

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: SC Planning and Development Division
RE: PRE-APPLICATION REVIEWS: 11/10/2010

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to Planning and Development Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
TIME 9:20 AM	Project Name: Miracle Lane (2160) AKA Happy Tails County Inn Type: Special Exception Applicant: Don Brabenec Proj Manager(s): Denny Gibbs Proj #: 10-8000069	PID: 33-21-32-300-001V-0000 Dist: 1-Dallari Zoning: A-5 Acres: 5 Project Location: East side of Miracle LN 5 Lots South of FT Christmas RD
TIME 9:40 AM	Project Name: Congregation of Beth AM Addition Type: Site Plan Applicant: Congregation of Beth AM, Inc Proj Manager(s): Cynthia Sweet Proj #: 10-8000070	PID: 07-21-29-300-019D-0000 Dist: 3-Van Der Weide Zoning: PUD Acres: 1.59 Project Location: South Side of Sand Lake RD at the Western Border of Seminole County.

NAV # 10-80000069

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 32-21-32-300-001V-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: DON BRABENEK

COMPANY: _____

EMAIL ADDRESS (REQUIRED): RSBRABENEK@AOL.COM

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 579-4392 FAX NUMBER: () -

SUBJECT PROPERTY ADDRESS: 2160 MIRACLE LAKE - CHULUOTA

OF ACRES: 5

PROJECT NAME: HAPPY TAILS COUNTY INN

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: AGRICULTURAL CURRENT USE: Residence

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception DOG KENNEL

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS.
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

THIS BOX FOR STAFF USE ONLY

PROJECT MANAGER: Denny G. RECEIVE DATE: 10/19/10 COMMENTS DUE: 11/2/10

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

BCC - DIST 1 - Dallari Power - FDPL
Zoning - A-S Phone - AT17
FLU - R-S
water - none
Sewer - none

location -
East side of
miracle ln
5 lots south of
Ft. Christmas Rd.

11/10/10

Don Brabenec

2160 Miracle Lane

Chuluota, Fl. 32766

Seminole County Planning and Development Services

Re: Parcel #33-21-32-300-01V-0000

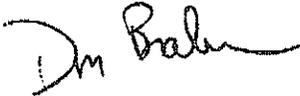
Address: 2160 Miracle Lane, Chuluota

To Whom this may concerns:

I am requesting to open a limited size Dog Kennel on our 5 acre property (zone agriculture) in Chuluota. We have an existing 10 X 30 insulated building with ac/heat, water, paddle fans, windows, outside lights and fencing area, perfect to handle a limited (6 max) numbers of Dogs for the Chuluota area.

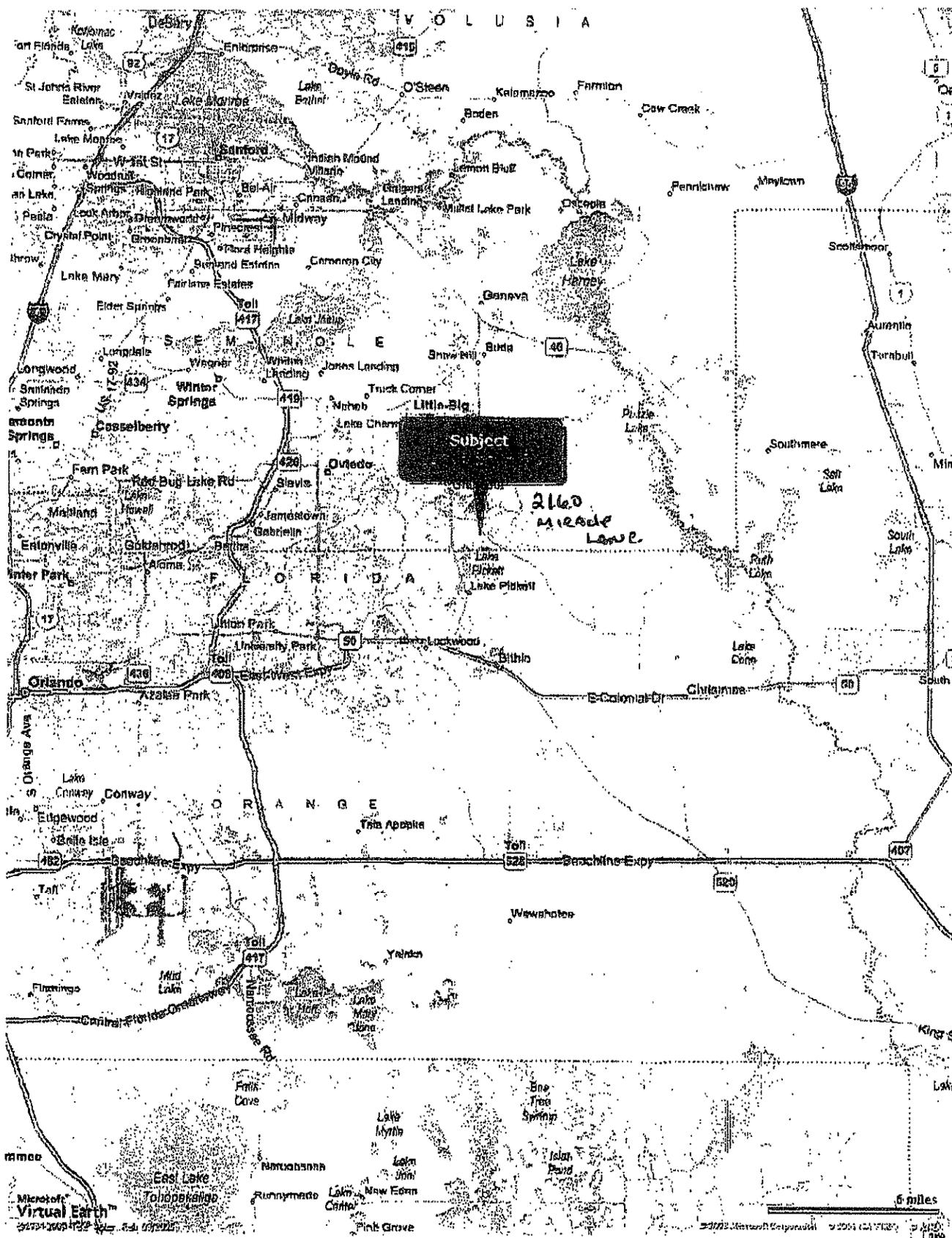
We live on the property and will be offering this to be Pick-Up and Delivering Only service for clients. Miracle Lane is a private crushed asphalt road that I maintain and will not affect the County or the 3 other (5 acre tracts) residences on the road. I have maintained this road for over 26 years.

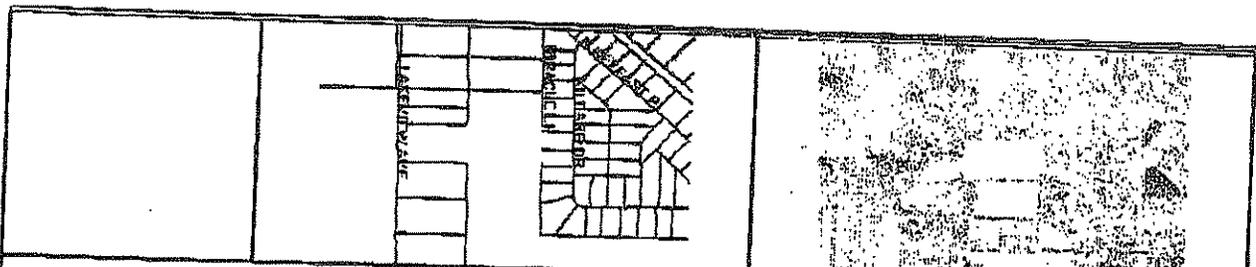
Thank you...



Don Brabenec

407-579-4392





GENERAL
 Parcel Id: 33-21-32-300-001V-0000
 Owner: BRABENEC DON R & SHARON L
 Mailing Address: 2160 MIRACLE LN
 City, State, Zip Code: OVIEDO FL 32766
 Property Address: 2160 MIRACLE LN OVIEDO 32766
 Subdivision Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions: 00-HOMESTEAD (1994)
 Dcr: 01-SINGLE FAMILY

VALUE SUMMARY		
VALUES	2010 Certified	
	Cost/Market	Cost/Market
Value Method		
Number of Buildings	1	1
Depreciated Bldg Value	\$80,111	\$80,561
Depreciated EXFT Value	\$10,108	\$10,318
Land Value (Market)	\$130,780	\$130,780
Land Value Ag	\$0	\$0
	\$220,980	\$221,039
Portability Adj	\$0	\$0
Save Our Homes Adj	\$114,148	\$117,614
Amendment 1 Adj	\$0	\$0
Assessed Value (SOH)	\$106,834	\$104,028

2011 TAXABLE VALUE WORKING ESTIMATE

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$108,834	\$50,000	\$58,834
(Amendment 1 adjustment is not applicable to school assessment) Schools	\$108,834	\$25,000	\$83,834
Fire	\$108,834	\$50,000	\$58,834
Road District	\$108,834	\$50,000	\$58,834
SJWM(Saint Johns Water Management)	\$108,834	\$50,000	\$58,834
County Bonds	\$108,834	\$50,000	\$58,834

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES							2010 VALUE SUMMARY	
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	Tax Amount (without SOH):	
WARRANTY DEED	06/1982			\$17,500	Vacant	Yes	\$2,880	\$1,043
								\$1,847

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND						LEGAL DESCRIPTION
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	
ACREAGE	0	0	3.700	35,200.00	\$130,240	LEG SEC 33 TWP 21S R0E 32E S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 (5 AC)
ACREAGE	0	0	1.300	400.00	\$520	

BUILDING INFORMATION									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	1984	6	1,309	2,016	1,308	SIDING AVG	\$80,111	\$80,012
Appendage / Sqft		SCREEN PORCH FINISHED / 824							
Appendage / Sqft		SCREEN PORCH FINISHED / 84							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finish

EXTRA FEATURE				
Description	Year Blt	Units	EXFT Value	Est. Cost New

ALUM CARPORT NO FLOOR	1985	400	\$840	\$1,600
WATER FEATURE	1986	1	\$1,250	\$2,000
ALUM CARPORT NO FLOOR	2000	400	\$1,014	\$1,600
ALUM CARPORT NO FLOOR	2000	400	\$1,014	\$1,600
POLE BARNS/AVG	1985	2,157	\$5.177	\$12,942
ALUM CARPORT NO FLOOR	2000	400	\$1,014	\$1,600

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

FAX Transmission

Number of pages including cover sheet 7

Attention: Seminole Cty - Dev. Review

Date: 9-19-10

Company: _____

From: Don Braden

Phone: _____

Company: _____

Fax: 407-665-7456

Phone: 407-579-4392

Comments: PRE-APPLICATION REQUEST

OfficeMax
IMPRESSTM
PRINT & DOCUMENT SERVICES

721 N. Alafaya Trail
Orlando, FL 32828
Phone: 407-482-3242
Fax: 407-482-4121
Email: impress1134@officemax.com

HAMPTON LAND SURVEYING

P.O. BOX 32

305-365-6091

OVIEDO, FL.

EAST 1/4 COR. SEC. 33

N 89° 47' 09" W

636.28'

330.06'

END 118

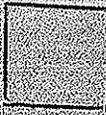
N 89° 48' 25" W

636.47'

329.85'

MIRACLE LAKE

FOOT CHRISTMAS ROAD



Existing Residence

Keweenaw

DRIVEWAY

← GROVE →
↓

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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PROJECT INFORMATION

PROPERTY APPRAISER ID #: 07-21-29-300-019D-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: CONGREGATION OF BETH AM INC

COMPANY: CONGREGATION OF BETH AM INC

EMAIL ADDRESS (REQUIRED): scott@cassdesigngroup.net

ADDITIONAL EMAIL ADDRESS: steve@leibotrio.com

DAYTIME PHONE: (407) 219-6376 FAX NUMBER: (407) 219-6376

SUBJECT PROPERTY ADDRESS: 3899 SAND LAKE RD LONGWOOD 32779

OF ACRES: 1.590

PROJECT NAME: CBA - Education wing addition

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: PUD CURRENT USE: House of Worship / Religious school

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: Cynthia S. RECEIVE DATE: 10/27/10 COMMENTS DUE: 11/3/10

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:

(list project name and GUI number)

BCE - 3VanderWeide
Zoning - PUD

File - DT

Water - Sem Co
Sewer - Sem Co
Power - Progress Energy
Phano - Embarras

*see attached list of Reviews
location:
South Side of Sand Lake
Rd at the western border
of Seminole County*

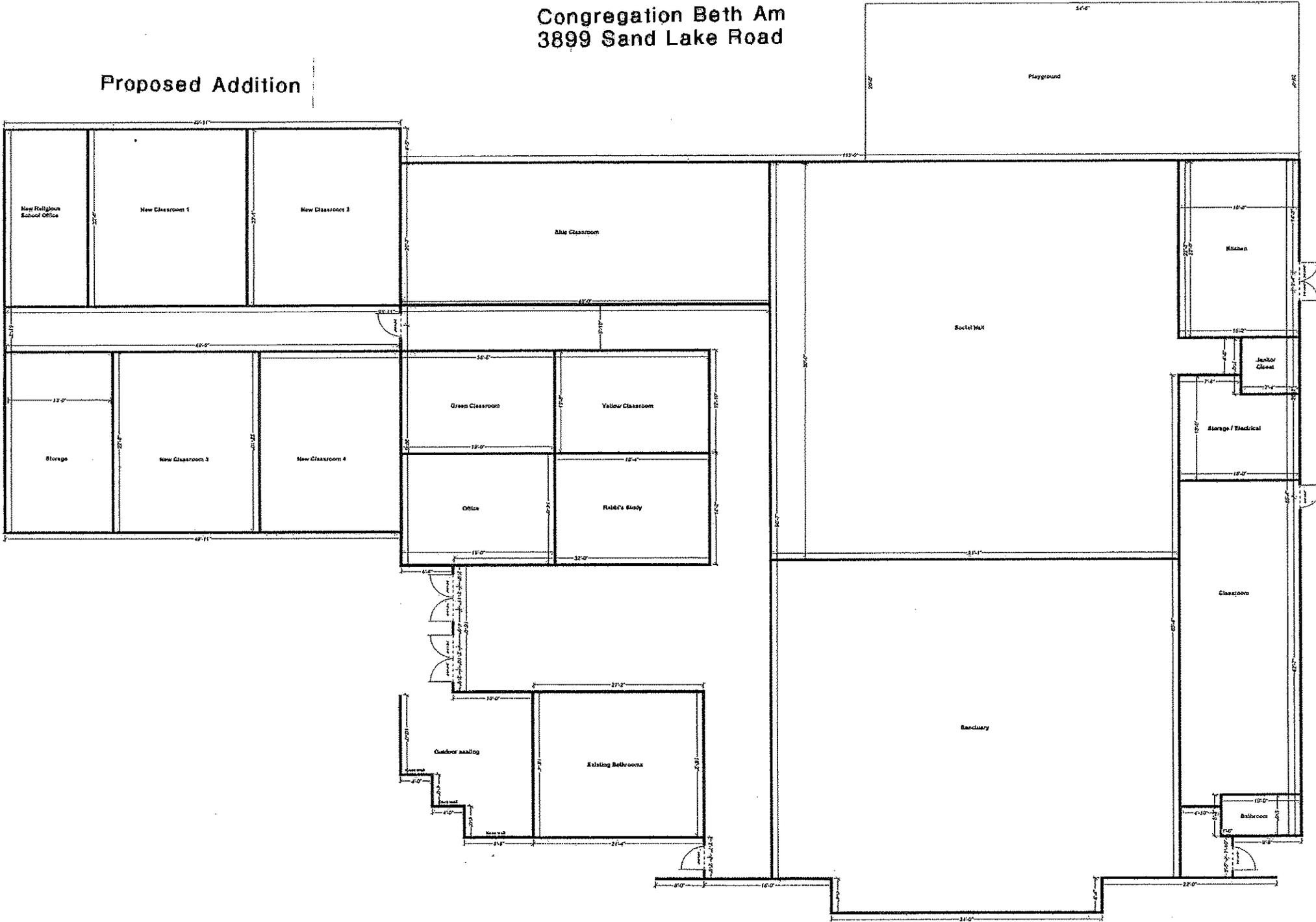
Purpose: To add 2400 square feet (50x48) of multi-purpose classrooms

Location: South side of building, west end. The permanent structure would replace the current portable unit and not extend further into the parking lot than the current portable, therefore, not affect the number of parking spaces. There are no parking spaces between the current portable and the existing structure at this time.

Use: There would be four (4) classrooms, one school office and one (1) storage room inside the addition. Classrooms would be used for 6 hours per week (Sunday morning and Wednesday evening) and their usage would not coincide with any regular function of the current building (Friday night services or Saturday morning services). These four (4) classrooms would replace the classrooms and storage rooms currently housed in the portable building and social hall as well as replace the current school office which shares space with the administrative offices in the current structure. Currently the classrooms inside the portable are used by students ranging from ages 11-12. Currently the classrooms inside the social hall which are partitioned by portable dividers for two more classrooms used by students ranging from ages 8-10. This addition would alleviate the need for the portable (to be removed by January 1, 2011 per contract) and the need to use the social hall for classes. Parents drop their children off for school and pick up when school is over.

Congregation Beth Am
3899 Sand Lake Road

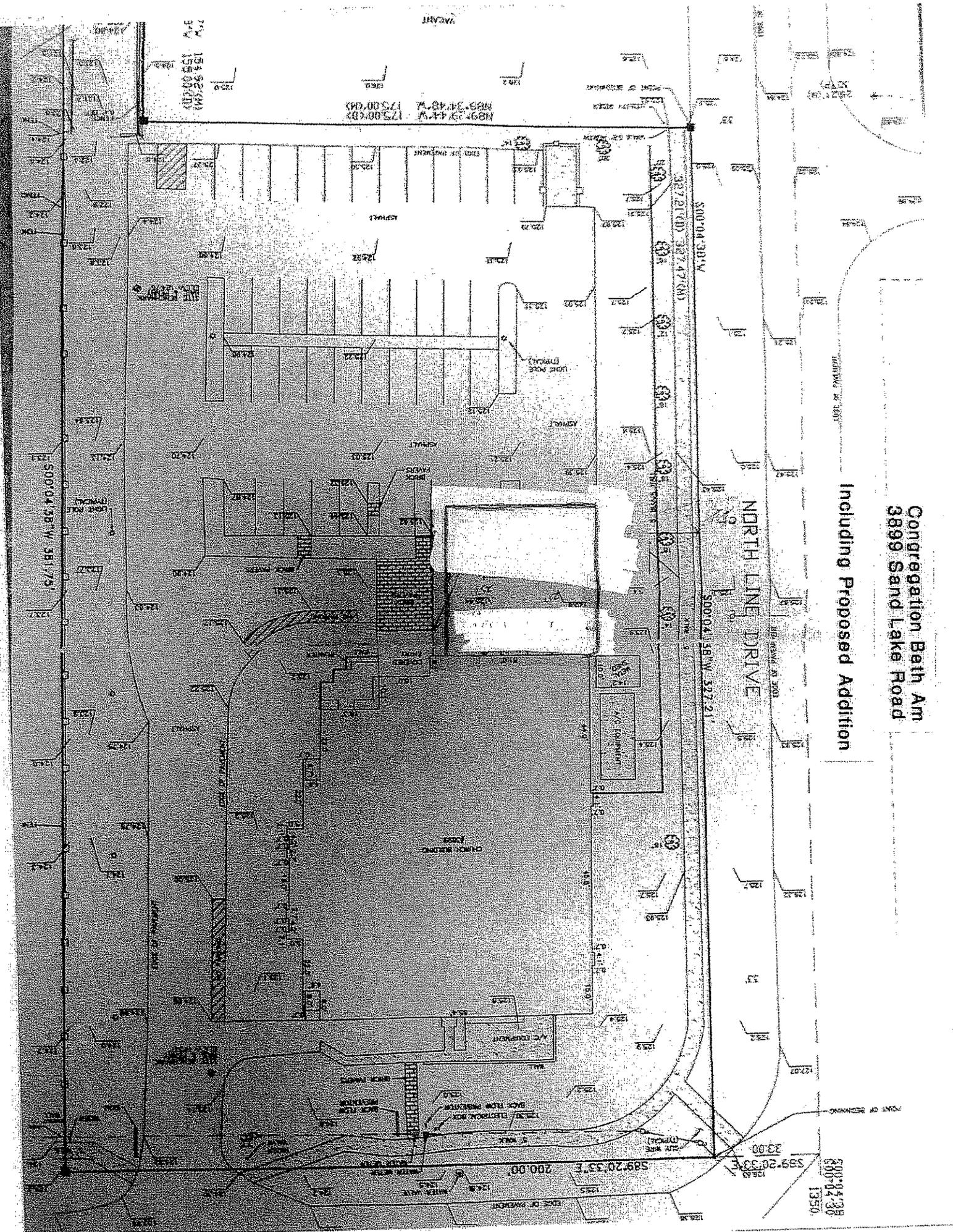
Proposed Addition



Congregation Beth Am
3899 Sand Lake Road

Including Proposed Addition

NORTH LINE DRIVE



Doyle, Jodi

From: Scott Halperin [scotthalp@gmail.com]
Sent: Tuesday, October 26, 2010 10:56 PM
To: devrevdesk
Cc: Doyle, Jodi
Subject: Seminole County Pre-Application
Attachments: Pre-Application.jpg; CBA - Narrative.jpg; Proposed addition.jpg; site plan with addition.jpg; site plan.JPG

Attached is our Pre-Application and required attachments for the November 10, 2010 Meeting.

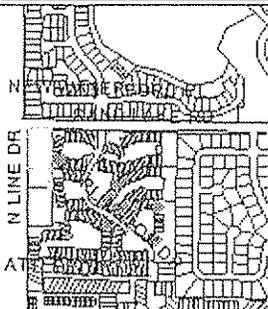
If any additional documents are required please contact me.

Thank you,

Scott Halperin
CASS Design Group
CGC1516974

407 259-1716 office
407 219-6376 cell
407 218-8899 fax
scott@cassdesigngroup.net

Personal Property Please Select Account

<p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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<p>GENERAL</p> <p>Parcel Id: 07-21-29-300-019D-0000 Owner: CONGREGATION OF BETH AM INC Mailing Address: 3899 SAND LAKE RD City,State,ZipCode: LONGWOOD FL 32779 Property Address: 3899 SAND LAKE RD LONGWOOD 32779 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 36-CHURCH/RELIGIOUS () Dor: 71-CHURCHES</p>	<p>VALUE SUMMARY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2011 Working</th> <th style="text-align: center;">2010 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$583,289</td> <td style="text-align: right;">\$591,447</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$8,908</td> <td style="text-align: right;">\$9,028</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$111,300</td> <td style="text-align: right;">\$111,300</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td style="text-align: right;">\$703,497</td> <td style="text-align: right;">\$711,775</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: right;">\$703,497</td> <td style="text-align: right;">\$711,775</td> </tr> </tbody> </table> <p style="text-align: center;">Tax Estimator</p>	VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$583,289	\$591,447	Depreciated EXFT Value	\$8,908	\$9,028	Land Value (Market)	\$111,300	\$111,300	Land Value Ag	\$0	\$0	Just/Market Value	\$703,497	\$711,775	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$703,497	\$711,775
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2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exmpt Values	Taxable Value
County General Fund	\$703,497	\$703,497	\$0
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$703,497	\$703,497	\$0
Fire	\$703,497	\$703,497	\$0
Road District	\$703,497	\$703,497	\$0
SJWM(Saint Johns Water Management)	\$703,497	\$703,497	\$0
County Bonds	\$703,497	\$703,497	\$0

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p>SALES</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>12/1986</td> <td>01810 0936</td> <td>\$50,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	12/1986	01810 0936	\$50,000	Vacant	No	<p>2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$0</p> <p style="text-align: center;">2010 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book Page	Amount	Vac/Imp	Qualified								
WARRANTY DEED	12/1986	01810 0936	\$50,000	Vacant	No								

<p>LAND</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: left;">Frontage</th> <th style="text-align: left;">Depth</th> <th style="text-align: left;">Land Units</th> <th style="text-align: left;">Unit Price</th> <th style="text-align: left;">Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.590</td> <td style="text-align: right;">70,000.00</td> <td style="text-align: right;">\$111,300</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.590	70,000.00	\$111,300	<p>LEGAL DESCRIPTION</p> <p>LEG SEC 07 TWP 21S RGE 29E BEG 33 FT E OF INT W LI SEC & S RW SANDLAKE RD RUN S 327.21 FT E 175 FT S 155 FT E 25 FT N 481.68 FT W 200 FT TO BEG (1.59 AC)</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	1.590	70,000.00	\$111,300								

BUILDING INFORMATION								
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
Building Sketch	1	MASONRY PILAS	1966	10	9,772	1	CONCRETE BLOCK-STUCCO - MASONRY	\$583,289 \$815,789
	Subsection / Sqft		OPEN PORCH FINISHED / 30					
	Subsection / Sqft		OPEN PORCH FINISHED / 30					
	Subsection / Sqft		OPEN PORCH FINISHED / 208					
Permits								

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
POLE LIGHT STEEL 1 ARM	1989	7	\$6,748	\$6,748
STUCCO WALL	1989	1,200	\$2,160	\$4,800

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

S Project Master Maintenance - SEMINOLE COUNTY

File Edit List Commands Help

SUNGARD PUBLIC SECTOR NavLine

Project Master Maintenance

Parcel ID#	e-t-r-ab-bl-lt	Project Nbr	Project Description
07-21-29-300-019d-0000		07 02000102	BETH AM TEMPORARY PORTABLE
07-21-29-300-019d-0000		08 06000053	CONGREGATION BETH AM DRIVEWAY RELO.83
07-21-29-300-019d-0000		08 21500008	CONGREGATION BETH AM MAJOR AMENDMENT
07-21-29-300-019d-0000		08 30000104	BAND LAKE ROAD (3899)
07-21-29-300-0200-0000		00 00600058	LAKEVIEW CLUB APTS (SALES TRAIL.-X-PR
07-21-29-300-0200-0000		00 99900007	LAKEVIEW APTS CONSTR REVISIONS
07-21-29-300-0200-0000		06 27000007	JORDAN STEWART CIR (443) - ZONING LET
07-21-29-300-0210-0000		08 32000008	EAST SR 436 (PARCEL #21)
07-21-29-300-022A-0000		07 27000010	SR 436 E (3010) - ZONING LETTER
07-21-29-300-022B-0000		02 13000004	FIREWORKS WORLD - SEASONAL SALES
07-21-29-300-022B-0000		06 27000025	SR 436 E (3030) - ZONING LETTER
07-21-29-300-022B-0000		07 27000009	SR 436 E (3030) - ZONING LETTER
07-21-29-300-022B-0000		07 27000011	SR 436 E (3030) - ZONING LETTER

Previous Reviews

This is a subsetted list

OK
 Exit
 Add
 Change view
 Subset
 Set path