



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

PROJ. #: 23-80000036  
 PM: Doug  
 REC'D: 3/1/23

## 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: Meadow Street Apartments

PARCEL ID #(S): 11-20-30-5AN-0000-025E

TOTAL ACREAGE: 3.7 ac

BCC DISTRICT: 4

ZONING: R-3

FUTURE LAND USE: LDR

#### APPLICANT

NAME: Hashim Raza

COMPANY: A & Z Ventures, LLC

ADDRESS: 1307 S International Pkwy

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: (412) 770-8087

EMAIL: razarealestates@gmail.com

#### CONSULTANT

NAME: John Herbert, III, PE

COMPANY: American Civil Engineering Company

ADDRESS: 207 N. Moss Road. Suite 211

CITY: Winter Springs

STATE: Florida

ZIP: 32708

PHONE: 407.765.9579

EMAIL: herbertengineer@gmail.com

#### PROPOSED DEVELOPMENT

Brief description of proposed development: Construct 2 buildings (2-story) with 12 apartment units in each building for a total of 24 units.

SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: 3/10/23

COM DOC DUE: 3/16/23

DRC MEETING: 3/22/23

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

ZONING: R-3

FLU: LDR

LOCATION:  
Northwest of West Lake Mary Boulevard and West Driftwood Lane

W/S: Sanford

BCC: 4: Lockhart

**DEVELOPMENT INFORMATION:**

- 1. ADDRESS DRIFTWOOD LANE, SANFORD FL, 32773
- 2. PARCEL ID/ AREA 11-20-30-5AN-0000-025E 3.73 AC
- 3. ZONING / FLU COUNTY EXISTING: R-3 (RESIDENTIAL) FLU: LDR (LOW DENSITY RES. 4DU/AC)
- 4. DEVELOPMENT DENSITY 4 DU/ AC MAXIMUM, 24 UNITS SHOWN  
3.07 AC (DEVELOPABLE LAND) x 4 DU/AC = 12.3 UNITS (PROPOSED 24 UNITS)
- 5. SETBACKS (2-STORY) 35 FT. FRONT, REAR AND SIDE SETBACK  
20 FT. BETWEEN BUILDINGS
- 6. FEMA FLOOD ZONE X (#12117C0070F)
- 7. WETLANDS WETLAND LOCATED ON SITE
- 8. OPEN SPACE 25% REQUIRED
- 9. MAX BUILDING HEIGHT 35 FT
- 10. POWER PROVIDER FPL
- 11. WATER & SEWER PROVIDER CITY OF SANFORD
- 12. SOILS #27 POMELLO FINE SAND
- 13. MINIMUM LIVING AREA 1000 SF
- 14. PARKING REQUIRED 2 SPACES PER UNIT  
2 SPACES x 24 UNITS = 48 REQUIRED SPACES, 48 PROVIDED

**DETAILED NARRATIVE:**

THIS PROPOSED DEVELOPMENT IS LOCATED NORTH OF LAKE MARY BOULEVARD AND N. DRIFTWOOD LANE. THE OVERALL AREA IS 3.473 ACRES WITH 0.66 ACRES OF WETLANDS. THE BUILDABLE AREA IS 3.07 AC.

THIS INFILL DEVELOPMENT CONSISTS OF 24 APARTMENT UNITS.

NOTE: ALL INFORMATION CONTAINED  
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ENGINEER: JOHN HERBERT, P.E.

CHECKED BY: TOM SKELTON, P.E.

TECHNICIAN: J.W.H.

PROJECT NO. 22555

REVISIONS

DATE

**CIVIL**  
**ENGINEERING**  
**CO.**  
ORLANDO, FLA 32708  
327-0227



DEVELOPMENT INFORMATION:

1. ADDRESS	DRIFTWOOD LANE, SANFORD FL, 32773
2. PARCEL ID/ AREA	11-20-30-SAN-0000-025E 3.73 AC
3. ZONING / FLU	COUNTY EXISTING: R-3 (RESIDENTIAL) FLU: LDR (LOW DENSITY RES. 40U/AC)
4. DEVELOPMENT DENSITY	4 DU/ AC MAXIMUM, 24 UNITS SHOWN 3.07 AC (DEVELOPABLE LAND) x 4 DU/AC = 12.3 UNITS (PROPOSED 24 UNITS)
5. SETBACKS (2-STORY)	35 FT. FRONT, REAR AND SIDE SETBACK 20 FT. BETWEEN BUILDINGS
6. FEMA FLOOD	ZONE X (#1211700070F)
7. WETLANDS	WETLAND LOCATED ON SITE
8. OPEN SPACE	25% REQUIRED
9. MAX BUILDING HEIGHT	35 FT
10. POWER PROVIDER	FPL
11. WATER & SEWER PROVIDER	CITY OF SANFORD
12. SOILS	#27 POMELLO FINE SAND
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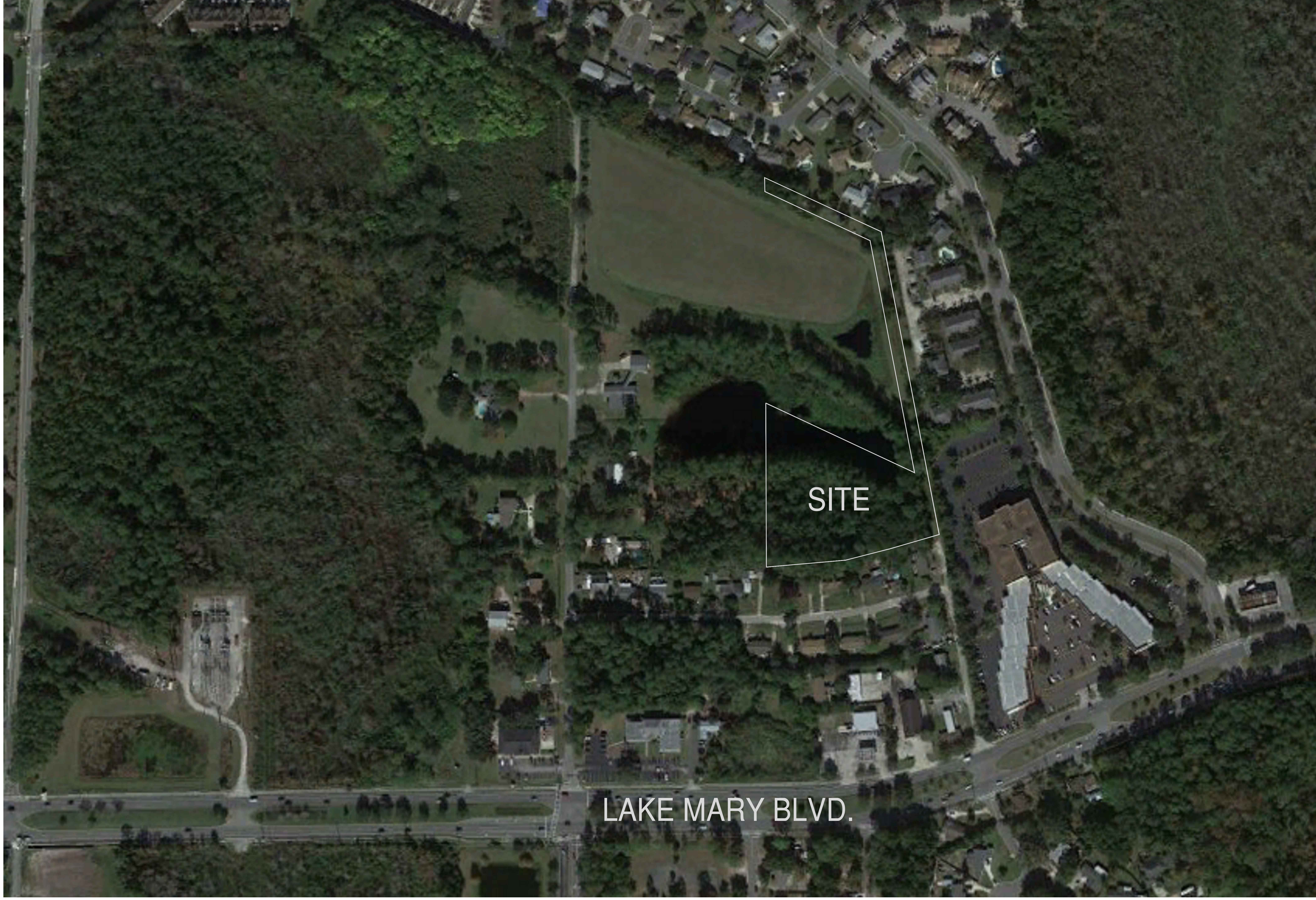
ENGINEER:	JOHN HERBERT, P.E.
CHECKED BY:	TOM SKELTON, P.E.
TECHNICIAN:	J.W.H.
PROJECT NO.	22555
REVISIONS	
DATE	



**AMERICAN CIVIL ENGINEERING CO.**  
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708  
 PH. (407) 327-7700; FAX (407) 327-0227  
 cert. of authorization number 8729  
 Established 1990

CONCEPTUAL SITE PLAN  
**24-UNIT APARTMENTS**  
 SEMINOLE CO., FLORIDA

sheet date:	02.20.23
CONCEPT	
22555	
sheet number	1 of 2



LAKE MARY BLVD.

SITE

SITE MAP OF EXISTING CONDITION

# 24-UNIT APARTMENTS

SEMINOLE CO., FLORID-

sheet date:	02.20.23
CONCEPT	
22555	
sheet number	2 of 2



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PROJECT NO. 22555

# Property Record Card

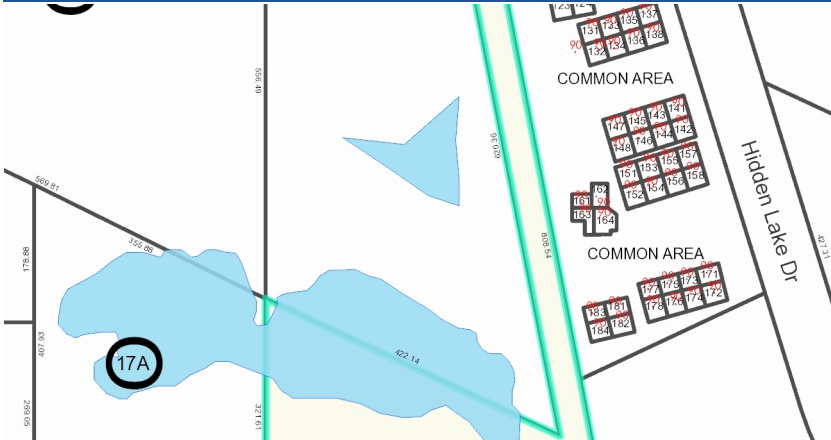


**Parcel** 11-20-30-5AN-0000-025E

**Property Address** DRIFTWOOD LN SANFORD, FL 32773

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	11-20-30-5AN-0000-025E
<b>Owner(s)</b>	A & Z VENTURES LLC
<b>Property Address</b>	DRIFTWOOD LN SANFORD, FL 32773
<b>Mailing</b>	1307 S INTERNATIONAL PKWY LAKE MARY, FL 32746-1413
<b>Subdivision Name</b>	LAKE MINNIE ESTATES
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	1010-VAC MULTI-FAMILY
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$52,971	\$52,971
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$52,971	\$52,971
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$33,454	\$35,228
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$19,517	\$17,743

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$710.24    
 **2022 Tax Savings with Exemptions** \$280.00  
**2022 Tax Bill Amount** \$430.24

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

BEG NW COR LOT 25 RUN S  
 36.59 FT S 65 DEG E 297.91  
 FT S 11 DEG E 620.36 FT N  
 65 DEG W 422.14 FT S  
 429.41 FT N 85 DEG E  
 208.71 FT N 78 DEG 48 MIN  
 E 116.16 FT N 73 DEG 55  
 MIN E 137.49 FT N 11 DEG W  
 808.54 FT N 65 DEG W 337.7  
 FT TO BEG  
 LAKE MINNIE ESTATES  
 PB 6 PG 92  
 INFO: 0000-025W CUTOUT FOR 95

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$19,517	\$0	\$19,517
SJWM(Saint Johns Water Management)	\$19,517	\$0	\$19,517
FIRE	\$19,517	\$0	\$19,517
COUNTY GENERAL FUND	\$19,517	\$0	\$19,517
Schools	\$52,971	\$0	\$52,971

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	05/01/2015	08469	1973	\$20,000	No	Vacant
SPECIAL WARRANTY DEED	12/01/2007	06894	0658	\$100	No	Vacant
WARRANTY DEED	06/01/1995	02929	0977	\$50,600	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.1	\$49,608.00	\$52,089
ACREAGE			1.6	\$551.20	\$882

## 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
R-3	Low Density Residential	LDR	Multi-Family-13DU

## Utility Information

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

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 29 - Rachel Plakon	Dist 9 - Jason Brodeur	15

## School Information

Elementary School District	Middle School District	High School District
Region 2	Millennium	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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 3/1/2023 12:10:12 PM  
**Project:** 23-80000036  
**Credit Card Number:** 42\*\*\*\*\*4403  
**Authorization Number:** 00372G  
**Transaction Number:** 010323C1A-B9450B2E-31EE-4F68-9805-CCAD740A1641  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50