



7A

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

PROJ. #: 23-80000022
 PM: Joy
 REC'D: 2/13/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)	

PROJECT

PROJECT NAME: Habitat for Humanity W 20th St Lot split for single family homes	
PARCEL ID #(S): 35-19-30-517-1000-0010	
TOTAL ACREAGE: 0.35	BCC DISTRICT:
ZONING: R-1	FUTURE LAND USE:

APPLICANT

NAME: Bob Sendgikoski		COMPANY: Habitat for Humanity	
ADDRESS: P.O. Box 181010			
CITY: Casselberry	STATE: FL	ZIP: 32718	
PHONE: 309 740 5349	EMAIL: construction@habitat-sa-org		

CONSULTANT

NAME: Marie Regan		COMPANY: Regan Planning & Permits	
ADDRESS: 2914 Pickfair St			
CITY: ORLANDO	STATE: FL	ZIP: 32803	
PHONE: 321 806 1186	EMAIL: reganplanning@gmail.com		

PROPOSED DEVELOPMENT

Brief description of proposed development: HABITAT FOR HUMANITY Lot split to 2-3 lots for 2-3 single family homes

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>2/24</u>	COM DOC DUE: <u>3/2</u>	DRC MEETING: <u>3/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION: <u>NE of Alexander Ave & W 20th Street</u>
W/S: <u>Sanford</u>	BCC: <u>S: Herr</u>	

Agenda: 3/3

Property Record Card



Parcel 35-19-30-517-1000-0010
Property Address W 20TH ST SANFORD, FL 32771

Parcel Location Site View



Sorry, No Image Available at this Time

Parcel Information Value Summary

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2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$866.32	2022 Tax Savings with Exemptions	\$151.57
2022 Tax Bill Amount	\$714.75		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 2 + 3 BLK 10
 LOCKHARTS SUBD
 PB 3 PG 70

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$87,822	\$0	\$87,822
SJWM(Saint Johns Water Management)	\$87,822	\$0	\$87,822
FIRE	\$87,822	\$0	\$87,822
COUNTY GENERAL FUND	\$87,822	\$0	\$87,822
Schools	\$87,822	\$0	\$87,822

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/11/2022	10279	1954	\$50,000	No	Improved
WARRANTY DEED	05/23/2022	10246	1216	\$30,000	Yes	Vacant
ADMINISTRATIVE DEED	04/27/2020	09589	1559	\$100	No	Vacant
QUIT CLAIM DEED	05/01/2011	07569	1179	\$100	No	Vacant
QUIT CLAIM DEED	04/01/1998	03401	0561	\$100	No	Vacant
QUIT CLAIM DEED	04/01/1994	02756	1361	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	153.00	100.00	0	\$700.00	\$87,822

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
38.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	5

School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary

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Pre-application Narrative - W 20th St

Habitat for Humanity would like to request the following for W 20th St, Sanford, Parcel ID 35-19-30-517-1000-0010:

1. Lot Split
2. Building permit for 2-3 single family homes (model to be determined)

Lot Split

Option 1 - Split in half to create two lots

The survey is in process and we should have this in time for the pre-app meeting. Draft example of the proposed split is attached.

Option 2 - Split into 3 per - pre-platted lots

It is our understanding that we can only create two lots from the 3 lots located in this parcel due to restrictions on lot size and minimum frontage for the zoning and also due to side setbacks for a corner lot being at 25 feet. We would like to know if there is any possibility for utilizing all 3 lots as they are pre-platted? And if there is a possibility to provide any type of administrative waiver to the setback and/or minimum frontage? What is the density on this property?

Single family homes

Single family homes to meet County setback & minimum house size requirements.

Questions.

Planning

- Is there a parking requirement? Number of spaces? Length of driveway?
- Is there a requirement for a garage or carport?
- Setbacks for A/C units?
- Sidewalk requirements?
- Tree permits required for tree removal?

Building

1. Any requirements?

Fire

1. Any requirements? Fire hydrant?

Impact Fees

- Will there be any additional impact fees charged by the County such as traffic or utilities?
- Are Water & Sewer fees handled by the City or County?

Public Works/Engineering

- Any issues with access?
- Where are the utility hook ups?
- Will there be any stormwater requirements?

- ROW permits for driveways?
- What is the easement to the East of the property?

Utility Connection

- It appears that this site needs septic (we are awaiting confirmation from the City of Sanford). Is there any issue with the size of the site and the allowance of a septic system?

Other?

- Is there any issue with addressing Alexander?

Processes required?

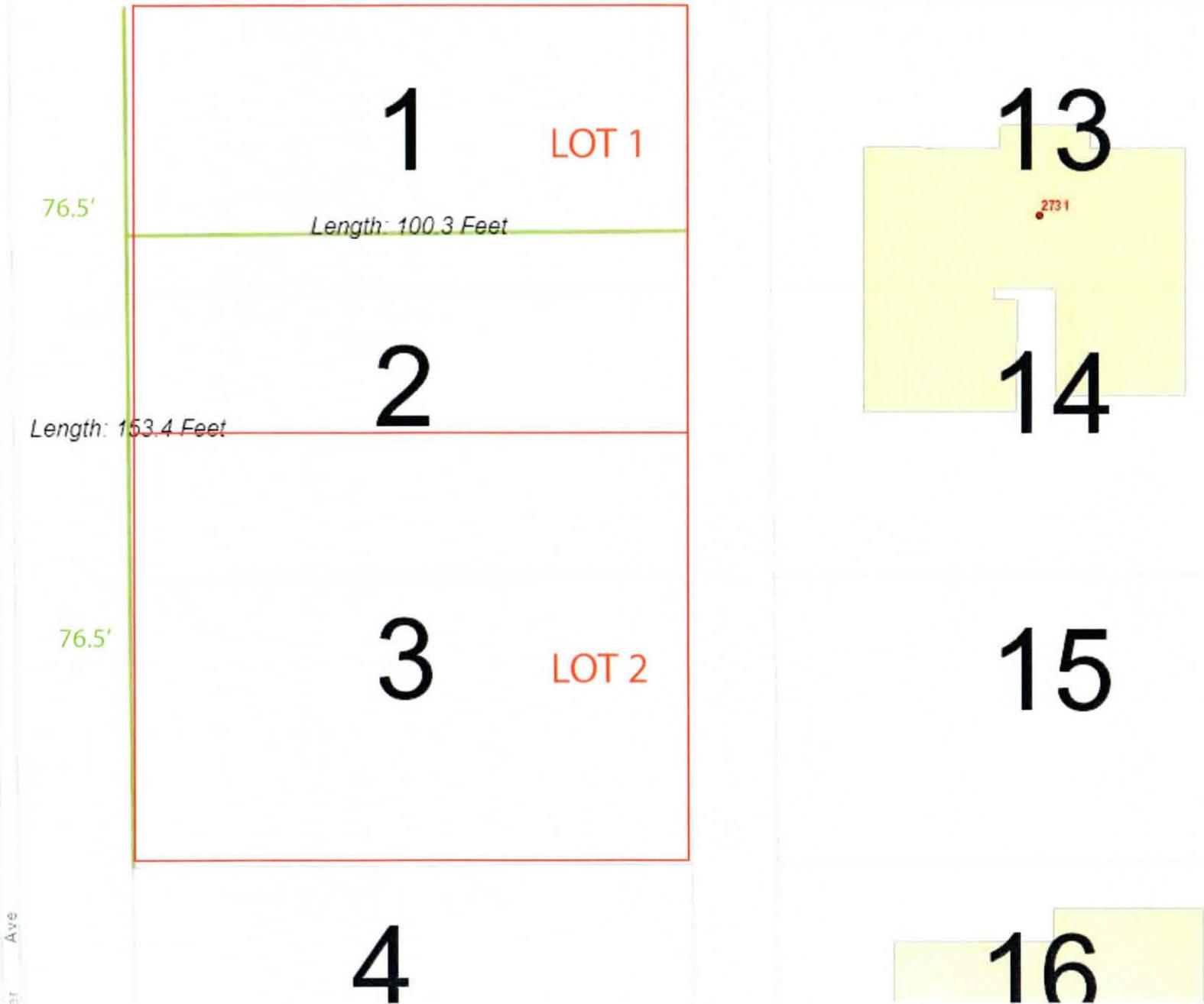
- Lot Split
- Building Permit for Buildings
- Other? Tree Permits, ROW permits etc?

W

20th

St

DRAFT EXAMPLE - LOT SPLIT TO CREATE TWO PARCELS



W

20th

St

DRAFT EXAMPLE - 3 PARCELS FROM PRE-PLATTED LOTS

