



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

PROJ. #: 25-80000087  
PM: Tiffany  
REC'D: 8/5/25  
Paid: 8/5/25

## 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:	<del>922 s SR 419 Chuluota</del>	OR 419 Homes
PARCEL ID #(S):	21-21-32-5CF-6900-0030	
TOTAL ACREAGE:	.24	BCC DISTRICT: 1: Dallari
ZONING:	R2	FUTURE LAND USE: HDK

### APPLICANT

NAME:	Aytekin Gencay	COMPANY:	GNC TRADING LLC
ADDRESS:	774 Night Owl Ct		
CITY:	Winter Springs	STATE:	Florida
PHONE:	407-341-7612	ZIP:	32708
EMAIL:			

### CONSULTANT

NAME:	Tim Moxley	COMPANY:	CCL.Celery Custom Living.LLC
ADDRESS:	908 Magnolia Ave		
CITY:	Sanford	STATE:	Florida
PHONE:	407-702-3726	ZIP:	32771
EMAIL:	tmoxley@celerycustomliving.com		

### PROPOSED DEVELOPMENT

Brief description of proposed development: Construction of two affordable single family homes. Rezone current configuration to allow single family set backs and build two 25' wide homes.

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

### STAFF USE ONLY

COMMENTS DUE:	8/15	COM DOC DUE:	8/21	DRC MEETING:	8/27
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:					
ZONING:	R-2	FLU:	HDK	LOCATION:	on the southwest corner of
W/S:	Florida Mox Utility	BCC:	1: Dallari		W 8th St and S SR 419

## Narrative



The landowner purchased these lots with the intent of building two smaller single-family affordable homes. Building truly affordable homes and Seminole County has become very difficult due to land cost, and the objective here would be to build two freestanding single-family homes on lot three and four. The homes would be two-story between 1300 and 1500 ft.<sup>2</sup>. Examples of this construction or style are being provided for example.









131 W. BROADWAY ST  
STE 1001  
OVIEDO, FL 32765  
OFFICE: (407) 542-4977  
INFO@HNHSURVEY.COM  
LB: 8291

### LEGAL DESCRIPTION

LOT 3, 4, BLOCK 69 TOWNSHIP OF NORTH CHULUOTA, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

### SITE ADDRESS

TBD S CR 419, CHULUOTA, FLORIDA 32766

### JOB NUMBER

25-03-108-5P

### BOUNDARY & TOPOGRAPHIC SURVEY



0 15 30  
1 INCH = 30 FEET

BACK ALLEY  
20.0' R/W(P)

BACK ALLEY  
15.0' R/W(P)

LOTS 5 & 6  
BLOCK 69

N88°57'58"E(C) 132.84'(M)

N00°42'57"W(M)  
80.00'(P)  
79.04'(C)

Proposed single family affordable housing

Proposed single family affordable housing

N88°57'58"E(M) 132.84'(M)  
150.00'(P)

LOTS 1 & 2  
BLOCK 69

L1  
79.04'(M)  
80.00'(P)  
N00°42'57"W(M)

BEARING BASIS: N00°42'57"W(M)  
240.00'(P) 239.04'(M)

R/W DEDICATION  
PER EVIDENCE ON  
THE FIELD, 17.17'(M)

SOUTH COUNTY ROAD 419  
8 STREET, 70.0' R/W(P)

MEASURED CENTRAL LINE

R/W DEDICATION  
PER EVIDENCE ON  
THE FIELD, 17.17'(M)

UNOPENED UNKEPT ROAD

NINTH ST, 70.0' R/W(P)

DRAWING:  
25-03-108  
TBD S CR 419

### VERTICAL DATUM

NORTH AMERICAN DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): TTVL, ORLL, & SNFD

### HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0901, FLORIDA EAST. THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF BLOCK 69, BEING N00°42'57"W, AS A MEASURED.

### LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
LS = LICENSED SURVEYOR  
FND = FOUND  
SET = SET "LB 8291"  
IR(C) = IRON ROD (8" CAP)  
NL(D) = NAIL (8" DISK)  
CM = CONCRETE MONUMENT  
TYP = TYPICAL  
FFE = FINISHED FLOOR ELEVATION  
BFE = BASE FLOOD ELEVATION  
BSL = BUILDING SETBACK LINE  
BM = BENCHMARK  
PP = POWER POLE  
CONC = CONCRETE  
SW = SIDEWALK  
EP = EDGE OF PAVEMENT  
CMP = CORRUGATED METAL PIPE  
INV = INVERT  
R/W = RIGHT-OF-WAY  
A/C = AIR CONDITIONER  
D.E. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
WBF = WOOD BOARD FENCE  
CLF = CHAIN LINKED FENCE  
WVF = WHITE VINYL FENCE  
WWF = WOOD WIRE FENCE  
BWF = BARBED WIRE FENCE  
(P) = PLAT (M) = MEASURED (C) = CALCULATED  
EXISTING PROPOSED  
CULVERT  
UTILITIES  
SEPTIC / SEWER

• BENCHMARK  
→ DRAINAGE ARROW  
— ROAD GRADE  
— GROUND GRADE  
— PROPOSED GRADE  
SS = SANITARY MANHOLE  
W = WELL  
WM = WATER METER  
EM = ELECTRIC METER  
C = CLEANOUT  
ER = ELECTRICAL RISER  
TR = TELEPHONE RISER  
CR = CABLE RISER  
V = VALVE  
IR(C) FOUND  
5/8" IRC SET  
NL(D) FOUND  
NLD SET  
CM FOUND  
CM SET

### FIELD DATE:

04/07/25

### FIELD CREW:

DRAFTER: F.B.

### LOT SIZE:

MODEL: 1500 CONTEMPORARY (LH)

### CLIENT NAME:

CCL, CELERY CUSTOM LIVING, LLC

### CLIENT FILE NUMBER:

### FEMA FIRM INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 1217CD195F, DATED 9/28/2007.

### SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCES OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

### SIGN DATE:

04/07/25

### DRAFTER:

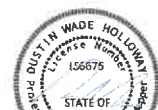
F.B.

### MODEL:

1500 CONTEMPORARY (LH)

### CERTIFICATIONS:

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 IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR, OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.



Dustin Holloway  
Digitally signed by Dustin Holloway  
DN: cn=Dustin Holloway, o=H&H Survey Consultants, ou=AN EXACTA COMPANY, email=dustin.holloway@hhsurvey.com, c=US  
Date: 2025.04.08 15:13:11 -04'00'

DUSTY HOLLOWAY  
H&H SURVEY CONSULTANTS  
AN EXACTA COMPANY

LS 6676  
LB 8291

# Property Record Card



Parcel: **21-21-32-5CF-6900-0030**  
 Property Address: **922 S CR 419 CHULUOTA, FL 32766**  
 Owners: **GNC TRADING LLC**  
 2025 Market Value \$98,880 Assessed Value \$98,880 Taxable Value \$98,880  
 2024 Tax Bill \$825.76 Tax Savings with Non-Hx Cap \$371.50  
 Vacant Residential property has a lot size of 0.24 Acres

## Parcel Location

## Site View



## Parcel Information

## Value Summary

Parcel	21-21-32-5CF-6900-0030
Property Address	922 S CR 419 CHULUOTA, FL 32766
Mailing Address	774 NIGHT OWL LN WINTER SPGS, FL 32708-5142
Subdivision	NORTH CHULUOTA
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

	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)	\$98,880	\$90,640
Land Value Agriculture	\$0	\$0
Just/Market Value	\$98,880	\$90,640
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$46,848
P&G Adjustment	\$0	\$0
Assessed Value	\$98,880	\$43,792

## 2024 Certified Tax Summary

## Owner(s)

Tax Amount w/o Exemptions	\$1,197.26
Tax Bill Amount	\$825.76
Tax Savings with Exemptions	\$371.50

Name - Ownership Type
GNC TRADING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 3 & 4 BLK 69  
NORTH CHULUOTA  
PB 2 PGS 54 TO 58

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$98,880	\$0	\$98,880
Schools	\$98,880	\$0	\$98,880
FIRE	\$98,880	\$0	\$98,880
ROAD DISTRICT	\$98,880	\$0	\$98,880
SJWM(Saint Johns Water Management)	\$98,880	\$0	\$98,880

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2024	\$110,000	10572/1062	Vacant	Yes
QUIT CLAIM DEED	4/18/2022	\$100	10219/1120	Improved	No
PROBATE RECORDS	11/13/2019	\$100	09478/0582	Improved	No
WARRANTY DEED	9/1/2017	\$39,000	08985/1891	Vacant	Yes
TAX DEED	8/1/2013	\$5,700	08099/1647	Vacant	No
WARRANTY DEED	5/1/2007	\$195,000	06705/1790	Vacant	No
WARRANTY DEED	4/1/1996	\$100	03075/0859	Vacant	No
WARRANTY DEED	1/1/1977	\$100	01148/0153	Vacant	No

## Land

Units	Rate	Assessed	Market
80 feet X 150 feet	\$1,200/Front Foot	\$98,880	\$98,880



Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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-2
Description	One and Two-Family-9000
Future Land Use	HDR
Description	High Density Residential

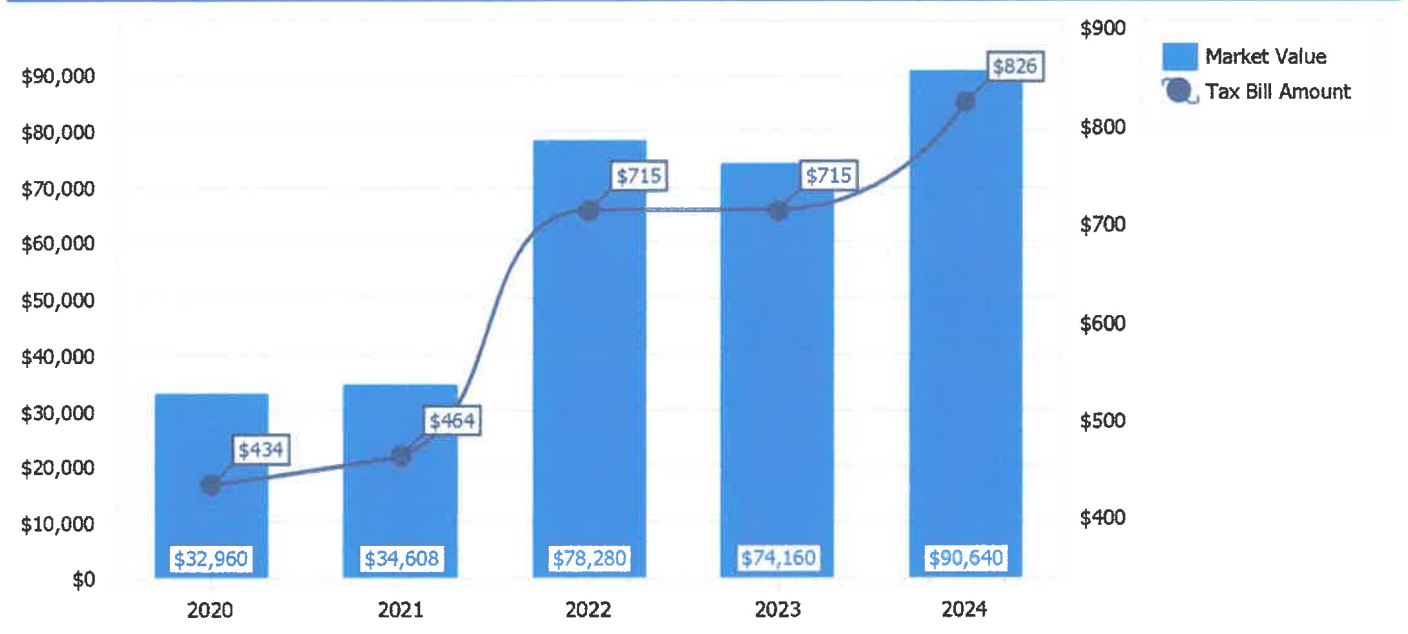
School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty



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 81

Utilities	
Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 8/5/2025 10:02:31 AM  
**Project:** 25-80000087  
**Credit Card Number:** 47\*\*\*\*\*3103  
**Authorization Number:** 905030  
**Transaction Number:** 050825C2B-7D4192FA-089C-4EBF-8AC0-CE2AD986C098  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>