



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

PROJ. #: 23-80000122
PM: Joy Kathy
REC'D: 9/15/23

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ **PRE-APPLICATION** \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Alexander Avenue Lot ~~#2~~ #1
PARCEL ID #(S): 35-19-30-517-1000-0010
TOTAL ACREAGE: 51'x100' BCC DISTRICT: 5: Herr
ZONING: R-1 FUTURE LAND USE: ~~Single Family R400~~ LDR

APPLICANT

NAME: Penny Seater COMPANY: Habitat for Humanity Seminole Apopka
ADDRESS: PO Box 181010
CITY: Casselberry STATE: Florida ZIP: 32718
PHONE: (407) 696-5855 EMAIL: Construction@habitat-sa.org

CONSULTANT

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Single Family Residence
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: <u>9/22</u>	COM DOC DUE: <u>9/28</u>	DRC MEETING: <u>10/4</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>R-1</u>	FLU: <u>LDR</u>	LOCATION: <u>on the east side of Alexander Ave, south of 20th St</u>
W/S: <u>Sanford</u>	BCC: <u>5: Herr</u>	

ATTAINABLE HOUSING CHECKLIST

For more information or assistance with this form, please contact Quentin Grose, Attainable Housing Program Manager at qgrose@seminolecountyfl.gov or (407)665-2376.

The Attainable Housing Checklist is only for residential developments requesting one or more of the following incentives: density bonuses, expedited permitting, reduced, waived, and/or subsidized impact fees for affordable housing units. Missing, incomplete, or inconsistent information will cause delays.

Developers intending to build new residential dwelling units, with the purpose of renting or selling to households with very-low, low, or moderate income, may be eligible to receive reduced, waived, or subsidized impact fees. In projects with a mix of market-rate and attainable housing units, only the attainable housing units are eligible to receive this consideration. Proposed attainable housing must be certified by Community Services and have a recorded Restricted Use Covenant to be eligible for incentives.

Address: 2001 Alexander Avenue Parcel ID: 35-19-30-517-1000-0010
Sanford, FL

Please answer the following as it relates to your proposed project:

1. You understand that this checklist should be completed with your Development Services pre-application meeting request but is **due at the time of formal application**. An Applicant is required to schedule this meeting with the Seminole County Development Services Department.
☒ YES ☐ NO
2. Are you requesting expedited permitting for this project? Please note that there is no guarantee of expedited permitting, but County Staff will do their best to move the application as quickly as possible through the process.
☒ YES ☐ NO
3. Which of the following incentives are you requesting (if applicable)?
☒ Impact Fee Discount ☒ Impact Fee Exemption ☐ Density Bonus ☐ None

Please note that there is no guarantee of waiver or reduction. **Failure to guarantee affordability could result in repayment or denial of discounted, waived, or subsidized impact fees.**

4. Will the attainable housing units being developed, as a part of the project, be dedicated to households that income qualify at or below 140% of Area Media Income (AMI)?
☒ YES ☐ NO
5. Will the attainable housing units being developed, as a part of the project, be dedicated to households that income qualifies at or below 80% of Area Media Income (AMI)?
☒ YES ☐ NO
6. Is this a mixed-rate or multifamily housing project that includes market rate AND affordable units?
☐ YES ☒ NO

If Yes, please provide:

Total # of units and percentage that will be Affordable (up to 80% of AMI):

2 - 100%

7. Does the project have a recorded Restricted Use Covenant (RUC) guaranteeing that the affordability criteria of at least 30 years will be observed?
☒ YES ☐ NO

If Yes, please provide:

- a. A copy of the recorded covenant and the Document No.

Not recorded yet but will be

If No:

Upon Board of County Commissioners approval, an executed covenant or deed restriction guaranteeing that the affordability criteria will be observed, will be recorded by the Seminole County Community Services staff.

8. Additional documentation will be provided during the pre-application meeting, such as Income Verification, current rental limits, or any other documentation as required.

The Seminole County Community Services Department shall evaluate this checklist and, if it meets the attainable housing requirements, notify the Development Services Department of this proposed attainable housing project.

Applicant Signature: 

Date: 9/8/23

Name/Title/Organization: Penny Seaton/CEO/Habitat for Humanity SA

Reviewer Signature: _____

Date: _____

Name/Title/Organization: _____

Property Record Card

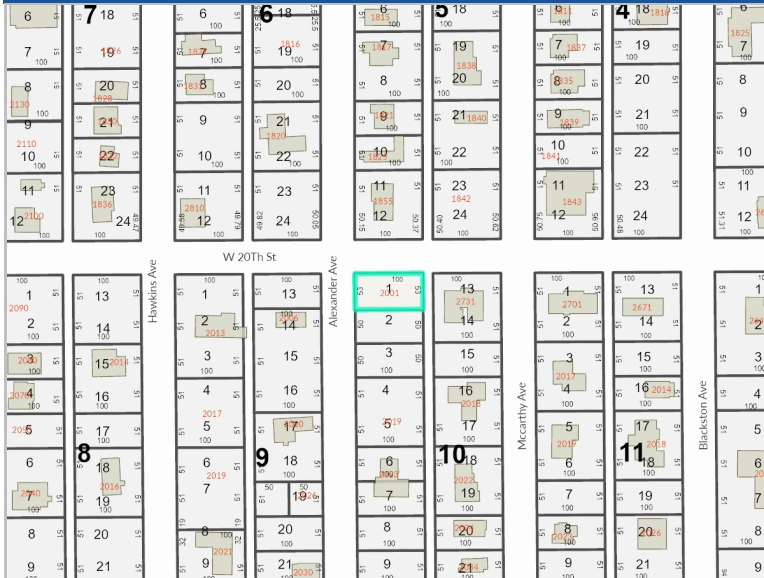


Parcel 35-19-30-517-1000-0010

Property Address 2001 ALEXANDER AVE SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

		2023 Working Values	2022 Certified Values
Parcel	35-19-30-517-1000-0010		
Owner(s)	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC		
Property Address	2001 ALEXANDER AVE SANFORD, FL 32771		
Mailing	PO BOX 181010 CASSELBERRY, FL 32718-1010		
Subdivision Name	LOCKHARTS SUBD		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	00-VACANT RESIDENTIAL		
Exemptions	None		
AG Classification	No		
Valuation Method		Cost/Market	Cost/Market
Number of Buildings		0	0
Depreciated Bldg Value			
Depreciated EXFT Value			
Land Value (Market)		\$29,274	\$64,612
Land Value Ag			
Just/Market Value		\$29,274	\$64,612
Portability Adj			
Save Our Homes Adj		\$0	\$0
Amendment 1 Adj		\$0	\$19,070
P&G Adj		\$0	\$0
Assessed Value		\$29,274	\$45,542

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$866.32 2022 Tax Savings with Exemptions \$151.57
2022 Tax Bill Amount \$714.75

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 & N 2 FT OF LOT 2 BLK 10
LOCKHARTS SUBD
PB 3 PG 70

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$29,274	\$0	\$29,274
SJWM(Saint Johns Water Management)	\$29,274	\$0	\$29,274
FIRE	\$29,274	\$0	\$29,274
COUNTY GENERAL FUND	\$29,274	\$0	\$29,274
Schools	\$29,274	\$0	\$29,274

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/11/2022	10279	1954	\$50,000	No	Vacant
WARRANTY DEED	05/23/2022	10246	1216	\$30,000	No	Vacant
ADMINISTRATIVE DEED	04/27/2020	09589	1559	\$100	No	Vacant
QUIT CLAIM DEED	05/01/2011	07569	1179	\$100	No	Vacant
QUIT CLAIM DEED	04/01/1998	03401	0561	\$100	No	Vacant
QUIT CLAIM DEED	04/01/1994	02756	1361	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	51.00	100.00	0	\$700.00	\$29,274

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
31.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

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	5

School Information

Elementary School District	Middle School District	High School District
Region 1	Greenwood Lakes	Lake Mary