



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

PROJ. #: 24-80000127
 PM: Joy
 REC'D: 10/21/24

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: Alafaya Trail Duplexes
 PARCEL ID #(S): 27-21-31-505-0000-0140, 27-21-31-505-0000-0150, 27-21-31-505-0000-0160, 27-21-31-505-0000-0170
 TOTAL ACREAGE: 1.14 acres BCC DISTRICT: 1
 ZONING: R-1AA FUTURE LAND USE: LDR

APPLICANT

NAME: Stephen J. Ratcliff COMPANY:
 ADDRESS: 751 E. Chapman Road
 CITY: Oviedo STATE: Florida ZIP: 32765
 PHONE: 407-496-5784 EMAIL: sratcliff@ratcliffproperties.com

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Build 4 duplexes on 4 lots fronting Alafaya Trail
Request change of Land Use from LDR to MDR and Zoning change from R-1AA to R2
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 11/1 COM DOC DUE: 11/7 DRC MEETING: 11/13

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: R-1AA FLU: LDR LOCATION:
on the west side of SR 434,
south of Chapman Rd
 W/S: Seminole County BCC: 1: Dallari

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

October 21, 2024

Dear Staff,

Please see attached current and proposed site plans of 4 lots located directly on Alafaya Trail south of Chapman Road. The 4 lots are currently zoned R-1AA with a Low Density Residential Land Use. My desire is to rezone the lots to R2 and request a change of land use to Medium Density Residential.


Each duplex would be single story approximately 2,000sf (1,000sf per side) and have 2 bedrooms and 2 baths. Seminole County water is located at the front of each lot. With reference to sewer, our current plan is to install a septic tank for each duplex.

All four lots share 3 existing driveways. The plan is to utilize all 3 driveways for access to the 4 lots.

All 4 lots are located between a newly platted subdivision and 6-laned Alafaya Trail. The lots are beautifully treed with mostly large live oaks and a few laurel and/or southern red oaks. Due to the small footprint of each duplex (approx. 36'x60') and existing locations of the live oak trees on each lot, a majority of the live oak trees will remain. The oak trees will provide an excellent natural buffer between the newly platted subdivision to the rear and will provide an excellent visual/sound buffer to Alafaya Trail and between each of the planned duplex locations.

Please call or email me if you have any questions or comments.

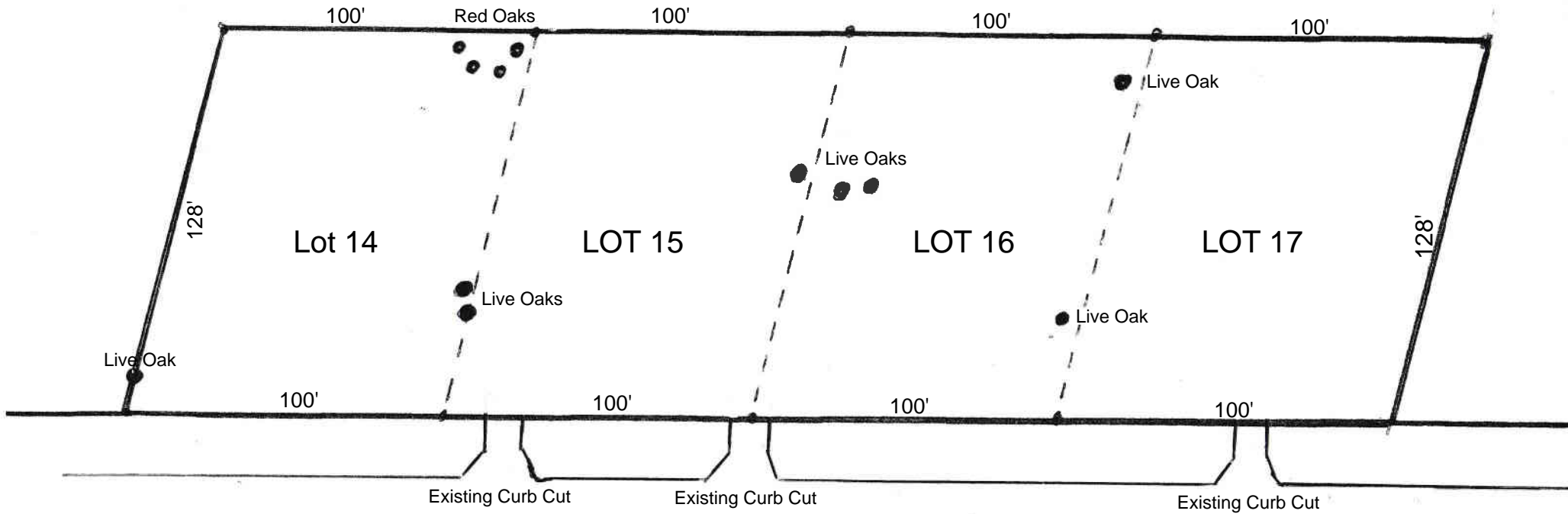
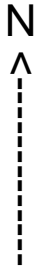
Thank you for your time,



Stephen J. Ratcliff

EXISTING SITE CONDITIONS

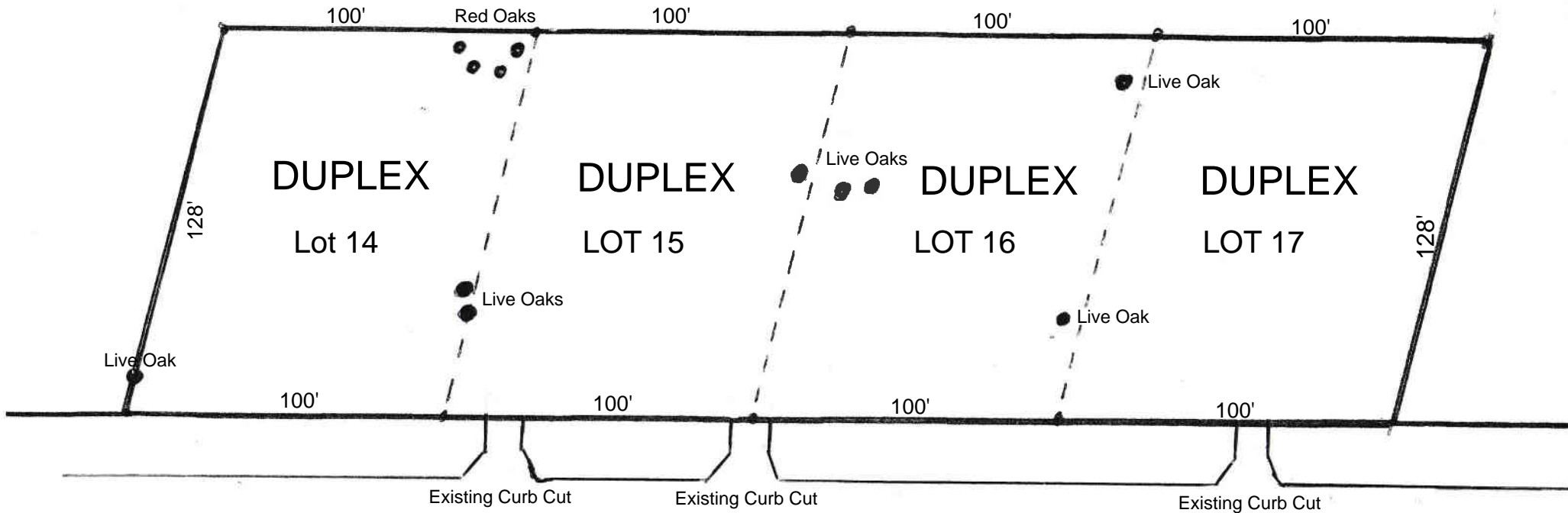
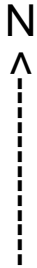
LAND USE = Low Density Residential
ZONING = R-1AA



SR 434 (Alafaya Trail)

PROPOSED SITE CONDITIONS

LAND USE = Medium Density Residential
ZONING = R-2



SR 434 (Alafaya Trail)

Duplex = 1,000sf living area per side (2,000sf living area total)
1 story, concrete block construction

Property Record Card



Parcel: 27-21-31-505-0000-0140
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0140
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

STEPHEN J RATCLIFF REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 14
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	3/1/2000	\$100	03820/1084	Improved	No
WARRANTY DEED	11/1/1986	\$46,500	01790/1002	Improved	Yes
WARRANTY DEED	1/1/1978	\$24,900	01153/0954	Improved	Yes

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

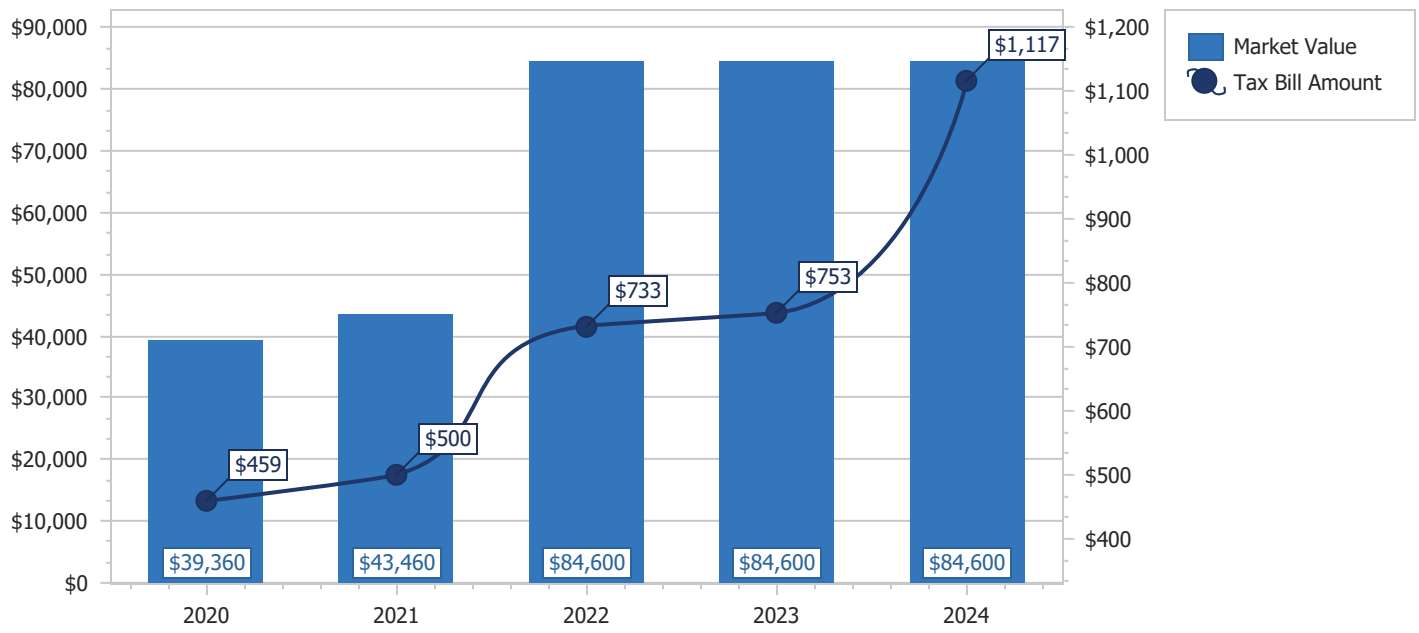
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



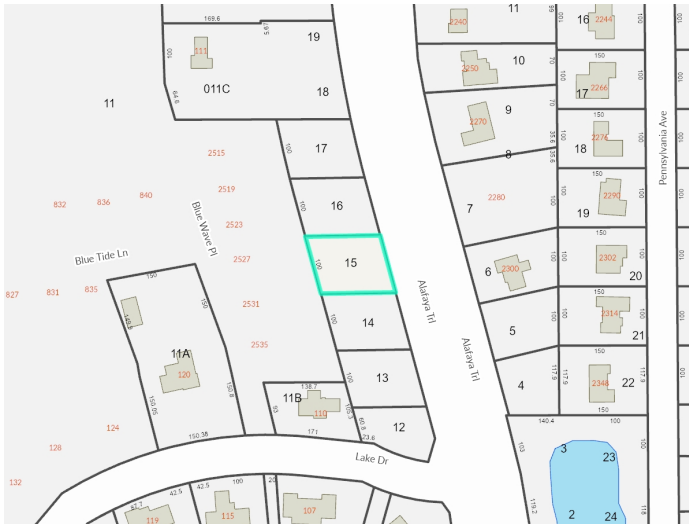
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Property Record Card



Parcel: 27-21-31-505-0000-0150
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0150
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	ALAFAYA TRAIL SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHEN J RATCLIFF REV TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 15
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	8/1/2000	\$100	03905/1873	Improved	No
WARRANTY DEED	1/1/1979	\$5,000	01207/0617	Vacant	Yes

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

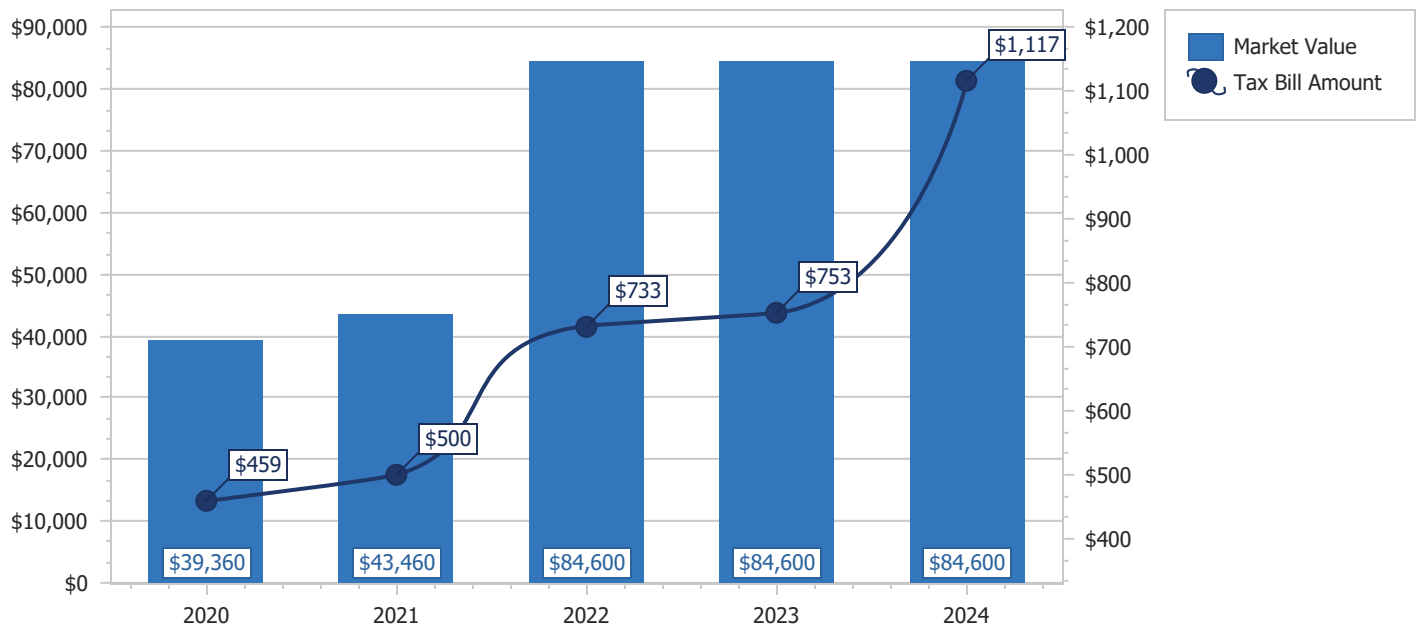
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 27-21-31-505-0000-0160
 Property Address:
 Owners: **STEPHEN J RATCLIFF REV TRUST**
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0160
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9091
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 STEPHEN J RATCLIFF REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 16
ALAFAYA TRAIL SUBD
PB 10 PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/9/2023	\$325,000	10403/0356	Vacant	Yes
QUIT CLAIM DEED	8/1/2011	\$83,700	07627/1777	Vacant	No
WARRANTY DEED	4/1/2000	\$100	03838/0526	Improved	No
WARRANTY DEED	6/1/1999	\$100	03685/1022	Improved	No
WARRANTY DEED	7/1/1984	\$47,000	01562/1751	Improved	Yes
WARRANTY DEED	10/1/1983	\$33,000	01496/0697	Improved	No

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

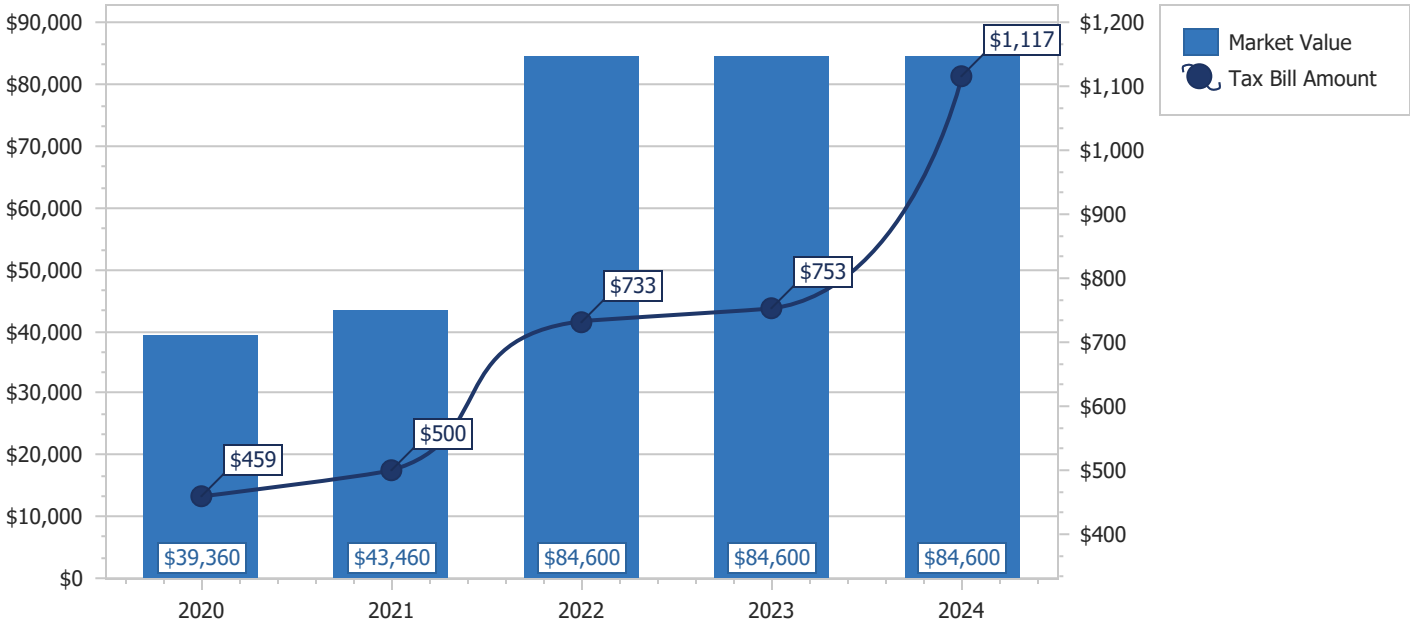
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



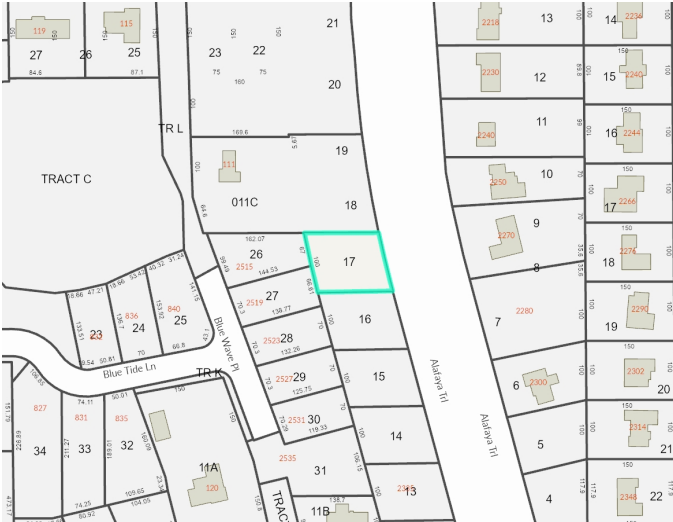
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Property Record Card



Parcel: 27-21-31-505-0000-0170
 Property Address:
 Owners: KAUFMANN, PAUL M; STEPHEN J RATCLIFF REV TRUST
 2025 Market Value \$84,600 Assessed Value \$84,600
 2024 Tax Bill \$1,117.48
 Vacant Residential property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-21-31-505-0000-0170
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$84,600	\$84,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$84,600	\$84,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$84,600	\$84,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,117.48
Tax Bill Amount	\$1,117.48
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

KAUFMANN, PAUL M - Tenants in Common :50
 STEPHEN J RATCLIFF REV TRUST - :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 17 (LESS RD) ALAFAYA TRAIL SUBD PB 10
PG 96

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$84,600	\$0	\$84,600
Schools	\$84,600	\$0	\$84,600
FIRE	\$84,600	\$0	\$84,600
ROAD DISTRICT	\$84,600	\$0	\$84,600
SJWM(Saint Johns Water Management)	\$84,600	\$0	\$84,600

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2023	\$100,000	10384/0479	Vacant	Yes
QUIT CLAIM DEED	12/29/2022	\$100	10368/1203	Improved	No
QUIT CLAIM DEED	11/16/2022	\$100	10348/0630	Vacant	No
SPECIAL WARRANTY DEED	4/1/2022	\$200,000	10210/0694	Improved	No
WARRANTY DEED	8/19/2019	\$100	09423/1095	Improved	No

Land

Units	Rate	Assessed	Market
100 feet X 128 feet	\$900/Front Foot	\$84,600	\$84,600

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation

Commissioner	District 1 - Bob Dallari
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State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

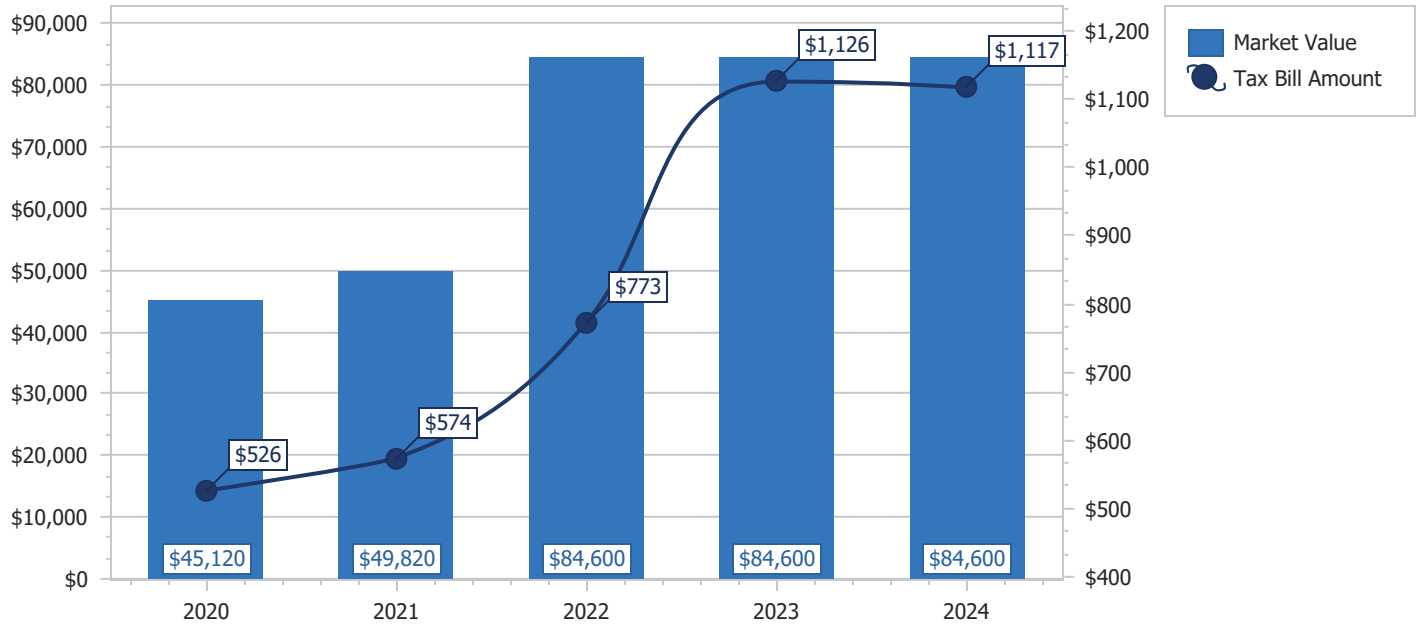
School Districts

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Utilities

Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
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Water	Seminole County Utilities
Sewage	Seminole County Utilities
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: 10/22/2024 1:15:03 PM
Project: 24-80000127
Credit Card Number: 54*****8547
Authorization Number: 05103P
Transaction Number: 221024C2A-0328AE54-0039-47C8-8036-401E16E72A69
Total Fees Paid: 52.50

Fees Paid

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