

PM: Maya



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

PROJ. #: 23-80000121

Received: 9/14/23 Paid: 9/14/23

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

### PROJECT

PROJECT NAME:

SANFORD LIVING

PARCEL ID #(S):

16-19-30-SAB-1300-003A

TOTAL ACREAGE:

1.84

BCC DISTRICT:

5

ZONING:

A-1

FUTURE LAND USE:

SFH- R-1BB

### APPLICANT

NAME:

Reynaldo Sanchez

COMPANY:

Fajardo Sanchez Inv of FL

ADDRESS:

212 South Fox Chase Pt

CITY:

Longwood

STATE:

Florida

ZIP:

32779

PHONE:

814 852 8084

EMAIL:

CorporacionRS@gmail.com

### CONSULTANT

NAME:

Reynaldo Sanchez

COMPANY:

BRAVO Investments of FL

ADDRESS:

212 South Fox Chase Pt

CITY:

Longwood

STATE:

FL

ZIP:

32779

PHONE:

814 852 8084

EMAIL:

CorporacionRS@gmail.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION

☐ LAND USE AMENDMENT

☒ REZONE

☒ SITE PLAN

☐ SPECIAL EXCEPTION

Description of proposed development:

Create 10 Single Family Homes  
in a fashion such as all four neighboring lots.

### STAFF USE ONLY

COMMENTS DUE: 9/22

COM DOC DUE: 9/28

DRC MEETING: 10/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: on the north side of Orange Blvd,  
west of Monroe Rd

W/S: Seminole County

BCC: 5: Herr

Agenda: 9/29



Bravo Investments of Florida LLC  
Office: 600 WEST LAKE CIRCLE  
Longwood, FL 32779  
Telephone: 814-852-8084  
[www.bravoinvestmentsflorida.com](http://www.bravoinvestmentsflorida.com)



TO: SEMINOLE COUNTY

Reference: PRE-APPLICATION , 4970 ORANGE BLVD, SANFORD FL 32771

## **NARRATIVE**

We just purchased this property (SFH) along with its 1.84 Acre lot, we want to tear down the house and subdivide and develop the land building 10 Single Family Residences to attend the huge shortage and need of such kind of housing, specially, on the more affordable level.

The proposed lots Will be congruent with the Residential Zoning requirements of R-1BB, minimum 50' front and 5000 sqft.

They are over 20 built communities within a 2 mile radius that have changed zoning and subdivided to either R-1BB and/or R-1B and R1 in the last 10-15 years, we see this as part of the evolution of the area and also of the much needed supply to accommodate the housing shortage that we have in Central Florida.

The proposed Lots Will have between 53' and 56' in width and 96 to 116' of Depth , as you Will see in the Proposal Sketch.

Best Regards

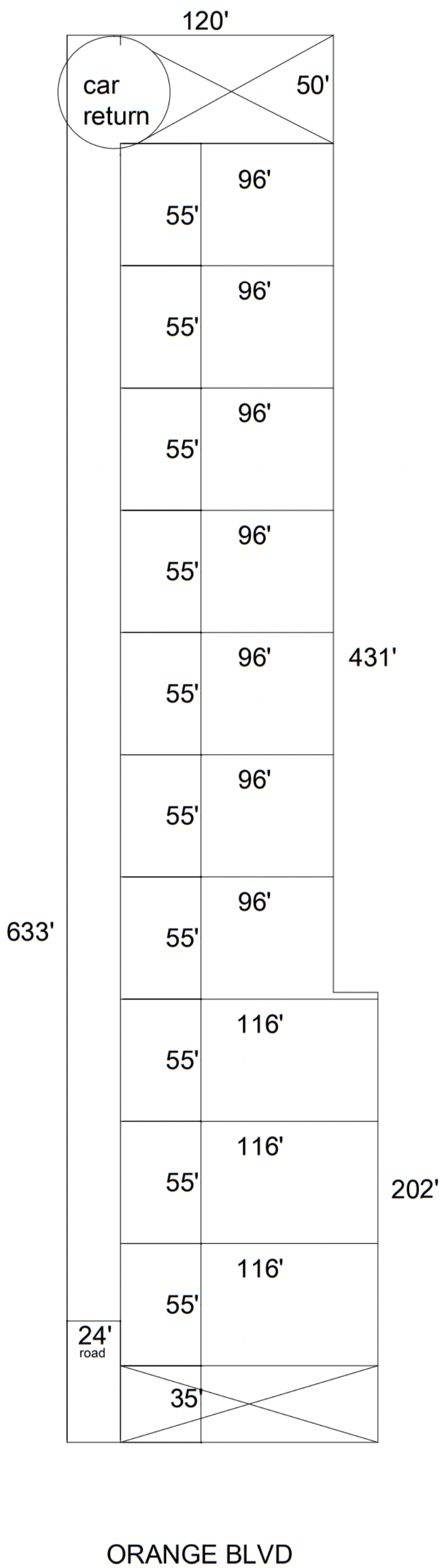
REYNALDO SANCHEZ BRAVO  
MANAGER

BRAVO INVESTMENTS OF FLORIDA, LLC/FAJARDO SANCHEZ INVESTMENTS OF FLORIDA











Settlement Statement

<b>A. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. This is not an official governmental disclosure.	
<b>B. Name of Buyers:</b> Fajardo Sanchez Investments of Florida	<b>C. Name of Sellers:</b> Royal Palm Equity LLC
<b>D. Lender:</b> ELS Holdings LLC 12000 Biscayne Boulevard Suite 400 Miami, FL 33181	<b>G. Property Location:</b> 4970 Orange Blvd Sanford, FL 32771
<b>F. Settlement Date:</b> 09/11/2023 <b>Funding Date:</b> 09/11/2023 <b>Disbursement Date:</b> 09/11/2023	<b>H. Settlement Agent:</b> Infinite Title, LLC
<b>H. File No.:</b> IT-FL-508	<b>I. Place of Settlement:</b> 5401 W Kennedy Blvd Suite 100 Tampa, FL 33609

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
<table><tr><th colspan="2">100. Gross Amount Due from Borrower</th></tr><tr><td>101. Contract sales price</td><td>\$400,000.00</td></tr><tr><td>102. Personal property</td><td></td></tr><tr><td>103. Settlement charges to borrower (line 1400)</td><td>\$14,854.20</td></tr><tr><td>104. Construction Reserve</td><td>\$90,000.00</td></tr><tr><td>105.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>106. City/Town Taxes</td><td></td></tr><tr><td>107. County Taxes</td><td></td></tr><tr><td>108. Assessments</td><td></td></tr><tr><td>109.</td><td></td></tr><tr><td>110.</td><td></td></tr><tr><td>111.</td><td></td></tr><tr><td>112.</td><td></td></tr><tr><td>120. Gross Amount Due from Borrower</td><td>\$504,854.20</td></tr><tr><th colspan="2">200. Amount Paid by or in Behalf of Borrower</th></tr><tr><td>201. Deposit</td><td>\$10,000.00</td></tr><tr><td>202. Principal amount of new loan(s)</td><td>\$430,000.00</td></tr><tr><td>203. 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L. Settlement Charges

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$			
702. \$			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge		\$6,450.00	
802. Your credit or charge (points) for the specific interest rate chosen			
803. Appraisal fee			
804. Credit report			
805. Tax service			
806. Flood certification			
807. Processing Fee to ELS Holdings LLC		\$750.00	
808. Document Preparation Fee to ELS Holdings LLC		\$750.00	
809. Additional Fees to ELS Holdings LLC		\$750.00	
810.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 09/11/2023 to 10/01/2023 @ \$102.71 /day		\$2,054.20	
902. Mortgage insurance premium			
903. Homeowner's insurance			
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Settlement or closing fee to Infinite Title, LLC		\$200.00	\$200.00
1102. Owner's title insurance to Fidelity National Title Insurance Company			\$1,250.00
1103. Lender's title insurance to Fidelity National Title Insurance Company		\$400.00	
1104. Lender's title policy limit \$430,000.00			
1105. Owner's title policy limit \$400,000.00			
1106. Document Storage Fee to Infinite Title, LLC		\$25.00	\$25.00
1107.			
1108.			
1109. Lender's ALTA 8.1-06 Endorsement to Fidelity National Title Insurance Company		\$50.00	
1110. Lender's ALTA 9-06 Endorsement to Fidelity National Title Insurance Company		\$165.00	
1111. Lender's ALTA 14-06 Endorsement to Fidelity National Title Insurance Company		\$50.00	
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$ Mortgage \$ Release \$ to Seminole County Clerk			
1202. City/County tax/stamps Deed \$ Mortgage \$			
1203. State tax/stamps Deed \$2,800.00 Mortgage \$1,505.00 to Seminole County Clerk		\$1,505.00	\$2,800.00
1204. Intangible Tax (Mortgage) to Seminole County Clerk		\$860.00	
1205. E-Recording Fees / Simplifile to Infinite Title, LLC			\$4.75
1206. E-Recording Fees / Simplifile to Infinite Title, LLC			\$14.25
1300. Additional Settlement Charges			
1301. Survey Fee, Plot Plan to Exacta Land Surveyors		\$845.00	
1302. Mobile Notary Fee to Title Processing Center			
1303. Escrow Holdback From William T McEllen to Infinite Title, LLC			
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$14,854.20	\$4,294.00

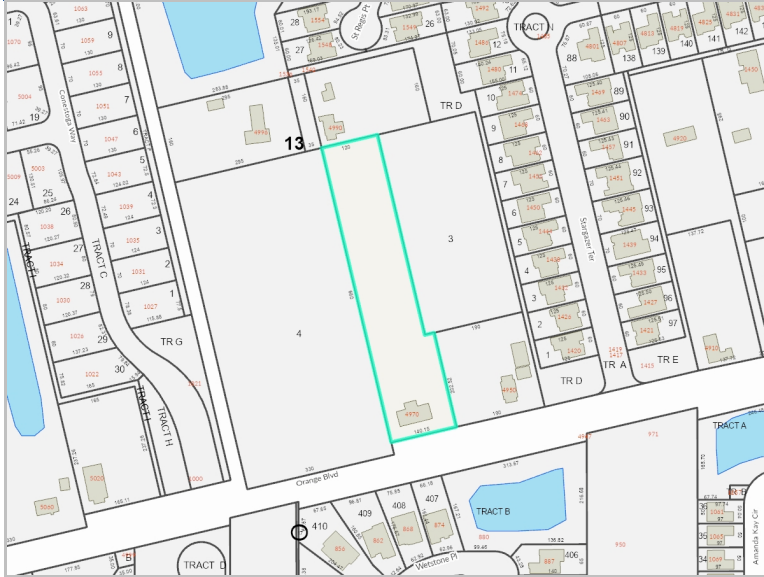
# Property Record Card



**Parcel** 16-19-30-5AB-1300-003A

**Property Address** 4970 ORANGE BLVD SANFORD, FL 32771

## Parcel Location



## Site View



1619305AB1300003A 05/02/2023

## Parcel Information

<b>Parcel</b>	16-19-30-5AB-1300-003A
<b>Owner(s)</b>	MC ELLEN, WILLIAM T
<b>Property Address</b>	4970 ORANGE BLVD SANFORD, FL 32771
<b>Mailing</b>	4970 ORANGE BLVD SANFORD, FL 32771-7137
<b>Subdivision Name</b>	SANFORD FARMS
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$147,302	\$136,036
<b>Depreciated EXFT Value</b>	\$30,200	\$23,400
<b>Land Value (Market)</b>	\$183,700	\$182,685
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$361,202	\$342,121
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$45,141	\$54,793
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$316,061	\$287,328

## 2022 Certified Tax Summary

<b>2022 Tax Amount without Exemptions</b>	<b>\$4,587.19</b>	<b>2022 Tax Savings with Exemptions</b>	<b>\$435.50</b>
<b>2022 Tax Bill Amount</b>	<b>\$4,151.69</b>		

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

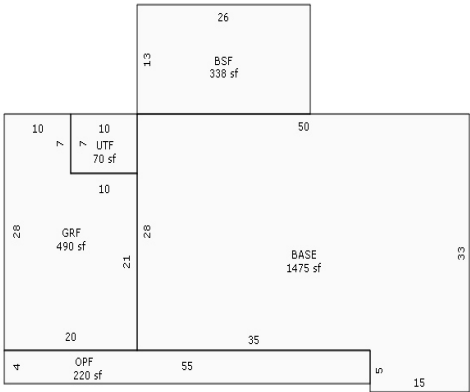
W 120 FT OF LOT 3 & W 20 FT OF E  
210 FT OF S 229.27 FT OF LOT 3 (LESS RD)  
BLK 13  
SANFORD FARMS  
PB 1 PG 128

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$316,061	\$0	\$316,061
SJWM(Saint Johns Water Management)	\$316,061	\$0	\$316,061
FIRE	\$316,061	\$0	\$316,061
COUNTY GENERAL FUND	\$316,061	\$0	\$316,061
Schools	\$361,202	\$0	\$361,202

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	04/12/2023	10422	0815	\$7,500	No	Vacant
QUIT CLAIM DEED	05/10/2021	09960	1138	\$100	No	Improved
WARRANTY DEED	01/21/2010	07326	1338	\$205,000	Yes	Improved
QUIT CLAIM DEED	10/01/1987	01906	0409	\$100	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.837	\$100,000.00	\$183,700

Building Information													
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1971	4	2.5	6	1,475	2,593	1,813	SIDING GRADE	\$147,302	\$214,257	Description	Area
												BASE SEMI FINISHED	338.00
												UTILITY FINISHED	70.00
												GARAGE FINISHED	490.00
												OPEN PORCH FINISHED	220.00



Sketch by Apex Medra™

Building 1 - Page 1

\*\* Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05122	MECHANICAL & CONDENSOR	County	\$5,807		6/28/2010
05358	ELECTRICAL	County	\$3,379		4/16/2019
19924	4970 ORANGE BLVD: ELECTRICAL - RESIDENTIAL-SINGLE FAMILY [SANFORD FARMS]	County	\$1,660		12/11/2020



## Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 2	05/01/1971	1	\$1,200	\$3,000
CARPORT 2	05/01/1971	1	\$1,200	\$3,000
POOL 1	05/01/1979	1	\$21,000	\$35,000
COVERED PATIO 1	05/01/1979	1	\$1,000	\$2,500
SCREEN ENCL 2	05/01/1979	1	\$3,400	\$8,500
FIREPLACE 2	05/01/1979	1	\$2,400	\$6,000

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Suburban Estates	SE	Agricultural-1Ac

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	MON	NO SERVICE	Waste Pro

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

## School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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

**Receipt Details**

**Date:** 9/14/2023 2:17:51 PM  
**Project:** 23-80000121  
**Credit Card Number:** 44\*\*\*\*\*4342  
**Authorization Number:** 011714  
**Transaction Number:** 140923C2B-CD708F27-4207-4673-9B6F-6C5B9FA7B93F  
**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