



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

PROJ. #: 24-80000144  
 Received: 12/26/24  
 Paid: 12/26/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

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

#### PROJECT

PROJECT NAME: King's Crossing

PARCEL ID #(S): 03-20-31-501-0A00-0020 &amp; 03-20-21-501-0A00-0010

TOTAL ACREAGE: 32.61 ac

BCC DISTRICT: District 5

ZONING: ~~PD (expired)~~ PDFUTURE LAND USE: ~~PUD~~ PD

#### APPLICANT

NAME: Matt Stolz

COMPANY: DR Horton

ADDRESS: 10192 Downden Road

CITY: Orlando

STATE: FL

ZIP: 32832

PHONE: 407-912-5000

EMAIL: MWStolz@drhorton.com

#### CONSULTANT

NAME: Richard Anderson

COMPANY: RA Strategies P.A.

ADDRESS: 732 Cheviot Ct

CITY: Apopka

STATE: FL

ZIP: 32712

PHONE: 407-280-1003

EMAIL: rda263@gmail.com

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

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: \_\_\_\_\_

#### STAFF USE ONLY

COMMENTS DUE: 1/3

COM DOC DUE: 1/9

DRC MEETING: 1/15

 PROPERTY APPRAISER SHEET   
 PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION: on the west side of Richmond Ave,  
south of SR 46

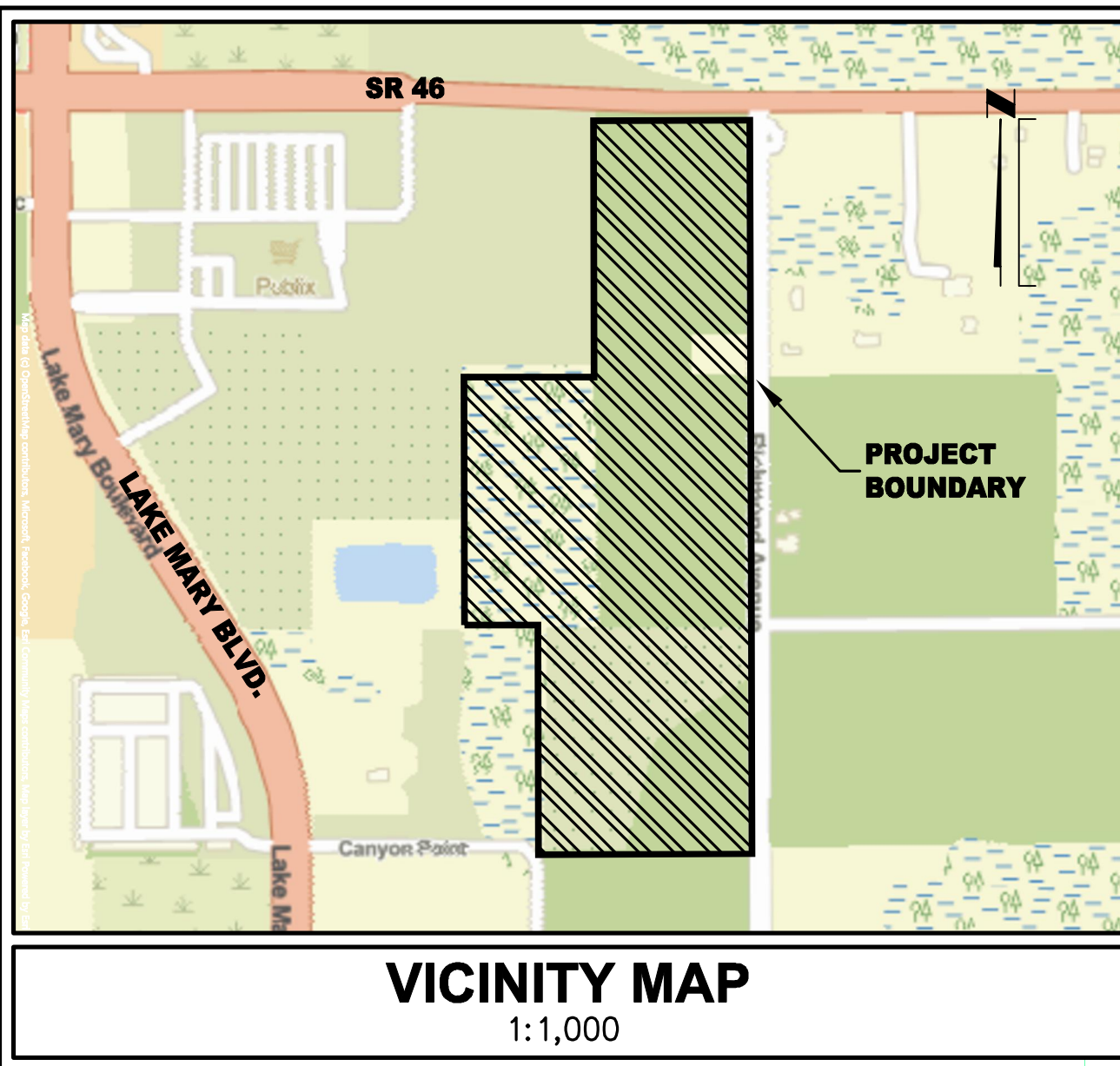
W/S: City of Sanford

BCC: 5: Herr

King's Crossing PD  
SR 46 and Richmond Avenue

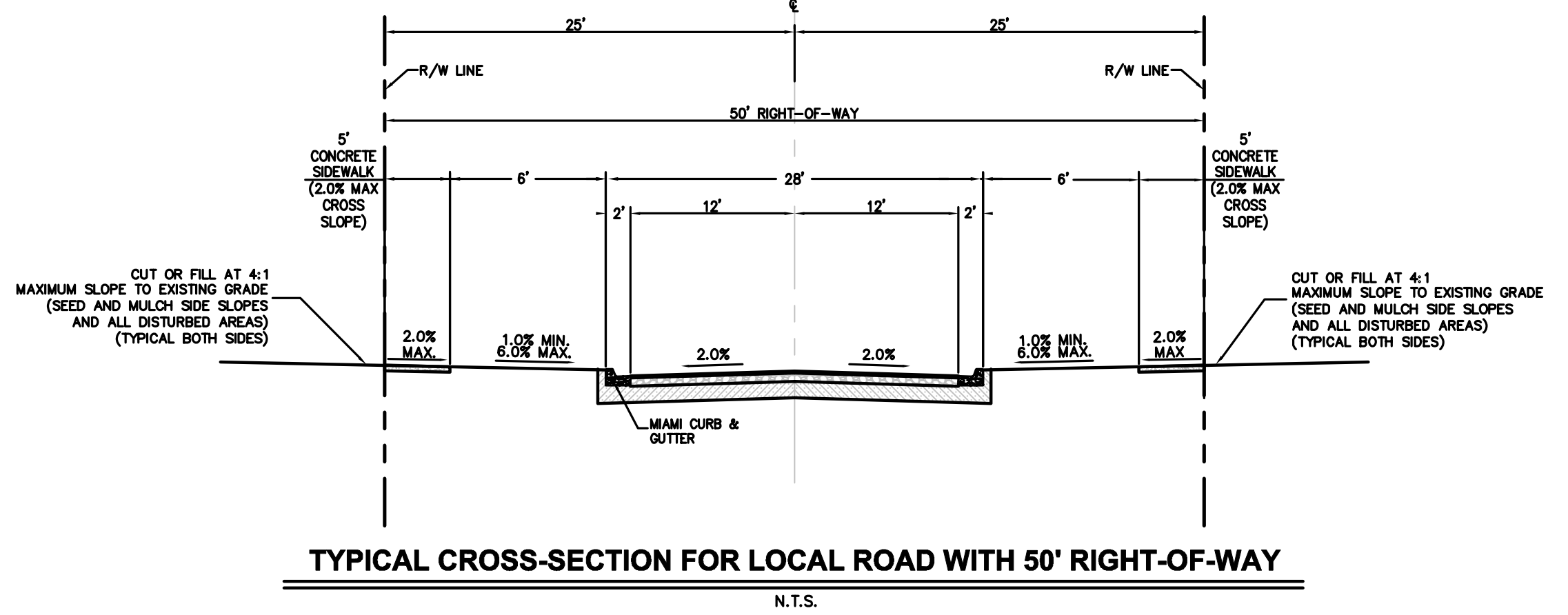
This request is to permit a PD development at the southwest corner of SR 46 and Richmond Avenue consisting of 32.61 ac (Takvorian Properties LLC). The property previously had a PD zoning but it has since expired. The applicant (DR Horton) is requesting approval for a combination of commercial retail (2.97 ac) on the corner with the remainder developed as apartments and townhomes. The residential portion consists of 320 multifamily units and 97 townhome units. We have provided with this submittal a traffic study and various additional information for your review. We look forward to meeting with you to discuss any questions or concerns that you may have. Thanks for your consideration.

Richard Anderson  
RA Strategies P.A.  
407-280-1003

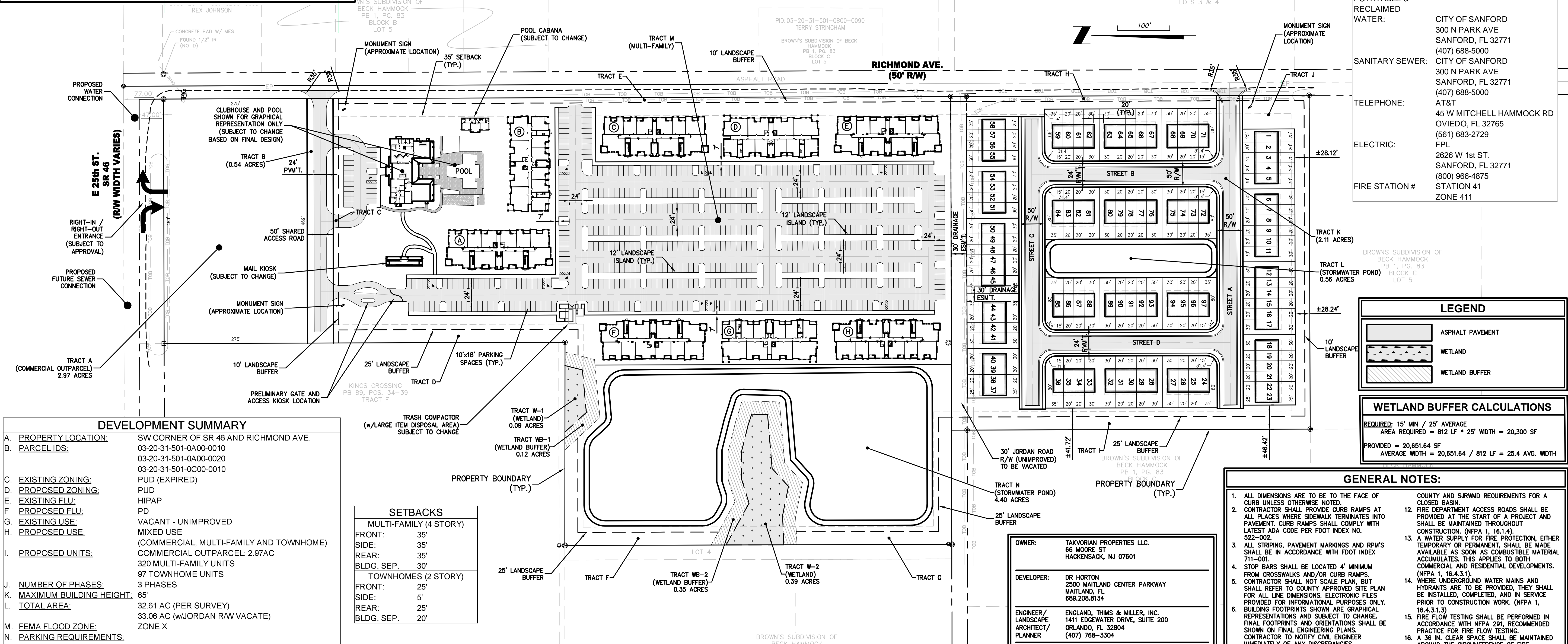


**VICINITY MAP**  
1:1,000

LAND USE BREAKDOWN				
TRACT	TYPE	DEVELOPED AREA (AC.)	% OF DEVELOPMENT	OWNERSHIP/MAINTENANCE
A	COMMERCIAL OUTPARCEL	2.97	8.99%	
B	RIGHT-OF-WAY	0.54	1.63%	SEMINOLE COUNTY
C	LANDSCAPE BUFFER	0.11	0.33%	HOA
D	LANDSCAPE BUFFER	0.28	0.85%	HOA
E	LANDSCAPE BUFFER	0.27	0.82%	HOA
F	LANDSCAPE BUFFER	0.26	0.79%	HOA
G	LANDSCAPE BUFFER	0.3	0.91%	HOA
H	LANDSCAPE BUFFER	0.12	0.36%	HOA
I	LANDSCAPE BUFFER	0.56	1.69%	HOA
J	OPEN SPACE	1.3	3.93%	HOA
K	RIGHT-OF-WAY	2.11	6.38%	SEMINOLE COUNTY
L	STORMWATER POND	0.56	1.69%	HOA
M	MULTI-FAMILY	12.85	38.88%	HOA
N	STORMWATER POND	4.4	13.31%	HOA
W-1	WETLAND	0.09	0.27%	HOA
W-2	WETLAND	0.39	1.18%	HOA
WB-1	WETLAND BUFFER	0.12	0.36%	HOA
WB-2	WETLAND BUFFER	0.35	1.06%	HOA
LOTS	TOWNHOME UNITS	5.47	16.55%	HOA
TOTAL:		33.05	100%	



**TYPICAL CROSS-SECTION FOR LOCAL ROAD WITH 50' RIGHT-OF-WAY**  
N.T.S.



UTILITY SERVICE PROVIDERS	
POTABLE & RECLAIMED WATER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
SANITARY SEWER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
TELEPHONE:	AT&T 45 W MITCHELL HAMMOCK RD OVIEDO, FL 32765 (561) 683-2729
ELECTRIC:	FPL 2626 W 1st ST. SANFORD, FL 32771 (800) 966-4875
FIRE STATION #	STATION 41 ZONE 411

LEGEND	
[Symbol]	ASPHALT PAVEMENT
[Symbol]	WETLAND
[Symbol]	WETLAND BUFFER

WETLAND BUFFER CALCULATIONS	
REQUIRED:	15' MIN / 25' AVERAGE
AREA REQUIRED =	812 LF * 25' WIDTH = 20,300 SF
PROVIDED =	20,651.64 SF
AVERAGE WIDTH =	20,651.64 / 812 LF = 25.4 AVG. WIDTH

DEVELOPMENT SUMMARY	
A. PROPERTY LOCATION:	SW CORNER OF SR 46 AND RICHMOND AVE.
B. PARCEL IDS:	03-20-31-501-0A00-0010 03-20-31-501-0A00-0020 03-20-31-501-0C00-0010
C. EXISTING ZONING:	PUD (EXPIRED)
D. PROPOSED ZONING:	PUD
E. EXISTING FLU:	HIPAP
F. PROPOSED FLU:	PD
G. EXISTING USE:	VACANT - UNIMPROVED
H. PROPOSED USE:	MIXED USE (COMMERCIAL, MULTI-FAMILY AND TOWNHOME)
I. PROPOSED UNITS:	COMMERCIAL OUTPARCEL: 2.97AC 320 MULTI-FAMILY UNITS 97 TOWNHOME UNITS
J. NUMBER OF PHASES:	3 PHASES
K. MAXIMUM BUILDING HEIGHT:	65'
L. TOTAL AREA:	32.61 AC (PER SURVEY) 33.06 AC (w/JORDAN R/W VACATE)
M. FEMA FLOOD ZONE:	ZONE X
N. PARKING REQUIREMENTS:	MULTI-FAMILY: UNDER 1,000 sf (1.5 spaces)/UNIT OVER 1,000 sf (2 spaces)/UNIT REQ'D = 564 TOWNHOME: 2 SPACES PER UNIT REQ'D = 194
O. PARKING PROVIDED:	MULTI-FAMILY: 564 TOTAL SPACES TOWNHOME: 388 TOTAL SPACES 194 GARAGE SPACES 194 DRIVEWAY SPACES

SETBACKS	
MULTI-FAMILY (4 STORY)	
FRONT:	35'
SIDE:	35'
REAR:	35'
BLDG. SEP.	30'
TOWNHOMES (2 STORY)	
FRONT:	25'
SIDE:	5'
REAR:	25'
BLDG. SEP.	20'

PRELIMINARY TRIP GENERATION SUMMARY												
ITE CODE	LAND USE	SIZE	UNIT	DAILY			AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT
821	SHOPPING PLAZA	50,000	SF	3,376	1,688	1,688	87	54	33	260	127	133
220	MULTIFAMILY (LOW-RISE)	97	DU	697	349	348	53	13	40	62	39	23
221	MULTIFAMILY (MID-RISE)	320	DU	1,480	740	740	129	30	99	125	76	49

*Notes: Trip Generation equations and rates were calculated using the ITE Trip Generation Manual, 11th Edition. Above numbers are preliminary and shall be verified prior to final engineering.*

OWNER:	TAKVORIAN PROPERTIES LLC. 66 MOORE ST HACKENSACK, NJ 07601
DEVELOPER:	DR HORTON 2500 MAITLAND CENTER PARKWAY MAITLAND, FL 32804 888.208.8134
ENGINEER/ LANDSCAPE ARCHITECT/ PLANNER:	ENGLAND, THIMS & MILLER, INC. 1411 EDGEWATER DRIVE, SUITE 200 ORLANDO, FL 32804 (407) 768-3304
TRAFFIC ENGINEER:	KIMLEY-HORN 200 S ORANGE AVE, SUITE 600 ORLANDO, FL 32801 (407) 898-1511
ENVIRONMENTAL ENGINEER:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 410 NORTH STREET, UNIT 130 LONGWOOD, FL 32750 (877) 894-5969
SURVEYOR:	ALLEN & COMPANY 16 EAST PLANT STREET WINTER GARDEN, FL 34787 (407) 654-5355

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
  - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
  - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
  - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY. BUILDING FOOTPRINTS SHOWN ARE GRAPHICAL REPRESENTATIONS AND SUBJECT TO CHANGE. FINAL FOOTPRINTS AND ORIENTATIONS SHALL BE SHOWN ON FINAL ENGINEERING PLANS. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH SOLDC CH. 30 PART 67.
  - A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES. PER-SOLDC SEC. 30.445(A)(3)
  - PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
  - COMMERCIAL OUTPARCEL SHALL FOLLOW SOLDC SETBACKS AND BE DESIGNED TO CONTROL/TREAT ITS OWN STORMWATER.
  - STORMWATER DESIGN SHALL MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS FOR A CURB BASIN.
  - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4.)
  - A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1.)
  - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3)
  - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
  - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 21/2 IN. NFPA 1, 18.5.7.6) HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018)
  - DENSITY CALCULATIONS MAY CHANGE AT FINAL ENGINEERING BASED ON FINAL LAYOUT.

PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. NUMBER: 80867

REVISIONS:

ETM NO.	DATE	BY	REVISION
24-180	JZ	CBW	Issue Date

1411 Edgewater Drive, Ste. 200  
Orlando, Florida 32804  
(407) 656-5379  
www.etmnc.com  
REG-00002564 LC-0000316

**Trusted Advisors, Creating Community**

**ENGLAND-THIMS & MILLER**

**DEVELOPMENT PLAN FOR DR HORTON**

**KINGS CROSSING BY DR HORTON**

DRAWING NUMBER: **MSP**

**LEGAL DESCRIPTION:**

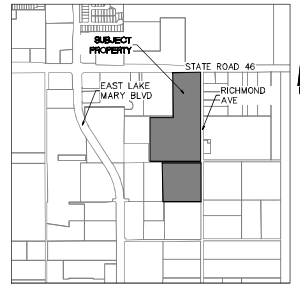
PARCEL 1  
LOTS 1, 2, 3 AND THE EAST 389.5 FEET OF LOT 4, BLOCK A, LESS ROAD RIGHT-OF-WAY, OF BROWN'S SUBDIVISION OF BECK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 2  
LOTS 1 AND 2, BLOCK "C", OF BROWN'S SUBDIVISION OF BECK HAMMOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**LEGEND OF SYMBOLS AND ABBREVIATIONS:**

- CM CONCRETE MONUMENT
- EP EDGE OF PAVEMENT
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- W/ WITH
- PID PROPERTY IDENTIFICATION NUMBER
- ID IDENTIFICATION
- (P) PLAT
- (M) MEASURED
- CCR CERTIFIED CORNER RECORD
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- PB PLAT BOOK
- PGS PAGES
- +— TOP OF BANK
- x— TOE OF SLOPE
- F— FENCE LINE AS NOTED
- G— GUARD RAIL
- OH— OVERHEAD LINE
- MAILBOX
- SINGLE STAND SIGN
- ⊕ WOODEN POWER POLE
- GATE
- ⊕/MES MITERED END SECTION
- WELL
- ⊕ CATCH BASIN
- CURB INLET/GRATE

VICINITY MAP: NOT TO SCALE



**SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT FROM CLIENT:**

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BROWN'S SUBDIVISION OF BECK HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE(S) 83, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, AND THERE ARE NO FLOTTABLE EASEMENT.
10. TERMS AND CONDITIONS OF THE SEMINOLE COUNTY DEVELOPMENT ORDER FOR RICHMOND COMMERCE PARK PROJECT RECORDED IN BOOK 7475, PAGE 250. - AS TO BOTH PARCELS - AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER
11. GRANT OF A 15' PERMANENT UTILITY EASEMENT TO THE CITY OF SANFORD, FLORIDA, RECORDED IN BOOK 3401, PAGE 133. - AS TO LOT 1 OF PARCEL 1 - DOES NOT AFFECT SUBJECT PROPERTY
12. NOTICE OF AGREEMENT BETWEEN SANFORD AIRPORT AUTHORITY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, AMENDED IN BOOK 3770, PAGE 1806. - AS TO BOTH PARCELS - DOES NOT AFFECT SUBJECT PROPERTY

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE EAST LINE OF NORTHWEST 1/4 OF SECTION 3-20-31 AS BEING SOUTH 00°11'20" EAST.
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110207562, EFFECTIVE DATE JUNE 28, 2024 AT 8:00AM.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 63-17.062.
9. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED, UNLESS NOTED OTHERWISE UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
11. UNLESS OTHERWISE NOTED, UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES.
12. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
13. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
14. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OUTSIDE THE 0.2% CHANCE FLOOD PLANE, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12177C0090F, MAP REVISED 09/28/2007. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
15. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
16. THERE ARE NO BUILDINGS ON THE PROPERTY, NO ADDRESSES POSTED.
17. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN RECENT MONTHS.
18. THERE IS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THERE ARE NO PLATTED SETBACK OR BUILDING RESTRICTION LINES WHICH HAVE BEEN RECORDED IN SUBDIVISION PLATS AND NO RECORD DOCUMENTS HAVE BEEN DELIVERED TO SURVEYOR FOR SAID LINES.
20. SUBJECT PARCEL CONTAINS 32.61 ACRES OR 1,420,594 SQUARE FEET, MORE OR LESS.

**CERTIFIED TO:**

OSWALD & OSWALD, P.L.  
D.R. HORTON, INC. A DELAWARE CORPORATION,  
AKRMAN, LLP,  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 9, 2024.

DATE OF PLAT OR MAP: 08/09/2024

JAMES L. RICKMAN, PSM #5633



This item has been electronically signed and sealed by James L. Rickman, P.S.M. using a Digital Signature.  
Printed Copies of this document are not considered signed and sealed and the signature must be printed on the document.



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#8723

ALTA / NSPS LAND TITLE SURVEY  
OF LOTS 1 - 3, BLOCK A AND LOTS 1-2,  
BLOCK C OF BROWN'S SUBDIVISION  
OF BECK HAMMOCK  
SECTION 3, TOWNSHIP 20 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

FOR:  
DR HORTON  
ORLANDO EAST DIVISION

DATE	REVISIONS

JOB #	20240516
DATE:	AUGUST 9, 2024
SCALE:	1" = 100'
CALC BY:	JB
FIELD BY:	BS
DRAWN BY:	JJ
CHECKED BY:	WB

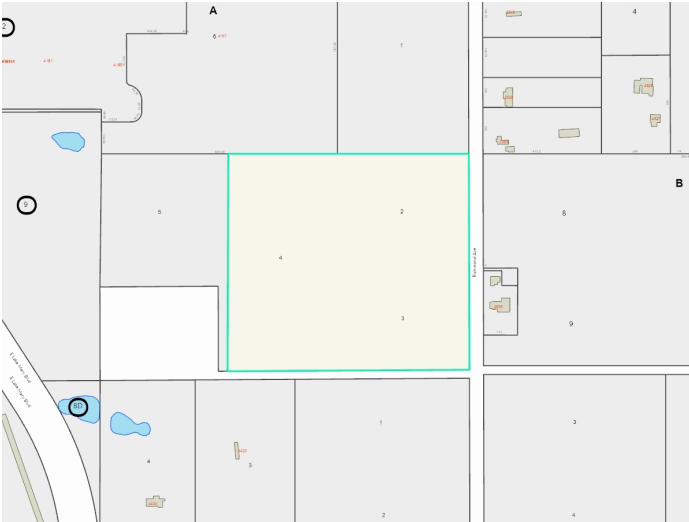


# Property Record Card



Parcel: **03-20-31-501-0A00-0020**  
 Property Address:  
 Owners: **TAKVORIAN PROPERTIES LLC**  
 2025 Market Value \$835,050 Assessed Value \$3,296  
 2024 Tax Bill \$34.06 Tax Savings with Exemptions \$8,594.85  
 Grazing Land property has a lot size of 14.96 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-20-31-501-0A00-0020
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 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)	\$835,050	\$835,050
Land Value Agriculture	\$3,296	\$3,296
Just/Market Value	\$835,050	\$835,050
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	\$3,296	\$3,296

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,628.91
Tax Bill Amount	\$34.06
Tax Savings with Exemptions	\$8,594.85

## Owner(s)

Name - Ownership Type  
 TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 2 3 + E 389 1/2 FT OF  
 LOT 4 BLK A  
 BROWNS SUBD OF BECK  
 HAMMOCK  
 PB 1 PG 83

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,296	\$0	\$3,296
Schools	\$3,296	\$0	\$3,296
SJWM(Saint Johns Water Management)	\$3,296	\$0	\$3,296

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1325	Vacant	No
WARRANTY DEED	2/1/1985	\$49,000	01617/1263	Vacant	Yes

## Land

Units	Rate	Assessed	Market
14.65 Acres	\$57,000/Acre Market, \$225/Acre AG	\$3,296	\$835,050

## 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
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

### 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

### School Districts

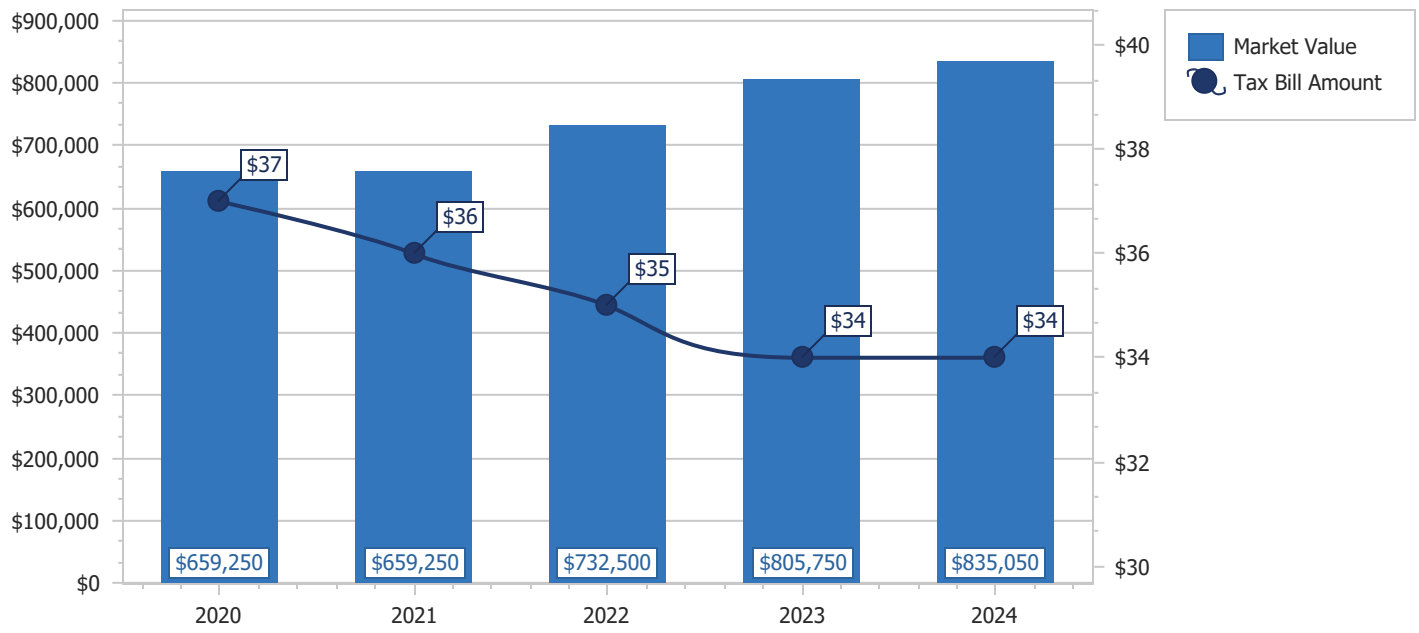
Elementary	Region 3
Middle	Sanford
High	Seminole

### Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



# Property Value History



Copyright 2025 © Seminole County Property Appraiser

# Property Record Card



Parcel: **03-20-31-501-0A00-0010**  
 Property Address:  
 Owners: **TAKVORIAN PROPERTIES LLC**  
 2025 Market Value \$1,793,100 Assessed Value \$1,877  
 2024 Tax Bill \$19.40 Tax Savings with Exemptions \$18,509.42  
 Grazing Land property has a lot size of 7.87 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	03-20-31-501-0A00-0010
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

## Value Summary

	2025 Working Values	2024 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)	\$1,793,100	\$1,793,100
Land Value Agriculture	\$1,877	\$1,877
Just/Market Value	\$1,793,100	\$1,793,100
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	\$1,877	\$1,877

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,528.82
Tax Bill Amount	\$19.40
Tax Savings with Exemptions	\$18,509.42

## Owner(s)

Name - Ownership Type  
 TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 (LESS RD) BLK A  
 BROWNS SUBD OF BECK  
 HAMMOCK  
 PB 1 PG 83

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,877	\$0	\$1,877
Schools	\$1,877	\$0	\$1,877
SJWM(Saint Johns Water Management)	\$1,877	\$0	\$1,877

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1332	Vacant	No
WARRANTY DEED	11/1/1987	\$80,000	01910/0378	Vacant	Yes
WARRANTY DEED	1/1/1984	\$189,000	01519/1771	Vacant	No
WARRANTY DEED	8/1/1980	\$18,300	01289/1185	Vacant	No
WARRANTY DEED	9/1/1979	\$994,500	01245/1357	Vacant	No

## Land

Units	Rate	Assessed	Market
8.34 Acres	\$215,000/Acre Market, \$225/Acre AG	\$1,877	\$1,793,100

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

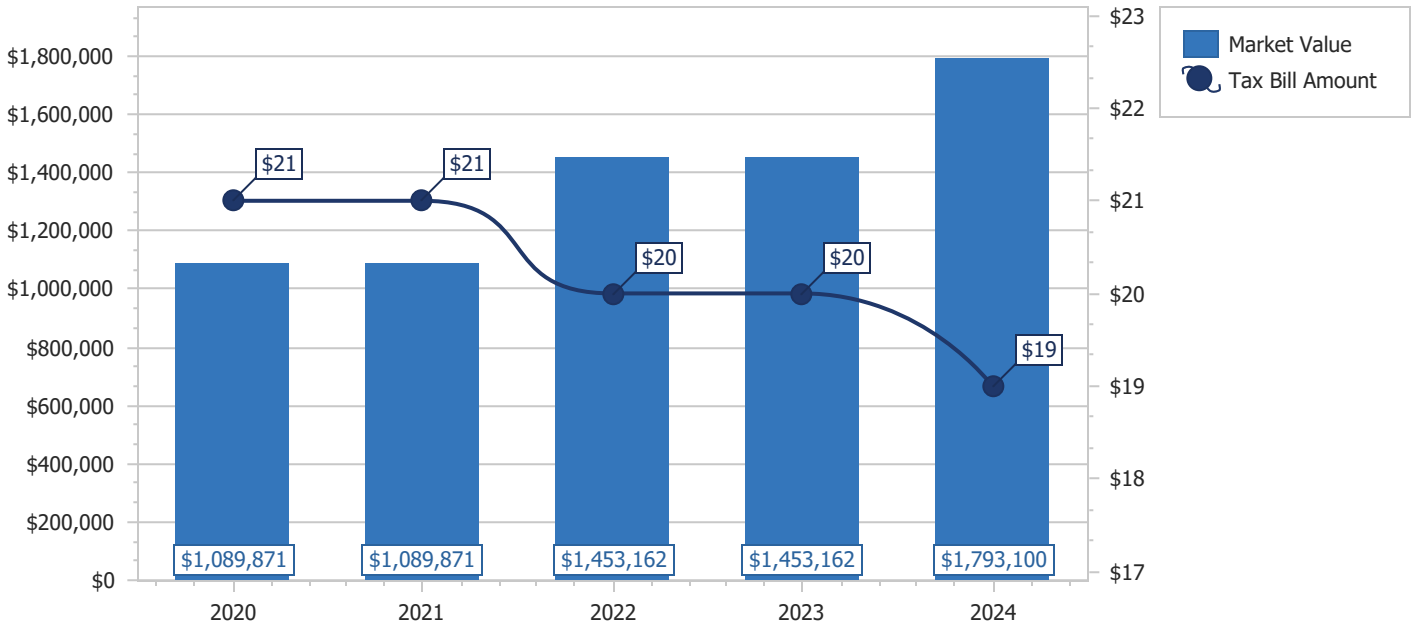
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

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: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History



Copyright 2025 © Seminole County Property Appraiser



**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:** 12/26/2024 3:29:14 PM  
**Project:** 24-80000144  
**Credit Card Number:** 37\*\*\*\*\*1001  
**Authorization Number:** 228845  
**Transaction Number:** 261224017-1F96A6E3-EE4C-4242-94DB-F3AD371F9189  
**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