



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

PROJ. #: 25-80000090

Received: 8/18/25

Paid: 8/18/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: 1138 Bella Lago CV

PARCEL ID #(S): 27-21-30-300-008B-0000

TOTAL ACREAGE: 2.22

BCC DISTRICT: 4

ZONING: A1

FUTURE LAND USE: ~~Residential~~ LDR

APPLICANT

NAME: Angela Davis

COMPANY:

ADDRESS: 1138 Bella Lago CV

CITY: Winter Park

STATE: FL

ZIP: 32792

PHONE: 812-890-3623

EMAIL: awang106@gmail.com

CONSULTANT

NAME: N/A

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: I would like to sub-divide the property and to zone the new portion a R1-AAA.

STAFF USE ONLY

COMMENTS DUE:

COM DOC DUE:

DRC MEETING:

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

W/S: Seminole County

BCC: 4: Lockhart

on the north side of Bella Lago Cv,
east of the Lake Howell Ln

Dear County Planning Department or Zoning Committee,

We respectfully submit this request to divide our property located at 1138 Bella Lago Cv, Winter Park FL 32792 into two separate parcels and to rezone one of the resulting parcels to R1-AAA to allow for future residential development. Our request is based on both practical necessity and historic use of the land, and we believe it aligns with the goals of the county's planning framework and land use policies.

Background and Justification:

Our property currently consists of 2.22 acres (approx. 96,703 square feet) and has characteristics that make it suitable for subdivision. Through our consultation with the planner on duty, Kaitlin, it was noted that this land may have previously been divided or treated as two separate plots at one time. This supports the feasibility and appropriateness of a formal division at this time.

The key reason for requesting the subdivision is to provide utility access—specifically electricity and water—to the second portion of the property. As it stands, the second plot cannot be used or developed due to the lack of these essential services. Dividing the property will allow us to establish legal and utility access through the appropriate channels, enabling the intended residential use consistent with surrounding land uses.

We propose to divide the property as follows:

- **New Parcel (to be rezoned R1-AAA):** 31,238 square feet (approximately 0.72 acres)
- **Remaining Parcel (to remain A-1):** 65,465 square feet (approximately 1.5 acres), which includes the existing house and septic tank

This division will result in the remaining A-1 parcel retaining more than the required 1-acre minimum, even after accounting for the portion that lies within a designated flood zone. Therefore, the A-1 zoning designation will remain fully compliant post-division.

Zoning Request:

We are requesting that the newly created parcel be rezoned to R1-AAA, which is compatible with the character of the surrounding neighborhood and consistent with the county's vision for low-density residential development. Our intended use complies with the R1-AAA zoning standards and would not introduce any adverse impacts to neighboring properties.

In the discussion with the Planner on Duty, we wanted to make sure that both properties would have appropriate access from Lake Howell Ln. On our road (Bella Lago Cv), there are a total of six houses (including us) who use this road to access their houses. I took a look at the properties on the Seminole County Property Appraiser website and it looks all of our neighbors

use this road even though they do not have it as a part of their property. This leads me to think that it's possible to just assign easement. However, to make sure that both plots have appropriate access, we also propose to formally divide a portion of the existing shared driveway to support access for the new parcel. Currently, the driveway leading to the new proposed plot is approximately twice as wide as the driveway access to the back portion of the property (where our house is). We intend to split off half of this existing driveway width, creating sufficient physical access for both of the properties.

We are committed to working collaboratively with the county to ensure this request meets all applicable regulations and review standards. We believe this request is not only reasonable but also beneficial to the future use and value of the property and surrounding community.

Thank you for your time and consideration of this application. Please let us know if any further information or documentation is required.

Sincerely,
Angela Davis

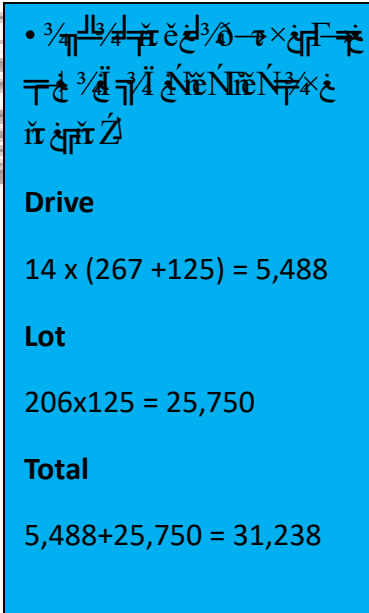
812-890-3623

Attachments

Application

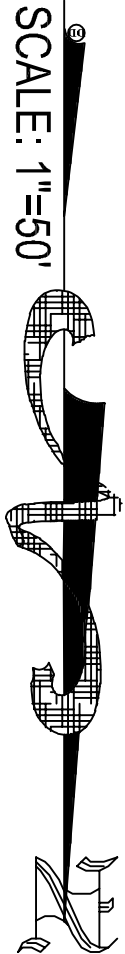
Survey with water lines

Survey with Subdivision (highlighted in pink)

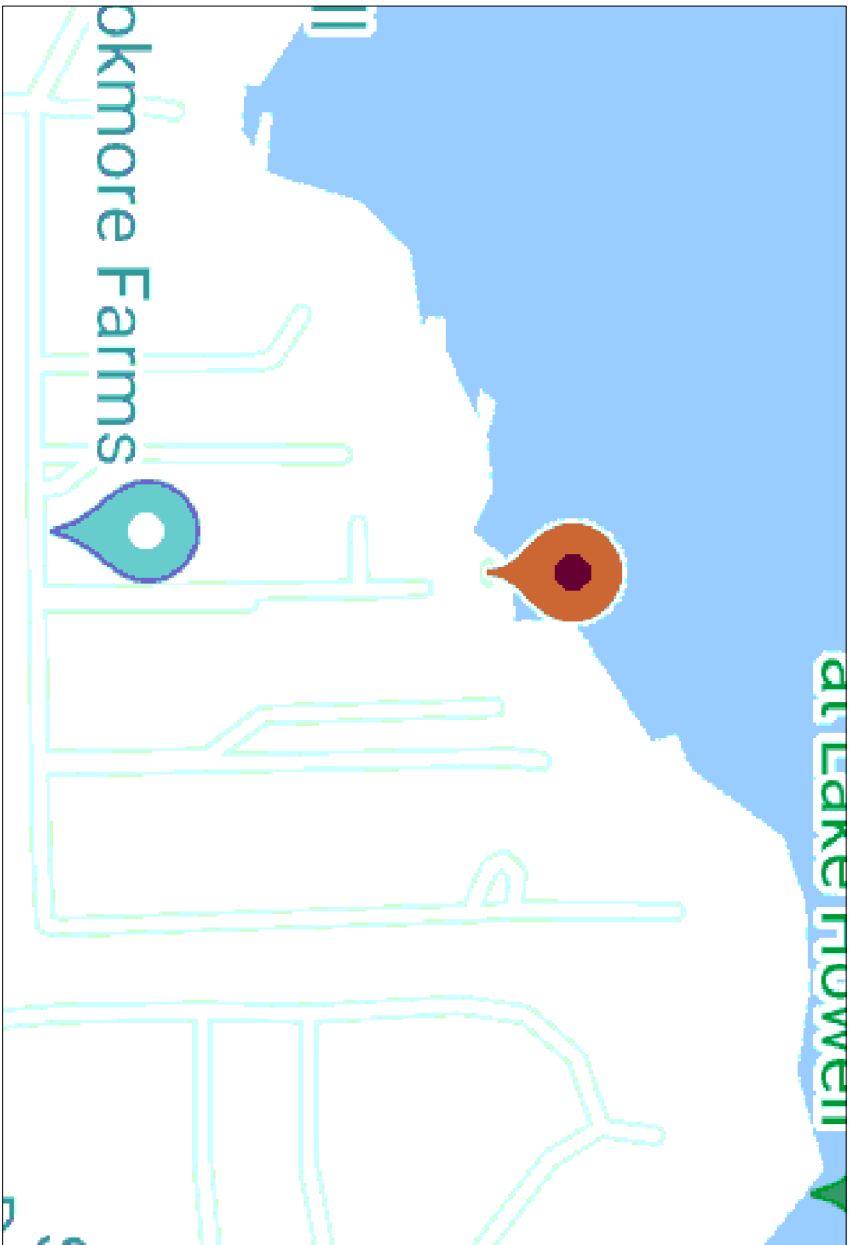


LEGAL DESCRIPTION:

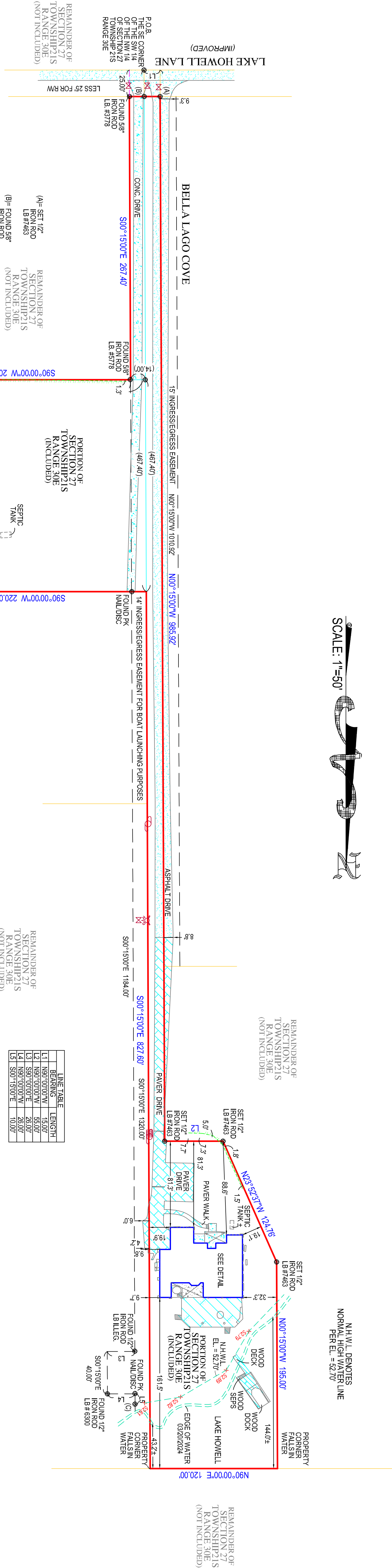
THAT PART OF THE EAST 273.9 FEET OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 15.00 FEET; RUN THENCE NORTH 00 DEGREES 15'00" WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 1,010.92 FEET; RUN THENCE WEST FOR A DISTANCE OF 55.00 FEET; RUN THENCE NORTH 23 DEGREES 52'37" WEST FOR A DISTANCE OF 124.76 FEET; RUN THENCE NORTH 00 DEGREES 15'00" WEST FOR A DISTANCE OF 195.00 FEET, MORE OR LESS; TO THE NORTH LINE OF SAID SOUTHWEST 1/4; RUN THENCE EASTERLY FOR A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; RUN THENCE SOUTH 00 DEGREES 15'00" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1,320 FEET, MORE OR LESS; TO THE POINT OF BEGINNING; AND EXCLUDING RIGHT OF WAY FOR LAKE HOWELL LANE; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF THE EAST 30 FEET OF THE SOUTH 845.92 FEET OF THE EAST 273.90 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (LESS THE SOUTH 292.40 FEET OF THE EAST 206.00 FEET THEREOF) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND THE SOUTH 492.40 FEET OF THE WEST 10 ACRES OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (LESS THE SOUTH 292.40 FEET OF THE EAST 206.00 FEET THEREOF) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, SAID LANDS BEING BETTER DESCRIBED AS: THE SOUTH 492.40 FEET OF THE WEST 10 ACRES OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (LESS THE SOUTH 292.40 FEET OF THE EAST 206.00 FEET THEREOF) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND UPON THE WEST 14.00 FEET THEREOF; AND SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR BOAT LAUNCHING PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL: BEGIN AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 30 EAST, 28.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE RUN EAST 14.00 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE THEREOF 1,184.00 FEET; THENCE RUN EAST 26.00 FEET; THENCE RUN WEST 26.00 FEET; THENCE RUN NORTH 10.00 FEET, MORE OR LESS; TO THE WATERS OF LAKE HOWELL; THENCE RUN WEST ALONG SAID WATERS 14.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 1,234.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



Flood Zone: XAE
Community Number: 120289
Panel: 1217C0170
Suffix: F
Base Flood Elevation: 56
FIRM Date: 09/28/2007



VICINITY MAP
NOT TO SCALE



LINE TABLE	
BEARING	LENGTH
L1 N89°00'00\"W	15.00'
L2 N90°00'00\"W	55.00'
L3 S90°00'00\"W	26.00'
L4 N89°00'00\"W	26.00'
L5 S00°15'00\"E	10.00'

ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK "GPS 0308"
N.A.V.D. ELEVATION = 84.87'

LEGEND

- A.C. AIR CONDITIONER
- B.E.S. BACKFLOW PREVENTER
- B.F. BRICK
- C.F. CONCRETE
- E.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L.B. LENGTH
- L.V. LENGTH
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.S. PAGE BOOK
- P.R. PARKING
- P.R. PARKING
- R. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- Q. QUANTITY
- Δ. DELTA OR CENTRAL ANGLE
- CONCRETE
- CHAIN LINK FENCE
- MISCELLANEOUS FENCE
- P.O.B. POINT OF BEGINNING
- N.H.W.L. NORMAL HIGH WATER LINE

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SL#197 = 625735
DATE OF FIELD WORK: 07/25/2024
DATE OF MAP: 08/05/2024

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5583

BOUNDARY SURVEY WITH NORMAL HIGH WATER LINE OF
1138 BELLA LAGO COVE
WINTER PARK, FL 32792
PREPARED FOR:
ANGELA DAVIS



6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL
33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

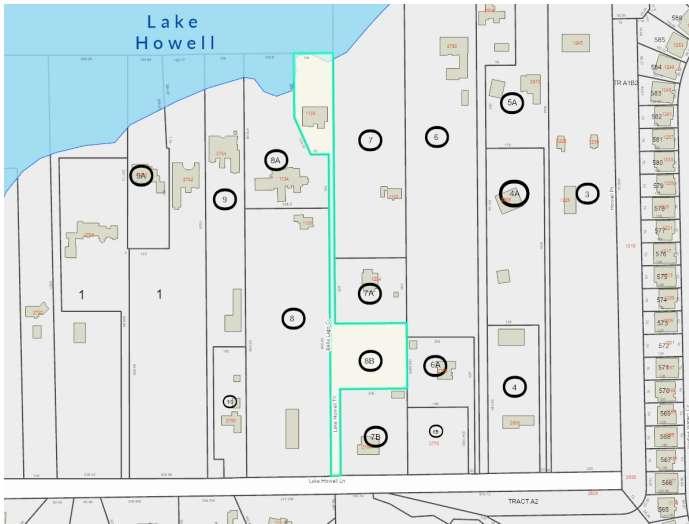
Project	C-645823	Sheet
Date	07/25/2024	1 of 1
Scale	1"=50'	

Property Record CardAA



Parcel: 27-21-30-300-008B-0000
 Property Address: 1138 BELLA LAGO CV WINTER PARK, FL 32792
 Owners: DAVIS, ANGELA; DAVIS, BRENT
 2025 Market Value \$1,272,689 Assessed Value \$1,272,689 Taxable Value \$1,221,967
 2024 Tax Bill \$10,174.01 Tax Savings with Exemptions \$5,219.15
 The 4 Bed/5 Bath Single Family Waterfront property is 5,240 SF and a lot size of 2.22 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	27-21-30-300-008B-0000
Property Address	
Mailing Address	1138 BELLA LAGO CV WINTER PARK, FL 32792-5700
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2025)
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$669,047	\$642,372
Depreciated Other Features	\$18,581	\$18,581
Land Value (Market)	\$585,061	\$504,401
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,272,689	\$1,165,354
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$355,112
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,272,689	\$810,242

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$15,393.16
Tax Bill Amount	\$10,174.01
Tax Savings with Exemptions	\$5,219.15

Owner(s)AA

Name - Ownership Type

DAVIS, ANGELA - Tenancy by Entirety
 DAVIS, BRENT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 27 TWP 21S RGE 30E BEG SE COR OF NW
1/4 OF NW 1/4 RUN S TO A PT 492.4 FT N OF S
LI OF NW 1/4 E 220 FT S 200 FT W 206 FT S
292.4 FT W 29 FT N 1010.92 FT W 55 FT N 23
DEG 52 MIN 37 SEC W 124.76 FT N TO S LI OF
NW 1/4 OF NW 1/4 E 120 FT TO BEG (LESS S 25
FT FOR RD)

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,272,689	\$50,722	\$1,221,967
Schools	\$1,272,689	\$25,000	\$1,247,689
FIRE	\$1,272,689	\$50,722	\$1,221,967
ROAD DISTRICT	\$1,272,689	\$50,722	\$1,221,967
SJWM(Saint Johns Water Management)	\$1,272,689	\$50,722	\$1,221,967

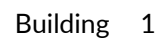
SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2024	\$1,475,000	10610/0779	Improved	Yes
WARRANTY DEED	5/1/2004	\$840,000	05298/0685	Improved	Yes
WARRANTY DEED	5/1/2004	\$840,000	05298/0682	Improved	No
TRUSTEE DEED	7/1/1999	\$629,000	03705/1209	Improved	Yes
QUIT CLAIM DEED	11/1/1985	\$100	01688/1440	Vacant	No
WARRANTY DEED	6/1/1985	\$110,000	01649/0816	Improved	Yes

LandAA

Units	Rate	Assessed	Market
120 feet X 175 feet	\$3,000/Front Foot	\$423,360	\$423,360
1.01 Acres	\$160,000/Acre	\$161,600	\$161,600
0.09 Acres	\$10/Acre	\$1	\$1
1 Lot	\$100/Lot	\$100	\$100

* Year Built = Actual / Effective



AppendagesAA

PermitsAA

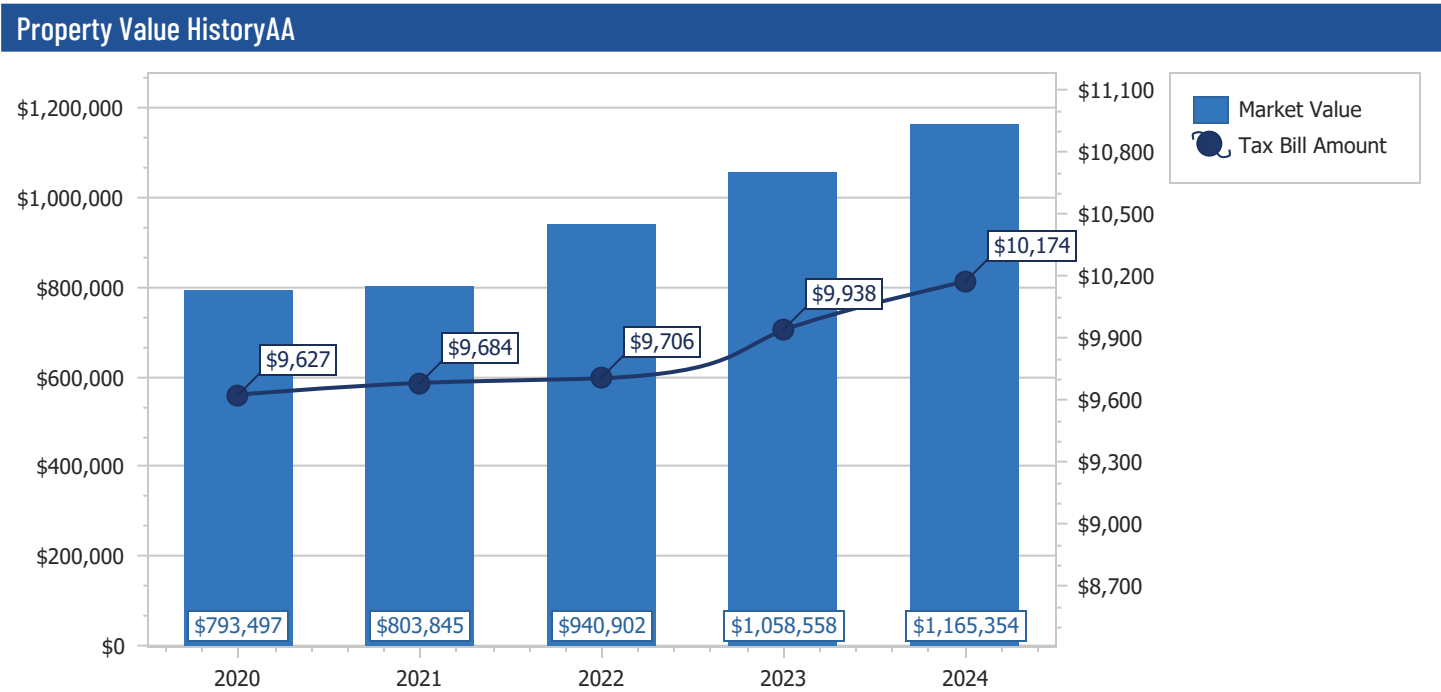
Extra FeaturesAA

ZoningAA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsAA	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAA	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 63

UtilitiesAA	
Fire Station #	Station: 25 Zone: 254
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
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
eplandesck@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 8/18/2025 3:44:21 PM
Project: 25-80000090
Credit Card Number: 54*****1216
Authorization Number: 89117P
Transaction Number: 180825O2D-EAE5481F-9EFB-45DE-8694-FBD1BE05AB1F
Total Fees Paid: 52.50

Fees Paid

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