



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

PROJ. #: 26-800000070

RECEIVED AND PAID 06/10/2026

**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: Hester Avenue Subdivision	
PARCEL ID #(S): 23-20-30-300-010D-0000	
TOTAL ACREAGE: 9.50	BCC DISTRICT: 2: ZEMBOWER
ZONING: PD	FUTURE LAND USE: LDR

**APPLICANT**

NAME: Nicole Martin, Permitting Manager	COMPANY: Madden, Moorhead & Stokes, LLC		
ADDRESS: 431 E. Horatio Ave., Ste. 260			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE:	EMAIL:	[REDACTED]	

**CONSULTANT**

NAME: David A. Stokes, P.E., President	COMPANY: Madden, Moorhead & Stokes, LLC		
ADDRESS: 431 E. Horatio Ave., Ste. 260			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE:	EMAIL:	[REDACTED]	

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

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>We wish to discuss a proposed 27 lot single family subdivision.</u>				

**STAFF USE ONLY**

COMMENTS DUE: 06/19	COM DOC DUE: 06/25	DRC MEETING: 07/08/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: LDR	LOCATION: on the northwest side of Hester Ave, south of N Ronald Reagan Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 2: ZEMBOWER	




**MADDEN**  
**MOORHEAD & STOKES, LLC**  
**CIVIL ENGINEERS**

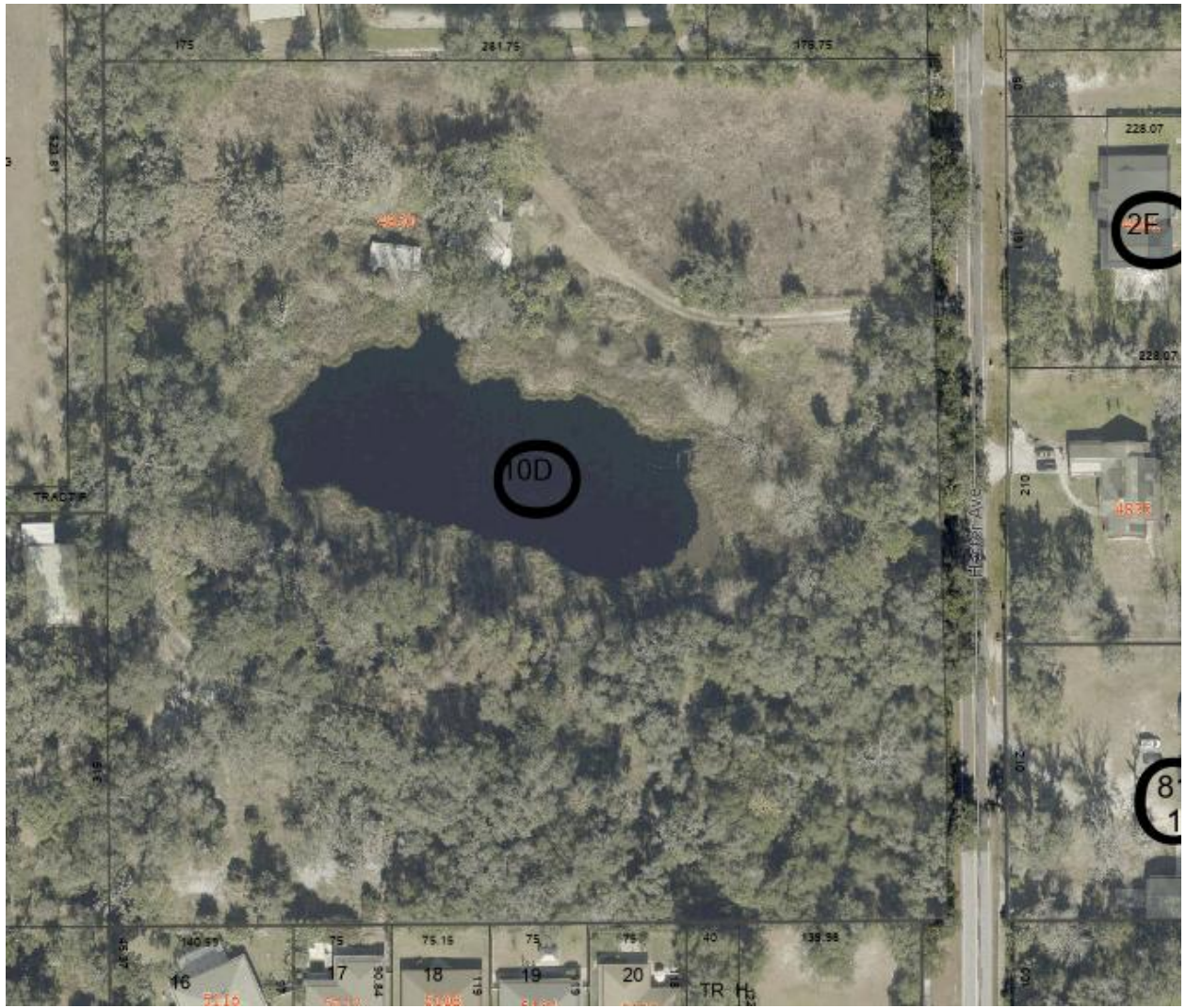
June 10, 2026

**RE: Hester Avenue Subdivision**  
**Parcel: 23-20-30-300-010D-0000**  
**Property Address: 4850 HESTER AVE SANFORD, FL 32773**

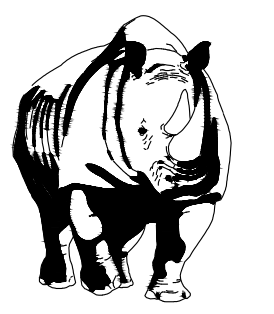
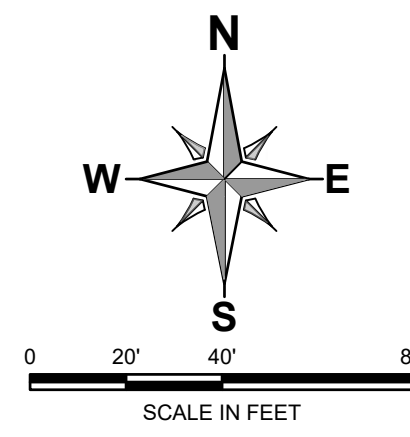
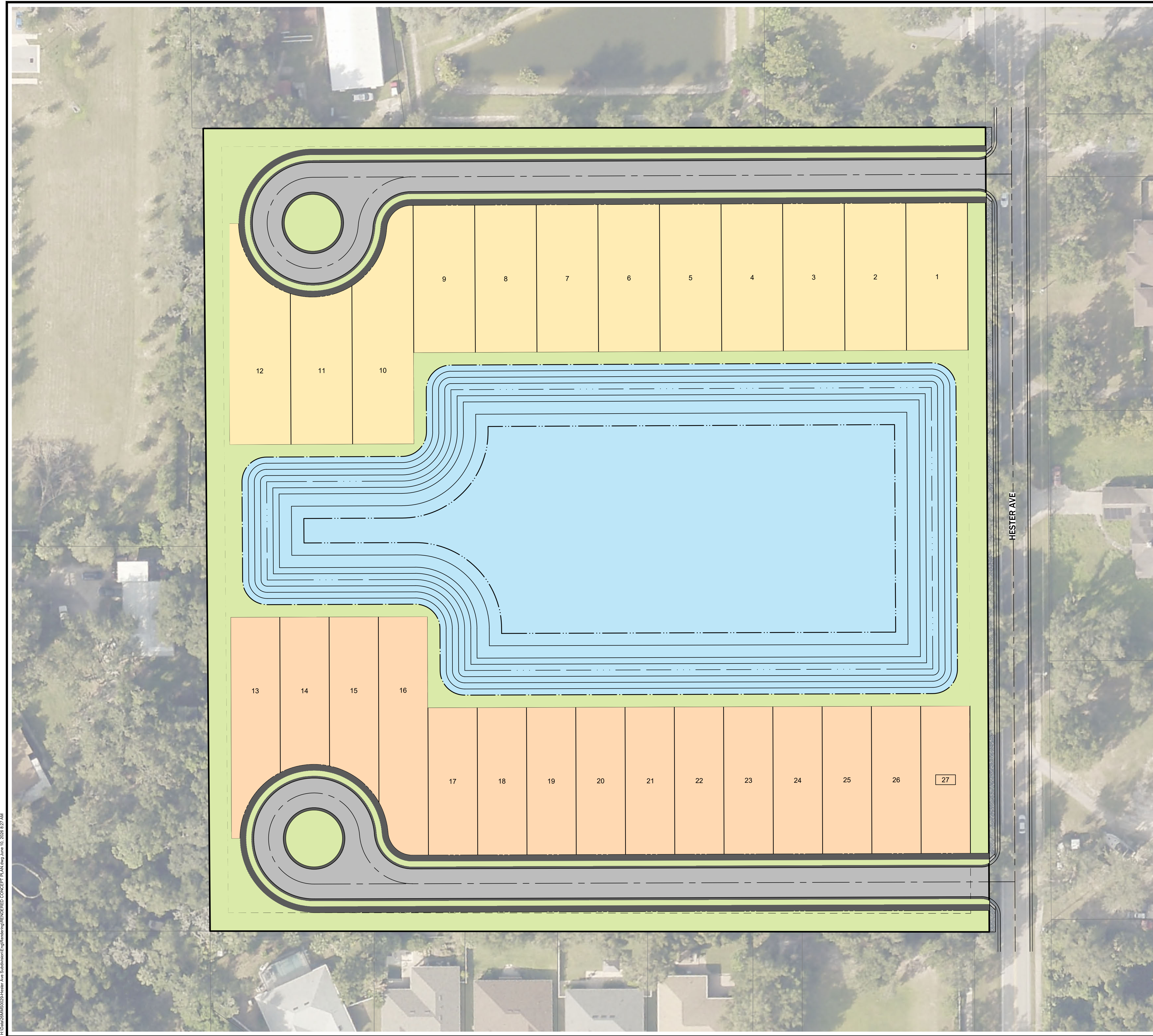
Narrative: We wish to discuss a proposed 27 lot single family subdivision.

David A. Stokes, P.E.  
President  
Madden, Moorhead & Stokes, LLC.  
431 E. Horatio Ave, Suite 260  
Maitland, FL 32751  
P 407-629-8330





H:\04\26\18\0029\Hester Ave Subdivision\Engineering\RENDERED\CONCEPT PLAN.dwg June 10, 2026 8:27 AM



**MADDEN**  
MOORHEAD & STOKES, LLC  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 260  
Maitland, Florida 32751  
(407) 629-8330  
CA# 0007723

**SITE DATA**

- TOTAL PROJECT AREA:**  
9.50 AC.
- PROPOSED USE**  
SUBDIVISION
- EXISTING USE**  
VACANT
- LANDSCAPE BUFFERS:**  
FRONT 15'  
BACK 15'  
SIDE 15'
- ACCORDING TO FIRM MAP PANEL NO. 12117C0160F DATED 09/28/2007, THE MAJORITY OF THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' - AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA WITH A PORTION OF THE PROPERTY LYING WITHIN FLOOD ZONE AREA 'A' AND IS IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- DENSITY**  
27 UNITS/9.50 AC = 2.84 DU/AC

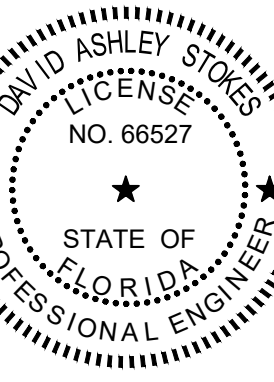
**LEGEND**

40' LOTS (12)	1.75 AC.
50' LOTS (15)	1.74 AC.
CONCRETE	0.43 AC.
PAVEMENT	0.84 AC.
POND	3.04 AC.
OPEN SPACE	1.70 AC.
<b>TOTAL</b>	<b>9.50 AC.</b>

**SITE PLAN**  
FOR  
**HESTER AVE SUBDIVISION**  
FLORIDA  
SEMINOLE COUNTY

**M/I HOMES**  
Welcome to Better  
**ORLANDO DIVISION**  
400 INTERNATIONAL PARKWAY, SUITE 470  
LAKE MARY, FL 32746  
407.531.5100

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		



This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.  
Signature must be verified on any electronic copies.  
ENGINEER OF RECORD

JOB # 26MMS0029  
DATE 09/06/2026  
DATUM: NAVD 88  
DESIGNED BY: XXX  
DRAWN BY: JFV  
APPROVED BY: DAS

**C004**

# 2026 Property Record Card



Parcel: **23-20-30-300-010D-0000**  
 Property Address: **4850 HESTER AVE SANFORD, FL 32773**  
 Owners: **MAY LAND DEVELOPMENT**  
 2026 Market Value \$742,793 Assessed Value \$742,793 Taxable Value \$742,793  
 2025 Tax Bill \$10,102.34

The 3 Bed/2 Bath Miscellaneous Residential property is 1,560 SF and a lot size of 9.58 Acres

## Parcel Location



## Current Site Picture



## Parcel Information

Parcel	23-20-30-300-010D-0000
Property Address	4850 HESTER AVE SANFORD, FL 32773
Mailing Address	3248 W LAKE MARY BLVD STE 1230 LAKE MARY, FL 32746-3587
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
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	\$0	\$0
Depreciated Other Features	\$12,793	\$8,529
Land Value (Market)	\$730,000	\$730,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$742,793	\$738,529
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	\$742,793	\$738,529

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,102.34
Tax Bill Amount	\$10,102.34
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type

MAY LAND DEVELOPMENT

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 23 TWP 20S RGE 30E SE 1/4 OF NE 1/4 OF NW 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$742,793	\$0	\$742,793
SCHOOLS	\$742,793	\$0	\$742,793
FIRE	\$742,793	\$0	\$742,793
ROAD	\$742,793	\$0	\$742,793
WATER MANAGEMENT DISTRICT	\$742,793	\$0	\$742,793

## Sales

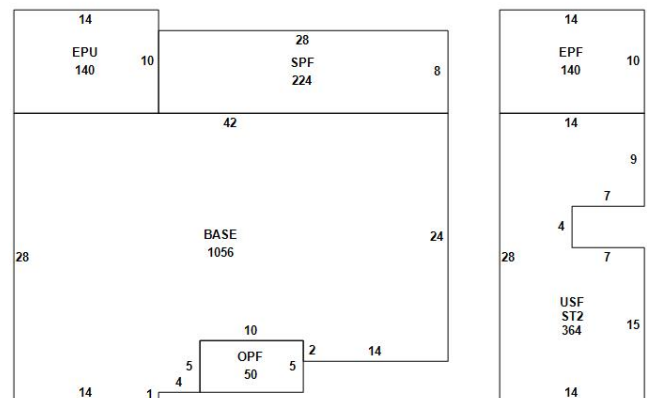
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/9/2024	\$100	10741/0538	Improved	No
WARRANTY DEED	9/13/2024	\$750,000	10697/0194	Improved	Yes
QUIT CLAIM DEED	4/1/1984	\$105,105	01559/0511	Improved	No
QUIT CLAIM DEED	10/1/1982	\$100	01416/1200	Improved	No
CERTIFICATE OF TITLE	9/1/1982	\$45,900	01412/1185	Improved	No
WARRANTY DEED	2/1/1980	\$56,000	01265/0910	Vacant	Yes

## Land

Units	Rate	Assessed	Market
10 Acres	\$73,000/Acre	\$730,000	\$730,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1955
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1056
Total Area (ft <sup>2</sup> )	1974
Constuction	SIDING GRADE 3
Replacement Cost	\$0
Assessed	\$0



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft²)
ENCLOSED PORCH FINISHED	140
ENCLOSED PORCH UNFINISHED	140
OPEN PORCH FINISHED	50
SCREEN PORCH FINISHED	224
UPPER STORY FINISHED	364

## Permits

Permit #	Description	Value	CO Date	Permit Date
03976	DEMO	\$4,526		4/5/2019
99821	RECHECK FIRE DAMAGE	\$0		7/25/2014
09847	FAM.RM, SCR PCH, BR, BATH, 2 ST A - AS PER PERMIT	\$32,532		7/1/1992

## Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1965	2346	\$18,322	\$10,993
CARPORT 1	1995	1	\$3,000	\$1,800

### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

### Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 23

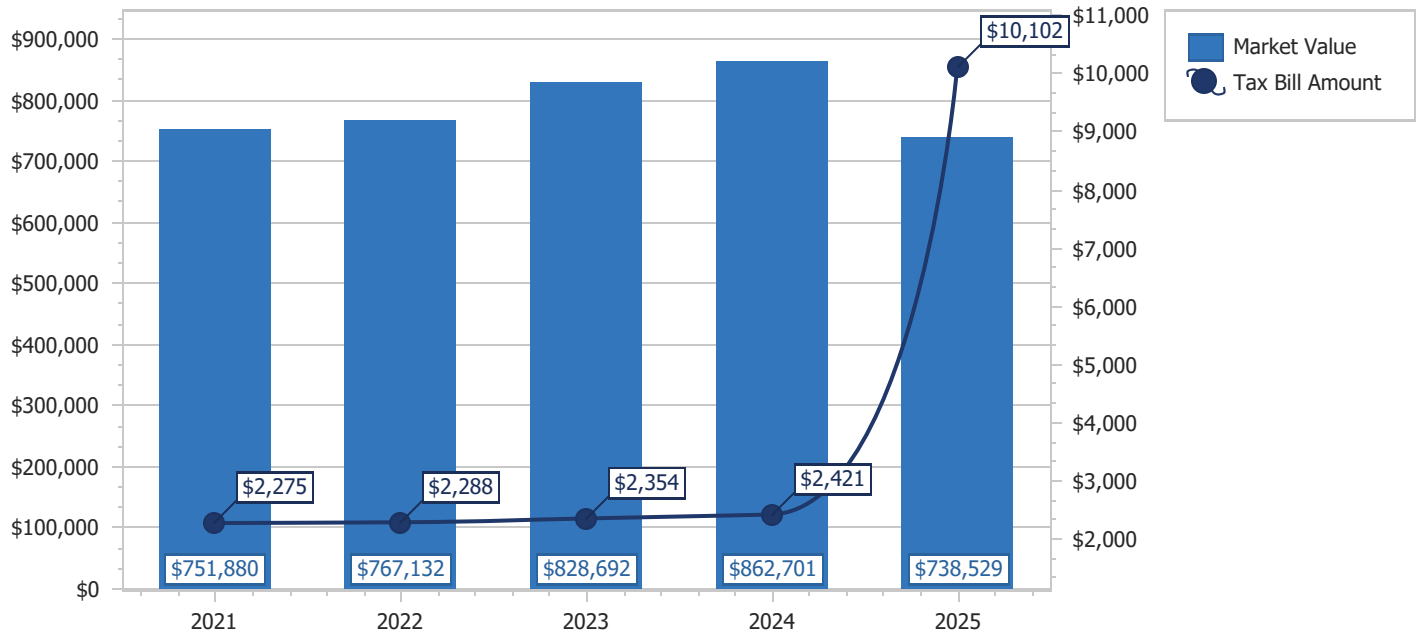
### School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

### Utilities

Fire Station #	Station: 35 Zone: 351
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/11/2026 4:56:08 AM  
**Project:** 26-80000070  
**Credit Card Number:** 47\*\*\*\*\*6662  
**Authorization Number:** 040118  
**Transaction Number:** 110626O18-DF1D1A0D-3B91-4805-AEFE-BB4BCA3F24DF  
**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