

PM: Joy



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

PROJ. #: 24-80000104

Received: 8/6/24

Paid: 8/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: MJH-8
PARCEL ID #(S): 16-20-31-501-0200-0090 & 16-20-31-501-0200-0040
TOTAL ACREAGE: ~~1.14~~ 1.13 BCC DISTRICT: Seminole 2: Zembower
ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Ravichandra Sathore mallikarjuna COMPANY:
ADDRESS: 4410 Foggy Oak Ln
CITY: Sanford FL-32773 STATE: FL ZIP: 32773
PHONE: 614-966-7404 EMAIL: REALESTATEBYRAVIS@gnail.com

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

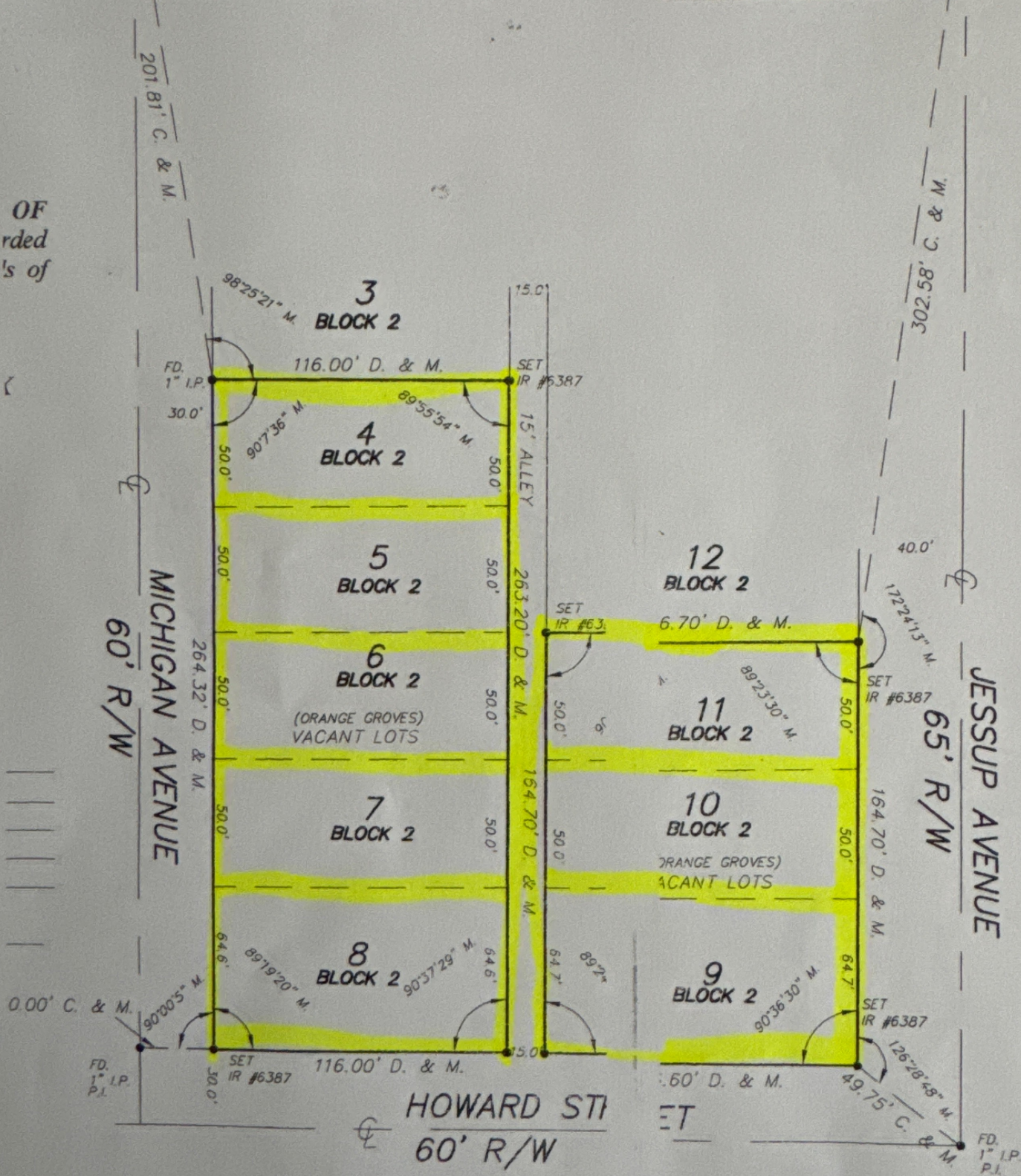
SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION
Description of proposed development: Division & Parcels as per the PLAT Plan

STAFF USE ONLY

COMMENTS DUE: 8/16 COM DOC DUE: 8/22 DRC MEETING: 8/28
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: A-1 FLU: SE LOCATION: on the northeast corner of Michigan Ave and Howard St
W/S: City of Sanford BCC: 2: Zembower

Agenda: 8/23

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Narrative for Subdivision Request

Overview

The purpose of this narrative is to detail the proposed subdivision of two existing lots, identified by Parcel IDs 16203150102000090 and 16203150102000040, into multiple smaller parcels as updated in the county Plat map. The proposed subdivision aims to align the development with the surrounding neighborhood's existing character and density.

Existing Conditions

- **Parcel ID: 16203150102000090**
 - **Size:** 0.44 acres
 - **Current Use:** Vacant land
- **Parcel ID: 16203150102000040**
 - **Size:** 0.7 acres
 - **Current Use:** Vacant land

Both parcels are currently undeveloped, with no existing structures or significant improvements.

Proposed Subdivision

The proposal includes:

1. **Subdivision of Parcel ID 16203150102000090:**
 - The 0.44-acre lot is to be subdivided into three smaller parcels.
 - The intended parcel sizes will be consistent with neighboring properties, ensuring a harmonious integration with the existing community layout.
2. **Subdivision of Parcel ID 16203150102000040:**
 - The 0.7-acre lot is to be subdivided into five smaller parcels.
 - The newly created parcels will also match the density and character of the surrounding properties.

Rationale for Subdivision

The proposed subdivision seeks to match the lot sizes and housing density of the adjacent community. The neighboring areas predominantly consist of smaller parcels, and this subdivision will promote consistency in the neighborhood's layout and aesthetic. Additionally, subdividing the lots into smaller parcels aligns with the current trend in the neighborhood, encouraging more efficient use of land and contributing to the area's development.

Utility Access and Infrastructure

Utilities, including water, sewer, electricity, and gas, are available at the front of the property along the public right-of-way. The applicant requests that all necessary utility connections be extended to each

newly created parcel to facilitate future development. This will ensure that each lot has adequate infrastructure for residential development, aligning with the local zoning and development regulations.

Conclusion

The proposed subdivision of the 0.44-acre and 0.7-acre lots into smaller parcels is consistent with the neighborhood's existing conditions and development patterns. The creation of new parcels will not only harmonize with the adjacent properties but also contribute to the neighborhood's growth and modernization. The provision of utilities will support the development of these parcels, making them suitable for residential use in line with the current neighborhood trend.

The attached parcel survey provides detailed information on the proposed lot boundaries, dimensions, and utility access points. We respectfully request the county's approval of this subdivision proposal and the provision of the necessary utility access to facilitate future development.

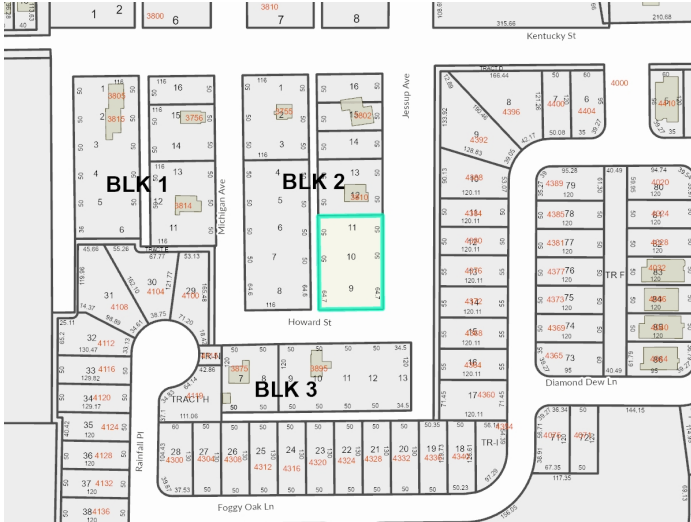
This narrative accompanies the formal application for subdivision and should be considered as a part of the comprehensive submission, including the attached parcel survey and other required documentation.

Property Record Card



Parcel: **16-20-31-501-0200-0090**
 Property Address:
 Owners: **MALLOY, DAVID P; MALLOY, KAREN L**
 2024 Market Value \$52,800 Assessed Value \$32,210
 2023 Tax Bill \$504.33 Tax Savings with Non-Hx Cap \$169.05
 Vacant Residential property has a lot size of 0.43 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-20-31-501-0200-0090
Property Address	
Mailing Address	3895 HOWARD ST SANFORD, FL 32773-6504
Subdivision	CAMERON
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$52,800	\$50,600
Land Value Agriculture	\$0	\$0
Market Value	\$52,800	\$50,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$20,590	\$21,318
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$32,210	\$29,282

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$673.38
Tax Bill Amount	\$504.33
Tax Savings with Exemptions	\$169.05

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MALLOY, DAVID P - Tenancy by Entirety
 MALLOY, KAREN L - Tenancy by Entirety

Legal Description

LOTS 9-11 BLK 2 CAMERON PB 1 PG 90

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,210	\$0	\$32,210
Schools	\$52,800	\$0	\$52,800
FIRE	\$32,210	\$0	\$32,210
ROAD DISTRICT	\$32,210	\$0	\$32,210
SJWM(Saint Johns Water Management)	\$32,210	\$0	\$32,210

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2001	\$65,000	04130/1113	Vacant	No

Land

Units	Rate	Assessed	Market
0.44 Acres	\$120,000/Acre	\$52,800	\$52,800

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

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	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 41 Zone: 413
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

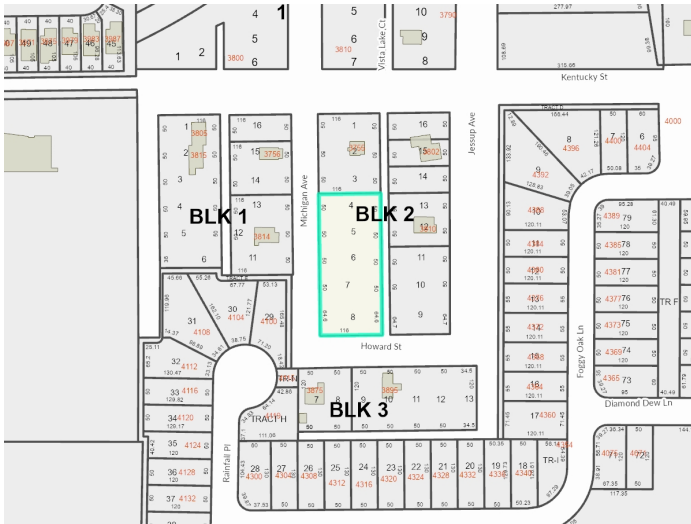
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Property Record Card



Parcel: **16-20-31-501-0200-0040**
 Property Address:
 Owners: **MALLOY, DAVID P; MALLOY, KAREN L**
 2024 Market Value \$67,200 Assessed Value \$46,632
 2023 Tax Bill \$682.52 Tax Savings with Non-Hx Cap \$174.52
 Vacant Residential property has a lot size of 0.70 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-20-31-501-0200-0040
Property Address	
Mailing Address	3895 HOWARD ST SANFORD, FL 32773-6504
Subdivision	CAMERON
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 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)	\$67,200	\$64,400
Land Value Agriculture	\$0	\$0
Market Value	\$67,200	\$64,400
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$20,568	\$22,007
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$46,632	\$42,393

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$857.04
Tax Bill Amount	\$682.52
Tax Savings with Exemptions	\$174.52

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MALLOY, DAVID P - Tenancy by Entirety
 MALLOY, KAREN L - Tenancy by Entirety

Legal Description

LOTS 4-8 BLK 2 CAMERON PB 1 PG 90

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$46,632	\$0	\$46,632
Schools	\$67,200	\$0	\$67,200
FIRE	\$46,632	\$0	\$46,632
ROAD DISTRICT	\$46,632	\$0	\$46,632
SJWM(Saint Johns Water Management)	\$46,632	\$0	\$46,632

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2001	\$65,000	04130/1113	Vacant	No
ADMINISTRATIVE DEED	5/1/1993	\$100	02590/0311	Vacant	No

Land

Units	Rate	Assessed	Market
0.70 Acres	\$96,000/Acre	\$67,200	\$67,200

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

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	A-1
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Future Land Use	SE
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Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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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: 8/6/2024 3:56:21 PM
Project: 24-80000104
Credit Card Number: 54*****9571
Authorization Number: 19194P
Transaction Number: 060824C1D-F77C7D40-BE04-402E-BAA5-FBBA97D45CD6
Total Fees Paid: 52.50

Fees Paid

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