



PM Annie

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

PROJ. #: 25-80000139RECEIVED 12/12/2025
PAID 12/16/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 6th Street

PARCEL ID #(S): 11-21-31-508-0900-0070

TOTAL ACREAGE: 1.05 BCC DISTRICT: District 2

ZONING: R1 FUTURE LAND USE: Low Density Residential

APPLICANT

NAME: Juan Arroyave COMPANY: Modev Group

ADDRESS: 641 Bryn Mawr

CITY: Orlando STATE: FL ZIP: 32804

PHONE: 407-561-3068 EMAIL: Arroyave@yahoo.com

CONSULTANT

NAME: Thomas LaPere COMPANY: LaPerriere Design And Consulting LLC

ADDRESS:

CITY: STATE: Florida ZIP:

PHONE: EMAIL: Thomas@ladesign.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Looking to divide this 1.05 Acre parcel into 4 separate lots to allow single family construction within the same zoning and land use guidelines.

STAFF USE ONLY

COMMENTS DUE: 12/29 COM DOC DUE: 12/30 DRC MEETING: 01/07/2025

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

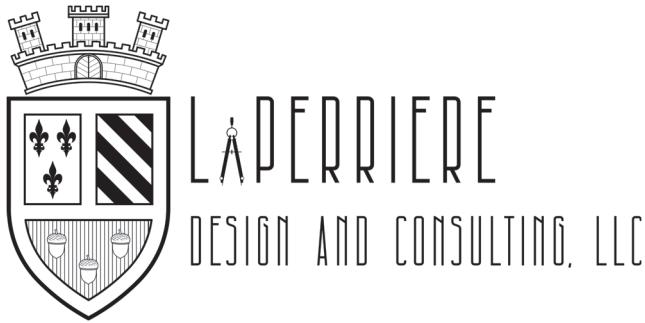
ZONING: R-1

FLU: LDR

LOCATION: on the southwest side of 6th St, south of Sugar Sand Ln

W/S: Oviedo

BCC: 2: ZEMBOWER



December 12, 2025

Seminole County Planning and Zoning Commission
1101 E. 1st Street
Sanford, FL 32771

Re: Letter of Intent – Minor Subdivision (4 Lots)

Dear Planning Zoning Staff,

On behalf of our client, SIHON CORP INC, we are submitting this Letter of Intent for a minor subdivision of the property located at 377 Sugar Sand Lane, Parcel 11-21-31-508-0900-0070. The site is 1.05 acres, zoned R-1, and currently improved with a single-family residence.

The request is to create four 4 individual single-family lots, each configured to fully comply with the dimensional standards of the R-1 zoning district, including the minimum 8,400 sq. ft. lot size, 70-foot lot width, and required 25 ft front, 7.5 ft side, and 30 ft rear setbacks. The resulting lots exceed minimum requirements and remain consistent with the Low Density Residential (LDR) future land use designation, which permits up to four units per net acre.

The preliminary site layout demonstrates building envelopes that fit within all R-1 boundaries, limits, and setbacks, reinforcing that the subdivision functions entirely within current conforming standards. Utility improvements will include extending public water service to the proposed lots and installing three septic tanks with engineered drainage fields, pursuant to state and county health regulations. Stormwater and drainage design will be completed at the engineering stage to maintain pre-development discharge characteristics.

This subdivision maintains the existing residential character of Sugar Sand Lane while delivering four conforming single-family lots that operate within established zoning, land use, and infrastructure guidelines.

We appreciate your consideration and look forward to coordinating next steps with staff.

Respectfully,

Thomas LaPerriere, AIA
FL Lic. # AR101160

792 Golfside Lane
Sebring, FL 33870
863.840.1412
thomas@laperrieredesign.com

SURVEY NOTES

1. UTILITIES, INCLUDING STORM DRAINAGE, SANITARY SEWER AMONG OTHERS MAY HAVE BEEN BURIED. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY MAY BE LOCATED OUTSIDE OF WHAT IS SHOWN HEREON AND IT IS POSSIBLE THAT ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. BEFORE DIGGING, PLEASE CALL 811.
 2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE EVIDENCE, EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, ENCUMBRANCES OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) NAMED HEREON. FURTHER, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON(S) OR ENTITY.
 4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1018860000.00
 5. BEARINGS SHOWN ARE BASED ON GRID NORTH NAD83 FLORIDA STATE PLANE COORDINATES AND WERE COMPUTED FROM ANGLES TURNED USING A TOPCON GT-603 TOTAL STATION, TOPCON FC-6000 AND MAGNET FIELD SOFTWARE FOR DATA COLLECTION.
 6. ALL PROPERTY CORNERS SET ARE 18" LONG, 1/2" DIAMETER REBARS WITH CAPS DENOTING "EPIC LB8461", UNLESS IT IS WAS IMPRACTICAL TO DO SO.
 7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR FURTHER INFORMATION, CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS OR AN INSURANCE COMPANY.
 8. THIS PROPERTY DOES NOT APPEAR TO BE IN AN AREA RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A FLOOD HAZARD AREA. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO BE IN A ZONE "X".
 9. THE OFFICIAL COPY OF THIS SURVEY HAS BEEN DIGITALLY SIGNED BY THE STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER SHOWN ON SHEET 1 OF 2. PRINTED COPIES ARE NOT VALID WITHOUT THE RAISED SEAL AND WET SIGNATURE OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER ON EVERY SHEET.
 10. THE PORTION OF LAND THAT IS ALONG 6TH STREET WAS ABANDONED BY SEMINOLE COUNTY, FLORIDA AND CONVEYED TO PREVIOUS OWNER OF LOTS 9, 10 & 11 OF BLOCK 8, 7, 8, 9 & 10 OF BLOCK 9 AND THAT PORTION OF 5TH STREET BETWEEN LOTS 9 & 10 OF BLOCK 8 AND LOTS 7 & 8 OF BLOCK 9 THAT WAS ABANDONED BY SEMINOLE COUNTY, FLORIDA. HOWEVER, THIS SURVEYOR COULD FIND NO EVIDENCE THAT THIS PORTION WAS CONVEYED TO THE NEW OWNERS, THOUGH THIS WAS LIKELY THE INTENTION. THIS SURVEYOR RECOMMENDS A DETAILED TITLE SEARCH TO ENSURE CORRECT TRANSFER OF TITLE.

REFERENCE MATERIAL	LINEWORK LEGEND	FLOOD MAP DATA
<i>PBK 00003, PG(S) 0023</i>	<i>PBK 00063, PG(S) 0067-0068</i>	<i>SEMINOLE COUNTY</i>
<i>ORB 10479, PG(S) 0040-0041</i>	<i>ORB 03169, PG(S) 1912-1915</i>	<i>PANEL NUMBER: 0195</i>
<i>ORB 01646, PG(S) 0491-0492</i>	<i>ORB 07053, PG(S) 1108-1109</i>	<i>MAP NUMBER: 12117C0195F</i>
<i>ORB 06397, PG(S) 1696-1697</i>	<i>ORB 07623, PG(S) 0766-0769</i>	<i>MAP REVISED: SEPTEMBER 28, 2007</i>
<i>ORB 09849, PG(S) 0304-0305</i>	<i>ORB 09072, PG(S) 0602-0605</i>	<i>ZONE: ZONE "X"</i>
<i>ORB 10480, PG(S) 0489-0490</i>	<i>ORB 08727, PG(S) 1210-1215</i>	
<i>ORB 09115, PG(S) 1803</i>	<i>ORB 06456, PG(S) 1337</i>	
<i>ORB 03224, PG(S) 1965</i>	<i>ORB 03451, PG(S) 1447</i>	
	BOUNDARY _____ ADJOINER BOUNDARY _____ ORIGINAL BOUNDARY _____ RIGHT-OF-WAY _____ EASEMENT LINE _____ OVERHEAD ELECTRICAL _____ PVC FENCE □—□ WOOD FENCE _____ CHAIN LINK FENCE —x—x—	 811 <i>Know what's below. Call before you dig.</i>

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS, OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR US OR PURPOSE OF THE LAND.

FURTHERMORE, THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



*Epic Surveying
& Mapping, LLC*
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

Certificate of Authorization #LB 8461

*Digitally signed by:
Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com
Dated: September 4, 2023*

ABBREVIATIONS

A/C	AIR CONDITIONING UNIT	ID	IDENTIFICATION
AKA	ALSO KNOWN AS	IPS	1/2" REBAR & CAP SET #LB8461
ASP	ASPHALT	LB	LICENSED BUSINESS
BFP	BACK FLOW PREVENTER	LP	LIGHT POLE
BRG	BEARING	N/D	NAIL & DISC
CB	COMMUNICATIONS BOX	NE	NORTHEAST
CBS	CONCRETE BLOCK STRUCTURE	NW	NORTHWEST
CH	CHORD	ORB	OFFICIAL RECORD BOOK
CO	CLEANOUT	PB	PLAT BOOK
CONC	CONCRETE	PC	POINT OF CURVATURE
DE	DRAINAGE EASEMENT	PG(S)	PAGE(S)
DI	DRAINAGE INLET	PI	POINT OF INTERSECTION
DOC	DOCUMENT	PL	PROPERTY LINE
EB	ELECTRICAL BOX	PP	POWER POLE
EL	ELEVATION	PT	POINT OF TANGENCY
EM	ELECTRIC METER	R/W	RIGHT-OF-WAY
ET	ELECTRIC TRANSFORMER	RAD	RADIUS
FC	FENCE CORNER	SE	SOUTHEAST
FH	FIRE HYDRANT	SQ FT	SQUARE FEET
FL	FENCE LINE	SW	SOUTHWEST
FOC	FIBER OPTIC CABLE BOX	TS	TRAFFIC SIGNAL BOX
GRVL	GRAVEL	UE	UTILITY EASEMENT
GV	NATURAL GAS VALVE	WM	WATER METER
GWA	GUY WIRE POLE ANCHOR	WS	WATER SPIGOT
ICV	IRRIGATION CONTROL VALVE(S)	WV	WATER VALVE

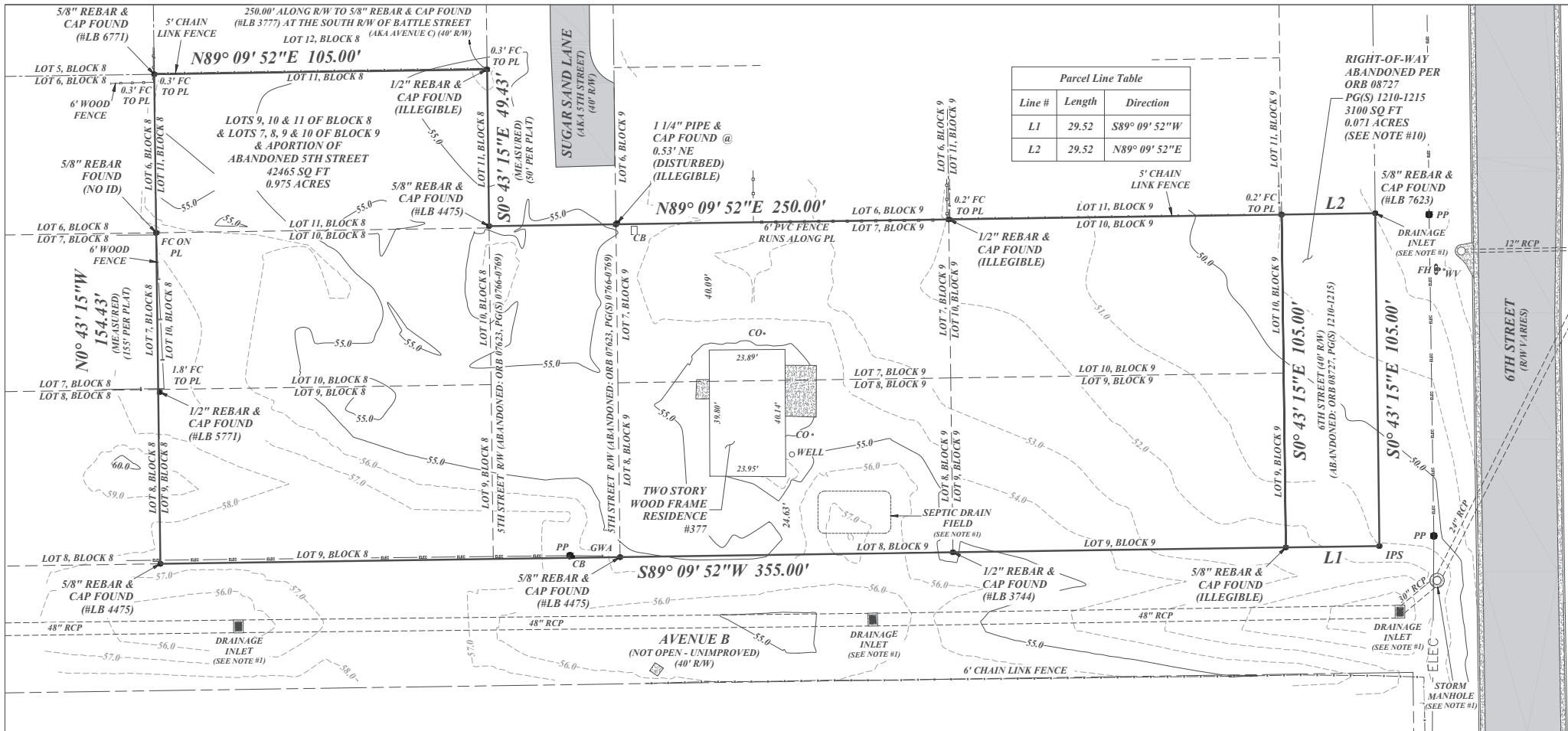
LEGAL DESCRIPTION

LOTS 7, 8, 9 AND 10 IN BLOCK 9 AND LOTS 9, 10 AND 11 IN BLOCK 8, ALLEN'S FIRST ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PBK 00003, PG(S) 0023, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
TOGETHER WITH THAT PART OF SUGAR SAND LANE (5TH STREET) LYING BETWEEN LOTS 9 & 10, BLOCK 8, AND LOTS 7 & 8, BLOCK 9, ALLEN'S ADDITION NO. 1, AS RECORDED IN PBK 00003, PG(S) 0023, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS VACATED BY RESOLUTION NO.: 2011-R-118 RECORDED IN ORB #7623, PG(S) 0766-0769, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

ALSO,
THAT PART OF 6TH STREET EAST OF LOTS 9 & 10, BLOCK 9, ALLEN'S FIRST ADDITION TO WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PBK 00003, PG(S) 0023, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS VACATED BY RESOLUTION NO.: 2016-R113 RECORDED IN ORB 08727, PG(S) 1210-1215, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**SECTION 11, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA**

NO.	REVISIONS	DATE
1.	ADDED WELL AND SEPTIC	9/04/2023
BOUNDARY & TOPOGRAPHIC SURVEY FOR <i>MODEV GROUP</i>		FIELD CREW: <i>EM & SQ</i>
		FIELD WORK DATE <i>8/11/2023</i>
		DRAWN BY: <i>EM</i>
		ESM PROJECT NUMBER <i>23-1191</i>
PROPERTY ADDRESS: <i>377 SUGAR SAND LANE OVIEDO, FLORIDA 32765</i>		CHECKED BY: <i>BK & JM</i>
		SHEET NUMBER <i>1 OF 2</i>



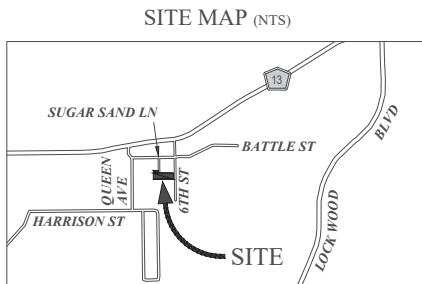
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ERIC K. MASON, PSM ON THE DATE SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com



377 SUGAR SAND LANE



CERTIFICATION OF THIS SURVEY INCLUDES BOTH SHEET 1 OF 2 AND SHEET 2 OF 2. PRINTED COPIES OF THIS SURVEY MUST INCLUDE BOTH SHEETS IN ORDER TO BE VALID.

PROPERTY ADDRESS:
377 SUGAR SAND LANE
OVIEDO, FLORIDA 32765

BOUNDARY & TOPOGRAPHIC SURVEY FOR
MODEV GROUP



Epic Surveying & Mapping, LLC
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

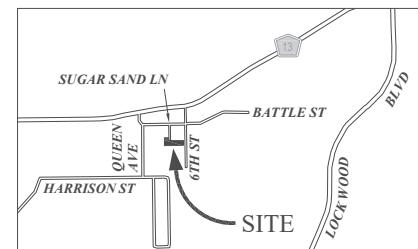
Certificate of Authorization #LB 8461

FIELD WORK DATE
8/11/2023

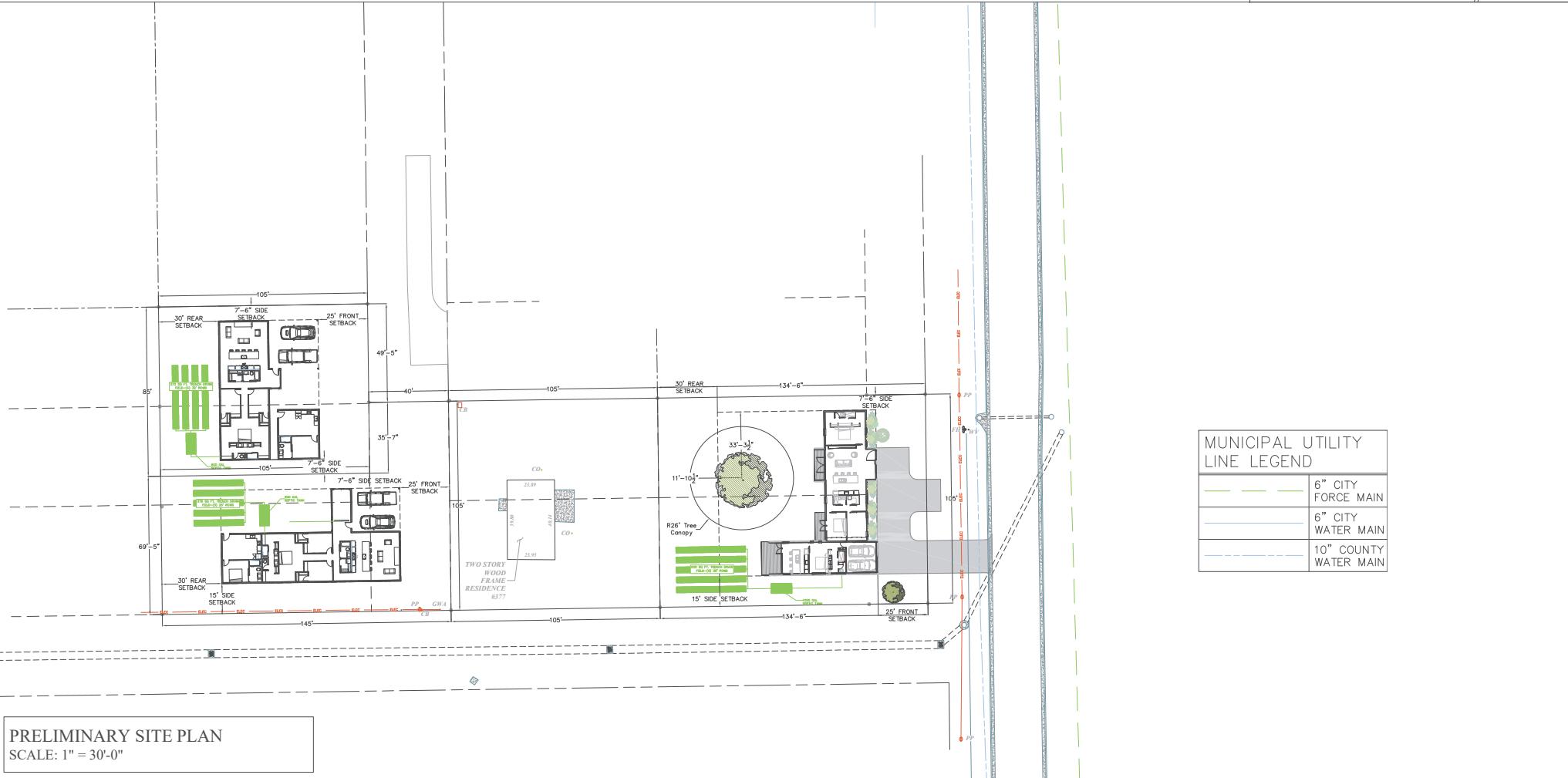
ESM PROJECT NUMBER
23-1191

SHEET NUMBER
2 OF 2

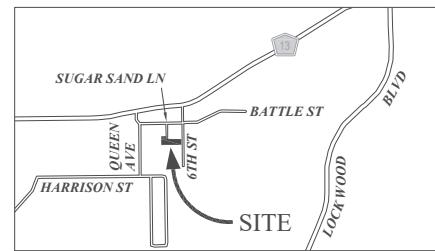
SITE MAP (NTS)



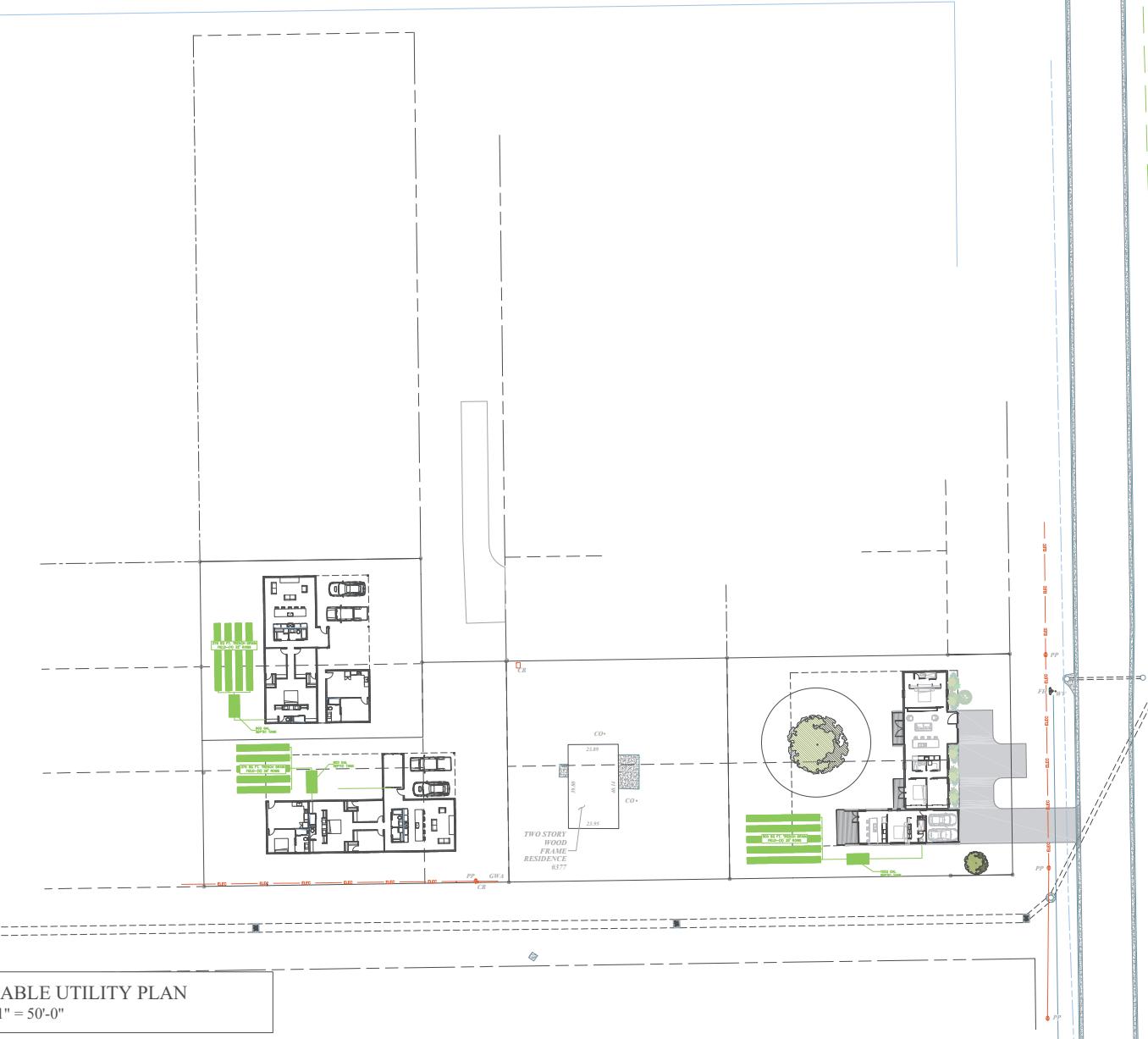
PROPERTY ADDRESS:
377 SUGAR SAND LANE
OVIEDO, FLORIDA 32765



SITE MAP (NTS)



PROPERTY ADDRESS:
 377 SUGAR SAND LANE
 OVICEDO, FLORIDA 32765

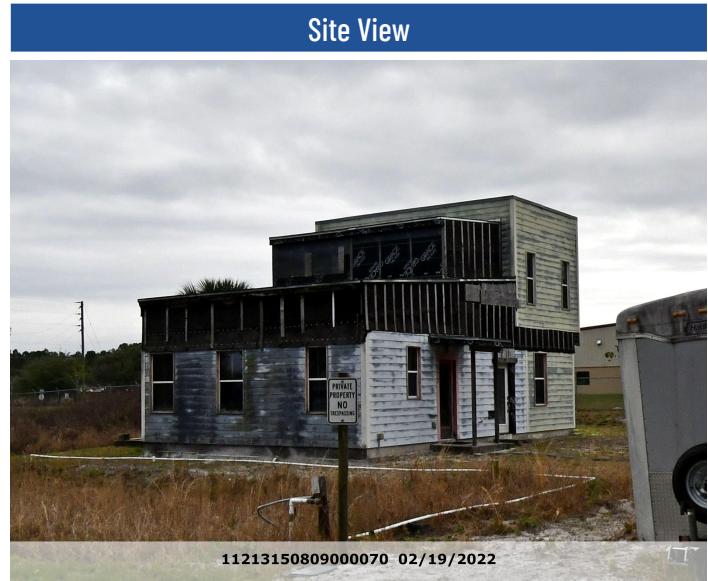


MUNICIPAL UTILITY LINE LEGEND	
	6" CITY FORCE MAIN
	6" CITY WATER MAIN
	10" COUNTY WATER MAIN

Property Record Card



Parcel: 11-21-31-508-0900-0070
 Property Address: 377 SUGAR SAND LN OVIEDO, FL 32765
 Owners: SIHON CORP INC
 2026 Market Value \$496,205 Assessed Value \$496,205 Taxable Value \$496,205
 2025 Tax Bill \$6,788.78 Tax Savings with Non-Hx Cap \$6.10
 The 3 Bed/2 Bath Single Family property is 1,326 SF and a lot size of 1.05 Acres



Parcel Information

Parcel	11-21-31-508-0900-0070
Property Address	377 SUGAR SAND LN OVIEDO, FL 32765
Mailing Address	377 SUGAR SAND LN OVIEDO, FL 32765-6311
Subdivision	ALLENS 1ST ADD TO WASHINGTON HEIGHTS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$204,557	\$205,090
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$291,648	\$291,648
Land Value Agriculture	\$0	\$0
Just/Market Value	\$496,205	\$496,738
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$723
P&G Adjustment	\$0	\$0
Assessed Value	\$496,205	\$496,015

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,794.88
Tax Bill Amount	\$6,788.78
Tax Savings with Exemptions	\$6.10

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 7 8 9 & 10 & VACD R/W ADJ ON E & W
 BLK 9 & ALL LOTS 9 10 & 11 BLK 8
 ALLENS 1ST ADD TO WASHINGTON
 HEIGHTS
 PB 3 PG 23

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$496,205	\$0	\$496,205
Schools	\$496,205	\$0	\$496,205
FIRE	\$496,205	\$0	\$496,205
ROAD DISTRICT	\$496,205	\$0	\$496,205
SJWM(Saint Johns Water Management)	\$496,205	\$0	\$496,205

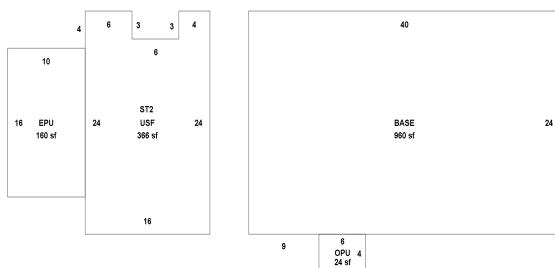
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/21/2023	\$299,000	10479/0040	Improved	Yes
WARRANTY DEED	9/1/2002	\$11,800	04546/0606	Vacant	No
WARRANTY DEED	4/1/2001	\$8,000	04051/0449	Vacant	No
WARRANTY DEED	3/1/1997	\$1,700	03207/1511	Vacant	No
WARRANTY DEED	11/1/1995	\$3,000	03001/0565	Vacant	No
CERTIFICATE OF TITLE	5/1/1991	\$100	02296/0732	Vacant	No
WARRANTY DEED	9/1/1987	\$3,800	01888/1054	Vacant	No

Land

Units	Rate	Assessed	Market
145 feet X 105 feet	\$1,000/Front Foot	\$97,440	\$97,440
155 feet X 105 feet	\$1,000/Front Foot	\$104,160	\$104,160
134 feet X 105 feet	\$1,000/Front Foot	\$90,048	\$90,048

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2005/2015
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	960
Total Area (ft ²)	1510
Construction	CONC BLOCK
Replacement Cost	\$213,080
Assessed	\$204,557



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	160
OPEN PORCH UNFINISHED	24
UPPER STORY FINISHED	366

Permits

Permit #	Description	Value	CO Date	Permit Date
02702	STORAGE BUILDING	\$30,000		3/11/2016
12089	PAD PER PERMIT 377 5TH ST DRAWING IN FILE	\$88,704	9/12/2005	12/1/2002

Extra Features

Description	Year Built	Units	Cost	Assessed

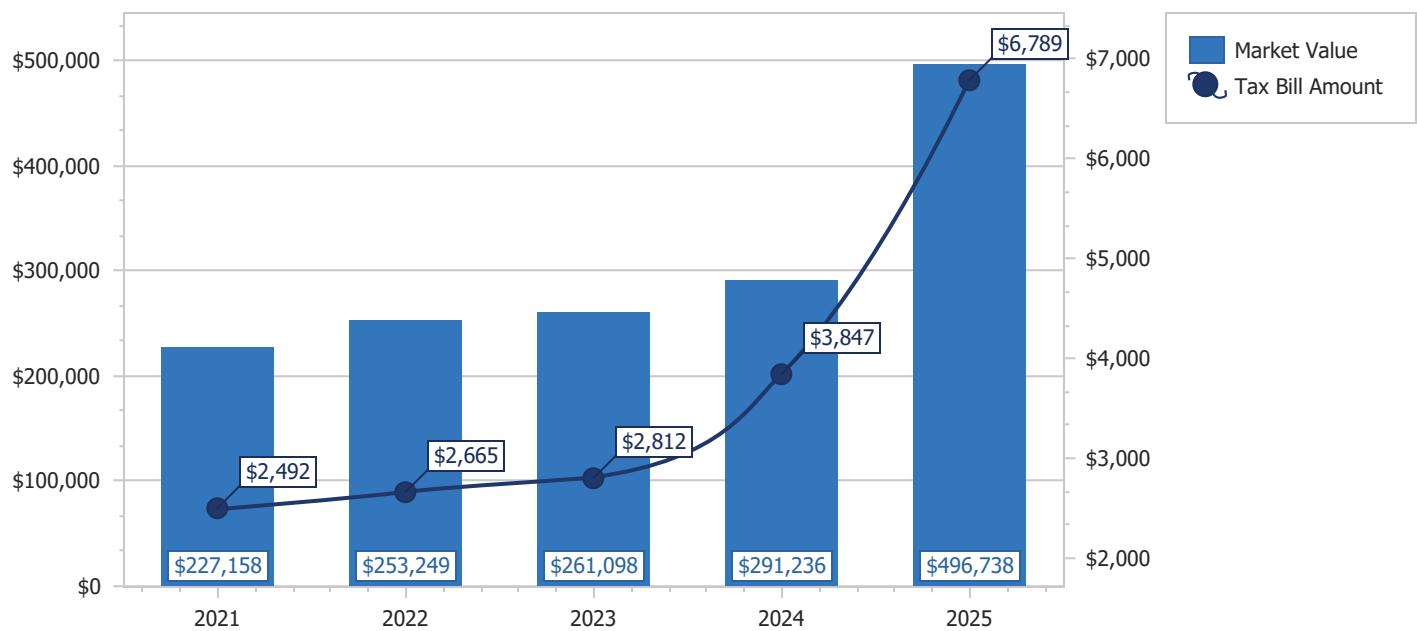
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Partin
Middle	Jackson Heights
High	Hagerty

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities	
Fire Station #	Station: 44 Zone: 444
Power Company	DUKE
Phone (Analog)	AT&T
Water	Oviedo
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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: 12/16/2025 10:12:50 AM
Project: 25-80000139
Credit Card Number: 37*****2005
Authorization Number: 223878
Transaction Number: 161225O39-95E1B600-67CF-4B9F-BD82-1D94CD6BE2D8
Total Fees Paid: 52.50

Fees Paid

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