



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

**PROJ. #:** 24-80000103  
Received: 8/6/24  
Paid: 8/7/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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**PROJECT**

PROJECT NAME: Azalea Bloom	
PARCEL ID #(S): 29-21-31-300-0140-0000	
TOTAL ACREAGE: 3	BCC DISTRICT: 1: Dallari
ZONING: C-3	FUTURE LAND USE: IND

**APPLICANT**

NAME: Oscar Paul	COMPANY: National Community Renaissance	
ADDRESS: 7214 Forest City Road		
CITY: Orlando	STATE: FL	ZIP: 32810
PHONE: 850-703-8810	EMAIL: OPaul@nationalcore.org	

**CONSULTANT**

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Proposed development of affordable multifamily housing. Pre-application meeting to confirm allowable density and height if utilizing Live Local Act (SB102) on commercially zoned property.</u>				

**STAFF USE ONLY**

COMMENTS DUE: 8/16	COM DOC DUE: 8/22	DRC MEETING: 8/28
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-3	FLU: IND	LOCATION: on the north side of SR 426, west of Camp Rd
W/S: Seminole County	BCC: 1: Dallari	



*Together, we transform lives and communities*

**08/02/2024**

Seminole County – Development Serviced  
1101 E. 1st Street  
Sanford, FL 32771

### **National CORE: Proposed Development off West Lake State Road 426 – Seminole County**

National CORE (Community Renaissance) is a nationally recognized nonprofit organization dedicated to transforming communities through affordable housing development and services. With a mission to "revitalize neighborhoods, foster community engagement, and promote self-sufficiency," National CORE has been at the forefront of affordable housing solutions for over two decades. Our comprehensive approach integrates high-quality housing with supportive services, ensuring sustainable and impactful community development.

#### **Purpose of the Meeting**

The purpose of this pre-application meeting is to discuss the potential development of a 3-acre parcel located off West State Road 426, identified as parcel number 29-21-31-300-0140-0000. We seek to explore the applicability of the Live Local Act (SB 102) for constructing affordable housing on this site, currently zoned C-3 (Commercial 3). Understanding the allowable density, height, and other regulatory aspects under the Live Local Act is crucial for our preliminary planning and feasibility assessments.

#### **Preliminary Development Vision**

While we are in the very early stages and do not yet have a site plan, our vision includes:

- Development of multifamily residential units – the development will be 100% affordable housing with an extended affordability period.
- High-quality design and construction standards that reflect National CORE's commitment to excellence and sustainability as well as meets the constructions and design standards of Seminole County

#### **Applicability of the Live Local Act**

The Live Local Act, effective July 1, 2023, allows for certain multifamily and mixed-use affordable housing developments to bypass traditional zoning requirements under specific conditions. Key provisions include:

- **Zoning:** The property must be zoned commercial, industrial, or mixed-use.
- **Affordable Housing Requirement:** At least 40% of the multifamily residential units must be affordable as defined by Florida Statutes, maintaining affordability for a minimum of 30 years.
- **Density and Height:** The Act mandates that local governments cannot restrict density below the highest allowed on any residential land within the locality. Height restrictions are similarly eased, ensuring a minimum allowable height comparable to the highest permitted for commercial or residential properties within one mile or at least three stories, whichever is higher.

Given the current C-3 zoning of the parcel, we seek clarification on the following points:



9421 Haven Avenue  
Rancho Cucamonga, CA 91730

[www.nationalcore.org](http://www.nationalcore.org)



*Together, we transform lives and communities*

- Confirmation that C-3 zoning qualifies under the commercial category as stipulated by the Live Local Act.
- Allowable density and height for the proposed development under the Act, considering the parcel's location and surrounding zoning designations.
- Specific local land development regulations that our project must comply with, including setbacks, parking requirements, and any other pertinent standards.

### **Conclusion**

We look forward to a productive discussion with Seminole County officials to gain insights and guidance on leveraging the Live Local Act for our proposed affordable housing project. This preliminary engagement is crucial for aligning our development vision with local regulations and ensuring a mutually beneficial outcome for the community.

Thank you for your time and consideration. We are eager to collaborate and contribute to the betterment of Seminole County through innovative and impactful affordable housing solutions.

Thank you,

*Oscar Paul*

Oscar Paul  
Development Manager  
National Community Renaissance



9421 Haven Avenue  
Rancho Cucamonga, CA 91730

[www.nationalcore.org](http://www.nationalcore.org)





Existing Conditions - Vacant Land



**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

Name of Development: \_\_\_\_\_

Development Location: \_\_\_\_\_

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: \_\_\_\_\_

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Potable water is available to the proposed Development, subject to item 2 below.
2. To access such water service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Entity Providing Service

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Print or Type Title

\_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: \_\_\_\_\_

Development Location: \_\_\_\_\_

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: \_\_\_\_\_

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned Local Government representative confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use (i) are consistent with current land use regulations and zoning designation; OR (ii) are approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes; OR (iii) are consistent with sections 125.01055 (7) and 166.04151 (7), Florida Statutes; OR, (iv) if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

**CERTIFICATION**

I certify that the City/County of \_\_\_\_\_ has vested in me the authority to verify  
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Print or Type Title

\_\_\_\_\_  
Telephone Number (including area code)

\_\_\_\_\_  
Date Signed

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.



**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY**

Name of Development: \_\_\_\_\_

Development Location: \_\_\_\_\_

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Electricity is available to the proposed Development, subject to item 2 below.
2. To access such electric service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and install or construct line extensions and other equipment in connection with the construction of the Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Entity Providing Service

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Print or Type Title

\_\_\_\_\_

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

Name of Development: \_\_\_\_\_

Development Location: \_\_\_\_\_

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Existing paved roads provide access to the proposed Development, or there are no known impediments to the construction of paved roads to connect part of the proposed Development to existing paved roads;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Entity Providing Service

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_

\_\_\_\_\_  
Print or Type Title

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION  
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE –  
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: \_\_\_\_\_

Development Location: \_\_\_\_\_

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: \_\_\_\_\_

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, Sewer Capacity or Package Treatment is available to the proposed Development; or there are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of Entity Providing Service

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Address (street address, city, state)

\_\_\_\_\_  
Print or Type Title

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Telephone Number (including area code)

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# Property Record Card



Parcel: **29-21-31-300-0140-0000**  
 Property Address:  
 Owners: **DOWNES, GEORGE R III; DOWNES, MARSHA P; PARKER, RICHARD H JR**  
 2024 Market Value \$1,335,223 Assessed Value \$672,999  
 2023 Tax Bill \$10,965.23 Tax Savings with Non-Hx Cap \$4,162.83  
 Vac General-Commercial property has a lot size of 3.00 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-21-31-300-0140-0000
Property Address	
Mailing Address	2090 TUSKAWILLA RD OVIEDO, FL 32765-8798
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 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)	\$1,335,223	\$1,136,764
Land Value Agriculture	\$0	\$0
Market Value	\$1,335,223	\$1,136,764
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$662,224	\$524,947
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$672,999	\$611,817

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,128.06
Tax Bill Amount	\$10,965.23
Tax Savings with Exemptions	\$4,162.83

## Owner(s)

### Name - Ownership Type

DOWNES, GEORGE R III - Tenancy by Entirety :25  
 DOWNES, MARSHA P - Tenancy by Entirety :25  
 PARKER, RICHARD H JR - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 21S RGE 31E W 1/4 OF SW 1/4 OF  
SW 1/4 S OF SAL RR (LESS BEG SW COR RUN N  
156.5 FT S 71 DEG 20 MIN E 91.3 FT SWLY  
ALONG R/W TO S LI SEC W TO BEG & RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$672,999	\$0	\$672,999
Schools	\$1,335,223	\$0	\$1,335,223
FIRE	\$672,999	\$0	\$672,999
ROAD DISTRICT	\$672,999	\$0	\$672,999
SJWM(Saint Johns Water Management)	\$672,999	\$0	\$672,999

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/4/2020	\$100	09600/0712	Vacant	No
WARRANTY DEED	2/1/2007	\$100	06614/1536	Vacant	No
WARRANTY DEED	9/1/2004	\$97,500	05467/1296	Improved	No
WARRANTY DEED	7/1/2003	\$100	05212/0356	Vacant	No
WARRANTY DEED	2/1/1989	\$100	02044/1912	Improved	No
WARRANTY DEED	7/1/1988	\$100	01977/1456	Improved	No
WARRANTY DEED	12/1/1987	\$100	01966/1550	Improved	No

## Land

Units	Rate	Assessed	Market
145,926 SF	\$9.15/SF	\$1,335,223	\$1,335,223

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
07560	BILLBOARD; PAD PER PERMIT 2908 W SR 426	\$0		8/15/2000
02070	DEMO; PAD PER PERMIT 2904 SR 426	\$0		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
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: 29 Zone: 291
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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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:** 8/7/2024 10:18:38 AM  
**Project:** 24-80000103  
**Credit Card Number:** 55\*\*\*\*\*1729  
**Authorization Number:** 155102  
**Transaction Number:** 070824018-C432AFB0-DCFF-441A-BDDC-CA9EAA5BC92F  
**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