



ALAN FRENKEL
AUCTION & REALTY^{LLC}

AUCTION

BIDDER'S INFORMATION PACKAGE

4 BEDROOM / 4 BATHROOM

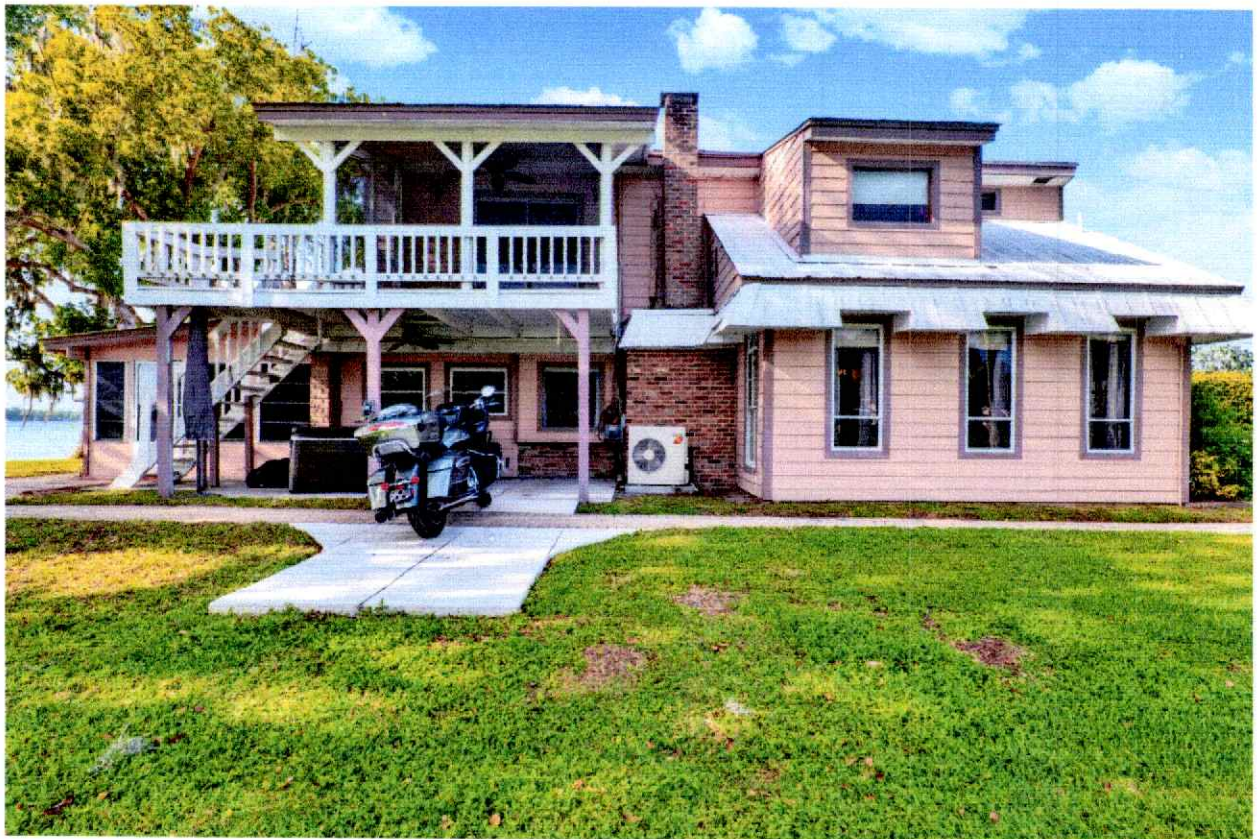
LAKEFRONT HOME & DOCK

IN LAKE NONA ON

LAKE WHIPPOORWILL

PLUS VEHICLES, BOATS AND OTHER ITEMS

SATURDAY, MAY 3RD at 10 AM



12228 KIRBY SMITH ROAD, ORLANDO FL, 32832

412 Raehn Street • Orlando, Florida 32806 • Tel: 321.710.3494 • Toll Free: 888.416.5607
www.AlanFrenkel.com • FL # AB3436AU1522 • Alan@AlanFrenkel.com

LICENSED REAL ESTATE BROKERS • AUCTIONEERS • APPRAISERS

Property Summary as of 04/04/2025

Property Name

12228 Kirby Smith Rd

Names

Tuchek Daniel L Estate

Municipality

ORG - Un-Incorporated

Property Use

0130 - Sfr - Lake Front

Mailing Address

12228 Kirby Smith Rd
Orlando, FL 32832-6035

Physical Address

12228 Kirby Smith Rd
Orlando, FL 32832

OR
Code
Code
For
Mobile
Phone



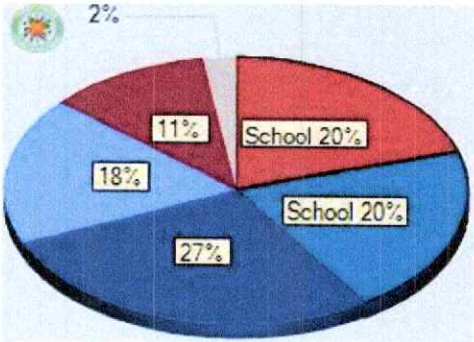
12228 KIRBY SMITH RD, UN-INCORPORATED, FL 32832 2/8/2024 11:36 AM



12228 KIRBY SMITH RD 10/21/2013











312420000000034 06/05/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2024	 	\$450,000	+	\$177,515	+	\$10,250 =	\$637,765 (-.73%)	\$265,000 (5.9%)
2023	 	\$450,000	+	\$179,458	+	\$13,000 =	\$642,458 (2.6%)	\$250,243 (3.0%)
2022	 	\$450,000	+	\$163,365	+	\$13,000 =	\$626,365 (22%)	\$242,954 (3.0%)
2021	 	\$350,000	+	\$148,985	+	\$13,000 =	\$511,985	\$235,878

Tax Year Benefits		Other Exemptions	Tax Savings
2024	 	\$25,000	\$6,667
2023	 	\$25,000	\$6,698
2022	 	\$25,000	\$6,578
2021	 	\$25,000	\$5,001

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$265,000	\$25,000	\$240,000	3.2160 (1.36%)	\$771.84	21%
Public Schools: By Local Board	\$265,000	\$25,000	\$240,000	3.2480 (0.00%)	\$779.52	21%
Orange County (General)	\$265,000	\$50,000	\$215,000	4.4347 (0.00%)	\$953.46	26%
Unincorporated County Fire	\$265,000	\$50,000	\$215,000	2.8437 (26.74%)	\$611.40	17%
Unincorporated Taxing District	\$265,000	\$50,000	\$215,000	1.8043 (0.00%)	\$387.92	11%
Library - Operating Budget	\$265,000	\$50,000	\$215,000	0.3748 (0.00%)	\$80.58	2%
South Florida Water Management District	\$265,000	\$50,000	\$215,000	0.0948 (0.00%)	\$20.38	1%
South Florida Wmd Okeechobee Basin	\$265,000	\$50,000	\$215,000	0.1026 (0.00%)	\$22.06	1%
South Florida Wmd Everglades Const	\$265,000	\$50,000	\$215,000	0.0327 (0.00%)	\$7.03	0%
Lake Whipporwill Mstu	\$265,000	\$50,000	\$215,000	0.0000	\$0.00	0%
			16.1516		\$3,634.19	

2024 Non-Ad Valorem Assessments

Levyng Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	FCC - GARBAGE - (407)836-6601	1.00	\$300.00	\$300.00
				\$300.00

Tax Savings

2025 Estimated Gross Tax Total:	\$13,163.78
Your property taxes without exemptions would be	\$12,863.78
Your ad-valorem property tax with exemptions is	– \$12,863.78
Providing You A Savings Of	= \$0.00

Property Features

Property Description

S 60 FT OF NE1/4 OF NE1/4 (LESS S 46 FT OF E 720.25 FT) & N 40 FT OF SE1/4 OF NE1/4 (LESS E 720.25 FT) & (LESS E 30 FT FOR RD) IN SEC 20-24-31 & COMM AT SE COR OF NE1/4 OF NE1/4 OF SEC 20-24-31 TH N 60 FT W 30 FT TO WLY R/W LINE OF KIRBY SMITH RD TH CONT S89-49-39W 690.53 FT FOR POB TH RUN N 4 FT N87-45-29W 601.03 FT S00-10-15W 29.27 FT N89-49-39E 600.66 FT TO POB

Total Land Area

79,788 sqft (+/-)

|

1.83 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	ORG-A-2	1 Units	\$600,000.00	\$600,000	\$0.00	\$0

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	BAS - Base Area	1523	working...
Building Value	working...	FUS - Finished U	521	working...
Estimated New Cost	working...	UOP - Unfinished	44	working...
Actual Year Built	1964	FEP - Finished E	99	working...
Beds	4	FSP - Finished S	90	working...
Baths	4.0	UCP - Unfinished	378	working...
Floors	2	UOP - Unfinished	132	working...
Gross Area	3951 sqft	UEP - Unfinished	282	working...
Living Area	2553 sqft	FSP - Finished S	132	working...
Exterior Wall	Wood.Shthn	UDU - Unfinished	216	working...
Interior Wall	Drywall	UOP - Unfinished	54	working...
		UEP - Unfinished	70	working...
		APT - Apartment	410	working...

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SHED - Shed	01/01/1997	1 Unit(s)	\$500.00	\$500
FPL2 - Fireplace 2	01/01/2000	1 Unit(s)	\$2,500.00	\$2,500
WLVN - Wall No Value	01/01/2013	1 Unit(s)	\$0.00	\$0
BD2 - Boat Dock 2	01/01/2023	1 Unit(s)	\$4,000.00	\$4,000
BC1 - Boat Cover 1	01/01/2023	1 Unit(s)	\$1,500.00	\$2,250
PT1 - Patio 1	01/01/2023	1 Unit(s)	\$1,000.00	\$1,000

Sales

Sales History

4/4/25, 11:03 AM		12228 Kirby Smith Rd				
Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)
03/31/2011	\$225,000	20110167819	10193 / 4719	Warranty Deed		Vac/Imp
08/01/1979	\$32,000	19791420760	03038 / 1674	Warranty Deed		Improved

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Lake Nona (High School)	
Principal	Nicolle Campbell
Office Phone	407.956.8300
Grades	2023:

Lake Nona (Middle School)	
Principal	Jennifer Fugate
Office Phone	407.858.5522
Grades	2023:

Village Park (Elementary)	
Principal	Aleli Vazquez Santiago
Office Phone	407.652.6674
Grades	2023:

Community/Neighborhood Association

Name	Whippoorwill Hart Community Association (Lake Hart /...
Gated?	No
Number Of Households	263

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

School Board Representative	Maria Salamanca
US Representative	Darren Soto
State Senate	Carlos Guillermo Smith
State Representative	Erika Booth
County Commissioner	Maribel Gomez Cordero
Orange County Property Appraiser	Amy Mercado

12228 Kirby Smith Rd 20-24-31-0000-00-034

Name(s):
TUCHEK DANIEL L ESTATE

Physical Street Address:
12228 Kirby Smith Rd

Property Use:
0130 - Sfr - Lake Front

Mailing Address On File:
12228 Kirby Smith Rd
Orlando, FL 32832-6035

Postal City and Zip:
Orlando, FL 32832

Municipality:
Un-incorporated

Incorrect Mailing Address?



[Upload Photos](#)

[View 2024 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Schools

[Lake Nona \(High School\)](#) | [View Zone Map](#)

Principal:
Office Phone:
Grade:

Nicolle Campbell

407.956.8300

2023:



[Lake Nona \(Middle School\)](#) | [View Zone Map](#)

Principal:
Office Phone:
Grade:

Jennifer Fugate

407.858.5522

2023:



[Village Park \(Elementary\)](#) | [View Zone Map](#)

Principal:
Office Phone:
Grade:

Aleli Vazquez Santiago

407.652.6674

2023:



Community/Neighborhood Association

Name
Gated?
Total Households
Community URL

Whippoorwill Hart Community Association (Lake Hart / Lake Whippoorwill RS)

No

263

[Sunbiz Link](#)

Utilities/Services

Electric
Water
Recycling (Wednesday)
Yard Waste (Thursday)
Trash (Wednesday)

[Orlando Utilities Commission](#)

[Orlando Utilities Commission](#)

[Orange County](#)

[Orange County](#)

[Orange County](#)

Elected Officials

State Representative
US Representative
School Board Representative
County Commissioner
State Senate

[Erika Booth](#)

[Darren Soto](#)

[Maria Salamanca](#)

[Maribel Gomez Cordero](#)

[Carlos Guillermo Smith](#)

Library District

Orange County

[Orange County Library System](#)



[Map Location](#)

Census Demographics

Map	
Population	1,863
Population Density	1958
Diversity Index	84.3
Total Households	129 households
Total Single Family Homes	129 homes
Total Residential Condos	0 condos
Median Single Family Home Living Area	3640 sqft.
Median Residential Condo Living Area	0 sqft.
Median Single Family Home Market Value	\$1,231,540
Median Condo Market Value	\$0



IMAPP - StellarMLS

Orange County Tax Report - 12228 KIRBY SMITH RD, ORLANDO, FL 32832-6035

PROPERTY INFORMATION

PID #

20 24 31 0000 00 034

Property Type:

Residential

Property Address:

12228 KIRBY SMITH RD
ORLANDO, FL 32832-6035

Current Owner:

DANIEL L ESTATE TUCHEK

Tax Mailing Address:

12228 KIRBY SMITH RD
ORLANDO, FL 32832-6035

Phone Number:

(140) 776-0554
(Daniel Tucheck)

Property Use:

0130 / SINGLE FAMILY RESIDENTIAL - LAKE FRONT (county)
01 / SINGLE FAMILY HOME (state)

Land Use:

SINGLE FAMILY RESIDENTIAL - LAKE FRONT (0130)

Zoning:

A-2/FARMLAND RURAL

Lot Size:

1.8317 acres / 79,788 sf

Waterfront:

Yes - LAKE FRONT

Subdivision:

n/a

Subdivision #:

0000

Census Tract/Block:

016704 / 1248

Twn: 24

Rng: 31

Sec: 20

Block: 00

Lot: 034

Neighborhood:


LAKE WHIPPORWILL
(112403441)


Coordinates:


28.389(lat) -81.2308(lon)


Legal Description:


0 FT W 30 FT TO WLY R/W LINE OF KIRBY SMITH RD
TH CONT S89-49-39W 690.53 FT FORPOB TH RUN N 4
FT N87-45-29W 601.03 FT S00-10-15W 29.27 FT N89-
49-39E 600.66 FTTO POB





subject


Active

Pending

Sold

Withdrawn

Expired

Foreclosures

VALUE INFORMATION

	2020	2021	2022	2023	2024
Building Value:	\$155,901	\$0	\$0	\$0	\$0
Extra Features:	\$13,000	\$13,000	\$13,000	\$13,000	\$10,250
Land Value:	\$310,000	\$350,000	\$450,000	\$450,000	\$450,000
Just Market Value:	\$478,901	\$511,985	\$626,365	\$642,458	\$637,765
Percent Change:	- n/a -	6.91%	22.34%	2.57%	-0.73%
Total Assessed Value:	\$232,621	\$235,878	\$242,954	\$250,243	\$265,000
Homestead Exemption:	Yes	Yes	Yes	Yes	Yes
Total Exemptions:	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value:	\$182,621	\$185,878	\$192,954	\$200,243	\$215,000
Ad Valorem Taxes:	\$3,090.07	\$3,114.90	\$3,161.90	\$3,266.03	\$3,634.19
Non-Ad Valorem Taxes:	\$245.00	\$250.00	\$260.00	\$290.00	\$300.00
Total Tax Amount:	\$3,335.07	\$3,364.90	\$3,421.90	\$3,556.03	\$3,934.19

Taxing District(s): 24 - U

Estimated Current Value:

\$769,628*

Equity Estimate:

\$769,628

0%

10%

*Estimate of potential property value and equity amounts are based on proprietary computational models.

Area Value History

Year	City	Property	Zip Code
2019	\$420,000	\$480,000	\$380,000
2020	\$450,000	\$470,000	\$400,000
2021	\$450,000	\$510,000	\$410,000
2022	\$550,000	\$620,000	\$490,000
2023	\$620,000	\$640,000	\$570,000
2024	\$620,000	\$640,000	\$600,000

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$225,000	Qualifiers:	Q, I
Sale Date:	03/31/2011	Document #	20110167819		
Grantor:	BRASSARD JR MAURICE J	Grantee:	TUCHEK DANIEL L		
Deed Type:	QUIT CLAIM DEED	Price:	\$0	Qualifiers:	U ¹
Sale Date:	03/05/2005	Document #	20050162774		
Grantor:	LEY DANIEL L	Grantee:	BRASSARD MAURICE		
Deed Type:	QUIT CLAIM DEED	Price:	\$0	Qualifiers:	U ¹
Sale Date:	10/05/2004	Document #	20040647211		
Grantor:	LEY DANIEL L	Grantee:	BRASSARD MAURICE J		
Deed Type:	WARRANTY DEED	Price:	\$32,000	Qualifiers:	Q, I
Sale Date:	08/01/1979	Document #	Bk 3038/Pg 1674		
Grantor:	Not Available	Grantee:	Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION

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2/3

BUILDING INFORMATION

1. SINGLE FAMILY HOME		Heated Area:	2,553 sf	Built:	1964 act / 1964 eff	A/C Type:	CENTRAL
Beds: 4	Baths: 4.0	Total Area:	3,951 sf	Stories:	2.0	Heat Type:	FORCED AIR - DT
Roof Type:	GABLE/HIP	Roof Cover:	ENAMEL MT. SG.		Heat Fuel:	ELECTRIC	
Int Wall:	DRYWALL		Ext Wall:		WOOD SHEETHING		
Flooring:	CARPET		Structural:		N/A		
Building Subareas:				APT - APARTMENT (410 sf)			
BAS - BASE (1,523 sf)				FEP - PORCH ENCLOSED, FIN. (99 sf)			
FSP - PORCH, SCREEN, FIN. (222 sf)				FUS - UPPER STORY, FIN. (521 sf)			
UCP - CARPORT, UNFINISHED (378 sf)				UDU - UTILITY, UNFIN. DET. (216 sf)			
UEP - PORCH, ENCLOSED, UNFIN. (352 sf)				UOP - PORCH, OPEN, UNFIN. (230 sf)			

OTHER IMPROVEMENT INFORMATION

Description	Dimensions	Year Built
WALL NO VALUE	0 x 0	2013
FPLACE 2	0 x 0	2000
BOAT DOCK 2	0 x 0	2023
BOAT COVER 1	0 x 0	2023
PATIO 1	0 x 0	2023
SHED	0 x 0	1997
Covered Parking:	Yes Details: CARPORT, UNFINISHED - 378 sf	Pool: No

CITY INTERACTIONS

Building Permits						
Permit #	Type	Description	Issued	Value	Contractor	
B23004890	New Construction	5' x 46' dock, 16' x 30' deck and 14' x 30' boathouse with flat roof	03/16/2023	\$50,000	ALBERT CICHRA ALBERT CICHRA BUILDERS INC	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Village Park Elementary	PK-05	592	A (2023/2024)		2.7 miles
Lake Nona Middle	06-08	1,715	A (2023/2024)	🌐 FL DOE	1.8 miles
⚠️ Larger Class Sizes	✅ Above Average Standardized Testing Scores	★ On Excellent List (5 yrs)			
Lake Nona High	09-12	4,362	A (2023/2024)	🌐 FL DOE	1 miles
✅ Above Average Standardized Testing Scores					

Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.	120179	12095C0465G	06/20/2018
*Primary flood hazard status area. Other flood hazard areas that occur on this property:				
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120179	12095C0465G	06/20/2018
Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property.				
⚠️ At least part of this property is in a Special Flood Hazard Area (SFHA). According to our records, one or more structures on this property are in a SFHA.				
How to request a map change from FEMA				
Source: FEMA National Flood Hazard Layer (NFHL), updated 03/23/2025				

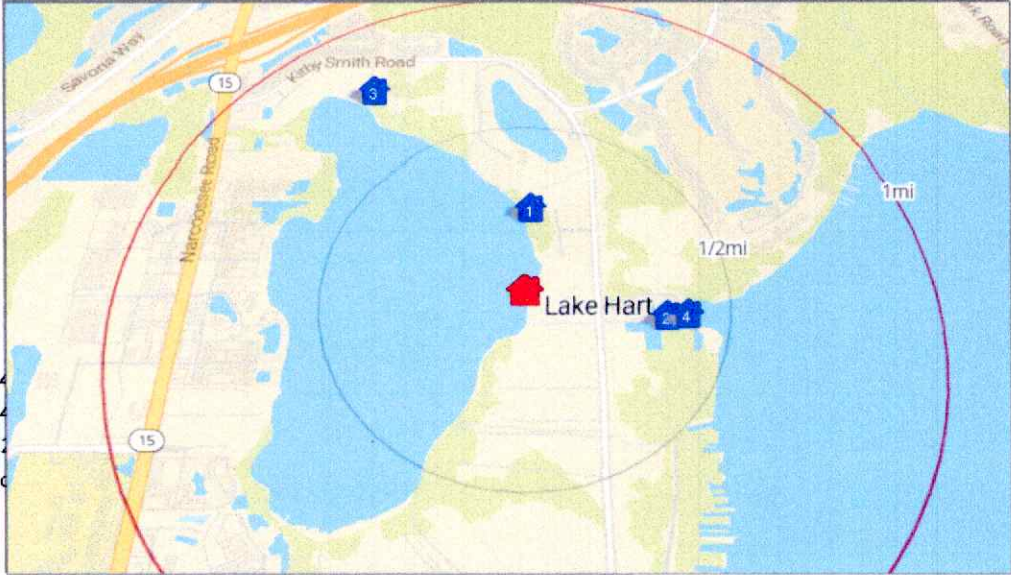


IMAPP - StellarMLS
Comparable Properties Report - 12228 KIRBY SMITH RD, ORLANDO, FL 32832-6035

SUBJECT PROPERTY

PID #
Address:
12228 KIRBY SMITH RD
ORLANDO, FL 32832-6035

Waterfront: Yes
Last Sale Price: \$225,000
Last Sale Date: 03/31/2011
Market Value: \$637,765
Assessed Value: \$265,000
Living Area: 2,553 sf Bedrooms: 4
Total Land Area: 1.832 acres Bathrooms: 4
Year Built: 1964 Stories: 2
Garage: No Pool: No



PROJECTED SALE PRICE

Estimated Range Based On Value Ratio
\$846,300 — **\$934,400** — \$1,084,500
Estimated Range Based On Price per SF
\$1,173,300 — **\$1,367,900** — \$1,868,900

STATISTICS ABOUT COMPARABLE PROPERTIES

	Sale Price	Heated SF	Market Value	\$/SF	MV Ratio
High:	\$2,150,000	3,032 sf	\$1,474,835	\$732	1.700
Low:	\$1,000,000	2,176 sf	\$588,090	\$459	1.327
Median:	\$1,287,500	2,651 sf	\$950,832	\$475	1.416
Average:	\$1,431,250	2,627 sf	\$991,147	\$535	1.465

COMPARISON CRITERIA

Lot SF +/- 50%☒

Living SF +/- 20%☒

Located within 1 mile☒

Sold in Last 2 Years☒

Ignore Garage☒

Ignore Year Built☒

Ignore Bathrooms☒

Ignore Bedrooms☒

Ignore Pool☒

Is Waterfront☒

Matches Have Equivalent Property Usage Type☒

Using Only Tax-Sourced Sales☒

COMPARABLE PROPERTIES

1.	12012 BETTY ANN DR ORLANDO, FL 32832-6005	Parcel ID # Last Sale:	20 24 31 0000 00 003 \$1,100,000 on 02/28/2025	Living Area: Market Value:	2,365 sf \$828,945	Beds: Baths:	3 2	Year Built: Lot Size:	1990 1.859 acres
	Garage: Yes Pool: No	Distance: 0.24 mi	\$/sf: \$465.12 VR: 1.327	Assessed Value:	\$246,169	Stories:	1	Waterfront:	Yes
2.	11110 SHADY OAK ST ORLANDO, FL 32832-6047	Parcel ID # Last Sale:	21 24 31 4458 00 060 \$1,000,000 on 12/23/2024	Living Area: Market Value:	2,176 sf \$588,090	Beds: Baths:	3 2.5	Year Built: Lot Size:	1984 1.265 acres
	Garage: Yes Pool: Yes	Distance: 0.35 mi	\$/sf: \$459.56 VR: 1.700	Assessed Value:	\$588,090	Stories:	2	Waterfront:	Yes
3.	10436 KIRBY SMITH RD ORLANDO, FL 32832-5931	Parcel ID # Last Sale:	17 24 31 0000 00 026 \$1,475,000 on 01/23/2024	Living Area: Market Value:	3,032 sf \$1,072,719	Beds: Baths:	5 4	Year Built: Lot Size:	1977 2.082 acres
	Garage: Yes Pool: No	Distance: 0.76 mi	\$/sf: \$486.48 VR: 1.375	Assessed Value:	\$1,072,719	Stories:	2	Waterfront:	Yes
4.	11118 SHADY OAK ST ORLANDO, FL 32832-6047	Parcel ID # Last Sale:	21 24 31 4458 00 070 \$2,150,000 on 01/22/2025	Living Area: Market Value:	2,937 sf \$1,474,835	Beds: Baths:	3 2.5	Year Built: Lot Size:	1989 1.388 acres
	Garage: No Pool: Yes	Distance: 0.39 mi	\$/sf: \$732.04 VR: 1.458	Assessed Value:	\$1,474,835	Stories:	2	Waterfront:	Yes

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IMAPP - StellarMLS

Valuation Analysis - 12228 KIRBY SMITH RD, ORLANDO, FL 32832-6035

PROPERTY DETAILS

Property Address

12228 KIRBY SMITH RD

ORLANDO, FL 32832-6035

Estimate Date

02/19/2025

Estimated Current Value*

\$769,628

Estimated Loan Balance*

\$0

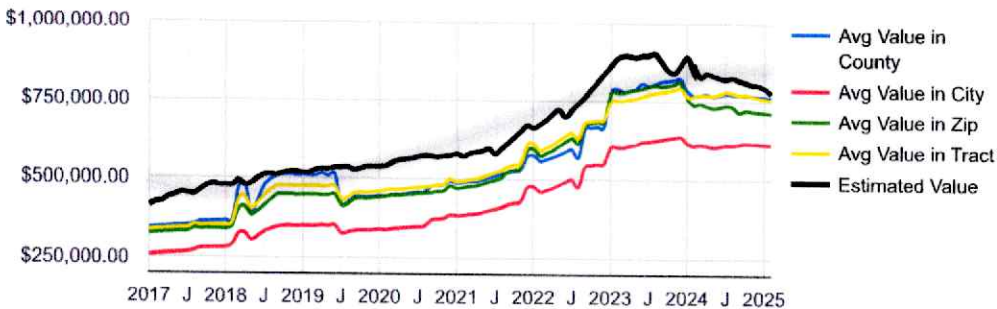
Estimated Available Equity*

\$769,628

100%

Estimated Equity

Estimated Value History



*Notes: Equity estimates assume loan payments are current and no pre-payments have been made.

ASSESSOR VALUATION FACTORS

Last Sale Details		Assessed Value (2024)		Property Taxes (2024)	
Amount	\$225,000	Market Value	\$637,765	Total Taxes	\$3,934.19
Sale Date	03/31/2011	Assessed Value	\$265,000	Total Exemptions	\$50,000
Sale Type	WARRANTY DEED	Taxable Value	\$215,000	Homesteaded	Yes

Additional Valuation Insights

Assessed Value Is Below Current Market Value

This property has its assessed value reduced for one or more reasons which causes the taxes for this property to be lower than would be expected based on its market value. Typically this is related to factors specific to the current owner. New ownership or other changes may eliminate the reductions currently in effect resulting in higher taxes.

Additional Exemptions Are Factored Into The Taxable Valuation

In addition to the homestead exemption, additional exemption(s) totaling \$25,000 are factored in when determining the taxes for this property. Ownership or other changes may reduce or remove these additional exemptions resulting in higher taxes in future years.

Total Tax Amount Includes \$300.00 in Fees.

These fees are typically for things like sewer, fire, street lights or other neighborhood services.

Exemptions and other factors have significantly reduced the taxes assessed on this property.

Total taxes for this property could be up to \$11,080.00 with no exemptions or \$10,658.00 with homestead exemption only. Ownership changes may result in a significant yearly tax increase.

Demographic Overview For A 1 Mile Radius from Subject Property *

Persons

Households

24,168

8,406

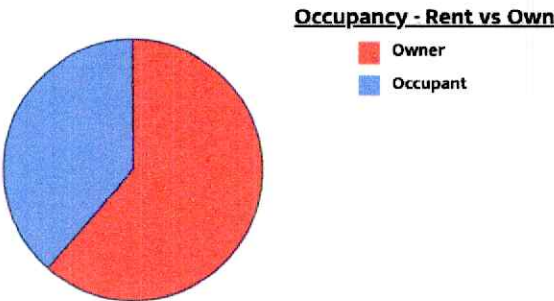
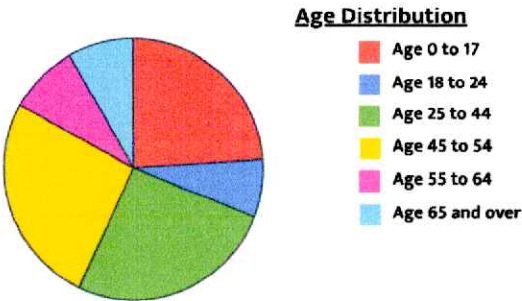
Families

Persons Per Household

6,408

2.9

Percent Children



Source: 2020 Census / US Census Bureau

House Median Year Built

Average Home Value

2011

\$514,425

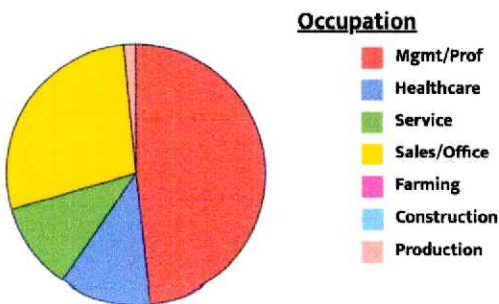
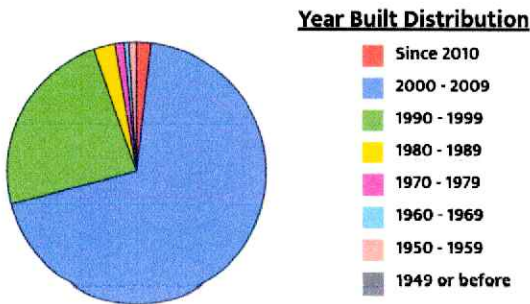
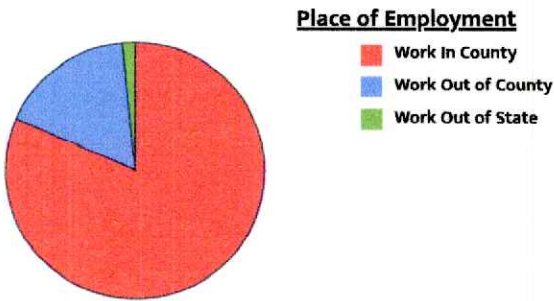
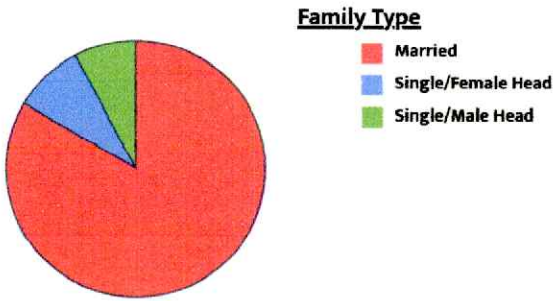
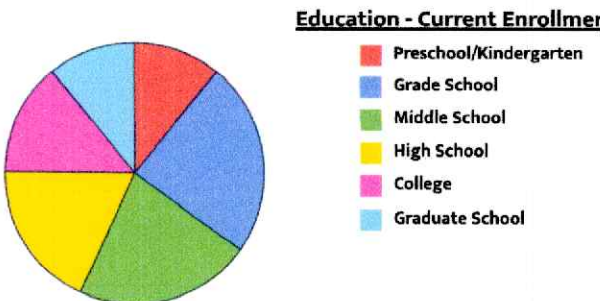
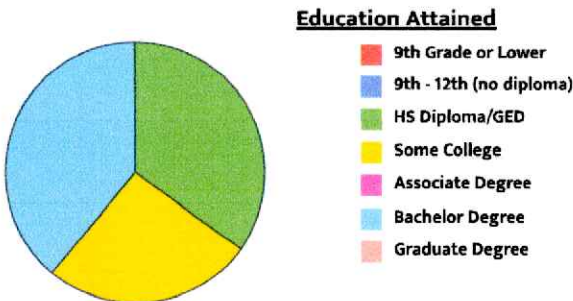
Per Capita Income

Average Household Income

\$52,739

\$110,633

Average Rent

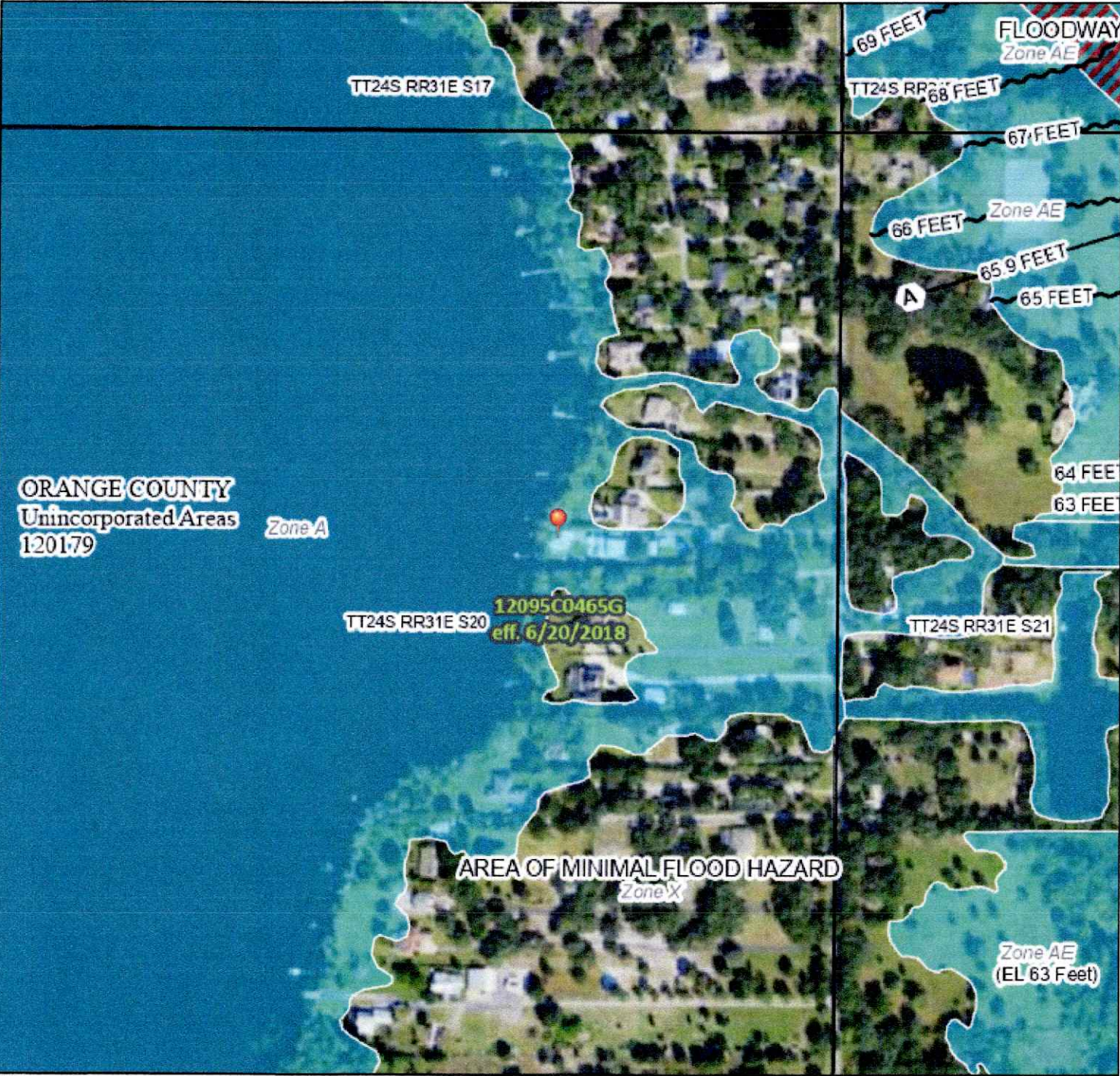


Source: 2022 American Community Survey, 5 year estimates / US Census Bureau

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National Flood Hazard Layer FIRMette

81°14'8"W 28°23'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/5/2025 at 12:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



English

Properties (Address or Parcel)

Development in Orange County is typically tracked by its location within the County, with the most common methods being the parcel or address of the project. A parcel is a tract of real property which is legally defined, and the County tracks projects by parcel when the subject of the entitlement is related to the land. FastTrack can be used to search by parcel to find records such as variances, zoning exceptions, development plans, rezoning, plats, conservation determinations or flood permits. An address is used to identify a specific location and the County tracks projects by address when the subject of record is based on a structure, such as a house, store or electrical meter. If a parcel or address is not found, try and use fewer search criteria such as just street number and name. But be aware that only a subset of records will be returned from each search. **Note that using 'Street Name' will search for streets that start with what is put in – so if 'Lake' is put in it will find streets named 'Lake' and 'Lakeside'.**

If you are certain that a development record should exist for a piece of property please contact the proper agency as it may not be available in the system. There is an ongoing effort to enter the history of development projects into the County system and as information is compiled it will be become available.

If you need assistance or have questions about Orange County's Land Development Process, please refer to our [Contacts \(Contacts.aspx\)](#) page.

SEARCH by entering search criteria below:

Help

ADDRESS

12228

KIRBY SMITH

Street Type

Zip

PARCEL

Sec

Twtnshp

Rge

Subdiv

Block

Lot

APPLICATION DATE RANGE

Start Date

End Date



Search

SEARCH RESULTS: Click **PERMIT/CASE#** (below) to see complete details.

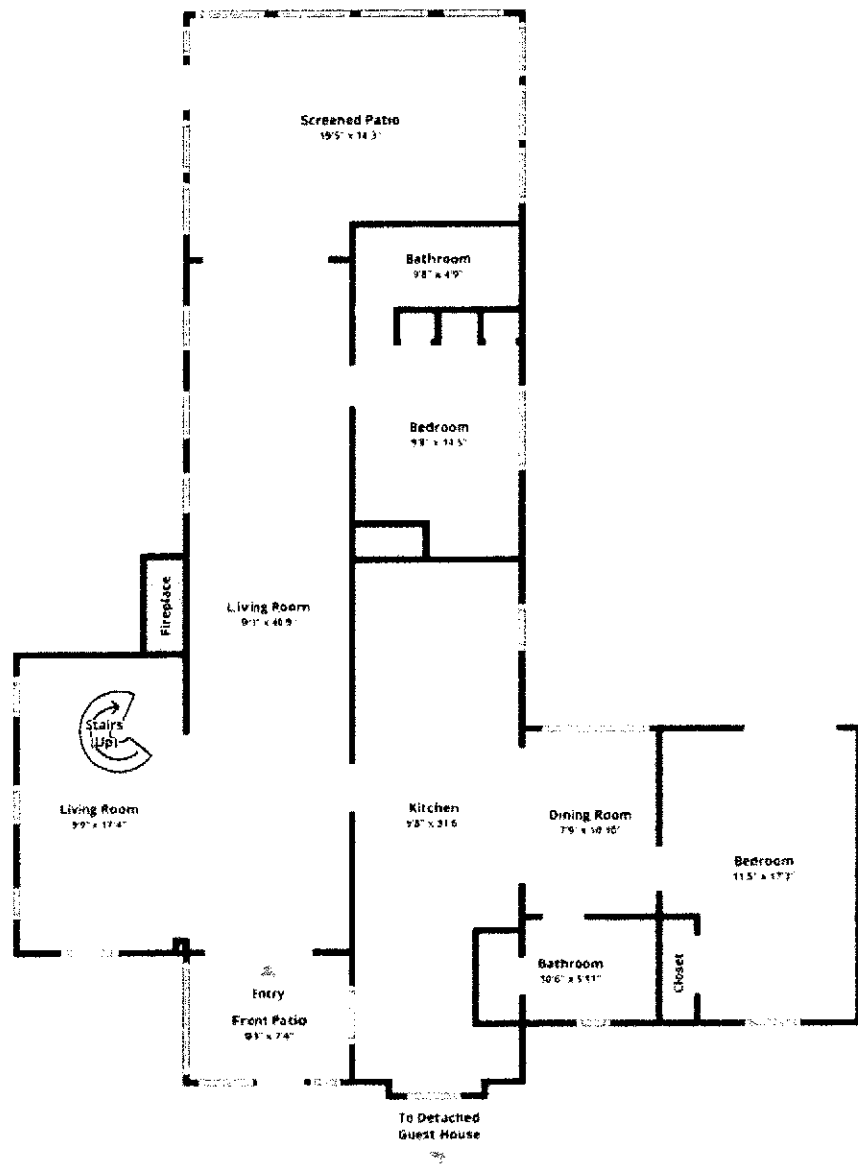
Show 25 entries

PERMIT/CASE #	APP. DATE	TYPE	PROJ NAME	ADDRESS	STATUS
B23004890	03-08-23	Residential Permit	DOCK-DECK-BOATHOUSE - - HB423 Waiver 12228 Kirby Smith Road	12228 Kirby Smith Rd	Complete
BD-23-01-017	01-30-23	Boat Dock	Tuchek - 12228 Kirby Smith Rd	12228 Kirby Smith Rd	Issued
H21003691	04-06-21	Mechanical Permit	12228 Kirby Smith Road	12228 Kirby Smith Rd	Complete
B19014108	07-25-19	Residential Permit	12228 Kirby Smith Road	12228 Kirby Smith Rd	Application Expired
E19007853	06-05-19	Electrical Permit	mini split ref:#H19006120	12228 Kirby Smith Rd	Complete
H19006120	05-22-19	Mechanical Permit	12228 Kirby Smith Road	12228 Kirby Smith Rd	Expired
B19009196	05-14-19	Residential Permit	12228 Kirby Smith Road	12228 Kirby Smith Rd	Complete
B13001642	02-18-13	Fence-Wall Permit	12228 Kirby Smith Road	12228 Kirby Smith Rd	Complete
SADF-12-11-016	11-19-12	Shoreline Alteration- Dredge & Fill	Tuchek - 12228 Kirby Smith Road	12228 Kirby Smith Rd	Approved
T00002237	03-24-00	Roof Permit	2000 00163777 000 00 ROOF Roof Permit	12228 Kirby Smith Rd	Complete

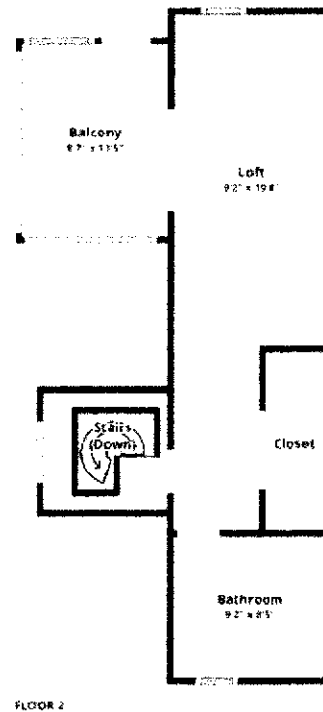
Showing 1 to 10 of 10 entries

Back

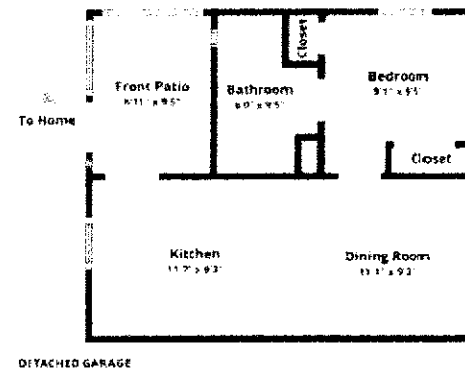
Print

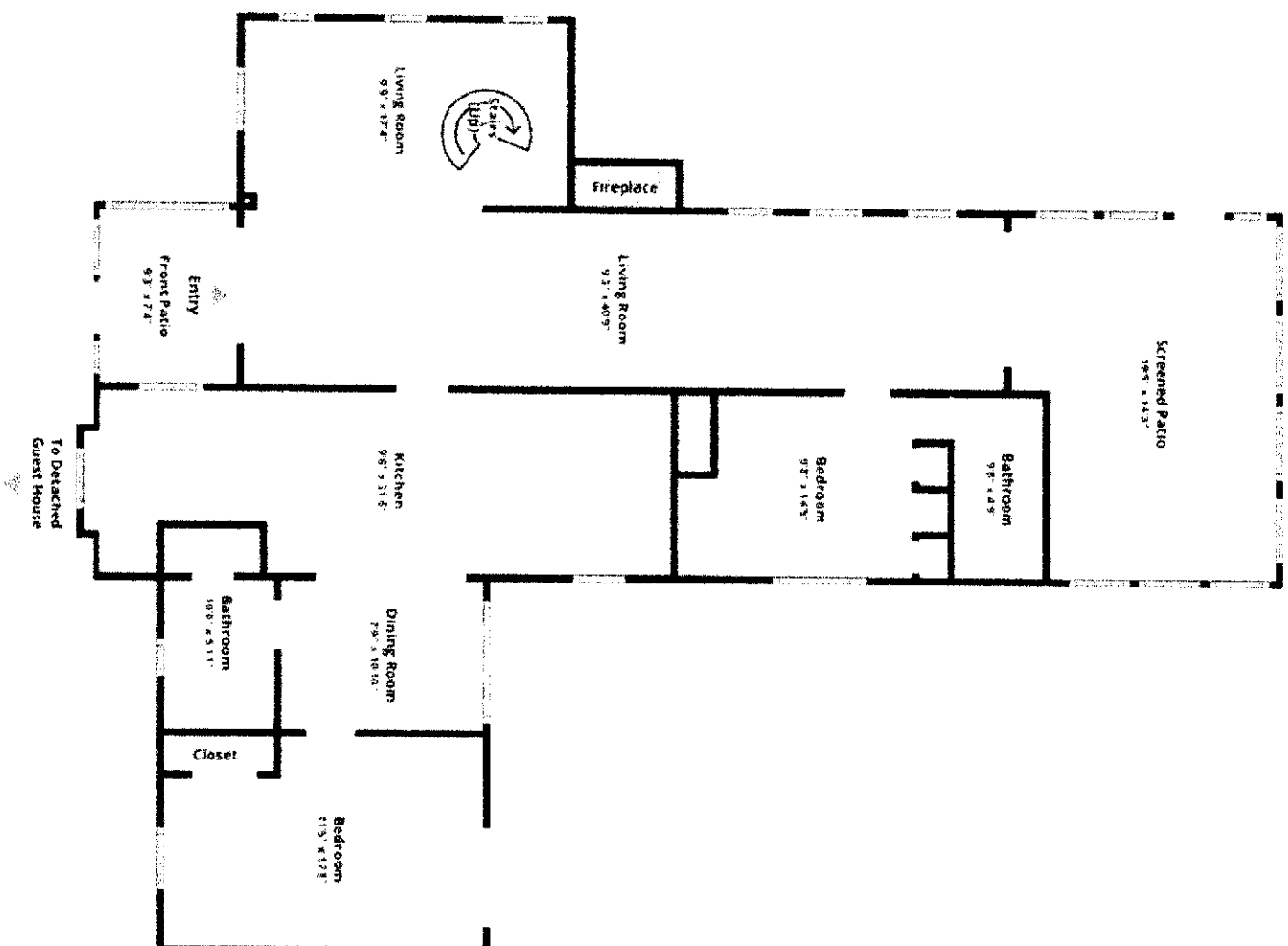


FLOOR 1

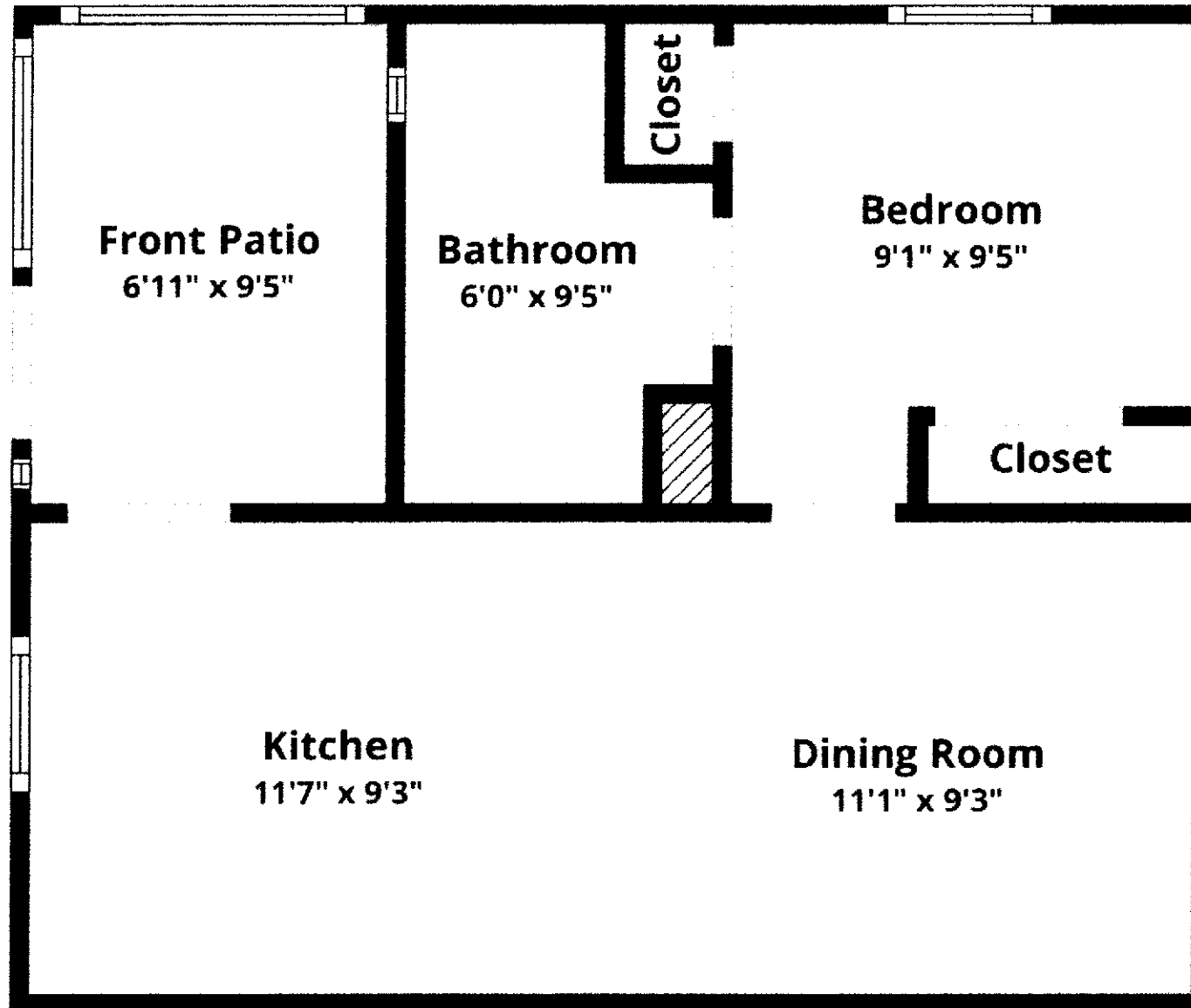


FLOOR 2





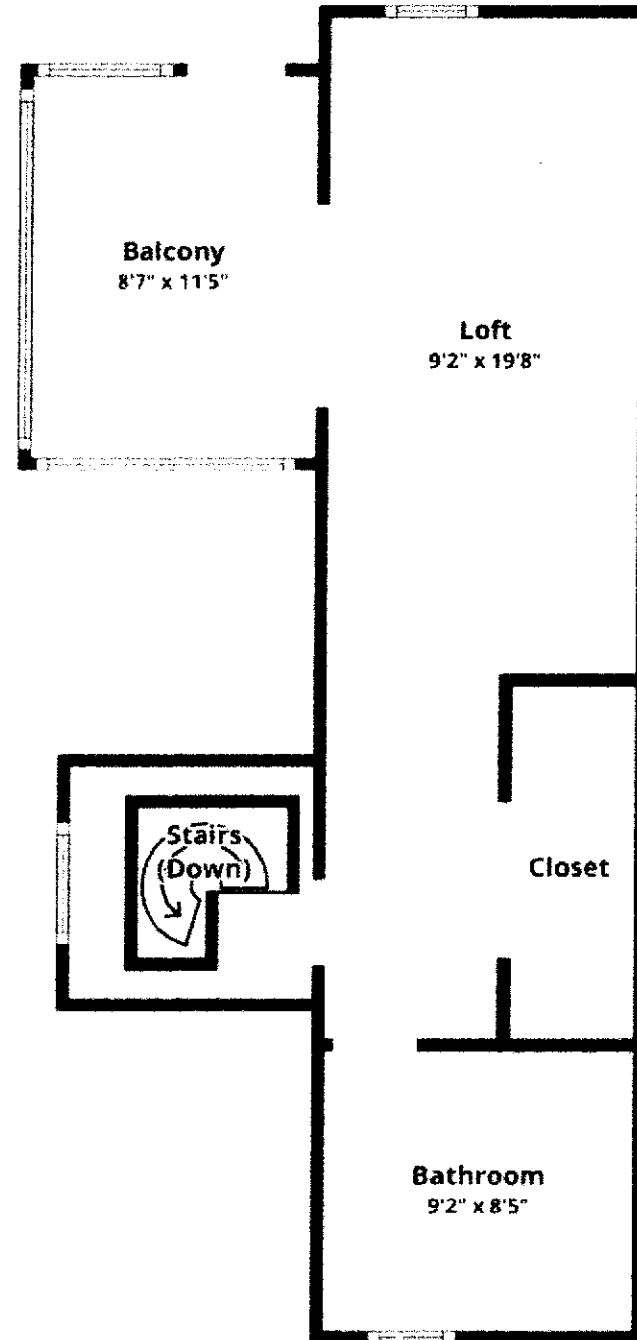

To Home



12228 Kirby Smith Rd, Orlando, FL 32832

Detached Garage

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



Alan Frenkel

From: Brendan Brock <eliteenviroservicesllc@gmail.com>
Sent: Thursday, March 27, 2025 2:41 PM
To: Mary Cross
Cc: shk@kaneandkoltun.com; Alan Frenkel
Subject: 12228 Kirby Smith Road Septic Consultation
Attachments: 1096 12228 Kirby Smith Rd. Invoice.pdf; 12228 Kirby Smith Site Overhead.pdf

Good morning,

I visited this property on March 24th to locate the existing septic system(s) on property and identify any conditions that would result in a septic system repair permit being denied by the health department. I have attached an overhead view of the property for reference. Here are my findings:

- There is an existing septic tank and drainfield located just SW of the 1 bedroom apartment on property. This building is not listed as an additional dwelling unit on the Orange County Property Appraiser's website and therefore would need to be permitted in order to remain an ADU. This septic tank is approx. 19ft from the canal and would likely need to be abandoned due to the undocumented ADU it is connected to. There is a well located approx. 25ft away from this system as well.
- There is an existing septic tank and drainfield located at the NW property corner by the main AC unit. It is constructed of cinder blocks and will likely need to be abandoned due to the structural integrity. There is also a small pump tank at the NW corner of the N house extension. The electrical is not connected and where this pump tank plumbs to is unknown. It would likely have to be abandoned as well. This system is approx. 30ft from the edge of the lake.

While you may technically be able to apply for a septic system repair permit variance (following the likely permit denial), there are other factors to take into consideration as well:

- Due to the restricted amount of unobstructed space on the property, a professional engineer design is very likely to be needed. They would utilize an aerobic treatment unit (ATU) and drip tubing drainfield system in order to fit the required drainfield size in the area available between the main house and the well. This type of advanced system is very costly and requires maintenance for the life of the system.
- The variance review may include notice to the neighboring property owners. They may take their input into consideration when deciding whether to approve or deny the request.
- Orange County Environmental Protection Division (EPD) may have involvement in this situation due to the canal and lake that are in their jurisdiction. I'm not entirely sure how much power they have with regards to enforcement of their codes vs. a potential state-approved variance. They very well could object to this project.
- The timeline for having this engineer designed and sent to the variance board could be a few months at best.

Considering all of the aforementioned challenges and my inability to guarantee that a variance is viable, I would recommend an alternative. The property owner to the direct East has a large area of space available at the front of their property. A septic easement agreement may be negotiated to have this system installed in this area. I have seen this agreement made before and it may be the best option considering time, money, and the potential to be denied regardless of the invested effort.

Let me know if you have any additional questions.

Brendan Brock, CEHP
Elite Environmental Services
(407) 744-2261
Certified & Insured



PUMP
TANK

PROP NEW SYSTEM

SYSTEM
1

SYSTEM
2

Well

Alan Frenkel

From: Russ Osborne <russosborne59@gmail.com>
Sent: Friday, April 11, 2025 1:29 PM
To: Alan Frenkel
Subject: Fwd: DIAL SEPTIC

Sent from my iPhone

Begin forwarded message:

From: Eliie Ruberte <eliie@dialseptic.com>
Date: April 11, 2025 at 1:23:22 PM EDT
To: Russ Osborne <russosborne59@gmail.com>
Subject: FW: DIAL SEPTIC

Eliie Ruberte | Receptionist
425 6th St., Oviedo, FL 32765
407-365-4549
eliie@dialseptic.com

From: Russ Osborne <russosborne59@gmail.com>
Sent: Tuesday, April 1, 2025 2:53 PM
To: Eliie Ruberte <eliie@dialseptic.com>
Subject: Re: DIAL SEPTIC

Thank you
Sent from my iPhone

On Apr 1, 2025, at 2:49 PM, Eliie Ruberte <eliie@dialseptic.com> wrote:

Jeff requested an e-mail about the property we spoke about last week 12228 Kirby Smith Road to see what could be done in terms of septic permitting. The current system does not meet the requirements it should. If it had an original approval, the additions would have voided it without existing system verifications. These records are likely very old, so they are not in our system so I can't say if the department was made aware of these additions or of the original system installation.

If the system was verified to current standards, the system should be at least a 1050-gallon tank, 300-gallon dosing tank, and 667 square foot bed or 500 square foot trench for just the 4-bedroom 2553 square foot main house. The added apartment would increase the size requirements.

If any additions were to be made to house or if the house was demoed and rebuilt, the system would have to be brought into full compliance. The area is not platted and would require new standards which includes a 75-foot setback from water.

It appears there are two tanks are well within that especially from the canal, there is about 80 feet till the northern property line is reached and there would need to be a 5-foot setback from that leaving no room to meet setbacks.

An application for a modification or new system on this property would likely have to be some sort of engineered performance-based treatment system to get some of the reductions in setback to surface water and even still, it might require a variance. I am not sure what the variance board would require.

A repair of the current system would need to meet a minimum 50' setback from the water. Most of the space on the lot where this is met is under driveway or under the house so I don't believe that would be possible without a variance.

To give a definite answer on what the system would require, an application with plans would have to be submitted.

Thank you,
Higor Silverio
Environmental Specialist I
Florida Department of Health in Orange County
1001 Executive Center Dr, Orlando FL 32803
407-403-8606
<http://orange.floridahealth.gov>

Eliie Ruberte | Receptionist
425 6th St., Oviedo, FL 32765
407-365-4549
eliie@dialseptic.com



A Wind River Environmental Company



We Keep Life Flowing!

Customer Service Report

We appreciate your business!

Next Pumping Service

Due 02/07/2027

800-499-1682

Easy Online Booking!

www.bookmyseptic.com

This is not an invoice.

Customer Information

Name: Steven Kane
Customer Id: 2782154
Email: mcross@Kaneandkoltun.com
Phone: 407-661-1177
Payment Type: Visa
Card #: xxxxxxxxxxxx7308
Card Exp.: 10/2029

Service Information

WO #: 8487066975
Service Type: Outside Septic
Service Date: 02/07/2025
Service Time: 2:41 PM - 3:47 PM
Tech Name: Luis O Cosme

Location Information

Address:
12228 Kirby Smith Road
Orlando, FL 32832
Tank Size: 1000

Service Description	Qty	Unit Price	Ext. Price
OS-R-Pumping 1000	1.00	\$480.0658	\$480.07
OS-R-Emergency-Weekday call before 2 PM	1.00	\$165.5000	\$165.50
OS-R-Digging 07-12 inches	1.00	\$44.1400	\$44.14
OS-R-Pumping Additional Tank 0751-1000	0.00	\$414.9700	\$0.00
OS-R-Digging 01-06 inches	1.00	\$0.0000	\$0.00
Subtotal:			\$689.71
Tax:			\$0.00
Total:			\$689.71

System Recommendations

- Both baffle/tees are not intact. Recommend inlet/outlet repair.
- Main line is not clear. Recommend drain cleaning.
- System is not at proper working level. It is overfull but no runback is observed. Recommend evaluation.
- Recommend Lift Station/Pump Repairs.

Tech Notes

There is a safety concern onsite that needs immediate follow up!. Cover was accessed and properly secured. Septic system serviced. Filter not present. Tank cannot be outfitted with filter. 1000 gallons removed. Moderate sludge on bottom of tank. Moderate amount of top solids in tank. System is not at proper working level. It is overfull but no runback is observed. Recommend evaluation. Both baffle/tees are not intact. Recommend inlet/outlet repair. Main line is not clear. Recommend drain cleaning. Recommend using boost next pumping. Adding treatment between now and then will improve the health of your system. Please visit www.bookmyseptic.com to purchase online. None. Recommend Lift Station/Pump Repairs. EMERGENCY follow up is required!.

