



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

PROJ. #: 23-80000053
PM: Maya
REC'D: 4/10/23
Paid: 4/12/23

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:	465 Van Arsdale St		
PARCEL ID #(S):	12-21-31-301-007F-0000		
TOTAL ACREAGE:	8.9 acres	BCC DISTRICT:	
ZONING:	A-1 Agricultural-1Ac	FUTURE LAND USE:	SE Suburban Estates

APPLICANT

NAME:	Dan Hoffmann	COMPANY:	
ADDRESS:	474 Osprey Lakes Cir		
CITY:	Chuluota	STATE:	FL ZIP: 32766
PHONE:	321.617.3297	EMAIL:	daniel.v622@gmail.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Clear 6 of the 8.9 acres in the center, fence it, build a concrete single family residence, large garage or carport for dump trailers, sport court, pool, garden and chickens for personal use.

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

STAFF USE ONLY

COMMENTS DUE: <u>4/21</u>	COM DOC DUE: <u>4/27</u>	DRC MEETING: <u>5/3</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>Northeast of Lockwood boulevard and Van Arsdale Street</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

Legend



Boundary

FLUCCS_nam, Acres



Ditch, 0.01



Road, 0.63



Uplands, 0.17

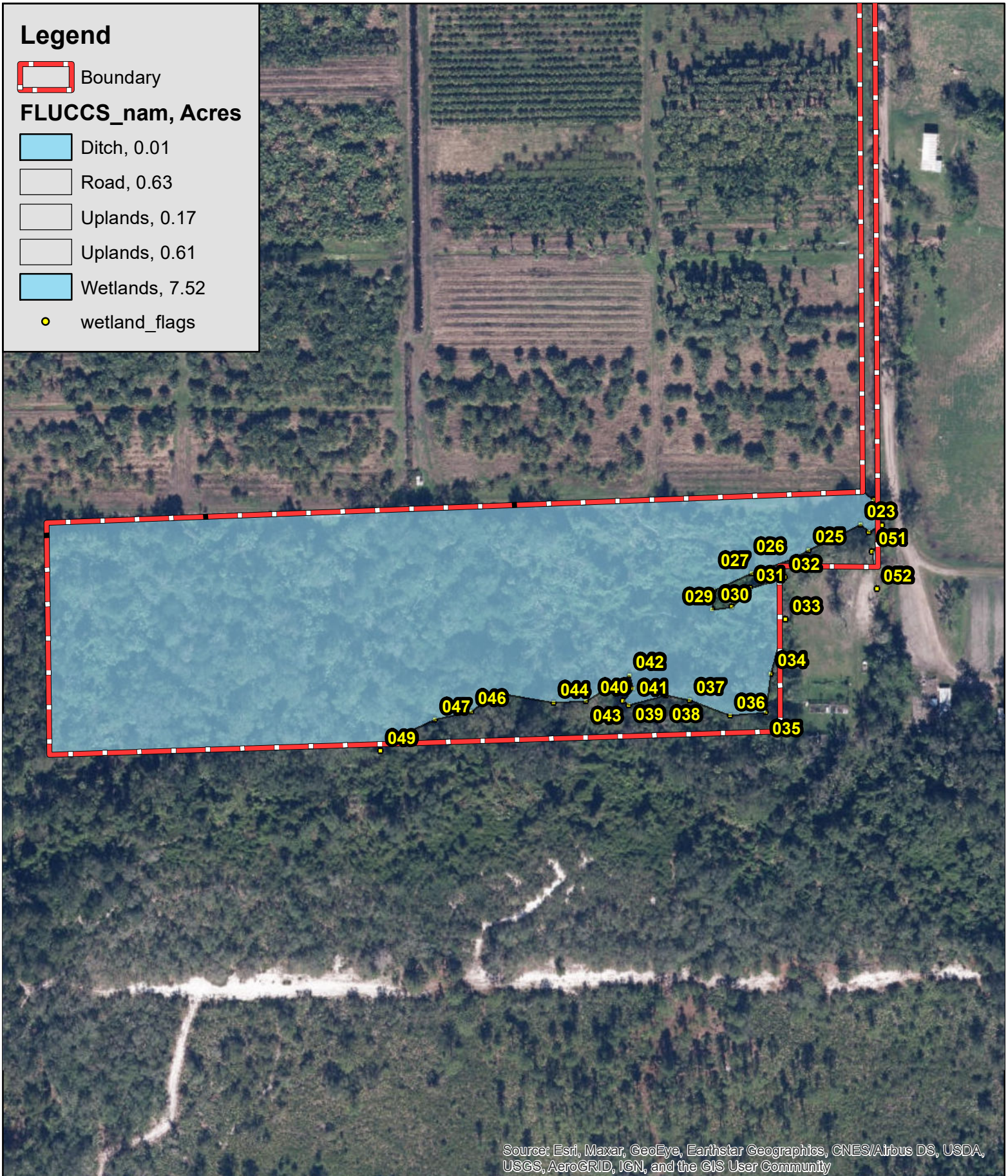


Uplands, 0.61



Wetlands, 7.52

• wetland_flags



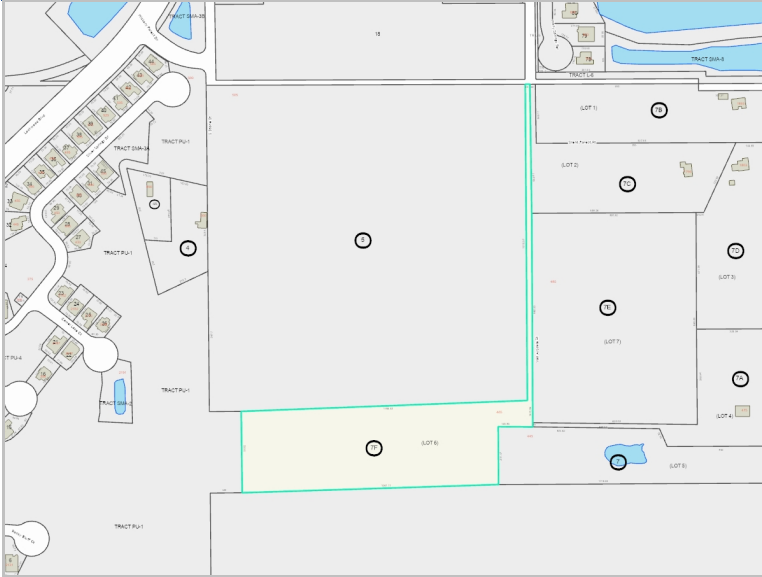
Property Record Card



Parcel 12-21-31-301-007F-0000

Property Address VAN ARSDALE ST OVIEDO, FL 32765

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Parcel	12-21-31-301-007F-0000
Owner(s)	DUONG, LUAN - Joint Tenants with right of Survivorship DUONG, VAN - Joint Tenants with right of Survivorship
Property Address	VAN ARSDALE ST OVIEDO, FL 32765
Mailing	465 VAN ARSDALE ST OVIEDO, FL 32765-6809
Subdivision Name	EAGLES EAST 5 ACRE DEVELOPMENT
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$111,250	\$111,250
Land Value Ag		
Just/Market Value	\$111,250	\$111,250
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$111,250	\$111,250

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$1,491.65
2022 Tax Bill Amount	\$1,491.65

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 21S RGE 31E
BEG 1316.49 FT W OF E 1/4 COR
RUN S 1 DEG 7 MIN 4 SEC E
1315.37 FT W 1186.53 FT S
1 DEG 1 MIN 40 SEC E 330.51
FT N 88 DEG 56 MIN 5 SEC E
1061.11 FT N 1 DEG 7 MIN 4
SEC W 231.47 FT E 145.95 FT
N 1 DEG 7 MIN 4 SEC W 1413.64
FT W 20 FT TO BEG (8.96 AC)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$111,250	\$0	\$111,250
SJWM(Saint Johns Water Management)	\$111,250	\$0	\$111,250
FIRE	\$111,250	\$0	\$111,250
COUNTY GENERAL FUND	\$111,250	\$0	\$111,250
Schools	\$111,250	\$0	\$111,250

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/20/2021	09826	0051	\$110,000	Yes	Vacant
CORRECTIVE DEED	01/15/2021	09826	0050	\$100	No	Vacant
QUIT CLAIM DEED	08/01/2005	06413	1545	\$100	No	Vacant
CORRECTIVE DEED	07/01/2002	04475	1879	\$100	No	Vacant
WARRANTY DEED	06/01/1999	03688	1649	\$47,500	Yes	Vacant
WARRANTY DEED	08/01/1994	02972	0338	\$30,000	Yes	Vacant
CORRECTIVE DEED	08/01/1994	03022	1383	\$100	No	Vacant
WARRANTY DEED	02/01/1992	02394	2026	\$50,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			8.9	\$50,000.00	\$111,250

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
44.00	DUKE	AT&T	NA	NA	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	73

School Information		
Elementary School District	Middle School District	High School District
Geneva	Jackson Heights	Hagerty

wetland_flags

ident	Latitude	Longitude
019	28.674222	-81.167344
020	28.674188	-81.167334
021	28.674122	-81.167308
022	28.674095	-81.167367
023	28.674124	-81.167405
024	28.674063	-81.167543
025	28.674025	-81.167633
026	28.673987	-81.167709
027	28.673932	-81.167885
028	28.673866	-81.168056
029	28.67379	-81.168063
030	28.6738	-81.167973
031	28.673876	-81.167895
032	28.673917	-81.167739
033	28.673753	-81.167735
034	28.673541	-81.167801
035	28.673388	-81.167824
036	28.673376	-81.167981
037	28.673437	-81.16816
038	28.673456	-81.168268
039	28.673417	-81.168431
040	28.673434	-81.168457
041	28.673481	-81.168414
042	28.673534	-81.168429
043	28.673432	-81.16862
044	28.673425	-81.168764
045	28.673465	-81.169025
046	28.673391	-81.16913
047	28.673357	-81.16929
048	28.673287	-81.169467
049	28.673234	-81.169531
050	28.674061	-81.167304
051	28.674019	-81.167354
052	28.673873	-81.167331



Vacant Land Disclosure Statement

NAME: Van Duong Luan Duong

DATE SELLER PURCHASED PROPERTY: _____

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 465 Van Arsdale St Oviedo FL 32765

LEGAL DESCRIPTION: SEC 12 TWP 21S RGE 31E BEG 1316.49 FT W OF E 1/4 COR RUN S 1 DEG 7 MIN 4 SEC E 1315.37 FT W 1186.53

NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO ☒ YES ☐ If yes, explain: _____

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO ☒ YES ☐ If yes, explain: _____

c. Are you aware of any eminent domain proceedings involving the property? NO ☒ YES ☐ If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO ☒ YES ☐

b. of any resale restrictions? NO ☒ YES ☐

c. of any restrictions on leasing the property? NO ☒ YES ☐

d. of any right of first refusal to purchase the property? NO ☒ YES ☐

e. If any answer to questions 2a-2d is yes, please explain: _____

3. SURVEY

a. Has the land been surveyed? NO ☐ YES ☒ If yes, which person or company performed the survey: _____

b. Has this land been platted? NO ☒ YES ☐ If yes, has a certificate of survey been completed? NO ☒ YES ☐

c. Are you aware of any encroachments or boundary line disputes? NO ☒ YES ☐

d. Are you aware of any easements other than utility/drainage easements? NO ☒ YES ☐

e. Are you aware if the property is in an earthquake zone? NO ☒ YES ☐

f. Are you aware if the property contains wetlands area? NO ☒ YES ☐

Seller (VD) (LD) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☒ YES ☐ If yes, explain: _____

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO ☒ YES ☐ If yes, explain: _____

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO ☒ YES ☐ If yes, explain: _____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO ☒ YES ☐

e. of any electromagnetic fields located on the property? NO ☒ YES ☐

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☒ YES ☐

If any answer to questions 4a-4f is yes, please explain: _____

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO ☒ YES ☐

b. if the property has been flooded? NO ☒ YES ☐

c. if there has been drainage problems affecting the property or adjacent properties? NO ☒ YES ☐

If any answer to questions 5a-5c is yes, please explain: _____

6. CONDITION OF THE PROPERTY



a. Have any soil tests been performed? NO ☒ YES ☐

b. Are you aware of any fill or uncompacted soils? NO ☒ YES ☐

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES ☐

d. Are you aware of any dead or diseased trees on the property? NO ☒ YES ☐

If any answer to questions 6a-6d is yes, please explain: _____

Seller () () and Buyer () () acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? _____
- b. Have percolation tests been performed? NO ☒ YES ☐ yes, when and by which person or company: _____
- c. Does the property have connection to the following: public water? NO ☒ YES ☐ public sewer? NO ☒ YES ☐
private water system off the property? NO ☒ YES ☐ water well? NO ☒ YES ☐ septic tank? NO ☒ YES ☐
electric utility? NO ☒ YES ☐ natural gas service? NO ☒ YES ☐
- d. Does the boundary of the property have connection to the following: public water system access? NO ☒ YES ☐
private water system access? NO ☒ YES ☐ electric service access? NO ☒ YES ☐ natural gas access? NO ☒ YES ☐
telephone system access? NO ☒ YES ☐
- e. Have any utility charges been paid? NO ☒ YES ☐ If yes, which charges were paid?: _____


8. OTHER MATTERS:


Is there anything else that materially affects the value of the property? NO ☒ YES ☐

If yes, explain: _____

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller:  / Van Duong Date: 06/09/2022
(signature) (print)

Seller:  / Luan Duong Date: 06/09/2022
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

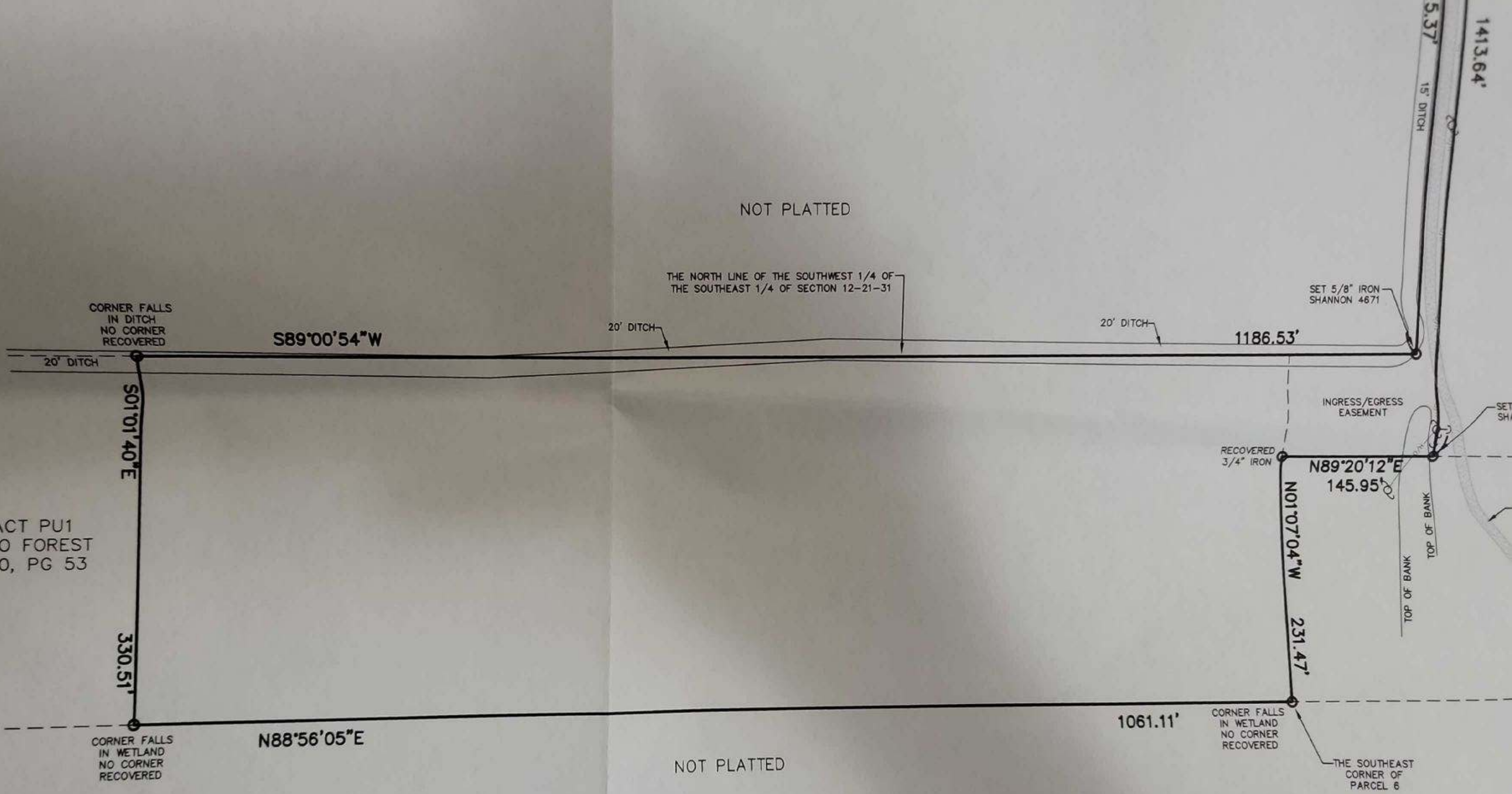
Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

Seller  () and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

TRACT PU1
OVIEDO FOREST
PB 70, PG 53



NOT PLATTED

THE NORTH LINE OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 12-21-31

SET 5/8" IRON
SHANNON 4671

INGRESS/EGRESS
EASEMENT

RECOVERED
3/4" IRON

$N89^{\circ}20'12''E$
145.95'

TOP OF BANK
TOP OF BANK

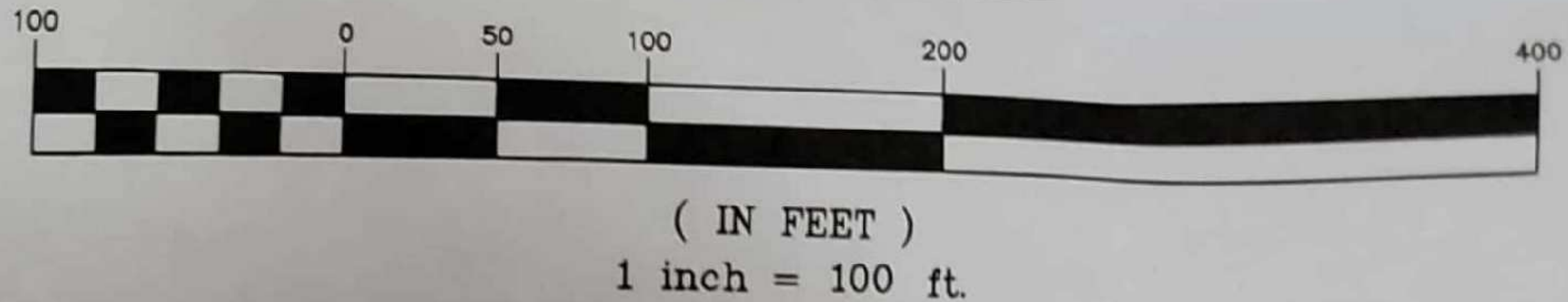
CORNER FALLS
IN WETLAND
NO CORNER
RECOVERED

THE SOUTHEAST
CORNER OF
PARCEL 6

NOT PLATTED

N

GRAPHIC SCALE



BOUNDARY SURVEY

DESCRIPTION:

That part of the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of said Section 12; run S89°20'12"W along the North line of the Southeast $\frac{1}{4}$ of said Section 12 a distance of 1316.49 feet to the Point of Beginning, run thence S01°07'04"E along the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 12 a distance of 1315.37 feet, thence S89°00'54"W 1186.53 feet, thence S01°01'40"E 330.51 feet, thence N88°56'05"E 1061.11 feet, thence N01°07'04"W 231.47 feet, thence N89°20'12"E 145.95 feet, thence N01°07'04"W 1413.64 feet, thence S89°20'12"W 20.00 feet to the Point of Beginning.

Containing 8.96 acres, more or less.

NOTES:

- BEARINGS BASED ON THE THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-21-31 AS BEING S89°20'12"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- SITE ADDRESS: VAN ARSDALE STREET, OVIEDO, FL 32765

LEGEND

- └ GUY ANCHOR
- △ TELEPHONE BOX
- ⊕ WOOD UTILITY POLE
- O/H-OVERHEAD UTILITY LINE
- (D) DESCRIPTION
- (M) MEASURED

WOOD UTILITY POLE
-O/H-OVERHEAD UTILITY LINE
(D) DESCRIPTION
(M) MEASURED

Certified to:

Luan Thanh Duong & Van Duong

Iberiabank, ISAOA/ATIMA

Brokers Title of Central Florida, LLC

Commonwealth Land Title Insurance Company



JAMES R. SHANNON JR., P.L.S. #4671

NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 01/12/2021

FIELD BY: NB SCALE: 1" = 100'

FILE NUMBER: 12-21-31 PAR6

VAN ARSDALE STREET
(45' RIGHT OF WAY)

CABBAGE AVENUE
(20' RIGHT OF WAY)

RECOVERED
3/4" IRON
PLS 3764

S89°20'12"W

THE NORTH LINE

POINT OF BEGINNING

RECOVERED
1/2" IRON
N 1.7'
W 0.3'

S89°20'12"W
20.00'

10' DIRT DRIVE

15' DITCH

10' DIRT DRIVE

N01°
N01°

15' DITCH



10' DIRT DRIVE

N01°07'04"W(D)
N01°08'18"W(M)

S01°08'18"E(M)
S01°07'04"E(D)

20' INGRESS/EGRESS EASEMENT

NOT PLATTED

THE WEST LINE OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 12-21-31

1315.37'

1413.6

NOT PLATTED

E NORTH LINE OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 12-21-31

20' DITCH

1186.53'

SET 5/8" IRON
SHANNON 4671

INGRESS/EGRESS
EASEMENT

RECOVERED
3/4" IRON

N89°20'12"E
145.95'

N01°07'04"W 231.47'

TOP OF BANK

TOP OF BANK

1413.64'

15' DITCH

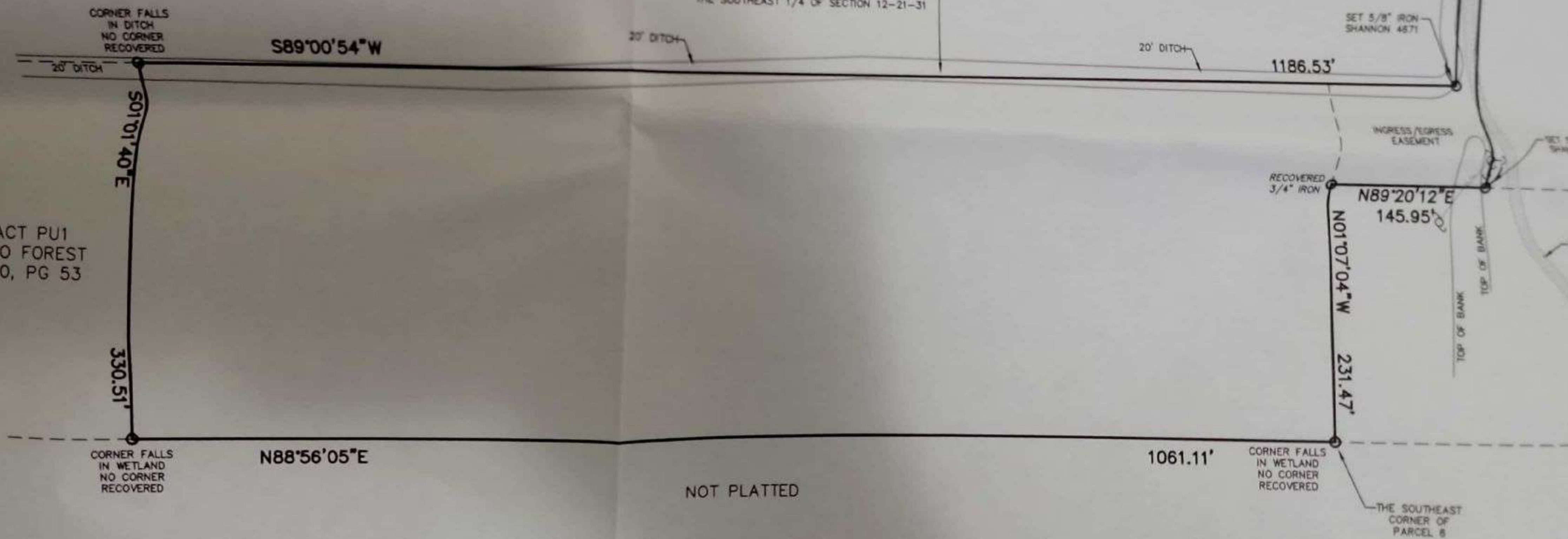
1315.37'

SET 5/8" IRON
SHANNON 4671

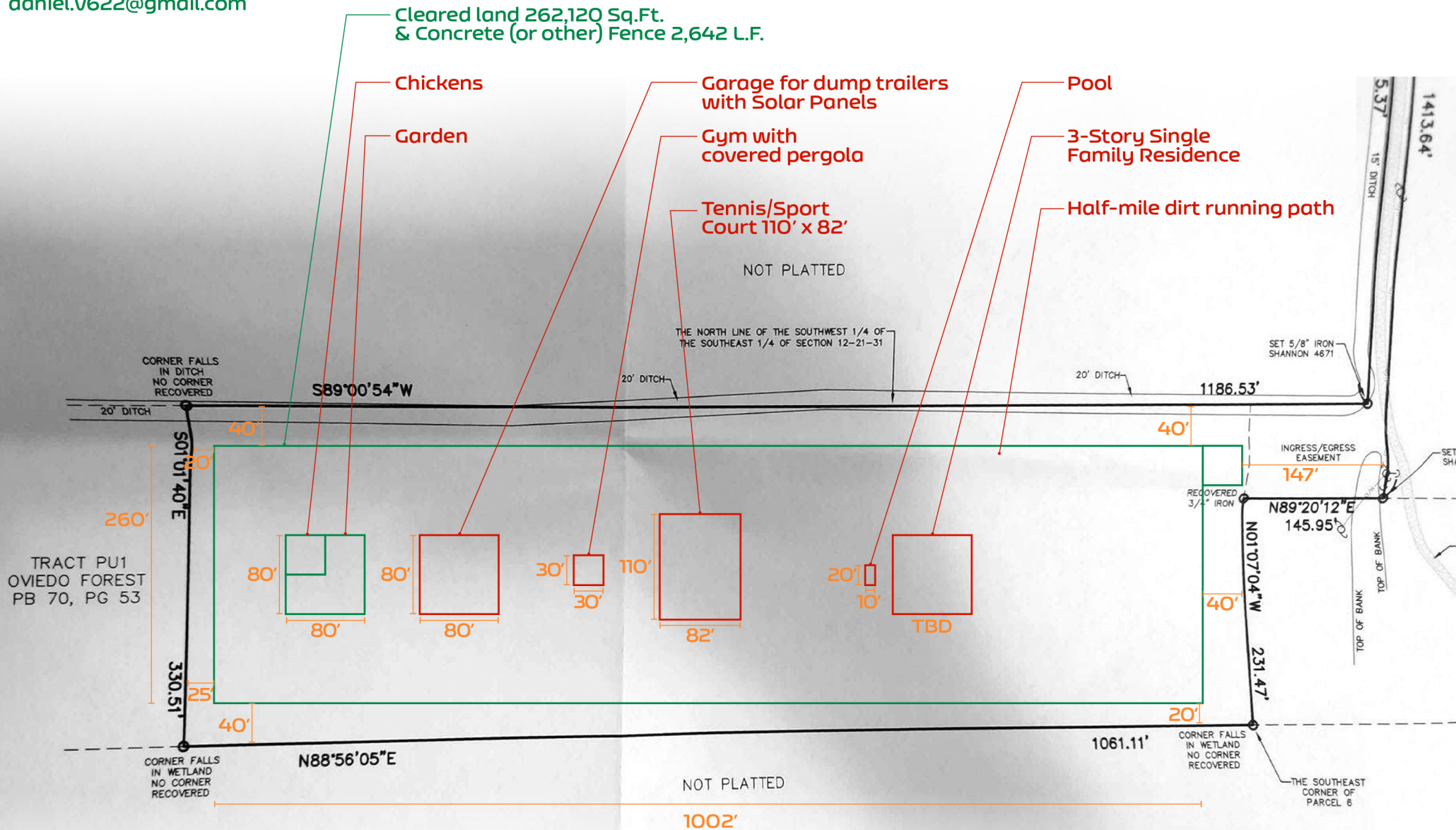
10' DIRT DRIVE

PARCEL 5
EAGLES EAST
UNRECORDED PLAT

TRACT PU1
OVIEDO FOREST
PB 70, PG 53



Dan Hoffmann 321.617.3297
daniel.v622@gmail.com



For 465 Van Arsdale St, Oviedo, FL 32765 we would like to clear 6 acres (262,120 sq.ft.) of the 8.9 acres (387,684 sq.ft.), leaving approximately 40 ft of natural vegetation on the front and sides and 25 ft on the back. Inside the natural vegetation we would like to build a concrete (or other) Fence of 2,642 linear feet. We would like a space for chickens and a garden for personal use.

We would like a large garage or carport for dump trailer storage with solar panels on top, which would hopefully power the property without public utilities. Water, gas and septic would be maintained privately.

We would like a covered pergola over an outdoor gym and a tennis/sport court. A small swimming pool next to a three story single family residence (size TBD) constructed of poured concrete is also desired.



**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: 4/12/2023 6:53:57 AM
Project: 23-80000053
Credit Card Number: 37*****3019
Authorization Number: 286213
Transaction Number: 120423C18-2C17DA33-08F9-4EA6-B1ED-1AD0C0F0D9BA
Total Fees Paid: 52.50

Fees Paid

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