



714
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

☒ 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: 2/24

COM DOC DUE: 3/2

DRC MEETING: 3/8

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1

FLU: LDR

LOCATION: NE of Alexander Ave

W/S: Sanford

BCC: S: Herr

& W 20th Street

Revised Oct 2020

Agenda: 3/3

Property Record Card

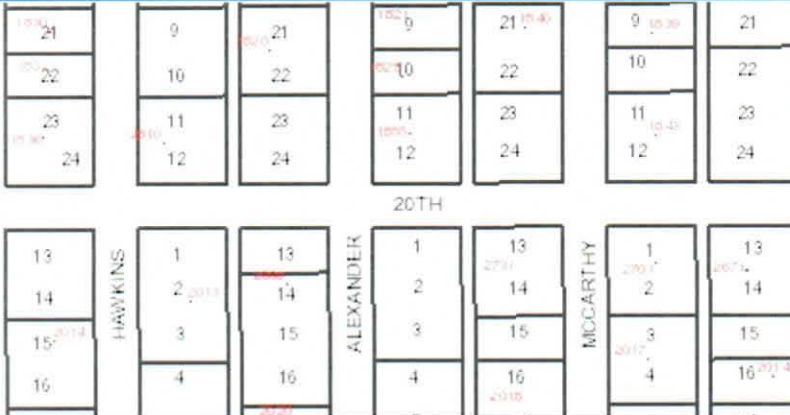


Parcel 35-19-30-517-1000-0010

Property Address W 20TH ST SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	35-19-30-517-1000-0010		
Owner(s)	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC		
Property Address	W 20TH ST SANFORD, FL 32771		
Mailing	PO BOX 181010 CASSELBERRY, FL 32718-1010		
Subdivision Name	LOCKHARTS SUBD		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	00-VACANT RESIDENTIAL		
Exemptions	None		
AG Classification	No		
		Valuation Method	Cost/Market
		Number of Buildings	0
		Depreciated Bldg Value	
		Depreciated EXFT Value	
		Land Value (Market)	\$87,822
		Land Value Ag	
		Just/Market Value	\$87,822
		Portability Adj	
		Save Our Homes Adj	\$0
		Amendment 1 Adj	\$0
		P&G Adj	\$0
		Assessed Value	\$87,822

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?

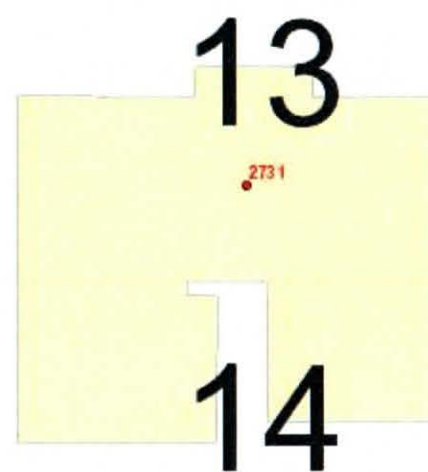
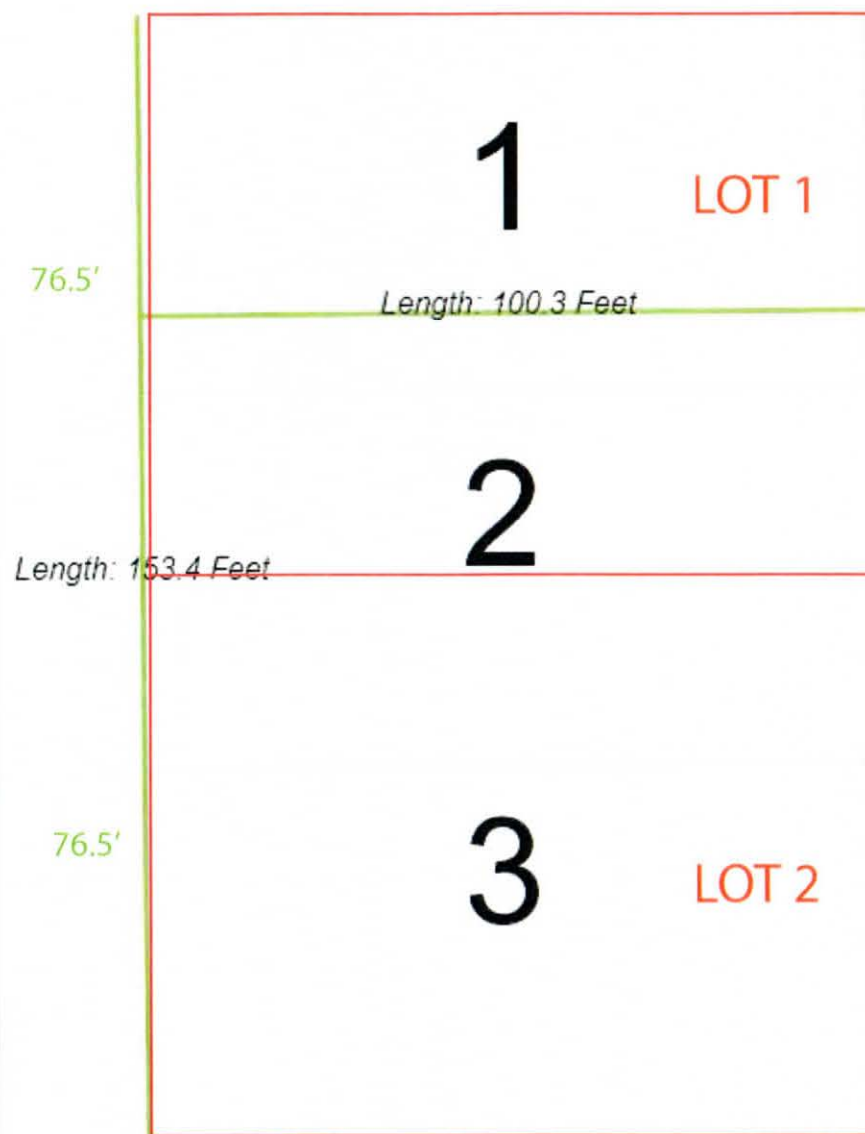
Other?

- Is there any issue with addressing Alexander?

Processes required?

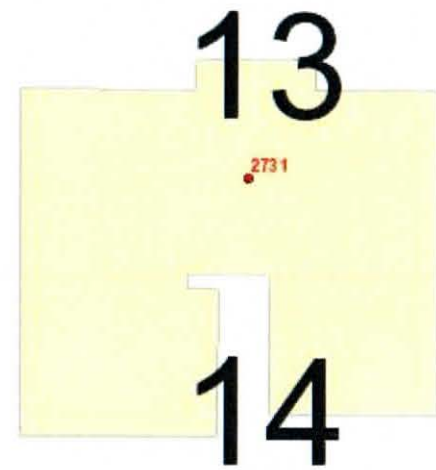
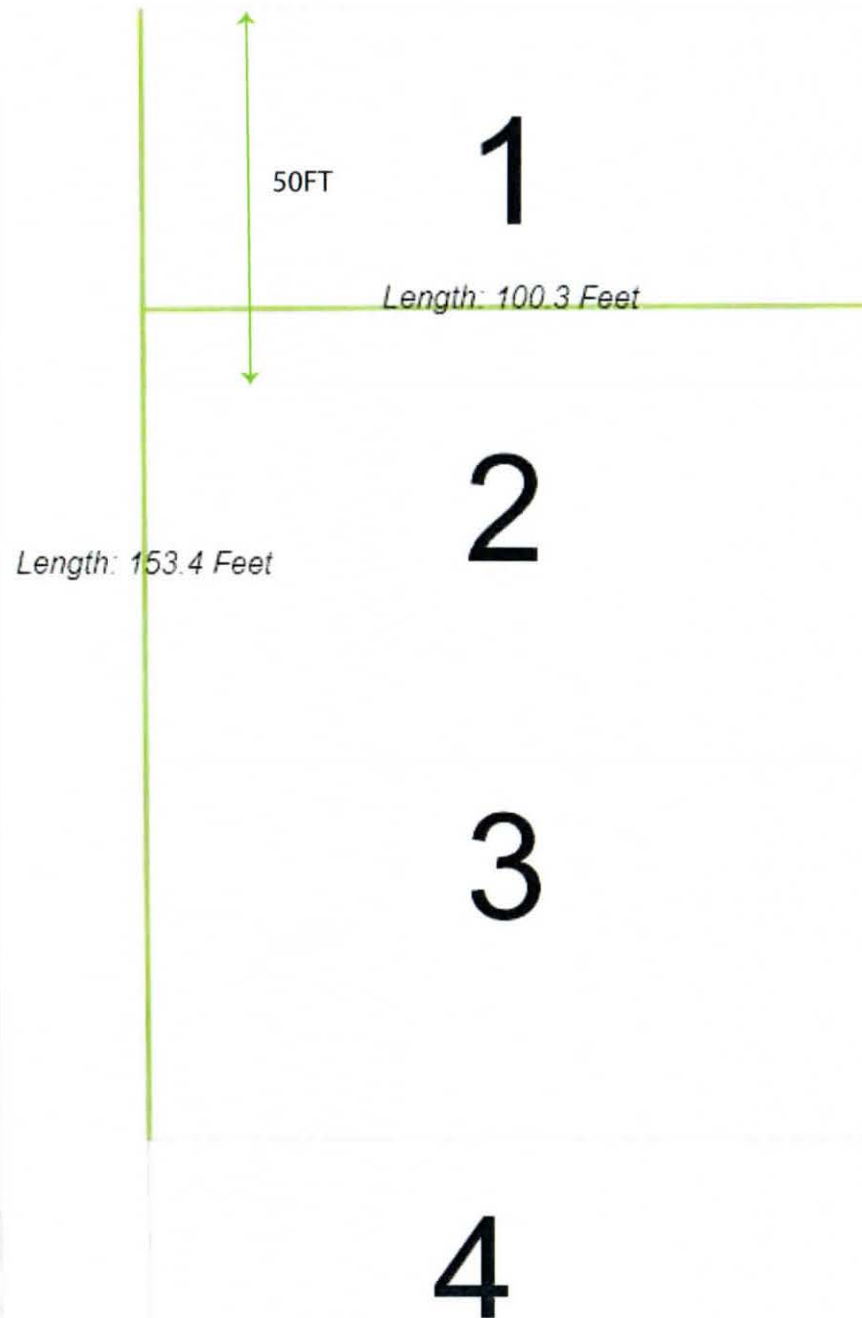
- Lot Split
- Building Permit for Buildings
- Other? Tree Permits, ROW permits etc?

DRAFT EXAMPLE - LOT SPLIT TO CREATE TWO PARCELS



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DRAFT EXAMPLE - 3 PARCELS FROM PRE-PLATTED LOTS

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