

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: Growth Management Department, Planning and Development Division
RE: **PRE-APPLICATION REVIEWS: 04/13/2011**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to Planning and Development Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
TIME 9:20AM	Project Name: Pentecostal Church of God Type: Special Exception Applicant: Judy E. Knox Proj Manager(s): Ian Sikonia Proj #: 11-80000037	PID: 22-21-29-300-0050-0000 Dist: 3-Van Der Weide Zoning: A-1 Acres: 5 Project Location: North Side of Hillview RD. East of Mathews RD.
** Comments Only – NO MEETING **	Project Name: Seminole Inn B&B Inn Type: Special Exception Applicant: Luca Centoni, Phil Coffaro Proj Manager(s): Kathy Hammel Proj #: 11-80000038	PID: 30-19-30-300-032F-0000 Dist: 5-Carey Zoning: A-1 Acres: 2.35 Project Location: East Side of Orange BLVD. Approximately 225 Feet South of Walden View DR.

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov
SEMINOLE COUNTY, Planning & Development Division
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 22-21-29-300-0050-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: Judy E. Knox

COMPANY: The Pentecostal Church of God

EMAIL ADDRESS (REQUIRED): jknox993@yahoo.com

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 243-5111 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 560 Hillview Dr., Altamonte Springs

OF ACRES: 5

PROJECT NAME: Pentecostal Church of God special exception request

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: other CURRENT USE: church

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

ATTACH NARRATIVE WITH PROJECT DESCRIPTION

ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: IS RECEIVE DATE: 3/21/11 COMMENTS DUE: 4/5/11

ATTACH PROPERTY APPRAISER DATA SHEET.

PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: None recent

(list project name and GUI number)

BCC - 3 Van Der Weide Water - City of alt. Location: North Side of
Zoning - A1 Sewer - City of alt. Hillview Rd east of
FIU - LDR power - Progress Ety Mathews Rd
phone - Embargo

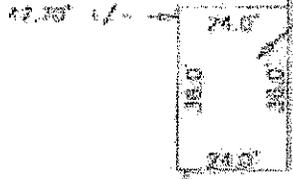
37

CHAIN LINK FENCE

WIRE AND POST FENCE

RESERVED

PROPOSED PORTABLE CLASSROOM



17.00'

17.00'

EXISTING CHURCH

RESERVED

HILLVIEW DRIVE

Doyle, Jodi

From: judy knox [jknox923@yahoo.com]
Sent: Friday, March 18, 2011 8:28 PM
To: devrevdesk
Subject: Pre-Application Information Request for 560 Hillview Dr.
Attachments: img069.jpg; img073.jpg; img074.jpg; img077.jpg

Please find attached, our pre-application information request form with other required attachments. I can be reached by cell phone at 407 431-5111. Thank you.

Judy E. Knox

**The Pentecostal Church of God
Christian Academy
560 Hillview Drive
Altamonte Springs, Fl 32714
407-875-1341**

**Bishop Charles Wilson
Superintendent**

**Elder Curtis White
Administrator**

**Sister Alice Calhoun
Principal**

March 17, 2011

To: Seminole County, Planning & Development Division

We will be requesting a special exception for the permanent placement of a 36' x 24' double wide modular building to be used as an elementary classroom. I have attached a sketch of the proposed development, along with a site map of the existing conditions at 560 Hillview Drive. Please call me if you have any further questions. We thank you, and appreciate your help in this matter.

Sincerely,

Judy E. Knox

11-80000038

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7441

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7385

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: ~~MES# 05010580~~ 30-19-30-300-032F-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Mr. Luca Centoni

COMPANY: meeting will be

ADDRESS: Via Marradi 149, Livorno 57125, Italy

attended by Phil Coffaro, Realtor

EMAIL ADDRESS (REQUIRED): luca.centoni@email.it

407-721-5225

ADDITIONAL EMAIL ADDRESS: Phil@yourorlando.com

DAYTIME PHONE: (+39 377-2432910)

FAX NUMBER: (407-) None

358-5225

PROPERTY/PROJECT NAME: Seminole Inn B&B

SUBJECT PROPERTY ADDRESS: 545 S. Orange Blvd. Sanford, 32771 FL.

OF ACRES: 2.35

PROPOSED USE: Commercial/B&B and Residential (I will be resident in it, too)

CURRENT ZONING: A-1

CURRENT LAND USE: I don't Know

REVIEW TYPE: Site Plan

Subdivision: Commercial Single Family

Rezone

Current A-1 Proposed B&B Inn

Land Use Amendment

Current _____ Proposed _____

YES Special Exception

REQUIRED ATTACHMENTS:

YES ATTACH NARRATIVE WITH PROJECT DESCRIPTION

NOT AVAILABLE AS IT IS BANK OWNED ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

NO CHANGES ON FLOOR PLAN ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: R.H.

RECEIVE DATE: 3/23/11

COMMENTS DUE: 4/15/11

BCC - S-Carey
Zoning - A-1
FLU - LDR

Water - Sem Co
Sewer - Sem Co
Power - FPL
Phone - AT&T

Location:
East Side of
Orange Blvd approx
225 Feet South of
Waldenview Drive

ATTACH PROPERTY APPRAISER DATA SHEET.

DATA SHEET ARE AVAILABLE AT:

[HTTP://WWW.REMAX.COM/PROPERTY/86262207-60490376/545-S-ORANGE-BLVD-SANFORD-FL-32771/](http://www.remax.com/property/86262207-60490376/545-S-ORANGE-BLVD-SANFORD-FL-32771/)

NONE PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and project number)

NARRATIVE WITH PROJECT DESCRIPTION:

"This home will be used as B&B Inn (commercial use) and it will be also my primary residence as I will live in it with the guests. I will not modify the floor plan and the garden. I will just make the necessary updates required by the code and local laws in subject of security and commercial use. This project is aimed to a responsible tourism development, included healthy sustainable organic food cultivated on the property land (Veggies) or bought from local organic farmers. High Quality and Services are also the main goals in my business. The tourism development includes the guided discover of the local areas of Sanford community, including an incoming from Europe (Italy) in a country home old fashion style of Central Florida. Alliances with other local tourism companies are a must in order to finalize the day trips or outdoor activities.

Principal Planner
Planning Division
(407)665-7389
khammel@seminolecountyfl.gov

From: Luca Centoni [<mailto:luca.centoni@email.it>]
Sent: Wednesday, March 16, 2011 10:35 AM
To: Hammel, Kathy
Subject: data form

Dear Kathy

the PDF you sent me are not good to be open and filed, therefore I put below the info you need to fill pre-application information request

DATA to FILL YOUR FORM

Property Appraiser ID #: MLS/Web ID: O5010580

Name: Luca Centoni

Email Address: luca.centoni@ngi.it

Daytime Phone: +39 377-2432910

Subject Property Address: 545 S Orange Blvd, Sanford, FL 32771

of Acres: 2 to 5

Project Name: Seminole B&B Inn

Proposed Use: Commercial/Mixed Use (Innkeeper will live in it as resident)

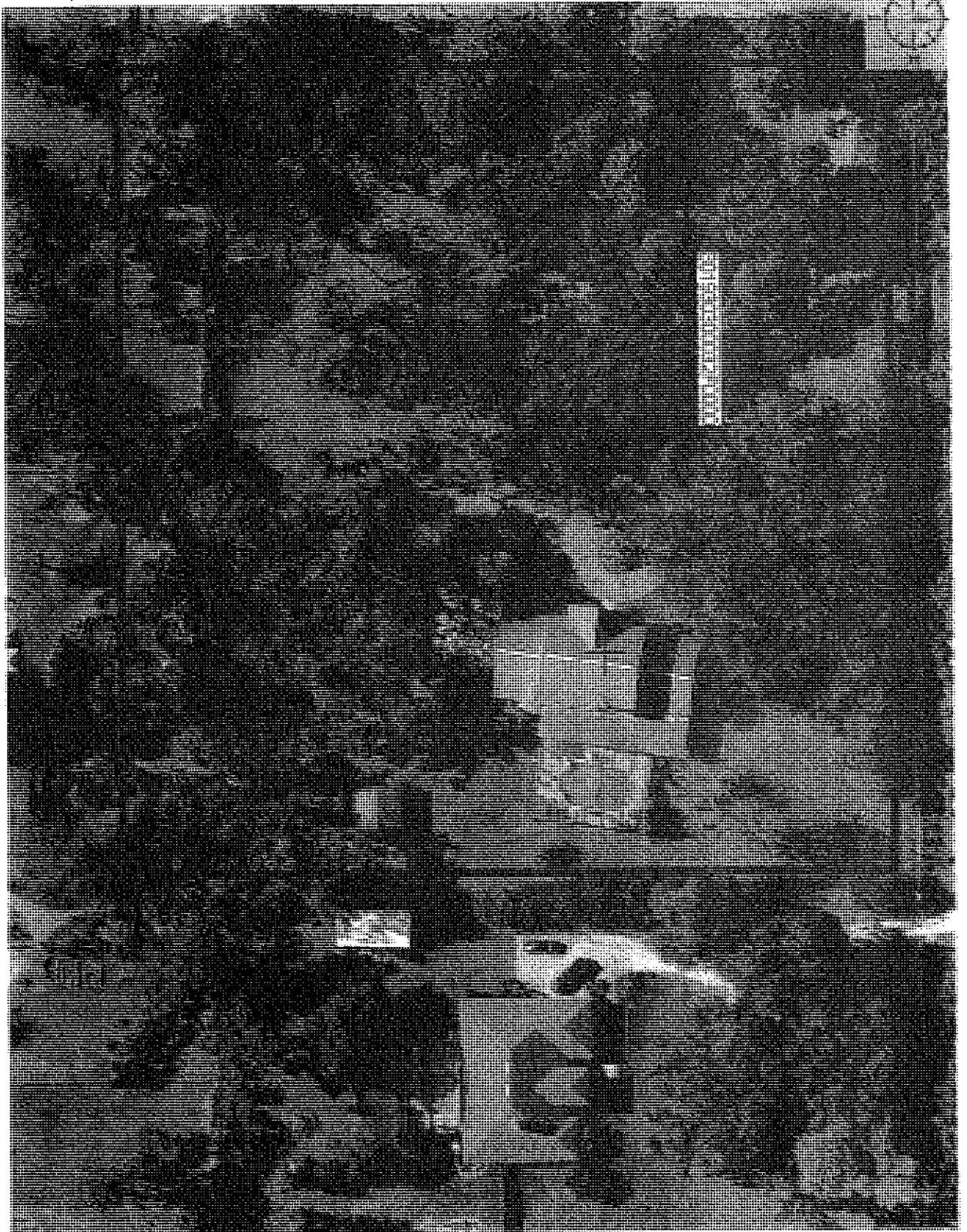
Current Zoning: A-1

Review Type: Special Exception , Current A-1, Proposed B&B Inn

Caselle da 1GB, trasmetti allegati fino a 3GB e in piu' IMAP, POP3 e SMTP autenticato? GRATIS solo con Email.it

Sponsor:
Vuoi farti o vuoi fare un regalo originale? Visita MisterCupido.com e personalizza con foto: quadri, tazze, puzzle, cuscini, magliette, peluche, borse, portachiavi...
[Clicca qui](#)





<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7506</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 30-19-30-300-032F-0000</p> <p>Owner: WELLS FARGO BANK</p> <p>Mailing Address: 4101 WISEMAN BLVD</p> <p>City,State,ZipCode: SAN ANTONIO TX 78251</p> <p>Property Address: 545 ORANGE BLVD SANFORD 32771</p> <p>Subdivision Name:</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>	<p>VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VALUES</th> <th>2011 Working</th> <th>2010 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$249,859</td> <td>\$343,342</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$12,447</td> <td>\$12,913</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$129,250</td> <td>\$129,250</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$391,556</td> <td>\$485,505</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$391,556</td> <td>\$485,505</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p>	VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$249,859	\$343,342	Depreciated EXFT Value	\$12,447	\$12,913	Land Value (Market)	\$129,250	\$129,250	Land Value Ag	\$0	\$0	Just/Market Value	\$391,556	\$485,505	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$391,556	\$485,505
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2011 TAXABLE VALUE WORKING ESTIMATE

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$391,556	\$0	\$391,556
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$391,556	\$0	\$391,556
Fire	\$391,556	\$0	\$391,556
Road District	\$391,556	\$0	\$391,556
SJWM(Saint Johns Water Management)	\$391,556	\$0	\$391,556
County Bonds	\$391,556	\$0	\$391,556

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>CERTIFICATE OF TITLE</td> <td>08/2010</td> <td>07425</td> <td>1188</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>07/2010</td> <td>07424</td> <td>1108</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>06/2010</td> <td>07394</td> <td>1111</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/2005</td> <td>05868</td> <td>1571</td> <td>\$750,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2005</td> <td>05676</td> <td>0164</td> <td>\$685,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/2002</td> <td>04625</td> <td>0176</td> <td>\$275,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>01/2002</td> <td>04296</td> <td>0100</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1998</td> <td>03566</td> <td>1276</td> <td>\$550,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1995</td> <td>03011</td> <td>1851</td> <td>\$350,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/1991</td> <td>02477</td> <td>0410</td> <td>\$44,100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1989</td> <td>02119</td> <td>1376</td> <td>\$250,000</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	CERTIFICATE OF TITLE	08/2010	07425	1188	\$100	Improved	No	CERTIFICATE OF TITLE	07/2010	07424	1108	\$100	Improved	No	CERTIFICATE OF TITLE	06/2010	07394	1111	\$100	Improved	No	WARRANTY DEED	07/2005	05868	1571	\$750,000	Improved	Yes	WARRANTY DEED	03/2005	05676	0164	\$685,000	Improved	Yes	WARRANTY DEED	11/2002	04625	0176	\$275,000	Improved	No	CERTIFICATE OF TITLE	01/2002	04296	0100	\$100	Improved	No	WARRANTY DEED	12/1998	03566	1276	\$550,000	Improved	No	WARRANTY DEED	12/1995	03011	1851	\$350,000	Improved	Yes	QUIT CLAIM DEED	09/1991	02477	0410	\$44,100	Improved	No	WARRANTY DEED	10/1989	02119	1376	\$250,000	Improved	No	<p style="text-align: center;">2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$7,034</p> <p style="text-align: center;">2010 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	2.350	55,000.00	\$129,250								

BUILDING INFORMATION

Est. Cost

	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	New
<u>Building Sketch</u>	1	SINGLE FAMILY	1980	17	2,440	5,166	4,516	BRICKWOOD FRAMING	\$249,859	\$271,586
	Appendage / Sqft		BASE / 448							
	Appendage / Sqft		BASE / 120							
	Appendage / Sqft		GARAGE FINISHED / 506							
	Appendage / Sqft		OPEN PORCH FINISHED / 144							
	Appendage / Sqft		UPPER STORY FINISHED / 1188							
	Appendage / Sqft		BASE SEMI FINISHED / 320							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

EXTRA FEATURE					
Description	Year Blt	Units	EXFT	Value	Est. Cost New
FIREPLACE	1980	1		\$1,188	\$2,500
POOL GUNITE	1985	612		\$5,814	\$12,240
COOL DECK PATIO	1985	1,116		\$1,855	\$3,906
SCREEN ENCLOSURE	1985	2,688		\$2,150	\$5,376
SPA	1985	1		\$1,000	\$2,500
GAS HEATER	1985	1		\$440	\$1,100

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

Single Family in Sanford

\$340,000

**545 S Orange Blvd
Sanford
FL, 32771**

Listing information courtesy of RE/MAX SELECT. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

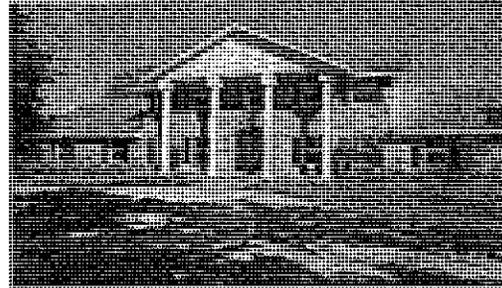
Copyright 2011 My Florida Regional MLS. All rights reserved
Last Updated On: 3/23/2011 1:38:00 PM



Heather Unger
Associate
Phone: (407) 810-6304
hjoubbran@earthlink.net

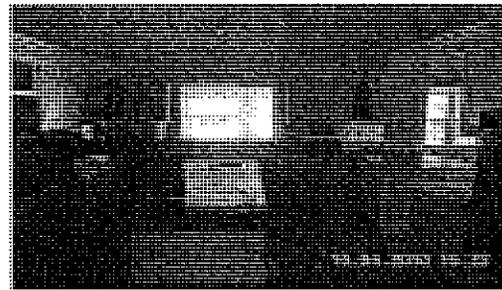
Main Features

Bedrooms 6
Bathrooms 4
Home Size 4,516 SQ. FT.
MLS O5010580



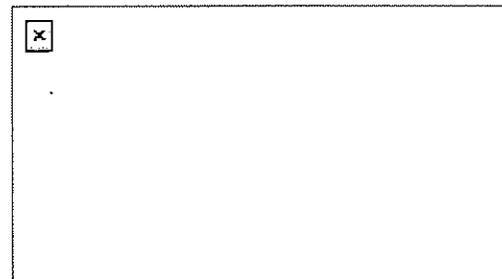
Description

Huge home on huge lot! You don't want to miss this! Gated for privacy with large oak trees for shade. This home has a bonus building waiting for you to put to use. Come by today!

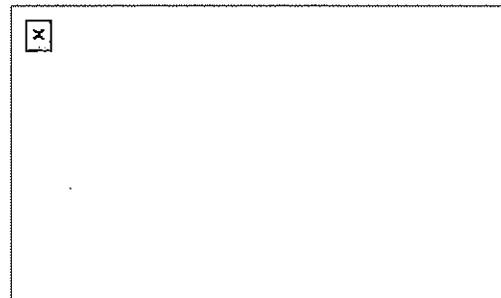
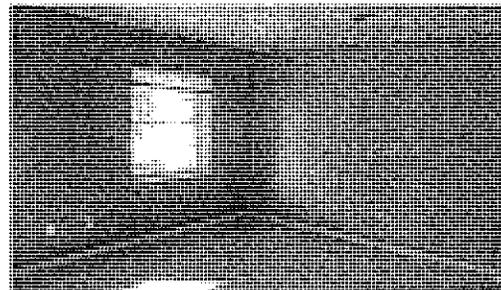
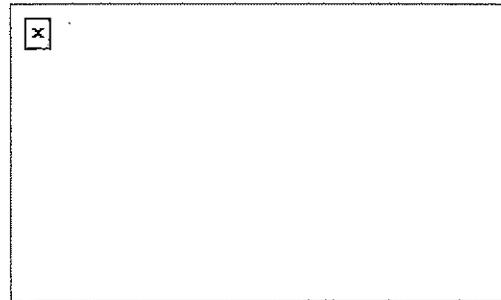
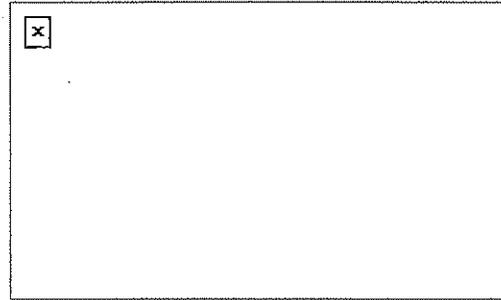
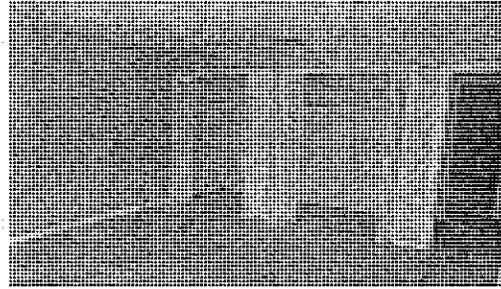


Additional Features

Appliances	Dishwasher Range
Cooling	Central
Exterior Finish	Brick
Flooring	Carpet Ceramic Tile Wood
Garage Description	Attached



HEATING & FUEL Central Fuel - Electric
Interior Features Attic
Location Street Paved
Onsite Utilities Electric
Pool Description In Ground
Roof Description Shingle
TOTAL ACREAGE Two + To Five Acres



Listing Courtesy of

RE/MAX SELECT

1803 E Broadway St , Oviedo, FL 32765 | Phone:(407) 366-9797
Each Office Independently Owned and Operated

Home Residential Learning Center About Us Contact

Save Listing Send to Friend Print Flyer Ask An Agent Schedule a Showing Calculate Commute **ADD THIS** **NEW!**

Single Family in SANFORD
545 S Orange Blvd, Sanford, FL 32771
\$340,000

For More Information: Listing Agent



Heather Unger
Associate
Phone: (407) 810-6304
RE/MAX CENTRAL REALTY

Listing Details

Property Details

Property Type	Single Family	MLS Number	O5010580
Bedrooms	6	Bathrooms	4
Home Size	4,516 sq ft	Lot Area	102,366 sq ft

Description

Huge home on huge lot! You don't want to miss this! Gated for privacy with large oak trees for shade. This home has a bonus building waiting for you to put to use. Come by today!

Main Features

Listing Status	Active	Year Built	1980
Garage	2.0	Full Bath	4
County	Seminole	Taxes	\$7,034.00
Rental Price	\$0	Zoning	RES

Additional Features

Appliances	Dishwasher Range	Cooling	Central
Exterior Finish	Brick	Flooring	Carpet Ceramic Tile Wood
Garage Description	Attached	HEATING & FUEL	Central Fuel - Electric
Interior Features	Attic	Location	Street Paved
Onsite Utilities	Electric	Pool Description	In Ground
Roof Description	Shingle	TOTAL ACREAGE	Two + To Five Acres

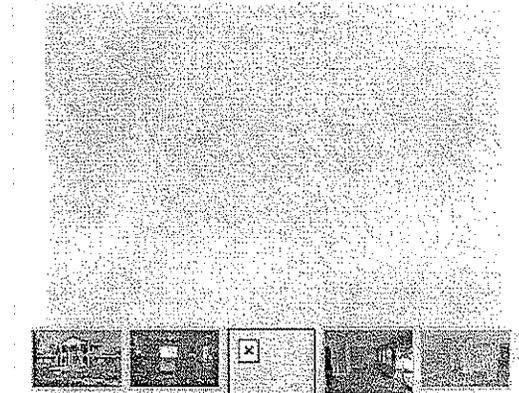
Extra Features

Acreage	2.3500000000000000
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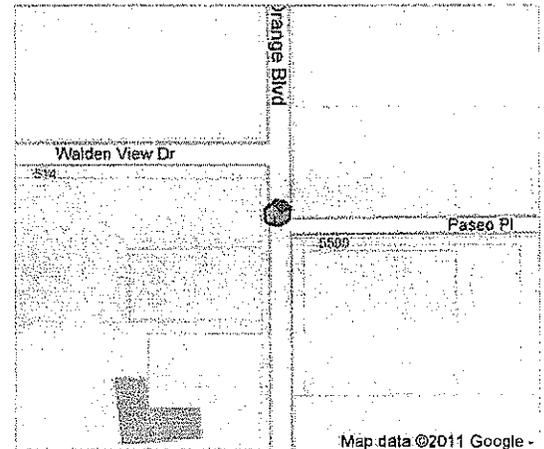
Listing Information Courtesy of
RE/MAX Central Realty

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Expand Map

Have a question? Ask a RE/MAX Agent

Name *

Listing information courtesy of RE/MAX SELECT. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this

Doyle, Jodi

From: Luca Centoni [luca.centoni@email.it]
Sent: Wednesday, March 23, 2011 1:25 PM
To: devrevdesk; Doyle, Jodi
Cc: Hammel, Kathy; Mathews, Karen; Phil Coffaro
Subject: Pre-Appl. Meeting on 545 S. Orange Blvd. Sanford
Attachments: Pre-Application Meeting application filled 2010.doc; ATT00001..htm

Dear Jodi,

I am really sorry but the previous property went under agreement in the same hours that I was submitting you the request.

I am now submitting 545 S. Orange Blvd. Sanford property that is a Bank owned.

Due to this I do not have much informations except what you will find in the MLS #

or at this website: <http://www.remax.com/property/86262207-60490376/545-S-Orange-Blvd-Sanford-FL-32771/>

IMPORTANT:

I was also expecting from Kathy Hammel some info about sewer (septic or public?) that could really increase the costs.

As I am living in Italy, I will send my RE/MAX realtor Phil Coffaro to the meeting the date assigned (please tell me this in advance!)

For the nature of the property it might happen that before that date someone could make an offer before mine and it could happen like the previous property (Wayside Dr.)

Please note that at this time I cannot be responsible for this. If your answers will be quick and positive I can submit to the Bank (actual owner) an offer, right after.

Anyway I attached documents filled below as requested (everything available is in there)

thank you!

Kind regards

Luca Centoni