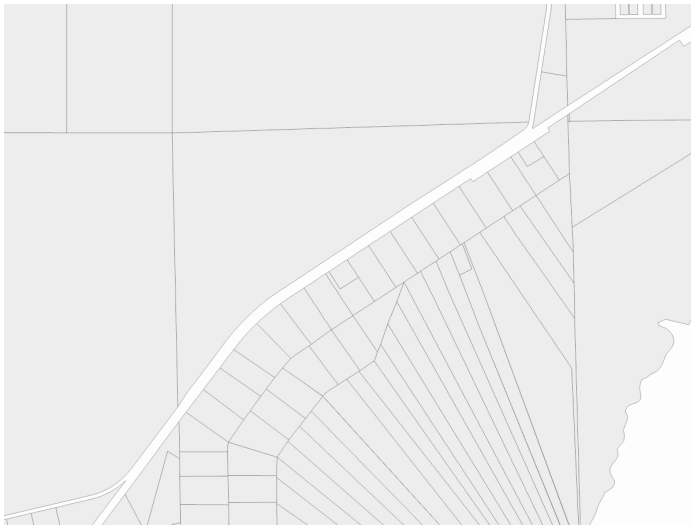
OSCEOLA COUNTY
 FLORIDA
 SHEET NUMBER
EX-1

Property Record Card



Parcel: 01-20-32-300-0010-0000
Property Address: 1910 E OSCEOLA RD GENEVA, FL 32732
Owners: SEMINOLE B C C
 2024 Market Value \$281,341 Assessed Value \$281,341
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$8,517.12
 County(Exc:Public Sch&Hosp) property w/1st Building size of 693 SF and a lot size of 166.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	01-20-32-300-0010-0000
Property Address	1910 E OSCEOLA RD GENEVA, FL 32732
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	86:County(Exc:Public Sch&Hosp)
Exemptions	85-COUNTY (2007)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	2
Depreciated Building Value	\$121,341	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$160,000	\$640,000
Land Value Agriculture	\$0	\$0
Market Value	\$281,341	\$640,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$281,341	\$640,000

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,517.12
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$8,517.12

Owner(s)

Name - Ownership Type
SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 01 TWP 20S RGE 32E ALL N & W OF
OSCEOLA RD

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$281,341	\$281,341	\$0
Schools	\$281,341	\$281,341	\$0
FIRE	\$281,341	\$281,341	\$0
ROAD DISTRICT	\$281,341	\$281,341	\$0
SJWM(Saint Johns Water Management)	\$281,341	\$281,341	\$0

Sales

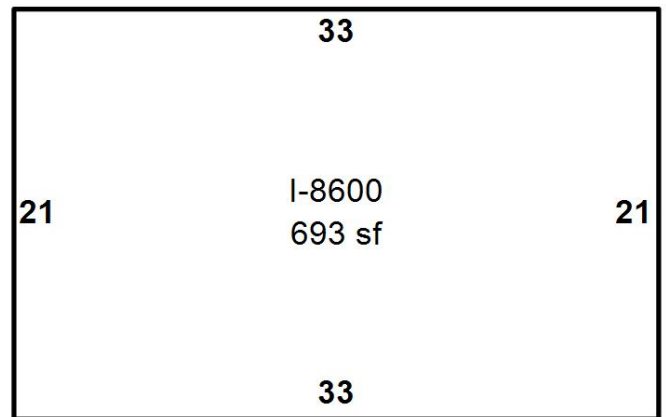
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
160 Acres	\$1,000/Acre	\$160,000	\$160,000

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	693
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$126,069
Assessed	\$121,341



Building 1

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
04610	1910 E OSCEOLA RD: ELECTRIC - GENERATOR-Installing Generator and ATS	\$53,500		5/4/2022

01265	1910 E OSCEOLA RD: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-New Engineered Fabric Awnings	\$150,000		4/22/2020
06153	1910 E OSCEOLA RD: PUBLIC WORKS OR UTILITIES BLDGS-NEW SCALE HOUSE	\$1,760,000	10/22/2020	11/19/2019
06958	INSTALL FIRE SPRINKLERS; PAD PER PERMIT 1926 E OSCEOLA ST	\$2,300		6/19/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed

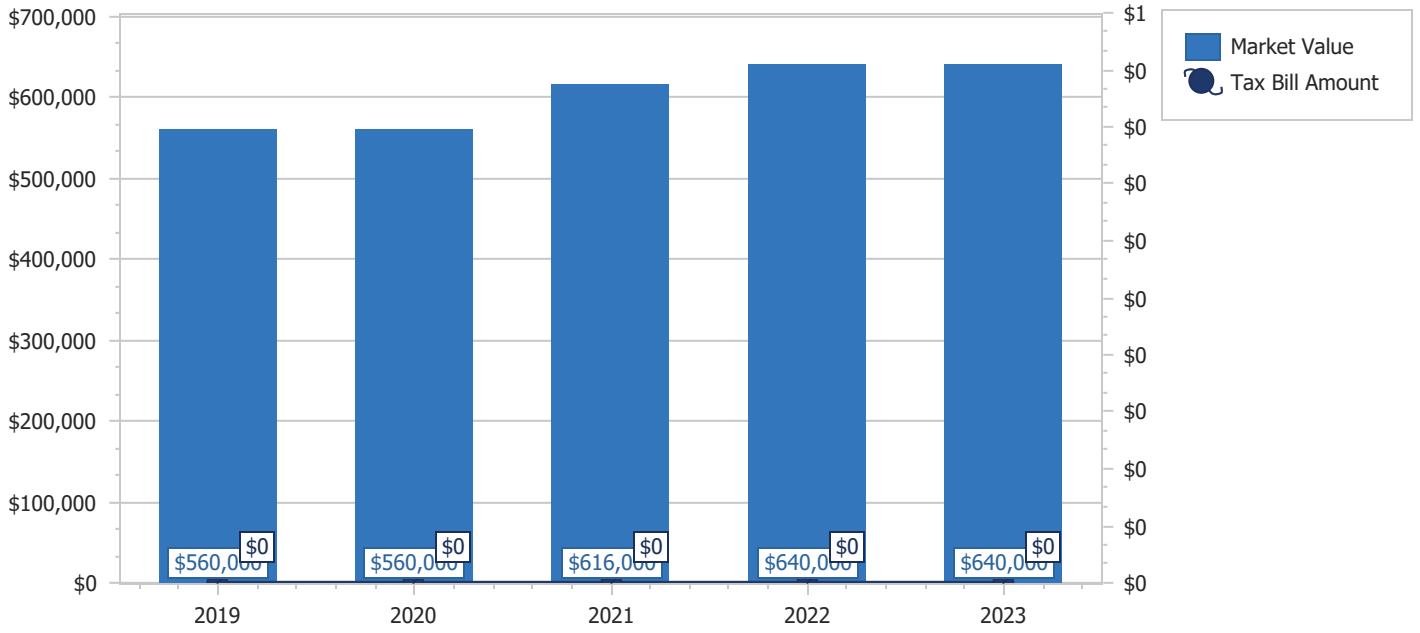
Zoning	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	PUBC
Description	Public, Quasi-Public

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



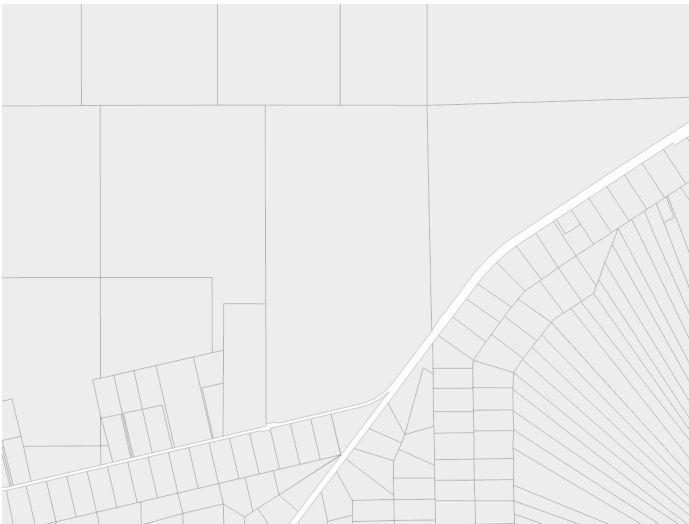
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Property Record CardA



Parcel: **02-20-32-300-0010-0000**
 Property Address: **1920 E OSCEOLA RD GENEVA, FL 32732**
 Owners: **SEMINOLE B C C**
 2024 Market Value \$663,687 Assessed Value \$663,687
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$19,200.86
 County(Exc:Public Sch&Hosp) property w/1st Building size of 200 SF and a lot size of 274.38 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	02-20-32-300-0010-0000
Property Address	1920 E OSCEOLA RD GENEVA, FL 32732
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	86:County(Exc:Public Sch&Hosp)
Exemptions	85-COUNTY (2007)
AG Classification	No

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$362,687	\$238,806
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$301,000	\$1,204,000
Land Value Agriculture	\$0	\$0
Market Value	\$663,687	\$1,442,806
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$663,687	\$1,442,806

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$19,200.86
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$19,200.86

Owner(s)A

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 02 TWP 20S RGE 32E E 1/2 N OF OSCEOLA
RD & R/W FOR DITCH

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$663,687	\$663,687	\$0
Schools	\$663,687	\$663,687	\$0
FIRE	\$663,687	\$663,687	\$0
ROAD DISTRICT	\$663,687	\$663,687	\$0
SJWM(Saint Johns Water Management)	\$663,687	\$663,687	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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LandA

Units	Rate	Assessed	Market
301 Acres	\$1,000/Acre	\$301,000	\$301,000

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1989
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	200
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$48,878
Assessed	\$30,304

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
UTILITY FINISHED	200

Building InformationA	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1975
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2744
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$352,073
Assessed	\$140,829

Building 2

* Year Built = Actual / Effective

Building InformationA	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1993
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1974
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$319,257
Assessed	\$191,554

Building 3

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
04608	1920 E OSCEOLA RD: ELECTRICAL - COMMERCIAL-Self Support Tower	\$5,000		3/30/2023
12900	1920 E OSCEOLA RD: CELL TOWER- ANTENNA & EQUIP SHELTER C/C	\$50,000		8/9/2021
12906	1920 E OSCEOLA RD: ELECTRIC - GENERATOR-Generac 30kw diesel generator	\$8,000	4/5/2022	8/9/2021
03600	ELECTRICAL	\$1,000		3/22/2017
04286	CELL TOWER - FOUNDATION ONLY - LANDFILL - 1920 E OSCEOLA RD	\$97,898		6/7/2012

03207	300' CELL TOWER & COMMUNICATIONS FACILITY - GENEVA LANDFILL - 1920 E OSCEOLA RD	\$526,079		5/1/2012
05700	ELECTRICAL; PAD PER PERMIT 2390 GUN RANGE RD	\$1,000		7/19/2010
11566	POLITICAL SIGN - STEPHEN BACALLAO	\$0		10/4/2004
09356	BEN TUCKER POLITICAL SIGN	\$172		8/18/2004
09139	MARIAN WILLIAMS POLITICAL SIGN	\$0		8/9/2004
09058	SEAN CANNON POLITICAL SIGN	\$0		8/6/2004
08817	SHARON ROUSEY POLITICAL SIGN	\$0		7/30/2004
08613	POLITICAL SIGN	\$0		7/26/2004
08330	RAY VALDES TAX COLLECTOR POLITICAL SIGN	\$0		7/19/2004
08302	FRANK DENIS POLITICAL SIGN	\$0		7/19/2004
08085	POLITICAL SIGN	\$0		7/13/2004
08106	POLITICAL SIGN	\$0		7/13/2004
08107	POLITICAL SIGN	\$0		7/13/2004
08043	POLITICAL SIGN	\$0		7/12/2004
07757	GRANT MALOY POLITICAL SIGN	\$0		7/2/2004
10484	POLITICAL SIGN	\$0		9/18/2003
09937	POLITICAL SIGN	\$0		9/5/2003
09286	PAD PER PERMIT 2400 GUN RANGE RD	\$100,000		9/1/2002
06709	1 POLITICAL SIGN	\$0		7/1/2002
01839	ELECTRICAL WIRING PAD PER PERMIT 2390 GUN RANGE RD	\$0		3/1/2001
01840	ELECTRICAL WIRING PAD PER PERMIT 2380 GUN RANGE RD	\$0		3/1/2001
09287	ELECTRIC WIRING; PAD PER PERMIT 601 TOWNE CENTER BLVD	\$0		10/11/2000
07796	REMOVE 1-12000 GAL UNDERGROUND TANK	\$13,789		9/1/1999
00338	FLAME UNIT FOR LAND FILL METH	\$0		1/1/1999
09109	SHED; PAD PER PERMIT 1800 OSCEOLA RD E	\$6,675	12/7/1998	11/1/1998
05123	2 A/G GAS TANKS & SLAB	\$90,000		7/1/1997

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
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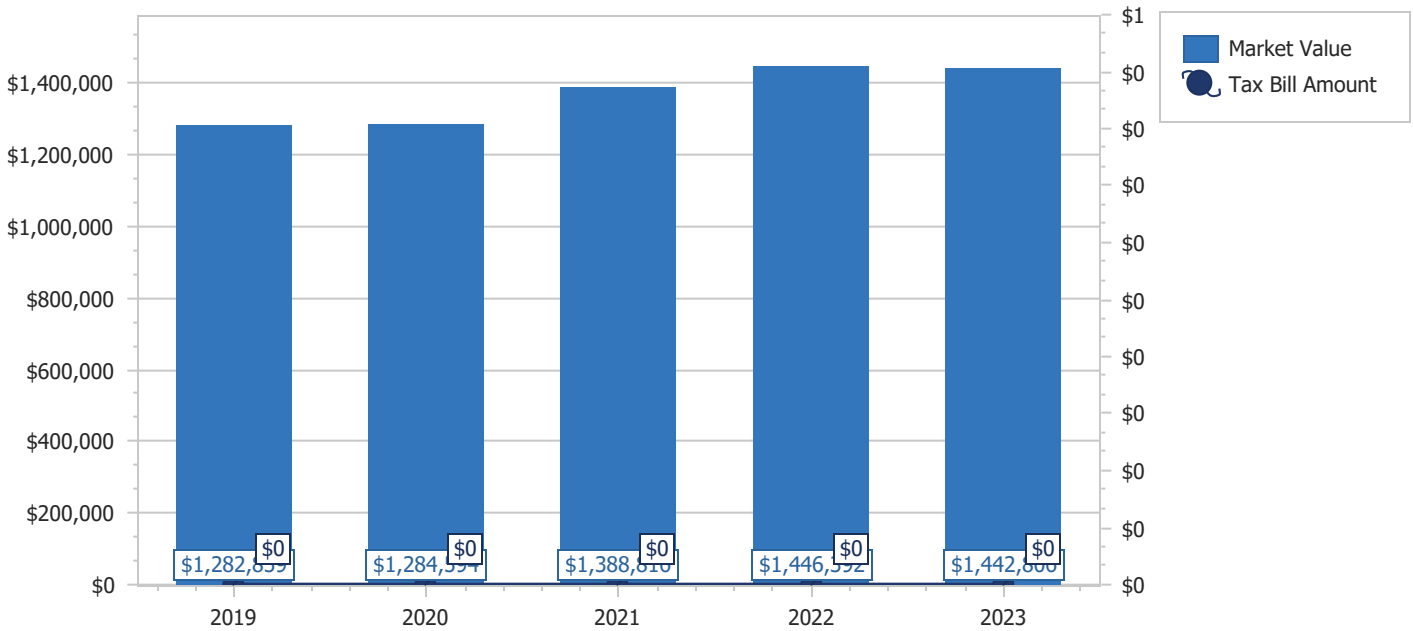
ZoningA	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	PUBC
Description	Public, Quasi-Public

School DistrictsA	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

UtilitiesA	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



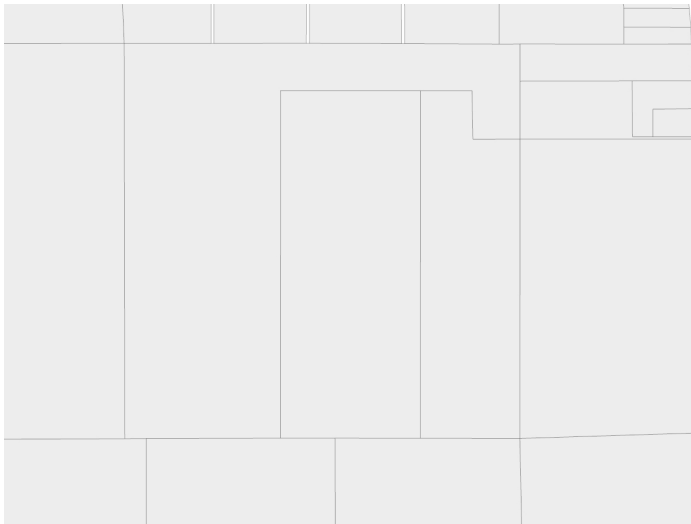
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Property Record Card



Parcel: **35-19-32-300-0020-0000**
 Property Address: **1970 E OSCEOLA RD GENEVA, FL 32732**
 Owners: **SEMINOLE B C C**
 2024 Market Value \$433,182 Assessed Value \$131,919
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$1,595.98
 County(Exc:Public Sch&Hosp) property w/1st Building size of 4,725 SF and a lot size of 213.02 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-19-32-300-0020-0000
Property Address	1970 E OSCEOLA RD GENEVA, FL 32732
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	86:County(Exc:Public Sch&Hosp)
Exemptions	85-COUNTY (2007)
AG Classification	No

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	1	0
Depreciated Building Value	\$322,234	\$0
Depreciated Other Features	\$5,948	\$14,926
Land Value (Market)	\$105,000	\$105,000
Land Value Agriculture	\$0	\$0
Market Value	\$433,182	\$119,926
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$301,263	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$131,919	\$119,926

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,595.98
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1,595.98

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 32E S 7/8 OF W 3/5 OF E
5/8

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$131,919	\$131,919	\$0
Schools	\$433,182	\$433,182	\$0
FIRE	\$131,919	\$131,919	\$0
ROAD DISTRICT	\$131,919	\$131,919	\$0
SJWM(Saint Johns Water Management)	\$131,919	\$131,919	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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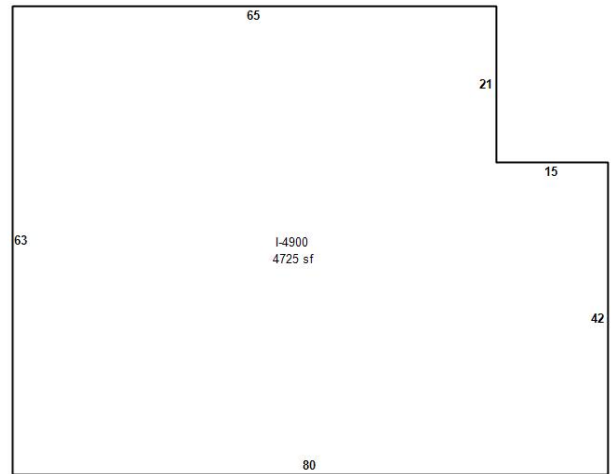
Land

Units	Rate	Assessed	Market
210 Acres	\$500/Acre	\$105,000	\$105,000

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2008
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4725
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$395,379
Assessed	\$322,234

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
00704	1970 E OSCEOLA RD: REROOF COMMERCIAL-Commercial Building REROOF	\$63,000		2/16/2022

11117	1970 E OSCEOLA RD: MECHANICAL - COMMERCIAL	\$11,301		8/6/2019
04909	ELECTRICAL	\$2,475		5/7/2015
02098	REROOF	\$34,205		3/24/2011
05793	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 1970 E OSCEOLA RD	\$6,396		5/31/2007
13958	LANDFILL GAS TO ENERGY PROJECT SITE ADAPT & NEW FACILITY; PAD PER PERMIT 1970 E OSCEOLA RD	\$1,250,000	3/4/2008	12/26/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
ALUM UTILITY BLDG NO FLOOR	1994	2533	\$14,869	\$5,948

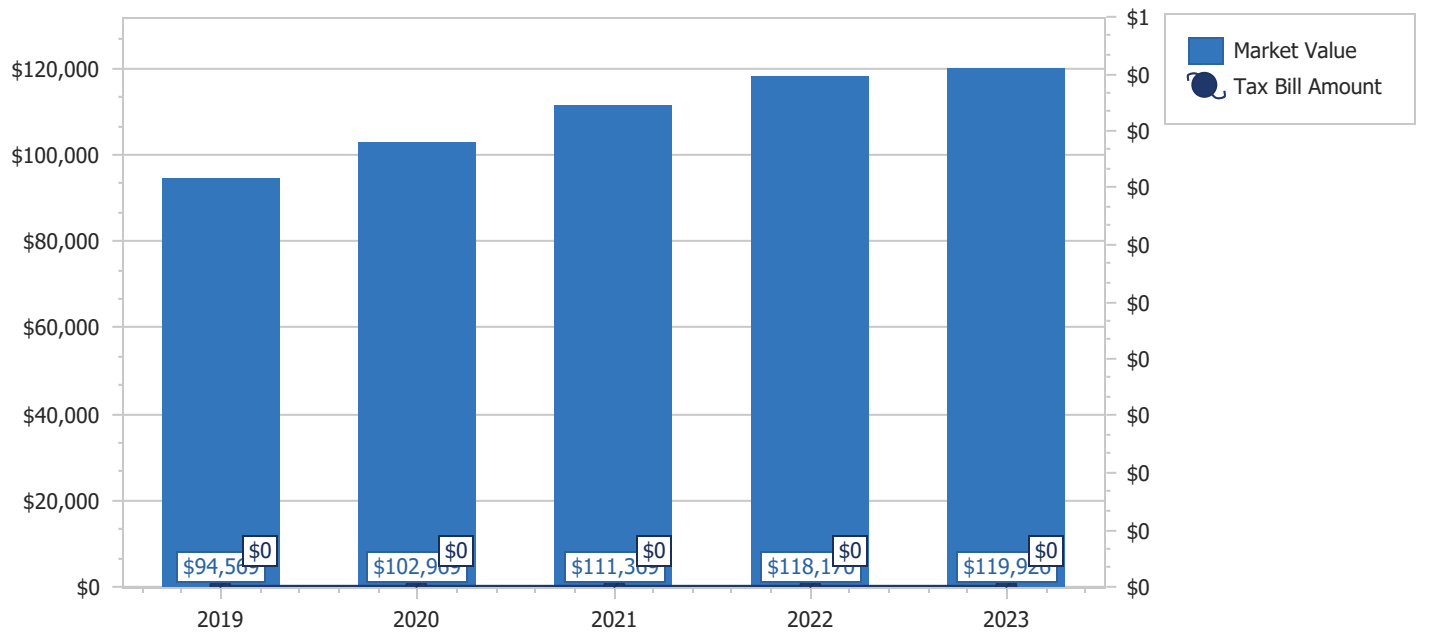
Zoning	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	PUBC
Description	Public, Quasi-Public

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



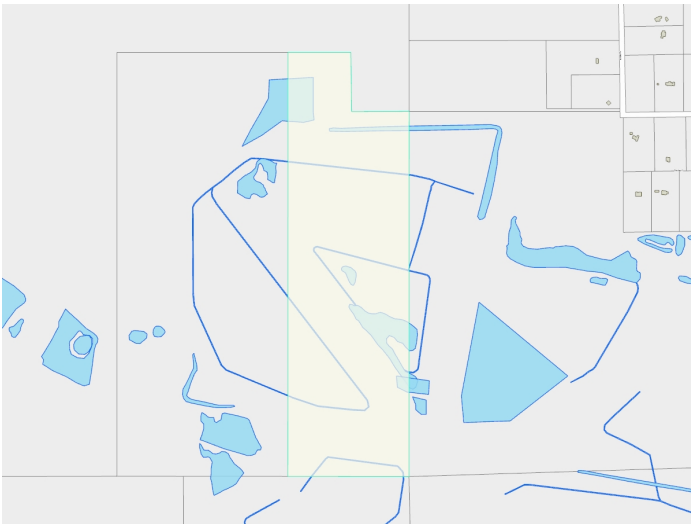
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Property Record CardA



Parcel: **35-19-32-300-0030-0000**
 Property Address: **1930 E OSCEOLA RD GENEVA, FL 32732**
 Owners: **SEMINOLE B C C**
 2024 Market Value \$469,910 Assessed Value \$71,500
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$865.02
 County(Exc:Public Sch&Hosp) property w/1st Building size of 5,920 SF and a lot size of 140.96 Acres

Parcel LocationA



Site ViewA

Parcel InformationA

Parcel	35-19-32-300-0030-0000
Property Address	1930 E OSCEOLA RD GENEVA, FL 32732
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	86:County(Exc:Public Sch&Hosp)
Exemptions	85-COUNTY (2007)
AG Classification	No

	Cost/Market	Cost/Market
Valuation Method		
Number of Buildings	2	0
Depreciated Building Value	\$404,910	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$65,000	\$65,000
Land Value Agriculture	\$0	\$0
Market Value	\$469,910	\$65,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$398,410	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$71,500	\$65,000

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$865.02
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$865.02

Owner(s)A

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 35 TWP 19S RGE 32E S 3/4 OF E 1/4 + SW
1/4 OF NE 1/4 OF NE 1/4

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,500	\$71,500	\$0
Schools	\$469,910	\$469,910	\$0
FIRE	\$71,500	\$71,500	\$0
ROAD DISTRICT	\$71,500	\$71,500	\$0
SJWM(Saint Johns Water Management)	\$71,500	\$71,500	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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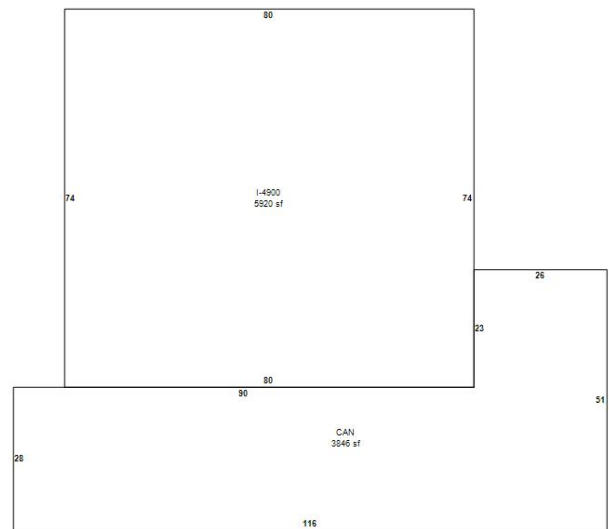
LandA

Units	Rate	Assessed	Market
130 Acres	\$500/Acre	\$65,000	\$65,000

Building InformationA

#	1
Use	MASONRY PILASTER
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	5920
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$339,056
Assessed	\$262,768

* Year Built = Actual / Effective



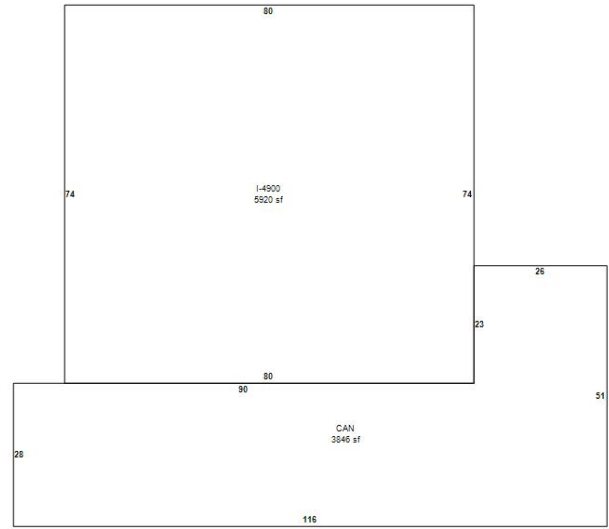
Building 1

AppendagesA

Description	Area (ft ²)
CANOPY	3846

Building InformationA	
#	2
Use	MASONRY PILASTER
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3000
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$224,730
Assessed	\$142,142

* Year Built = Actual / Effective



Building 2

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08686	1930 E OSCEOLA RD: FENCE/WALL COMMERCIAL-4100 lf 6" high chain link fence	\$89,100		6/22/2023
04513	1930 E OSCEOLA RD: ELECTRICAL - COMMERCIAL-Communication Tower	\$7,000		3/29/2023
17705	1954 E OSCEOLA RD: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-roof cover attach to existg con CC	\$9,650		12/2/2022
04610	1930 E OSCEOLA RD: ELECTRIC - GENERATOR-Installing Generator and ATS	\$53,500		5/4/2022
20863	1930 E OSCEOLA RD: ELECTRICAL - COMMERCIAL-One story building	\$6,668		12/24/2020
02172	1930 E OSCEOLA RD: ELECTRIC - GENERATOR-	\$37,550		3/10/2020
13911	1930 E OSCEOLA RD: ELECTRICAL - COMMERCIAL	\$1,996		9/6/2018
06224	ELECTRICAL UPGRADE	\$10,856		8/15/2012
04321	NEW CONCRETE TRUCK WASH & SEMINOLE COUNTY FACILITY; PAD PER PERMIT 1950 E OSCEOLA RD	\$75,000		4/1/2003
03452	BACK-UP GENERATOR & TRANSFER SWITCH; PAD PER PERMIT 1950 E OSCEOLA RD	\$65,000		4/1/2003
09317	OSCEOLA ROAD LANDFILL MAINTENANCE FACILITY; PAD PER PERMIT 1938 E OSCEOLA WAY	\$724,000	1/6/2004	9/1/2002

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

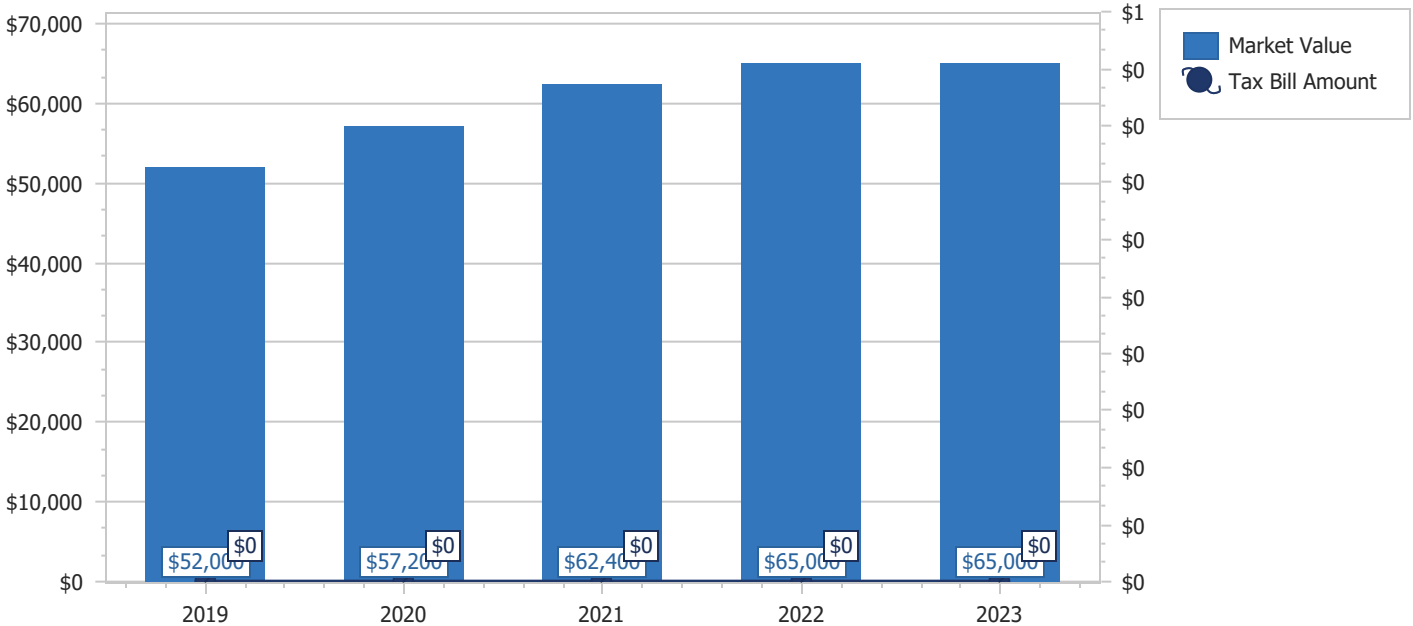
ZoningA	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	PUBC
Description	Public, Quasi-Public

School DistrictsA	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

UtilitiesA	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA

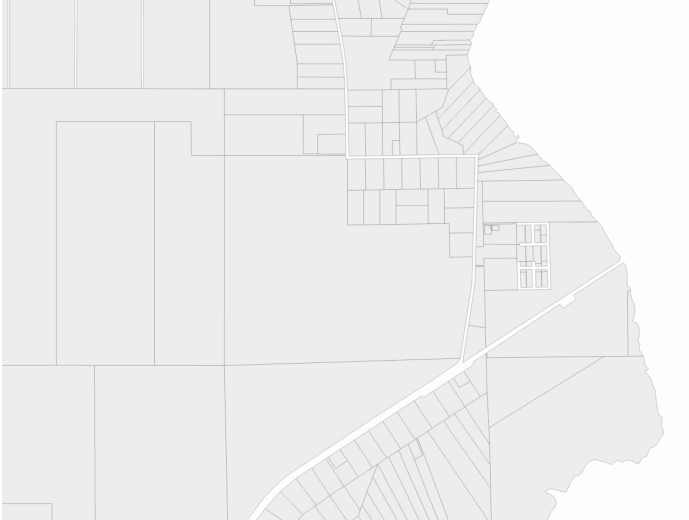


Property Record Card



Parcel: **36-19-32-300-0030-0000**
 Property Address: **1934 E OSCEOLA RD GENEVA, FL 32732**
 Owners: **SEMINOLE B C C**
 2024 Market Value \$189,000 Assessed Value \$189,000
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$2,515.21
 County(Exc:Public Sch&Hosp) property has a lot size of 367.13 Acres

Parcel Location



Site View

Parcel Information

Parcel	36-19-32-300-0030-0000
Property Address	1934 E OSCEOLA RD GENEVA, FL 32732
Mailing Address	1101 E 1ST ST SANFORD, FL 32771-1468
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	85-COUNTY (2007)
AG Classification	

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
		0
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$189,000	\$189,000
Market Value	\$189,000	\$189,000
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0

2023 Certified Tax Summary

	\$2,515.21
Tax Savings with Exemptions	\$2,515.21

Owner(s)

Name - Ownership Type
 SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 36 TWP 19S RGE 32E S 3/8 OF E 1/8 W OF
OSCEOLA RD + W 7/8 OF S 1/2 + S 1/2 OF NW
1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$189,000	\$189,000	\$0
Schools	\$189,000	\$189,000	\$0
FIRE	\$189,000	\$189,000	\$0
ROAD DISTRICT	\$189,000	\$189,000	\$0
SJWM(Saint Johns Water Management)	\$189,000	\$189,000	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
378 Acres	\$500/Acre	\$189,000	\$189,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
10881	1934 E OSCEOLA RD: OTHER BUILDING COMMERCIAL-	\$4,010		9/11/2019

01880	REROOF LANDFILL OFFICE; PAD PER PERMIT 1930 E OSCEOLA RD	\$20,000		2/25/2008
09205	CONTAINMENT CANOPY; PAD PER PERMIT 1934 E OSCEOLA RD	\$100,000	7/2/2008	8/16/2007
03094	TIP SLAB; PAD PER PERMIT 1928 E OSCEOLA RD	\$400,000		3/21/2006
04041	FENCE 1936 OSCEOLA RD E	\$70,455		6/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

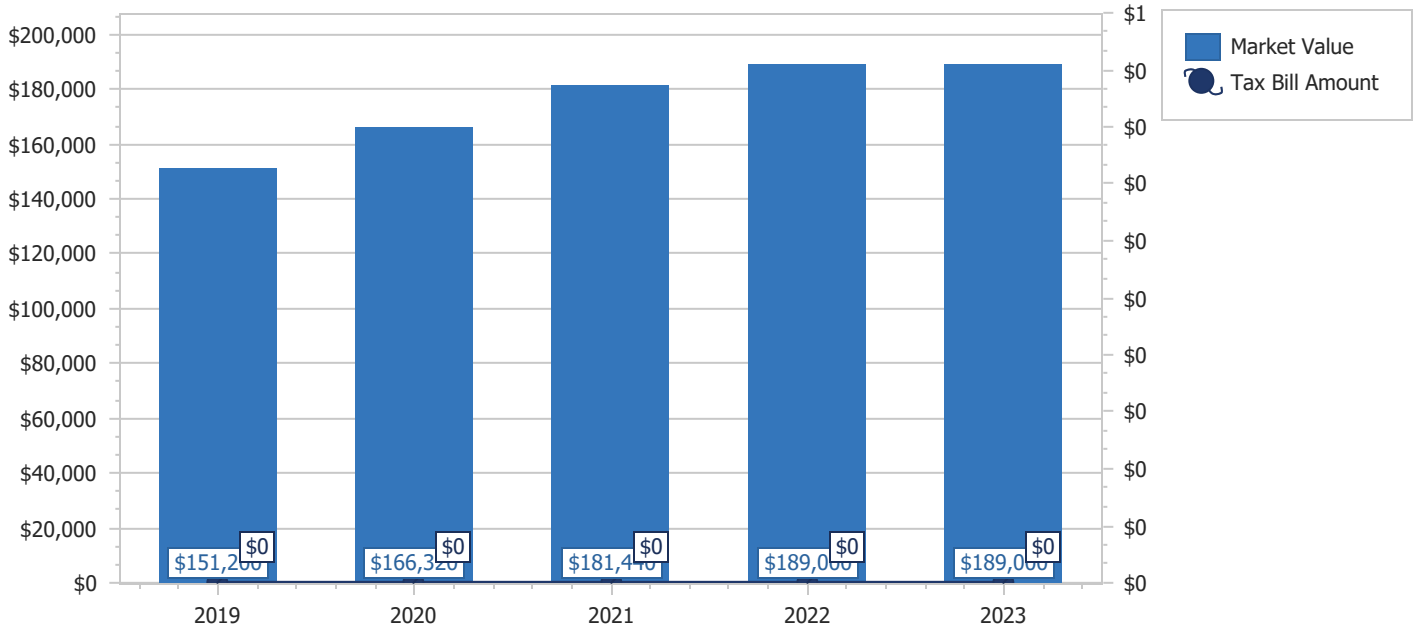
Zoning	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	PUBC
Description	Public, Quasi-Public

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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: 9/18/2024 2:03:29 PM
Project: 24-80000121
Credit Card Number: 37*****1009
Authorization Number: 242080
Transaction Number: 18092403A-2712E1B9-9EAC-457E-B230-7FA126028DCF
Total Fees Paid: 52.50

Fees Paid

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