



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

**PROJ. #:** 24-80000080  
 Received: 6/4/24  
 Paid: 6/6/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> <b>PRE-APPLICATION</b>	\$50.00
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**PROJECT**

PROJECT NAME: 1201 Ohio Avenue	
PARCEL ID #(S): 07-20-31-501-0000-001A	
TOTAL ACREAGE: 2.04	BCC DISTRICT: 5: HERR
ZONING: R-1AA	FUTURE LAND USE: LDR

**APPLICANT**

NAME: JIMMY MARSAWA	COMPANY:
ADDRESS: 8000 LEAF GROVE CIR	
CITY: ORLANDO	STATE: FLORIDA ZIP: 32836
PHONE: (917) 714-6699	EMAIL: jimmyaef@gmail.com

**CONSULTANT**

NAME: Richard Krent, AIA	COMPANY: EARTH THINK , LLC
ADDRESS: 8532 LOST COVE DRIVE	
CITY: ORLANDO	STATE: FLORIDA ZIP: 32819
PHONE: (407) 409-3669	EMAIL: richardkrent@me.com

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input checked="" type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input checked="" type="checkbox"/> <b>SITE PLAN</b>	<input checked="" type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of the development: Proposed 8 homes to be developed upon this property based upon the Future Land Use LDR allowing density of four dwelling units per acre. Some plot size may not meet the minimums due to existing overlap on our property.				

**STAFF USE ONLY**

COMMENTS DUE: 6/14	COM DOC DUE: 6/20	DRC MEETING: 6/26
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AA	FLU: LDR	LOCATION: on the southwest corner of Onora St and Ohio Ave
W/S: City of Sanford	BCC: 5: Herr	

## **Detailed Narrative for 1201 Ohio Avenue**

Higher density option (desired but not yet illustrated):

The planned development is being submitted for Planning and Development Pre-Application under the Florida Live Local Act. The 2023 law is meant to spur construction of more housing and allows developer to bypass local zoning restrictions by committing 40% of its units be relatively affordable. According to legal president set in Miami projects are permitted to be built at the highest density that is allowed anywhere in the city and at the tallest height permitted within one mile of the property.

This statement is a point for discussion as our previous submission was denser than the present two alternates now being presented. Also, as this is directly south of the Sanford Airport, we are not looking for anything that would interfere with the airports operation and in fact we are hoping to create a development that will benefit and support the airport personnel by providing affordable housing within close proximity to the airport and reducing the commuting distance and therefore traffic for those staff.

Though we had wished to create an even higher density to this end we have stuck with the principle as outlined in your previous report that stated that this zoning had a maximum limit of 4 dwelling units per acre, hence the 8-unit solutions outlined below on our 2+ acre parcel.

### **Option 1 (One)**

8 home sites upon the 2+ acre site as outlined in your previous review of our plan shows the home sites at 45' wide (each lot line is illustrated by the 45' x 25' grid lines for sense of scale) and provides a front yard facing the street without driveways facing the public street. With a private drive and cul-de-sac for all of the homes allowing a more community friendly front yard and keeping the vehicle traffic off to the existing roadways.

Each home complies with the 7.5' side yard setbacks and the ability to house two cars in the garage for an orderly neighborhood appearance. The perimeter of the site is planted with a 3' hedge to limit direct views of auto headlights or cars coming in and out of the properties along the access drive.

### **Option 2 (Two)**

The Second Option is very similar to the option One only removes the existing roadway intersection from our property since it is intruding on our land and therefore a de facto land taking without compensation by the municipality (County) at this time. We would appreciate some consideration in this regard. This option has considerable cost implication to our project however it provides the future corner lot owner the greater usable land area.

We look forward to productive discussion and resolution towards a direction that we can all agree upon so that construction on the site can begin as soon as possible.

Kind regards, Richard Krent, AIA

**Legal Description:**

The land is described as follows:  
 BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462 FT S 00 DEG 09 MIN 06 SEC  
 E OF NE COR SEC, RUN 89 DEG 43 MIN 20 SEC E 384.73 FT S 00 DEG 04  
 MIN 07 SEC W 229.12 FT N 89 DEG. 43 MIN 20 SEC W 383.85 FT N 00 DEG  
 09 MIN 06 SEC W 229.12 FT TO BEG. DIVISION OF PART OF MOSES,  
 LYMAN ESTATE, PB 1 PG 68, SEMINOLE COUNTY, FLORIDA.

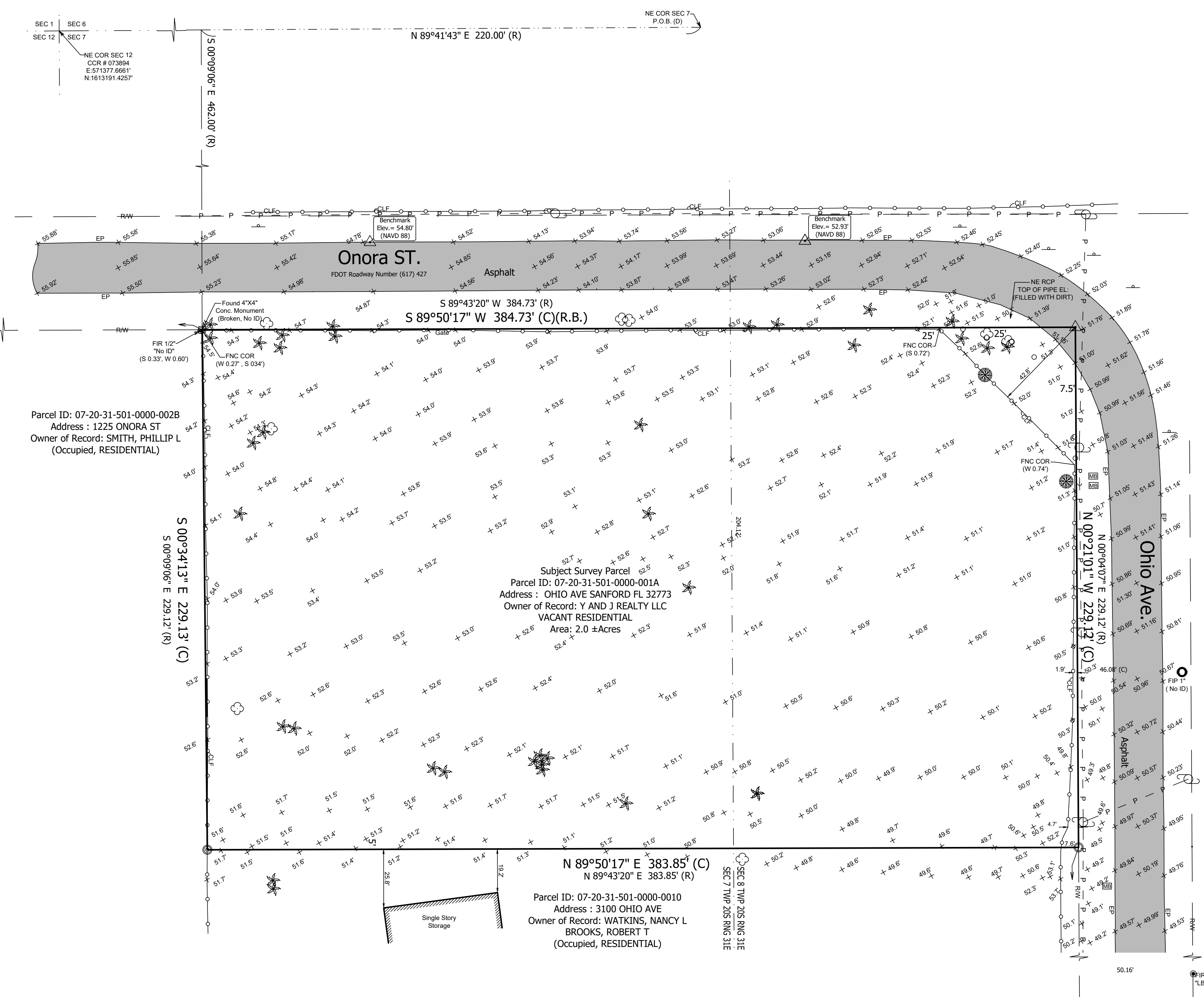
Parcel Instrument Number: 2023084719  
 Parcel Identification Number: 07-20-31-501-0000-001A  
 O.R. 10506, PG. 693-694

Parcel ID: 07-20-31-501-0000-0020  
 Address : 1215 ONORA ST SANFORD FL 32773  
 (Occupied, RESIDENTIAL)

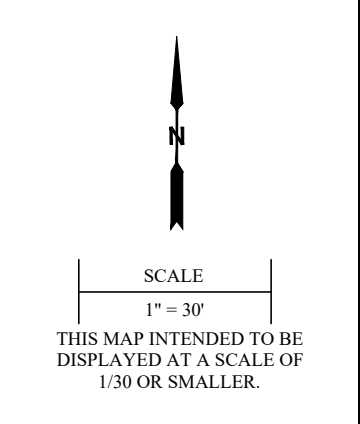
Parcel ID: 07-20-31-501-0000-002B  
 Address : 1225 ONORA ST  
 Owner of Record: SMITH, PHILLIP L  
 (Occupied, RESIDENTIAL)

Subject Survey Parcel  
 Parcel ID: 07-20-31-501-0000-001A  
 Address : OHIO AVE SANFORD FL 32773  
 Owner of Record: Y AND J REALTY LLC  
 VACANT RESIDENTIAL  
 Area: 2.0 ± Acres

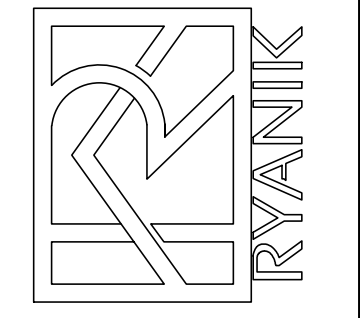
Parcel ID: 07-20-31-501-0000-0010  
 Address : 3100 OHIO AVE  
 Owner of Record: WATKINS, NANCY L  
 BROOKS, ROBERT T  
 (Occupied, RESIDENTIAL)



VICINITY MAP  
(NOT TO SCALE)



**RYANIK** LLC  
 1625 Cumbie Ave.  
 Orlando, Florida, 32804  
 LICENSE # LB8456



NO.	DATE	BY	REVISION
1	11/16/23	A.M.	Revised Split lot lines
2	11/16/23	A.M.	Revised Split lot lines (6 Lots)
3	11/16/23	A.M.	Revised Split lot lines (14 Lots)
4	2/5/24	A.M.	Revised Split lot lines (14 Lots)
5	6/4/24	A.M.	Removed Split lot lines
6			
7			
8			
9			

**Survey Notes:**

- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO OTHER PERSONS OR ENTITIES OTHER THAN THOSE LISTED AS EXCLUSIVE USERS MAY RELY ON THIS SURVEY.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
- ALL DATA WAS COLLECTED ON OR BEFORE THE FIELD SURVEY DATE SHOWN HEREON AND DOES NOT ACCOUNT ANY CHANGES IN TERRAIN OR IMPROVEMENTS THAT MAY HAVE OCCURRED AFTER THAT DATE.
- SIGNATURE & SEAL OF SURVEYOR ONLY PERTAINS TO DATA OBTAINED DIRECTLY BY THE SURVEYOR AND NOT TO DATA PROVIDED BY THE CLIENT OR OTHER SOURCES.
- NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
- THE NATIONAL FLOOD INSURANCE INFORMATION:  
 COMMUNITY NUMBER: 12117  
 PANEL NUMBER: 12117C0090F, EFFECTIVE DATE: 9/28/2007  
 FIRM ZONE: X  
 BASE FLOOD ELEVATION: N/A  
 FLOOD ZONE AND THE BASE FLOOD ELEVATION SHOWN HEREON IS AN APPROXIMATE AND MUST BE VERIFIED.
- BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE OF THE SUBJECT SURVEY PARCEL, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF LINE OF ONORA STREET, BEING S 89°50'17" W 384.73' (C)(R.B.).
- ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND BASED ON SEMINOLE COUNTY RECORDED BENCHMARK DESIGNATION NUMBER GFS0301, OBJECT ID 1315 (EL. = 55.939999).
- DATE OF LAST FIELD WORK: OCTOBER 28th, 2023.
- RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITY SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
- THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2022, RYANIK LLC. ALL RIGHTS RESERVED.
- OVERHEAD POWER LINE SHOWN ON THIS MAP IS A SCHEMATIC REPRESENTATION OF THE EXISTING POWER LINE AND NOT MEASURED, OR FIELD VERIFIED.
- NO RIGHT OF WAY/RIGHT OF WAY TAKEN MAPS OR DOCUMENT PROVIDED BY CLIENT. THE BOUNDARY SHOWN ON IN THIS SURVEY IS BASED ON THE PROVIDED DEED. SUBJECT TO ANY RIGHT OF WAY AND RESTRICTIONS.

**Project Information:**

Party Chief: A.M.  
 Drawn By: M.M.  
 Checked By: A. Moghimi  
 Job Number: P1201  
 Drawing: P1127 P1201 OHIO AVE SANFORD(B-T)(B+T)(10-28-23)  
 To:  
**JIMMY MASARWA**

I hereby certify that, to the best of my knowledge and belief, the survey represented hereon, made under my direction on April 24th, 2023 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

**Amir Moghimi, PSM 7263 (For the Firm)**  
**Florida Professional Surveyor and Mapper**

The seal appearing on this document was authorized by Amir Moghimi P.S.M. 7263 on November 2nd, 2023  
 Not valid without the original signature & raised seal or correctly encrypted digital signature of a Florida Licensed Surveyor and Mapper.

**LEGEND & ABBREVIATIONS:**

P.O.C. : POINT OF COMMENCEMENT	○	FOUND CONCRETE MONUMENT
P.O.B. : POINT OF BEGINNING	○	FOUND IRON ROD & CAP
O.R. : OFFICIAL RECORDS	○	SET IRON ROD & CAP "LB 8456"
P.G. : PAGE	○	FOUND IRON PIPE
INSTR # : INSTRUMENT NUMBER	○	FOUND NAIL & DISC
SEC : SECTION	○	SET NAIL & DISC "LB 8456"
TWP : TOWNSHIP	○	CATCH BASIN
RNG : RANGE	○	WATER METER
LB : LICENSED BUSINESS	○	WATER VALVE
(C) : CALCULATED	○	MITERED END SECTION
(M) : FIELD MEASURED	○	WOOD UTILITY POLE
(R) : RECORDED	○	GUY ANCHOR
(D) : PER DEED	○	SIGN
FND. : FOUND	○	OVERHEAD UTILITY LINES
FIR : FOUND IRON ROD	○	CHAINLINK FENCE
FN&D : FOUND NAIL AND DISK	○	WOOD FENCE
SIRC : SET IRON ROD & CAP	○	PVC / VYNIL FENCE
SN&D : SET NAIL & DISC	○	BARBED WIRE FENCE
COR : CORNER	○	WELL
CONC. : CONCRETE	○	EXISTING ELEVATIONS
EP : EDGE OF PAVEMENT	○	CLEAN-OUT
RCP : REINFORCED CONCRETE PIPE	○	FENCE POST (WOOD)
ID : IDENTIFICATION	○	OAK TREE
FFE : FINISHED FLOOR ELEVATION	○	PALM TREE
R.B. : REFERENCE BEARING	○	PINE TREE
S.F. : SQUARE FEET	○	
R/W : RIGHT OF WAY	○	
EP : EDGE OF PAYMENT	○	
CLF : CHAIN-LINK FENCE	○	
CL : CENTERLINE	○	

**BOUNDARY & TOPOGRAPHIC SURVEY OF**  
**Ohio Ave. Sanford, FL 32773**

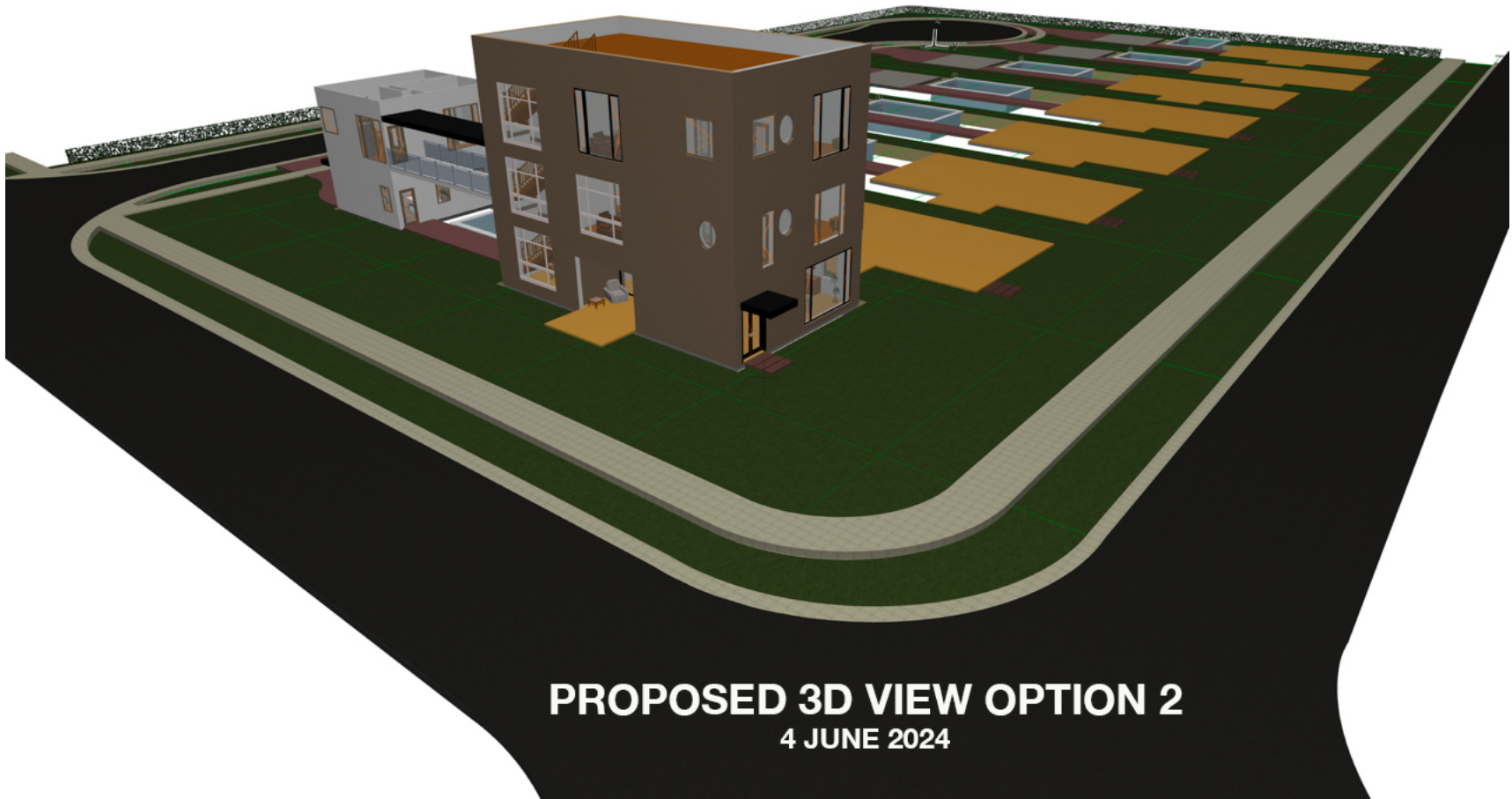
SECTION 7 TOWNSHIP 20S, RANGE 31E  
 Parcel ID: 07-20-31-501-0000-001A

SCALE:	AS SHOWN
JOB NO.:	P1201
FIELD BOOK:	1, PG. 39
DATE:	10/28/23
Drawn By:	M.M.
Checked By:	A.M.
Prepared for:	Jimmy Masarwa
Sheet:	1 of 1



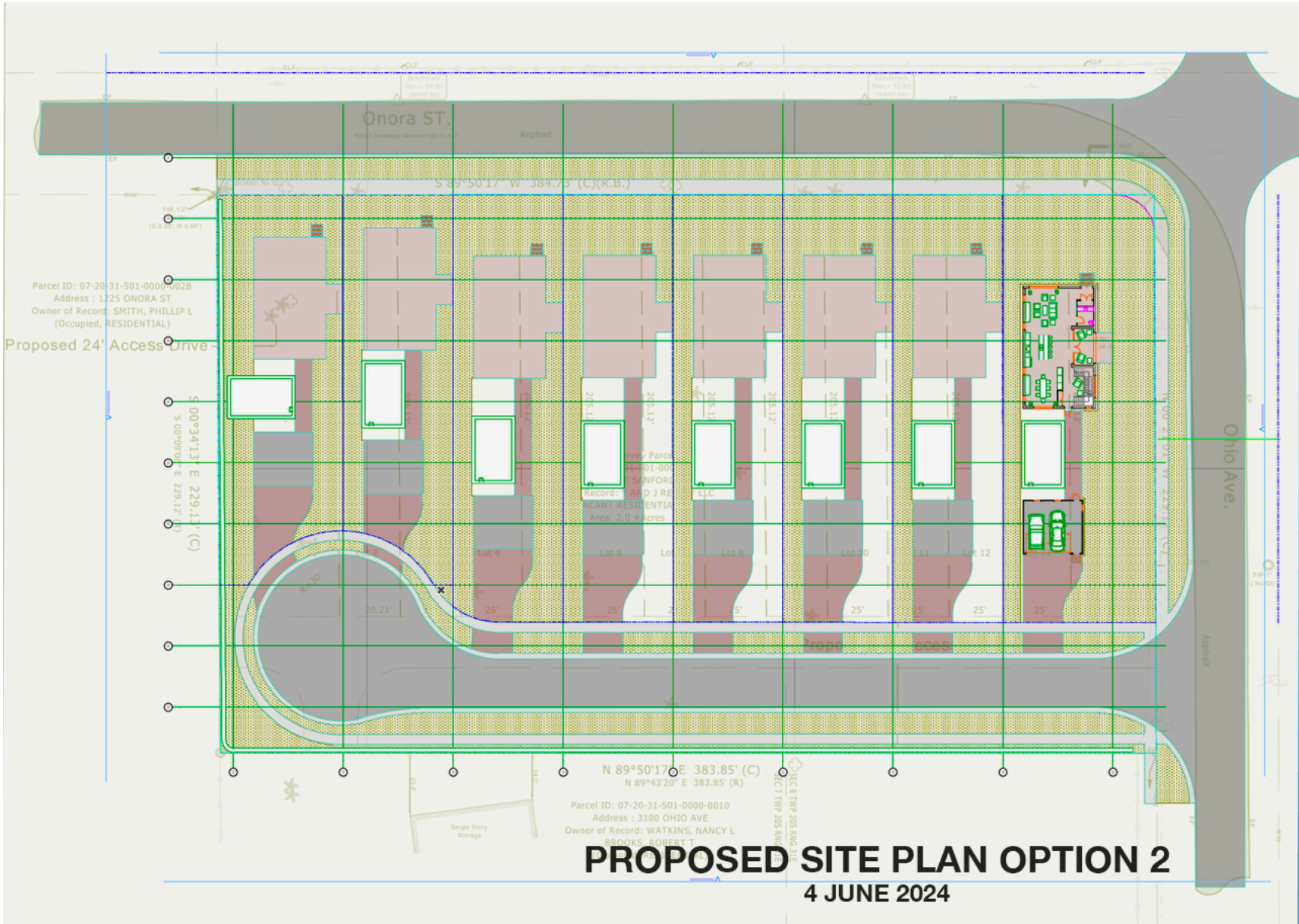
**PROPOSED 3D VIEW OPTION 1**  
4 JUNE 2024





**PROPOSED 3D VIEW OPTION 2**

4 JUNE 2024



# Property Record Card

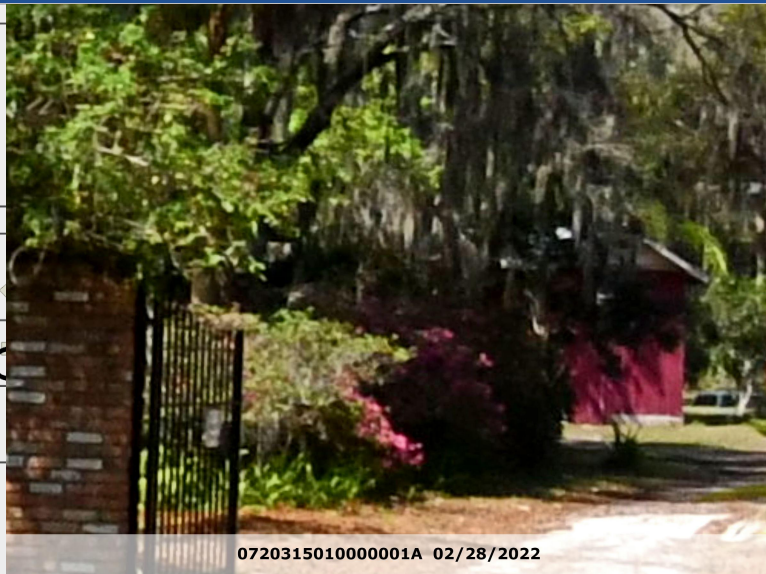
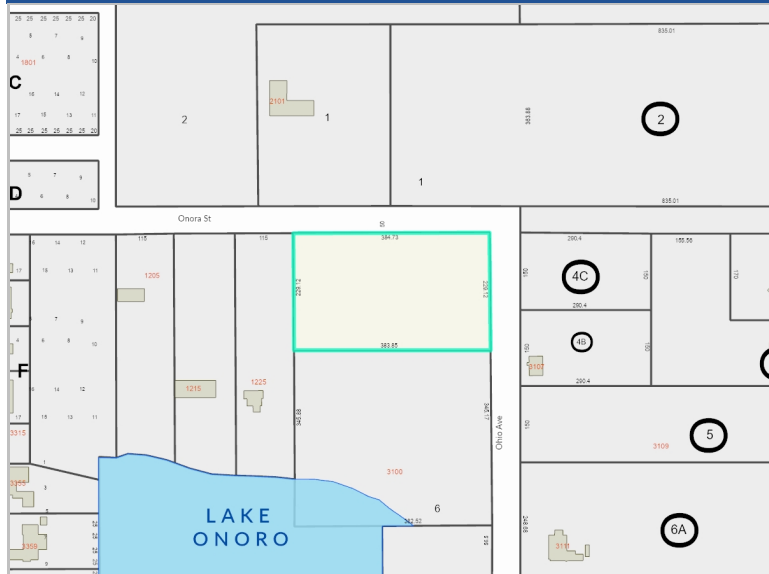


**Parcel** 07-20-31-501-0000-001A

**Property Address** 3100 OHIO AVE SANFORD, FL 32773

## Parcel Location

## Site View



0720315010000001A 02/28/2022

## Parcel Information

## Value Summary

<b>Parcel</b>	07-20-31-501-0000-001A
<b>Owner(s)</b>	Y AND J REALTY LLC
<b>Property Address</b>	3100 OHIO AVE SANFORD, FL 32773
<b>Mailing</b>	8000 LEAF GROVE CIR ORLANDO, FL 32836-6937
<b>Subdivision Name</b>	LYMAN ESTATE MOSES
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Building Value</b>		
<b>Depreciated Other Features</b>		
<b>Land Value (Market)</b>	\$207,978	\$139,468
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$207,978	\$139,468
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$3,772
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$207,978	\$135,696

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Non-Hx Cap</b>	<b>\$1,856.04</b>	<b>2023 Tax Savings with Non-Hx Cap</b>	<b>\$29.91</b>
<b>2023 Tax Bill Amount</b>	<b>\$1,826.13</b>		

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462 FT S 00 DEG 09 MIN 06 SEC E OF NE COR SEC RUN S 89 DEG 43 MIN 20 SEC E 384.73 FT S 00 DEG 04 MIN 07 SEC W 229.12 FT N 89 DEG 43 MIN 20 SEC W 383.85 FT N 00 DEG 09 MIN 06 SEC W 229.12 FT TO BEG DIVISION OF PART OF MOSES LYMAN ESTATE PB 1 PG 68



## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$207,978	\$0	\$207,978
SJWM(Saint Johns Water Management)	\$207,978	\$0	\$207,978
FIRE	\$207,978	\$0	\$207,978
COUNTY GENERAL FUND	\$207,978	\$0	\$207,978
Schools	\$207,978	\$0	\$207,978

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	09/11/2023	10506	0693	\$255,000	Yes	Vacant
TRUSTEE DEED	03/01/1992	02410	0577	\$100	No	Improved
TRUSTEE DEED	06/01/1987	01918	0070	\$150,000	Yes	Improved
QUIT CLAIM DEED	03/01/1987	01918	0068	\$100	No	Improved
WARRANTY DEED	12/01/1980	01311	0957	\$56,000	Yes	Improved
WARRANTY DEED	01/01/1977	01143	0801	\$52,500	Yes	Improved

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.039	\$85,000.00	\$207,978

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06059	MECHANICAL & CONDENSOR	County	\$2,350		6/1/2002
03719	MECHANICAL & CONDENSOR	County	\$1,310		4/5/2004
03201	REPAIRS DUE TO FIRE DAMAGE	County	\$3,500		3/31/2008
14205	REROOF DUE TO HURRICANE DAMAGE	County	\$5,980		11/9/2004

## Other Features

Description	Year Built	Units	Value	New Cost
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## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1AA	Low Density Residential	LDR	Single Family-11700

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	TUE/FRI	FRI	NO SERVICE	Waste Pro

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

## School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole



**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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/6/2024 3:44:33 PM  
**Project:** 24-80000080  
**Credit Card Number:** 48\*\*\*\*\*9031  
**Authorization Number:** 037961  
**Transaction Number:** 060624O2C-0E1AF7EB-BBDF-498B-B172-0C10D838AC92  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50