



PM: Yvonne

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: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the northeast corner of Michigan Ave, and Howard St</u>
W/S: <u>City of Sanford</u>	BCC: <u>2: Zembower</u>	

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).

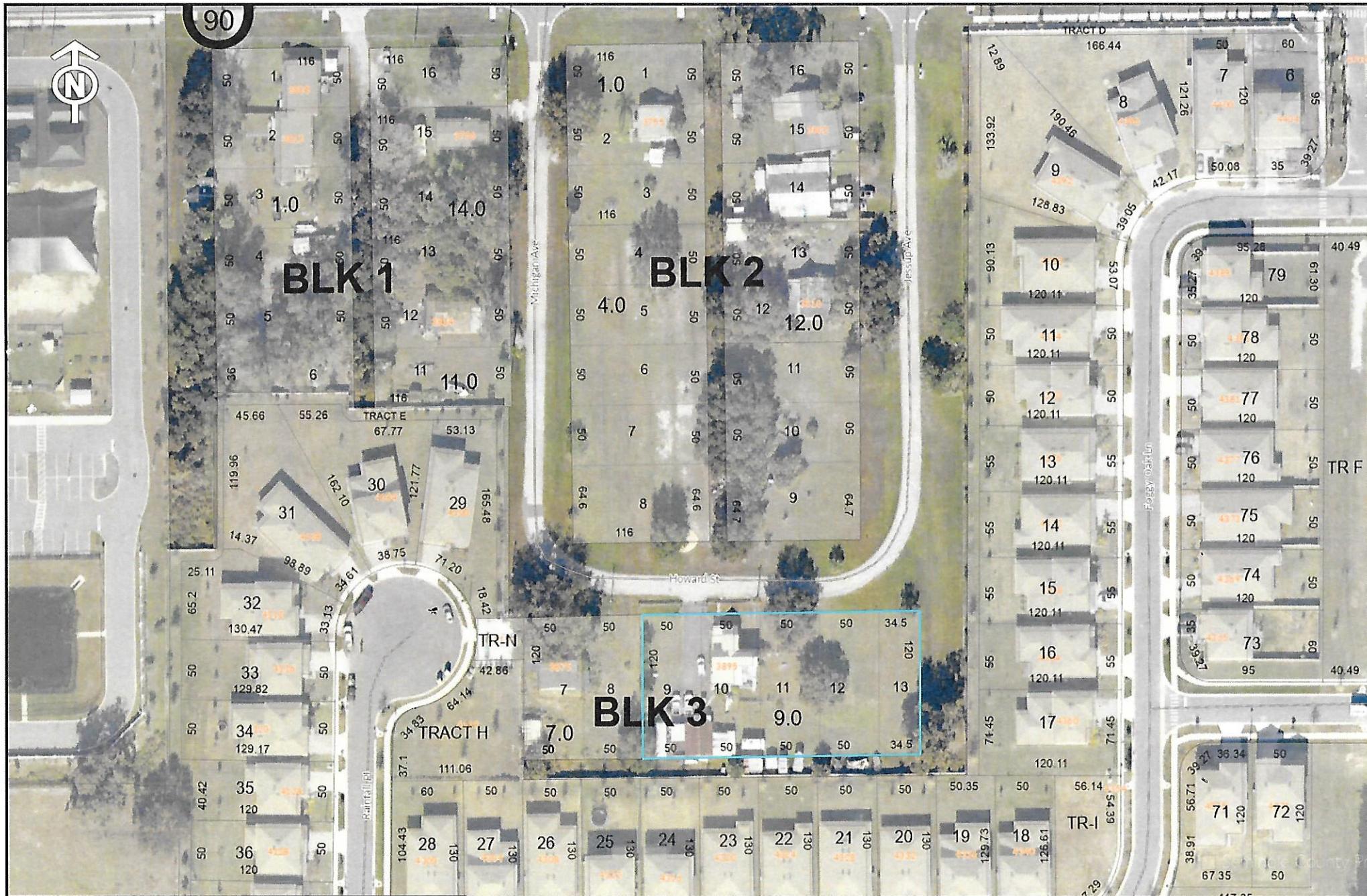
The 8 lots will be developed to accommodate the standard 1,500 square foot home consisting of three bedrooms, two bathrooms, a Living / Dinning room, and a garage for two vehicles.

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 purpose. service is a graphical representation which is extent. No warranties; expressed or implied

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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

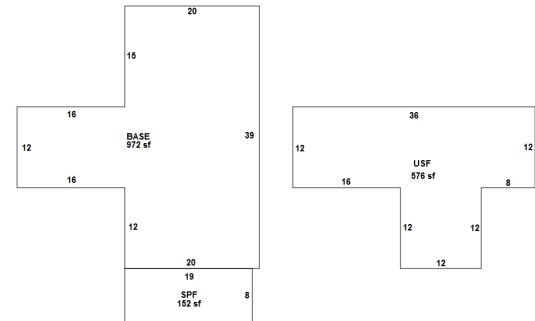
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2001	04130	1113	\$65,000	No	Improved
ADMINISTRATIVE DEED	05/01/1993	02590	0311	\$100	No	Improved

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	<table border="1"> <tr> <td>Description</td> <td>Area</td> </tr> <tr> <td>SCREEN PORCH FINISHED</td> <td>152.00</td> </tr> <tr> <td>UPPER STORY FINISHED</td> <td>576.00</td> </tr> </table>	Description	Area	SCREEN PORCH FINISHED	152.00	UPPER STORY FINISHED	576.00
Description	Area																	
SCREEN PORCH FINISHED	152.00																	
UPPER STORY FINISHED	576.00																	



Sketch by Apex Sketch

Building 1 - Page 1

** 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									

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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

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

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$67,200	\$64,400
Land Value Ag		
Just/Market Value	\$67,200	\$64,400
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$20,568	\$22,007
P&G Adj	\$0	\$0
Assessed Value	\$46,632	\$42,393

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$857.04

\$174.52

2023 Tax Bill Amount

\$682.52

* 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
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Extra Features

Description	Year Built	Units	Value	New Cost
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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

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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 elandesk@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