



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

PROJ. #: 26-80000006
PM: Hilary
REC'D: 01/16/2026

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 NAME: ALAFAYA RESIDENTIALS

PARCEL ID #(S): 27-21-31-505-0000-011C

TOTAL ACREAGE: 1.13

BCC DISTRICT: 1-Bob Dallari

ZONING: R-1AA

FUTURE LAND USE: LDR

NAME: JORGE BOTERO

COMPANY: BRICKS DEVELOPMENTS LLC

ADDRESS: 3040 SALISBURY COVE

CITY: OVIEDO

STATE: FLORIDA

ZIP: 32765

PHONE: (407) 453-0037

EMAIL: JORGE@BRICKSFL.COM

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: PROPOSED REZONE FROM R-1AA TO R-1 FOR FOUR SEPARATE LOTS
ON 1.14 ACRES LOCATED ON THE WEST SIDE OF ALAFAYA TRL, SOUTH OF BEASLEY RD

☒ **SUBDIVISION** ☒ **LAND USE AMENDMENT** ☒ **REZONE** ☒ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

COMMENTS DUE: 01/23

COM DOC DUE: 01/29

DRC MEETING: 02/04/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1AA

FLU: LDR

LOCATION: on the west side of Alafaya Trl, south of Beasley Rd

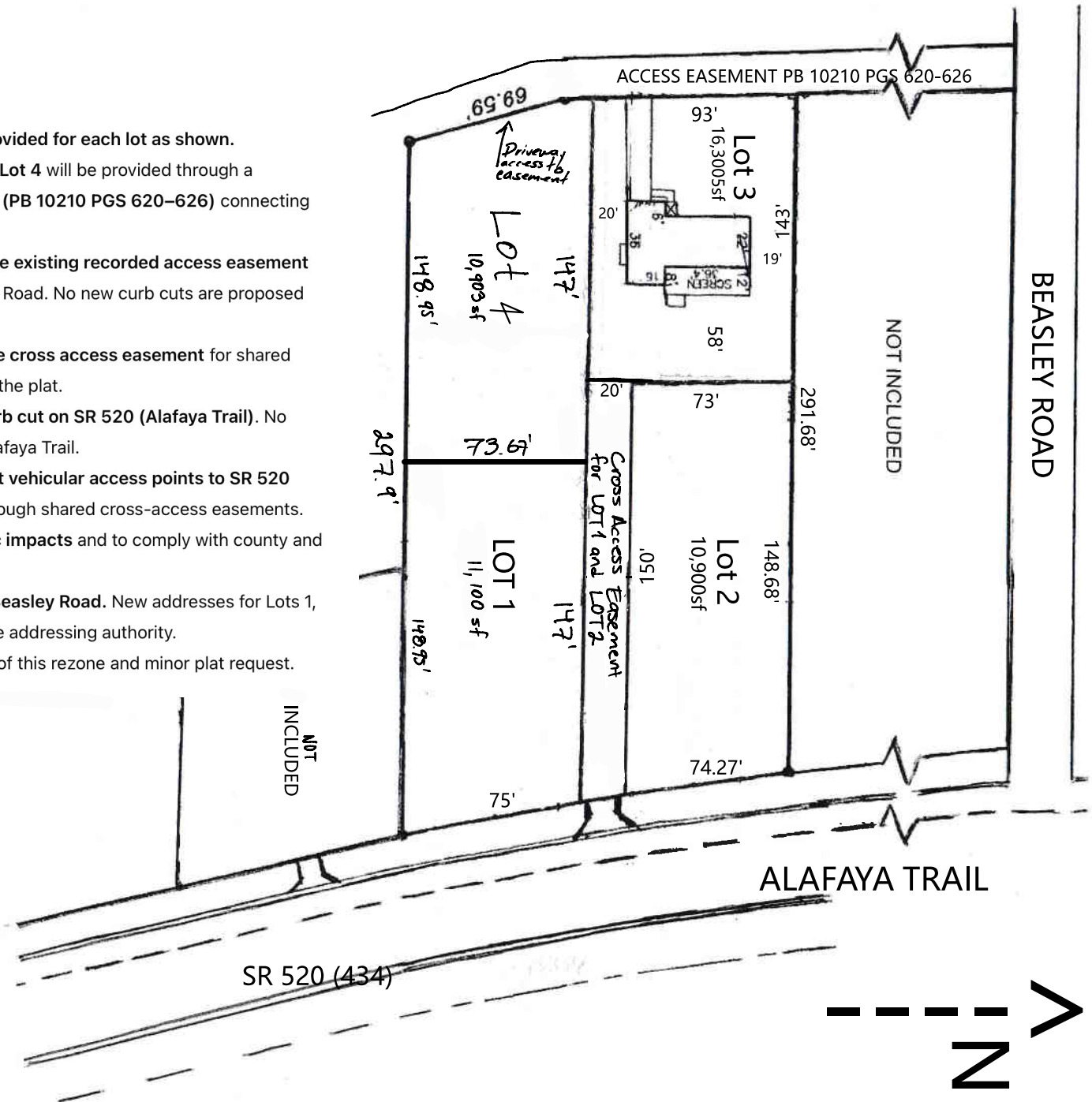
W/S: SEMINOLE COUNTY UTILITIES

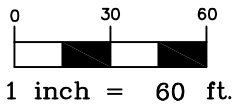
BCC: 1: DALLARI

REZONE AND MINOR PLAT REQUEST

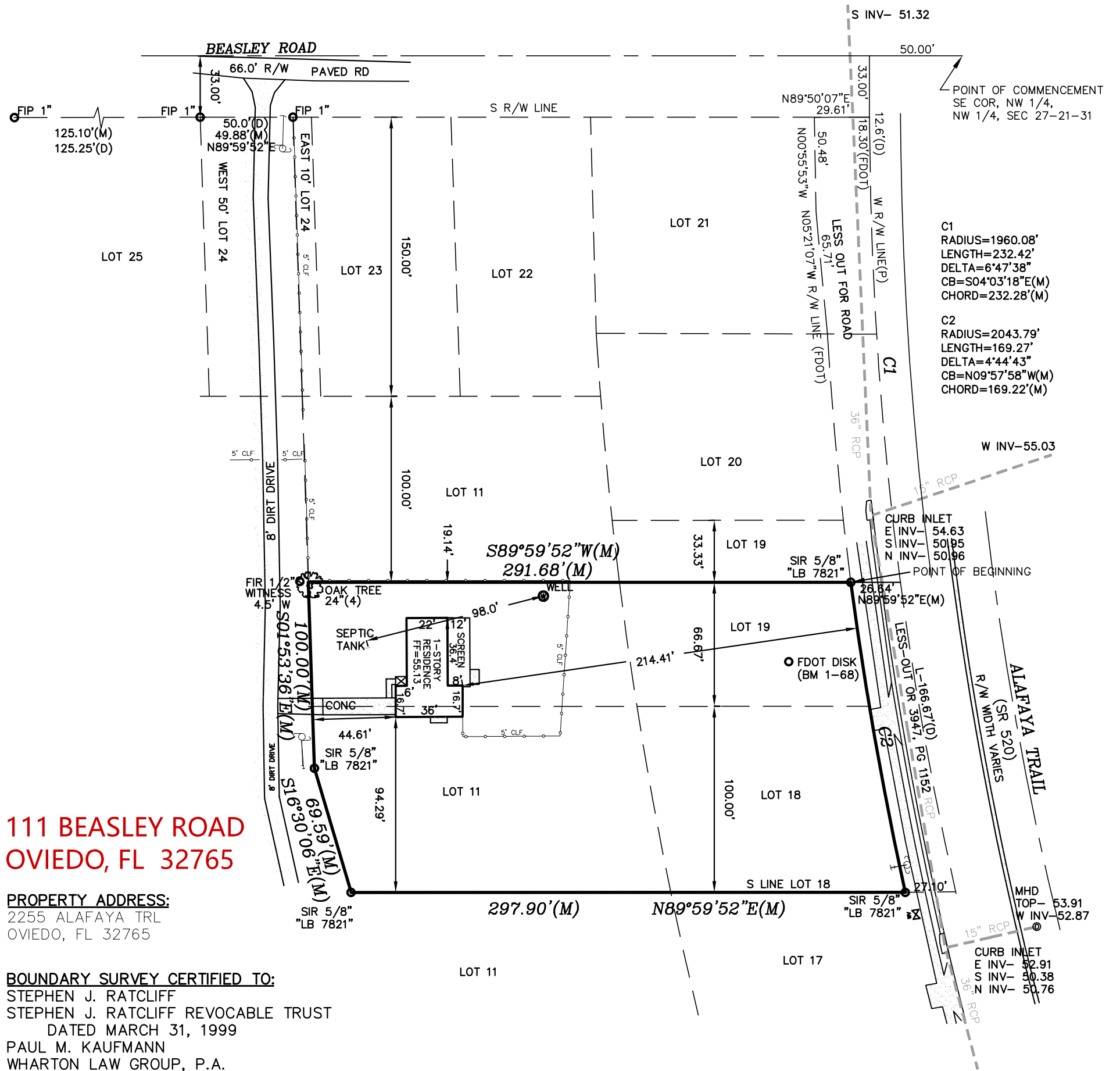
NOTES:

1. Per Requirement, 20' road frontage is provided for each lot as shown.
Vehicular ingress and egress for Lot 3 and Lot 4 will be provided through a recorded 20-foot-wide access easement (PB 10210 PGS 620-626) connecting to Beasley Road.
2. Lot 3 and Lot 4 shall continue to utilize the existing recorded access easement for vehicular ingress and egress to Beasley Road. No new curb cuts are proposed on Beasley Road.
3. Lot 1 and Lot 2 shall utilize a 20-foot-wide cross access easement for shared vehicular ingress and egress, as shown on the plat.
4. Lot 1 and Lot 2 shall utilize an existing curb cut on SR 520 (Alafaya Trail). No additional curb cuts are proposed along Alafaya Trail.
5. The proposed configuration reduces direct vehicular access points to SR 520 (Alafaya Trail) by consolidating access through shared cross-access easements.
6. Lot access is designed to minimize traffic impacts and to comply with county and FDOT access management requirements.
7. Lot 3 retains the existing address of 111 Beasley Road. New addresses for Lots 1, 2, and 4 will be assigned by the appropriate addressing authority.
8. Areas labeled "Not Included" are not part of this rezone and minor plat request.





LEGAL DESCRIPTION
A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST (CENTERLINE OF SR 520 AND CENTERLINE OF BEASLEY ROAD) RUN THENCE WITH CENTERLINE OF BEASLEY ROAD, WESTERLY 50 FEET, THENCE RUN SOUTHERLY 33 FEET, TO SOUTH R/W LINE OF BEASLEY ROAD, THENCE SOUTH WITH WEST R/W OF SR 520, 18.6 FEET, THENCE WITH WEST R/W IN ON A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08 FEET, THROUGH A CENTRAL ANGLE OF 6°47'38", FOR A CURVE DISTANCE OF 232.42 FEET TO THE NORTH LINE OF THE SOUTH 1/3 OF LOT 19, ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°59'52" WEST, ALONG SAID NORTH LINE, 26.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'52" WEST 291.68 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10 FEET OF LOT 24, SAID ALAFAYA TRAIL SUBDIVISION; THENCE RUN SOUTH 01°53'36" EAST, ALONG SAID LINE, 100.00 FEET; THENCE RUN SOUTH 16°30'06" EAST, 69.59 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18, SAID ALAFAYA TRAIL SUBDIVISION; THENCE RUN NORTH 89°59'52" EAST, 297.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL (SR 520) BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2043.79 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°44'43", FOR AN ARC DISTANCE OF 169.27 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 9°57'58" WEST, 169.22 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 49,812 SQUARE FEET, (1.14 ACRES), MORE OR LESS.



111 BEASLEY ROAD
OVIEDO, FL 32765

PROPERTY ADDRESS:
2255 ALAFAYA TRL
OVIEDO, FL 32765

BOUNDARY SURVEY CERTIFIED TO:
STEPHEN J. RATCLIFF
STEPHEN J. RATCLIFF REVOCABLE TRUST
DATED MARCH 31, 1999
PAUL M. KAUFMANN
WHARTON LAW GROUP, P.A.
WFG NATIONAL TITLE INSURANCE COMPANY

LEGEND & ABBREVIATIONS	
FIR	= FOUND IRON ROD
FIP	= FOUND IRON PIPE
N/D	= NAIL & DISK
SIR	= SET IRON ROD
CMON	= CONCRETE MONUMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER
LB	= LICENSED BUSINESS
CB	= CHORD BEARING
R/W	= RIGHT OF WAY
FDOT	= FLORIDA DEPT OF TRANSPORTATION
CONC	= CONCRETE
COV	= COVERED
A/C	= AIR CONDITIONER
WV	= WATER VALVE
RCP	= REINFORCED CONCRETE PIPE
CLF	= CHAIN LINK FENCE
OR	= OFFICIAL RECORDS (BOOK)
PG	= PAGE
(P)	= PLAT DIMENSION
(M)	= FIELD MEASURED
CL	= CENTERLINE
WM	= WATER METER
PO	= POWER POLE

SURVEYOR'S NOTES:
1. BASIS OF BEARING — THE SOUTH LINE OF LOT 18, ALAFAYA TRAIL SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N88°50'00"E, PER PLAT.
2. DATE OF FIELD SURVEY: JUNE 5, 2019; RECALC PROPERTY AND RE-WRITE LEGAL DESCRIPTION 10/11/19; UPDATE SITE VISIT 3/25/21
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12117C0190F, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.
7. SURVEY FILE NUMBER: 21-03-042 (19-05-062)
8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) SPECIFICALLY TO FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TTLV, SNFD AND ORL1.

BOUNDARY SURVEY
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This item has been electronically signed and sealed by Faun M. Hoffmeier, P.S.M., on [Date/Time Stamp shown] using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FAUN M. HOFFMEIER, P.S.M., LS 6552
H&H SURVEY CONSULTANTS, LLC LB 7821
Digitally signed by Faun Hoffmeier
Date: 2021.03.25 14:56:52 -04'00'

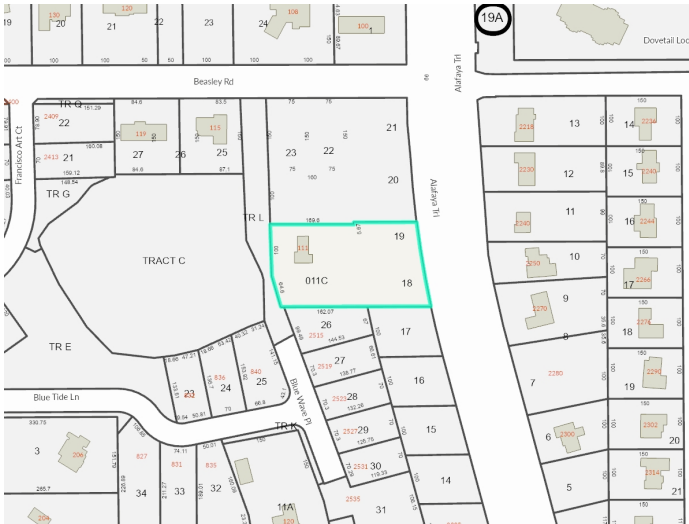
Property Record CardA



Parcel: 27-21-31-505-0000-011C
 Property Address: 111 BEASLEY RD OVIEDO, FL 32765
 Owners: KAUFMANN, PAUL; STEPHEN J RATCLIFF REV TRUST
 2026 Market Value \$328,734 Assessed Value \$328,734 Taxable Value \$328,734
 2025 Tax Bill \$4,502.69

The 2 Bed/2 Bath Single Family property is 1,013 SF and a lot size of 1.13 Acres

Parcel LocationA



Site ViewA



2721315050000011C 02/20/2022

Parcel InformationA

Parcel	27-21-31-505-0000-011C
Property Address	111 BEASLEY RD OVIEDO, FL 32765
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-6582
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
		1
Depreciated Building Value	\$137,005	\$138,739
Land Value (Market)	\$187,829	\$187,829
Just/Market Value	\$328,734	\$329,168
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2025 Certified Tax SummaryA

	\$4,502.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

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

Legal DescriptionA

BEG SE COR LOT 18 RUN W 325 FT N 19 DEG
20 MIN W 64.6 FT N 100 FT E 169.6 FT N 5.67
FT E 150 FT SLY ON WLY R/W S R 520 166.67 FT
TO BEG (LESS RD) ALAFAYA TRAIL SUBD PB 10
PG 96

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$328,734	\$0	\$328,734
Schools	\$328,734	\$0	\$328,734
FIRE	\$328,734	\$0	\$328,734
ROAD DISTRICT	\$328,734	\$0	\$328,734
SJWM(Saint Johns Water Management)	\$328,734	\$0	\$328,734

SalesA

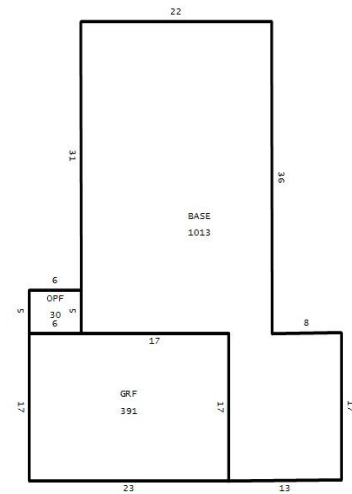
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/31/2021	\$325,000	09894/0185	Improved	Yes
QUIT CLAIM DEED	6/15/2020	\$100	09635/0847	Improved	No
WARRANTY DEED	2/1/1993	\$100	02544/1177	Improved	No
WARRANTY DEED	2/1/1992	\$24,900	02421/0952	Improved	No
QUIT CLAIM DEED	2/1/1992	\$100	02421/0951	Improved	No

LandA

Units	Rate	Assessed	Market
166 feet X 307 feet	\$775/Front Foot	\$187,829	\$187,829

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1013
Total Area (ft ²)	1434
Constuction	CONC BLOCK
Replacement Cost	\$173,424
Assessed	\$137,005

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	391
OPEN PORCH FINISHED	30

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
17747	111 BEASLEY RD: PLUMBING - RESIDENTIAL-RESIDENTIAL [ALAFAYA TRAIL SUBD]	\$7,620		10/21/2022
07952	2255 ALAFAYA TRL: PLUMBING - RESIDENTIAL-SINGLE FAMILY HOME [ALAFAYA TRAIL SUBD]	\$4,875		5/12/2021
14953	2255 ALAFAYA TRL: REROOF RESIDENTIAL-RESIDENTIAL HOUSE [ALAFAYA TRAIL SUBD]	\$6,600		9/20/2020

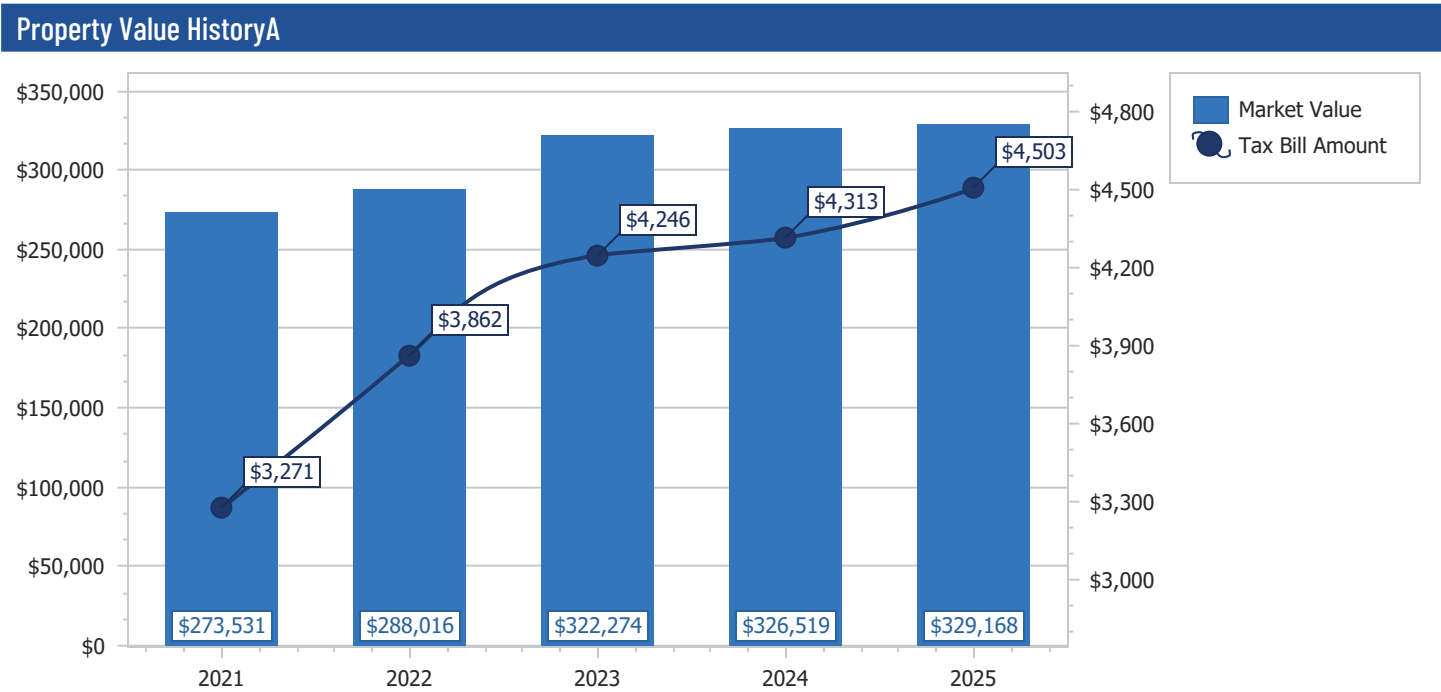
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1984	1	\$3,000	\$1,800
SCREEN PATIO 1	1987	1	\$3,500	\$2,100

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

School DistrictsA	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

Political RepresentationA	
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

UtilitiesA	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro



**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/16/2026 4:02:28 PM
Project: 26-80000006
Credit Card Number: 55*****0197
Authorization Number: 01618Q
Transaction Number: 160126C1C-36B6029B-2C9A-4B67-A49D-D524C9B65E58
Total Fees Paid: 52.50

Fees Paid

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