



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

PROJ. #: 26-80000079
 RECEIVED 06/26/2026
 PAID 06/29/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Proposed Duplex Residential Community

PARCEL ID #(S): 27-21-31-300-0360-0000

TOTAL ACREAGE: 4.46

BCC DISTRICT: District 1

ZONING: A1

FUTURE LAND USE: LDR

APPLICANT

NAME: Arturs Bergs

COMPANY: Hugo Berg Development

ADDRESS: 2232 Westbourne Dr

CITY: Oviedo

STATE: FL

ZIP: 32765

PHONE: 206 483 6049

EMAIL: [REDACTED]

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: A 26-unit community of 13 duplexes on ±4.46 acres in Seminole County, fronting a single internal drive with a retention pond and open space at each end.

STAFF USE ONLY

COMMENTS DUE: 07/10

COM DOC DUE: 07/16

DRC MEETING: 07/22/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

LOCATION:

on the east side of Alafaya Trl, southeast of Remington Dr

W/S: SEMINOLE COUNTY UTILITIES

BCC: 1: DALLARI

PROJECT NARRATIVE

Statement of Development & Site Plan Description

Proposed Duplex Residential Community

Parcel ID 27-21-31-300-0360-0000 | Unincorporated Seminole County, Florida

Project Data

Applicant / Developer	Hugo Berg Development
Parcel ID	27-21-31-300-0360-0000
Location	Unincorporated Seminole County, FL
Gross Site Area	±4.46 acres
Existing Future Land Use	LDR
Existing Zoning	A1
Proposed Zoning / Use	R-AH (Affordable Housing); attached two-family (duplex) residential
Proposed Dwelling Units	26 units (13 duplex buildings × 2 units)
Proposed Gross Density	5.83 dwelling units per acre
Date	6/25/2026

1. Project Overview

The Applicant proposes to develop a small-scale attached single-family (duplex) residential community on a **±4.46-acre** parcel in unincorporated Seminole County (Parcel ID 27-21-31-300-0360-0000). The project consists of **13 duplex buildings containing 26 dwelling units**, organized along a single internal private drive, with stormwater management and landscaped open space integrated into the site. As drawn, the project yields a gross density of **5.83 dwelling units per acre**.

The community is intended to deliver attainable, fee-simple-style attached housing consistent with the goals of the R-AH (Affordable Housing) classification. The Applicant is a self-performing certified general contractor, which supports cost-efficient delivery and consistent construction quality across the community.

2. Existing Conditions & Surroundings

The subject property is an irregular (“flag”) parcel located in unincorporated Seminole County. Site access is taken from the adjoining public roadway via the flag stem, with internal circulation provided by a private drive serving all units.

3. Proposed Development & Request

The Applicant requests approval to develop the property with 13 duplex buildings (26 attached dwelling units) under the R-AH classification. Each duplex is a two-unit-attached structure sharing a common wall, with each unit having its own driveway and frontage onto the internal drive. The request includes the associated site improvements: the private drive, sidewalks, driveways, stormwater retention, landscaping, and utility connections shown on the accompanying conceptual site plan.

4. Site Plan Description

4.1 Overall Organization

The community is arranged as a single-loaded layout: all 13 duplex buildings front the same side of one internal, two-way private drive that runs the length of the site. The west end of the property is reserved as a landscaped open-space tract, and the east end is anchored by a stormwater retention pond set within its own landscaped tract. A continuous landscaped buffer with a sidewalk runs along the side of the drive opposite the buildings. Each duplex sits on its own building lot, with a private driveway extending from the front of the building to the drive aisle.

4.2 Typical Lot & Building

Each building lot measures **68' wide by 106' deep** (approximately 7,208 square feet). The duplex building measures **48'-0" wide by 44'-0" deep** (a 2,112-square-foot footprint, approximately 1,056 square feet of ground-floor area per unit) and is centered on the lot. This produces **10'-0" side setbacks** on both sides of each building. The lot depth is composed of a **42' rear yard, the 44'-0" building, and a 20'-0" front yard** ($42' + 44'-0" + 20'-0" = 106'$).

The front yard contains a **24'-0"-wide by 20'-0"-deep driveway** (approximately 480 square feet of paved apron) centered between two 22'-0" landscaped strips ($22' + 24' + 22' = 68'$). The building footprint occupies approximately **29.5%** of the lot area, leaving the balance for yards, driveway, and landscaping.

4.3 Internal Drive & Pedestrian Circulation

The internal drive is a **20'-0"-wide, two-way paved aisle** with a striped centerline (functioning as two approximately 10' travel lanes). Between the front lot line and the edge of pavement, each frontage includes an **8'-0" landscape strip, a 5'-0" sidewalk, and an 8'-0" landscape strip**, so the pedestrian walk is buffered from both the building lots and the travel lane. This arrangement provides a continuous, separated pedestrian route serving all units.

4.4 Stormwater & Open Space

Stormwater management is provided by a retention pond located at the east end of the site within a dedicated landscape tract. The west end of the site is reserved as landscaped open space. Together with the perimeter and frontage landscaping, these areas provide the project's required open space and visual buffering.

5. Dimensional Summary

The following dimensional standards apply to the typical lot and building, as shown on the conceptual site plan:

Standard	Dimension	Notes
Lot width	68'-0"	10' + 48' building + 10'
Lot depth	106'-0"	42'-0" rear + 44' building + 20' front
Lot area (typical)	±7,208 sf	0.165 acre
Building footprint	48'-0" × 44'-0"	2,112 sf (duplex)
Side setback (each)	10'-0"	building centered on lot
Rear setback	42'-0"	
Front setback (to building)	20'-0"	driveway zone within lot
Driveway	24'-0" × 20'-0"	±480 sf apron
Building coverage	≈29.5%	of typical lot area

Internal Drive Section

Element	Dimension	Notes
Drive pavement	20'-0"	two-way, striped centerline
Sidewalk (each side)	5'-0"	
Landscape strips	8'-0"	between lot/walk and walk/pavement

6. Density & Unit Summary

Item	As Drawn
Duplex buildings	13
Dwelling units	26
Gross site area	±4.46 ac
Gross density	5.83 du/ac
Lot frontage (total)	±884 ft (13 × 68')

7. Access, Utilities & Compatibility

7.1 Access & Parking

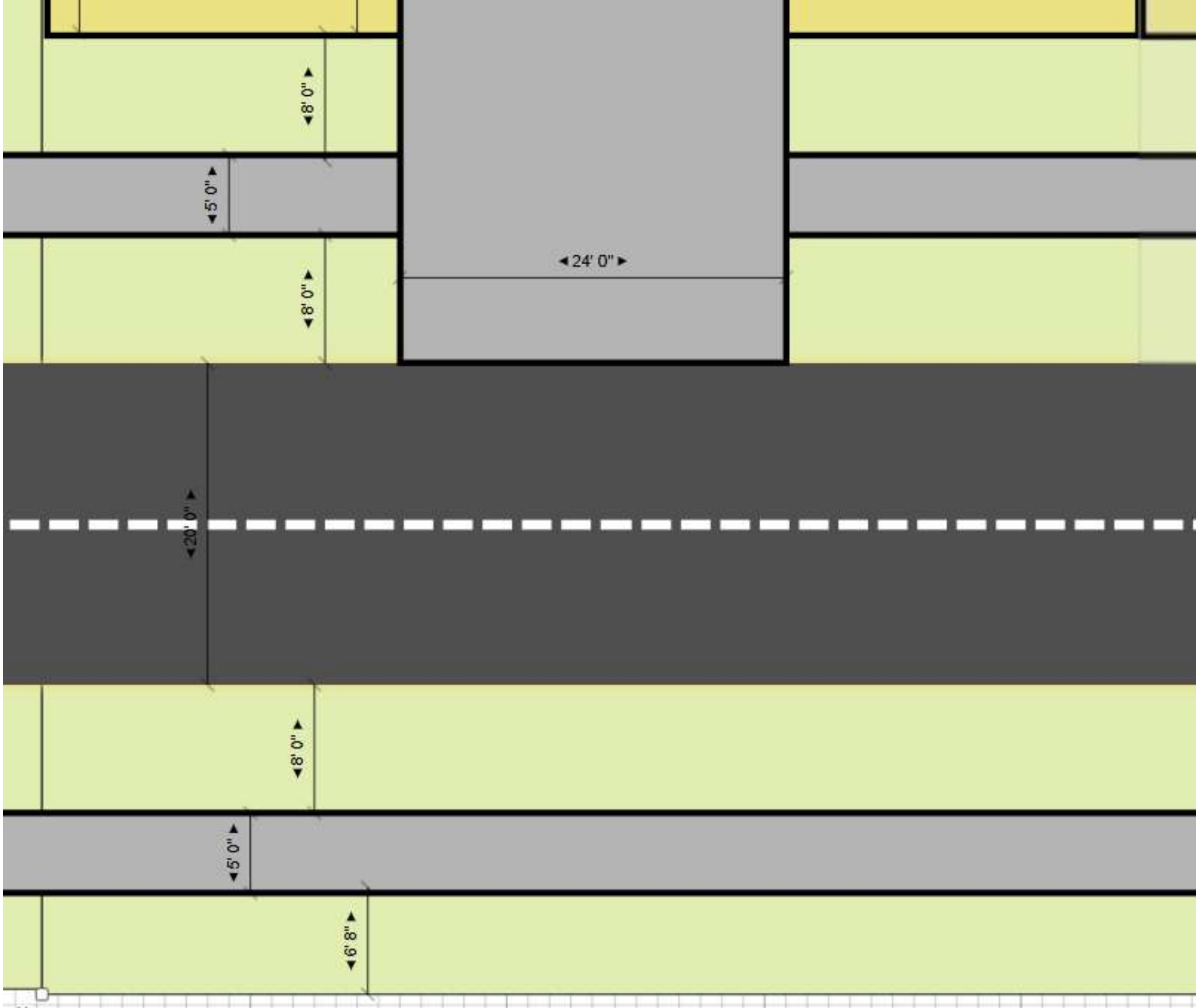
Vehicular access to the site is taken from the adjoining public roadway via the flag stem and is distributed internally by the private drive. Each unit is served by a private driveway providing off-street parking; on street/visitor parking and any required guest spaces should be tabulated against the applicable code ratio.

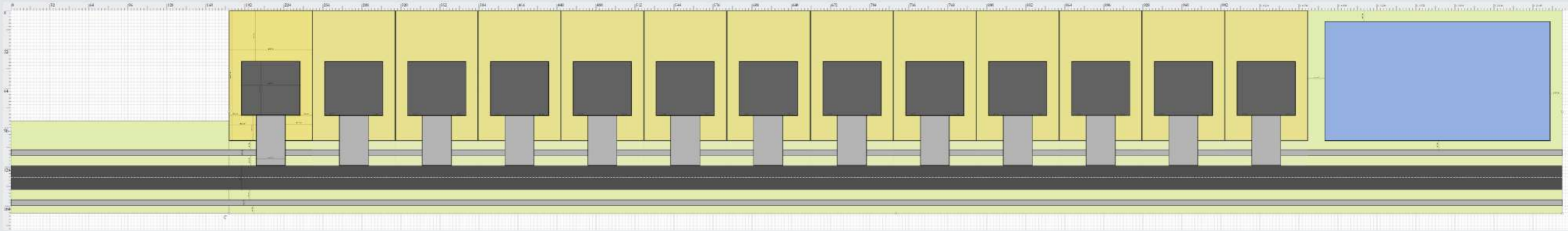
7.2 Comprehensive Plan Consistency & Compatibility

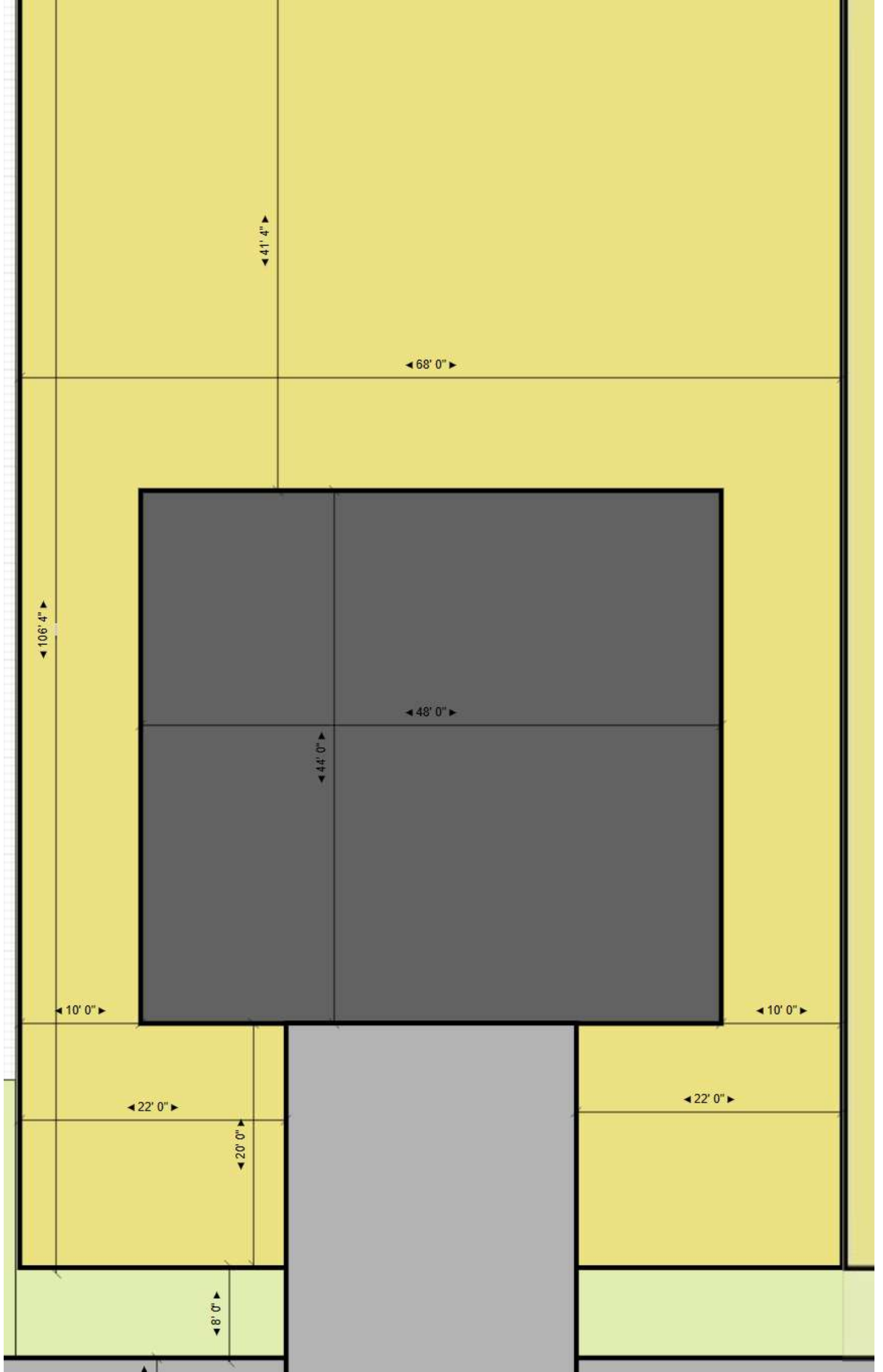
The proposed duplex community is intended to be consistent with the goals, objectives, and policies of the Seminole County Comprehensive Plan and compatible with surrounding development. The single-loaded layout, perimeter landscaping, and buffer tracts are designed to provide an appropriate transition to adjacent properties.

8. Conclusion

The proposed development provides a well-organized, attainable attached-housing community on an infill flag parcel, with internal circulation, pedestrian connectivity, stormwater management, and landscaped open space integrated into a compact site. The Applicant respectfully requests approval of the conceptual site plan and the associated R-AH development as described herein.







Property Summary

Select

✱ Asset Intelligence

📄 Property Taxes

📶 Recent Imagery Beta

📷 Historical Imagery

🏔️ Elevation

Range

6.9ft

Slope

1.5%

🌊 Flood

Min 51.2

Max 58.1

Min 0.1%

Max 5.6%

View More

🔍 Insights

📤 Export

3D

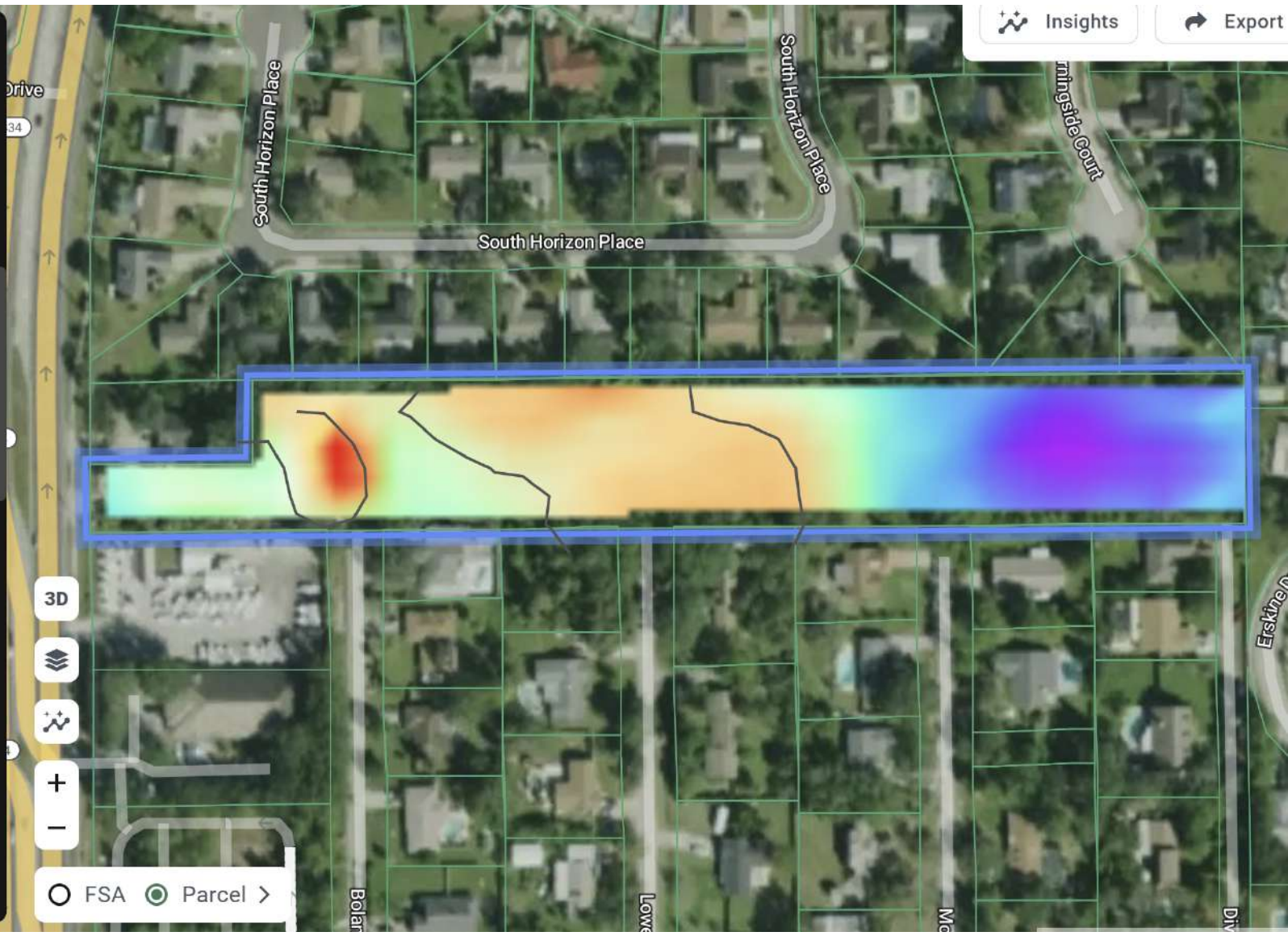
📶

🔍

+

-

○ FSA ● Parcel >



Property Summary



Select

View More ▾



Flood



0.0% in flood zone 0.0% wetlands
0.00 acres 0.00 acres

View More ▾



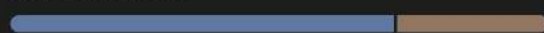
Soils



33.6₁₀₀

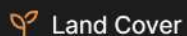
NCCPI

Soil Description



71.6% Tavares-Millhopper fine sands
28.4% Myakka and EauGallie fine sands

View More ▾



Land Cover

2024 ▾



Insights

Export

3D



☐ FSA ☒ Parcel >

2026 Property Record Card



Parcel: 27-21-31-300-0360-0000
 Property Address:
 Owners: DUDA, MELANIE G J; DUDA, PATRICIA A
 2026 Market Value \$369,931 Assessed Value \$327,385 Taxable Value \$327,385
 2025 Tax Bill \$4,146.60 Tax Savings with Non-Hx Cap \$121.11
 Vacant Residential property has a lot size of 4.46 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	27-21-31-300-0360-0000
Property Address	
Mailing Address	PO BOX 806 BOKEELIA, FL 33922-0806
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$369,931	\$311,990
Land Value Agriculture	\$0	\$0
Just/Market Value	\$369,931	\$311,990
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$42,546	\$14,367
P&G Adjustment	\$0	\$0
Assessed Value	\$327,385	\$297,623

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,267.71
Tax Bill Amount	\$4,146.60
Tax Savings with Exemptions	\$121.11

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DUDA, MELANIE G J - Tenants in Common :50
 DUDA, PATRICIA A - Tenants in Common :50

Legal Description

SEC 27 TWP 21S RGE 31E
N 1/8 OF SE 1/4 OF SW 1/4
(LESS N 90 FT OF W 180 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$327,385	\$0	\$327,385
SCHOOLS	\$369,931	\$0	\$369,931
FIRE	\$327,385	\$0	\$327,385
ROAD	\$327,385	\$0	\$327,385
WATER MANAGEMENT DISTRICT	\$327,385	\$0	\$327,385

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	5/15/2023	\$100	10455/0271	Vacant	No
WARRANTY DEED	8/19/2019	\$100	09423/1077	Improved	No
WARRANTY DEED	1/1/1976	\$100	01101/1986	Vacant	No
WARRANTY DEED	1/1/1974	\$124,500	01030/0164	Vacant	No

Land

Units	Rate	Assessed	Market
4.46 Acres	\$83,000/Acre	\$369,931	\$369,931

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

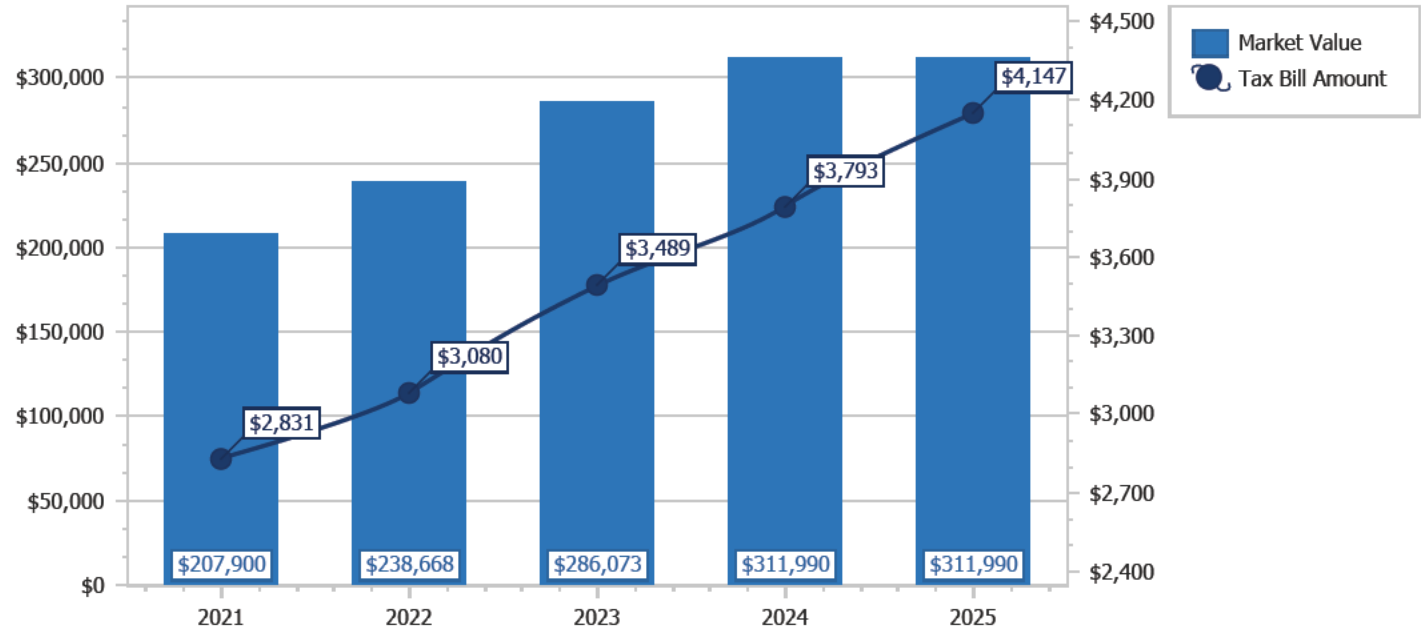
School Districts

Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 77

Utilities	
Fire Station #	65
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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

Receipt Details

Date: 6/27/2026 8:42:19 PM
Project: 26-80000079
Credit Card Number: 44*****7261
Authorization Number: 06526C
Transaction Number: 270626C52-156AC1C4-F391-443B-8056-BD4B23501881
Total Fees Paid: 52.50

Fees Paid

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