



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

PROJ. #: 23-80000123  
PM: 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

PARCEL ID #(S): 35-19-30-517-1000-0020

TOTAL ACREAGE: 51'x100'

BCC DISTRICT: 5: Herr

ZONING: R-1

FUTURE LAND USE: ~~Single Family R-100~~ 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: 9/22

COM DOC DUE: 9/28

DRC MEETING: 10/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1

FLU: LDR

LOCATION: on the east side of Alexander Ave,  
south of 20th St

W/S: Sanford

BCC: 5: Herr



## ATTAINABLE HOUSING CHECKLIST

For more information or assistance with this form, please contact Quentin Grose, Attainable Housing Program Manager at [qgrose@seminolecountyfl.gov](mailto: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: Alexander Avenue L#2 Parcel ID: 35-19-30-517-1000-0020  
Sanford, FL 32771

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** 35-19-30-517-1000-0020

**Property Address** 2005 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
<b>Parcel</b>	35-19-30-517-1000-0020		
<b>Owner(s)</b>	HABITAT FOR HUMANITY OF SEMINOLE COUNTY AND GREATER APOPKA FLORIDA INC		
<b>Property Address</b>	2005 ALEXANDER AVE SANFORD, FL 32771	<b>Valuation Method</b>	Cost/Market
<b>Mailing</b>	PO BOX 181010 CASSELBERRY, FL 32718-1010	<b>Number of Buildings</b>	0
<b>Subdivision Name</b>	LOCKHARTS SUBD	<b>Depreciated Bldg Value</b>	\$0
<b>Tax District</b>	01-COUNTY-TX DIST 1	<b>Depreciated EXFT Value</b>	\$0
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL	<b>Land Value (Market)</b>	\$29,274
<b>Exemptions</b>	None	<b>Land Value Ag</b>	\$0
<b>AG Classification</b>	No	<b>Just/Market Value</b>	\$29,274
		<b>Portability Adj</b>	\$0
		<b>Save Our Homes Adj</b>	\$0
		<b>Amendment 1 Adj</b>	\$0
		<b>P&amp;G Adj</b>	\$0
		<b>Assessed Value</b>	\$29,274

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$0.00  
**2022 Tax Bill Amount** \$0.00

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 (LESS N 2 FT) & N 1 FT OF LOT 3 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

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

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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