



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

PROJ. #: 25-80000113
PM: Hilary Padin
Received & Paid: 10/20/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MAGNOLIA TOWNS
PARCEL ID #(S): 07-21-30-300-0610-0000
TOTAL ACREAGE: ± 1.44 BCC DISTRICT: 4-Lockhart
ZONING: R1 FUTURE LAND USE: MDR

APPLICANT

NAME: RAQUEL J GUERRA U COMPANY: TRHAUS
ADDRESS: 11643 SWIFT WATER CIRCLE
CITY: ORANGE COUNTY (ORLANDO) STATE: FL ZIP: 32817
PHONE: (407) 921-0773 EMAIL: rguerra@acdbuilders.com
raquelguerra128@aol.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: TOWNHOUSES 14 UNITS
Rezone to R-3 or R-3A

STAFF USE ONLY

AGENDA: 11/07/2025

COMMENTS DUE: 10/31/2025 COM DOC DUE: 11/06/2025 DRC MEETING: 11/12/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1 FLU: MDR LOCATION: EAST OF MARKER ST NORTH OF
W/S: ALTAMONTE SPRINGS BCC: 4-LOCKHART MERRIT ST

Pre-Meeting Magnolia Towns

Proposed Townhouse Development: Parcel ID 07-21-30-300-0610-0000

Seminole County, Florida

October 2025

1. Introduction

This document provides a comprehensive outline of the proposed **14-unit townhouse development** located in Altamonte Spring, Florida. The purpose of this report is to serve as the foundation for a **pre-meeting discussion with the Seminole County Planning Department**. The meeting aims to confirm procedural requirements, ensure alignment with existing county land use regulations, and identify potential issues before submission of formal development applications.

The project represents a medium-density (future land use) residential community designed to enhance the surrounding urban environment while maintaining sustainable development practices. The project team consists of the **Owner** and **Engineering Company** each responsible for critical design and compliance functions.

2. Site Information

Parcel Identification: 07-21-30-300-0610-0000

Address/Location: Altamonte Springs, Seminole County, Florida

Total Area: Approximately 1.44 acres

Legal Description: SEC 07 TWP 21S RGE 30E (similar parcels in area)

Zoning: R-1 (Single Family-8400)

Future Land Use: Medium Density Residential (MDR)

Tax District: 01:County Tax District

Fire Protection: Station 11, Zone 111

Commissioner District: District 4 - Amy Lockhart

School Assignment:

Elementary: Altamonte Elementary School

Middle: Milwee Middle School

High: Lyman High School

3. Project Description

The project consists of **14 townhouse units**, designed for functionality, aesthetics, and compliance with county zoning guidelines.

- ✓ **Two (2) Building with 5 units:**
 - **10 Units:** 4 bedrooms / 3.5 bathrooms
 - ✓ **One (1) Building with 4 units:**
 - **4 Units:** 4 bedrooms / 3.5 bathrooms
 - ✓ **Building Height:** Two stories
 - ✓ **Architecture:** Contemporary design featuring durable and visually cohesive materials, such as fiber cement panels, stone veneer accents, and low-maintenance metal finishes, green materials.
 - ✓ **Intended Market:** Families and professionals seeking energy-efficient housing in Seminole County.
-

4. Site Plan Overview

The proposed townhouse development will occupy **±1.44 acres** zoned **R-1 (Single-Family 8400)** with a **Medium Density Residential (MDR)** future land-use designation. The plan envisions **three buildings** arranged in a linear configuration with a landscaped communal core:

- ✓ **Building A (North Wing)** – 5 units
- ✓ **Building B (Center Block)** – 4 units
- ✓ **Building C (South Wing)** – 5 units

Layout & Circulation

A **central shared corridor**, approximately **45 – 55 ft wide**, will run east–west between the buildings. It functions as both a **visual buffer** and an amenity zone, accessible via decorative **paver walkways** connecting private front entries, guest parking, and the shared facilities.

Internal drive aisles are planned along the east perimeter, with each building maintaining direct pedestrian access to the landscaped green space.

Access and Circulation:

- ✓ **Primary Access:** From the adjacent public roadway.
- ✓ **Internal Drives:** Provide vehicular circulation and access to garages.
- ✓ **Pedestrian Walkways:** Sidewalks and crosswalks ensure walkability throughout the development.

Parking:

- ✓ Three-car garage per unit
- ✓ Driveway parking for at least one additional vehicle
- ✓ Visitor parking provided near the entrance

Landscaping:

- ✓ Buffer plantings along property boundaries
- ✓ Shade trees and ornamental shrubs
- ✓ Common open green areas for community use
- ✓ Drought-tolerant and native plant species to reduce water consumption

Common Area & Amenities

✓ **Dog Park:**

Positioned between the central (Building B) and southern cluster (Building C), the fenced **1,800 – 2,200 sq ft** dog park will feature natural turf, shaded benches, and small-breed agility elements. Drainage will tie into the storm-water system using permeable sub-base materials to minimize runoff.

✓ **Landscaping Design:**

The green corridor will incorporate **native Florida vegetation**—dwarf palms, coontie, muhly grass, coral honeysuckle, and flowering shrubs—complemented by **coral-rock edging** and **shell-mulch accents**. Landscape lighting (solar bollards) will provide night visibility without light pollution.

✓ **Community Seating Area:**

Centrally placed within the greenway, a **450 sq ft social plaza** with benches, low retaining planters, and Wi-Fi-enabled pergola will serve as a shared meeting spot for residents and guests.

✓ **Sustainability Features:**

The site will employ **permeable paving**, **smart irrigation**, and **rain-garden collection zones** for stormwater mitigation. Optional amenities include rain barrels and recycled composite furniture to support the project's eco-friendly character.

5. Infrastructure and Utilities

Altamonte Spring City to support the water and sewer (**preliminary confirmation**)

Water/Sewer:

- ✓ Public connections available through Altamonte Spring City
- ✓ Preliminary coordination initiated with Altamonte Spring City
- ✓ Adequate system capacity confirmed pending detailed analysis

Electric:

- ✓ Service to be provided by Duke Energy (confirmation pending)

Stormwater Management:

- ✓ A stormwater retention and conveyance system will be designed per county standards
- ✓ BMP (Best Management Practices) will be integrated.

Solid Waste:

- ✓ On-site waste collection compliant with county standards
 - ✓ Designated collection point to facilitate pickup
-

6. Compliance and Alignment

Land Use Compliance:

The project adheres to the **Medium Density Residential** category under the Seminole County Comprehensive Plan, which allows 10 dwelling units per acre. The proposed density of approximately **10 units per acre** is within the permissible range.

Development Standards:

All county standards, including setbacks, lot coverage, and height restrictions, will be observed. Architectural design will conform to the Seminole County Design Guidelines to ensure compatibility with surrounding developments.

Plat and Permitting Procedures (to be done):

- Submission of **Preliminary Site Plan (PSP)** for staff review
 - Submission of **Preliminary Subdivision Plat**. To be done
 - Utility confirmations and environmental assessments. To be done
 - Compliance with **Seminole County Development Review Committee (DRC)** procedures
-

7. Traffic and Transportation

Trip Generation:

A preliminary analysis indicates a **minor traffic increase** due to the limited scale of the project. The development's proximity to major collector roads provides efficient ingress and egress without burdening local traffic.

Road Impact:

No significant off-site improvements are expected. Internal circulation and sightline standards will comply with county engineering guidelines.

Pedestrian and Bicycle Facilities:

- ✓ Continuous sidewalks connecting to the external network
 - ✓ Bicycle racks and pedestrian-safe lighting to promote non-vehicular mobility
-

8. Environmental Considerations

Tree Preservation:

An arborist survey will identify trees for preservation or mitigation per the county's tree protection ordinance.

Drainage and Stormwater:

Drainage design will ensure no adverse impacts to neighboring properties. Stormwater retention will meet or exceed the required pre- and post-development standards.

Sustainability Features:

- ✓ Energy-efficient HVAC systems
 - ✓ Optional rooftop solar panel readiness
 - ✓ Use of low-VOC paints and recycled materials
 - ✓ Water-efficient plumbing fixtures and native landscaping
-

9. Community Impact

This development supports Seminole County's growth management objectives by providing **housing diversity, walkable environments, and context-sensitive infill**. It will contribute to local employment during construction and generate long-term tax revenue while minimizing infrastructure strain.

Public benefits include:

- ✓ New housing for local families
 - ✓ Improvement of property values
 - ✓ Enhancement of the visual character of the neighborhood
 - ✓ Potential sidewalk connectivity with nearby developments
-

10. Next Steps

Action Plan:

1. Request Seminole County Planning feedback on conceptual plan
 2. Complete required studies:
 - Traffic Impact Analysis (TIA)
 - Environmental Site Assessment (ESA Phase I). To be confirmed by the county
 - Geotechnical report
 3. Prepare Preliminary Site Plan (PSP) and Plat submission
 4. Review county permitting and subdivision requirements
-

11. Conclusion

This pre-meeting project document demonstrates the development team's preparedness and commitment to ensuring full compliance with Seminole County's planning and environmental standards. The proposed townhouse project will serve as a **model for medium-density urban infill**, aligning with county growth policies and sustainability objectives.

Through collaboration with the county's planning and engineering departments, the project aims to proceed efficiently toward approval and construction, contributing positively to the region's residential landscape.

12. Appendices

Appendix 0: Site Map existing condition

Appendix A: Conceptual sketch Site Plan

Appendix B: Utility Map and Connection Points (to be completed)

Appendix C: Property Card

Appendix D: Preliminary Stormwater and Grading Diagram (to be completed)

Appendix E: Traffic and Access Diagram (to be completed)

Appendix F: Environmental Summary and Tree Survey (to be completed)

Prepared by:

Project Development Team

Seminole County, Florida

Date: October 2025

Wyndell Bryant

Thorsten Flammann



Raquel Guerra C.



Appendix 0

Site Map Existing Conditions

8A

32

46.96

2311 2

46.9

46.96

Marker 54-

---Ronald Reagan Blvd---

143.78

CO

3A

2

62B

92.8

142.2

58.33

15.15

139.415

645.28

674.15

66-649

15.375

124

125

145.6

55

135.

士

55

91.4

62A

1

50

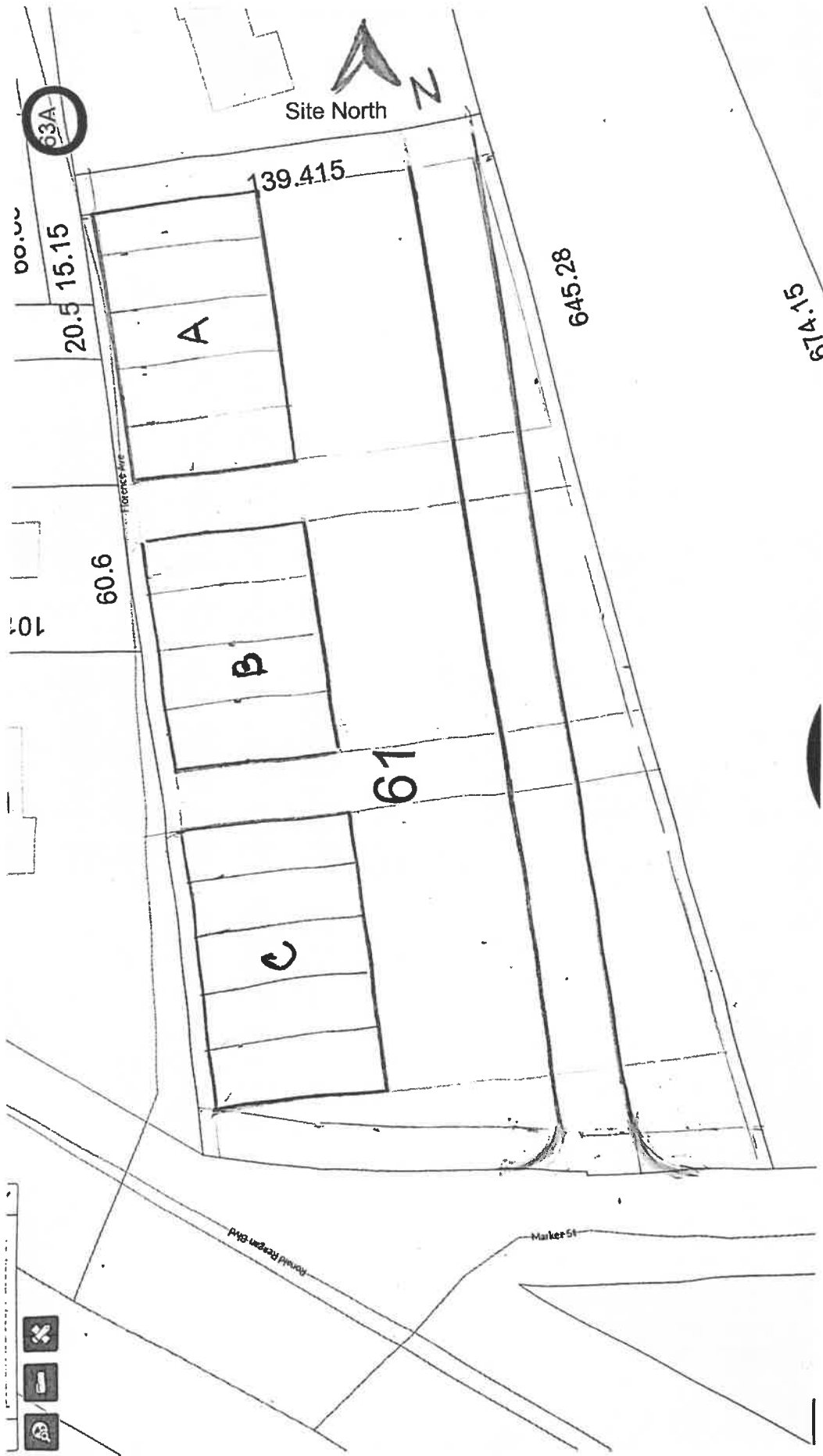


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Appendix A

Conceptual Sketch Site Plan



Appendix B

Utility Map and Connection Points (to be completed)

Appendix C

Property Card

Appendix D

Preliminary Stormwater and Grading Diagram (to be completed)

Appendix E

Traffic and Access Diagram (to be completed)

Appendix F

Environmental Summary and Tree Survey (to be completed)

Property Record Card



Parcel: 07-21-30-300-0610-0000

Property Address:

Owners:

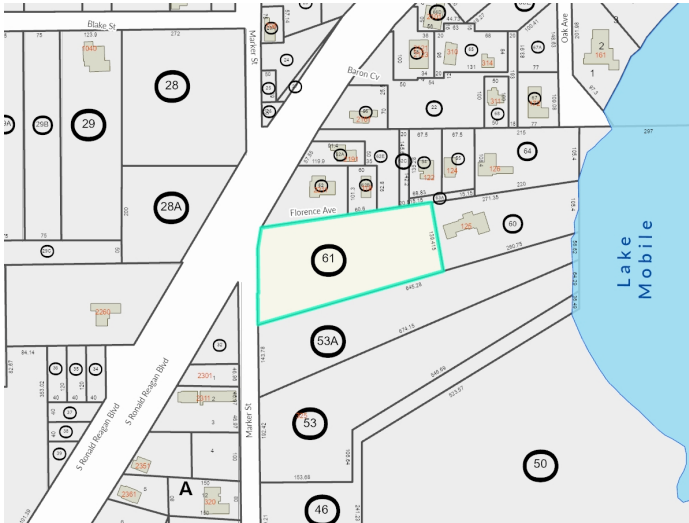
FLORENCE, CAROL Y; MOODY, GLORIA F; VERBIE C
FLORENCE REV TRUST; FLORENCE VERBI...

2026 Market Value \$58,275 Assessed Value \$58,275 Taxable Value \$58,275

2025 Tax Bill \$797.14

Vacant Residential property has a lot size of 1.45 Acres

Parcel Location



Site View

Parcel Information

Parcel	07-21-30-300-0610-0000
Property Address	
Mailing Address	125 FLORENCE AVE ALTAMONTE SPG, FL 32701-2806
Subdivision	
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)	\$58,275	\$58,275
Land Value Agriculture	\$0	\$0
Just/Market Value	\$58,275	\$58,275
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	\$58,275	\$58,275

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$797.14
Tax Bill Amount	\$797.14
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FLORENCE, CAROL Y - Tenants in Common :25
MOODY, GLORIA F - Tenants in Common :25
VERBIE C FLORENCE REV TRUST - Tenants in Common :25
FLORENCE VERBIE PER REP FOR EST OF FREDDIE SAPP JR PER REP - Tenants in Common :25

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

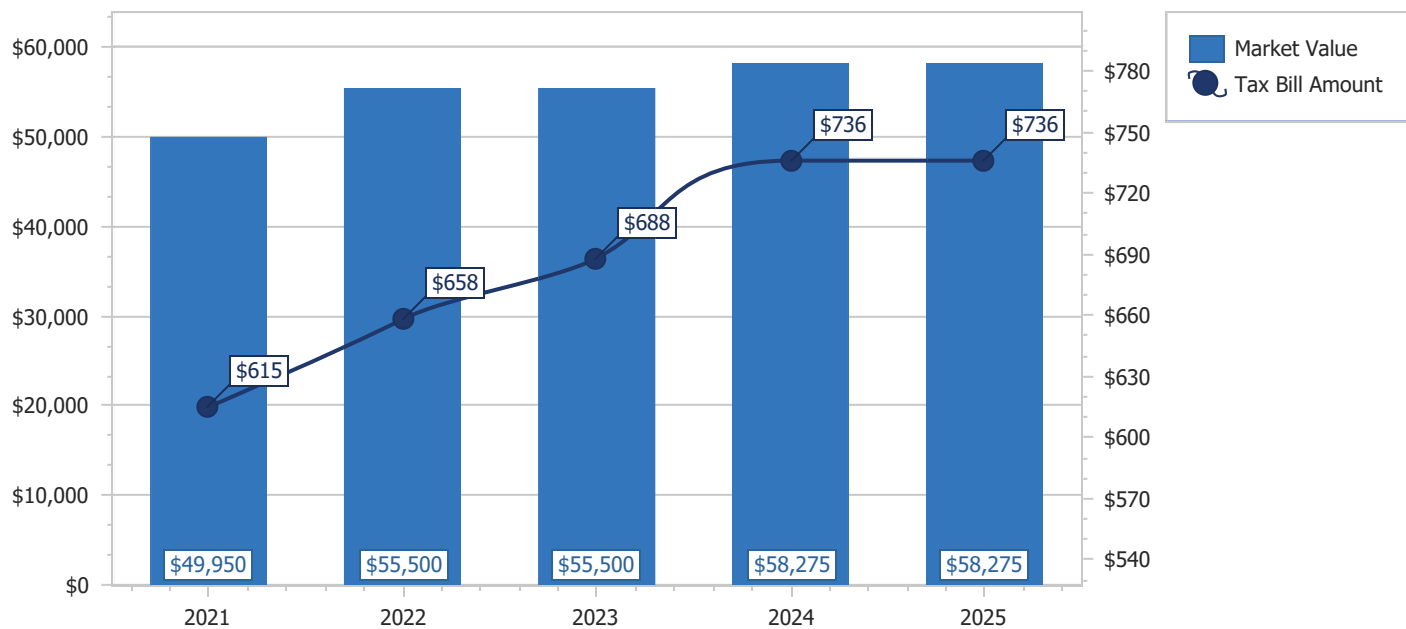
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 44

School Districts	
Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities	
Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Legal Description

SEC 07 TWP 21S RGE 30E BEG 200 FT S OF NW
COR OF E 1/2 OF SE 1/4 OF SW 1/4 RUN N 81
DEG 35 MIN E 411.12 FT N 5 DEG 46 MIN 32
SEC E 139.415 FT S 74 DEG W 441.35 FT N 200
FT TO BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,275	\$0	\$58,275
Schools	\$58,275	\$0	\$58,275
FIRE	\$58,275	\$0	\$58,275
ROAD DISTRICT	\$58,275	\$0	\$58,275
SJWM(Saint Johns Water Management)	\$58,275	\$0	\$58,275

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
PROBATE RECORDS	8/15/2025	\$100	10879/1857	Vacant	No
WARRANTY DEED	12/13/2024	\$100	10751/1716	Vacant	No
PROBATE RECORDS	8/1/1996	\$100	03115/0341	Vacant	No
WARRANTY DEED	1/1/1972	\$9,000	00915/0498	Vacant	Yes

Land

Units	Rate	Assessed	Market
175 feet X 325 feet	\$300/Front Foot	\$58,275	\$58,275

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective



**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: 10/20/2025 4:07:09 PM
Project: 25-80000113
Credit Card Number: 40*****3505
Authorization Number: 679594
Transaction Number: 201025O3B-D0F4E5F9-80FA-47AD-B41B-265983895BA6
Total Fees Paid: 52.50

Fees Paid

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