

LOT RESEARCH REPORT

Seminole County Planning & Development
 1101 E. First Street, Sanford, Florida 32771
 (407) 665-7371 plandesk@seminolecountyfl.gov

Project #: 23-51500033

Request Date: 6/23/23

APPLICANT INFORMATION

Name: JULIET DREGGORS

Phone #: (407) 365-5415

Address: 1810 W OSCEOLA RD, GENEVA, FL 32732

Email: expressodhauling@gmail.com

Objective of Request: LEGAL BUILDABLE LOT?

PROPERTY INFORMATION

Parcel ID #: 32-19-32-501-0000-0200

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Address/Street Name: 2064 SHADY LN, GENEVA, FL 32732

PLANNING & DEVELOPMENT REVIEW

Zoning District: RM-1

Future Land Use: LDR

Lot Size: 16+/-k SF

Vacant: Yes No 5 Acre Development: N/A Unrecorded Plat: N/A

Legal Description:

LOT 20 & 1/2 VACD ST ADJ ON E
 VACD PLAT OF PALM SHADOWS
 PB 13 PG 55

Parcel of Record:

32 19 32 501 0000 0190
 LOTS 19 + 20
 VACD PLAT OF PALM SHADOWS
 PB 13 PG 55

Legal parcel of record prior to July 28, 1970:

 Yes No

Seminole County Target Area(s): N/A

Within the East Rural Area:

 Yes No

In Bear Management Area:

 Yes No

Minimum lot size required: 7,000 square feet

Current lot size: 16,000+/- square feet

Parcel meet the minimum lot size requirement for the zoning district:

 Yes No

Minimum lot width at building line required: 70 feet

Current lot width at building line: 80 feet

Parcel meet the minimum lot width requirement for the zoning district:

 Yes No

Parcel have frontage on natural waterbody:

 Yes No

COMMENT: The rear yard setback is measured from the mean high-water line. At building permitting, the mean high-water line must be shown on the survey with the setbacks marked from this elevation line.

Parcel has frontage on a public right of way: N/A COMMENT: If access to property is via a legal private easement, easement documentation must be provided at building permitting.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing structures on the property: TWO UNDETERMINED ACCESSORY STRUCTURES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property subdivided via Plat Waiver or Lot Split process: File # N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Parcel was not created in conformance with County Subdivision regulations and is not eligible for permits to be issued pursuant to Seminole County Land Development Code Section 35.201.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments: THIS PARCEL APPEARS TO HAVE BEEN ILLEGALLY SPLIT BY WAY OF WARRANTY DEED IN 2020 AS I AM UNABLE TO FIND ANY COUNTY APPROVALS FOR THE SPLIT OFF OF LOT 19. THE COUNTY WOULD NOT PERMIT THE SPLIT AS THE TWO STRUCTURES THAT REMAINED DO NOT APPEAR TO MEET THE SETBACKS AFTER THE SPLIT. IF THESE TWO STRUCTURES ARE DEMOLISHED, A LOT SPLIT COULD BE ACCOMPLISHED TO OFFICIALIZE THE SPLIT.

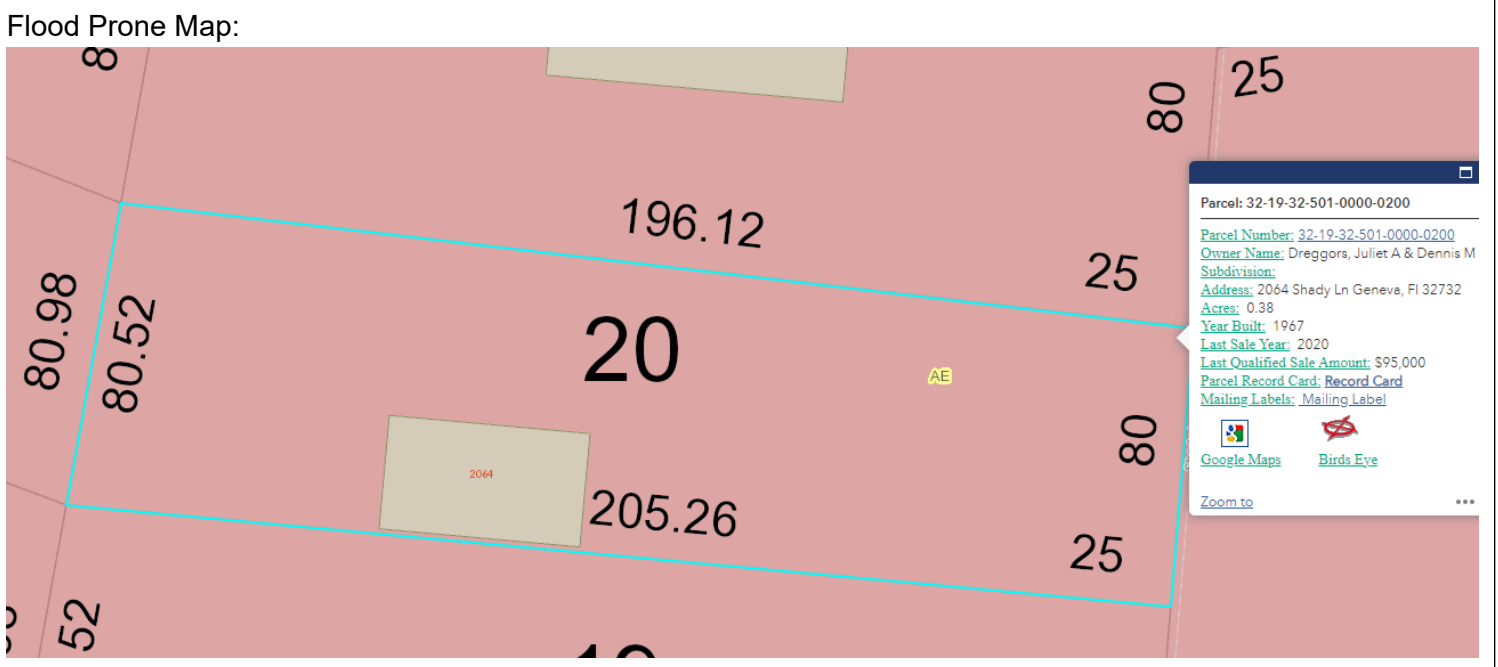
NOTE: If trees are to be removed, an arbor application must be submitted with your Building Permit application. Please visit our [website](#) for additional information.

Reviewed by: HILARY PADIN	Date: July 7, 2023
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FLOOD PRONE REVIEW

Property located in a FEMA Regulated Special Flood Hazard Area:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Flood Zone: AE	BFE: 8.8Ft. NAVD88	Community #: 120289	Panel #: C0095F
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Comments: This property is in a repetitive flood loss area. The base flood elevation was obtained from the Seminole County FEMA FIS book. St Johns River profile.

Reviewed by: Anthony Coleman	Date: 07/05/2023
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WETLAND REVIEW

Wetlands on the property: Yes No

Property within an area of environmental concern: Yes No

Wetland Map:

NOTE: If there are wetlands indicated on the map near the area of construction, the wetlands will be required to be delineated by an Environmental Surveyor. Once the wetlands are flagged, this information along with the Wetland Specialist’s name and date of delineation must be shown on a survey when submitting for building permits.

NOTE: Endangered, Threatened, and Species of Special Concern plants or animals are protected by Federal and/or State laws. When impacts to protected species are unavoidable, permits are required from the Florida Fish and Wildlife Conservation Commission prior to issuance of County permits. You may contact the FFWCC Listed Species Permitting office at (352) 732-1225 concerning state permit requirements.

Reviewed by: HILARY PADIN (PER GIS) Date: 7/5/23

WATER AND SEWER REVIEW

WATER: Well City of Seminole County MULLET LAKE WATER ASSOC

SEWER: Septic City of Seminole County

NOTE: If on septic, the lot must meet minimum lot size required by the Health Department:

- septic with water service – minimum lot size required is ¼ acre
- septic with well – minimum lot size required is ½ acre

For information regarding septic permits, please contact the Health Department at (407) 665-3604.
For information regarding well permits, please contact the Building Division (407) 665-7050.

Reviewed by: HILARY PADIN (PER GIS) Date: 7/5/23

This report has been sent to the applicant via: Mail Email by HILARY PADIN on JULY 7, 2021.

NOTE: This research is based on the best available data and does not guarantee that a permit will be issued; therefore, does not create a liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination. In addition to above references, property shall comply with all applicable federal, state and local rules and regulations.