



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

PROJ. #: 24-80000049

Received: 3/20/24

Paid: 3/24/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Sanford Michigan-Jessup Rezoning

PARCEL ID #(S): 16-20-31-501-0300-0090 and 16-20-31-501-0200-0040

TOTAL ACREAGE: 1.15 BCC DISTRICT: 2: Zembower

ZONING: Agricultural FUTURE LAND USE: Residential

APPLICANT

NAME: Gilberto Ferrer COMPANY: UC Contractors LLC

ADDRESS: 9120 Windjammer Ln

CITY: Orlando STATE: Florida ZIP: 32819

PHONE: 407-283-1070 EMAIL: uc.contractors@hotmail.com

CONSULTANT

NAME: Jim Jaramillo COMPANY: Magicsun LLC

ADDRESS: 8038 Sandberry Blvd

CITY: Orlando STATE: Florida ZIP: 32819

PHONE: 714-910-4199 EMAIL: myea2000@yahoo.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Residential Housing A-1 to R-1BB

STAFF USE ONLY

COMMENTS DUE: 4/5

COM DOC DUE: 4/11

DRC MEETING: 4/17

☐ 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: 4/12

To whom it may concern:

From Jim Jaramillo

Magicsun LLC

Cell – 714-910-4199

Hi:

We are interested in developing the following Parcel Numbers:

16-20-31-501-0200-0040 – Existing subdivision consist of 5 Lots, interested in developing all 5 lots (Four lots are 5,800 Sq', One lot is 7,540 sq')

16-20-31-501-0300-0090 – Existing subdivision consist of 5 Lots, interested in developing 3 Lots: # 9, 10, and 11 (Two lots are 5,830 sq', and one lot is 7,544 Sq'')

The current Zoning for these Parcels is Agricultural, we are requesting a change for these to Residential.

After the Parcels / subdivided lots are zoned Residential, we will move forward with the city to obtain the necessary services for residential structures (already contacted the city to ensure completion).

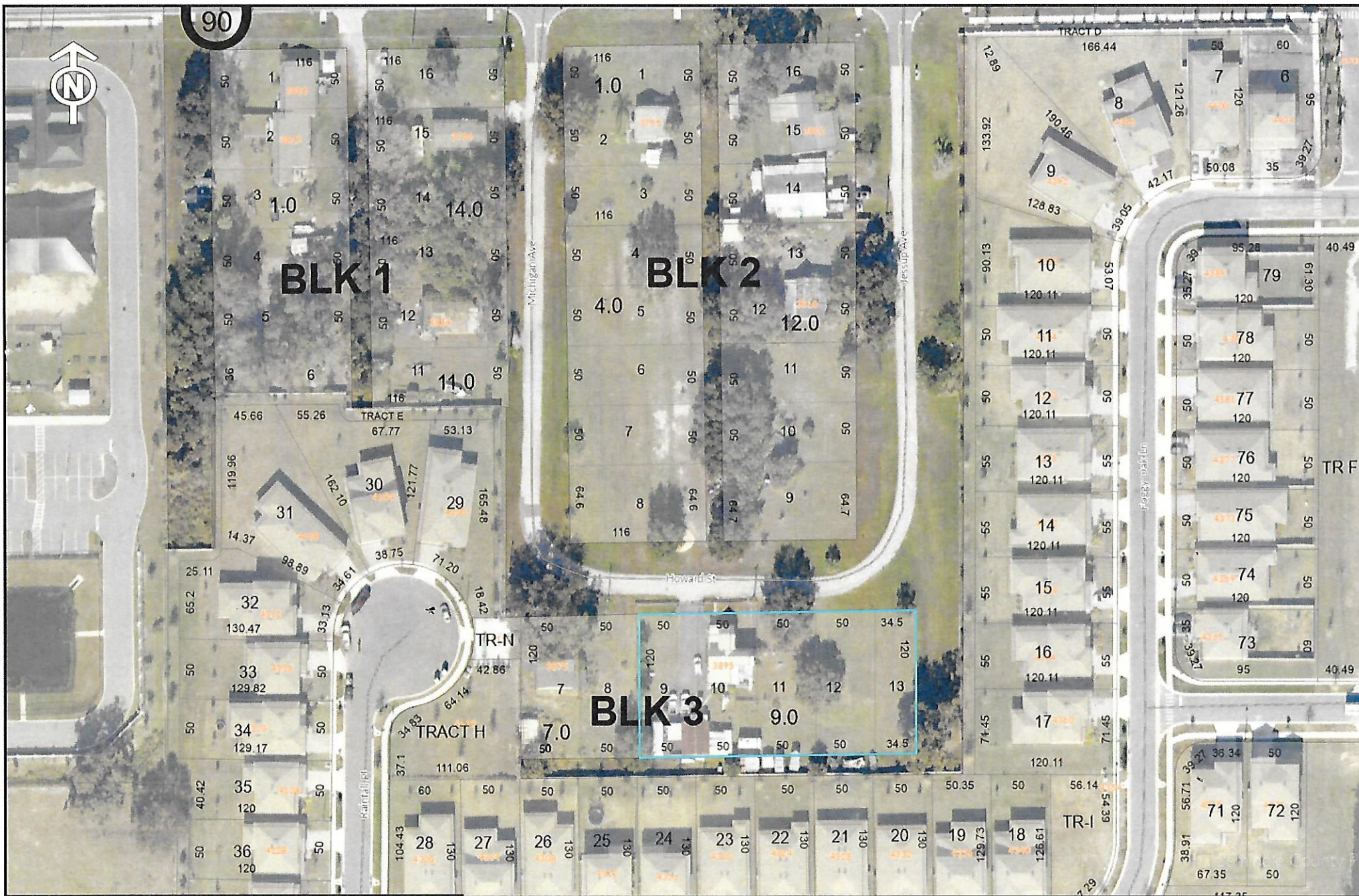
The 8 lots will be developed to accommodate the standard 1,500 square foot home consisting of three bedrooms, two bathrooms, a Living / Dinning room, and a garage for two vehicles.

Your assistance is requested to help us with this conversion.

Sincerely

Jim Jaramillo

Consultant for UC Contractors LLC











DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map
David Johnson, CFA
Seminole County Property Appraiser
Date: 3/5/2024

This map and the data within is intended for document nor the data within is prepared legal, engineering and/or surveying purp service is a graphical representation which r extent. No warranties; expressed or implied

| KENTUCKY STREET | | | | | |
|--|---|--|----|--|--|
| M I C H I G A N A V E N U E | 1 | | 16 | J E S S U P A V E N U E | |
| | 2 | | 15 | | |
| | 3 | | 14 | | |
| | 4 | | 13 | | |
| | 5 | | 12 | | |
| | 6 | | 11 | | |
| | 7 | | 10 | | |
| | 8 | | 9 | | |
| HOWARD STREET | | | | | |

| KENTUCKY STREET | | | | | |
|--|---|--|----|--|--|
| M I C H I G A N A V E N U E | 1 | | 16 | J E S S U P A V E N U E | |
| | 2 | | 15 | | |
| | 3 | | 14 | | |
| |  | | 13 | | |
| |  | | 12 | | |
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| HOWARD STREET | | | | | |

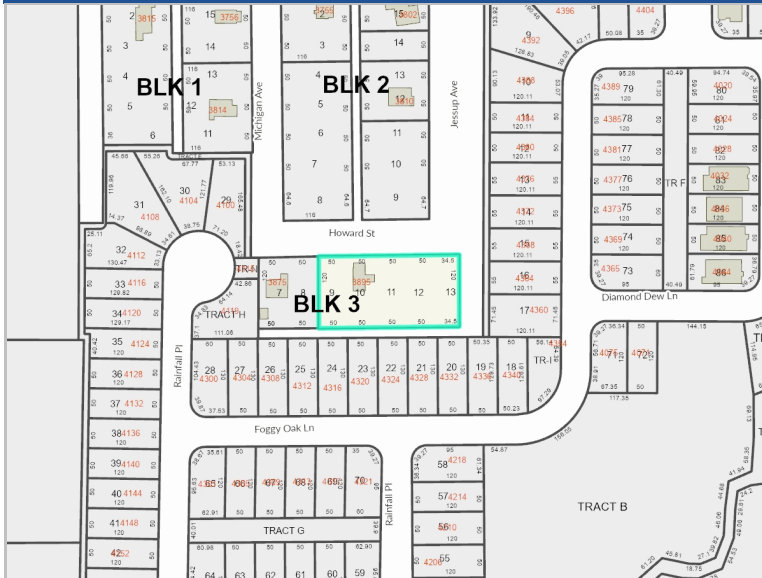
Property Record Card



Parcel 16-20-31-501-0300-0090

Property Address 3895 HOWARD ST SANFORD, FL 32773

Parcel Location



Site View



16203150103000090 05/11/2023

Parcel Information

| | |
|--------------------------|--|
| Parcel | 16-20-31-501-0300-0090 |
| Owner(s) | MALLOY, DAVID P - Tenancy by Entirety MALLOY, KAREN L - Tenancy by Entirety |
| Property Address | 3895 HOWARD ST SANFORD, FL 32773 |
| Mailing | 3895 HOWARD ST SANFORD, FL 32773-6504 |
| Subdivision Name | CAMERON |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 01-SINGLE FAMILY |
| Exemptions | 00-HOMESTEAD(2002) |
| AG Classification | No |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$70,387 | \$70,325 |
| Depreciated EXFT Value | \$10,000 | \$8,715 |
| Land Value (Market) | \$62,400 | \$59,800 |
| Land Value Ag | | |
| Just/Market Value | \$142,787 | \$138,840 |
| Portability Adj | | |
| Save Our Homes Adj | \$74,113 | \$72,166 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$68,674 | \$66,674 |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions

\$1,847.68

2023 Tax Savings with Exemptions

\$1,425.31

2023 Tax Bill Amount

\$422.37

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 9 TO 13 BLK 3
CAMERON
PB 1 PG 90

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$68,674 | \$43,674 | \$25,000 |
| SJWM(Saint Johns Water Management) | \$68,674 | \$43,674 | \$25,000 |
| FIRE | \$68,674 | \$43,674 | \$25,000 |
| COUNTY GENERAL FUND | \$68,674 | \$43,674 | \$25,000 |
| Schools | \$68,674 | \$25,000 | \$43,674 |

| Sales | | | | | | |
|---------------------|------------|-------|------|----------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 07/01/2001 | 04130 | 1113 | \$65,000 | No | Improved |
| ADMINISTRATIVE DEED | 05/01/1993 | 02590 | 0311 | \$100 | No | Improved |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 0.65 | \$96,000.00 | \$62,400 |

| Building Information | | | | | | | | | | | | |
|---|---------------|--------------|-----|------|----------|-----------|----------|-----------|----------------|-----------|------------|--|
| # | Description | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall | Adj Value | Repl Value | Appendages |
| 1 | SINGLE FAMILY | 1925/1950 | 3 | 1.0 | 3 | 972 | 1,700 | 1,548 | SIDING GRADE 3 | \$70,387 | \$170,634 | <div> <div>Description</div> <div>Area</div> <div>SCREEN PORCH FINISHED152.00</div> <div>UPPER STORY FINISHED576.00</div> </div> |
| <div> <div> <div>Sketch by Apex Sketch</div> <div> <div> <div> <div> <div>20</div> <div>15</div> <div>16</div> <div>12</div> <div>16</div> <div>12</div> <div>20</div> <div>19</div> <div>SPF 152 sf</div> <div>8</div> </div> <div> <div>BASE 972 sf</div> </div> </div> </div> <div> <div> <div>36</div> <div>12</div> <div>16</div> <div>12</div> <div>12</div> <div>12</div> <div>8</div> </div> <div> <div>USF 576 sf</div> </div> </div> </div> </div> </div> | | | | | | | | | | | | |

** Year Built (Actual / Effective)

| Permits | | | | | |
|----------|--|--------|---------|---------|-------------|
| Permit # | Description | Agency | Amount | CO Date | Permit Date |
| 05861 | REROOF 19 SQ | County | \$2,425 | | 8/1/1997 |
| 00274 | 3895 HOWARD ST: EZ REROOF RESIDENTIAL- [CAMERON] | County | \$8,500 | | 1/11/2022 |

| Extra Features | | | | |
|------------------|------------|-------|---------|----------|
| Description | Year Built | Units | Value | New Cost |
| ACCESSORY BLDG 2 | 05/01/1970 | 1 | \$3,000 | \$7,500 |
| POLE BARNS/AVG | 05/01/1970 | 675 | \$2,862 | \$7,155 |
| CARPORT 1 | 05/01/2004 | 2 | \$1,600 | \$4,000 |
| PATIO 2 | 05/01/2012 | 1 | \$2,538 | \$3,500 |

| Zoning | | | | | | | | |
|---|-------|---------------------|------------------------|-------------------------|----------------|-----------------------------|------------|-----------------|
| Zoning | | Zoning Description | | Future Land Use | | Future Land Use Description | | |
| A-1 | | Suburban Estates | | SE | | Agricultural-1Ac | | |
| Utility Information | | | | | | | | |
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 41.00 | FPL | AT&T | SANFORD | CITY OF SANFORD | TUE/FRI | TUE | WED | Waste Pro |
| Political Representation | | | | | | | | |
| Commissioner | | US Congress | | State House | | State Senate | | Voting Precinct |
| Dist 2 - Jay Zembower | | Dist 7 - Cory Mills | | Dist 36 - RACHEL PLAKON | | Dist 10 - Jason Brodeur | | 18 |
| School Information | | | | | | | | |
| Elementary School District | | | Middle School District | | | High School District | | |
| Region 3 | | | Sanford | | | Seminole | | |
| Copyright 2024 © Seminole County Property Appraiser | | | | | | | | |

Property Record Card

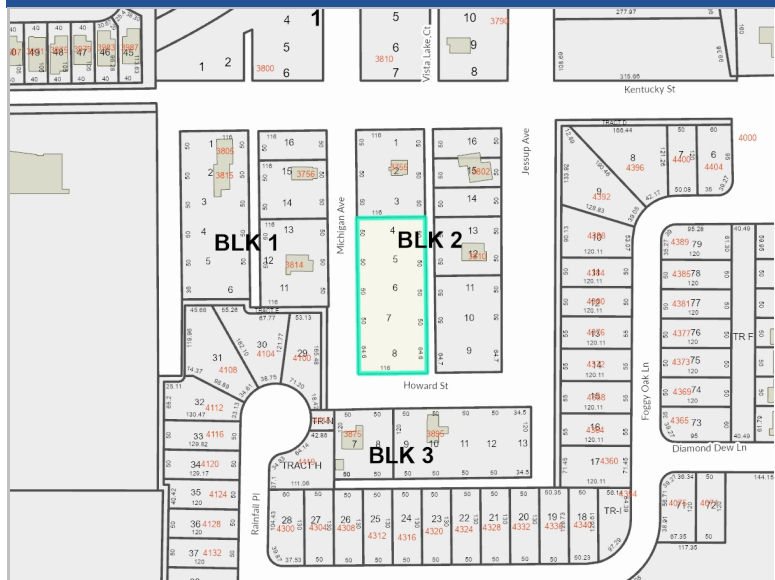


Parcel 16-20-31-501-0200-0040

Property Address MICHIGAN AVE SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

| | Parcel | 16-20-31-501-0200-0040 | 2024 Working Values | | 2023 Certified Values | |
|-------------------|--|------------------------|-------------------------------|--|-----------------------|--|
| | | | Cost/Market | | Cost/Market | |
| Owner(s) | MALLOY, DAVID P - Tenancy by Entirety MALLOY, KAREN L - Tenancy by Entirety | | | | | |
| Property Address | MICHIGAN AVE SANFORD, FL 32773 | | | | | |
| Mailing | 3895 HOWARD ST SANFORD, FL 32773-6504 | | | | | |
| Subdivision Name | CAMERON | | | | | |
| Tax District | 01-COUNTY-TX DIST 1 | | | | | |
| DOR Use Code | 00-VACANT RESIDENTIAL | | | | | |
| Exemptions | None | | | | | |
| AG Classification | No | | | | | |
| | | | Valuation Method | | | |
| | | | Number of Buildings | | 0 | |
| | | | Depreciated Bldg Value | | | |
| | | | Depreciated EXFT Value | | | |
| | | | Land Value (Market) | | \$67,200 | |
| | | | Land Value Ag | | \$64,400 | |
| | | | Just/Market Value | | \$67,200 | |
| | | | Portability Adj | | | |
| | | | Save Our Homes Adj | | \$0 | |
| | | | Non-Hx 10% Cap (AMD 1) | | \$20,568 | |
| | | | P&G Adj | | \$0 | |
| | | | Assessed Value | | \$46,632 | |
| | | | | | \$42,393 | |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$857.04

2023 Tax Bill Amount

\$682.52

2023 Tax Savings with Non-Hx Cap

\$174.52

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 4-8 BLK 2
CAMERON
PB 1 PG 90

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$46,632 | \$0 | \$46,632 |
| SJWM(Saint Johns Water Management) | \$46,632 | \$0 | \$46,632 |
| FIRE | \$46,632 | \$0 | \$46,632 |
| COUNTY GENERAL FUND | \$46,632 | \$0 | \$46,632 |
| Schools | \$67,200 | \$0 | \$67,200 |

| Sales | | | | | | |
|---------------------|------------|-------|------|----------|-----------|---------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 07/01/2001 | 04130 | 1113 | \$65,000 | No | Vacant |
| ADMINISTRATIVE DEED | 05/01/1993 | 02590 | 0311 | \$100 | No | Vacant |

| Land | | | | | |
|---------|----------|-------|-------|-------------|------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| ACREAGE | | | 0.7 | \$96,000.00 | \$67,200 |

| 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 |
| A-1 | Suburban Estates | SE | Agricultural-1Ac |

| Utility Information | | | | | | | | |
|---------------------|-------|---------------|----------------|-----------------|----------------|---------|------------|--------|
| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
| 41.00 | FPL | AT&T | SANFORD | CITY OF SANFORD | NA | NA | NA | NA |

| Political Representation | | | | |
|--------------------------|---------------------|-------------------------|-------------------------|-----------------|
| Commissioner | US Congress | State House | State Senate | Voting Precinct |
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 36 - RACHEL PLAKON | Dist 10 - Jason Brodeur | 18 |

| School Information | | |
|----------------------------|------------------------|----------------------|
| Elementary School District | Middle School District | High School District |
| Region 3 | Sanford | Seminole |



**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: 3/24/2024 9:41:20 PM
Project: 24-80000049
Credit Card Number: 44*****3928
Authorization Number: 004121
Transaction Number: 240324C19-23245D82-B843-40F6-8D7E-A8D5B0AF5C82
Total Fees Paid: 52.50

Fees Paid

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