



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

PROJ. #: 24-80000137  
 PM: Joy  
 REC'D: 12-11-24

**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: Monroe Townhomes  
 PARCEL ID #(S): 28-19-30-503-0000-0130  
 TOTAL ACREAGE: 0.43 BCC DISTRICT: 5: Herr  
 ZONING: C-1 FUTURE LAND USE: Hipti

**APPLICANT**

NAME: Ryan Hoffman COMPANY: Hoffman & Adams Construction LLC  
 ADDRESS: 13509 Greentree Drive  
 CITY: Tampa STATE: FL ZIP: 32750  
 PHONE: 423-963-8220 EMAIL: Ryan@haconstructions.com

**CONSULTANT**

NAME: \_\_\_\_\_ COMPANY: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Add as many townhomes as possible, 1st floor living & Garage, 2nd floor living  
Willing to do mixed use if it helps maximizing townhomes  
 **SUBDIVISION**     **LAND USE AMENDMENT**     **REZONE**     **SITE PLAN**     **SPECIAL EXCEPTION**

**STAFF USE ONLY**

COMMENTS DUE: <u>12/20</u>	COM DOC DUE: <u>12/27</u>	DRC MEETING: <u>1/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>Hipti</u>	LOCATION: <u>on the east side of Monroe Rd,</u>
W/S: <u>Seminole County / City of Sanford</u>	BCC: <u>5: Herr</u>	<u>north of SR 46</u>

Hoffman & Adams Construction  
13509 Greentree Drive  
Tampa, FL 33613

## **Seminole County Planning & Development**

### **Pre-Application Narrative for Monroe Townhomes**

#### **Description of Proposed Construction**

We propose to maximize the use of the property for the construction of Monroe Townhomes. The following outlines the scope and approach for the project:

1. **Maximizing Units:**

- The primary goal is to construct as many townhomes as possible on the lot while adhering to required setbacks and zoning regulations.
- We are open to incorporating **mixed-use** if it allows for a greater number of units.

2. **Design Concept:**

- Each townhome will feature a **garage on the first floor**, with the **second floor dedicated to living spaces**.
- If zoning permits, we are willing to explore **three- to four-story designs** to further maximize the number of units.

3. **Utilities:**

- **Water:** According to discussions with Seminole County and the City of Sanford, water access is not an issue.
- **Sewer:** Sewer access will require running a connection to the nearest meter station, which is feasible. We will coordinate with the appropriate departments to ensure compliance and implementation.

#### **Conclusion**

We are looking to gather information for this project to efficiently develop the Monroe Townhomes property to its full potential while maintaining compliance with all Seminole County and City of Sanford requirements. We look forward to your feedback on the proposed design and development approach.

Sincerely,

Ryan Hoffman

Hoffman & Adams Construction

13509 Greentree Drive, Tampa, FL 33613

Office: 407-984-5591 or 423-963-8220

Email: Ryan@haconstructions.com

# Boundary & Topographic Survey

## Legal Description:

LOT 13, 14 AND 15, A.J. PETERSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 60, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THAT PORTION OF VACATED ALLEY WHICH IS APPURTENANT TO THE SUBJECT PROPERTY PURSUANT TO THE RESOLUTION RECORDED IN O.R. BOOK 7691, PAGE 195, PUBLIC RECORDS OF SEMINOLE COUNTY. LESS THAT PORTION OF PROPERTY DESCRIBED IN THAT ORDER OF TAKING RECORDED IN O.R. BOOK 6791, PAGE 1281, PUBLIC RECORDS OF SEMINOLE COUNTY.

### Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, FLORIDA, COMMUNITY NUMBER 12117C, DATED 09/28/2007.

CERTIFIED TO: PATTI APPELL

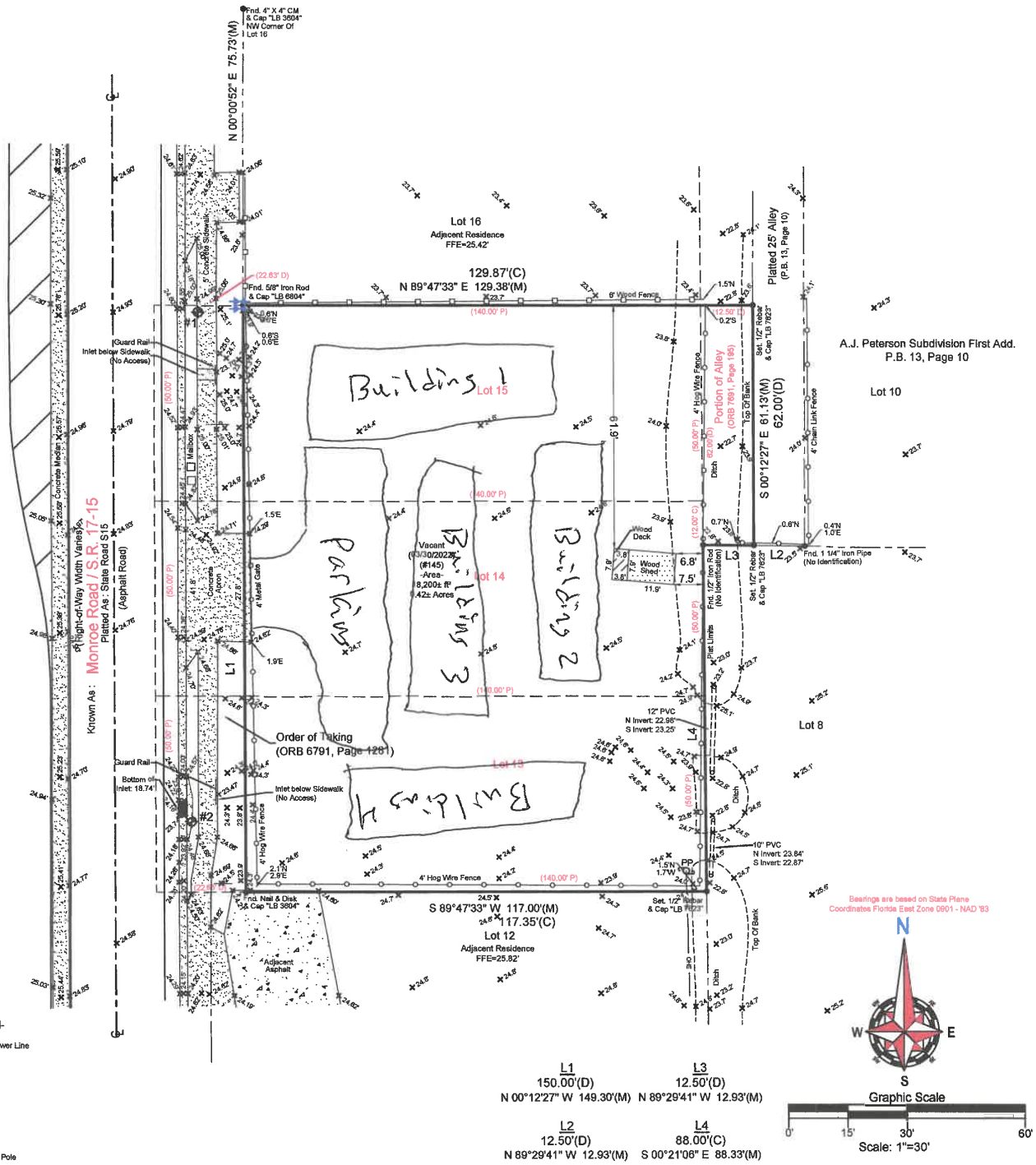
### -Site Benchmark Information-

#1  
Set Nail & Disk "LB 7623" in Asphalt  
Elevation: 25.16'

#2  
Set Nail & Disk "LB 7623" in Asphalt  
Elevation: 24.77'

### -Benchmark Information-

Seminole County Datum  
Benchmark No: 5085901  
Benchmark Elevation: 29.27'  
(Elevations are based upon NAVD 88 Datum)



Field Date: 03/30/22 Date Completed: 04/01/22  
Drawn By: SMT File Number: IS-102006

Legend	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Rooted
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
A	- Delta (Central Angle)
O	- Chain Link Fence

**-Notes-**  
 >Survey is Based upon the Legal Description Supplied by Client.  
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.  
 >Subject to any Easements and/or Restrictions of Record.  
 >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "B".  
 >Building Ties are NOT to be used to reconstruct Property Lines.  
 >Fence Ownership is NOT determined.  
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.  
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.  
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.  
 >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Code, Pursuant to Section 472.227 Florida Statutes.

*Patrick K. Ireland*  
 Patrick K. Ireland, F.S.M. 6637, LB 7623  
 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

**Ireland & Associates Surveying, Inc.**  
 800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.IrelandSurveying.com  
 Office-407.678.3366 Fax-407.320.8165

# Property Record Card



Parcel: **28-19-30-503-0000-0130**  
 Property Address: **145 MONROE RD SANFORD, FL 32771**  
 Owners: **VISION CASTING LLC**  
 2025 Market Value \$151,254 Assessed Value \$151,254  
 2024 Tax Bill \$1,920.81 Tax Savings with Non-Hx Cap \$64.01  
 Vac Comm W/ Site Improvements property has a lot size of 0.43 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	28-19-30-503-0000-0130
Property Address	145 MONROE RD SANFORD, FL 32771
Mailing Address	542 HASSOCKS LOOP LAKE MARY, FL 32746-6321
Subdivision	PETERSON SUBD A J
Tax District	01:County Tax District
DOR Use Code	1013:Vac Comm W/ Site Improvements
Exemptions	None
AG Classification	No

## 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	\$4,028	\$3,037
Land Value (Market)	\$147,226	\$147,226
Land Value Agriculture	\$0	\$0
Just/Market Value	\$151,254	\$150,263
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$8,073
P&G Adjustment	\$0	\$0
Assessed Value	\$151,254	\$142,190

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,984.82
Tax Bill Amount	\$1,920.81
Tax Savings with Exemptions	\$64.01

## Owner(s)

Name - Ownership Type  
 VISION CASTING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 13 14 & 15 (LESS RD)  
A J PETERSON SUBD  
PB 10 PG 60  
& PT OF ALLEY WLY OF LOT 10 DESC AS BEG  
12.50 FT W OF THE SW COR LOT 10 RUN W  
12.50 FT N 62 FT E 12.50 FT S TO BEG  
A J PETERSONS SUB 1ST ADD  
PB 13 PG 10

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$151,254	\$0	\$151,254
Schools	\$151,254	\$0	\$151,254
FIRE	\$151,254	\$0	\$151,254
ROAD DISTRICT	\$151,254	\$0	\$151,254
SJWM(Saint Johns Water Management)	\$151,254	\$0	\$151,254

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/8/2021	\$150,000	09882/1909	Vacant	Yes
TRUSTEE DEED	1/1/2011	\$100	07520/0236	Improved	No
QUIT CLAIM DEED	10/1/2000	\$50,000	03941/1485	Improved	No
WARRANTY DEED	8/1/1991	\$37,500	02334/1167	Improved	Yes
QUIT CLAIM DEED	12/1/1990	\$38,000	02249/1325	Vacant	No
WARRANTY DEED	8/1/1984	\$43,000	01577/0037	Vacant	Yes
WARRANTY DEED	1/1/1976	\$20,000	01087/1834	Vacant	No

## Land

Units	Rate	Assessed	Market
18,731 SF	\$7.86/SF	\$147,226	\$147,226

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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
6' CHAIN LINK FENCE	1979	650	\$10,069	\$4,028

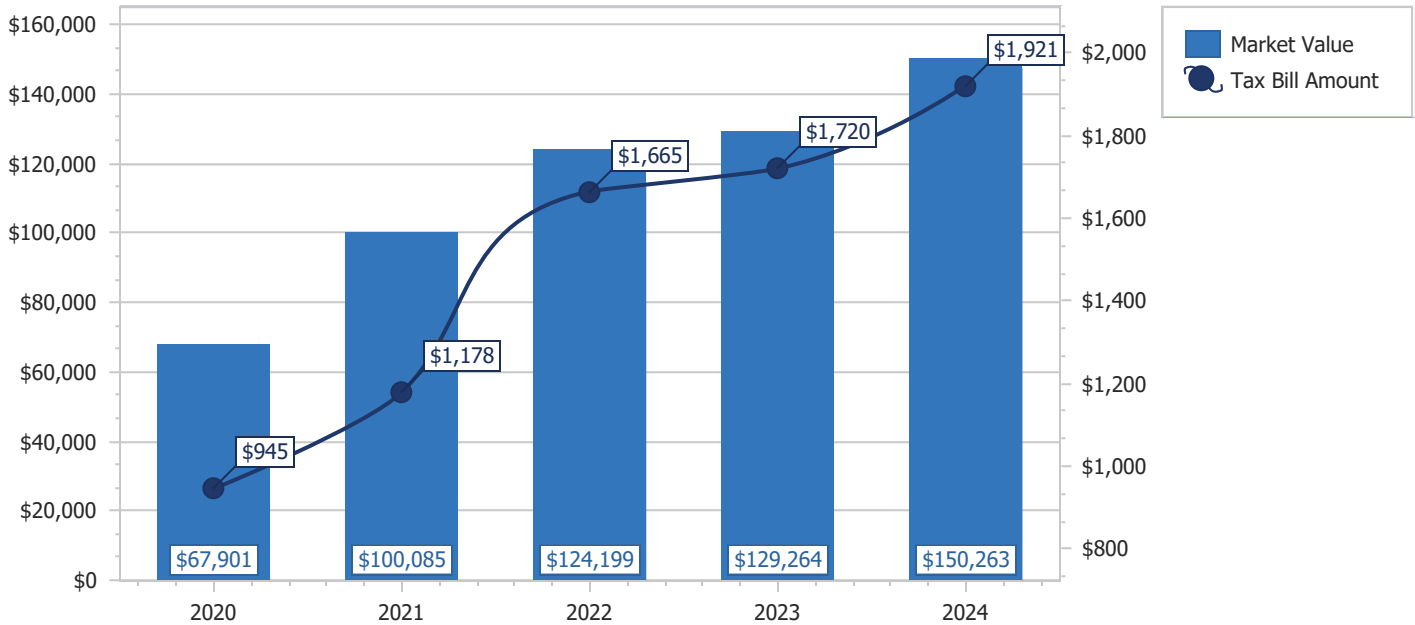
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



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12/11/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:52:41

PROJ # 24-80000137

RECEIPT # 0347508

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
TOTAL FEES DUE.....:	50.00		
AMOUNT RECEIVED.....:		50.00	

\* DEPOSITS NON-REFUNDABLE \*  
 \*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000000273	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	RYAN HOFFMAN	
DISTRIBUTION.....:	1 - COUNTY    2 - CUSTOMER    3 -	4 - FINANCE