



PM Annie

25-55200004

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

PROJ. #: _____
RECEIVED 12/02/2025
PAID 12/4/25

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> 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: B&M Affordable Developers Inc Subdivision

PARCEL ID #(S): 19-21-31-300-008B-0000

NUMBER OF LOTS: 11 SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

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

WATER PROVIDER: Seminole County Utilities SEWER PROVIDER: Seminole County Utilities

ZONING: R-1AAA FUTURE LAND USE: LDR TOTAL ACREAGE: 5.41 BCC DISTRICT: 1

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Rodolfo E. Sucre COMPANY: RSP Engineers Inc.

ADDRESS: 111 N Orange Ave. Suite 800 148

CITY: Orlando STATE: Florida ZIP: 32801

PHONE: (407) 743-2754 EMAIL: rsucre@rspengineers.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Rodolfo E. Sucre

COMPANY: RSP Engineers Inc.

ADDRESS: 111 N Orange Ave. Suite 800 148

CITY: Orlando

STATE: Florida

ZIP: 32801

PHONE: (407) 743-2754

EMAIL: rsucre@rspengineers.com

OWNER(S)

NAME(S): B&M Affordable Developers Inc

ADDRESS: 6378 Cedar Chase CT

CITY: Orlando

STATE: Florida

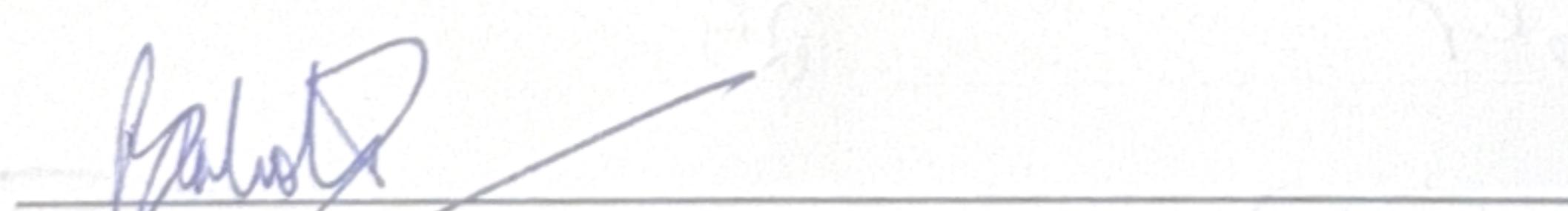
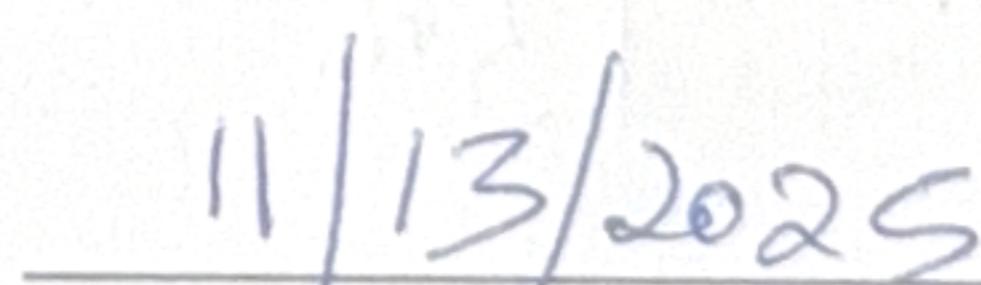
ZIP: 32829-3003

PHONE: (510) 999-1440

EMAIL:

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)
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).

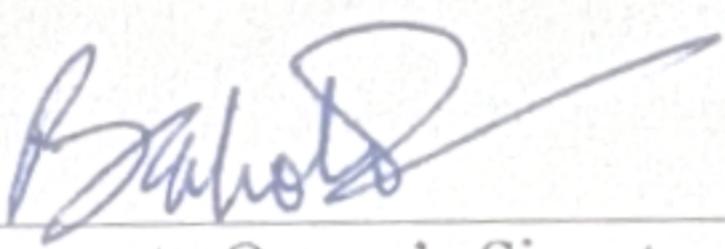
I, Bobby Malhotra, the owner of record for the following described property [Parcel ID Number(s)] 19-21-31-300-008B-0000 hereby designates RSP Engineers, Inc/ Rodolfo Sucre to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> 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.

11/13/2025
Date

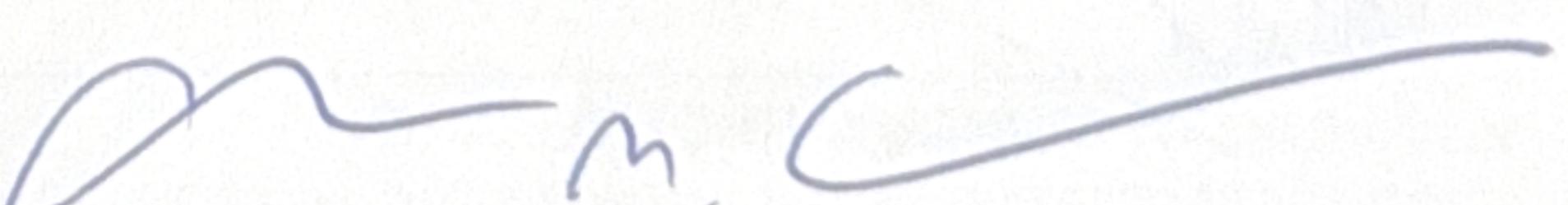

Property Owner's Signature

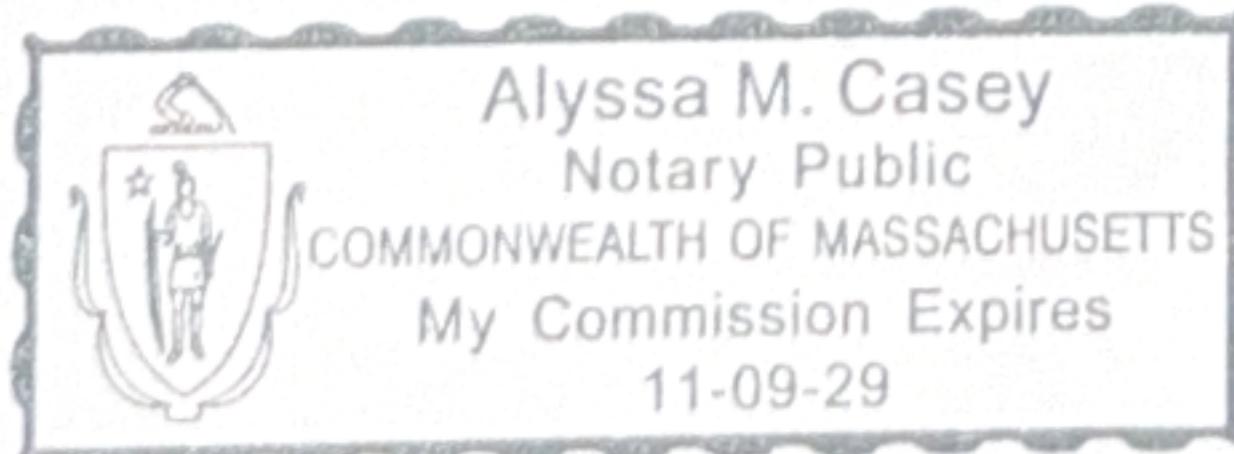
Bobby Malhotra
Property Owner's Printed Name

~~Massachusetts~~
STATE OF ~~FLORIDA~~ MA
COUNTY OF Worcester

~~Massachusetts~~

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of ~~Florida~~ to take acknowledgements, appeared Bobby Malhotra (property owner), by means of physical presence or online notarization; and who is personally known to me or who has produced Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 13th day of November, 2025.


Notary Public



Property Record Card



Parcel: 19-21-31-300-008B-0000
 Property Address: 1480 BROOKS LN OVIEDO, FL 32765
 Owners: B&M AFFORDABLE DEVELOPERS INC
 2026 Market Value \$1,202,099 Assessed Value \$1,202,099 Taxable Value \$1,202,099
 2025 Tax Bill \$13,978.65 Tax Savings with Non-Hx Cap \$2,465.45
 The 5 Bed/2.5 Bath Single Family property is 3,155 SF and a lot size of 5.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-31-300-008B-0000
Property Address	1480 BROOKS LN OVIEDO, FL 32765
Mailing Address	6378 CEDAR CHASE CT ORLANDO, FL 32829-3003
Subdivision	
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	\$2,099	\$2,142
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,200,000	\$1,200,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,202,099	\$1,202,142
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$292,461
P&G Adjustment	\$0	\$0
Assessed Value	\$1,202,099	\$909,681

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,444.10
Tax Bill Amount	\$13,978.65
Tax Savings with Exemptions	\$2,465.45

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

B&M AFFORDABLE DEVELOPERS INC

Legal Description

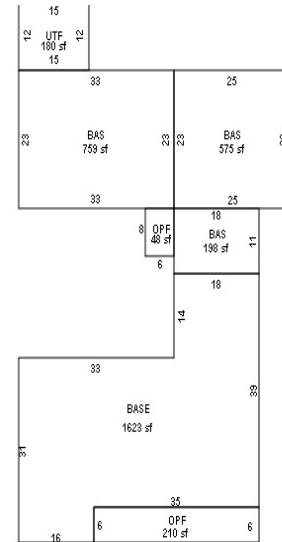
SEC 19 TWP 21S RGE 31E
E 747 FT OF N 1/2 OF S 1/2
OF SW 1/4 OF SW 1/4 (LESS
RD)

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$1,202,099	\$0	\$1,202,099	
Schools	\$1,202,099	\$0	\$1,202,099	
FIRE	\$1,202,099	\$0	\$1,202,099	
ROAD DISTRICT	\$1,202,099	\$0	\$1,202,099	
SJWM(Saint Johns Water Management)	\$1,202,099	\$0	\$1,202,099	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/10/2025	\$100	10843/0068	Improved	No
WARRANTY DEED	2/28/2025	\$1,350,000	10780/1069	Improved	Yes
WARRANTY DEED	11/17/2023	\$850,000	10540/1079	Improved	Yes
WARRANTY DEED	11/9/2023	\$700,000	10539/1887	Improved	Yes
QUIT CLAIM DEED	1/1/2011	\$100	07518/1477	Improved	No
QUIT CLAIM DEED	1/1/1986	\$100	02008/1517	Improved	No
WARRANTY DEED	7/1/1980	\$100	01285/1099	Improved	No
WARRANTY DEED	4/1/1980	\$97,500	01275/0015	Improved	Yes

Land				
Units	Rate	Assessed	Market	
12 Lots	\$100,000/Lot	\$1,200,000	\$1,200,000	

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1968
Bed	5
Bath	2.5
Fixtures	8
Base Area (ft ²)	1623
Total Area (ft ²)	3593
Construction	CONC BLOCK
Replacement Cost	\$3,427
Assessed	\$2,099



Sketch by Apex Medina™

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
BASE	198
BASE	575
BASE	759
OPEN PORCH FINISHED	210
OPEN PORCH FINISHED	48
UTILITY FINISHED	180

Permits

Permit #	Description	Value	CO Date	Permit Date
00347	REROOF	\$7,000		1/18/2012
04352	CHANGE OUT A/C	\$3,300		6/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$0	\$0

Zoning

Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

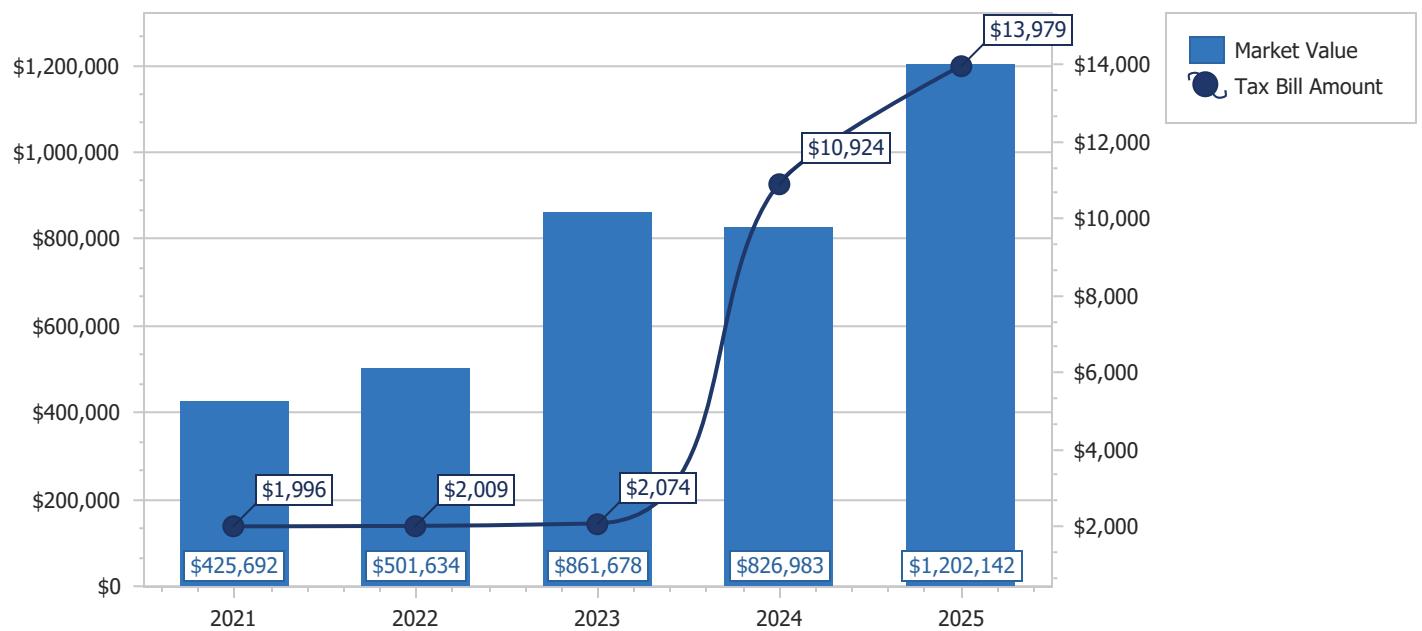
School Districts

Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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

Detail by Entity Name

Florida Profit Corporation
B&M AFFORDABLE DEVELOPERS INC

Filing Information

Document Number P25000032810
FEI/EIN Number NONE
Date Filed 05/29/2025
State FL
Status ACTIVE

Principal Address

6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Mailing Address

6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Registered Agent Name & Address

GANDHI, MOHINDER S
6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Officer/Director Detail

Name & Address

Title P

GANDHI, MOHINDER S
6378 CEDAR CHASE COURT
ORLANDO, FL 32829 UN

Title VP

MALHOTRA, BOBBY
6378 CEDAR CHASE COURT
ORLANDO, FL 32829

Annual Reports

No Annual Reports Filed

Document Images

[05/29/2025 – Domestic Profit](#)

[View image in PDF format](#)

**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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/3/2025 10:02:40 PM
Project: 25-55200004
Credit Card Number: 52*****2944
Authorization Number: 36636Z
Transaction Number: 031225O18-37B4293E-AA6A-40B1-8DB5-D611D9E95CB8
Total Fees Paid: 4355.20

Fees Paid

Description	Amount
FINAL SUBDIVISION	4275.00
CC CONVENIENCE FEE -- PZ	80.20
Total Amount	4355.20