



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

**PROJ. #:** 26-8000009  
 Received: 1/27/26  
 Paid: 1/28/26

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME: Sanlando	
PARCEL ID #(S): 11-21-29-300-0040-0000	
TOTAL ACREAGE: +/- 9.42 acres	BCC DISTRICT: 3
ZONING: Planned Development	FUTURE LAND USE: Low Density Residential

**APPLICANT**

NAME: Maleia Smiferguso, E.I.	COMPANY: Pulte Group
ADDRESS: 4901 Vineland Road Suite 500	
CITY: Orlando	STATE: FL ZIP: 32811
PHONE: 407-661-4710	EMAIL: [REDACTED]

**CONSULTANT**

NAME: Eden Cooke, AICP	COMPANY: LevelUp Consulting, LLC
ADDRESS: 3101 Maguire Blvd Suite 265	
CITY: Orlando	STATE: FL ZIP:
PHONE: 407-605-5616 ext. 205	EMAIL: [REDACTED]

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

<input checked="" type="checkbox"/> <b>SUBDIVISION</b>	<input type="checkbox"/> <b>LAND USE AMENDMENT</b>	<input type="checkbox"/> <b>REZONE</b>	<input type="checkbox"/> <b>SITE PLAN</b>	<input type="checkbox"/> <b>SPECIAL EXCEPTION</b>
Description of proposed development: <u>Development of up to 22 single-family detached homes.</u>				

**STAFF USE ONLY**

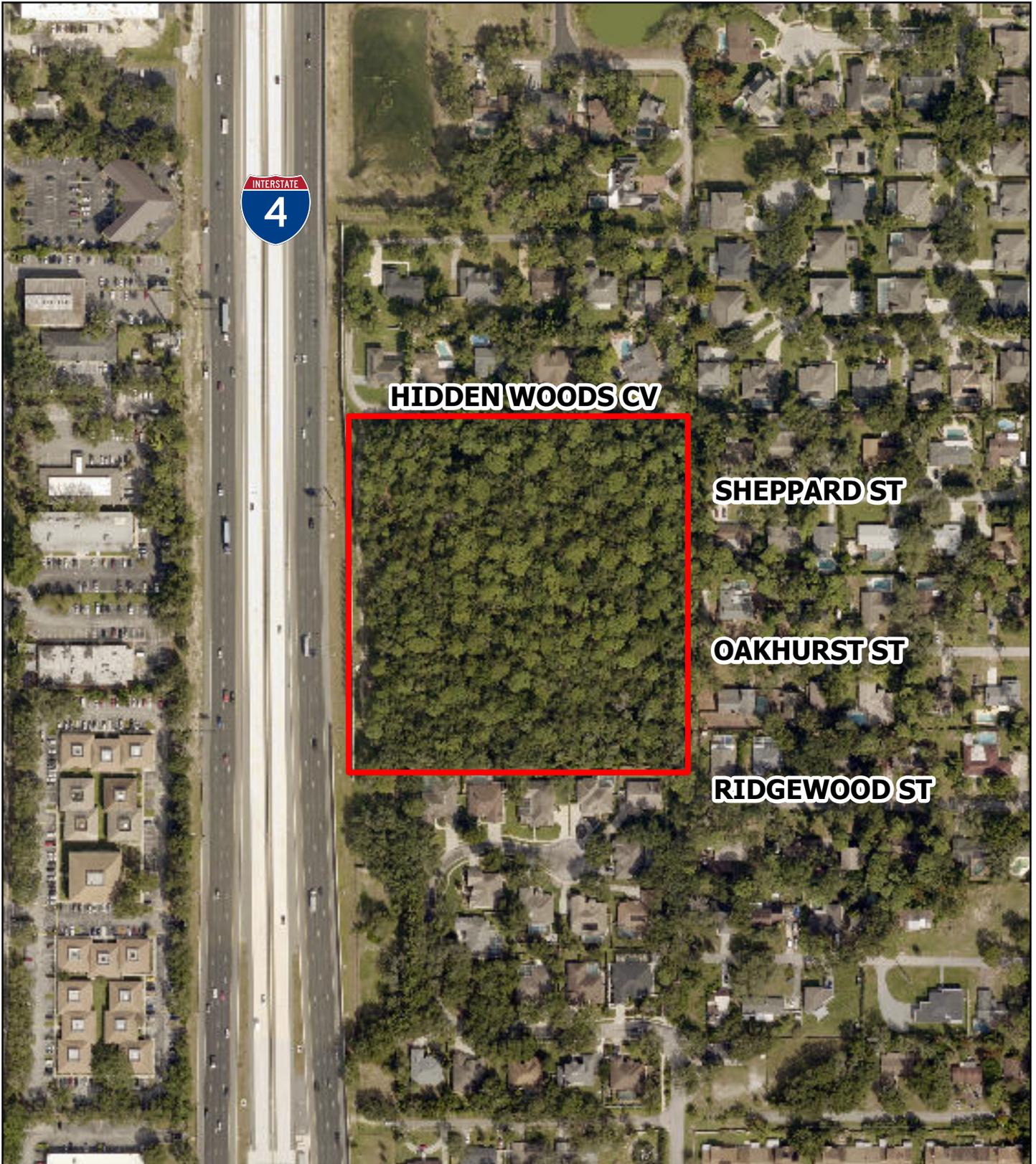
COMMENTS DUE: 2/6	COM DOC DUE: 2/12	DRC MEETING: 2/18
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: LDR	LOCATION: on the south side of Hidden Woods Cv, west of Virginia Ave
W/S: Seminole County	BCC: 3: Constantine	



### ***Sanlando Pre-Application Narrative***

The Sanlando project is proposing a development of up to 22 single-family detached homes on +/-9.42-acres (Parcel: 11-21-29-300-0040-0000) with a density of +/- 2.4 dwelling units per net buildable acre in Seminole County. The site is located east of I-4, south of Hidden Woods Cove, and west of Virginia Avenue. The Future Land Use designation is Low Density Residential (LDR), and the zoning is the Hidden Woods Reserve Planned Development (PD). Directly adjacent to the north, east, and south are all single-family homes ranging from 60 to 100-foot-wide lots. The proposed project is consistent and compatible with the surrounding area and its uses.

The project site is currently vacant, and access is proposed via a connection to Oakhurst Street. A 25-foot ROW dedication to Seminole County is proposed along the northern boundary, and 10-foot landscape buffer tracts are to be provided along the northern, eastern, and southern boundaries. The site will include 22 single-family lots ranging from +/- 8,400 square feet to +/- 14,800 square feet. The perimeter lots will be a minimum of 10,800 square feet. A minimum of 15% open space will be provided and will include walking trails and a pavilion.



**HIDDEN WOODS CV**

**SHEPPARD ST**

**OAKHURST ST**

**RIDGEWOOD ST**

LEGEND:

 PROJECT SITE



State of Florida, Vantor

**LEVELUP CONSULTING, LLC**



505 E JACKSON ST.  
SUITE 200  
TAMPA, FL 33602  
OFFICE: 813-375-0616  
WWW.LEVELUPFLORIDA.COM

PROJECT NAME:

SANLANDO

MAP TITLE:

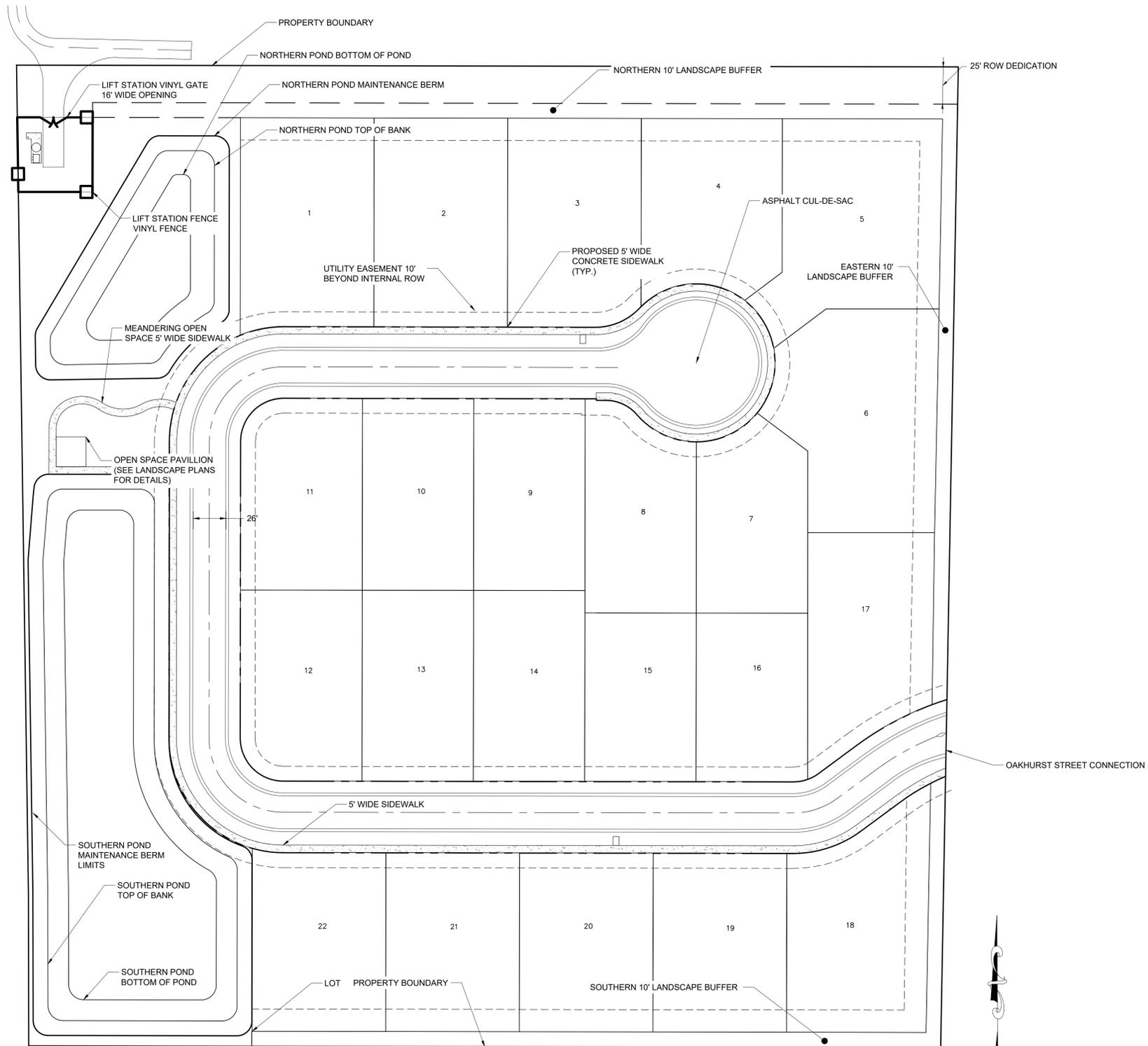
EXISTING CONDITIONS

PREPARED FOR:

PULTE GROUP

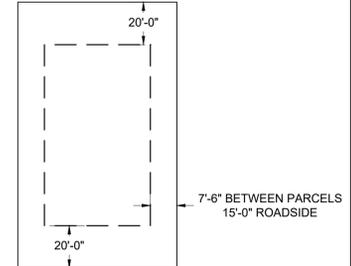
1/27/2026

T:\Projects\25137-01\_Sanlando\Drawings\Conceptual\Current\Plan\Site Plan.dwg  
 1/27/2024 11:46:55 AM PLOTTED BY: rick.park



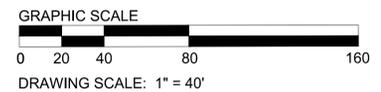
LEGEND	
—	PROPERTY LINE
- - - -	UTILITY EASEMENT
- - - -	DRAINAGE EASEMENT
- - - -	ROW
- - - -	LANDSCAPE BUFFER

SITE DATA	
TOTAL AREA	= 9.42 ACRES
WETLANDS	= 0 ACRES
ROW DEDICATION	= 0.37 AC
NET DEVELOPABLE ACREAGE	= 9.05 ACRES
PROPOSED DEVELOPMENT	= SINGLE FAMILY RESIDENTIAL
PARCEL ID	= 11-21-29-300-0040-0000
CURRENT ZONING	
CURRENT FLU	= PD
MINIMUM LOT SIZE	= LDR
	= 70 X 115 FT (INTERNAL)
	= 90 X 120 FT (LOTS ADJ TO NORTH AND SOUTH PERIMETER)
	= 22 LOTS
PROPOSED LOTS	= 2.4 UNITS / ACRE
PROPOSED DENSITY	= 8,050 SF (INTERIOR)
MINIMUM LOT AREA	= 10,800 SF (LOTS ADJ TO NORTH AND SOUTH PERIMETER)
	= 7.5 FT
LOT SIDE SETBACKS	= 20 FT
LOT FRONT SETBACK	= 20 FT
LOT REAR SETBACK	= 20 FT
STREET SIDE SETBACK	= 15 FT
MAX BLDG HEIGHT	= 35 FT (2 STORIES)



2 TYPICAL LOT  
 C5.0 SEE GRAPHIC SCALE

1 SITE PLAN  
 C5.0 SEE GRAPHIC SCALE



**LEVELUP CONSULTING, LLC**

505 E. JACKSON STREET  
 SUITE 200  
 TAMPA, FLORIDA 33602  
 OFFICE: 813-375-0616  
 WWW.LEVELUPFLORIDA.COM

CONSTRUCTION PLAN REVISIONS

SANLANDO  
 CLIENT: PULTE GROUP  
 SITE PLAN

Engineering Business Certificate of Authorization No. 32771  
 Florida Certificate of Authorization No. LC26909633

PROJECT No. 25137-01  
 SHEET

# Property Record Card



Parcel: **11-21-29-300-0040-0000**  
 Property Address:  
 Owners: **AGJO FAMILY TRUST**  
 2026 Market Value \$1,077,320 Assessed Value \$793,581 Taxable Value \$793,581  
 2025 Tax Bill \$11,736.57 Tax Savings with Non-Hx Cap \$3,000.09  
 Pud Under Development property has a lot size of 9.37 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	11-21-29-300-0040-0000
Property Address	
Mailing Address	350 BUSH RD STE 218 JUPITER, FL 33458-5694
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0005:Pud Under Development
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$1,077,320	\$1,077,320
Just/Market Value	\$1,077,320	\$1,077,320
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,736.66
Tax Bill Amount	\$11,736.57
Tax Savings with Exemptions	\$3,000.09

## Owner(s)

Name - Ownership Type  
 AGJO FAMILY TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 11 TWP 21S RGE 29E  
NE 1/4 OF SE 1/4 OF NW 1/4  
E OF ST RD 400 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$793,581	\$0	\$793,581
Schools	\$1,077,320	\$0	\$1,077,320
FIRE	\$793,581	\$0	\$793,581
ROAD DISTRICT	\$793,581	\$0	\$793,581
SJWM(Saint Johns Water Management)	\$793,581	\$0	\$793,581

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$100	04278/0380	Vacant	No

## Land

Units	Rate	Assessed	Market
9.37 Acres	\$115,000/Acre	\$1,077,320	\$1,077,320

## 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
04041	FENCE/WALL; PAD PER PERMIT 950 RAYMOND AVE	\$1,000		4/1/2003

## Extra Features

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

### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

### School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

### Political Representation

Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 43

### Utilities

Fire Station #	Station: 11 Zone: 114
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History

