

Paid: 2/8/23



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

PROJ. #: 23-80000019
PM: Joy
REC'D: 2/7/23

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: Avid @ Loma Vista
PARCEL ID #(S): 31-21-31-513-0000-0050, 31-21-31-300-001D-0000
TOTAL ACREAGE: 4.3 acres BCC DISTRICT: District 1 - Bob Dallari
ZONING: PD FUTURE LAND USE: HIPTR

APPLICANT

NAME: Charles Hollis COMPANY: 3rd Wave Development
ADDRESS: 126 Wilshire Blvd. Suite 180
CITY: Casselberry STATE: FL ZIP: 32707
PHONE: 309-339-4466 EMAIL: ch@3rdwavere.com

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: A two-building, 72 unit missing middle apartment community
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 2/17 COM DOC DUE: 2/23 DRC MEETING: 3/1
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: PD FLU: Hiptr LOCATION: Northwest of west state road 426 and via loma drive
W/S: Seminole County BCC: 1-Dallari

Revised Oct 2020

Agenda: 2/24

Required Attachments

Detailed Narrative

Our proposal is for a four-story, surface-parked multifamily apartment community with a total of 72 units between two separate buildings. The aim of this project is to be in line with the Seminole County Attainable Housing Strategic Plan's definition of "missing middle" housing type by providing access to housing in a price range that can easily be attained by households with more modest means. We believe that this small-scale housing type will accomplish that goal and we hope that the project will serve as an alternative to the large and expensive 250-300 unit buildings that are becoming so popular.

The rental apartments that we propose are similar to what has already been approved/permitted at the same location and we have now rejoined the properties back to what they were previously by way of contract on the RAAD portion.

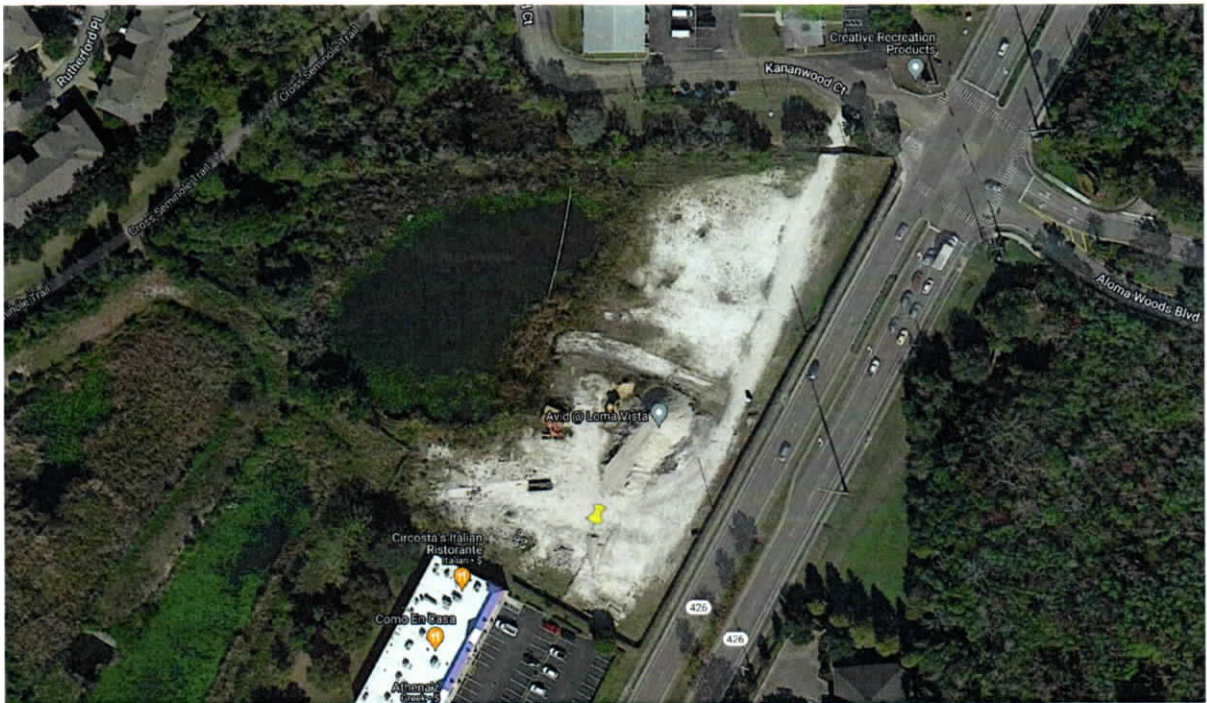
The parking will be situated facing SR-426. The two buildings will be oriented to include views of the small lake. Our goal for this project is to capture the beauty of the natural amenity that already exists on site. In addition, we plan to provide a cabana and trail along the lake to access to the Cross Seminole Trail, which is immediately adjacent the site. The current approval and site development in place includes 30 multifamily units in building 1 and commercial uses in building 2. We feel this new approach is more appealing to the surrounding community.



Rendering



Site Map of Existing Conditions



Property Record Card



Parcel 31-21-31-513-0000-0050

Property Address W SR 426 OVIEDO, FL 32765

[Parcel Location](#)

[Site View](#)

Parcel Information

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$843,031	\$843,031
Land Value Ag		
Just/Market Value	\$843,031	\$843,031
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$424,754
P&G Adj	\$0	\$0
Assessed Value	\$843,031	\$418,277

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$843,031	\$0	\$843,031
SJWM(Saint Johns Water Management)	\$843,031	\$0	\$843,031
FIRE	\$843,031	\$0	\$843,031
COUNTY GENERAL FUND	\$843,031	\$0	\$843,031
Schools	\$843,031	\$0	\$843,031

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	10/11/2022	10333	1135	\$843,100	Yes	Vacant
QUIT CLAIM DEED	12/01/2018	09266	0813	\$286,500	No	Vacant
SPECIAL WARRANTY DEED	05/01/2018	09139	0465	\$50,000	No	Vacant
QUIT CLAIM DEED	02/01/2006	06381	0522	\$100	No	Vacant
QUIT CLAIM DEED	04/01/2003	04786	1729	\$175,100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			55756	\$15.12	\$843,031

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
PD	Higher Intensity Planned Development	HIPTR	Planned Development

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Evans	Tuskawilla	Lake Howell

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Property Record Card



Parcel 31-21-31-300-001D-0000

Property Address W SR 426 OVIEDO, FL 32765

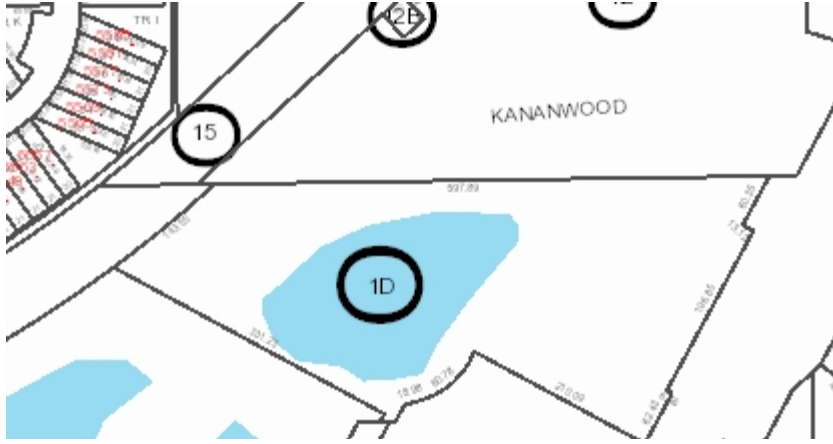
[Parcel Location](#)

[Site View](#)

Parcel Information

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$897,872	\$897,872
Land Value Ag		
Just/Market Value	\$897,872	\$897,872
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$897,872	\$897,872



Sorry, No Image Available at this Time

Parcel	
Owner(s)	
Property Address	
Mailing	
Subdivision Name	
Tax District	
DOR Use Code	
Exemptions	
AG Classification	

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$12,038.76
2022 Tax Bill Amount	\$12,038.76

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 31 TWP 21S RGE 31E
 BEG 121.05 FT N 28 DEG 43 MIN 09 SEC E
 OF SW COR LOT 5 LOMA VISTA RUN
 S 89 DEG 15 MIN 59 SEC W 10.52 FT
 N 28 DEG 27 MIN 19 SEC E 9.08 FT
 N 61 DEG 32 MIN 58 SEC W 331.23 FT
 NELY ALONG CURVE 143.55 FT
 N 89 DEG 09 MIN 42 SEC E 597.89 FT
 S 28 DEG 27 MIN 02 SEC W 60.35 FT
 S 61 DEG 32 MIN 58 SEC E 13.12 FT
 S 28 DEG 27 MIN 02 SEC W 196.85 FT
 S 61 DEG 32 MIN 58 SEC E 6.56 FT
 S 28 DEG 27 MIN 02 SEC W 62.43 FT
 N 61 DEG 32 MIN 58 SEC W 210.09 FT
 SWLY ALONG CURVE 80.78 FT
 S 73 DEG 27 MIN 19 SEC W 18.89 FT
 S 28 DEG 27 MIN 19 SEC W 20.10 FT
 S 89 DEG 15 MIN 59 SEC W 5.91 FT TO BEG

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SJWM(Saint Johns Water Management)	\$897,872	\$0	\$897,872
FIRE	\$897,872	\$0	\$897,872
COUNTY GENERAL FUND	\$897,872	\$0	\$897,872
Schools	\$897,872	\$0	\$897,872

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	12/20/2019	09505	0201	\$960,000	Yes	Vacant
SPECIAL WARRANTY DEED	05/01/2018	09139	0469	\$400,000	Yes	Vacant
QUIT CLAIM DEED	02/01/2006	06381	0522	\$100	No	Vacant
QUIT CLAIM DEED	04/01/2003	04786	1729	\$175,100	No	Vacant
ORDER OF TAKING	01/01/2001	03990	0758	\$100	No	Vacant
QUIT CLAIM DEED	02/01/2000	03921	1098	\$494,800	No	Vacant
SPECIAL WARRANTY DEED	12/01/1999	03778	1377	\$1,466,400	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.42	\$110.00	\$156
SQUARE FEET			54407	\$16.50	\$897,716

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 Description	Future Land Use	Future Land Use Description
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School Information

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Evans	Tuskawilla	Lake Howell



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/8/2023 3:05:45 PM
Project: 23-80000019
Credit Card Number: 46*****5984
Authorization Number: 153049
Transaction Number: 080223O2C-FD9328F3-F971-4E89-9A98-A8D7C93B902D
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50