



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771

PROJ. #: 25-55100004

RECEIVED AND PAID 10/09/2025

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- | | |
|--|---|
| ☒ PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| ☐ FINAL ENGINEERING (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| ☐ FINAL PLAT (FP) | \$1,500.00 |
| ☐ MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: MOSES LYMAN ESTATE (NOTE: PROPOSED NEW SUBDIVISION NAME "LAKE ONORA PRESERVE")

PARCEL ID #(S): 0720315010000001A 07-20-31-501-0000-001A

(NOTE: SEEKING TO DIVIDE INTO TOTAL OF 4 SEPARATE PARCELS)

NUMBER OF LOTS: 4 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

ARE ANY TREES BEING REMOVED? ☐ YES ☒ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)

WATER PROVIDER: SANFORD

SEWER PROVIDER: CITY OF SANFORD

ZONING: R-1AA

FUTURE LAND USE: LDR

TOTAL ACREAGE: 2.04

BCC DISTRICT: 5: HERR

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: JIMMY MARSAWA

COMPANY: Y & J REALTY LLC

ADDRESS: 8000 LEAF GROVE CIR

CITY: ORLANDO

STATE: FL

ZIP: 32836

PHONE: (917) 714-6699

EMAIL: JIMMYAEF@GMAIL.COM

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: JIMMY MARSAWA	COMPANY: Y & J REALTY LLC	
ADDRESS: 8000 LEAF GROVE CIR		
CITY: ORLANDO	STATE: FL	ZIP: 32836
PHONE: (917) 714-6699	EMAIL: JIMMYAEF@GMAIL.COM	

OWNER(S)

NAME(S): JIMMY MARSAWA	COMPANY: Y & J REALTY LLC	
ADDRESS: 8000 LEAF GROVE CIR		
CITY: ORLANDO	STATE: FL	ZIP: 32836
PHONE: (917) 714-6699	EMAIL: JIMMYAEF@GMAIL.COM	

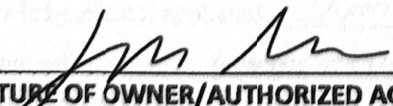
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

☐ Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

☒ I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. (**Minor Plat and Final Engineering require Concurrency Test Review**). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

10/07/2025
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, JIMMY MARSAWA (Y & J REALTY LLC), the owner of record for the following described property [Parcel ID Number(s)] 07203150100000001A hereby designates INVIROGEN (ISRAEL NASH) to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☐ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☒ Preliminary Subdivision Plan	☐ Rezone	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ Variance

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

10/07/25

Property Owner's Signature

Property Owner's Printed Name

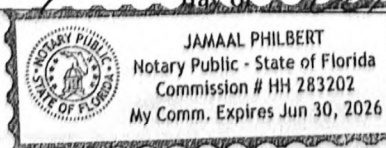
JIMMY MARSAWA

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jimmy Marsawa (property owner),

☒ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced

FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 7 day of October, 2025.



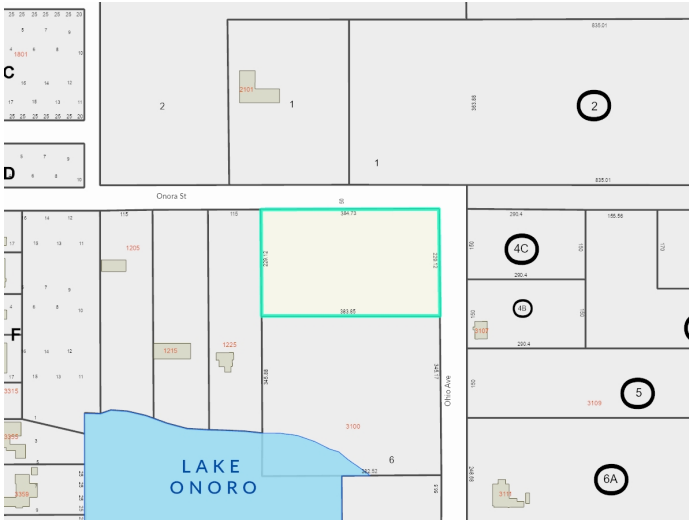
Notary Public

Property Record Card

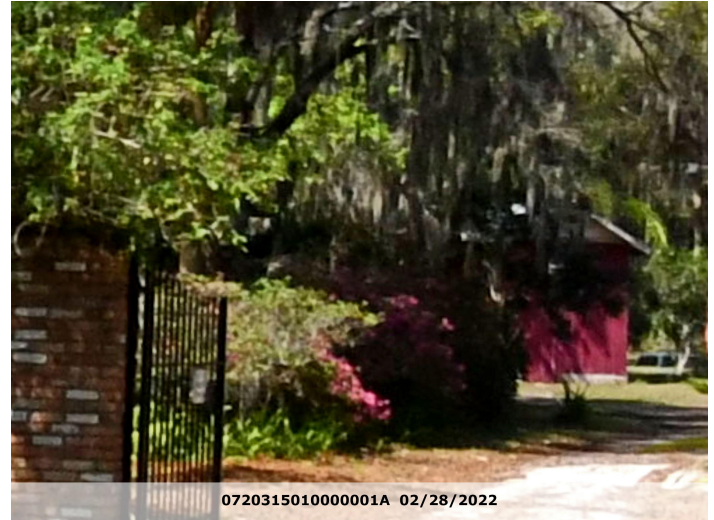


Parcel: 07-20-31-501-0000-001A
 Property Address:
 Owners: Y AND J REALTY LLC
 2026 Market Value \$220,212 Assessed Value \$220,212 Taxable Value \$220,212
 2025 Tax Bill \$3,012.28
 Vacant Residential property has a lot size of 2.04 Acres

Parcel Location



Site View



Parcel Information

Parcel	07-20-31-501-0000-001A
Property Address	
Mailing Address	8000 LEAF GROVE CIR ORLANDO, FL 32836-6937
Subdivision	LYMAN ESTATE MOSES
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)	\$220,212	\$220,212
Land Value Agriculture	\$0	\$0
Just/Market Value	\$220,212	\$220,212
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	\$220,212	\$220,212

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,012.28
Tax Bill Amount	\$3,012.28
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 Y AND J REALTY LLC

Legal Description

BEG 220 FT N 89 DEG 43 MIN 20 SEC W & 462
FT S 00 DEG 09 MIN 06 SEC E OF NE COR SEC
RUN S 89 DEG 43 MIN 20 SEC E 384.73 FT S 00
DEG 04 MIN 07 SEC W 229.12 FT N 89 DEG
43 MIN 20 SEC W 383.85 FT N 00 DEG 09 MIN
06 SEC W 229.12 FT TO BEG
DIVISION OF PART OF MOSES
LYMAN ESTATE
PB 1 PG 68

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$220,212	\$0	\$220,212
Schools	\$220,212	\$0	\$220,212
FIRE	\$220,212	\$0	\$220,212
ROAD DISTRICT	\$220,212	\$0	\$220,212
SJWM(Saint Johns Water Management)	\$220,212	\$0	\$220,212

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/11/2023	\$255,000	10506/0693	Vacant	Yes
TRUSTEE DEED	3/1/1992	\$100	02410/0577	Improved	No
TRUSTEE DEED	6/1/1987	\$150,000	01918/0070	Improved	Yes
QUIT CLAIM DEED	3/1/1987	\$100	01918/0068	Improved	No
WARRANTY DEED	12/1/1980	\$56,000	01311/0957	Improved	Yes
WARRANTY DEED	1/1/1977	\$52,500	01143/0801	Improved	Yes

Land

Units	Rate	Assessed	Market
2.04 Acres	\$90,000/Acre	\$220,212	\$220,212

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
03201	REPAIRS DUE TO FIRE DAMAGE	\$3,500		3/31/2008
14205	REROOF DUE TO HURRICANE DAMAGE	\$5,980		11/9/2004
03719	MECHANICAL & CONDENSOR	\$1,310		4/5/2004
06059	MECHANICAL & CONDENSOR	\$2,350		6/1/2002

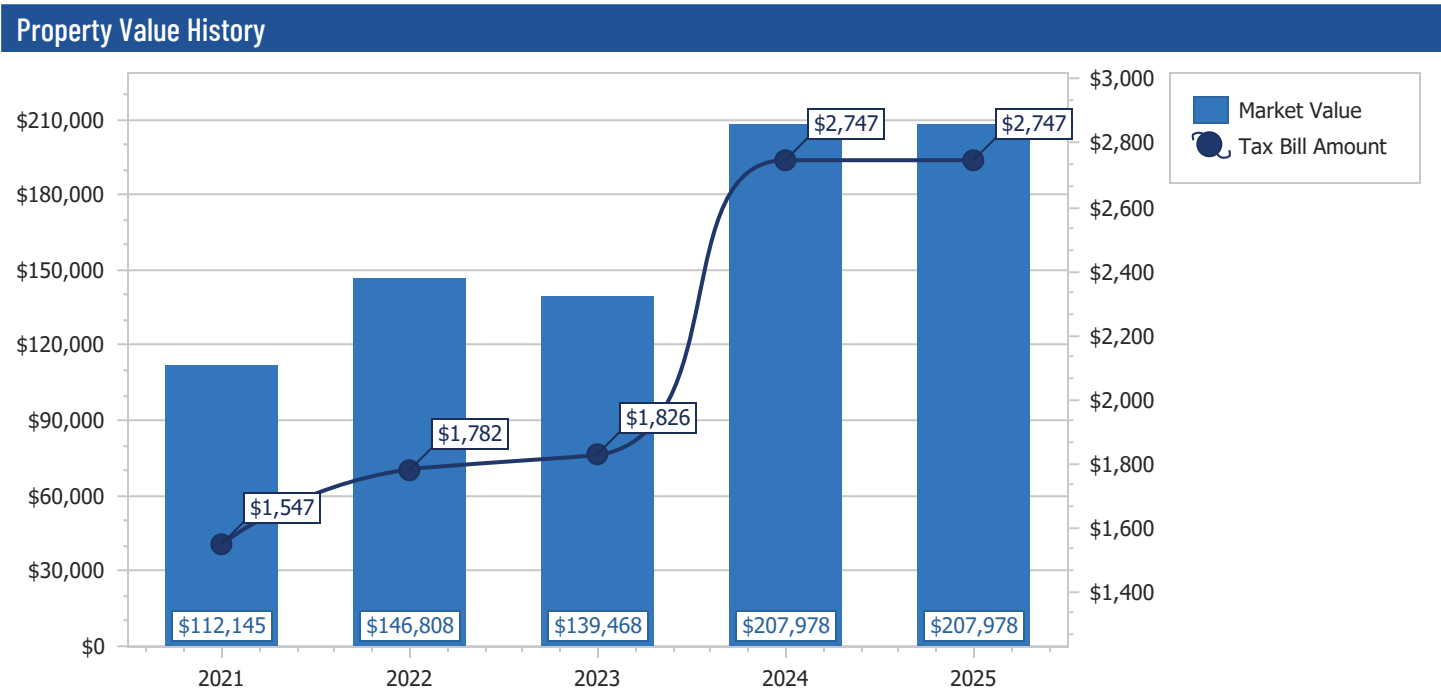
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 3
Middle	Sanford
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 18

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
Y AND J REALTY LLC

Filing Information

Document Number L23000400400
FEI/EIN Number 93-3854204
Date Filed 08/25/2023
Effective Date 08/23/2023
State FL
Status ACTIVE

Principal Address

8000 LEAF GROVE CIR
ORLANDO, FL 32836

Mailing Address

8000 LEAF GROVE CIR
ORLANDO, FL 32836

Registered Agent Name & Address

MASARWA, JIMMY
8000 LEAF GROVE CIR
ORLANDO, FL 32836

Authorized Person(s) Detail

Name & Address

Title MGR

Masarwa , Jimmy
8000 LEAF GROVE CIR
ORLANDO, FL 32836

Annual Reports

Report Year	Filed Date
2024	02/26/2024
2025	01/23/2025

Document Images

[01/23/2025 -- ANNUAL REPORT](#)

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[02/26/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[08/25/2023 -- Florida Limited Liability](#)

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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: 10/9/2025 2:42:32 PM
Project: 25-55100004
Credit Card Number: 37*****5607
Authorization Number: 200838
Transaction Number: 091025O39-FBE1B7BB-1DD8-4150-9324-8733B038FAFA
Total Fees Paid: 1564.18

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	4.18
PRELIMINARY SUBDIVISION	1560.00
Total Amount	1564.18