



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

PROJ. #: 24-80000045  
 PM: Tyler  
 REC'D: 3/14/24

**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:	
PARCEL ID #(S):	
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	FUTURE LAND USE:

**APPLICANT**

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**CONSULTANT**

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**PROPOSED DEVELOPMENT**

Brief description of proposed development: \_\_\_\_\_

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

**STAFF USE ONLY**

COMMENTS DUE: <u>4/5</u>	COM DOC DUE: <u>4/11</u>	DRC MEETING: <u>4/17</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION <u>on the north side of 10th St, west of CR 419</u>
W/S: <u>Florida Govt Utility</u>	BCC: <u>1: Dallari</u>	

## Attachment 1: Narrative for West 9<sup>th</sup> Ave

2 Brothers Contracting is planning the clearing, lot split, and development of parcel 21-21-32-5CF-7100-0010.

The development will include four to six 1800-2500 SQFT single family homes and a gravel road accessed from S. County Rd 419.

# W. 8th Street



# Proposed W. 9th Street



S. County Road 419

10th St



W. 8th Street

Proposed W. 9th Street

S. County Road 419



# Property Record Card



**Parcel** 21-21-32-5CF-7100-0010

**Property Address** 9TH AVE CHULUOTA, FL 32766

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	21-21-32-5CF-7100-0010
<b>Owner(s)</b>	AFKHAMI, NADIA
<b>Property Address</b>	9TH AVE CHULUOTA, FL 32766
<b>Mailing</b>	4839 EAGLESHAM DR ORLANDO, FL 32826-4023
<b>Subdivision Name</b>	NORTH CHULUOTA
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$42,631	\$33,104
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$42,631	\$33,104
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$23,440	\$15,658
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$19,191	\$17,446

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Non-Hx Cap</b>	<b>\$440.55</b>	<b>2023 Tax Savings with Non-Hx Cap</b>	<b>\$124.17</b>
<b>2023 Tax Bill Amount</b>	<b>\$316.38</b>		

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 1 2 3 4 5 & 6 BLK 71  
NORTH CHULUOTA  
PB 2 PGS 54 TO 58

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$19,191	\$0	\$19,191
SJWM(Saint Johns Water Management)	\$19,191	\$0	\$19,191
FIRE	\$19,191	\$0	\$19,191
COUNTY GENERAL FUND	\$19,191	\$0	\$19,191
Schools	\$42,631	\$0	\$42,631

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	10/01/2015	08574	1706	\$10,000	No	Vacant
WARRANTY DEED	01/01/2005	05591	1978	\$50,000	No	Vacant
WARRANTY DEED	04/01/1996	03075	0859	\$100	No	Vacant
WARRANTY DEED	01/01/1977	01148	0153	\$100	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	37.00	150.00	0	\$1,100.00	\$41,921
ACREAGE			1.42	\$500.00	\$710

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	FLORIDA GOVT UTILITY AUTHORITY	FLORIDA GOVT UTILITY AUTHORITY	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	81

## School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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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:** 3/26/2024 12:58:36 PM  
**Project:** 24-80000045  
**Credit Card Number:** 37\*\*\*\*\*2178  
**Authorization Number:** 288298  
**Transaction Number:** 260324C18-576823E1-B5E8-4779-93AC-BA222C5BE60C  
**Total Fees Paid:** 52.50

**Fees Paid**

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