



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

PROJ. #: 26-80000053
 PM: CHAD HARVEY
 REC'D: 05/01/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Richmond Residential
 PARCEL ID #(S): 03-20-31-501-0B00-0060
 TOTAL ACREAGE: ±19 AC **19.06** BCC DISTRICT: District 2
 ZONING: A-1 FUTURE LAND USE: HIPAP

APPLICANT

NAME: Chris Warshaw, PE COMPANY: England-Thims & Miller (ETM) Inc.
 ADDRESS: 1411 Edgewater Drive, Suite 200
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.768.3304 EMAIL: [REDACTED]

CONSULTANT

NAME: Chris Warshaw, P.E. COMPANY: England-Thims & Miller
 ADDRESS: 1411 Edgewater Dr #200
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.768.3304 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Detached single-family residential development - 78 lots (PUD)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: **05/08** COM DOC DUE: **05/14** DRC MEETING: **05/27/2026**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: **A-1** FLU: **HIPAP** LOCATION: **on the northeast side of Richmond Ave, south of E SR 46**
 W/S: **CITY OF SANFORD** BCC: **2: ZEMBOWER**

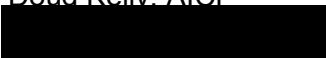
PROJECT NARRATIVE
RICHMOND AVENUE PROPOSED PUD REZONE – Residential Subdivision

DR Horton Orlando is proposing a 78-lot single family detached residential subdivision to be located along the east side of Richmond Avenue, south of State Road 46. The property is within unincorporated Seminole County. The subject site is currently zoned Agriculture with the HIP Future Land Use designation. The proposed request and the subject of the pre-application meeting is to rezone the property from A1 to PUD.

The project will have one access point which will be located along Richmond Avenue. Stormwater management for the site will be provided by a wet pond located at the east end of the project. The site does include wetlands, and we are currently in the process of having an ecologist perform an environmental assessment.

Thank you for your assistance.

Respectfully submitted.
Doug Kelly, AICP

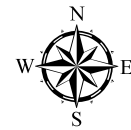


Richmond Residential

Vicinity

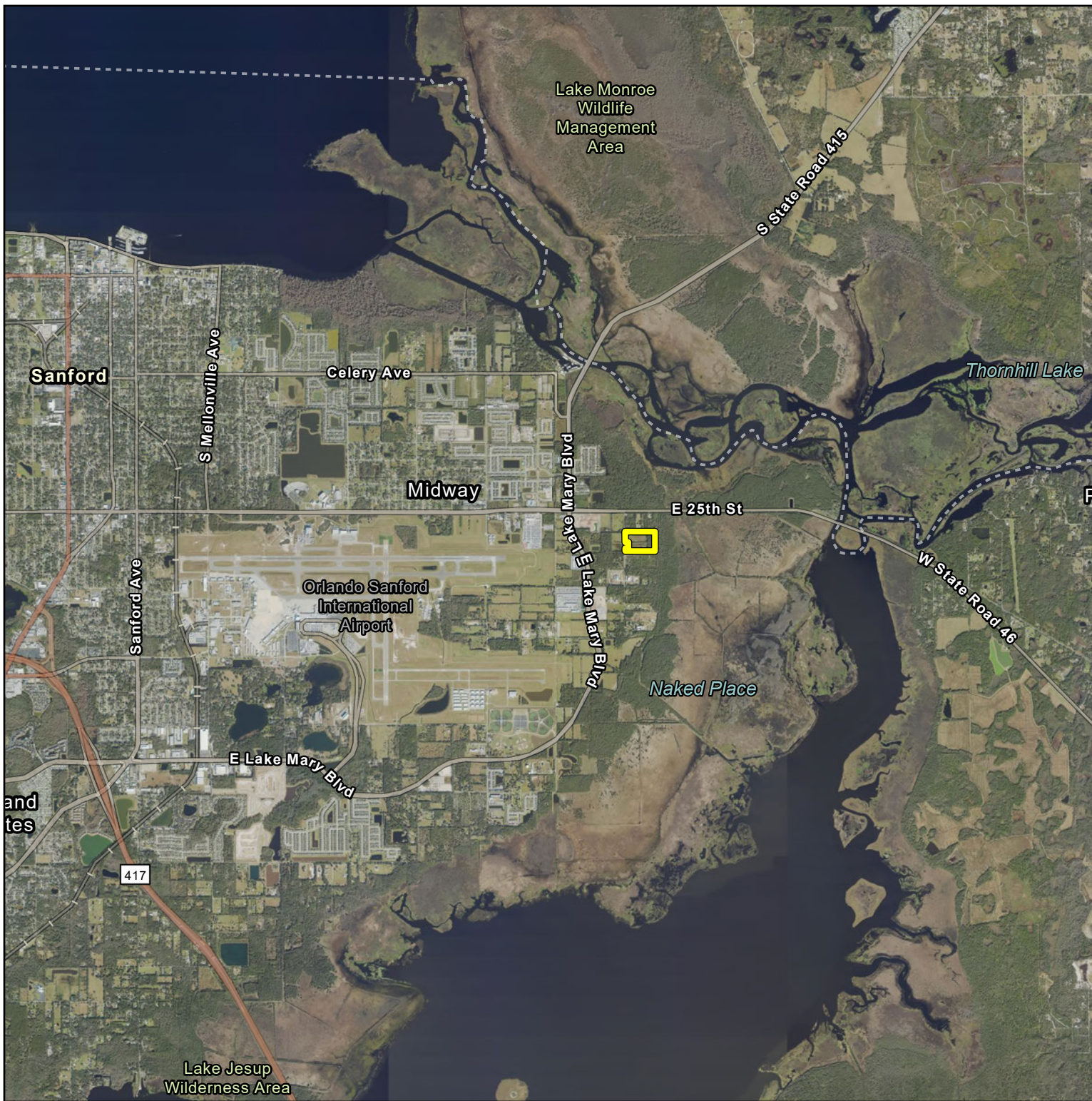
Source: ETM, Seminole County, Esr

 Subject Property



ETM
ENGLAND-THIMS & MILLER
1411 Edgewater Drive, #200, Orlando, Florida 32804
407.536.5379 | www.etmgeo.com | www.etmnc.com

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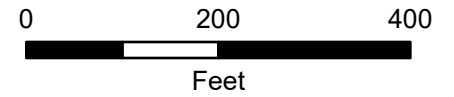
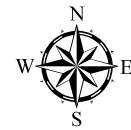
Richmond Residential

Aerial

Source: ETM, Seminole County, Esri, Nearmap

 Subject Property

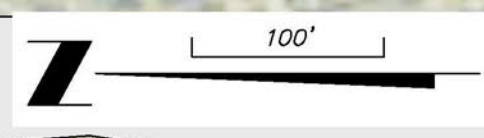
Richmond Ave



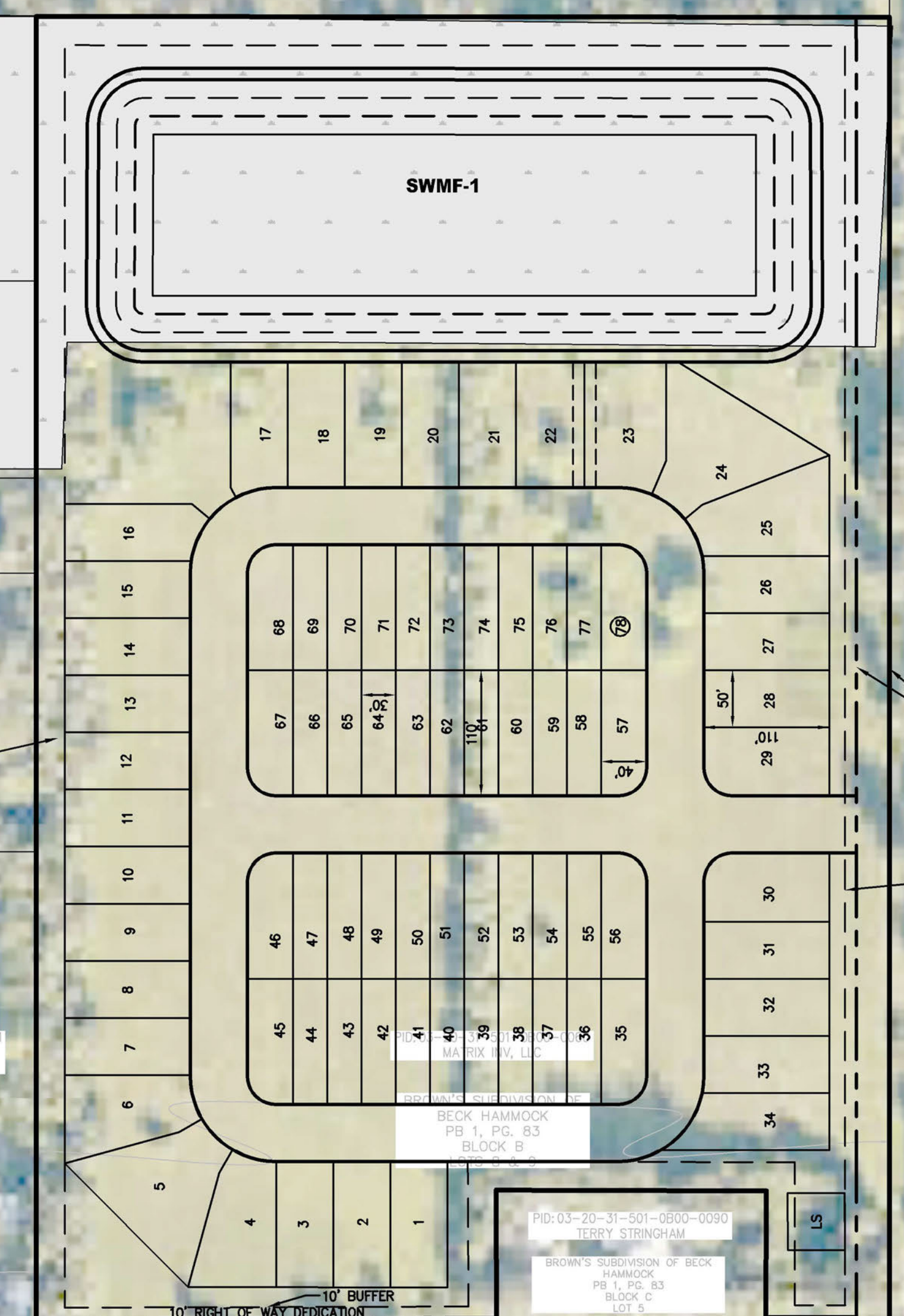
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Date: 5/1/2026



LOT COUNTS	
TYPE	QUANTITY
30' DETACHED	44
50' DETACHED	34



PID: 03-20-31-501-0800-0050 REX JOHNSON
 PID: 03-20-31-501-0800-005A LEWIS JOHNSON
 PID: 03-20-31-501-0800-0050 MICHAEL VENDOZZA
 PID: 03-20-31-501-0800-005B KARL ALSPERGER
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK B LOT 5
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK C LOT 5
 BROWN'S SUBDIVISION OF BECK HAMMOCK PB 1, PG. 83 BLOCK D LOTS 3 & 4
 PID: 03-20-31-501-0800-0050 TERRY STRINGHAM
 CONCRETE PAD W/ MISC FOUND 1/2" IR (NO ID)

E. 25 ST.
(S.R. 46)

RICHMOND AVE.
(50' R/W)

- CONCEPT PLAN NOTES**
- THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 - NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
 - THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

CONCEPTUAL SITE PLAN

**RICHMOND
SEMINOLE COUNTY, FL**



ENGLAND-THIMS & MILLER

1411 Edgewater Drive, Ste. 200
 Orlando, Florida 32804
 (407) 536-5379
 www.etm-inc.com
 REG-00002584 LC-0000316

77.00' (M)
 47.00' (M)
 N69°52'29"E 469.17' (M)
 S00°11'20"E 1511.23' (M)
 N00°10'09"W 769.40' (M)
 S00°11'20"E 658.00' (M)
 S89°49'25"W 640.77' (M)

Property Record Card



Parcel: **03-20-31-501-0B00-0060**
 Property Address:
 Owners: **MATRIX INV LLC**
 2026 Market Value \$1,674,500 Assessed Value \$159,431 Taxable Value \$159,431
 2025 Tax Bill \$2,400.07 Tax Savings with Non-Hx Cap \$13,561.95
 Grazing Land property has a lot size of 19.06 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0B00-0060
Property Address	
Mailing Address	PO BOX 471476 LAKE MONROE, FL 32747-1476
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

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)	\$1,674,500	\$1,477,500
Land Value Agriculture	\$343,533	\$303,533
Just/Market Value	\$1,674,500	\$1,477,500
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$184,102	\$158,275
P&G Adjustment	\$0	\$0
Assessed Value	\$159,431	\$145,258

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,962.02
Tax Bill Amount	\$2,400.07
Tax Savings with Exemptions	\$13,561.95

Owner(s)

Name - Ownership Type
 MATRIX INV LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 6 7 + 8 + LOT 9 (LESS S 235 FT OF N 255 FT OF W 113 FT) BLK B BROWNS SUBD OF BECK HAMMOCK PB 1 PG 83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$159,431	\$0	\$159,431
Schools	\$343,533	\$0	\$343,533
SJWM(Saint Johns Water Management)	\$159,431	\$0	\$159,431

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2004	\$541,700	05487/1656	Vacant	No
QUIT CLAIM DEED	1/1/1990	\$100	02152/0540	Vacant	No
WARRANTY DEED	6/1/1985	\$100	01644/1728	Vacant	No
WARRANTY DEED	3/1/1985	\$63,000	01623/1570	Vacant	Yes

Land

Units	Rate	Assessed	Market
15.70 Acres	\$85,000/Acre Market, \$225/Acre AG	\$3,533	\$1,334,500
4 Acres	\$85,000/Acre	\$340,000	\$340,000

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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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

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 18

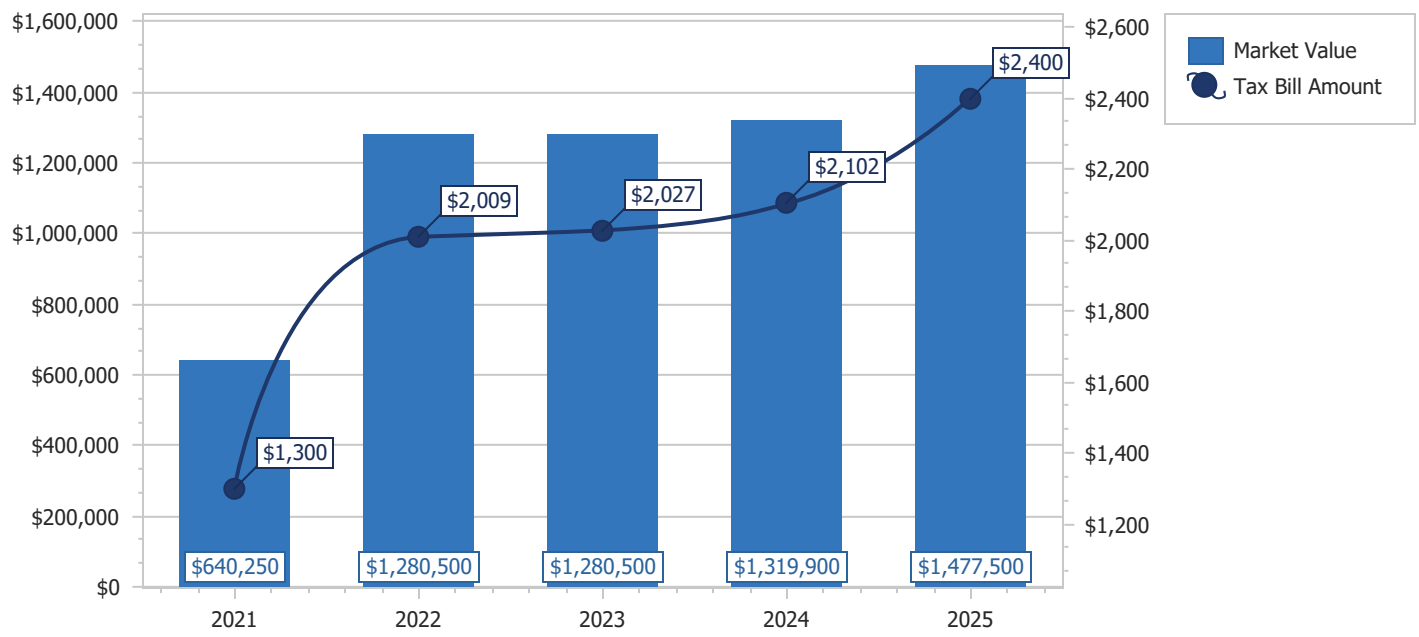
School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/1/2026 3:41:24 PM
Project: 26-80000053
Credit Card Number: 48*****0094
Authorization Number: 001799
Transaction Number: 010526C2B-1DA692BA-0A27-426D-A39D-BCA28039F23C
Total Fees Paid: 52.50

Fees Paid

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