



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

PROJ. #: 25-80000017
 Received: 2/11/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
---	---------

PROJECT

PROJECT NAME: ORANGE BLVD MULTIFAMILY		
PARCEL ID #(S): 25-19-29-300-006A-0000	25-19-29-300-0060-0000	25-19-29-300-0090-0000
TOTAL ACREAGE: 12.22	BCC DISTRICT: 5	
ZONING: C-1	FUTURE LAND USE: COM	

APPLICANT

NAME: COREY CANFIELD	COMPANY: MIDDLEBURG DEVELOPMENT, LLC	
ADDRESS: 2300 MAITLAND CENTER PARKWAY, SUITE 116		
CITY: MAITLAND	STATE: FL	ZIP: 32751
PHONE: 407-575-1427	EMAIL: CCANFIELD@MIDDLEBURG.COM	

CONSULTANT

NAME: BROOKS STICKLER	COMPANY: KIMLEY HORN	
ADDRESS: 200 S ORANGE AVE., SUITE 600		
CITY: ORLANDO	STATE: FL	ZIP: 32801
PHONE: 407-427-1677	EMAIL: BROOKS.STICKLER@KIMLEY-HORN.COM	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>300-UNIT MULTIFAMILY COMMUNITY (LIVE LOCAL)</u>				

STAFF USE ONLY

COMMENTS DUE: <u>2/21</u>	COM DOC DUE: <u>2/27</u>	DRC MEETING: <u>3/5</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>COM</u>	LOCATION: <u>on the south side of W SR 46, west of Orange Blvd</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	

Mosby Orange Boulevard Detailed Narrative

Mosby Orange Boulevard is proposed as a 300-unit multifamily community that will include 40% attainable housing units to comply with the Live Local Act (Senate Bill 102). The project is situated on 3 parcels comprised of ~12.2 acres at the SW intersection of SR 46 and Orange Boulevard. Currently there are two entrances proposed along Orange Boulevard. The project will have a mix of 1, 2, and 3-bedroom units, an integrated clubhouse, fitness center, yoga room, micro offices, pool, and dog park. The buildings will all be 4-story and elevator served.

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.

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):

N/A

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.

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.

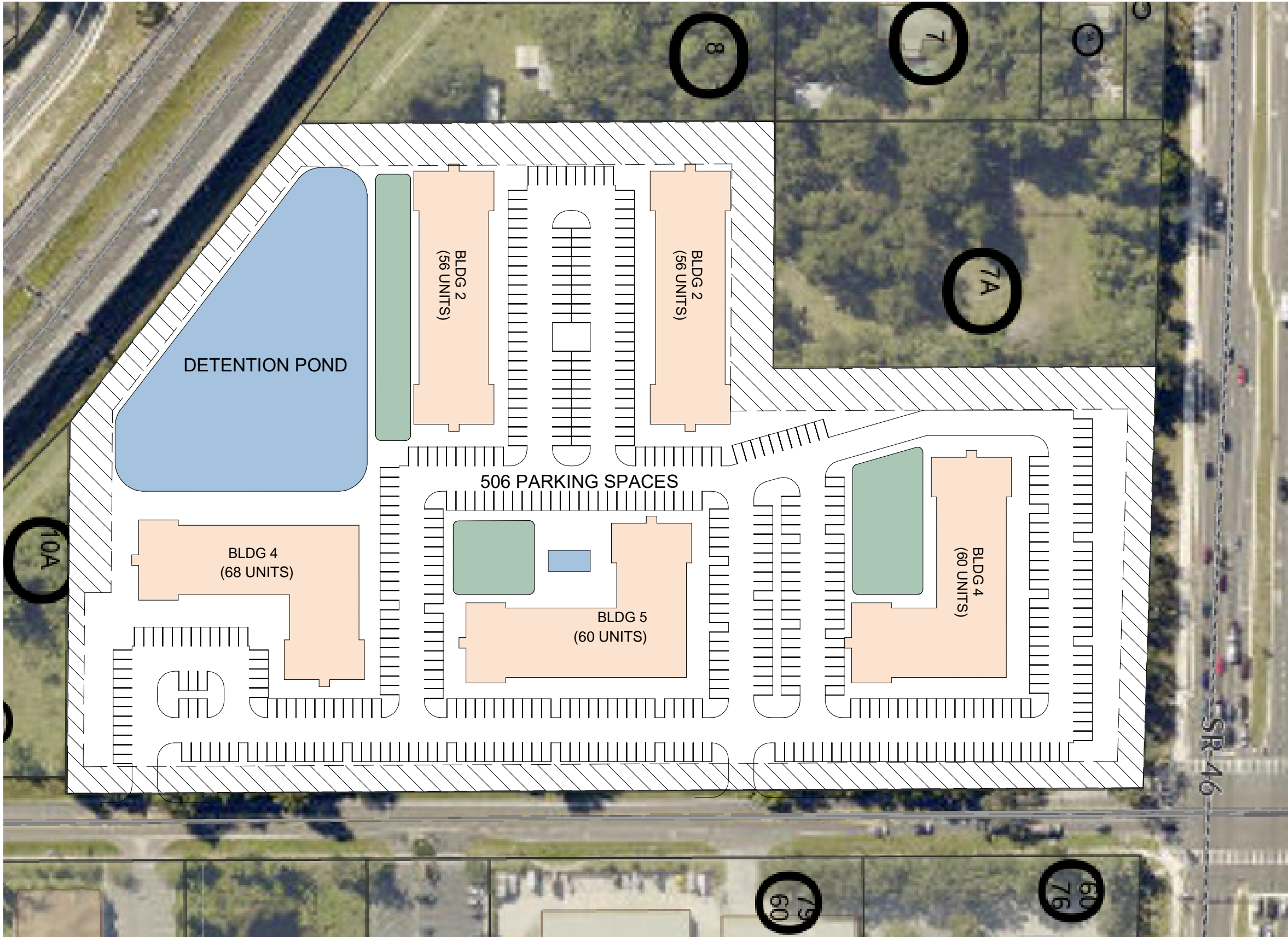
The Seminole County Community Services Department shall evaluate this checklist and, if it meets the attainable housing requirements, notify the Development Services Department of this proposed attainable housing project.

Applicant Signature: _____ Date: 02.10.25

Name/Title/Organization: COREY CANFIELD / DEVELOPMENT PARTNER / MIDDLEBURG COMMUNITIES

Reviewer Signature: _____ Date: _____

Name/Title/Organization: _____



SITE DATA

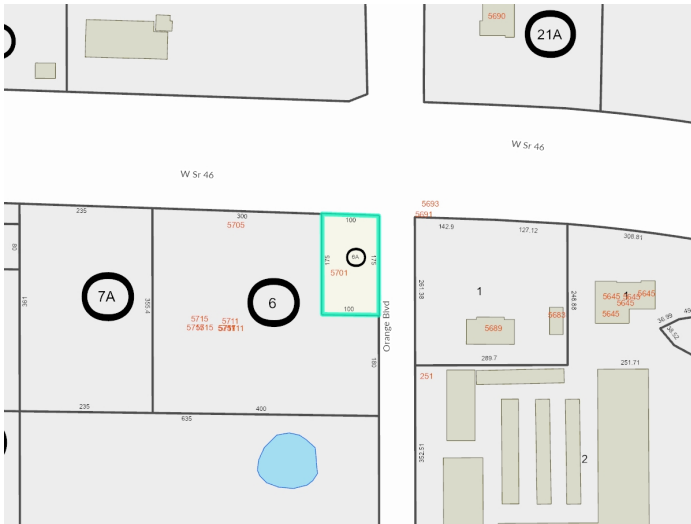
SITE AREA	536,917SF (12.3ac)
CONSTRUCTION TYPE	TYPE V
# STORIES	4 (ON GRADE)
UNIT COUNT	300 UNITS
PARKING	506

Property Record Card



Parcel: **25-19-29-300-006A-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **SANFORD ORANGE WALK LLC**
 2025 Market Value \$248,500 Assessed Value \$248,500 Taxable Value \$248,500
 2024 Tax Bill \$3,125.25
 Vac General-Commercial property has a lot size of 0.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-006A-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$248,500	\$236,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$248,500	\$236,600
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	\$248,500	\$236,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,125.25
Tax Bill Amount	\$3,125.25
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
BEG INT SLY LI ST RD 46 &
WLY LI ORANGE BLVD RUN W
100 FT S 175 FT E 100 FT N
175 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$248,500	\$0	\$248,500
Schools	\$248,500	\$0	\$248,500
FIRE	\$248,500	\$0	\$248,500
ROAD DISTRICT	\$248,500	\$0	\$248,500
SJWM(Saint Johns Water Management)	\$248,500	\$0	\$248,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Improved	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Improved	No
WARRANTY DEED	1/1/2006	\$705,000	06093/1686	Improved	Yes
QUIT CLAIM DEED	9/1/2000	\$100	03946/0284	Improved	No
QUIT CLAIM DEED	11/1/1998	\$100	03579/0361	Improved	No
QUIT CLAIM DEED	2/1/1991	\$14,400	02282/0953	Improved	No
WARRANTY DEED	1/1/1977	\$25,000	01130/1961	Improved	Yes
WARRANTY DEED	1/1/1977	\$20,000	01120/1426	Vacant	No

Land

Units	Rate	Assessed	Market
17,500 SF	\$14.20/SF	\$248,500	\$248,500

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
00034	COMPLETE DEMOLITION VACANT RETAIL	\$10,000		1/5/2015
08497	ELECTRIC WIRING	\$2,100		8/1/2002
01336	WALL SIGN	\$0		2/1/2002
06284	REMOVE U/G GAS TANKS; HANDY WAY	\$6,000		9/1/1997
03035	HANDY WAY UNDERGROUND TANKS #5110; PAD PER PERMIT 5690 ST RD 46 W	\$80,000		5/1/1997
07823	HANDY WAY INTERIOR	\$12,000		12/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

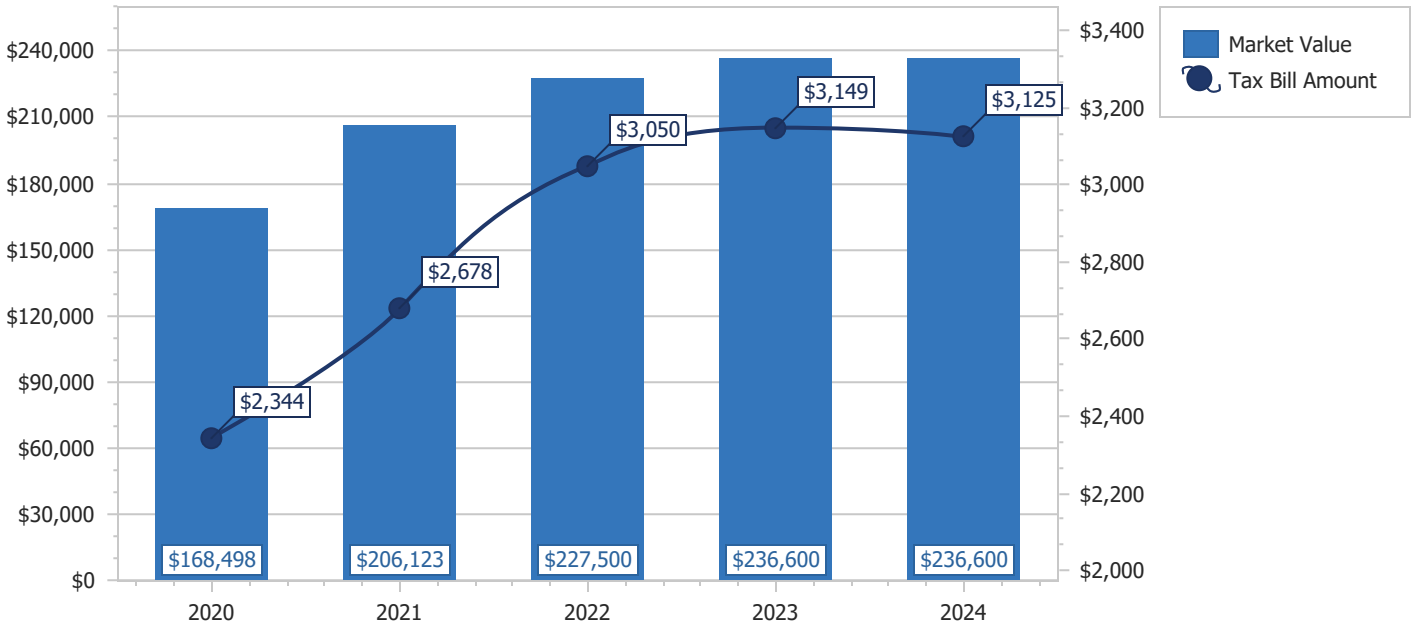
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



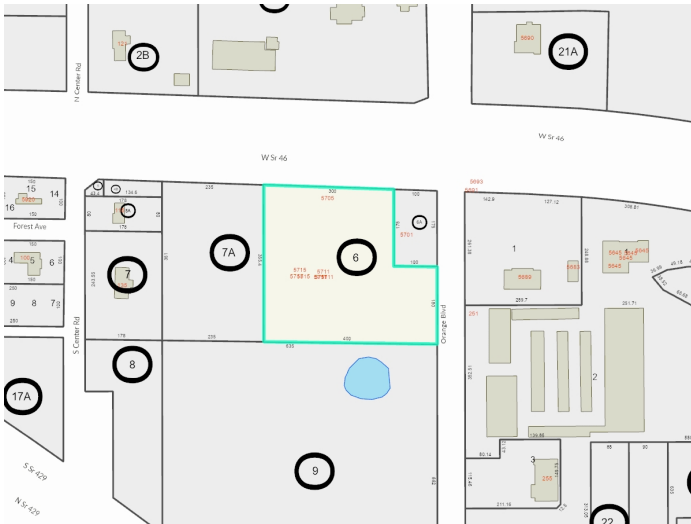
Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **25-19-29-300-0060-0000**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **SANFORD ORANGE WALK LLC**
 2025 Market Value \$1,449,222 Assessed Value \$1,449,222 Taxable Value \$1,449,222
 2024 Tax Bill \$18,225.67
 Vac General-Commercial property has a lot size of 2.87 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0060-0000
Property Address	W SR 46 SANFORD, FL 32771
Mailing Address	7940 VIA DELLAGIO WAY # 200 ORLANDO, FL 32819-5400
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$1,449,222	\$1,379,792
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,449,222	\$1,379,792
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	\$1,449,222	\$1,379,792

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,225.67
Tax Bill Amount	\$18,225.67
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SANFORD ORANGE WALK LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
E 425 FT OF N 1487 FT OF
GOVT LOT 1 S OF ST RD 46
(LESS N 175 FT OF E 125 FT
& RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,449,222	\$0	\$1,449,222
Schools	\$1,449,222	\$0	\$1,449,222
FIRE	\$1,449,222	\$0	\$1,449,222
ROAD DISTRICT	\$1,449,222	\$0	\$1,449,222
SJWM(Saint Johns Water Management)	\$1,449,222	\$0	\$1,449,222

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2021	\$1,750,000	09981/0256	Vacant	Yes
SPECIAL WARRANTY DEED	11/1/2014	\$600,000	08370/1105	Vacant	No
WARRANTY DEED	12/1/2010	\$1,839,300	07508/0487	Vacant	No
WARRANTY DEED	3/1/2005	\$1,250,000	05658/0804	Vacant	Yes
WARRANTY DEED	8/1/2001	\$300,000	04188/0065	Vacant	Yes
CERTIFICATE OF TITLE	11/1/1996	\$111,000	03162/1264	Improved	No
WARRANTY DEED	1/1/1974	\$13,500	01008/1145	Improved	Yes

Land

Units	Rate	Assessed	Market
110,207 SF	\$13.15/SF	\$1,449,222	\$1,449,222

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

Extra Features				
Description	Year Built	Units	Cost	Assessed

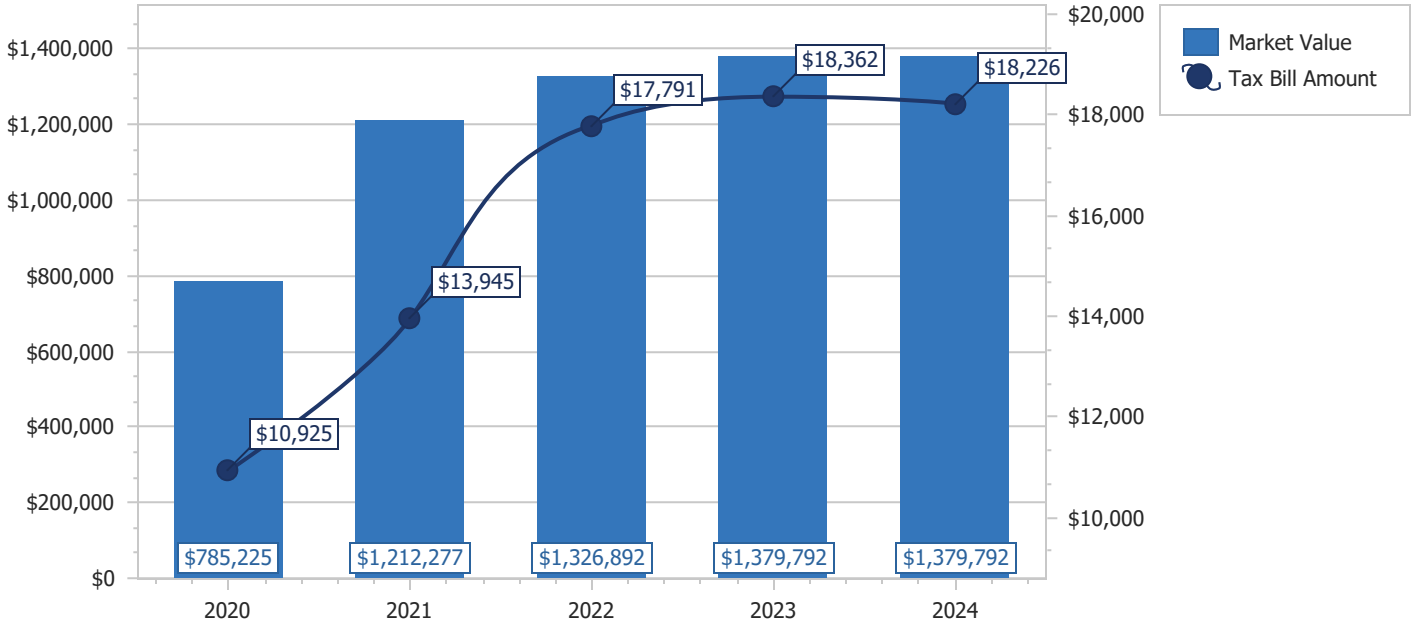
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 25-19-29-300-0090-0000
 Property Address:
 Owners: **ALBERT YURKO TRUST AGREEMENT TRUST; GILL, LESLIE J Y SUCC TR; YURKO, ALISON M S...**
 2025 Market Value \$2,515,625 Assessed Value \$1,092,978 Taxable Value \$1,092,978
 2024 Tax Bill \$20,519.11 Tax Savings with Non-Hx Cap \$11,107.77
 Vac General-Commercial property has a lot size of 8.95 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-0090-0000
Property Address	
Mailing Address	12212 KIRBY SMITH RD ORLANDO, FL 32832-6035
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$2,515,625	\$2,394,343
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,515,625	\$2,394,343
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,422,647	\$1,400,727
P&G Adjustment	\$0	\$0
Assessed Value	\$1,092,978	\$993,616

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$31,626.88
Tax Bill Amount	\$20,519.11
Tax Savings with Exemptions	\$11,107.77

Owner(s)

Name - Ownership Type

ALBERT YURKO TRUST AGREEMENT TRUST - Trust
 GILL, LESLIE J Y SUCC TR - Successor Trustee
 YURKO, ALISON M SUCC TR - Successor Trustee
 YURKO, DREW SUCC TR - Successor Trustee

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
S 662.4 FT OF N 2149.4 FT
OF E 10 CH OF LOT 1 E OF
ST RD 46 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,092,978	\$0	\$1,092,978
Schools	\$2,515,625	\$0	\$2,515,625
FIRE	\$1,092,978	\$0	\$1,092,978
ROAD DISTRICT	\$1,092,978	\$0	\$1,092,978
SJWM(Saint Johns Water Management)	\$1,092,978	\$0	\$1,092,978

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/1992	\$100	02412/0863	Vacant	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0454	Improved	No
WARRANTY DEED	12/1/1983	\$60,000	01511/0453	Improved	No

Land

Units	Rate	Assessed	Market
319,165 SF	\$7.88/SF	\$2,515,020	\$2,515,020
1.21 Acres	\$500/Acre	\$605	\$605

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
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 2

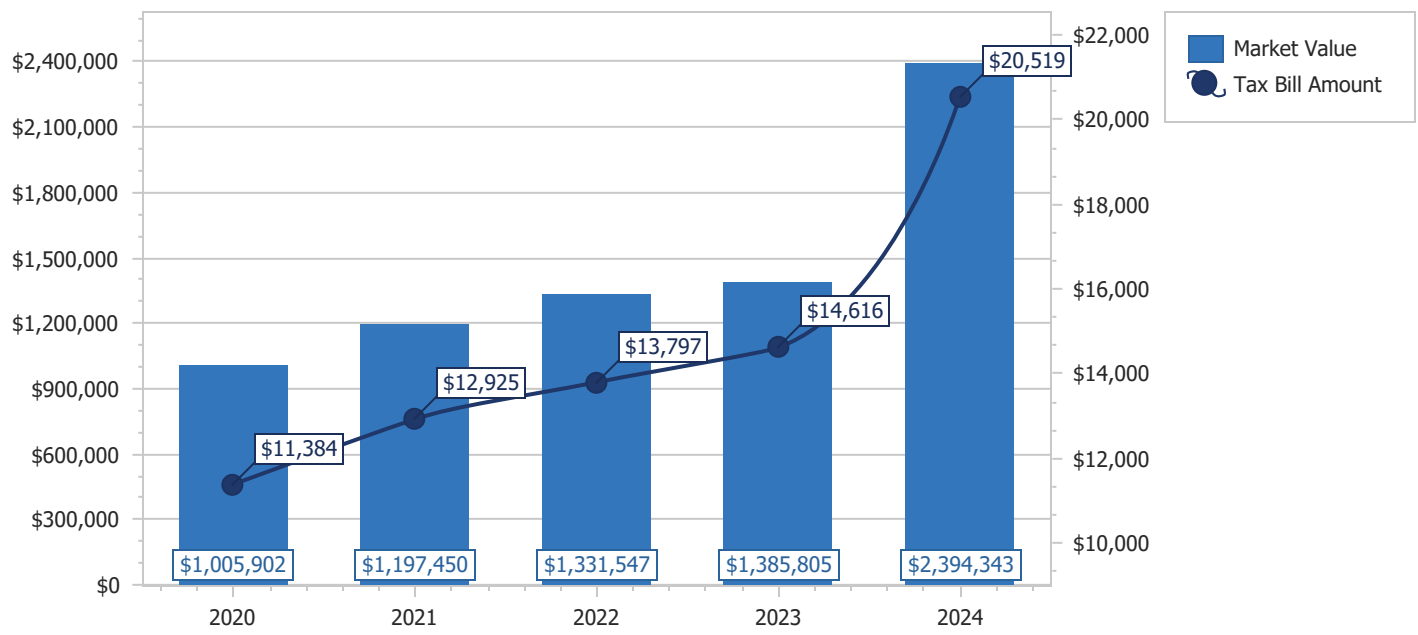
School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser