



PM Kaitlyn

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

PROJ. #: 25-80000135
RECEIVED 12/04/2025
Paid: 12/4/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME:	PANTHER ST
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PARCEL ID #(S):	25-20-31-5BA-0000-147B & 25-20-31-5BA-0000-1480
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TOTAL ACREAGE:	4.05 ACRES & 3.75	BCC DISTRICT:	01:County Tax District
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ZONING:	A-1	FUTURE LAND USE:	SE
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APPLICANT

NAME:	JORGE LUIS MALDONADO RAZURI	COMPANY:
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ADDRESS:	971 TARAMUNDI DR
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CITY:	OVIEDO	STATE:	FL	ZIP:	32765
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PHONE:	(407) 538-8291	EMAIL:	jorge_luis_maldonado@me.com
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CONSULTANT

NAME:	COMPANY:
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ADDRESS:

CITY:	STATE:	ZIP:
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PHONE:	EMAIL:
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PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Proposed development includes combining two parcels into a single tract and subdividing it into seven one-acre residential lots with internal access and common areas

STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING: 1/7
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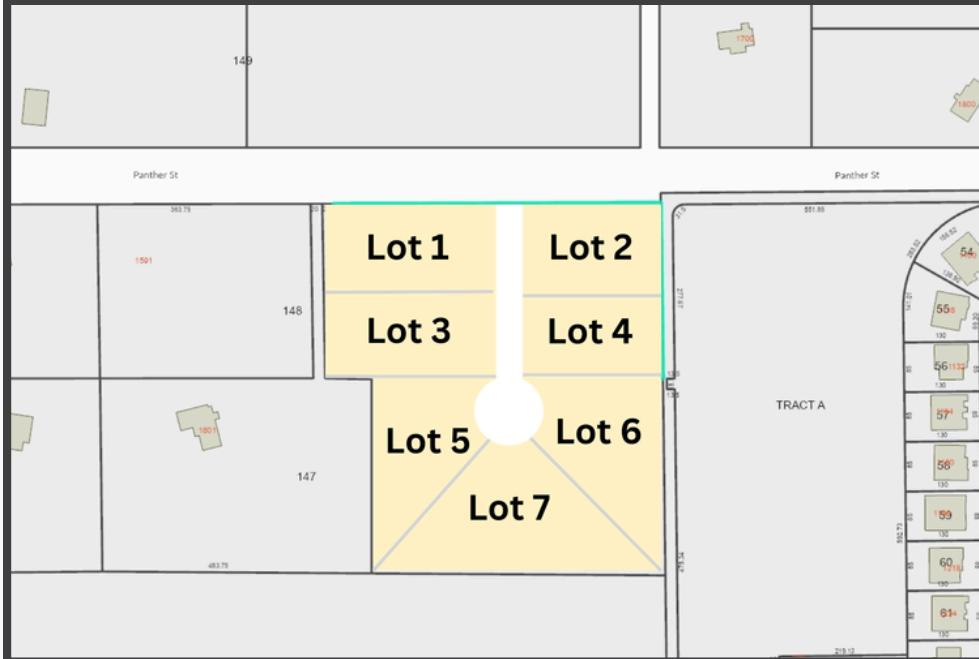
<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING: A-1	FLU: SE	LOCATION: on the south side of Panther St, east of Elm St
W/S: N/A	BCC: 2: Zembower	

PROJECT NARRATIVE – PARCEL COMBINATION AND RESIDENTIAL SUBDIVISION PROPOSAL

APPLICANT: JORGE LUIS MALDONADO RAZURI

PROPOSED DEVELOPMENT: MERGING BOTH PARCELS TO THEN FORM 7 LOTS OF AT LEAST 1 ACRE EACH



1. Project Purpose

Parcels:

- ✓ 25-20-31-5BA-0000-147B
- ✓ 25-20-31-5BA-0000-1480

Approximate Location: Panther St, Oviedo, Seminole, FL

Total Combined Area: 7.8 acres

The goal of this project is to combine these two adjacent parcels into a single tract, and subsequently subdivide the resulting land into 7 individual single-family residential lots, each with a minimum net area of 1 acre. The subdivision will also include common-use areas for internal circulation and pedestrian access.

This plan aligns with the surrounding low-density residential character of the area and supports the county's objectives of controlled, harmonious growth. It also preserves the semi-rural identity of the area while increasing the land's usability and value through responsible development.

2. Justification for Parcel Combination

These two contiguous parcels share consistent zoning and physical characteristics. They are located in an area with:

- ✓ Compatible zoning and Future Land Use designation (to be officially confirmed, likely Low Density Residential).
- ✓ A residential context with predominantly one-acre or larger lots.
- ✓ Nearby public utilities (availability and feasibility currently being researched).

Combining both parcels enables a more cohesive and efficient design for roadways, utility access, and stormwater management, while simplifying subdivision processing.

PROJECT NARRATIVE – PARCEL COMBINATION AND RESIDENTIAL SUBDIVISION PROPOSAL

APPLICANT: JORGE LUIS MALDONADO RAZURI

3. Technical Proposal Overview

3.1 Proposed Lot Design

- ✓ A total of 7 single-family home lots are proposed.
- ✓ Each lot will be at least 1 acre in size to comply with current zoning.
- ✓ All lots will be served by a shared internal access road.

3.2 Common Areas and Circulation

- ✓ Approximately 0.8 acres of the combined land will be allocated for internal roadway circulation and pedestrian pathways.
- ✓ The roadway will be designed using low-impact development standards and include proper stormwater drainage infrastructure (e.g., swales, retention areas, or underground systems, per county requirements).

4. Compatibility with County Planning Guidelines

This proposed development is fully compatible with the surrounding land use and consistent with Seminole County's growth and zoning regulations:

- ✓ No rezoning is requested.
- ✓ Proposed lot sizes are in line with the current zoning (A-1) and FLU.
- ✓ The project respects local density, traffic, and environmental considerations.
- ✓ The subdivision improves the land's usability while maintaining the area's residential character.

5. Project Status and Due Diligence

This request is submitted during the due diligence period of a contractual purchase agreement for both parcels. The purpose is to receive preliminary feedback on the feasibility of combining and subdividing the land prior to closing the transaction.

Once the project receives preliminary guidance, a formal application for subdivision approval will be submitted in accordance with county procedures.

We appreciate the opportunity to present this vision to the Seminole County Planning Division and look forward to your feedback regarding zoning consistency, subdivision eligibility, and applicable development standards.

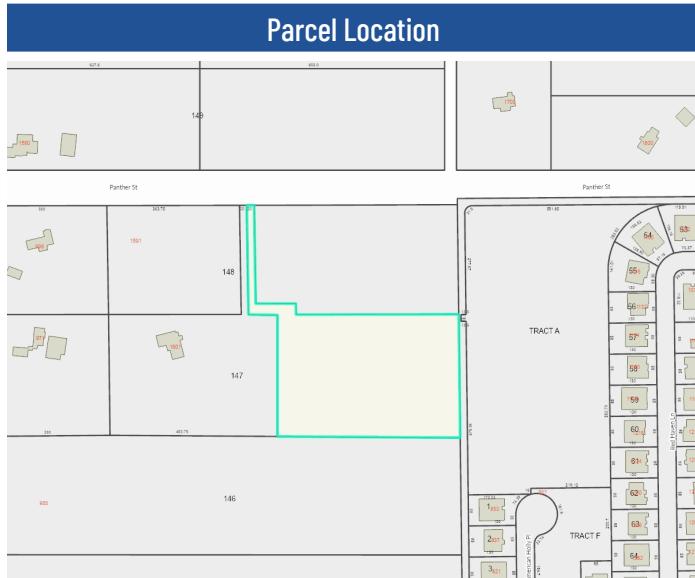
Applicant: Jorge Luis Maldonado Razuri

📞 (407) 538-8291 / 📩 jorge_luis_maldonado@me.com

Property Record Card



Parcel: 25-20-31-5BA-0000-147B
 Property Address: **TRAN, TOAN V; TRAN, HUYEN N**
 Owners: **TRAN, TOAN V; TRAN, HUYEN N**
 2026 Market Value \$192,650 Assessed Value \$102,389 Taxable Value \$102,389
 2025 Tax Bill \$1,795.89 Tax Savings with Non-Hx Cap \$839.37
 Vacant Residential has a lot size of 4.05 Acres



Site View



Parcel Information

Parcel	25-20-31-5BA-0000-147B
Property Address	
Mailing Address	885 ENCLAVE AT HARDEN CIR LAKELAND, FL 33813-7600
Subdivision	BLACK HAMMOCK
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)	\$192,650	\$192,650
Land Value Agriculture	\$0	\$0
Just/Market Value	\$192,650	\$192,650
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$90,261	\$99,569
P&G Adjustment	\$0	\$0
Assessed Value	\$102,389	\$93,081

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,635.26
Tax Bill Amount	\$1,795.89
Tax Savings with Exemptions	\$839.37

Owner(s)

Name - Ownership Type

TRAN, TOAN V - Tenancy by Entirety
 TRAN, HUYEN N - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 147 (LESS W 813.75 FT) & E 20 FT OF W
 733.75 FT OF LOT 148 & S 30 FT OF E 110 FT OF
 W 843.75 FT OF LOT 148 BLACK HAMMOCK PB
 1 PG 31

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$102,389	\$0	\$102,389
Schools	\$192,650	\$0	\$192,650
FIRE	\$102,389	\$0	\$102,389
ROAD DISTRICT	\$102,389	\$0	\$102,389
SJWM(Saint Johns Water Management)	\$102,389	\$0	\$102,389

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2000	\$45,000	03795/1228	Vacant	Yes

Land

Units	Rate	Assessed	Market
3.85 Acres	\$50,000/Acre	\$192,650	\$192,650

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date

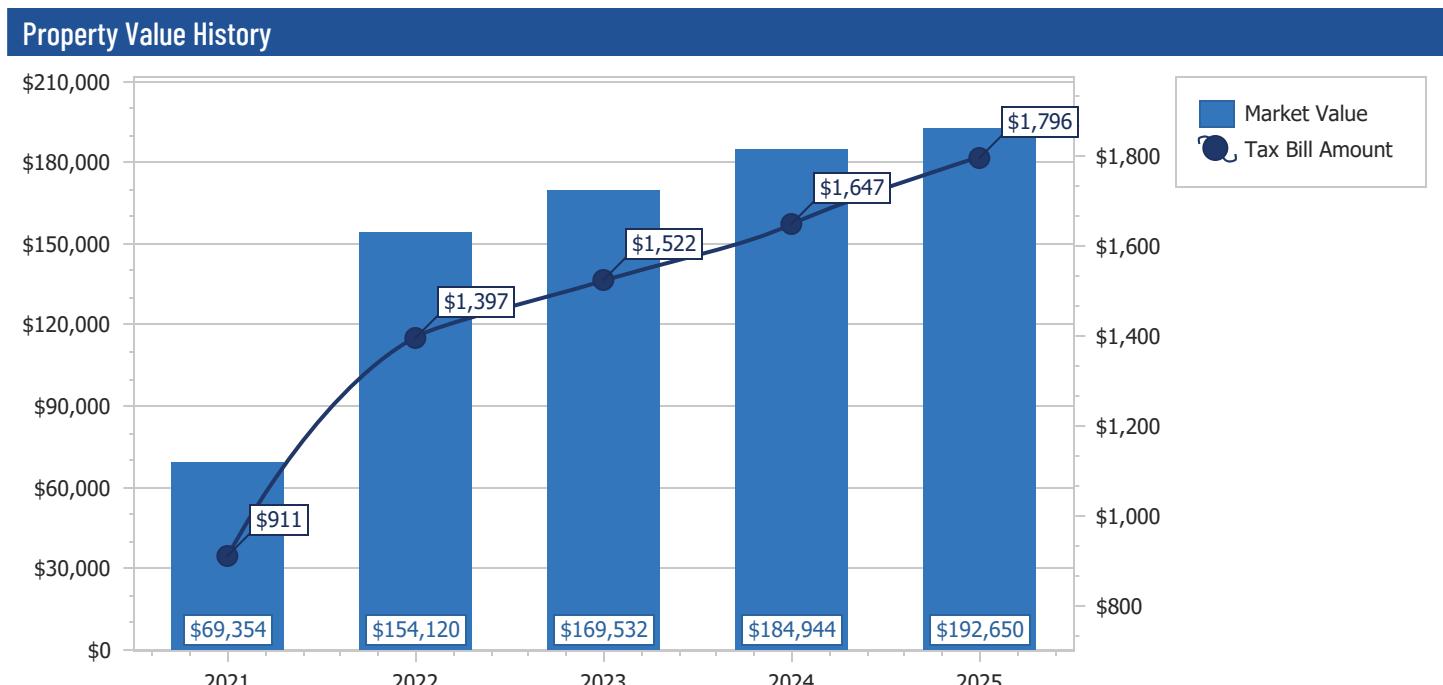
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

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

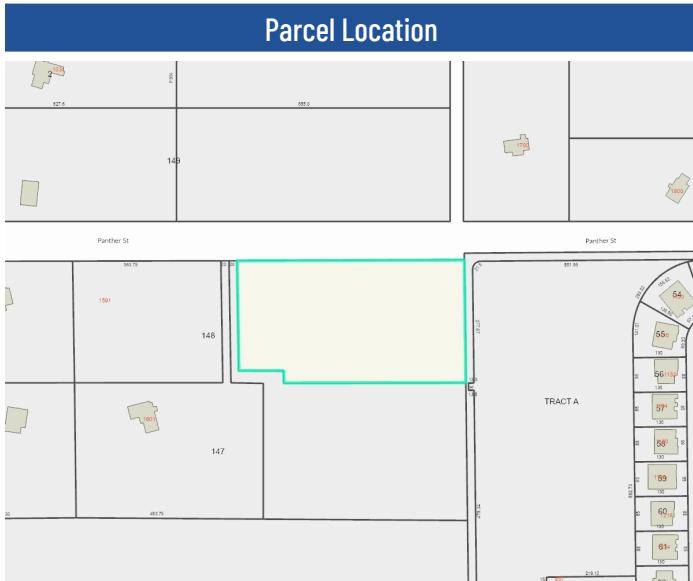
Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Property Record Card



Parcel: 25-20-31-5BA-0000-1480
 Property Address: **TRAN, TOAN V; TRAN, HUYEN N**
 Owners: **TRAN, TOAN V; TRAN, HUYEN N**
 2026 Market Value \$194,950 Assessed Value \$103,610 Taxable Value \$103,610
 2025 Tax Bill \$1,817.32 Tax Savings with Non-Hx Cap \$849.40
 Vacant Residential property has a lot size of 3.75 Acres



Site View

Parcel Information

Parcel	25-20-31-5BA-0000-1480
Property Address	
Mailing Address	885 ENCLAVE AT HARDEN CIR LAKELAND, FL 33813-7600
Subdivision	BLACK HAMMOCK
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)	\$194,950	\$194,950
Land Value Agriculture	\$0	\$0
Just/Market Value	\$194,950	\$194,950
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$91,340	\$100,759
P&G Adjustment	\$0	\$0
Assessed Value	\$103,610	\$94,191

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,666.72
Tax Bill Amount	\$1,817.32
Tax Savings with Exemptions	\$849.40

Owner(s)

Name - Ownership Type

TRAN, TOAN V - Tenancy by Entirety
 TRAN, HUYEN N - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 148 (LESS W 733.765 FT & S 30 FT OF E 70 FT OF W 843.75 FT) BLACK HAMMOCK PB 1 PG
31

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$103,610	\$0	\$103,610	
Schools	\$194,950	\$0	\$194,950	
FIRE	\$103,610	\$0	\$103,610	
ROAD DISTRICT	\$103,610	\$0	\$103,610	
SJWM(Saint Johns Water Management)	\$103,610	\$0	\$103,610	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	5/1/2001	\$100	04077/1464	Vacant	No
WARRANTY DEED	1/1/2000	\$45,000	03785/1622	Vacant	Yes
WARRANTY DEED	12/1/1999	\$74,000	03771/0628	Vacant	No
WARRANTY DEED	2/1/1983	\$24,000	01440/1538	Vacant	No
WARRANTY DEED	2/1/1983	\$24,000	01440/1534	Vacant	No

Land				
Units	Rate	Assessed	Market	
3.90 Acres	\$50,000/Acre	\$194,950	\$194,950	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

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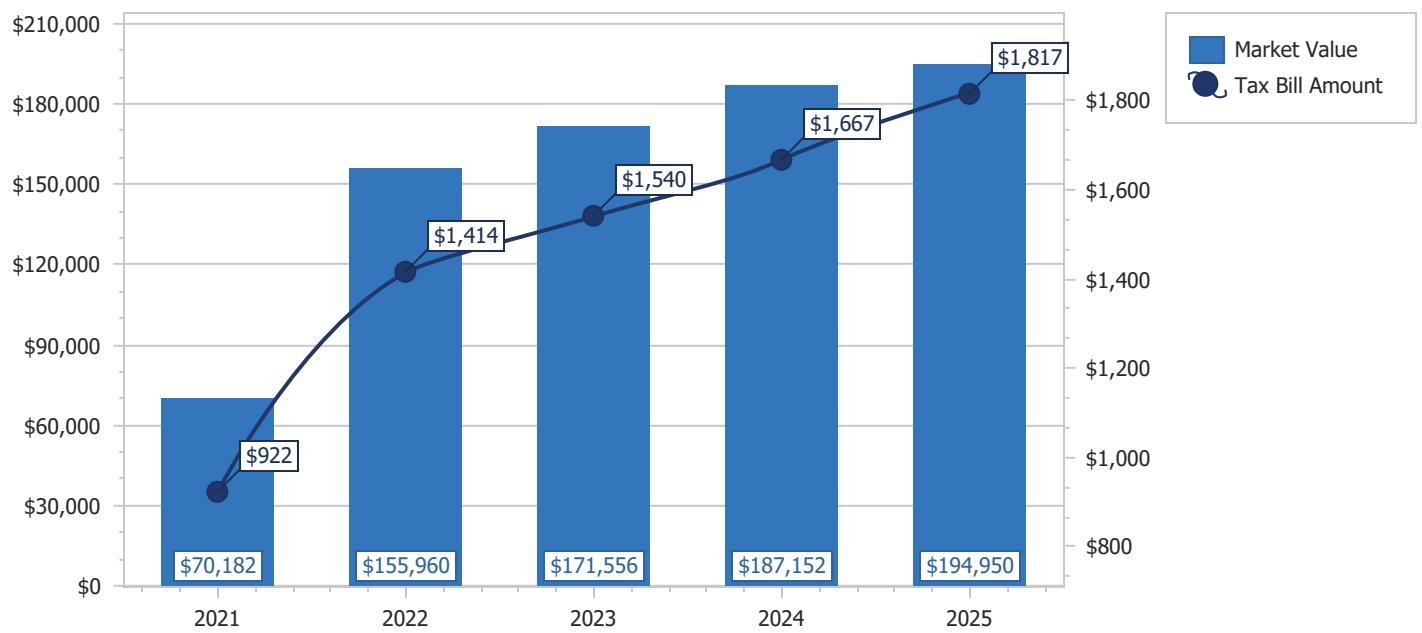
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Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**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: 12/4/2025 12:08:14 PM
Project: 25-80000135
Credit Card Number: 42*****9373
Authorization Number: 07556D
Transaction Number: 041225O2D-E43BFDFB-947C-4B38-A922-B0B5AE1F02A4
Total Fees Paid: 52.50

Fees Paid

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