

**SEMINOLE COUNTY** PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028

SANFORD, FLORIDA 32771

PROJ. #: 24-80000020

Received: 2/23/24

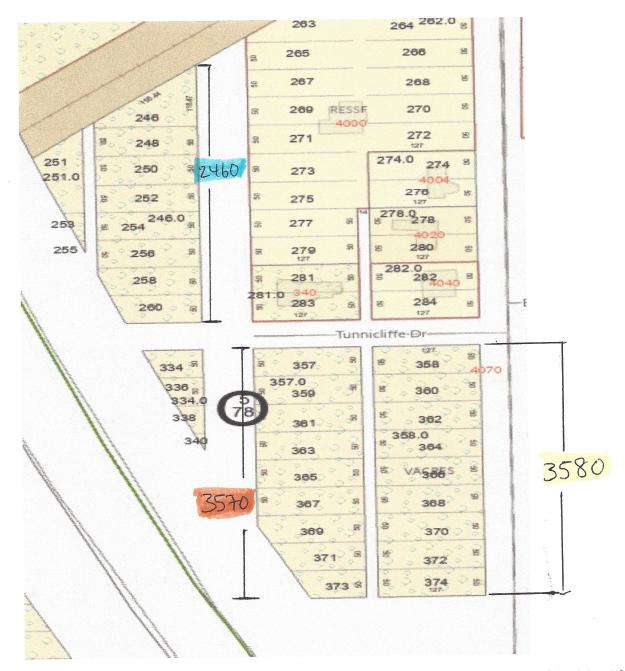
Paid: 2/23/24

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

#### PRE-APPLICATION INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED **APPLICATION FEE** PRE-APPLICATION \$50.00 **PROJECT** PINE CREST PARCEL SPLIT PROJECT NAME: PARCEL ID #(S): 13-20-30-501-0000-3580/3570/2460 TOTAL ACREAGE: BCC DISTRICT: ZONING: **FUTURE LAND USE: APPLICANT** GREGURY NOWNE NAME: COMPANY: ADDRESS: 774 WILLOW BAY Terrace CITY: STATE: PHONE: 407-970-6545 CONSULTANT NAME: COMPANY: ADDRESS: CITY: STATE: ZIP: PHONE: EMAIL: PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY) REZONE SITE PLAN LAND USE AMENDMENT SUBDIVISION SPECIAL EXCEPTION Description of proposed development: Rezone 3+ acres to 8 lot STAFF USE ONLY COMMENTS DUE: 3/8 COM DOC DUE: 3/14 3/20 DRC MEETING: ☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: FLU: LDR ZONING: A-1 LOCATION: on the west side of S Sanford Ave, w/s: Sanford

BCC: 2: Zembower

south of Lake Mary Blvd



Parcels: 13-20-30-501-0000-3580 to be split into LOTS 1, 2, 3, 4 and re-zoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-3570 to be split into LOTS 5 & 6 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-2460 to be split into LOTS 7 & 8 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

ATTACHMENT A

# Surrounding properties on S Sanford Ave. on 100X127 lots (0.29 acres):

- A. 4004 S Sanford Ave Sanford FI 32773
- B. 4020 S Sanford Ave Sanford FI 32773
- C. 4040 S Sanford Ave Sanford FI 32773
- D. 340 Tunnicliffe Dr Sanford Fl 32773

Seminole County Planning & Development Division 1101 East First St. Sanford, FL 32771

February 22, 2024

Dear Sir/Madam,

I am seeking information on what I may be able to do with approximately 3 acres of land in Seminole County that is identified by the following parcel IDs:

13-20-30-501-0000-3580

13-20-30-501-0000-3570

13-20-30-501-0000-2460

These parcels were platted in 1926 or thereabouts and are located off of S Sanford Ave. and Tunnicliffe Drive. To the immediate north are 4 parcels that comprise 0.29 acres each. I am asking for similar zoning as detailed in the accompanying drawings.

I am also seeking to keep the existing <u>country-like appeal</u> for the property and would like to keep the gravel road access as-is. The vision is to keep as much nature surrounding the larger inside parcels. I have included pictures of the area for quick reference. One picture shows a home built in 2023 and its beautiful, natural surroundings.

Kindly advise me on whether the proposed parcel splits on Attachment A will be acceptable to the county. I would also like to seek your advice on what, if any, other rezoning may meet the highest and best use of the property.

Thank you for your time and consideration.

Regards,

**Greg Noone** 

Cell 407-970-6545

# **Tunnicliffe entrance from S Sanford**:



# Foliage at Tunnicliffe Drive:



### 340 Tunnicliffe Dr. surroundings:

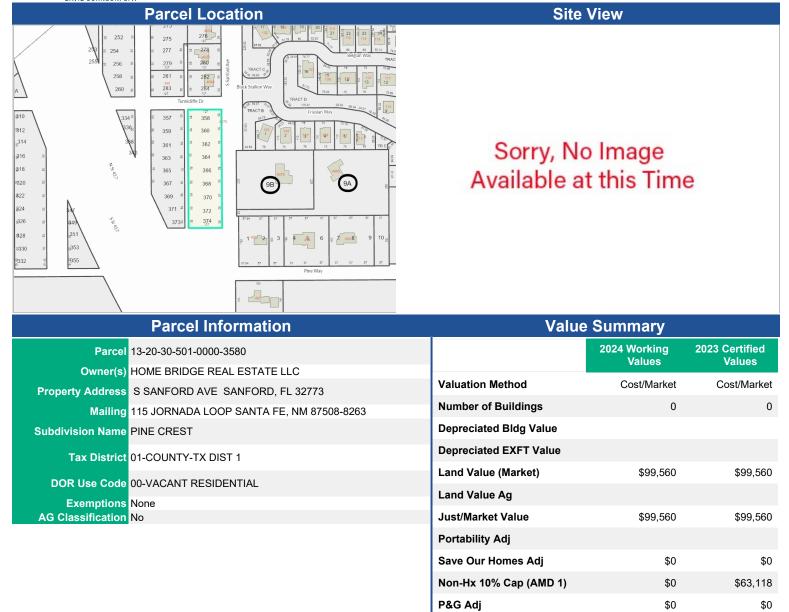


# **Property Record Card**



Parcel 13-20-30-501-0000-3580

Property Address S SANFORD AVE SANFORD, FL 32773



### 2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap 2023 Tax Bill Amount \$1,324.94 2023 Tax Savings with Non-Hx Cap \$500.52

\$99,560

\$36,442

\$824.42

\* Does NOT INCLUDE Non Ad Valorem Assessments

**Assessed Value** 

#### **Legal Description**

LOTS 358 360 362 364 366 368 370 372 & 374 PINE CREST PB 5 PG 78

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Taxes									
	xing Authority			Assessment Value		Exemp	Exempt Values		Taxable Value
ROAD DISTR					99,560		\$0	)	\$99,560
SJWM(Saint o	Johns Wate	er Management)		5	599,560		\$0	)	\$99,56
FIRE				\$99,560			\$0		\$99,56
COUNTY GE	COUNTY GENERAL FUND			\$99,560			\$0		\$99,56
Schools			\$99,560			\$0		\$99,56	
Sales									
Description			Date	Book	Page	Amou	nt	Qualified	Vac/Imp
WARRANTY	DEED		11/30/2023	10545	1706	\$84,40	00	Yes	Vacant
CORRECTIV	E DEED		03/20/2023	10414	1562	\$10	00	No	Vacant
WARRANTY	DEED		03/20/2023	10410	1724	\$10	00	No	Vacant
PROBATE RE	ECORDS		09/01/2004	05456	1552	\$10	00	No	Vacant
Land									
Method			Frontage	Dep	th	Units	Un	its Price	Land Value
ACREAGE						1.31	\$7	76,000.00	\$99,560
Permit # De				,	agency	Am	ount	CO Date	Permit Date
Description				Year Built		Units	Units		New Cos
Zoning									
Zoning	oning Zoning Desc		iption	Futui	Future Land Use		Future Land Use Descri		ription
<b>A-1</b>	-1 Low Density		Residential LDR			Agricultural-1Ac		ural-1Ac	
Utility I	nforma	tion							
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Prov	der Garb	age Pickup F	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SAN	FORD NA	N	IA	NA	NA
Politica	l Repre	esentation							
Commissioner US Congress		State House State Ser		ate Voting Precinc		Voting Precinct			
Dist 2 - Jay Zembower Dist 7 - Cory Mills		Dist 36 - RACHE	36 - RACHEL PLAKON Dist 10 - Jaso		son Brodeur	1	18		
School	Inform	ation							
Elementary School District		Middle School District			High School District				
Region 3		Sanford			Seminole				

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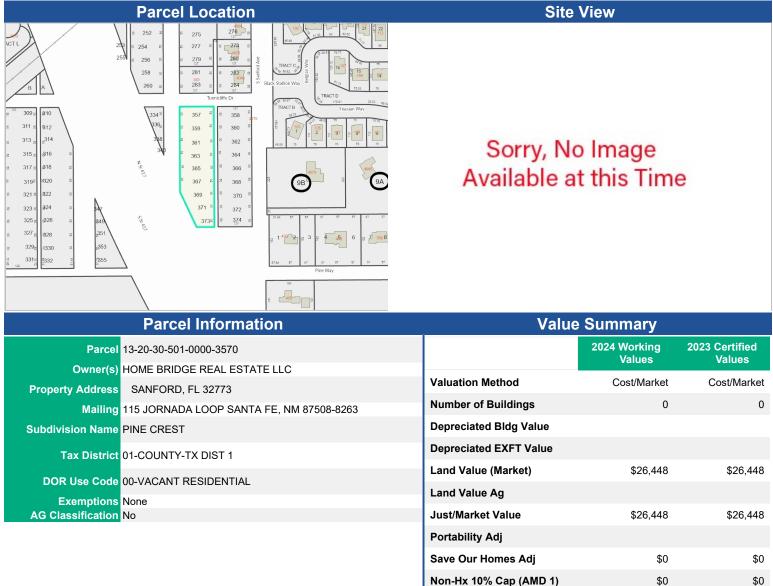
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# **Property Record Card**



Parcel 13-20-30-501-0000-3570

Property Address SANFORD, FL 32773



#### 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$351.97 2023 Tax Bill Amount \$351.97

\* Does NOT INCLUDE Non Ad Valorem Assessments

P&G Adj

**Assessed Value** 

\$0

\$26,448

\$0

\$26,448

#### **Legal Description**

LOTS 357 359 361 363 365 367 369 371 & 373 (LESS EXPRESSWAY) PINE CREST PB 5 PG 78

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Assessment Value									Taxes
S26,448   S0   FIRE	Taxable Value	Exempt Values		Assessment Value					
FIRE	\$26,44	\$0		\$26,448				RICT	ROAD DISTI
Schools   Sch	\$26,44	\$0		\$26,448			Management)	Johns Wate	SJWM(Saint
Schools   Sch	\$26,448	\$0		\$26,448					
Date   Book   Page   Amount   Qualifie	\$26,448	\$0		\$26,448			COUNTY GENERAL FUND		COUNTY GE
Date   Book   Page   Amount   Qualified	\$26,44	\$0		\$26,448			Schools		
WARRANTY DEED									Sales
CORRECTIVE DEED         03/20/2023         10414         1562         \$100         No           WARRANTY DEED         03/20/2023         10410         1724         \$100         No           PROBATE RECORDS         09/01/2004         05456         1552         \$100         No           Land           Method         Frontage         Depth         Units         Units         Prise           ACREAGE         1.16         \$76,000.0         \$76,000.0         \$76,000.0         \$76,000.0           Building Information           Permit # Description         Agency         Amount         CO Date           Extra Features           Description         Year Built         Units         Vol           Zoning         Zoning Description         Future Land Use         Agricultural-1Act         Utility Information         Fire Station         Power         Phone(Analog)         Water Provider         Sewer Provider         Garbage Pickup         Recycle         Ya           32.00         FPL         AT&T         SANFORD         CITY OF SANFORD         NA         NA         NA	lified Vac/Imp	nt Qualified	Amount	Page	Book	Date			Description
WARRANTY DEED         03/20/2023         10410         1724         \$100         No           PROBATE RECORDS         09/01/2004         05456         1552         \$100         No           Land           Method         Frontage         Depth         Units         Units         Prise           ACREAGE         1.16         \$76,000.00	es Vacant	00 Yes	\$84,400	1706	10545	11/30/2023		DEED	WARRANTY
PROBATE RECORDS 09/01/2004 05456 1552 \$100 No  Land  Method Frontage Depth Units Units Price ACREAGE 1.1.6 \$76,000.0  Building Information Permits  Permit Description Agency Amount CO Date  Extra Features  Description Year Built Units Volume Land Use Future Land Use Future Land Low Density Residential LDR Agricultural-1Act  Utility Information  Fire Station Power Phone(Analog) Water Provider Sewer Provider Garbage Pickup Recycle Yama 20.00 FPL AT&T SANFORD CITY OF SANFORD NA NA NA  Political Representation  Commissioner US Congress State House State Senate Voting 1.0  Dist 2 - Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18	lo Vacant	00 No	\$100	1562	10414	03/20/2023		'E DEED	CORRECTIV
Land  Method Frontage Depth Units Units Price  ACREAGE 1.16 \$76,000.0  Building Information Permits  Permit # Description Agency Amount CO Date  Extra Features  Description Year Built Units Volume Agricultural-1Act  Act Low Density Residential LDR Agricultural-1Act  Utility Information  Fire Station Power Phone(Analog) Water Provider Sewer Provider Garbage Pickup Recycle Ya 32.00 FPL AT&T SANFORD CITY OF SANFORD NA NA NA NA  Political Representation  Commissioner US Congress State House State Senate Voting ID Dist 2- Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18	lo Improved	00 No	\$100	1724	10410	03/20/2023		DEED	WARRANTY
Frontage         Depth         Units         Priod           ACREAGE         1.16         \$76,000.00           Building Information           Permit # Description         Agency         Amount CO Date Colspan="6">CO Date Colspan="6">CO Date Colspan="6">CO Date Colspan="6">Colspan="6">Colspan="6">Colspan="6">Colspan="6">Colspan="6">Colspan="6">Colspan="6">Textra Features           Description         Year Built         Units         Voltage           Zoning         Zoning Description         Future Land Use         Future Land Loa         Agricultural-1Ad           Act         Low Density Residential         LDR         Agricultural-1Ad           Utility Information           Fire Station         Phone(Analog)         Water Provider         Sewer Provider         Garbage Pickup         Recycle         Ya           32.00         FPL         AT&T         SANFORD         CITY OF SANFORD         NA         NA           Political Representation           Commissioner         US Congress         State Hou	lo Vacant	00 No	\$100	1552	05456	09/01/2004		ECORDS	PROBATE R
ACREAGE  Building Information Permits  Permit # Description									Land
Building Information Permits  Permit # Description	Price Land Value	Units Price	Units	epth		Frontage			Method
Permit # Description	0.00 \$26,44	\$76,000.00	1.16						ACREAGE
Possibility	Date Permit Date	ount CO Date	Amour	Agency					
Zoning Description Future Land Use Future Land Use  A-1 Low Density Residential LDR Agricultural-1Ag	Value New Cos	Value	Units	Year Built					
Low Density Residential LDR Agricultural-1Ad Utility Information  Fire Station Power Phone(Analog) Water Provider Sewer Provider Garbage Pickup Recycle Ya 32.00 FPL AT&T SANFORD CITY OF SANFORD NA NA NA  Political Representation  Commissioner US Congress State House State Senate Voting II  Dist 2 - Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18									Zoning
Utility Information         Fire Station       Power       Phone(Analog)       Water Provider       Sewer Provider       Garbage Pickup       Recycle       Ya         32.00       FPL       AT&T       SANFORD       CITY OF SANFORD       NA       NA       NA         Political Representation         Commissioner       US Congress       State House       State Senate       Voting I         Dist 2 - Jay Zembower       Dist 7 - Cory Mills       Dist 36 - RACHEL PLAKON       Dist 10 - Jason Brodeur       18	d Use Description	Future Land Use I	Jse Fu	Future Land Use		ption	Zoning Descr		Zoning
Fire Station Power Phone(Analog) Water Provider Sewer Provider Garbage Pickup Recycle Ya 32.00 FPL AT&T SANFORD CITY OF SANFORD NA NA NA  Political Representation  Commissioner US Congress State House State Senate Voting I  Dist 2 - Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18	1Ac	Agricultural-1Ac			Residential LDR		Low Density Re	-1 Low Density	
32.00 FPL AT&T SANFORD CITY OF SANFORD NA NA NA POlitical Representation  Commissioner US Congress State House State Senate Voting I  Dist 2 - Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18							ion	nformat	Utility I
Political Representation         Commissioner       US Congress       State House       State Senate       Voting I         Dist 2 - Jay Zembower       Dist 7 - Cory Mills       Dist 36 - RACHEL PLAKON       Dist 10 - Jason Brodeur       18	Yard Waste Hauler	Recycle Yard W	arbage Pickup Rec	vider G	Sewer Pr	Water Provider	Phone(Analog)	Power	Fire Station
Commissioner     US Congress     State House     State Senate     Voting I       Dist 2 - Jay Zembower     Dist 7 - Cory Mills     Dist 36 - RACHEL PLAKON     Dist 10 - Jason Brodeur     18	NA NA	IA NA	A NA	NFORD NA	CITY OF S	SANFORD	AT&T	FPL	32.00
Dist 2 - Jay Zembower Dist 7 - Cory Mills Dist 36 - RACHEL PLAKON Dist 10 - Jason Brodeur 18							sentation	ıl Repre	Politica
	ng Precinct	ate Voting Precinc		State House State Se		US Congress	Commissioner US Congress		
School Information		18	) - Jason Brodeur	i - RACHEL PLAKON Dist 10 - Jaso		Dist 36 - RACH	Dist 2 - Jay Zembower Dist 7 - Cory Mills		
							tion	Informa	School
Elementary School District Middle School District High School District		High School District		Middle School District		Elementary School District			
Region 3 Sanford Seminole		Seminole				Sanford	Region 3		

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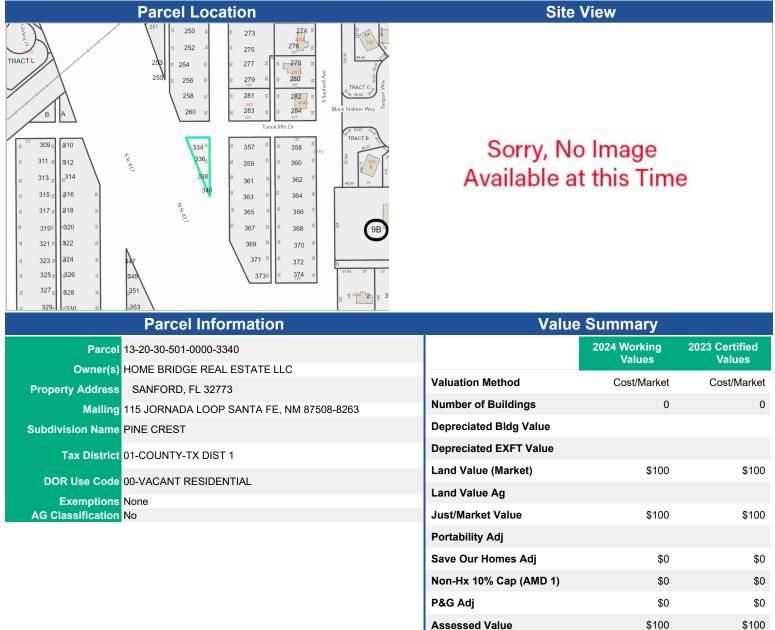
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# **Property Record Card**



Parcel 13-20-30-501-0000-3340

Property Address SANFORD, FL 32773



### 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1.33 2023 Tax Bill Amount \$1.33

\* Does NOT INCLUDE Non Ad Valorem Assessments

#### **Legal Description**

LOTS 334 336 338 & 340 (LESS EXPRESSWAY) PINE CREST PB 5 PG 78

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Taxing Authority	axes xing Authority		Assessment Value		Exempt Values		Taxable Value
ROAD DISTRICT				\$100		\$0	\$100
SJWM(Saint Johns W	Vater Management)			\$100		\$0	\$100
FIRE				\$100		\$0	\$100
COUNTY GENERAL	FUND			\$100		\$0	\$100
Schools				\$100		\$0	\$100
Sales							
Description		Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED		11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	)	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED		03/20/2023	10410	1724	\$100	No	Vacant
PROBATE RECORD	S	09/01/2004	05456	1552	\$100	No	Vacant
Land							
Method		Frontage	Dep	oth	Units	Units Price	Land Value
LOT					1	\$100.00	\$100
Permit # Description  Extra Featur			A	Agency	Amount	CO Date	Permit Date
Description			Year Built				
			Year B	uilt	Units	Value	New Cos
			Year B	uilt	Units	Value	New Cos
Zoning	Zoning C	Description		e Land Use		Value ire Land Use Descr	
Zoning Zoning		Description sity Residential			Futu		
Zoning <sup>Zoning</sup>	Low Dens		Futur		Futu	ıre Land Use Descr	
Zoning Zoning A-1	Low Dens	sity Residential	Futur	e Land Use	Futu	ire Land Use Descr cultural-1Ac	iption
Zoning Zoning N-1  Utility Inform Fire Station Powe	Low Dens	sity Residential	<b>Futur</b> LDR	e Land Use ider Garbag	<b>Fut</b> u Agrid	ire Land Use Descr cultural-1Ac	iption
Zoning Zoning N-1 Utility Inform Fire Station Powe	Low Dens nation er Phone(Ana AT&T	log) Water Provider	Futur LDR Sewer Provi	e Land Use ider Garbag	Futu Agrid e Pickup Recyc	re Land Use Descr cultural-1Ac cle Yard Waste	ription Hauler
Zoning Zoning A-1 Utility Inform Fire Station Power 32.00 FPL	Low Dens nation er Phone(Ana AT&T	log) Water Provider	Futur LDR Sewer Provi	e Land Use ider Garbag	Futu Agrid e Pickup Recyc NA	re Land Use Descr cultural-1Ac cle Yard Waste	ription Hauler
Zoning Zoning A-1 Utility Inform Fire Station Power B2.00 FPL Political Rep	Low Densination  er Phone(Ana  AT&T  presentation	log) Water Provider SANFORD	Futur LDR Sewer Provi	e Land Use ider Garbag	Futu Agrid e Pickup Recyc NA	ure Land Use Descr cultural-1Ac cle Yard Waste NA	ription Hauler
Zoning Zoning A-1 Utility Inform Fire Station Power 32.00 FPL Political Rep	Low Densination er Phone(Ana AT&T  Dresentation  US Congress  Dist 7 - Cory Mills	log) Water Provider SANFORD  State House	Futur LDR Sewer Provi	e Land Use  ider Garbage  FORD NA  State Senat	Futu Agrid e Pickup Recyc NA	cultural-1Ac  Sele Yard Waste  NA  Voting Precinct	ription Hauler
Zoning Zoning A-1 Utility Inform Fire Station Power 32.00 FPL Political Rep Commissioner Dist 2 - Jay Zembower	Low Densination  er Phone(Ana AT&T Dresentation  US Congress  Dist 7 - Cory Mills	log) Water Provider SANFORD  State House	Futur LDR Sewer Provi CITY OF SANI	e Land Use  ider Garbage  FORD NA  State Senat	Futu Agrid e Pickup Recyc NA	cultural-1Ac  Sele Yard Waste  NA  Voting Precinct	ription Hauler

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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 <a href="mailto:eplandesk@seminolecountyfl.gov">eplandesk@seminolecountyfl.gov</a> or call us at: (407) 665-7371.

#### **Receipt Details**

**Date:** 2/23/2024 11:31:19 AM

**Project:** 24-80000020

**Credit Card Number:** 42\*\*\*\*\*\*\*0703

Authorization Number: 03596G

**Transaction Number:** 230224O3B-7EA8E59B-53AC-437E-AE46-B20E04782210

**Total Fees Paid:** 52.50

#### **Fees Paid**

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