



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

PROJ. #: 25-80000078

Received: 7/7/2025
Paid: 7/9/2025
PM: Kaitlyn Apgar

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: Sanford 55 Plus Residential

PARCEL ID #(S): 30-19-30-300-0200-0000

TOTAL ACREAGE: 7.67 Acres

BCC DISTRICT: 5-Herr

ZONING: ~~PD Planned Development~~ PD

FUTURE LAND USE: 7.67 Acres PD

~~STATE ROAD 46 GATEWAY
CORRIDOR OVERLAY~~

NAME: Raul Ramirez

COMPANY: Aloha Sanford Senior Living LLC

ADDRESS: 1310 Ferdinand St, Coral Gables. FL 33134-2141

CITY: Coral Gables

STATE: FL

ZIP: 33134-2141

PHONE: (786) 202-7572

EMAIL: raulramirez1980@gmail.com

NAME: Diego Salazar

COMPANY: Bowman Consulting Group

ADDRESS: 900 SE 3rd Ave, Suite 300

CITY: Ft. Lauderdale

STATE: FL

ZIP: 33316

PHONE: (954)-884-5251

EMAIL: diego.salazar@bowman.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: _____

COMMENTS DUE: 7/18/2025

COM DOC DUE: 7/24/2025

DRC MEETING: 8/06/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

Agenda: 8/01/2025

ZONING: PD

FLU: PD

LOCATION:

W/S: Seminole County

BCC: 5-Herr

north side of W SR 46, east of Orange Blvd



July 7th, 2025

Seminole County
Planning and Development Division
1101 East First Street, Room 2028
Sanford, Florida 32771

RE: Sanford Retail – 5642 W SR 46 Sanford
Parcel ID: 30-19-30-300-0200-0000
Narrative

The following narrative outlines the proposal in regards to a preapplication meeting. The applicant has detailed the site, as outlined below:

The Seminole Springs project is a proposed multi-family residential development located in unincorporated Seminole County, Florida, at the northeast corner of State Road 46 and Orange Boulevard. The 7.67-acre site is zoned Planned Development (PD) and falls within the State Road 46 Gateway Corridor Overlay. The development includes a three-story residential building consisting of 130 units, with a mix of one- and two-bedroom layouts ranging from 607 to 1,243 square feet. The site provides a total of 242 parking spaces, exceeding the required 215 spaces, and includes 8 handicap-accessible spots. Building setbacks and 25-foot landscape buffers are provided on all sides, surpassing minimum zoning requirements. Site features include a clubhouse, internal drive aisles, ADA-accessible ramps, and a retention/detention pond designed to manage stormwater. The layout reflects compliance with development standards while aiming to offer a well-integrated, community-focused residential environment.

If you have any questions or require additional information, please do not hesitate to contact us at (954) 686-1562 or diego.salazar@bowman.com,

A handwritten signature in black ink, appearing to read "Diego Salazar".

DIEGO SALAZAR, P.E.

Project Manager | **BOWMAN**

900 SE 3rd Avenue, Suite 300, Ft. Lauderdale, FL 33316

O: (954) 884-5253 | D: (954) 884-5251

SR 46 & ORANGE Blvd

Aerial Map

Legend

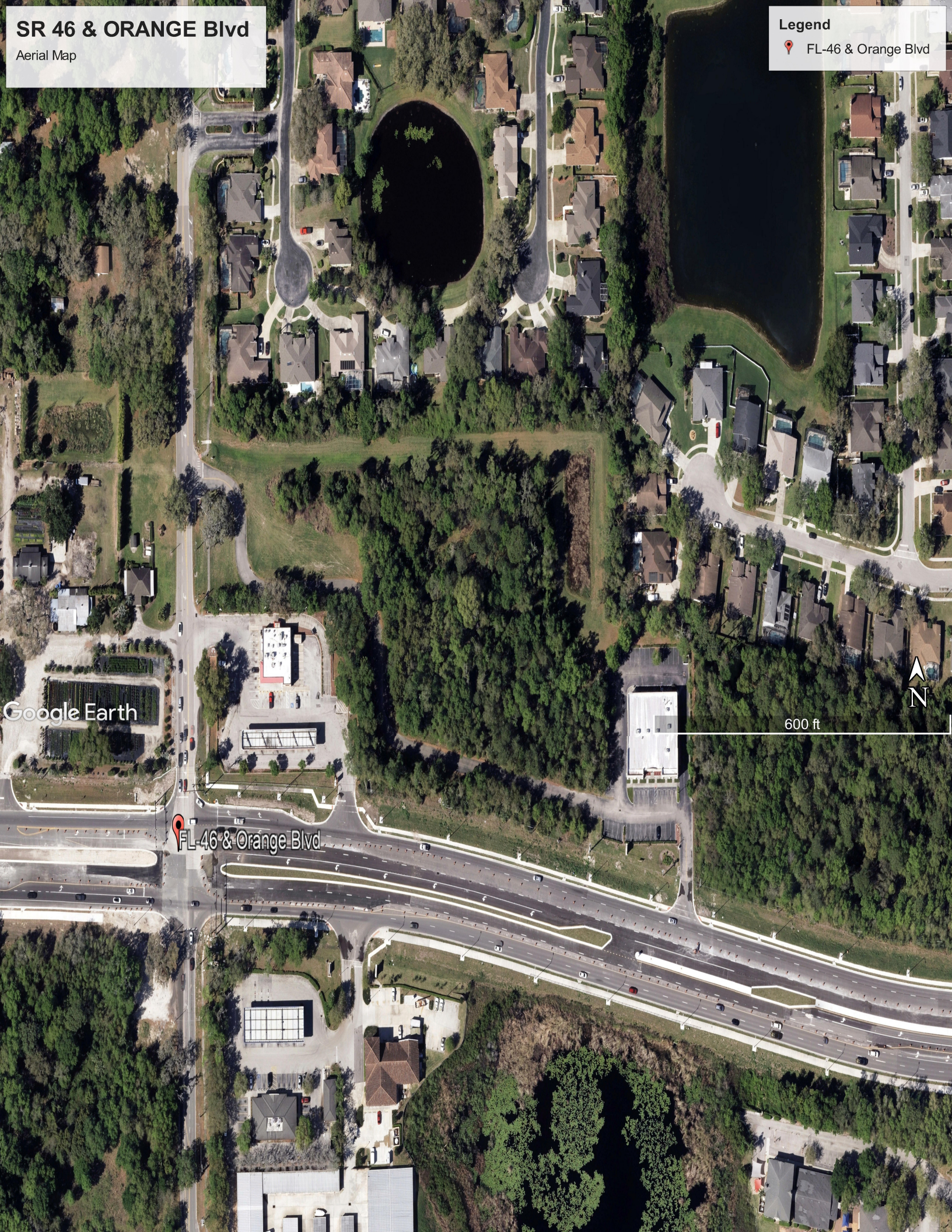
FL-46 & Orange Blvd

Google Earth

FL 46 & Orange Blvd



600 ft



UNIT TABULATION		
TYPE	SF	# UNITS
A0 - ONE BEDROOM, ONE BATH	607 SF	6 (4.62%)
A1 - ONE BEDROOM, ONE BATH	730 SF	47 (36.15%)
A2 - ONE BEDROOM, ONE BATH	869 SF	34 (26.15%)
A3 - ONE BEDROOM, ONE BATH	948 SF	3 (2.31%)
B1 - TWO BEDROOM, TWO BATH	1,045 SF	14 (10.77%)
B2 - TWO BEDROOM, TWO BATH	1,129 SF	12 (9.23%)
B3 - TWO BEDROOM, TWO BATH	1,243 SF	14 (10.77%)
TOTAL		130 UNITS (100%)



Property Record Card



Parcel: 30-19-30-300-0200-0000
 Property Address: W SR 46 SANFORD, FL 32771
 Owners: ALOHA SANFORD SENIOR LIVING LLC
 2025 Market Value \$4,126,719 Assessed Value \$4,126,719 Taxable Value \$4,126,719
 2024 Tax Bill \$54,509.83
 Vac General-Commercial property has a lot size of 7.47 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0200-0000
Property Address	
Mailing Address	1310 FERDINAND ST CORAL GABLES, FL 33134-2141
Subdivision	
Tax District	01:County Tax District
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)	\$4,126,719	\$4,126,719
Land Value Agriculture	\$0	\$0
Just/Market Value	\$4,126,719	\$4,126,719
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	\$4,126,719	\$4,126,719

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$54,509.83
Tax Bill Amount	\$54,509.83
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ALOHA SANFORD SENIOR LIVING LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
N 231.7 FT OF S 1881.7 FT OF W 880
FT OF NW 1/4 (LESS RD)
& THAT PT OF S 1650 FT OF W 880 FT OF
NW 1/4 LYING N OF NEW ST RD 46
(LESS W 351 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$4,126,719	\$0	\$4,126,719
Schools	\$4,126,719	\$0	\$4,126,719
FIRE	\$4,126,719	\$0	\$4,126,719
ROAD DISTRICT	\$4,126,719	\$0	\$4,126,719
SJWM(Saint Johns Water Management)	\$4,126,719	\$0	\$4,126,719

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/9/2024	\$2,000,000	10723/0740	Vacant	Yes
WARRANTY DEED	10/17/2019	\$4,106,900	09462/1206	Improved	Yes
WARRANTY DEED	5/1/2004	\$510,000	05321/1601	Improved	Yes
QUIT CLAIM DEED	9/1/1992	\$100	02906/1693	Improved	No
QUIT CLAIM DEED	9/1/1992	\$100	02906/1692	Improved	No

Land

Units	Rate	Assessed	Market
325,451 SF	\$12.68/SF	\$4,126,719	\$4,126,719

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00322	DEMOLISH SFR	\$3,000		1/15/2009

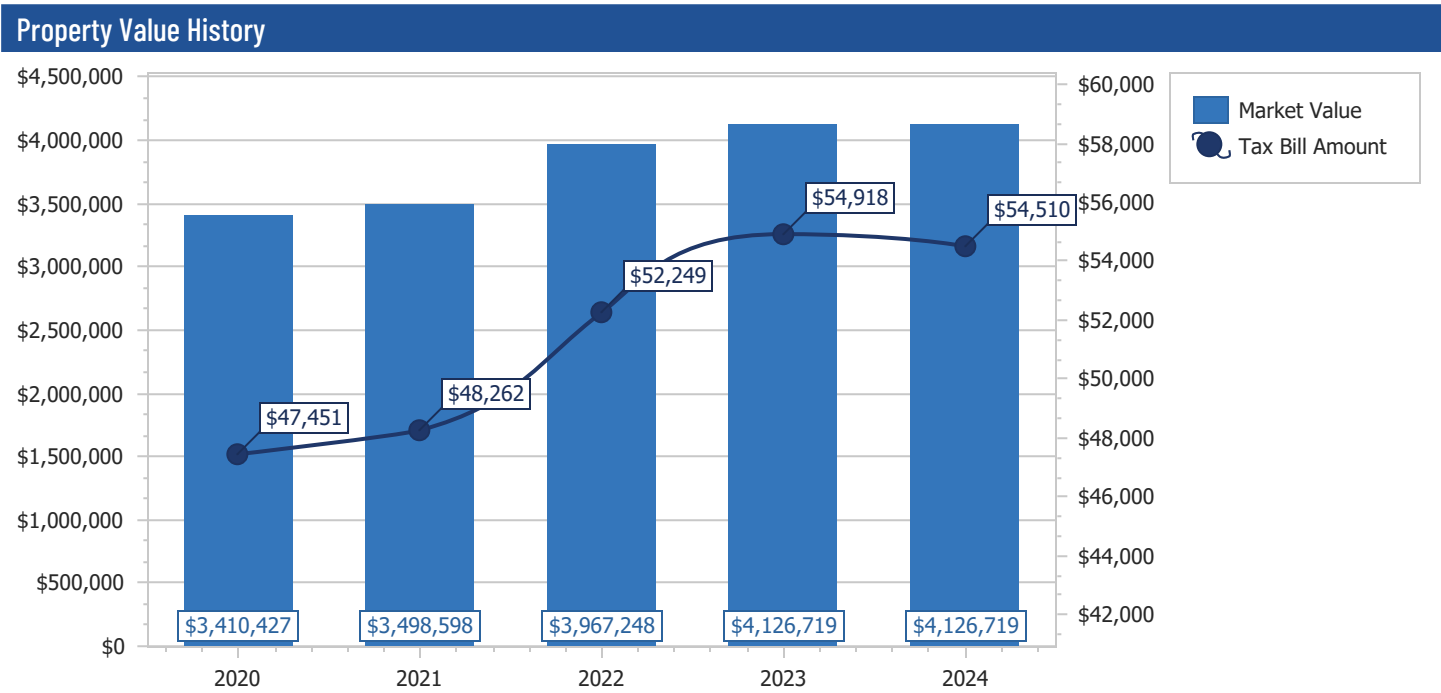
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 7/9/2025 4:15:56 PM
Project: 25-80000078
Credit Card Number: 48*****5251
Authorization Number: 046932
Transaction Number: 090725C2B-1655D2E8-22F3-4108-A6D5-709ABECB2AEC
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50