



PM: Kaitlyn

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

PROJ. #: 26-8000011

Received: 2/2/26

Paid: 2/3/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: ~~1801~~ Alexander Ave

PARCEL ID #(S): 35-19-30-517-0600-0130

TOTAL ACREAGE: 0.23 BCC DISTRICT: 5 - Herr

ZONING: R-1 FUTURE LAND USE: LDR

**APPLICANT**

NAME: Michael Towers COMPANY:

ADDRESS: Box 520953

CITY: Longwood STATE: FL ZIP: 32752

PHONE: 407-301-1115 EMAIL: [REDACTED]

**CONSULTANT**

NAME: 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: corner lot to be vacant of structures -  
proposed split to 3 lots

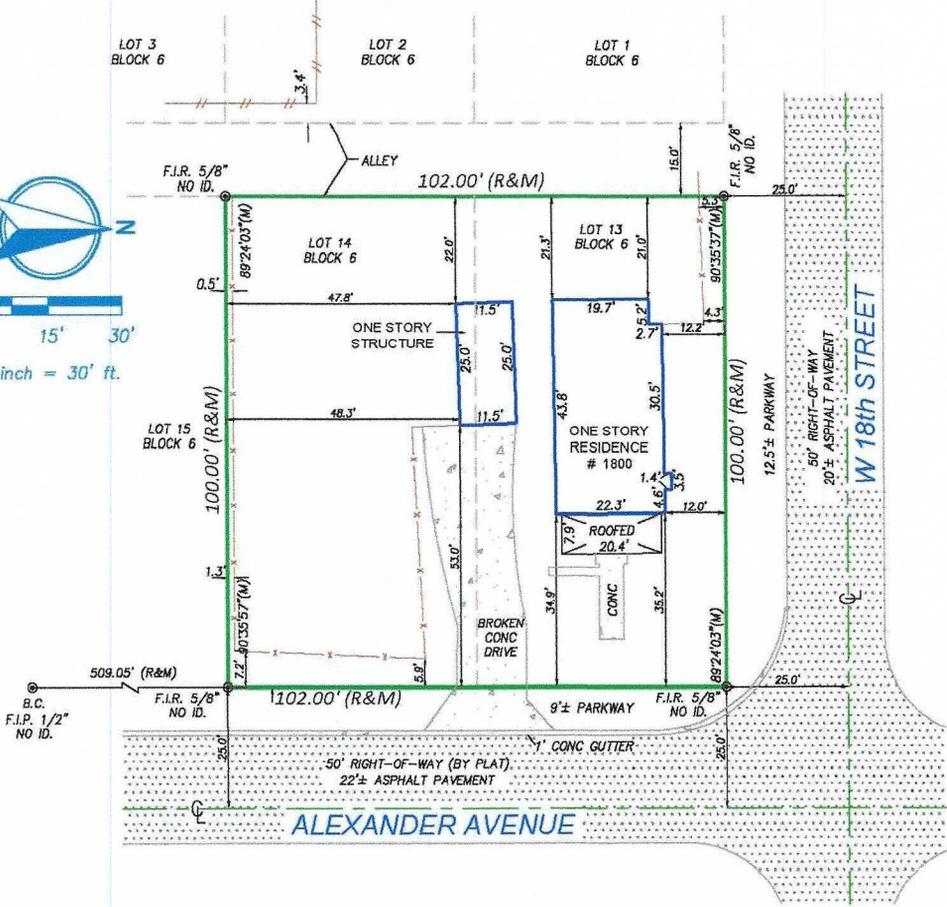
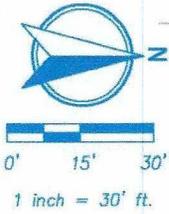
**STAFF USE ONLY**

Agenda: 2/20

COMMENTS DUE: 2/13 COM DOC DUE: 2/19 DRC MEETING: 3/4

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: R-1 FLU: LDR LOCATION: on the southwest corner of 18th St and Alexander Ave  
 W/S: City of Sanford BCC: 5: Herr



**POINTS OF INTEREST:**  
DRIVEWAY CROSSES LOT LINE.

**MAP OF BOUNDARY SURVEY**

**Property Address:**  
1800 ALEXANDER AVE  
SANFORD, FL 32771

**OnlineLand**  
SURVEYORS, INC.  
6175 NW 153rd St # 401,  
Miami Lakes, FL 33014  
www.OnlineLandSurveyors.Com

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



**SIGNED** \_\_\_\_\_ **FOR THE FIRM**  
**GUILLERMO A. GUERSORA**  
**STATE OF FLORIDA** **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

**CERTIFIED TO:**

MICHAEL TOWERS  
TITLEMAR, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** SEMINOLE COUNTY UNIC 120289  
**Panel Number:** 12117C0070F  
**Suffix:** F  
**Date of Firm Index:** 9/28/2007  
**Flood Zone:** X  
**Base Flood Elevation:** N/A  
**Date of Survey:** 1/23/2026

**LEGAL DESCRIPTION:** LOTS 13 AND 14, BLOCK 6, LOCKHART'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 70, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**Surveyor's Legend**

PROPERTY LINE	TREE	POWER POLE	L.M.E. LAKE OR LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
STRUCTURE	P.P. POWER POLE	C.U.B. CATCH BASIN	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
CONC. BLOCK WALL	C.U.E. COUNTY UTILITY ESMT.	I.N.G.R.E.S.S. INGRESS/ EGRESS ESMT.	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	U.E. UTILITY EASEMENT	F.N.D. OR F. FOUND IRON PIPE/ REBAR	P.L. PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
WOOD FENCE	F.N.D. OR F. FOUND IRON PIPE/ REBAR	L.B.# LB# BUSINESS LICENSE # - SURVEYOR	I.D. IDENTIFICATION	T.E.L. TELEPHONE FACILITIES
IRON FENCE	L.S.# LS# CALCULATED POINT	S.E.T. SET MONUMENT	B.C. BLOCK CORNER	U.P. UTILITY POLE
EASEMENT	S.E.T. SET MONUMENT	C.O.N.T.R.O.L. CONTROL POINT	B.R. BEARING REFERENCE	E.L.I.B. ELECTRIC UTILITY BOX
CENTER LINE	E.L.E.V. ELEVATION	P.T. POINT OF TANGENCY	C.E.N.T.R.A.L. CENTRAL ANGLE or DELTA	S.E.P. T. SEPTIC TANK
WOOD DECK	P.C. POINT OF CURVATURE	P.R.M. PERMANENT REFERENCE MONUMENT	R.E.C.O.R.D. RECORD OR RADIUS	D.F. DRAIN-FIELD
CONCRETE	P.C.C. POINT OF COMPOUND CURVATURE	P.R.C. POINT OF REVERSE CURVATURE	R.A.D. RADIAL	A.C. AIR CONDITIONER
ASPHALT	P.O.B. POINT OF BEGINNING	P.O.C. POINT OF COMMENCEMENT	N.R. NON RADIAL	C.S.W. CONC SIDEWALK
BRICK/TILE	P.C.P. PERMANENT CONTROL POINT	M. FIELD MEASURED	T.Y.P. TYPICAL	D.R.I.V.E. DRIVEWAY
WATER	M. FIELD MEASURED	P. PLATTED MEASUREMENT	I.R. IRON ROD	S.C.R. SCREENED AREA
APPROXIMATE EDGE OF WATER	P. PLATTED MEASUREMENT	D. DEED	I.P. IRON PIPE	G.A.R. GARAGE
COVERED AREA	D. DEED	C. CALCULATED	N.&D. NAIL & DISK	E.N.C.L. ENCLOSURE
			P.K. NAIL PARKER-KALON NAIL	N.T.S. NOT TO SCALE
			D.H. DRILL HOLE	F.F.E. FINISHED FLOOR ELEVATION
			W. WELL	T.O.B. TOP OF BANK
			F.H. FIRE HYDRANT	E.O.W. EDGE OF WATER
			M.H. MAN HOLE	E/P OR E.O.P. EDGE OF PAVEMENT
			O.H. OVERHEAD LINES	C.V.G. CONCRETE VALLEY GUTTER
			T.X. TRANSFORMER	B.S.L. BUILDING SETBACK LINE
			C.A.T.V. CABLE TV. RISER	S.T.L. SURVEY THE LINE
			W.M. WATER METER	C.L. CENTER LINE
			P/E POOL EQUIPMENT	R/W RIGHT OF WAY
			C.O.N.C. CONCRETE	P.U.E. PUBLIC UTILITY EASEMENT
			M.L. MONUMENT LINE	C.M.E. CANAL MAINTENANCE EASEMENT
				A.E. ANCHOR ESMT / ACCESS ESMT

**GENERAL NOTES:**

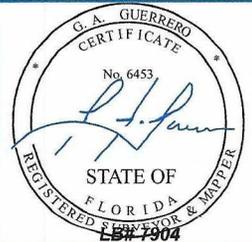
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS LOCATED ARE SHOWN ON SKETCH.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN UNLESS OTHERWISE SHOWN.
- THIS BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE(N.T.S.) ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

**Florida Land Title Association**  
Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

FIELD WORK:	1/21/2026
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	01/23/2026
COMPLETED:	1/23/2026
SCALE:	1" = 30'
SURVEY CODE:	O-139153



6175 NW 153rd St # 401  
Miami Lakes, FL 33014  
Phone: (305) 910-0123  
Fax: (305) 675-0999  
www.OnlineLandSurveyors.Com







ALEXANDER AVENUE

50' RIGHT-OF-WAY (BY PLAT)  
22' ASPHALT PAVEMENT  
1' CONC GUTTER

B.C.  
F.L.P. 1/2  
NO ID.

F.L.R. 5/8  
NO ID.

102.00' (R&M)

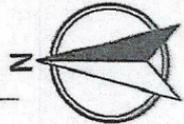
8' PARKWAY  
F.L.R. 5/8  
NO ID.

509.05' (R&M)

LOT 15  
BLOCK 6  
100.00' (R&M)

1 inch = 30' ft.

0' 15' 30'



F.L.R. 5/8  
NO ID.

102.00' (R&M)

ALLEY

10'-1"  
green  
swale

LOT 3  
BLOCK 6

LOT 2  
BLOCK 6

LOT 1  
BLOCK 6

15.0'

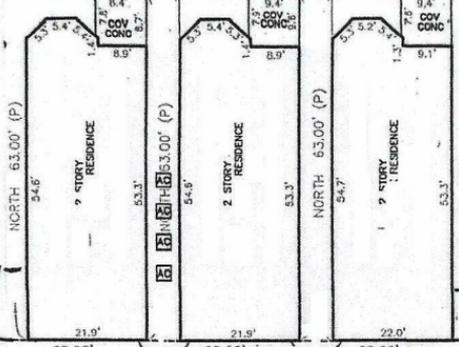
F.L.R. 5/8  
NO ID.

100.00' (R&M)

125' PARKWAY

80' RIGHT-OF-WAY  
20' ASPHALT PAVEMENT

W 18th STREET



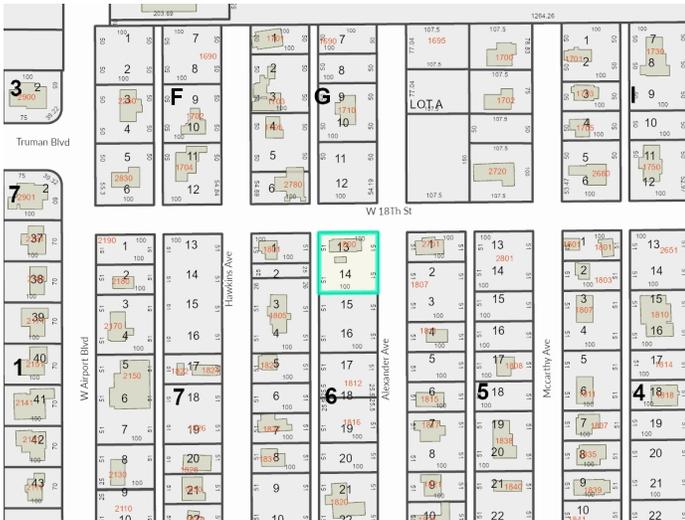
# Property Record Card



Parcel: **35-19-30-517-0600-0130**  
 Property Address: **1800 ALEXANDER AVE SANFORD, FL 32771**  
 Owners: **GORDON, VALARIE C**  
 2026 Market Value \$74,846 Assessed Value \$71,037 Taxable Value \$71,037  
 2025 Tax Bill \$883.38

The 2 Bed/1 Bath Single Family property is 1,024 SF and a lot size of 0.23 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-30-517-0600-0130
Property Address	1800 ALEXANDER AVE SANFORD, FL 32771
Mailing Address	519 SAN LANTA CIR SANFORD, FL 32771-5903
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$3,752	\$3,940
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$71,094	\$60,639
Land Value Agriculture	\$0	\$0
Just/Market Value	\$74,846	\$64,579
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,809	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$71,037	\$64,579

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$883.38
Tax Bill Amount	\$883.38
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 GORDON, VALARIE C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 13 & 14 BLK 6  
 LOCKHARTS SUBD  
 PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,037	\$0	\$71,037
Schools	\$74,846	\$0	\$74,846
FIRE	\$71,037	\$0	\$71,037
ROAD DISTRICT	\$71,037	\$0	\$71,037
SJWM(Saint Johns Water Management)	\$71,037	\$0	\$71,037

## Sales

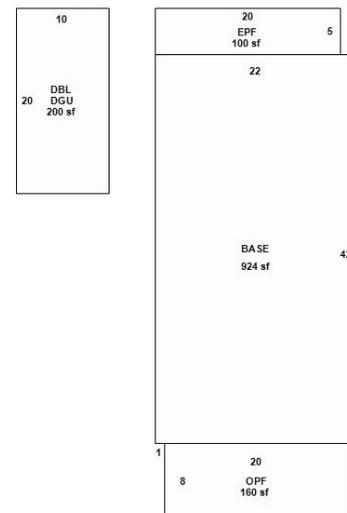
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/25/2024	\$100	10651/1260	Improved	No
QUIT CLAIM DEED	4/7/2024	\$100	10617/0016	Improved	No
ADMINISTRATIVE DEED	7/1/2008	\$100	07047/1912	Improved	No
WARRANTY DEED	8/1/1995	\$100	03189/0910	Improved	No
ADMINISTRATIVE DEED	10/1/1979	\$100	01289/0849	Improved	No

## Land

Units	Rate	Assessed	Market
102 feet X 100 feet	\$850/Front Foot	\$71,094	\$71,094

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1925
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	924
Total Area (ft <sup>2</sup> )	1384
Constuction	WD/STUCCO FINISH
Replacement Cost	\$9,380
Assessed	\$3,752



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
DETACHED GARAGE UNFINISHED	200
ENCLOSED PORCH FINISHED	100
OPEN PORCH FINISHED	160

## 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	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

### School Districts

Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

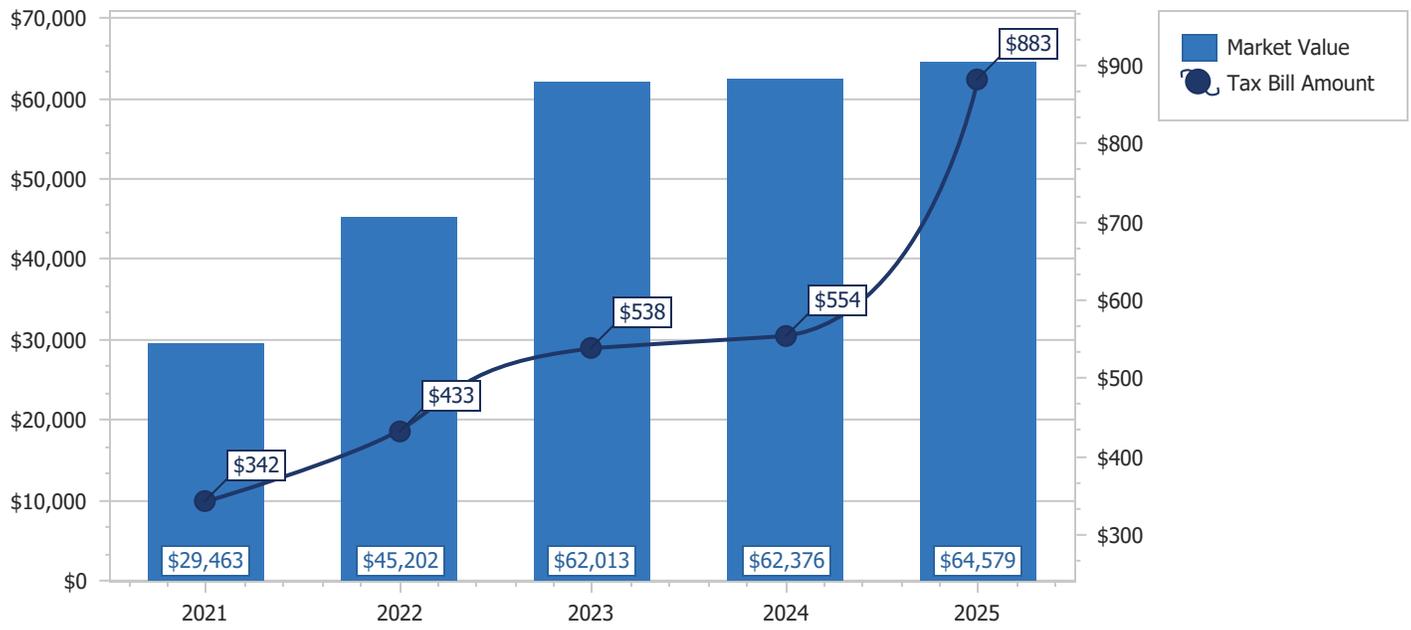
### Political Representation

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 5

### Utilities

Fire Station #	Station: 31 Zone: 314
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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/3/2026 9:36:02 AM  
**Project:** 26-80000011  
**Credit Card Number:** 43\*\*\*\*\*5163  
**Authorization Number:** 083011  
**Transaction Number:** 030226039-11C7BDA6-A302-4164-B418-1C2A89ABD1C7  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50