



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

PROJ. #: 26-8000050

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Cameron Ave Residential Infill

PARCEL ID #(S): 33-19-31-300-0090-0000

TOTAL ACREAGE: 0.32

BCC DISTRICT: District 5

ZONING: A-1

FUTURE LAND USE: ~~Low density residential (LDR)~~ SE

APPLICANT

NAME: Luz Giraldo

COMPANY: Centerline Florida Services Inc

ADDRESS: 15700 NE 2 Ave

CITY: Miami

STATE: Florida

ZIP: 33162

PHONE: 786-877-0900

EMAIL: [REDACTED]

CONSULTANT

NAME: Gladiz Velez

COMPANY: Modern Muse Properties

ADDRESS:

CITY:

STATE:

ZIP:

PHONE: 786-651-6313

EMAIL: [REDACTED]

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Small-scale residential infill project. A low-density residential development similar to nearby residential and townhouse developments. Proposing 5 townhouses or 6 smaller cottage-style units.

STAFF USE ONLY

COMMENTS DUE: 5/8COM DOC DUE: 5/14DRC MEETING: 5/27

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1FLU: SELOCATION:
on the west side of Cameron Ave,
south of Celery AveW/S: City of SanfordBCC: 5: Herr

Agenda: 5/22

Project: Cameron Ave Residential Infill

Detailed Narrative

The subject property is a ±0.32-acre parcel located at 0 Cameron Avenue in unincorporated Seminole County. The property is currently zoned A-1 Agricultural and has a Future Land Use designation of LDR.

Due to its relatively small size, the parcel is not well suited for agricultural use. The surrounding area has experienced ongoing residential growth and includes multiple single-family subdivisions and townhouse developments within close proximity. This pattern indicates a transition toward residential land use and supports consideration of compatible infill development on the subject property.

I'm exploring the feasibility of a small-scale residential infill project that would be consistent with the character of the surrounding neighborhood. Two conceptual development options are being considered at this stage. Option A consists of five (5) townhome units, two stories in height, with an approximate size of 1,500 to 1,700 square feet per unit. Option B consists of up to six (6) smaller cottage-style residential units, approximately 1,000 to 1,300 square feet each, designed to maintain a low-density and low-impact residential form.

The proposed concepts are intended to be compatible with adjacent development patterns, minimize traffic and infrastructure impacts, and provide a reasonable transition from surrounding uses. The site has frontage on Cameron Avenue and appears to have adequate access for a small residential development. Final design, layout, and access configuration would be refined in coordination with County staff based on applicable development standards.

The purpose of this pre-application request is to obtain preliminary guidance from Seminole County regarding appropriate density, development standards, infrastructure considerations (including water and sewer availability), and overall feasibility. I seek to confirm whether a small Planned Development or similar rezoning approach would be appropriate prior to submitting a formal application.

Thank you,

Luz E. Giraldo

Centerline Florida Services, Inc

Phone: 786-877-0900

Miami, FL.





SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 4/24/2026

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

OPTION A – 5 TOWNHOUSES

CONCEPTUAL SITE SKETCH



OPTION B – 6 COTTAGE STYLE UNITS

CONCEPTUAL SITE SKETCH



SITE DATA

PARCEL SIZE: 0.32 AC (13,939 SF)
 ZONING: A-1 (PROPOSED REZONE)
 PROPOSED USE: TOWNHOMES
 PROPOSED UNITS: 5
 DENSITY: 15.6 UNITS/AC

NOTES:

- Conceptual layout for planning discussion only.
- Access from Cameron Avenue.
- Parking to be refined during formal design.
- Landscaping and open space provided.

SITE DATA

PARCEL SIZE: 0.32 AC (13,939 SF)
 ZONING: A-1 (PROPOSED REZONE)
 PROPOSED USE: COTTAGE UNITS
 PROPOSED UNITS: 6
 DENSITY: 18.8 UNITS/AC

NOTES:

- Conceptual layout for planning discussion only.
- Access from Cameron Avenue.
- Parking to be refined during formal design.
- Landscaping and open space provided.

THIS SKETCH IS CONCEPTUAL ONLY AND INTENDED FOR PRE-APPLICATION DISCUSSION PURPOSES.
 FINAL DESIGN SUBJECT TO COUNTY REVIEW AND APPROVAL.

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Property Record Card



Parcel: **33-19-31-300-0090-0000**
 Property Address:
 Owners: **CENTERLINE FLORIDA SERVICES INC**
 2026 Market Value \$46,170 Assessed Value \$46,170 Taxable Value \$46,170
 2025 Tax Bill \$631.56
 Vacant Residential property has a lot size of 0.32 Acres

Parcel Location



Site View

Parcel Information

Parcel	33-19-31-300-0090-0000
Property Address	
Mailing Address	15700 NE 2ND AVE MIAMI, FL 33162-4267
Subdivision	
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)	\$46,170	\$46,170
Land Value Agriculture	\$0	\$0
Just/Market Value	\$46,170	\$46,170
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	\$46,170	\$46,170

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$631.56
Tax Bill Amount	\$631.56
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CENTERLINE FLORIDA SERVICES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
 N 86 FT OF E 188.5 FT OF W
 1/2 OF SE 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$46,170	\$0	\$46,170
Schools	\$46,170	\$0	\$46,170
FIRE	\$46,170	\$0	\$46,170
ROAD DISTRICT	\$46,170	\$0	\$46,170
SJWM(Saint Johns Water Management)	\$46,170	\$0	\$46,170

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/8/2023	\$49,900	10553/1065	Vacant	Yes
WARRANTY DEED	12/7/2023	\$13,600	10550/1763	Vacant	No
PROBATE RECORDS	11/8/2023	\$100	10550/1745	Vacant	No
WARRANTY DEED	12/1/1988	\$2,900	02024/0516	Vacant	Yes
TAX DEED	11/1/1988	\$2,800	02013/0673	Vacant	No

Land

Units	Rate	Assessed	Market
0.34 Acres	\$135,000/Acre	\$46,170	\$46,170

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	SE
Description	Suburban Estates

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 10

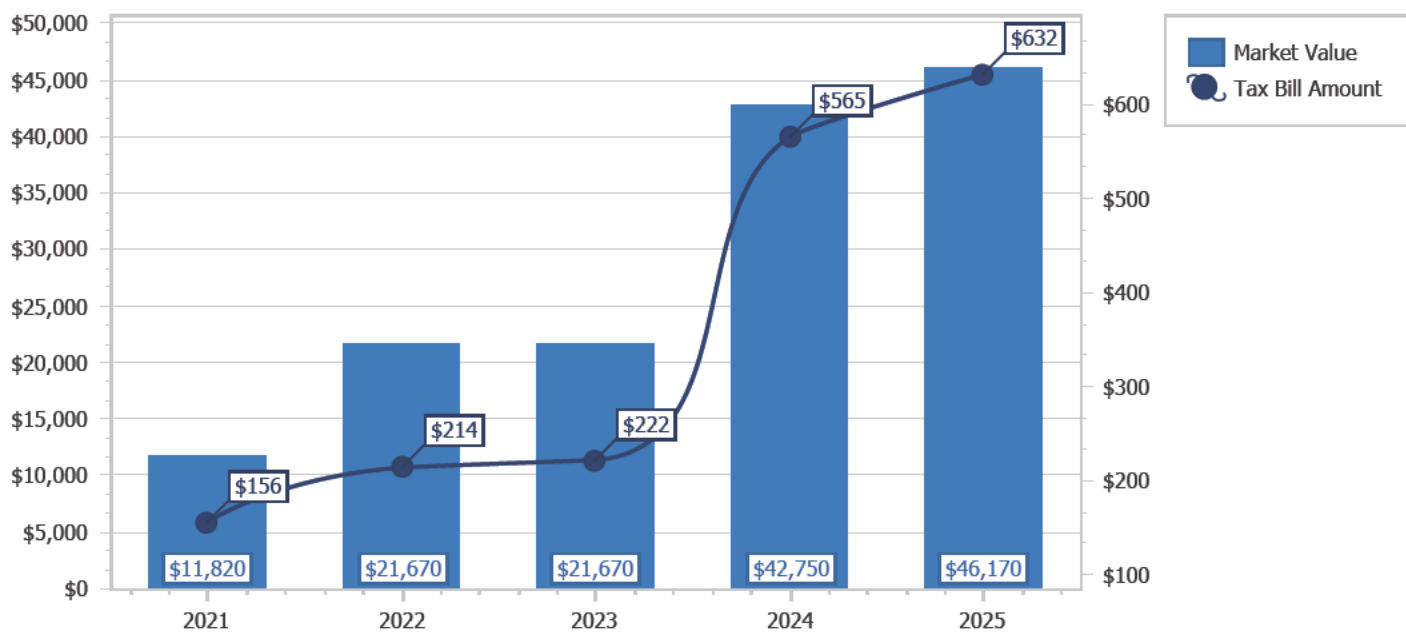
School Districts

Elementary	Region 3
Middle	Millennium
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: 4/29/2026 1:23:25 PM
Project: 26-80000050
Credit Card Number: 52*****3325
Authorization Number: 84183Z
Transaction Number: 290426C2A-C4EB1DA0-53DB-4710-A3C7-569175B58E48
Total Fees Paid: 52.50

Fees Paid

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