



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

PROJ. #: 25-80000033
 Received: 3/20/25
 Paid: 3/20/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: SR 46/Orange Blvd. Property

PARCEL ID #(S): 30-19-30-300-0200-0000

TOTAL ACREAGE: 7.5+/- BCC DISTRICT: PD

ZONING: PD FUTURE LAND USE: PD

APPLICANT

NAME: David A. Stokes, P.E. COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland STATE: FL ZIP: 32751

PHONE: 407-629-8330 EMAIL: ePlan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant 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: 130 multi-family apartments

STAFF USE ONLY

COMMENTS DUE: 3/28 COM DOC DUE: 4/3 DRC MEETING: 4/9

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the north side of W SR 46, east of Orange Blvd
 W/S: Seminole County BCC: 5: Herr

Agenda: 4/4



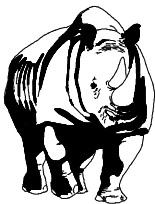
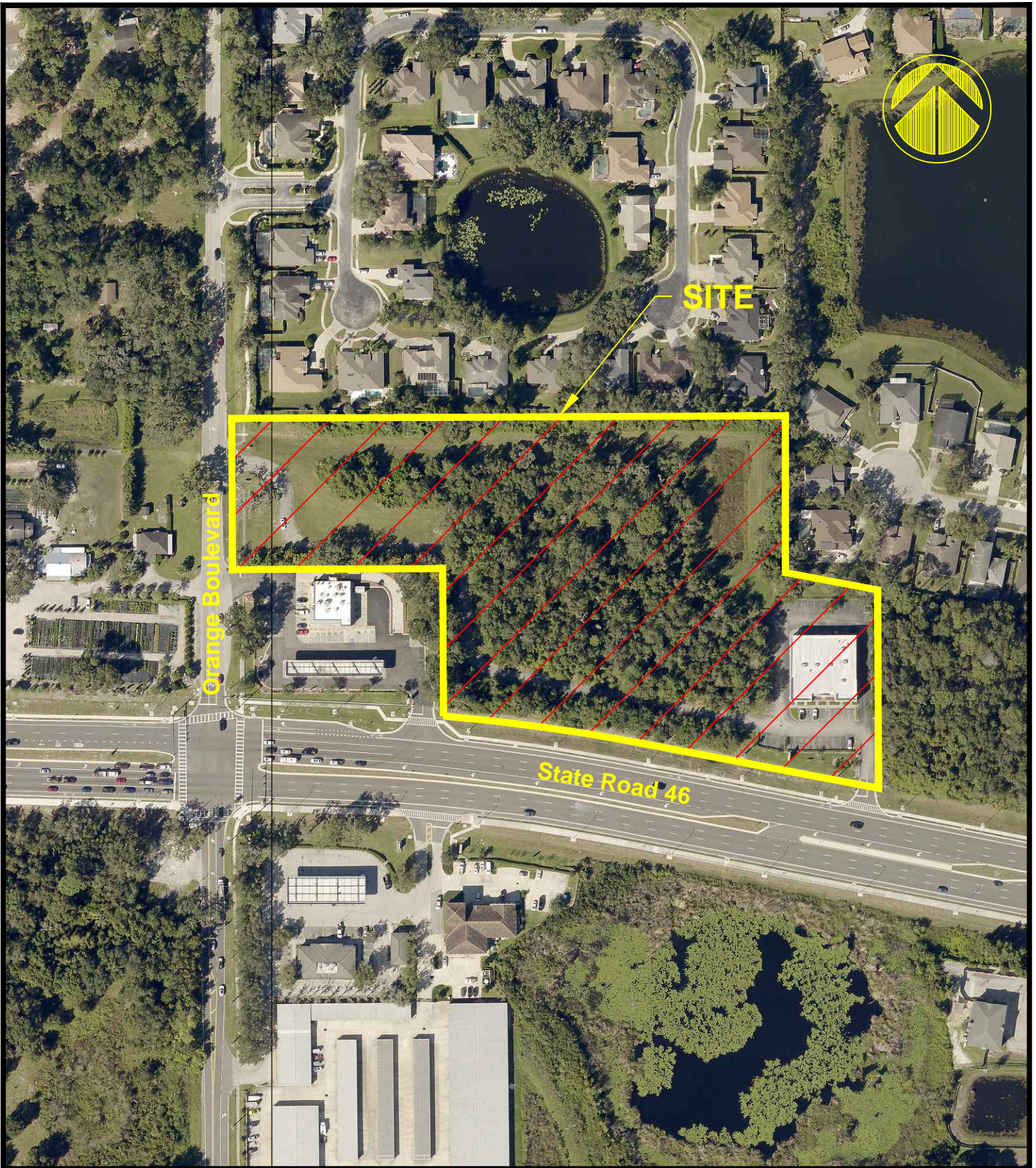
3/20/2025

RE: SR 46/Orange Blvd. Property
30-19-30-300-0200-0000

We kindly request a pre-application meeting to discuss a proposed 130-unit senior apartment development. We wish to discuss zoning, land use, utilities, and the general permitting process.

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





MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO. 25MMS0009

SEC. 30, TWP. 19S, RANGE 30E

DRAWN BY: FM

APPROVED BY: WZ

DATE: 02/18/2025

Scale: 1" = 400'

SEMINOLE COUNTY
SR 46

AERIAL MAP

fdot.dot.state.fl.us

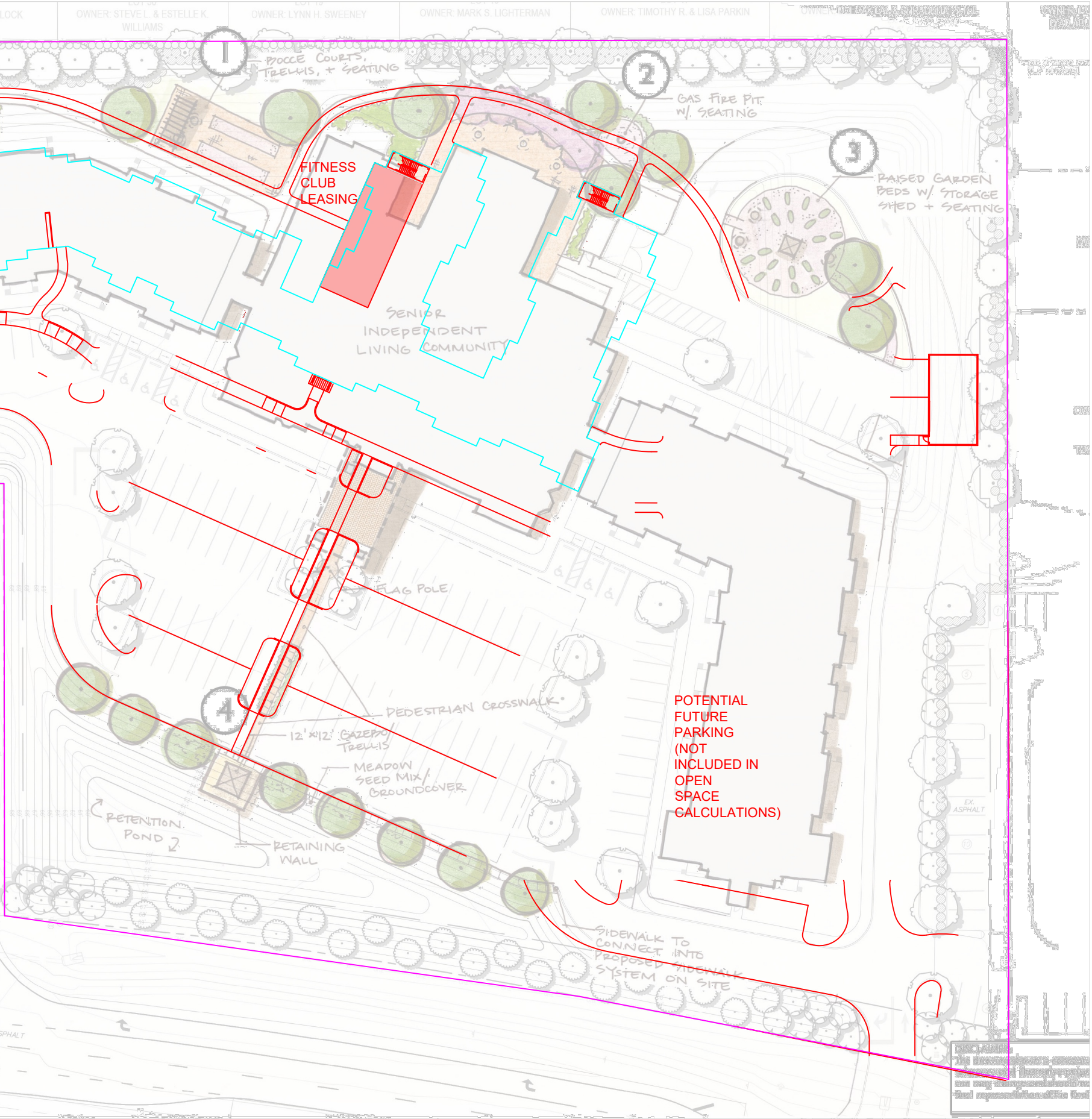
ORANGE BLVD / SR46 - SEMINOLE CO.
CONCEPT #4 - 02/26/2024

4-STORY
130 2Bed/1Ba Units (829 SF)

GROSS FLOOR AREA
33,832 SF FLOOR 1
33,515 SF FLOORS 2-4
134,377 SF TOTAL

PARKING
124 REQUIRED (0.95:1)
170 SHOWN

SPECIFIC RECREATION USES SHOWN
HEREON ARE FOR REFERENCE ONLY. FINAL
USES TO BE DETERMINED DURING FINAL
DESIGN AND PERMITTING.



Property Record Card



Parcel: 30-19-30-300-0200-0000
 Property Address: W SR 46 SANFORD, FL 32771
 Owners: ALOHA SANFORD SENIOR LIVING LLC
 2025 Market Value \$4,126,719 Assessed Value \$4,126,719 Taxable Value \$4,126,719
 2024 Tax Bill \$54,509.83
 Vac General-Commercial property has a lot size of 7.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
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	\$4,126,719	\$4,126,719

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,509.83
Tax Bill Amount	\$54,509.83
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ALOHA SANFORD SENIOR LIVING LLC

Legal Description

SEC 30 TWP 19S RGE 30E
N 231.7 FT OF S 1881.7 FT OF W 880
FT OF NW 1/4 (LESS RD)
& THAT PT OF S 1650 FT OF W 880 FT OF
NW 1/4 LYING N OF NEW ST RD 46
(LESS W 351 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,126,719	\$0	\$4,126,719
Schools	\$4,126,719	\$0	\$4,126,719
FIRE	\$4,126,719	\$0	\$4,126,719
ROAD DISTRICT	\$4,126,719	\$0	\$4,126,719
SJWM(Saint Johns Water Management)	\$4,126,719	\$0	\$4,126,719

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/9/2024	\$2,000,000	10723/0740	Vacant	Yes
WARRANTY DEED	10/17/2019	\$4,106,900	09462/1206	Improved	Yes
WARRANTY DEED	5/1/2004	\$510,000	05321/1601	Improved	Yes
QUIT CLAIM DEED	9/1/1992	\$100	02906/1693	Improved	No
QUIT CLAIM DEED	9/1/1992	\$100	02906/1692	Improved	No

Land

Units	Rate	Assessed	Market
325,451 SF	\$12.68/SF	\$4,126,719	\$4,126,719

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00322	DEMOLISH SFR	\$3,000		1/15/2009

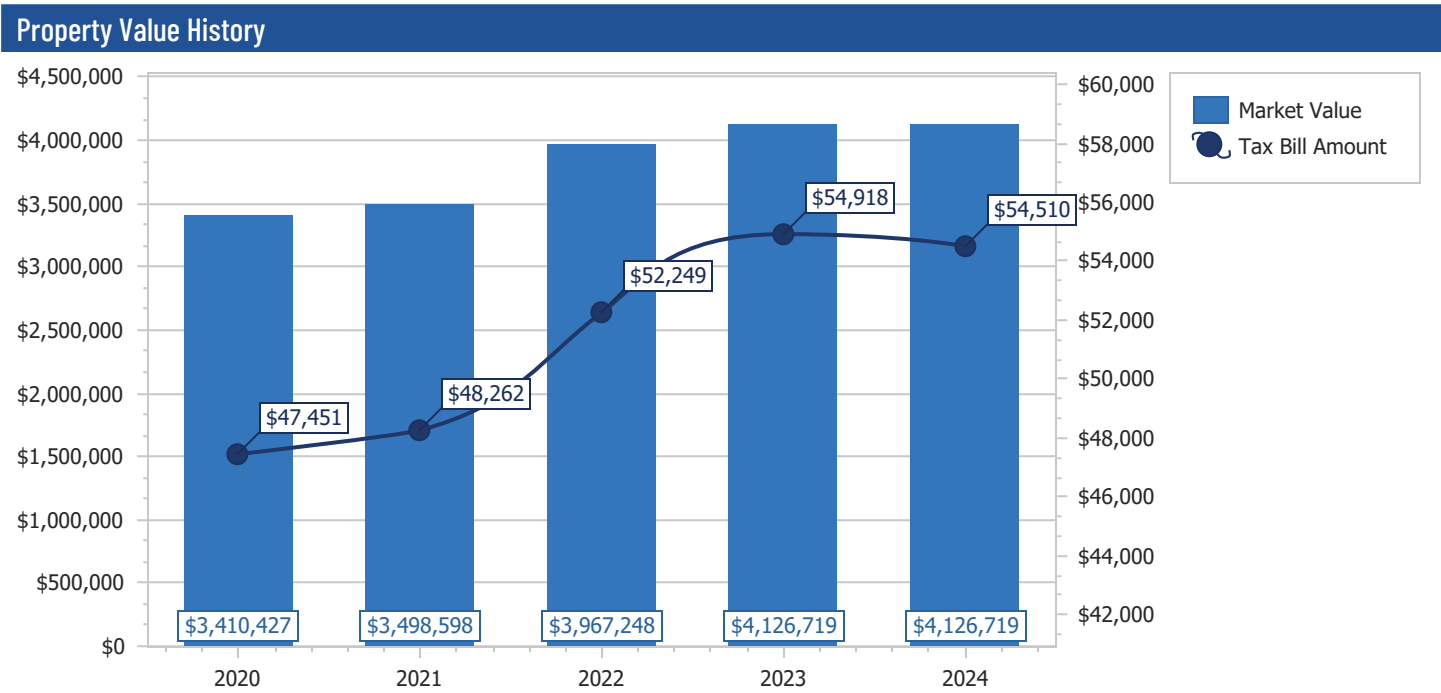
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 3/20/2025 1:54:36 PM
Project: 25-80000033
Credit Card Number: 37*****1003
Authorization Number: 224385
Transaction Number: 200325O10-14DAC887-3BBD-4AC1-B888-EE54DB61AF4A
Total Fees Paid: 52.50

Fees Paid

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