



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

PM AMY

PROJ. #: 26-80000087
RECEIVED AND PAID
07/16/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	Hidden Towns at Oak Run Crossing		
PARCEL ID #(S):	30-19-30-300-002E-0000 + 30-19-30-300-022B-0000		
TOTAL ACREAGE:	2.12	BCC DISTRICT:	Seminole County
ZONING:	Commercial/Agricultural	FUTURE LAND USE:	requesting residential (see drawings)

APPLICANT

NAME:	Ben Larson	COMPANY:	owner
ADDRESS:	5668 + 5680 Wayside Dr.		
CITY:	Sanford	STATE:	FL
PHONE:	407-761-0694	ZIP:	32771
EMAIL:	[REDACTED]		

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Northeast corner/vacant lot of commercial property. I wish to rezone residential for housing.

STAFF USE ONLY

COMMENTS DUE: 07/24	COM DOC DUE: 07/30	DRC MEETING: 08/05/2026
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: OP/A-1	FLU: OFF/LDR	LOCATION: on the northeast corner of Wayside Dr and Orange Blvd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	

AGENDA 07/31

Also Parcel #
30-19-30-300-002E
-0000

*Need to rezone
this section
for townhomes
(see rendering)

Parcel # 30-19-30-300-002E-0000
Zoned commercial

10,000 sqft of Commercial bldgs exist.
5692 & 5680 Wayside Drive

Parcel #
30-19-30-300-022B
-0000

1270 sqft
home
5668 Wayside Dr.

Dear Sir/Madame,

I am requesting a rezoning of a section of my commercial parcel # 30-19-30-300-002E-000 under the address of 5680 Wayside Drive, Sanford, FL. The section I would like rezoned is in the back Northeast corner of my property highlighted in the sketch I have included. I also own parcel # 30-19-30-300-022B-0000 at 5668 Wayside Drive which has a small 1270 sqft home on it and is zoned agricultural. The 2 properties form a perfect rectangle at the corner of Orange Blvd and Wayside Drive.

My vision is to have town homes in that back corner. I have provided a rendering from a builder, but the setbacks, driveways, orientation of the homes, etc. need major modifications, as I'm sure you will agree with and require. I am open to any suggestions to help make this project work. I feel there is a need for good, attractive housing in my area. The mult-story apartment units around me have been built up and filled with tenants to capacity fast. Single-family town homes would make a nice addition to the growing demand and aesthetics of our beautiful area here.

Please give this rezoning your consideration. I look forward to this exciting project and working with you.

Sincerely,

Dr. Ben Larson

[407-761-0694](tel:407-761-0694) cell

REZONE FROM OP AND A-1 TO PD
LAND USE AMENDMENT OFF AND LDR TO PD

Additional comments:

I want to maximize my property, according to county regulations, to make these homes exceptional. I hope that by me being the owner of the entire property, I can have some flexibility

ORANGE BLVD

FND CONC.
MON.

TOTAL DEPTH (EXPANDED)

350.00'

300.00' (M)

5692

5680
2E

REAR SETBACK
25.0' (RESIDENTIAL)

STORMWATER /
OPEN SPACE

GUEST PARKING
(5 SPACES)

TH-1 TH-2 TH-3

20.0' PRIVATE DRIVE
(FIRE ACCESS)

ADU
423 SF
(35% OF HOUSE)

5658
1207 SF
(1940 HOUSE)

SH
7.5'

FIR 5/8"
LB 220°

50.00' (M)
N89°55'28"W (M)

BASE
0.40

IS CONCEPTUAL AND SUBJECT TO SURVEY,
ENGINEERING, AND SEMINOLE COUNTY APPROVAL.
CHECKS PER SEMINOLE COUNTY LDC TABLES
30.4 FOR RESIDENTIAL AND COMMERCIAL.
HOME SIZE AND COUNT MAY VARY BASED
ON LAYOUT DESIGN AND COUNTY REQUIREMENTS.

GRAPHIC SCALE

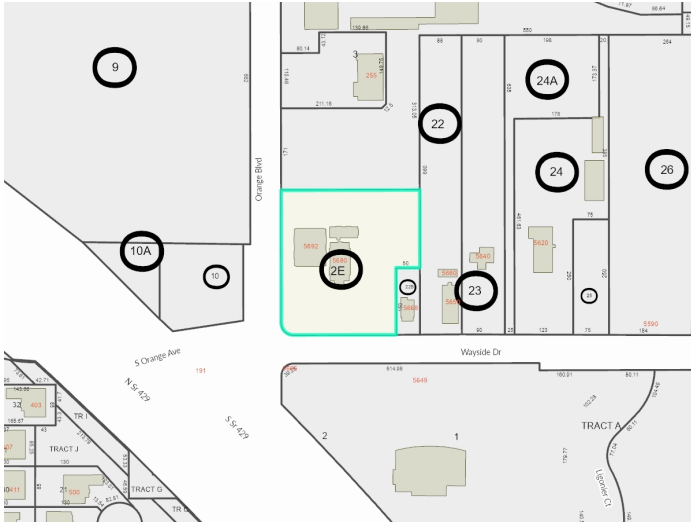
WAYSIDE DRIVE
(RIGHT-OF-WAY WIDTH VARIES)

2026 Property Record CardA



Parcel: **30-19-30-300-002E-0000**
 Property Address: **5680 WAYSIDE DR SANFORD, FL 32771**
 Owners: **BCL PROPERTIES LLC**
 2026 Market Value \$1,655,972 Assessed Value \$1,655,972 Taxable Value \$1,655,972
 2025 Tax Bill \$21,634.80
 Professional Service Bld property w/1st Building size of 3,364 SF and a lot size of 1.85 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	30-19-30-300-002E-0000
Property Address	5680 WAYSIDE DR SANFORD, FL 32771
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	19:Professional Service Bld
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$880,995	\$835,713
Depreciated Other Features	\$149,316	\$120,233
Land Value (Market)	\$625,661	\$625,661
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,655,972	\$1,581,607
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$1,655,972	\$1,581,607

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,634.80
Tax Bill Amount	\$21,634.80
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 BCL PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 30 TWP 19S RGE 30E W 330 FT OF S 1/4 OF NW 1/4 (LESS E 50 FT OF S 175 FT & N 320.58 FT & RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,655,972	\$0	\$1,655,972
SCHOOLS	\$1,655,972	\$0	\$1,655,972
FIRE	\$1,655,972	\$0	\$1,655,972
ROAD	\$1,655,972	\$0	\$1,655,972
WATER MANAGEMENT DISTRICT	\$1,655,972	\$0	\$1,655,972

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2005	\$650,000	05936/1277	Improved	No
WARRANTY DEED	8/1/1998	\$350,000	03495/0850	Improved	Yes
WARRANTY DEED	10/1/1985	\$125,000	01682/0971	Improved	No
WARRANTY DEED	2/1/1984	\$69,500	01523/1785	Vacant	Yes
WARRANTY DEED	2/1/1981	\$39,000	01320/0837	Vacant	No
WARRANTY DEED	10/1/1979	\$30,000	01249/0363	Improved	Yes

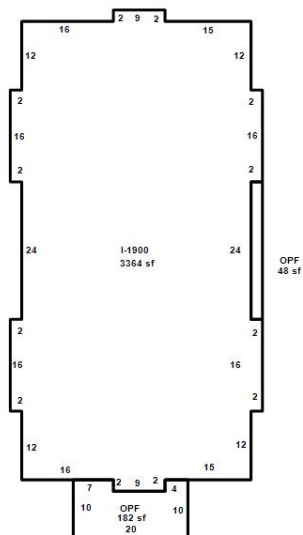
LandA

Units	Rate	Assessed	Market
80,445 SF	\$9.15/SF	\$625,661	\$625,661

Building InformationA

#	1
Use	MASONRY PILASTER .
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3364
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$581,999
Assessed	\$324,464

* Year Built = Actual / Effective



Building 1

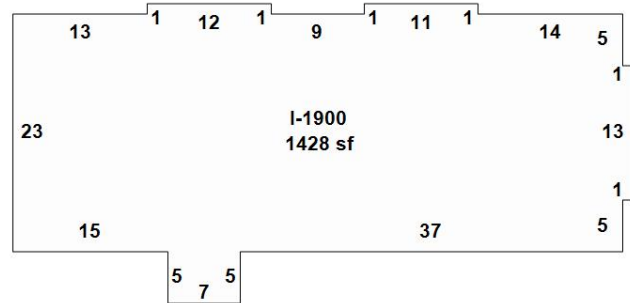
AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	182
OPEN PORCH FINISHED	48

Building InformationA

#	2
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1428
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$272,500
Assessed	\$255,469

* Year Built = Actual / Effective

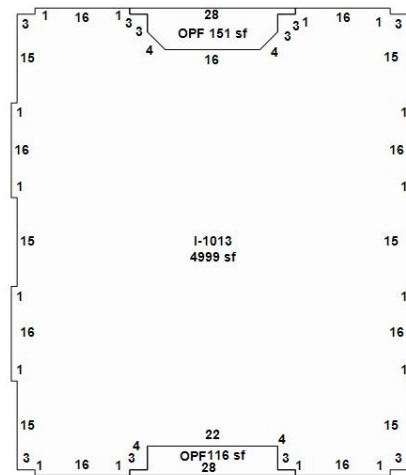


Building 2

Building InformationA

#	3
Use	MASONRY PILASTER .
Year Built*	2020
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4999
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$321,133
Assessed	\$301,062

* Year Built = Actual / Effective



5692 Wayside

Building 3

AppendagesA

Description	Area (ft²)
OPEN PORCH FINISHED	151
OPEN PORCH FINISHED	116

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
08584	5692 WAYSIDE DR: ALTERATION COMMERCIAL-interior shell White box CC no CO	\$89,000		8/1/2023
00564	5680 WAYSIDE DR: SITE LIGHTING	\$1,450		1/11/2022
15012	ADDITION- 5680 WAYSIDE DR	\$190,023	3/16/2020	4/1/2019
17692	5692 WAYSIDE DR: OFFICE/BANKS/PROFESS BLDGS-5000 SQ FT DARK SHELL	\$500,000	3/16/2020	1/29/2019
07045	REPAIR DAMAGED WALL DUE TO CAR	\$2,400		6/17/2016
04974	GROUND SIGN - ADVANCED EYE CARE; PAD PER PERMIT 5686 WAYSIDE DR	\$2,235		5/9/2007
12440	REROOF	\$9,900		11/3/2006
00992	TENANT BUILDOUT	\$200,000	5/23/2007	1/30/2006
00473	PAOLA WOODS DAY CARE WIRE HOOD	\$300		1/1/1996
06355	PAOLA WOODS DAY CARE	\$1,300		9/1/1995
05898	FIRE ALARM PAOLA WOODS DAY CARE	\$1,550		9/1/1995
05706	DEMOLITION (2) WALLS	\$330		8/1/1995

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1986	114	\$620	\$372
COMMERCIAL ASPHALT DR 2 IN	1986	8820	\$29,547	\$17,728
4' CHAIN LINK FENCE - LIN FT	1986	148	\$1,591	\$955
6' CHAIN LINK FENCE - LIN FT	1986	1864	\$28,873	\$17,324
WALKS CONC COMM	2020	2370	\$12,893	\$11,281
COMMERCIAL ASPHALT DR 2 IN	2020	30041	\$100,637	\$88,057
POLE LIGHT 1 ARM	2020	6	\$11,124	\$11,124
BLOCK WALL - SF	2020	204	\$2,829	\$2,475

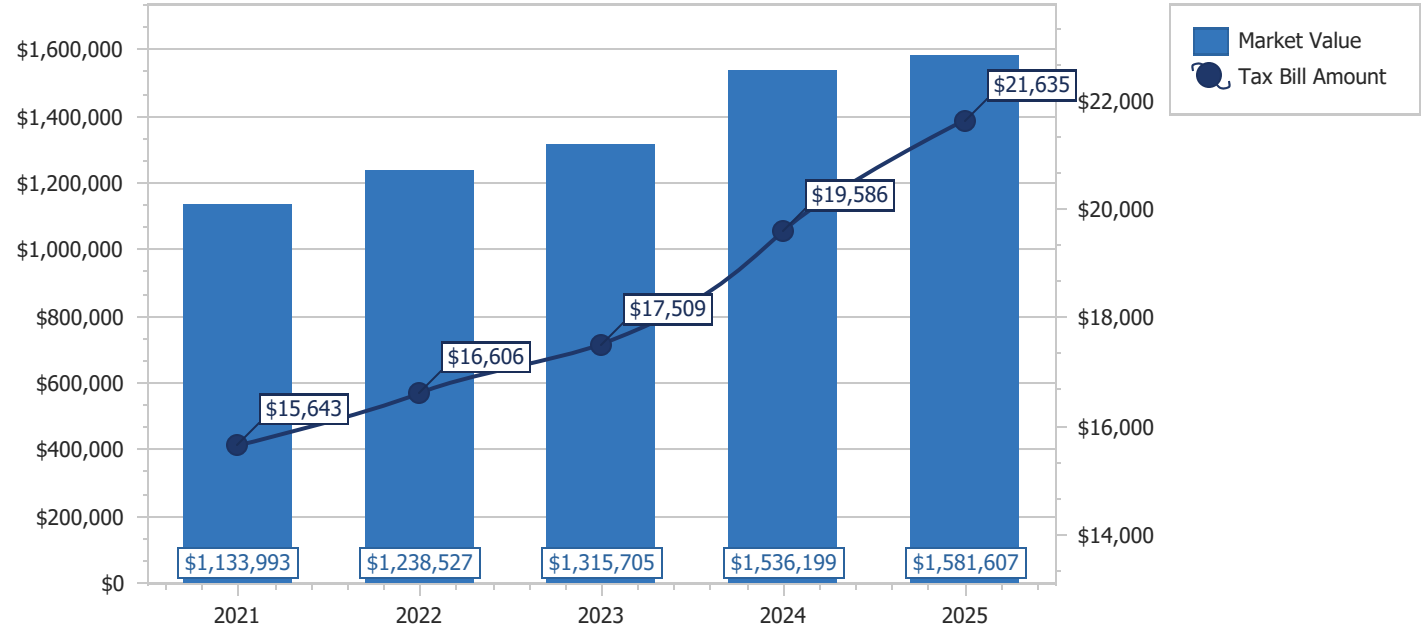
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationA	
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 3

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

Property Value HistoryA

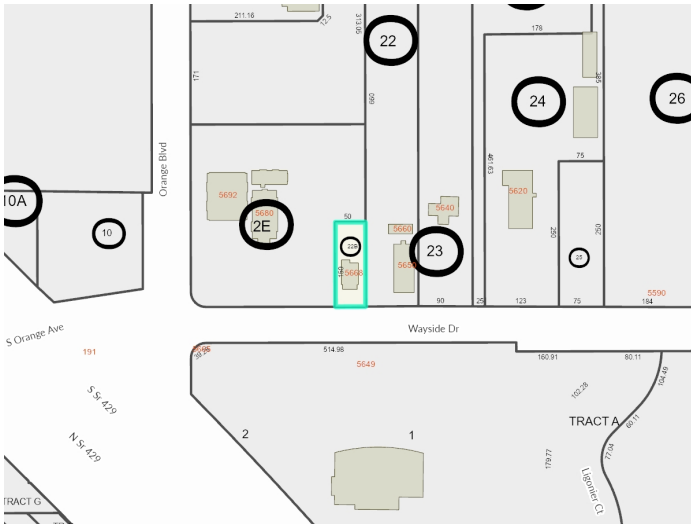


2026 Property Record CardA



Parcel: 30-19-30-300-022B-0000
 Property Address: 5668 WAYSIDE DR SANFORD, FL 32771
 Owners: LARSON, BEN
 2026 Market Value \$119,191 Assessed Value \$79,489 Taxable Value \$79,489
 2025 Tax Bill \$1,241.93 Tax Savings with Non-Hx Cap \$407.05
 The 3 Bed/1 Bath Single Family property is 1,270 SF and a lot size of 0.16 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	30-19-30-300-022B-0000
Property Address	5668 WAYSIDE DR SANFORD, FL 32771
Mailing Address	5680 WAYSIDE DR SANFORD, FL 32771-8625
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$69,191	\$70,548
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$119,191	\$120,548
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$39,702	\$48,285
P&G Adjustment	\$0	\$0
Assessed Value	\$79,489	\$72,263

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$1,648.98
Tax Bill Amount	\$1,241.93
Tax Savings with Exemptions	\$407.05

Owner(s)A

Name - Ownership Type
 LARSON, BEN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 30 TWP 19S RGE 30E
 BEG 280 FT E OF W 1/4 COR RUN N 150
 FT E 50 FT S TO A PT E OF BEG W TO BEG

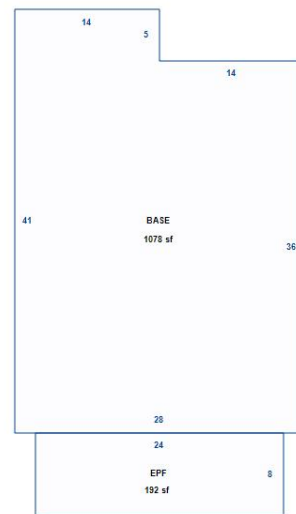
COUNTY GENERAL FUND	\$79,489	\$0	\$79,489
FIRE	\$79,489	\$0	\$79,489
WATER MANAGEMENT DISTRICT	\$79,489	\$0	\$79,489

WARRANTY DEED	4/1/2018	\$40,000	09136/1846	Improved	No

1 Lot	\$50,000/Lot	\$50,000	\$50,000

1	
1940/1970	
1.0	
1078	
SIDING GRADE 3	
\$69,191	

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft²)
ENCLOSED PORCH FINISHED	192

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
05840	5668 WAYSIDE DR: REROOF RESIDENTIAL -Residential single-family house	\$10,000		4/29/2025

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

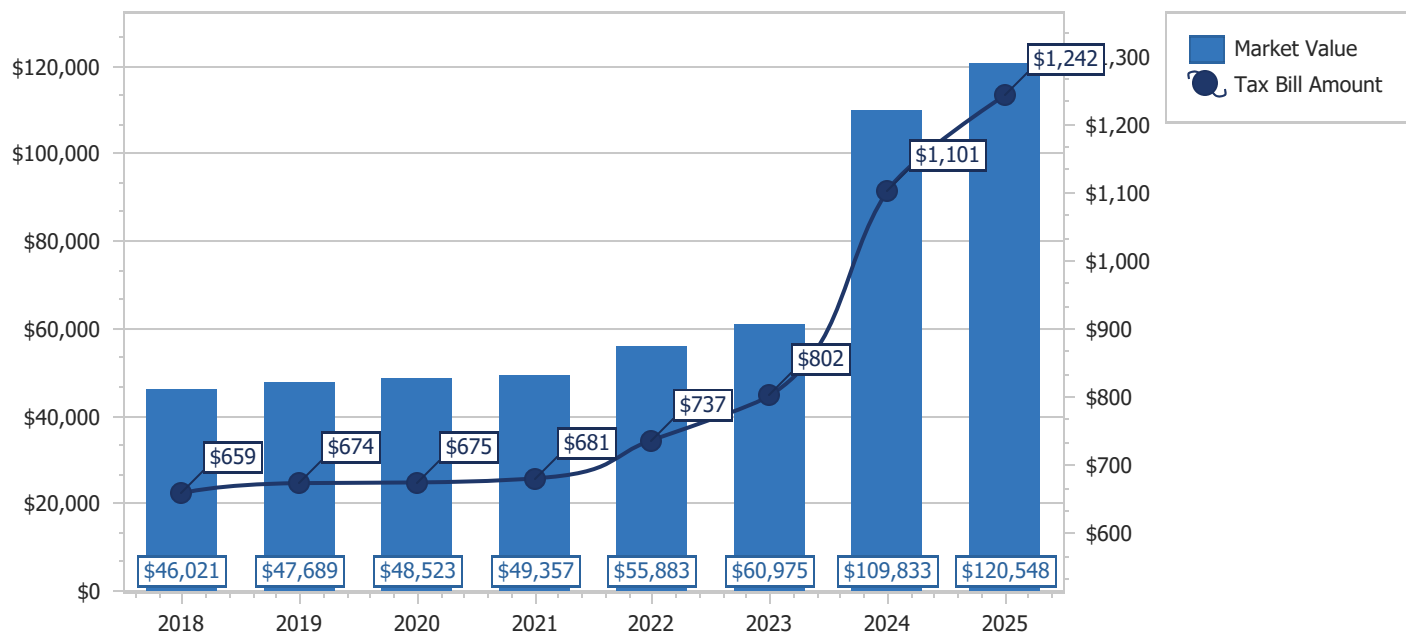
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political RepresentationA	
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 3

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

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

Property Value HistoryA



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/16/2026 1:28:43 PM
Project: 26-80000087
Credit Card Number: 43*****4948
Authorization Number: 139093
Transaction Number: 160726C49-F1BFB3DD-4D2E-4AED-A768-5D3333BC6DA4
Total Fees Paid: 51.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	1.40
PRE APPLICATION	50.00
Total Amount	51.40