PM: Kaitlyn



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: \_\_\_\_\_\_

24-80000144

Received: 12/26/24

Paid: 12/26/24

## PRE-APPLICATION INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED **APPLICATION FEE ▼ PRE-APPLICATION** \$50.00 **PROJECT** PROJECT NAME: King's Crossing PARCEL ID #(S): 03-20-31-501-0A00-0020 & 03-20-21-501-0A00-0010 TOTAL ACREAGE: BCC DISTRICT: District 5 32.61 ac PD ZONING: PD (expired) FUTURE LAND USE: PUD PD **APPLICANT** NAME: Matt Stolz COMPANY: DR Horton ADDRESS:10192 Downden Road CITY: Orlando STATE: FL ZIP: 32832 PHONE: 407-912-5000 EMAIL: MWStolz@drhorton.com CONSULTANT NAME: Richard Anderson COMPANY: RA Strategies P.A. ADDRESS: 732 Cheviot Ct STATE: FI ZIP: 32712 CITY: Apopka PHONE:407-280-1003 EMAIL: rda263@gmail.com PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY) SUBDIVISION ■ LAND USE AMENDMENT **x REZONE X** SITE PLAN **☐** SPECIAL EXCEPTION Description of proposed development:

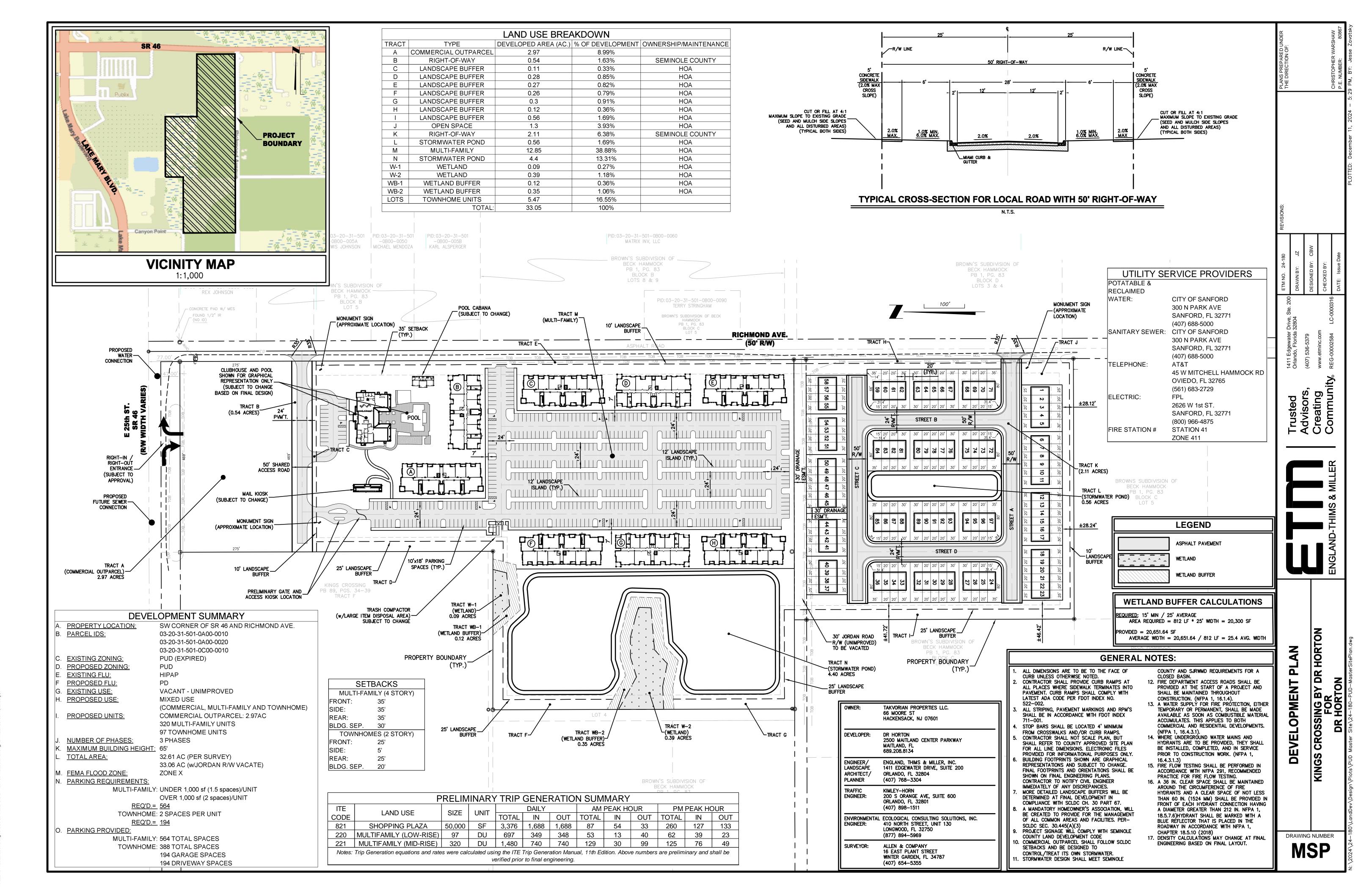
**STAFF USE ONLY** 1/9 1/15 **COMMENTS DUE:** COM DOC DUE: DRC MEETING: 1/3 PROPERTY APPRAISER SHEET PRIOR REVIEWS: PD ZONING: FLU: PD LOCATION: on the west side of Richmond Ave, south of SR 46 City of Sanford BCC: 5: Herr W/S:

Agenda: 1/10

King's Crossing PD SR 46 and Richmond Avenue

This request is to permit a PD development at the southwest corner of SR 46 and Richmond Avenue consisting of 32.61 ac (Takvorian Properties LLC). The property previously had a PD zoning but it has since expired. The applicant (DR Horton) is requesting approval for a combination of commercial retail (2.97 ac) on the corner with the remainder developed as apartments and townhomes. The residential portion consists of 320 multifamily units and 97 townhome units. We have provided with this submittal a traffic study and various additional information for your review. We look forward to meeting with you to discuss any questions or concerns that you may have. Thanks for your consideration.

Richard Anderson RA Strategies P.A. 407-280-1003



N.3024/24-180\Land Dev\Design\Plots\PUD Master Site\24-180-PUD-MasterSitePlan.dwg. 12/11/2024 529-00 PM. ZavatskwJ. 1:1

PARCEL 1
LOTS 1, 2, 3 AND THE EAST 389.5 FEET OF LOT 4, BLOCK A, LESS ROAD RIGHT-OF-WAY, OF BROWN'S SUBDIVISION OF BECK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PARCE(S) 83, OF THE PUBLIC RECORDS OF SEMMOLE COUNTY, FLORIDA.

PARCEL 2. LOTS 1 AND 2, BLOCK "C", OF BROWN'S SUBDIVISION OF BECK HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

CONCRETE MONUMENT

EDGE OF PAVEMENT

LICENSED BUSINESS PROFESSIONAL SURVEYOR AND MAPPER

R/W RIGHT OF WAY

PID PROPERTY IDENTIFICATION NUMBER

IDENTIFICATION

MEASURED

CERTIFIED CORNER RECORD

FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

PLAT BOOK

PGS PAGES

----- TOP OF BANK - TOE - TOE OF SLOPE

- FENCE LINE AS NOTED

----- GUARD RAIL - OVERHEAD LINE

MAILBOX

SINGLE STAND SIGN

ø WOODEN POWER POLE

MES MITERED END SECTION

WELL

CATCH BASIN

CURB INLET/GRATE

VICINITY MAP; NOT TO SCALE



#### SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT FROM CLIENT:

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BROWN'S SUBDINSON OF BECK HAMMOOK, AS RECORDED IN PLAT BOOK 1, PAGE(S) 8.3, BUT DELETING ANY COVENART, CONDITION OR RESTRICTION DIDICATING A PREFERENCE, LIMITATION OF DISCRIMINATION BASED ON RACE, COLOR, REGION, SEX, HADDING OR FAMILIAL STATUS OR NATIONAL, ORIGIN TO THE EXTENT SUCH COVENARTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). — AFFECTS SUBSECT PROPERTY, ELAMENTE IN NATURE, AND THEIR ARE ON POLITICABLE EASTMENT.

10. TERMS AND CONDITIONS OF THE SEMINOLE COUNTY DEVELOPMENT ORDER FOR RICHMOND COMMERCE PARK PROJECT RECORDED IN BOOK 7475, PAGE 250. - AS TO BOTH PARCELS -AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER

11. GRANT OF A 15' PERMANENT UTILITY EASEMENT TO THE CITY OF SANFORD, FLORIDA, RECORDED IN BOOK 3401, PAGE 133. - AS TO LOT 1 OF PARCEL 1 — DOES NOT AFFECT SUBJECT PROPERTY

12. NOTICE OF AGREEMENT BETWEEN SANFORD AIRPORT AUTHORITY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, AMENDED IN BOOK 3770, PAGE 1806. - AS TO BOTH PARCELS -DOES NOT AFFECT SUBJECT PROPERTY

#### SURVEYOR'S NOTES:

- 1. BEARNICS SHOWN HEREON ARE BASED ON THE STATE PLANE COORGINATE SYSTBM EAST ZONE MORTH AMERICAN DATUM (MAD) OF 1983 WITH 2011 AGAINTMENT AND BERNING A BEARN BASED ON THE EAST LINE OF NORTHWEST 1/4 OF SECTION 3-20-31 AS BEING SOUTH CO'11'20' EAST.
- 2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110207502, EFFECTIVE DATE JUNE 28, 2024 AT 8:00AM.
- THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL COVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
- ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATURE CODE 55-170.62.
- 9. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
- 10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNLESS NOTED OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- 11. UNLESS OTHERWISE NOTED, UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES.
- THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
- 13. UNIESS OTHERWISE MOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNIOSTRUCTED, ABOVE COUND ENGRACHMENTS. THE DISPOSITION OF MAY POTHAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURMEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
- 14. SULECT PROFESTY SOUNT HEREON IS IN ZONE X AREA OUTSIDE THE G.ZZ CHANGE FLOOD ONLY IN THE CONTROL OF THE CASE OF THE PROFESTORY ZONE OF THE PROFESTORY ZONE OF THE PROFESTORY ZONE OF THE PROFESTORY AND THE SURVEYOR ASSIMES NO LUBELTY FOR THE CORRECTIONS OF THE CITED MAN(S), IN ADDITION, THE ADORS STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING-THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED THE PROFINE AS MAY BE SCALDE TROM SAID.
- 15. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HOR HISK) 1 FOOT IN 10,000 FEET.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
- 18. THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 19. THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.
- 20, SUBJECT PARCEL CONTAINS 32.61 ACRES OR 1,420,594 SQUARE FEET, MORE OR LESS,

CERTIFIED TO:

OSWALD & OSWALD, PL, D.R. HORTON, INC, A DELAWARE CORPORATION, AKERMAN, LLP, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE
IN ACCORDANCE WITH THE 2021 MINBAWN STANDARD DETAIL REQUIREMENTS FOR ALLA/MSS LAND
ITTLE SURVEYS, JOINTY, ESTRUHED AND ADDRED BY ALTA AND NSSS, AND NUSES RIBLE,
3, 4, 8, 13, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 8,
2024.

DATE OF PLAT OR MAP: 08/09/2024

JAMES L. RICKMAN, PSM #5633

STATE OF FLORIDA

ALLEN COMPANY Founded in 1988

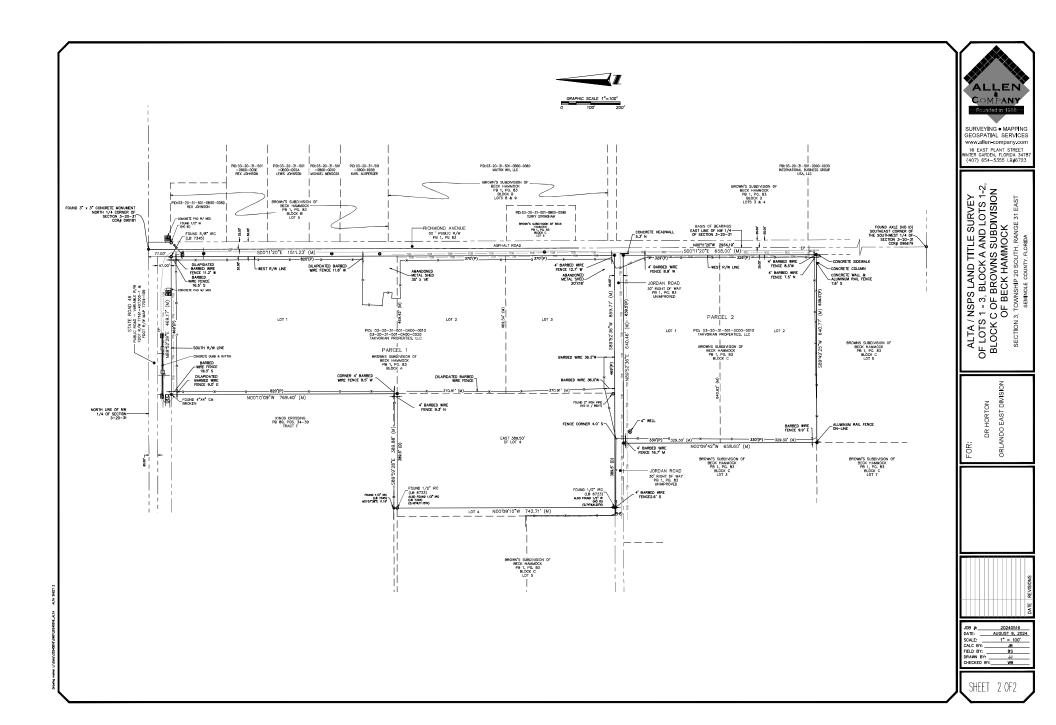
SURVEYING . MAPPING GEOSPATIAL SERVICES www.allen-company.com 16 EAST PLANT STREET WINTER GARDEN, FLORIDA 3478 (407) 654-5355 LB#6723

ALTA / NSPS LAND TITLE SURVEY
OF LOTS 1 - 3, BLOCK A AND LOTS 1-2,
BLOCK C OF BROWNS SUBDIVISION
OF BECK HAMMOCK
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

≥ ANDO 띰 ORL

J08 #:	20240516
DATE:	AUGUST 9, 202
SCALE:	1" = 100"
CALC BY:	JB
FIELD BY:	
DRAWN BY: _	JJ
CHECKED BY:	WB

SHEET 1 OF 2



# **Property Record Card**



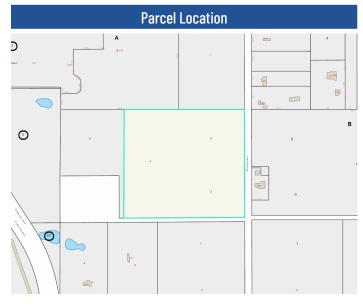
Parcel: 03-20-31-501-0A00-0020

Property Address:

Owners: **TAKVORIAN PROPERTIES LLC** 2025 Market Value \$835,050 Assessed Value \$3,296

2024 Tax Bill \$34.06 Tax Savings with Exemptions \$8,594.85

Grazing Land property has a lot size of 14.96 Acres



Site View

Parcel Information		
Parcel	03-20-31-501-0A00-0020	
Property Address		
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104	
Subdivision		
Tax District	G1:Agricultural	
DOR Use Code		
Exemptions	None	
AG Classification		

Value Summary			
	2025 Working Values	2024 Certified Values	
Valuation Method	Cost/Market	Cost/Market	
Number of Buildings	0	0	
Depreciated Building Value	\$0	\$0	
Depreciated Other Features	\$0	\$0	
Land Value (Market)	\$835,050	\$835,050	
Land Value Agriculture	\$3,296	\$3,296	
Just/Market Value	\$835,050	\$835,050	
Portability Adjustment	\$0	\$0	
Save Our Homes Adjustment/Maximum Portability	\$0	\$0	
Non-Hx 10% Cap (AMD 1)	\$0	\$0	
P&G Adjustment	\$0	\$0	
Assessed Value	\$3,296	\$3,296	

2024 Certified Tax Summary		
Tax Amount w/o Exemptions	\$8,628.91	
Tax Bill Amount	\$34.06	
Tax Savings with Exemptions	\$8,594.85	

Note: Does NOT INCLUDE Non Ad Valorem Assessments

0	W	ne	er	S	

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

Thursday, December 26, 2024 1/4

## **Legal Description**

LOTS 2 3 + E 389 1/2 FT OF LOT 4 BLK A BROWNS SUBD OF BECK HAMMOCK PB 1 PG 83

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,296	\$0	\$3,296
Schools	\$3,296	\$0	\$3,296
SJWM(Saint Johns Water Management)	\$3,296	\$0	\$3,296

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1325	Vacant	No
WARRANTY DEED	2/1/1985	\$49,000	01617/1263	Vacant	Yes

Land			
Units	Rate	Assessed	Market
14.65 Acres	\$57,000/Acre Market, \$225/Acre AG	\$3,296	\$835,050

	Building Information
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

\* Year Built = Actual / Effective

Building

Thursday, December 26, 2024 2/4

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning		
Zoning	PD	
Description	Planned Development	
Future Land Use	HIPAP	
Description		

Political Representation			
Commissioner	District 5 - Andria Herr		
US Congress	District 7 - Cory Mills		
State House	District 36 - Rachel Plakon		
State Senate	District 10 - Jason Brodeur		
Voting Precinct	Precinct 18		

School Districts			
Elementary	Region 3		
Middle	Sanford		
High	Seminole		

Utilities			
Fire Station #	tation # Station: 41 Zone: 411		
Power Company	FPL		
Phone (Analog)	AT&T		
Water	Sanford		
Sewage	City Of Sanford		
Garbage Pickup			
Recycle			
Yard Waste			
Hauler #			

Thursday, December 26, 2024 3/4

### **Property Value History** \$900,000 \$40 Market Value \$800,000 Tax Bill Amount \$700,000 \$38 \$37 \$600,000 \$36 \$36 \$35 \$500,000 \$34 \$34 \$400,000 \$34 \$300,000 \$200,000 \$32 \$100,000 \$659,250 \$732,500 \$805,750 \$835,050 \$659,250 \$30 \$0

Copyright 2025 © Seminole County Property Appraiser

2023

2024

2022

2020

2021

Thursday, December 26, 2024 4/4

# **Property Record Card**



Parcel: **03-20-31-501-0A00-0010** 

Property Address:

Owners: TAKVORIAN PROPERTIES LLC
2025 Market Value \$1,793,100 Assessed Value \$1,877
2024 Tax Bill \$19.40 Tax Savings with Exemptions \$18,509.42

Grazing Land property has a lot size of 7.87 Acres



Site View

Parcel Information			
Parcel	03-20-31-501-0A00-0010		
Property Address			
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104		
Subdivision			
Tax District	G1:Agricultural		
DOR Use Code			
Exemptions	None		
AG Classification			

Value Summary				
	2025 Working Values	2024 Certified Values		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	0	0		
Depreciated Building Value	\$0	\$0		
Depreciated Other Features	\$0	\$0		
Land Value (Market)	\$1,793,100	\$1,793,100		
Land Value Agriculture	\$1,877	\$1,877		
Just/Market Value	\$1,793,100	\$1,793,100		
Portability Adjustment	\$0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$0	\$0		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$0	\$0		
Assessed Value	\$1,877	\$1,877		

2024 Certified Tax Summary				
Tax Amount w/o Exemptions	\$18,528.82			
Tax Bill Amount	\$19.40			
Tax Savings with Exemptions	\$18,509.42			

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)	
Name - Ownership Type	

TAKVORIAN PROPERTIES LLC

Thursday, December 26, 2024 1/4

## **Legal Description**

LOT 1 (LESS RD) BLK A BROWNS SUBD OF BECK HAMMOCK PB 1 PG 83

Taxes					
Taxing Authority	Assessed	Exempt Amount	Taxable		
COUNTY GENERAL FUND	\$1,877	\$0	\$1,877		
Schools	\$1,877	\$0	\$1,877		
SJWM(Saint Johns Water Management)	\$1,877	\$0	\$1,877		

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1332	Vacant	No
WARRANTY DEED	11/1/1987	\$80,000	01910/0378	Vacant	Yes
WARRANTY DEED	1/1/1984	\$189,000	01519/1771	Vacant	No
WARRANTY DEED	8/1/1980	\$18,300	01289/1185	Vacant	No
WARRANTY DEED	9/1/1979	\$994,500	01245/1357	Vacant	No

Land			
Units	Rate	Assessed	Market
8.34 Acres	\$215,000/Acre Market, \$225/Acre AG	\$1,877	\$1,793,100

Thursday, December 26, 2024 2/4

Building Information		
#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft²)		
Total Area (ft²)		
Constuction		
Replacement Cost		
Assessed		

\* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

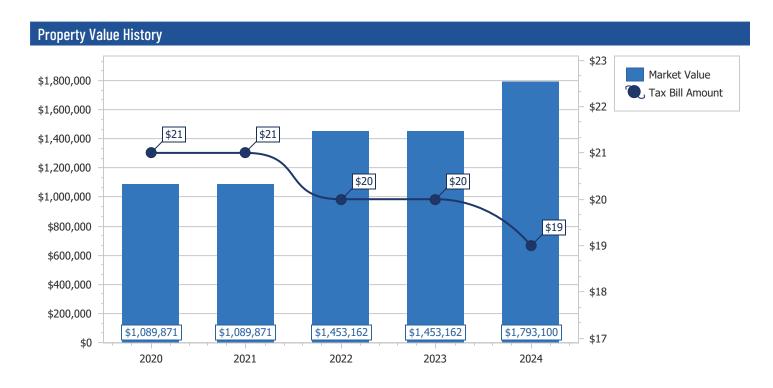
Zoning		
Zoning	PD	
Description	Planned Development	
Future Land Use	HIPAP	
Description		

School Districts		
Elementary	Region 3	
Middle	Sanford	
High	Seminole	

Thursday, December 26, 2024 3/4

Political Representation		
Commissioner	District 5 - Andria Herr	
US Congress	District 7 - Cory Mills	
State House	District 36 - Rachel Plakon	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 18	

Utilities		
Fire Station #	Station: 41 Zone: 411	
Power Company	FPL	
Phone (Analog)	AT&T	
Water	Sanford	
Sewage	City Of Sanford	
Garbage Pickup		
Recycle		
Yard Waste		
Hauler #		



Copyright 2025 © Seminole County Property Appraiser

Thursday, December 26, 2024 4/4



# 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 <a href="mailto:eplandesk@seminolecountyfl.gov">eplandesk@seminolecountyfl.gov</a> or call us at: (407) 665-7371.

## **Receipt Details**

**Date:** 12/26/2024 3:29:14 PM

**Project:** 24-80000144

**Credit Card Number:** 37\*\*\*\*\*\*\*1001

**Authorization Number: 228845** 

**Transaction Number:** 261224O17-1F96A6E3-EE4C-4242-94DB-F3AD371F9189

**Total Fees Paid:** 52.50

## **Fees Paid**

DescriptionAmountCC CONVENIENCE FEE -- PZ2.50PRE APPLICATION50.00Total Amount52.50