



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

PROJ. #: 24-80000096

Received: 7/19/24

Paid: 8/9/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT

PROJECT NAME: STORAGE BUILDINGS @ 2564 CONNECTION POINT,	
PARCEL ID #(S): 29-21-31-300-0100-0000	
TOTAL ACREAGE: 1.95 1.67	BCC DISTRICT: 1
ZONING: PD	FUTURE LAND USE: INDUSTRIAL

APPLICANT

NAME: JOHN CATHCART	COMPANY: CATHCART CONSTRUCTION
ADDRESS: 1056 WILLA SPRINGS DRIVE	
CITY: WINTER SPRINGS	STATE: FL ZIP: 32708
PHONE: (407) 341-6465	EMAIL: cathcart01@yahoo.com

CONSULTANT

NAME: TBD	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: ADD 3 4200 SF STORAGE BUILDINGS SO WE CAN STORE CONSTRUCTION MATERIALS INDOORS.

STAFF USE ONLY

COMMENTS DUE: 8/23	COM DOC DUE: 8/29	DRC MEETING: 9/4
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: IND	LOCATION: on the south side of Connection Pt, west of W SR 426
W/S: Seminole County	BCC: 1: Dallari	

Agenda: 8/30

DETAILED NARRATIVE

2564 CONNECTION PT.

ADD 3 BUILDINGS FOR INDOOR STORAGE of CONSTRUCTION MATERIALS

I bought the property about 18 years ago. Since that time my construction company, Cathcart Construction, has used the property for storage of construction materials. Cathcart Construction builds infrastructure projects for state and local governments, including Seminole County Government. The nature of our construction is usually classified as Emergency Response or Rapid Response. Example of a typical project: A watermain breaks under SR436. We are called to close the lanes, perform the excavation, replace the broken water main, and restore the highway. Because of the rapid response aspect of our work, we must store an inventory that includes lots of various valves, water main pipes, wastewater pipes, precast storm structures, reinforced concrete pipes, rubber gaskets, and other specialized parts.

We have been storing most of the inventory outdoors for many years, but we really need to get the inventory inside, out of the elements, so that the parts don't deteriorate and also so that we are able to control the inventory in a more organized fashion.

For this reason, I am making this application to add 3 new 4200sf storage buildings along the east side of the property. These buildings would be CMU structures with roll-up bay doors on the west side of each building. The buildings would be 1 story typical warehouse buildings. These buildings will not be occupied by people. They are only for material storage.

The existing parcel has mostly gravel/dirt surface. This must remain gravel/dirt surface because our heavy equipment tracks will destroy concrete or asphalt surfaces. Because the surface is dirt/gravel I do not expect that the impervious surface area that is added by the new buildings will cause any significant impact.

Attached are relevant surveys of existing structures and also the proposed improvements so that I can get appropriate feedback from the County.

Please feel free to contact me any time by cell phone, text, or email (all shown on the application form).

Yours,

A handwritten signature in blue ink that reads "JOHN C." with a stylized flourish at the end.

-john

John Cathcart

CEO / Founder

Cathcart Construction Company – Florida LLC

(and)

Trade Connection Flex Space LLC (FKA: Cathcart – Florida Mikler, Inc.)



2564 Connection Point

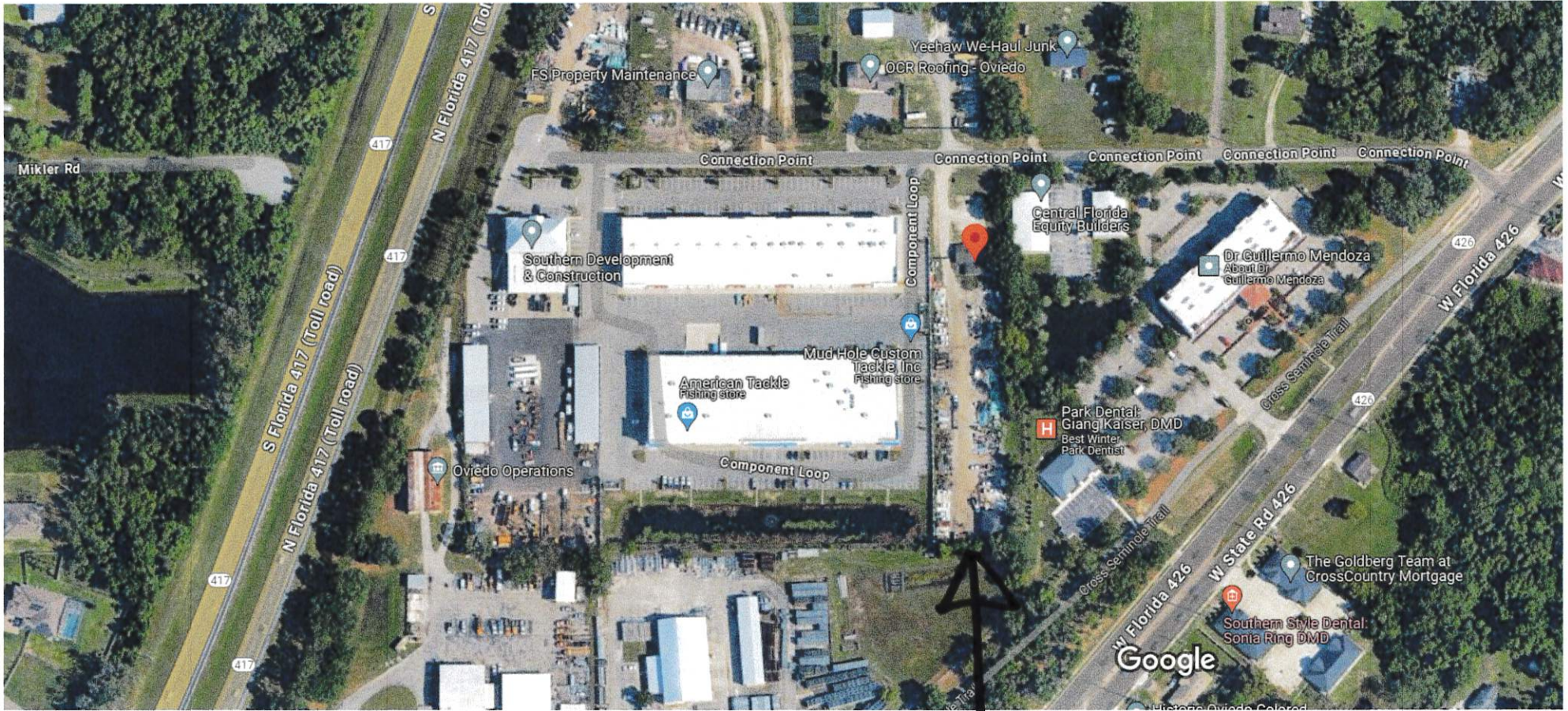
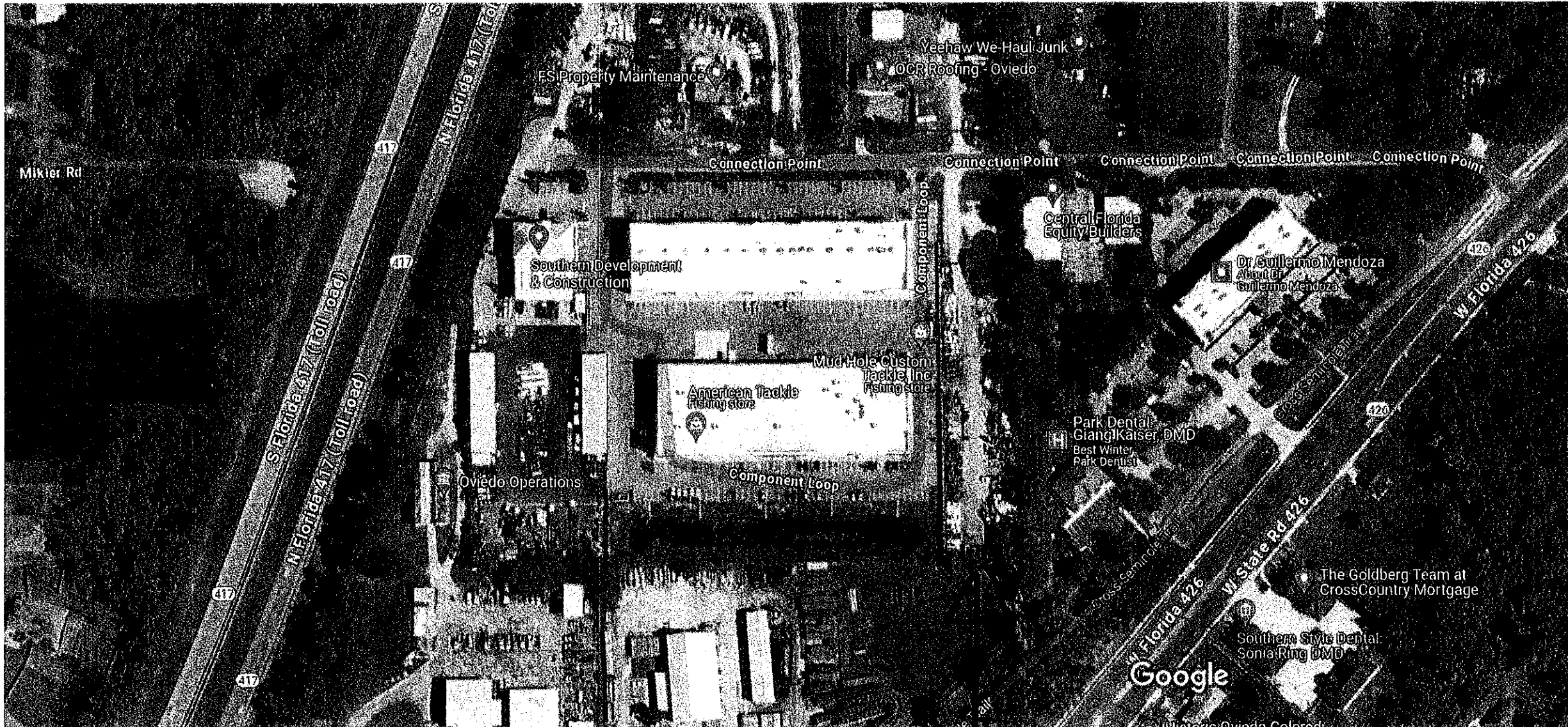


Image ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

2564 CONNECTION R.

Google Maps 2564 Connection Point



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

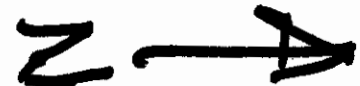
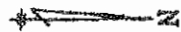
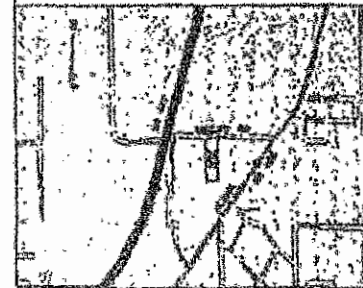
2564 CONNECTION POINT
EXISTING CONDITIONS

PLAT OF SURVEY

DESCRIPTION

THE EAST 131.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2A, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA (LESS THE NORTH 55' FOR ROAD RIGHT-OF-WAY) CONTAINS 1.9005 ACRES OR 82,787 SQUARE FEET MORE OR LESS.

VICINITY MAP N.T.S.



CONCRETE ROAD PORT

EXIST GRAVEL

4200 4200 4200

10' SETBACK

NOT PLATTED

NOT PLATTED

NOT PLATTED

LOT 2
DELA JAMES SUB
P.B. 6, PAGE 1

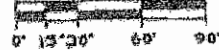
LOT 3
DELA JAMES SUB
P.B. 6, PAGE 1

LOT 1
DELA JAMES SUB
P.B. 6, PAGE 1

NOTES

1. BEARING SPECIFIED UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
3. THIS SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
4. BEARING SPECIFIED UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



1" = 30'

ACCURIGHT SURVEYS
 of Orlando, Inc., P.O. Box 2479
 2015 E. Robinson St.
 Orlando, Florida 32803
 PHONE FAX
 (407) 864-8814 (407) 867-3777

Current BOUNDARY SURVEY DATE: 11/11/21	
per Florida Statutes §1017-5.003 2d	
DATE	BY
BOUNDARY & TOPOGRAPHIC SURVEY	
SCALE: 1" = 30'	DATE: 11/11/21
CATHCART CONTRACTING COMPANY	
12500 E. US HWY 90 P.O. BOX 1000 ORLANDO, FLORIDA 32817	SHEET 1 OF 1

ENGINEERING CO.

Property Record Card



Parcel 29-21-31-300-0100-0000

Property Address 2564 CONNECTION PT OVIEDO, FL 32765

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	29-21-31-300-0100-0000
Owner(s)	CATHCART, FLORIDA MIKLER
Property Address	2564 CONNECTION PT OVIEDO, FL 32765
Mailing	PO BOX 195788 WINTER SPGS, FL 32719-5788
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	12-MIXED COMMERCIAL/RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$254,434	\$233,558
Depreciated Other Features	\$1,096	\$960
Land Value (Market)	\$290,213	\$290,213
Land Value Agriculture		
Just/Market Value	\$545,743	\$524,731
Portability Adjustment		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$545,743	\$524,731

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$6,983.12
2023 Tax Bill Amount \$6,983.12

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 21S RGE 31E
 E 131.8 FT OF N 1/2 OF NW
 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$545,743	\$0	\$545,743
SJWM(Saint Johns Water Management)	\$545,743	\$0	\$545,743
FIRE	\$545,743	\$0	\$545,743
COUNTY GENERAL FUND	\$545,743	\$0	\$545,743
Schools	\$545,743	\$0	\$545,743

Sales

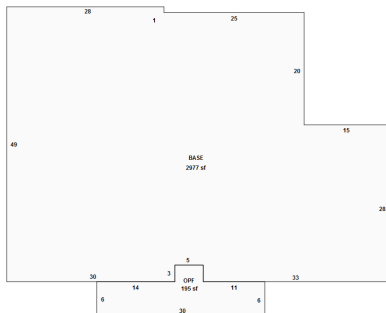
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	01/01/2007	06559	1596	\$100	No	Improved
WARRANTY DEED	12/01/2006	06520	0006	\$510,000	Yes	Improved
WARRANTY DEED	09/01/2005	06110	0981	\$540,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			83635	\$3.47	\$290,213

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	BARNS/SHEDS	2007	0	0.0	0	1,960	1,960	1,960	CONC BLOCK	\$38,896	\$41,160	Description

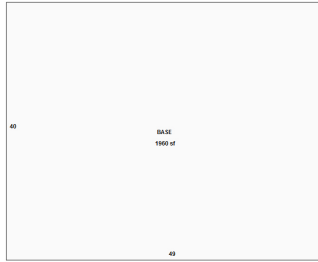


Sketch by Alan Storch

Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	COMM/RES	1973	1	2977.00	CONCRETE BLOCK - MASONRY	\$215,538	\$307,911	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>195.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	195.00
Description	Area											
OPEN PORCH FINISHED	195.00											



Search by Area Search

Building 2 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10423	DEMOLISH EXISTING STRUCTURE	County	\$50		9/18/2007
02571	STORAGE BLDG; PAD PER PERMIT 2576 MIKLER RD	County	\$69,678	1/25/2008	3/14/2007
01747	RELOCATE 100 AMP SERVICE FROM OVERHEAD TO UNDERGROUND; PAD PER PERMIT 2576 MIKLER RD	County	\$1,300		3/4/2009
19751	REROOF W/SHINGLES	County	\$10,418		11/16/2005

Other Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	10/01/1979	588	\$1,096	\$2,740

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Industrial	IND	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

Copyright 2024 © Seminole County Property Appraiser



**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: 8/9/2024 3:41:44 PM
Project: 24-80000096
Credit Card Number: 60*****8734
Authorization Number: 00990B
Transaction Number: 090824O17-7377ED45-9606-4BAC-B0F0-905D4337A137
Total Fees Paid: 52.50

Fees Paid

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