



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
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PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-80000089
PM: Chad
REC'D: 7/20/26
Paid: 7/22/26

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: ~~R-1 to PD Rezoning for an 8 Unit Townhome~~ James Dr Townhomes

PARCEL ID #(S): 29-21-31-501-0000-0140

TOTAL ACREAGE: 1.02

BCC DISTRICT: District 1

ZONING: R-1

FUTURE LAND USE: MDR

APPLICANT

NAME: Arturs Bergs

COMPANY: Hugo Berg Development

ADDRESS: 2232 Westbourne dr

CITY: Oviedo

STATE: Florida

ZIP: 32765

PHONE: 206 483 6049

EMAIL: [REDACTED]

CONSULTANT

NAME:

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed rezoning from R-1 to PD to develop eight fee-simple townhomes in two four-unit buildings (~7.8 du/ac) on a 1.02 acre.

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

STAFF USE ONLY

COMMENTS DUE: 7/31

COM DOC DUE: 8/6

DRC MEETING: 8/19

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1

FLU: MDR

LOCATION:
on the west side of James Dr,
south of SR 426

W/S: Seminole County

BCC: 1: Dallari

PRE-APPLICATION PROJECT NARRATIVE

Proposed Rezoning from R-1 to PD (Planned Development)

8-Unit Build-to-Rent Townhome Community — W. State Road 426 & James Drive, Oviedo, FL 32765

Prepared for: Seminole County Planning & Development Division — Pre-Application Meeting

Applicant: Arturs Bergs, Hugo Berg Development — contract purchaser and applicant

Subject Property: 1.02± acre vacant parcel, W. State Road 426, Oviedo, FL 32765 · Parcel ID 29-21-31-501-0000-0140

Requested Action: **Rezone** from R-1 (Single-Family Dwelling District) to PD (Planned Development); no Future Land Use amendment anticipated.

Date: July 2026

A. Project Overview & Request

The Applicant, Arturs Bergs of Hugo Berg Development, is the contract purchaser of a 1.02± acre vacant corner parcel fronting W. State Road 426 and James Drive in unincorporated Seminole County (Parcel ID 29-21-31-501-0000-0140). The Applicant requests a pre-application meeting with the Planning & Development Division and the Development Review Committee (DRC) to discuss a **rezoning from R-1 (Single-Family Dwelling District) to PD (Planned Development)**, accompanied by a concept/master development plan for **eight (8) build-to-rent townhome units** arranged in two four-unit buildings.

The existing Future Land Use designation is Medium Density Residential (MDR), which permits up to 10 dwelling units per acre. The proposed density of approximately 7.8 du/ac is below that maximum. Because the R-1 zoning district does not permit attached single-family (townhome) dwellings, rezoning is required to implement a housing type the MDR future land use already contemplates. The Applicant believes a PD rezoning — without a future land use amendment — is the appropriate mechanism and seeks the County's confirmation at pre-application.

The Applicant intends to develop and retain the homes as a professionally managed build-to-rent townhome community held under single ownership. All buildings, driveways, landscaping, and stormwater facilities will be owned and maintained by the property owner; no homeowners' association or fee-simple townhome plat is proposed at this time. Should market conditions warrant, the same physical plan could later be converted to for-sale townhomes through a subdivision plat; however, this narrative is written to the built-to-rent model.

B. Property Description & Existing Conditions

- **Location:** Corner of W. State Road 426 (west frontage) and James Drive (north frontage), Oviedo, FL 32765, within the Jamestown community of unincorporated Seminole County.
- **Legal description:** Lots 14 & 15 (less a portion), JAMESTOWN subdivision, Plat Book 9, Pages 71–72.

- **Owners of record:** Downes, George R III & Marsha P; Parker, Richard H Jr. The Applicant is the contract purchaser.
- **Size:** 1.02± acres.
- **Current zoning:** R-1 (Single-Family Dwelling District). **Future Land Use:** MDR (Medium Density Residential, up to 10 du/ac).
- **Property use code:** Vacant Residential. No homestead exemption; no agricultural classification. County Tax District.
- **Surrounding context:** The Jamestown community is an older plated neighborhood of single-family homes on small lots situated along SR 426 between the Winter Park/Goldenrod area and Oviedo. Rockhill Missionary Baptist Church is adjacent to the southeast. SR 426 (Aloma Avenue / Oviedo Road) is a principal state arterial; the property listing/FDOT context cites approximately 33,500 vehicles per day at this segment.
- **Utilities & services:** Seminole County water and sewer are available; Duke Energy provides electric; AT&T provides telephone. Schools: Evans Elementary, Tusawilla Middle, Lake Howell High. Fire Service District 29. Located in County Commission District 1 (Commissioner Bob Dallari).

The site is previously plated, vacant, and cleared of any structures. There are no known wetlands on the parcel; environmental due diligence (including a wetlands/protected-species review and a certified tree survey) is underway and will be provided with formal application.

C. Development Concept

Buildings & unit mix. The concept places two (2) four-unit townhome buildings (quad-plex configuration), totaling eight (8) dwelling units. The architectural basis is Architectural Designs plan 623412DJ. Each building measures 92'-0" wide × 40'-0" deep, is two stories, with a maximum ridge height of approximately 28 feet, and features board-and-batten farmhouse/cottage elevations with covered front porches. Each unit provides 1,464 SF of heated area (622 SF first floor, 842 SF second floor), 3 bedrooms, 2.5 baths, and an attached one-car garage (264 SF). The first floor is an open great room/kitchen/dining plan; all bedrooms and the laundry are on the second floor.

Site layout & access. Both buildings front James Drive. Each unit is served by its own driveway (approximately 10 feet wide × 48 feet long) connecting directly to James Drive. **No driveway takes direct access to SR 426**, preserving access management on the state arterial. The generous ~48-foot driveway provides two-plus tandem parking spaces per unit in addition to the garage, for 3+ spaces per unit. The concept maintains approximately 25-foot side setbacks from the east and west property lines to the buildings, with approximately 25 feet of separation between the two buildings.

Stormwater & open space. On-site stormwater is managed by a circular dry retention pond (approximately 60 feet in diameter) in the southern portion of the parcel. Common areas, the stormwater facilities, and landscape buffers will be owned and maintained by the property owner.

Ownership structure. The eight units are proposed as rental townhomes held under single ownership as one build-to-rent community, with the owner responsible for management and maintenance of all buildings, grounds, and common elements. No condominium, HOA, or fee-simple townhome plat is proposed; any required lot combination/replat of the underlying platted lots will be addressed with staff.

D. Consistency with the Comprehensive Plan

Density. The MDR future land use permits up to 10 dwelling units per acre. The proposal computes as follows:

$$8 \text{ dwelling units} \div 1.02 \text{ acres} = 7.84 \text{ du/ac (gross)} — \text{below the MDR maximum of 10 du/ac.}$$

Housing type. MDR is intended to accommodate a range of housing, including attached/townhome product, at moderate densities transitioning between arterials and lower-density interior neighborhoods. Townhomes are a classic MDR housing form, whether held for rent or for sale.

Infill & efficient use of infrastructure. The project is efficient infill: a vacant, previously platted corner parcel already served by County water and sewer, fronting an arterial and a local street, in an established neighborhood. This directly furthers the County’s stated goals of encouraging infill development and making efficient use of existing urban services.

Attainable / missing-middle housing. The County’s February 2020 Strategic Plan for Attainable Housing and its subsequent Land Development Code modernization emphasize removing regulatory barriers and promoting “missing middle” housing types — including townhomes — to expand attainable and workforce housing choices. Modestly sized rental townhomes (1,464 SF, 3-bed/2.5-bath, attached garage) fill precisely the gap between apartment living and larger detached single-family homes that these policies target, offering families a house-scale rental option with private entries, garages, and covered porches. The applicable Future Land Use Element and Housing Element goals, objectives, and policies will be cited by number in the formal application; the specific MDR definition and Housing Element policy citations are to be confirmed with Comprehensive Planning staff at pre-application.

E. Proposed PD Development Standards

The following standards are proposed as a starting framework for the PD development order; **all standards are preliminary and to be refined with staff** through the DRC and master development plan process.

Standard	Proposed
Permitted use	Single-family attached (townhome) dwellings and customary accessory uses; common areas and stormwater facilities under single ownership

Maximum number of units	8
Maximum density	~7.8 du/ac (below the MDR 10 du/ac maximum)
Building type	Two 4-unit townhome buildings (quad-plex configuration)
Maximum building height	2 stories / 35 ft (design ~28 ft ridge)
Front setback (James Drive)	To be established on the Master Development Plan; front-facing garage doors set back a minimum of 20 ft per PD residential design standards
Side setbacks (east/west lines)	~25 ft to buildings (proposed)
Building separation	~25 ft between the two buildings (proposed)
Rear / SR 426 frontage	Landscaped buffer/setback; project-boundary minimum front/rear setback of 25 ft per PD residential design standards
Minimum unit size	1,464 SF heated
Parking	3+ spaces per unit (1-car garage + 2 tandem driveway spaces)
Open space	Target 25% minimum per PD residential open-space requirement (commonly accessible open space ≥ 8% of net buildable acreage), including qualifying stormwater pond frontage
Buffers / landscaping	Per LDC Part 14 buffer standards (Sec. 30.14.3–30.14.7), calculated by Land Use Intensity; enhanced landscape buffer along SR 426 and adjacent to Rockhill Missionary Baptist Church; street trees along James Drive
Ownership / maintenance	Single-ownership build-to-rent community; the property owner maintains all buildings, driveways, common areas, buffers, and stormwater facilities (no HOA)

F. Compatibility & Neighborhood Impact

The proposal is designed to be compatible with, and transitional within, the Jamestown neighborhood:

- **Scale.** The two-story townhome buildings (~28-foot ridge, board-and-batten cottage/farmhouse elevations, covered front porches) are residential in massing and comparable in height and character to surrounding single-family homes.
- **Orientation.** Homes and porches face James Drive, reinforcing the interior residential street; the mass and a landscaped buffer are oriented to screen the SR 426 arterial edge.
- **Transitional use.** Attached townhomes at ~7.8 du/ac are an appropriate transitional land use between a high-volume state arterial and the interior single-family fabric — a role MDR is specifically intended to play.

- **Buffering.** Enhanced landscaping along SR 426 and along the shared edge with Rockhill Missionary Baptist Church will soften the interface with adjacent uses.

G. Access, Traffic & Parking

Access. All eight units are served by individual driveways onto James Drive. There are **no new curb cuts on SR 426**, which is consistent with sound access management on a state principal arterial and is expected to be viewed favorably by the County Traffic Engineer and FDOT.

Trip generation. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, Land Use Code 215 (Single-Family Attached Housing), average per-dwelling-unit vehicle rates yield the following de minimis estimate for 8 units:

Time period	ITE 215 rate (per DU)	Directional split	Total trips (8 DU)
Weekday daily	~7.62	50% in / 50% out	~61 daily
AM peak hour (adjacent street)	~0.48	25% in / 75% out	~4 (1 in / 3 out)
PM peak hour (adjacent street)	0.57	63% in / 37% out	~5 (3 in / 2 out)

For small sites, ITE's average per-unit rates are used rather than the published fitted-curve equations for LUC 215, which are calibrated to much larger developments and understate (or produce negative) trips at small unit counts.

Traffic-study threshold. Seminole County Public Works requires a Traffic Impact Study only where net new external trip generation exceeds 50 weekday peak-hour trips (ITE 11th Ed.). At roughly 5 PM-peak-hour trips, this project is an order of magnitude below that threshold, and no traffic study is anticipated to be required.

Parking. Each unit provides an attached one-car garage plus a ~48-foot-deep driveway accommodating two tandem vehicles, for 3+ spaces per unit — well in excess of typical minimums and reducing any on-street parking demand.

H. Utilities, Stormwater & Environmental

- **Utilities.** The site will connect to Seminole County Utilities water and sanitary sewer, both available at the property. Duke Energy (electric) and AT&T (telephone) serve the area; utilities will be installed underground.
- **Stormwater.** A dry retention pond (~60-foot diameter) in the southern portion of the site will manage stormwater. The system will be designed to County and St. Johns River Water Management District (SJRWMD) criteria — at minimum providing water-quality treatment and limiting post-development discharge to the pre-development rate for the 25-year, 24-hour storm event. An Environmental Resource Permit from SJRWMD (or FDEP) is generally required where a project creates more than roughly 9,000 SF of new

impervious/building area, and an NPDES construction permit is required for land disturbance exceeding one acre; both are anticipated and a detailed drainage analysis will be provided at final engineering.

- **Environmental.** The site is previously platted, cleared vacant land with no known wetlands. A certified tree survey (identifying protected, specimen, and historic trees) and arbor-permit compliance under LDC Chapter 60 will be provided, along with any required protected-species review. Conservation easements are not anticipated absent a wetland or floodplain finding.

I. Public Facilities & Services

- **Schools.** The site is served by Evans Elementary, Tusawilla Middle, and Lake Howell High. A School Concurrency Application will be submitted to Seminole County Public Schools concurrently with the rezoning/concurrency submittal, and an approved school-capacity (SCALD) determination will be obtained prior to final development approval. Eight units is a modest incremental student generation.
- **Fire / EMS.** The parcel is within Fire Service District 29. Front-loaded townhomes on a public street (James Drive) provide direct fire-apparatus access; the Applicant will address fire-access road width (minimum 20 feet unobstructed), hydrant/fire-flow, and turning-radius requirements per NFPA 1 during design. Building type and size may trigger sprinkler/alarm requirements, to be confirmed with the Fire Marshal.
- **Parks & impact fees.** Applicable transportation, school, park/recreation, and other impact fees will be paid at the appropriate stage.

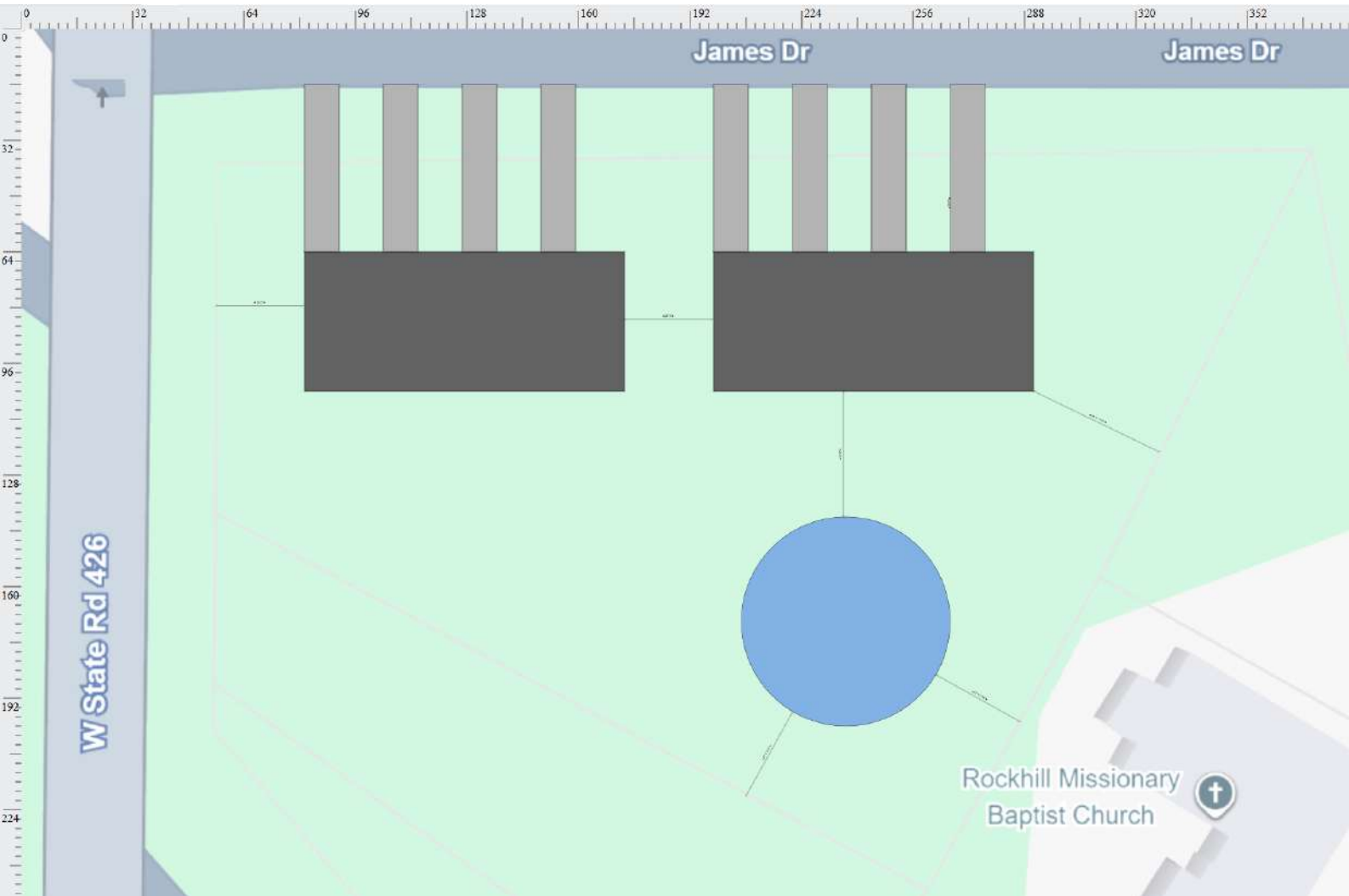
J. Conclusion & Requested Outcome from Pre-Application Meeting

The Applicant respectfully requests the County's guidance confirming that (i) a rezone from R-1 to PD is the appropriate path to deliver eight rental townhomes consistent with the MDR future land use; (ii) no future land use amendment is required; (iii) the concept plan and preliminary PD standards are an acceptable starting point for a master development plan; and (iv) the technical items above can be resolved through the standard DRC/master development plan process. The Applicant is committed to a high-quality, compatible, attainable-housing infill project that eliminates new access points on SR 426, makes efficient use of existing County utilities, and advances Seminole County's stated housing and infill objectives. Following pre-application, the Applicant intends to proceed with a formal PD rezoning application, the required community meeting, and the master development plan and development order.

Respectfully submitted,

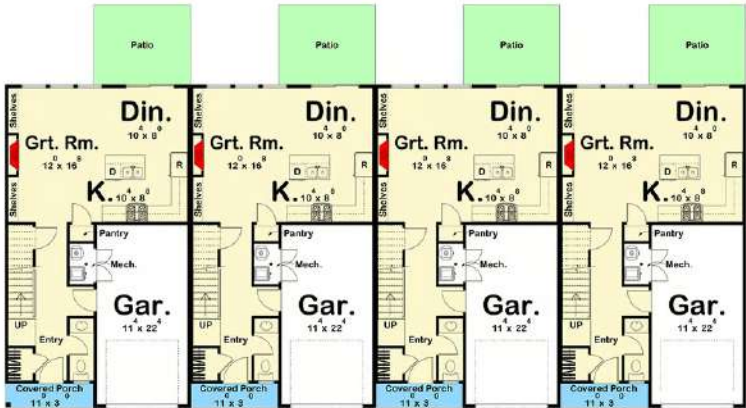
Arturs Bergs

Hugo Berg Development

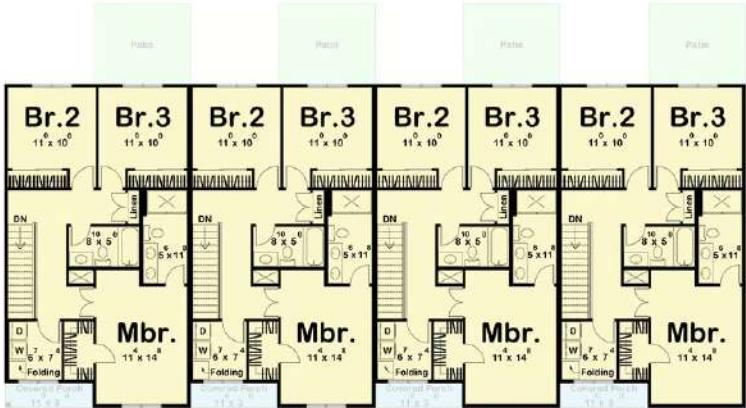


Floor Plan

Main Level



2nd Floor



Plan Details

- This 4-unit house plan exterior gives you features of board and batten siding and a covered porch.
- Each unit gives you 1,464 square feet of heated living space (622 square feet on the main floor; 842 square feet on the second floor), 3 beds, 2.5 baths, and a 264 square foot 1-car garage.
- The great room, kitchen, and dining room flow seamlessly in an open layout. The great room is warmed by a fireplace that is flanked by built-in bookshelves. The L-shaped kitchen includes an island and a reach-in pantry. A sliding glass door leads to the rear patio from the dining room.

Print Plans

Reverse Floor Plan

Modify this Plan

Receive a free modification quote within 3 business days.

Modify This Plan

Start with a Cost Report

Calculate the cost to build & furnish your home.

Order a Cost to Build Report

Order a Cost to Furnish Report

Square Footage Breakdown

Total Heated Area	5,876 sq. ft.
1st Floor	2,488 sq. ft.
2nd Floor	3,368 sq. ft.
Porch, Front	132 sq. ft.

Reverse Floor Plan

Beds/Baths

Bedrooms	10
Full bathrooms	8
Half bathrooms	4

Foundation Type

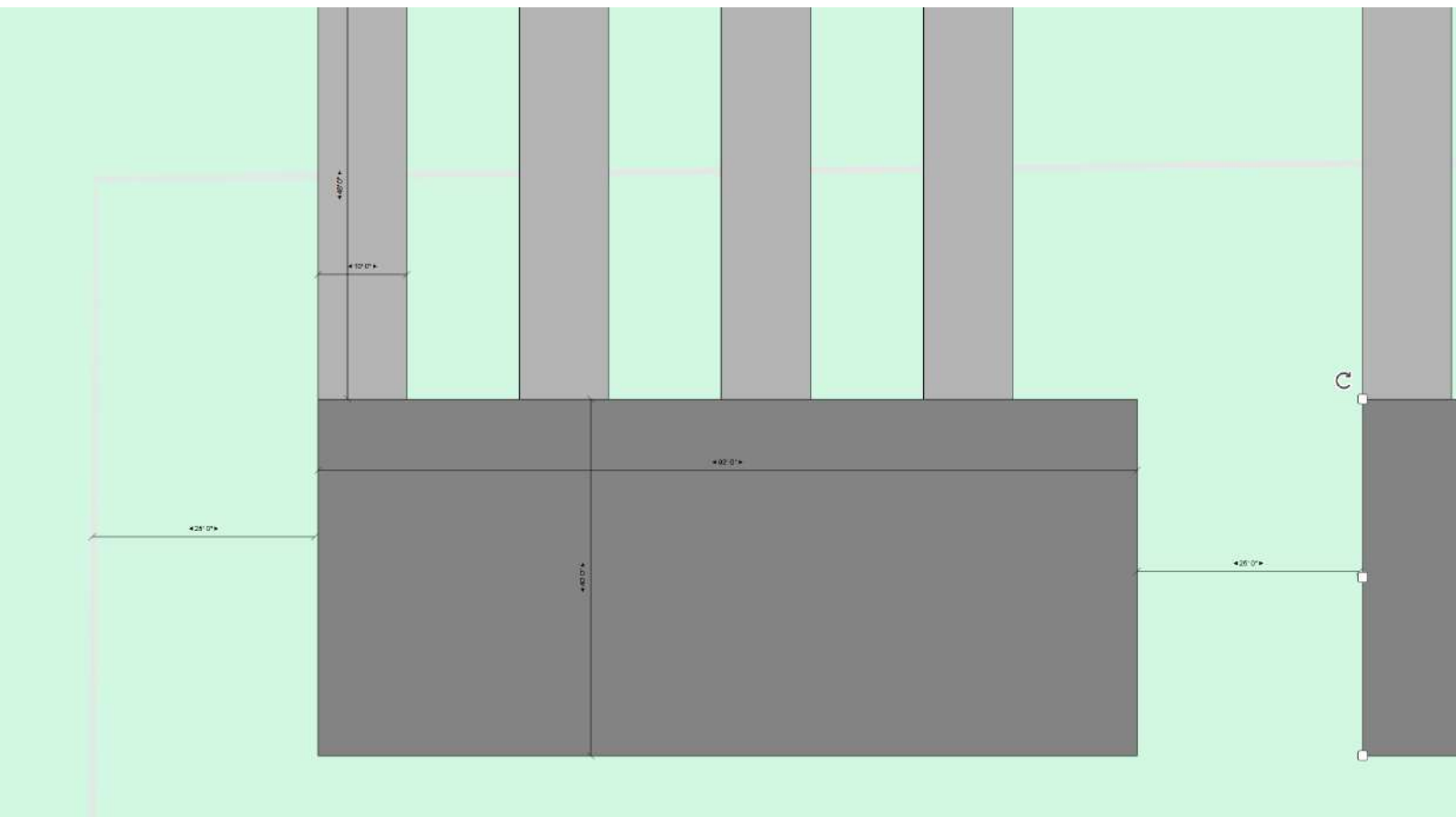
Standard Foundations	Slab
Optional Foundations:	Walkout, Crawl, Basement

Request a different foundation

Exterior Walls

Exterior Walls	2x4
Optional Type(s)	2x6

Request a different wall type



2026 Property Record Card



Parcel: 29-21-31-501-0000-0140

Property Address:

Owners:

DOWNES, GEORGE R III; DOWNES, MARSHA P; PARKER, RICHARD H JR

2026 Market Value \$140,000 Assessed Value \$120,789 Taxable Value \$120,789

2025 Tax Bill \$1,660.54 Tax Savings with Non-Hx Cap \$254.52

Vacant Residential property has a lot size of 1.02 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	29-21-31-501-0000-0140
Property Address	
Mailing Address	933 WAKULLA SPRINGS RD CRAWFORDVILLE, FL 32327-5832
Subdivision	JAMESTOWN
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$140,000	\$140,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$140,000	\$140,000
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$19,211	\$30,192
P&G Adjustment	\$0	\$0
Assessed Value	\$120,789	\$109,808

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,915.06
Tax Bill Amount	\$1,660.54
Tax Savings with Exemptions	\$254.52

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

Legal Description

LOTS 14 & 15 (LESS BEG E CO LOT 14 RUN SWLY TO N COR LOT A SELY ON NELY LI LOT A TO CHURCH ST NELY ON ST TO BEG) JAMESTOWN PB 9 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,789	\$0	\$120,789
SCHOOLS	\$140,000	\$0	\$140,000
FIRE	\$120,789	\$0	\$120,789
ROAD	\$120,789	\$0	\$120,789
WATER MANAGEMENT DISTRICT	\$120,789	\$0	\$120,789

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1984	\$15,000	01534/1745	Vacant	Yes
QUIT CLAIM DEED	3/1/1979	\$100	01216/0248	Improved	No

Land

Units	Rate	Assessed	Market
1 Acres	\$140,000/Acre	\$140,000	\$140,000

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

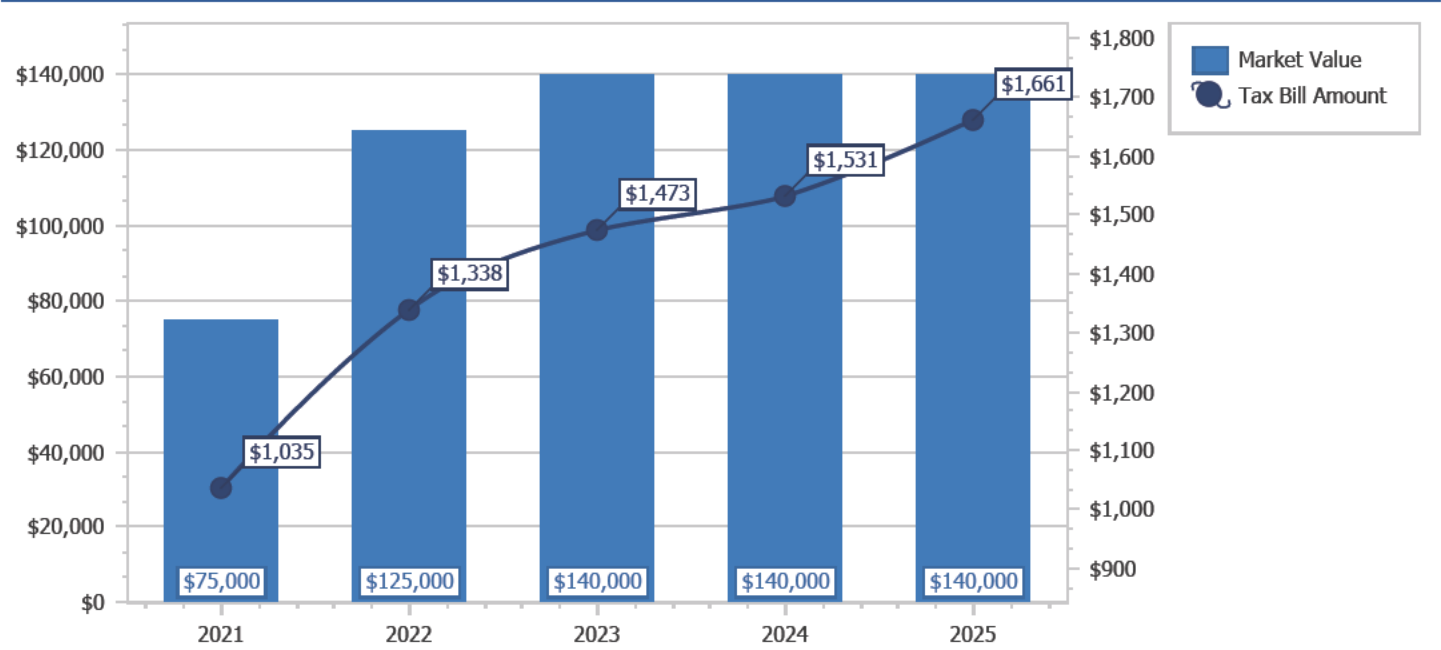
School Districts

Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 75

Utilities	
Fire Station #	29
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 or call us at: (407) 665-7371.

Receipt Details

Date: 7/22/2026 6:26:04 PM
Project: 26-80000089
Credit Card Number: 54*****6725
Authorization Number: 02051Q
Transaction Number: 220726041-CBDE20C3-F357-49F1-8953-48D7D7A0CEF9
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40