



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

PROJ. #: 23-80000055
PM: Doug
REC'D: 4/13/23

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:	<u>25-? Jennica Ct</u>	<u>22-20-32-300-026A-0000</u>
PARCEL ID #(S):	<u>22-20-32-300-031B-0000</u>	<u>22-20-32-300-031A-0000</u> <u>22-20-32-300-0320-0000</u>
TOTAL ACREAGE:		BCC DISTRICT:
ZONING:	<u>A-1</u>	FUTURE LAND USE: <u>Home</u>

APPLICANT

NAME:	<u>Michael Monaco</u>	COMPANY:	<u>—</u>
ADDRESS:	<u>1813 Brumley Rd</u>		
CITY:	<u>Chuluota</u>	STATE:	<u>FL</u>
PHONE:	<u>407 496-5177</u>	ZIP:	<u>32766</u>
EMAIL:	<u>mikemonaco48@yahoo.com</u>		

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Expand lot to meet A-1 requirements
Expand 22-20-32-300-031B into adjoining lot 22-20-32-300-026A to do so

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

STAFF USE ONLY

COMMENTS DUE:	<u>4/24</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 North</u>
W/S:	<u>N/A</u>	BCC:	<u>2: Zembower</u>	<u>Hart Road & East Main Street</u>	

Michael Monaco

LAKE GENEVA

Parcel
22-20-32-300
026A-0000

4 Acres

★ Replat to incorporate
necessary land from this
parcel to meet zoning
to build residence
on adjoining parcel
if required →

208'

400+'

Jennica Ct
↙

94'

105'

Parcel

22-20-32-300-031B-0000

22 acres

This lot is where home
is desired

★ Not to Scale

MAIN ST

From: Michael Monaco

I own the 5 lots on Jennica Ct in Geneva.

One lot, parcel 22-20-32-300-031B 0000 may not be large enough to meet building requirements of the A-1 zoning. If upon researching this lot, it does not meet requirements, I would like to take enough land from my adjacent lot parcel 22-20-32-300-026A-0000, to enlarge other lot to meet building requirements.

As indicated in sketch, Parcel 22-20-32-300-026A-0000, is over 4 acres. I would like to take whatever is necessary from it to enlarge parcel 22-20-32-300-031B to make it buildable for a home. I have drawn a dashed line to show where and approximate part of the 4 acre lot on the sketch. As a note I was advised that the small lot in question may possibly be buildable as in depending on when it was platted. I can only hope this is true to simplify this process

Michael Monaco

4/13/23

Property Record Card

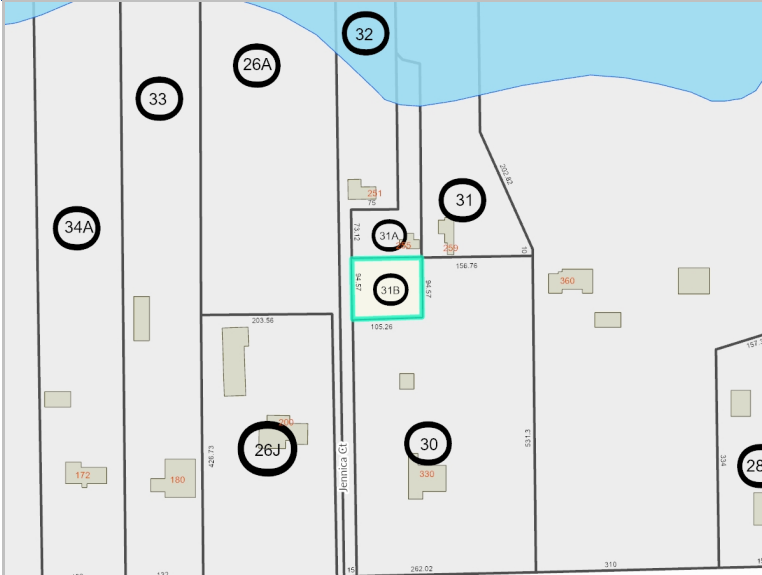


Parcel 22-20-32-300-031B-0000

Property Address GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	22-20-32-300-031B-0000	2023 Working Values	2022 Certified Values
Owner(s)	MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety		
Property Address	GENEVA, FL 32732	Valuation Method	Cost/Market
Mailing	1813 BRUMLEY RD CHULUOTA, FL 32766-9018	Number of Buildings	0
Subdivision Name		Depreciated Bldg Value	0
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code	00-VACANT RESIDENTIAL	Land Value (Market)	\$12,540
Exemptions	None	Land Value Ag	\$11,440
AG Classification	No	Just/Market Value	\$12,540
		Portability Adj	\$11,440
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$4,574
		P&G Adj	\$0
		Assessed Value	\$7,966

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$153.39	2022 Tax Savings with Exemptions	\$33.37
2022 Tax Bill Amount	\$120.02		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
N 94.57 FT OF W 105.26 FT OF
S 531.3 FT OF E 262.11 FT OF
NW 1/4 OF NW 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$7,966	\$0	\$7,966
SJWM(Saint Johns Water Management)	\$7,966	\$0	\$7,966
FIRE	\$7,966	\$0	\$7,966
COUNTY GENERAL FUND	\$7,966	\$0	\$7,966
Schools	\$12,540	\$0	\$12,540

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2018	09107	1101	\$286,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE	95.00	105.00	0.22	\$57,000.00	\$12,540

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

Extra Features				
Description	Year Built	Units	Value	New Cost
SHED - NO VALUE	06/01/1970	1	\$0	

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
42.00	FPL	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	19

School Information		
Elementary School District	Middle School District	High School District
Geneva	Chiles	Oviedo

Property Record Card

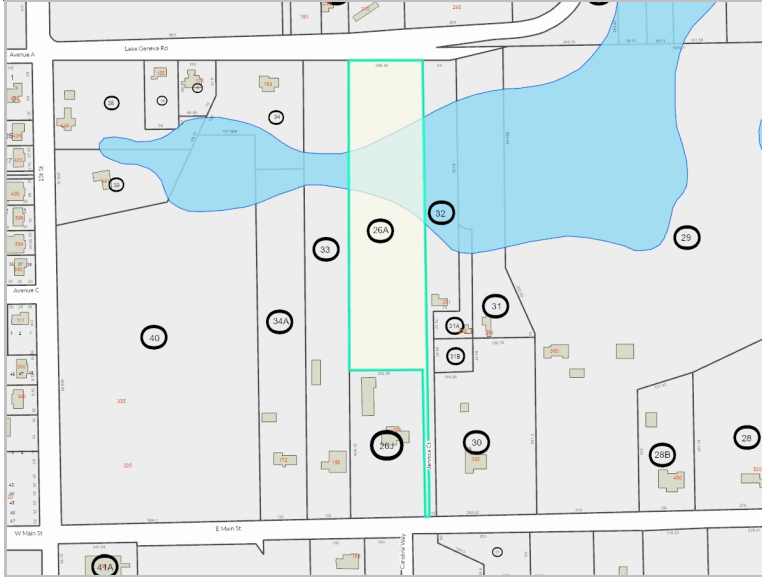


Parcel 22-20-32-300-026A-0000

Property Address JENNICA CT GENEVA, FL 32732

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	22-20-32-300-026A-0000	2023 Working Values	2022 Certified Values
Owner(s)	MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety		
Property Address	JENNICA CT GENEVA, FL 32732	Valuation Method	Cost/Market
Mailing	1813 BRUMLEY RD CHULUOTA, FL 32766-9018	Number of Buildings	0
Subdivision Name		Depreciated Bldg Value	0
Tax District	01-COUNTY-TX DIST 1	Depreciated EXFT Value	
DOR Use Code	0030-VACANT WATERFRONT	Land Value (Market)	\$179,080
Exemptions	None	Land Value Ag	\$162,800
AG Classification	No	Just/Market Value	\$179,080
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$98,635
		P&G Adj	\$0
		Assessed Value	\$80,445
			\$73,132

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$2,182.84 2022 Tax Savings with Exemptions \$712.69
2022 Tax Bill Amount \$1,470.15

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
E 208.56 FT OF W 1056.66 FT OF NW
1/4 OF NW 1/4 (LESS E 15 FT & W
203.56 FT OF S 426.73 FT & RDS)

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$80,445	\$0	\$80,445
SJWM(Saint Johns Water Management)	\$80,445	\$0	\$80,445
FIRE	\$80,445	\$0	\$80,445
COUNTY GENERAL FUND	\$80,445	\$0	\$80,445
Schools	\$179,080	\$0	\$179,080

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2018	09107	1101	\$286,000	Yes	Vacant
WARRANTY DEED	06/01/1995	02937	0004	\$100	No	Vacant
QUIT CLAIM DEED	05/01/1989	02080	1453	\$100	No	Vacant
WARRANTY DEED	04/01/1987	01855	1721	\$50,000	Yes	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.07	\$44,000.00	\$179,080

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
06451	15X30 POOL W/SPA NO BOARD	County	\$10,000		10/1/1995
04734	SFR , 250 JENNICA CT.(IN THE NAME OF FRANK -PATRICIA JOYCE)	County	\$127,058	10/10/1995	7/1/1995

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
42.00	FPL	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	19

School Information		
Elementary School District	Middle School District	High School District
Geneva	Chiles	Oviedo

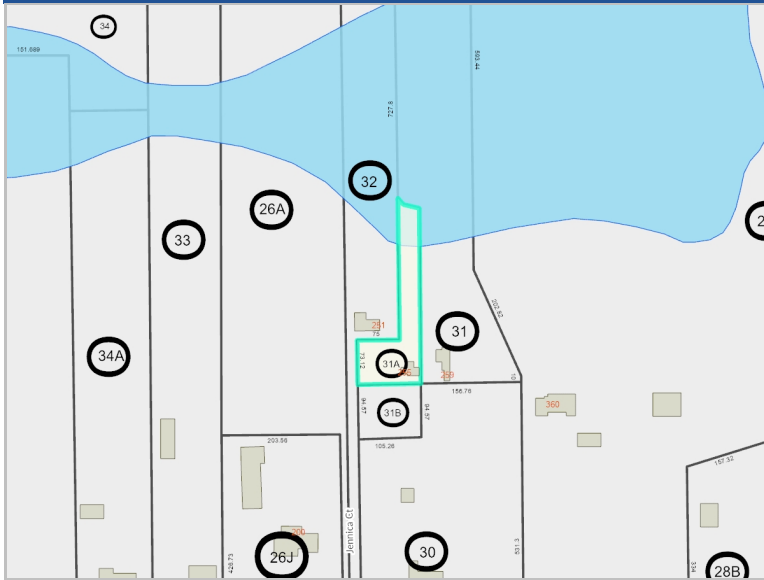
Property Record Card



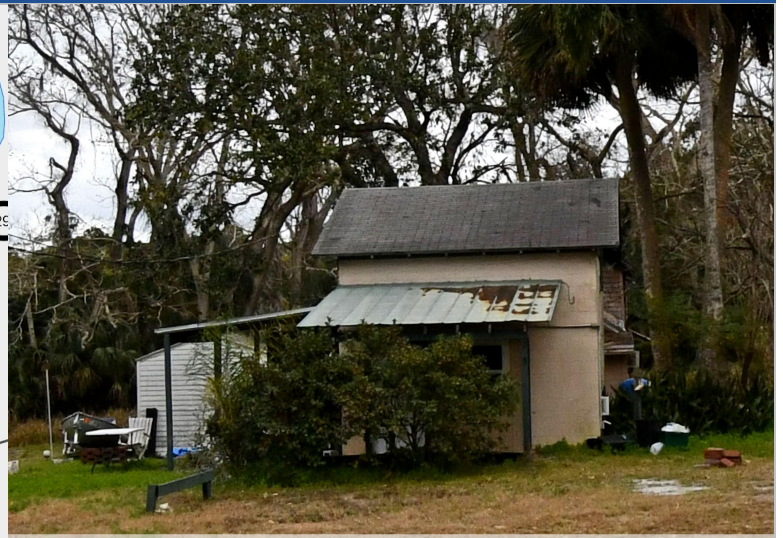
Parcel 22-20-32-300-031A-0000

Property Address 255 JENNICA CT GENEVA, FL 32732

Parcel Location



Site View



222032300031A0000 02/15/2022

Parcel Information

Parcel	22-20-32-300-031A-0000
Owner(s)	MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety
Property Address	255 JENNICA CT GENEVA, FL 32732
Mailing	1813 BRUMLEY RD CHULUOTA, FL 32766-9018
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0130-SINGLE FAMILY WATERFRONT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$38,135	\$35,742
Depreciated EXFT Value		
Land Value (Market)	\$9,519	\$8,684
Land Value Ag		
Just/Market Value	\$47,654	\$44,426
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$2,774	\$3,626
P&G Adj	\$0	\$0
Assessed Value	\$44,880	\$40,800

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$595.67	2022 Tax Savings with Exemptions	\$28.82
2022 Tax Bill Amount	\$566.85		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
BEG 521.3 FT N + 156.76 FT
W OF SE COR OF NW 1/4 OF
NW 1/4 RUN W 105.26 FT N
73.12 FT E 75 FT N TO LAKE
ELY ON LAKE SHORE TO PT N
OF BEG S TO BEG

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$44,880	\$0	\$44,880
SJWM(Saint Johns Water Management)	\$44,880	\$0	\$44,880
FIRE	\$44,880	\$0	\$44,880
COUNTY GENERAL FUND	\$44,880	\$0	\$44,880
Schools	\$47,654	\$0	\$47,654

Sales

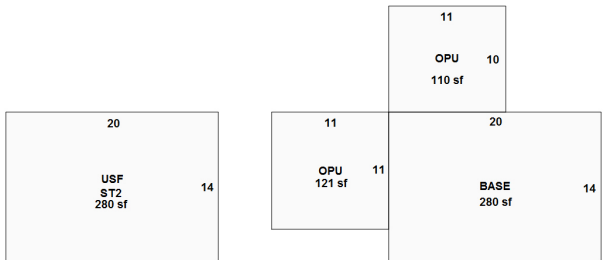
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2018	09107	1101	\$286,000	Yes	Improved
QUIT CLAIM DEED	12/01/1986	01811	1728	\$100	No	Vacant
QUIT CLAIM DEED	11/01/1985	01687	1108	\$100	No	Vacant
QUIT CLAIM DEED	01/01/1973	00996	1665	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE	73.00	100.00	0.167	\$57,000.00	\$9,519

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1956/1970	1	1.0	3	280	791	560	CONC BLOCK	\$38,135	\$56,497	Description	Area
												OPEN PORCH UNFINISHED	121.00
												OPEN PORCH UNFINISHED	110.00
												UPPER STORY FINISHED	280.00



Sketch by Apex Sketch

Building 1 - Page 1

**** Year Built (Actual / Effective)**

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
SHED - NO VALUE	06/01/1980	1	\$0	

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description

A-1	Suburban Estates	SE	Agricultural-1Ac
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Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler

42.00	FPL	AT&T	NA	NA	MON/THU	MON	NO SERVICE	Waste Pro
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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	19
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School Information		
Elementary School District	Middle School District	High School District

Geneva	Chiles	Oviedo
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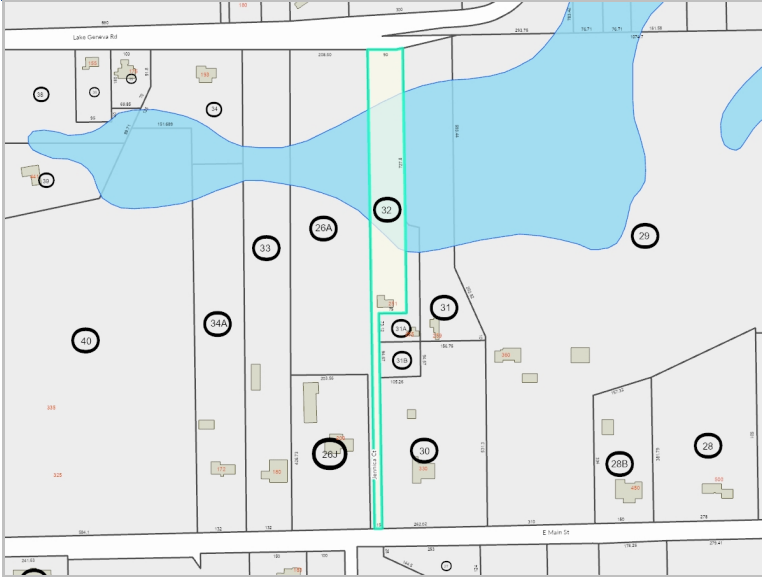
Property Record Card



Parcel 22-20-32-300-0320-0000

Property Address 251 JENNICA CT GENEVA, FL 32732

Parcel Location



Site View



22203230003200000 02/15/2022

Parcel Information

Parcel	22-20-32-300-0320-0000
Owner(s)	MONACO, MICHAEL - Tenancy by Entirety MONACO, PRISCILLA A - Tenancy by Entirety
Property Address	251 JENNICA CT GENEVA, FL 32732
Mailing	1813 BRUMLEY RD CHULUOTA, FL 32766-9018
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0130-SINGLE FAMILY WATERFRONT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$74,594	\$69,871
Depreciated EXFT Value	\$515	\$458
Land Value (Market)	\$17,100	\$15,600
Land Value Ag		
Just/Market Value	\$92,209	\$85,929
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$1,868	\$3,801
P&G Adj	\$0	\$0
Assessed Value	\$90,341	\$82,128

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$1,152.14	2022 Tax Savings with Exemptions	\$30.21
2022 Tax Bill Amount	\$1,121.93		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 22 TWP 20S RGE 32E
N 727.8 FT OF W 75 FT OF E
262.02 FT OF NW 1/4 OF NW 1/4
& W 15 FT OF E 277.02 FT OF
OF NW 1/4 OF NW 1/4

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$90,341	\$0	\$90,341
SJWM(Saint Johns Water Management)	\$90,341	\$0	\$90,341
FIRE	\$90,341	\$0	\$90,341
COUNTY GENERAL FUND	\$90,341	\$0	\$90,341
Schools	\$92,209	\$0	\$92,209

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/01/2018	09107	1101	\$286,000	Yes	Improved
WARRANTY DEED	05/01/1994	02778	1906	\$50,000	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE	90.00	150.00	0.3	\$57,000.00	\$17,100

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1957/1970	2	2.0	6	1,057	1,057	1,057	CONC BLOCK	\$74,594	\$110,509	Description	Area
<div><div><div><div><div>43</div><div>19</div><div>23</div><div>12</div><div>20</div><div>31</div><div>BAS</div></div></div></div></div>													

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04856	REROOF; PAD PER PERMIT 250 JENNICA CT	County	\$4,878		5/1/2003
09973	REROOF	County	\$6,645		10/8/2014

Extra Features				
Description	Year Built	Units	Value	New Cost
WOOD UTILITY BLDG	06/01/1980	143	\$515	\$1,287

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description

A-1	Suburban Estates	SE	Agricultural-1Ac
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Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
42.00	FPL	AT&T	NA	NA	MON/THU	MON	NO SERVICE	Waste Pro

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	19

School Information		
Elementary School District	Middle School District	High School District
Geneva	Chiles	Oviedo

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4/13/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:11:09
PROJ # 23-80000055 RECEIPT # 0113179

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
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CHECK NUMBER.....: 000000000000

CASH/CHECK AMOUNTS...: 50.00

COLLECTED FROM: JENNICA CT

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE