



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

PROJ. #: 26-80000038  
 PM: Annie  
 REC'D: 4/7/26

## 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: C1637 Sanford Raising Cane's  
 PARCEL ID #(S): 29-19-30-300-0020-0000  
 TOTAL ACREAGE: 5.17 Acers BCC DISTRICT: 5: Herr  
 ZONING: PD FUTURE LAND USE: Planned Development

### APPLICANT

NAME: Sanford W 46 LLC COMPANY: Sanford W 46 LLC  
 ADDRESS: 6414 Montclair Bluff Ln  
 CITY: Windemere STATE: FL ZIP: 34786  
 PHONE: EMAIL:

### CONSULTANT

NAME: Kobe Swope COMPANY: Kimley-Horn & Associates Inc.  
 ADDRESS: 445 24TH ST STE 200  
 CITY: Sanford STATE: FL ZIP: 32960  
 PHONE: 772-301-0216 EMAIL: [REDACTED]

### PROPOSED DEVELOPMENT

Brief description of proposed development: Quick service restaurant with 2 proposed drive through lanes.

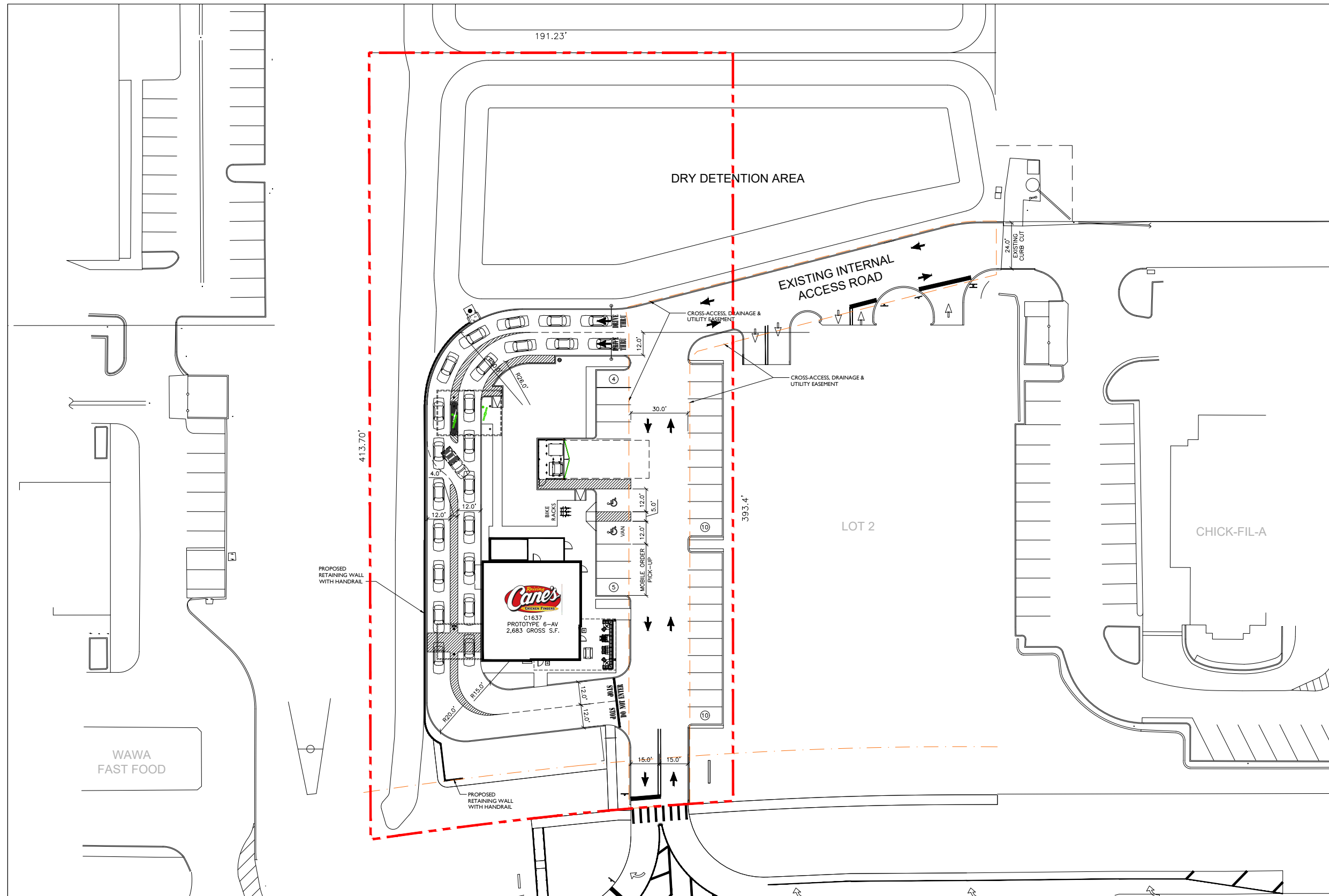
SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

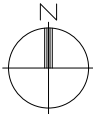

### STAFF USE ONLY

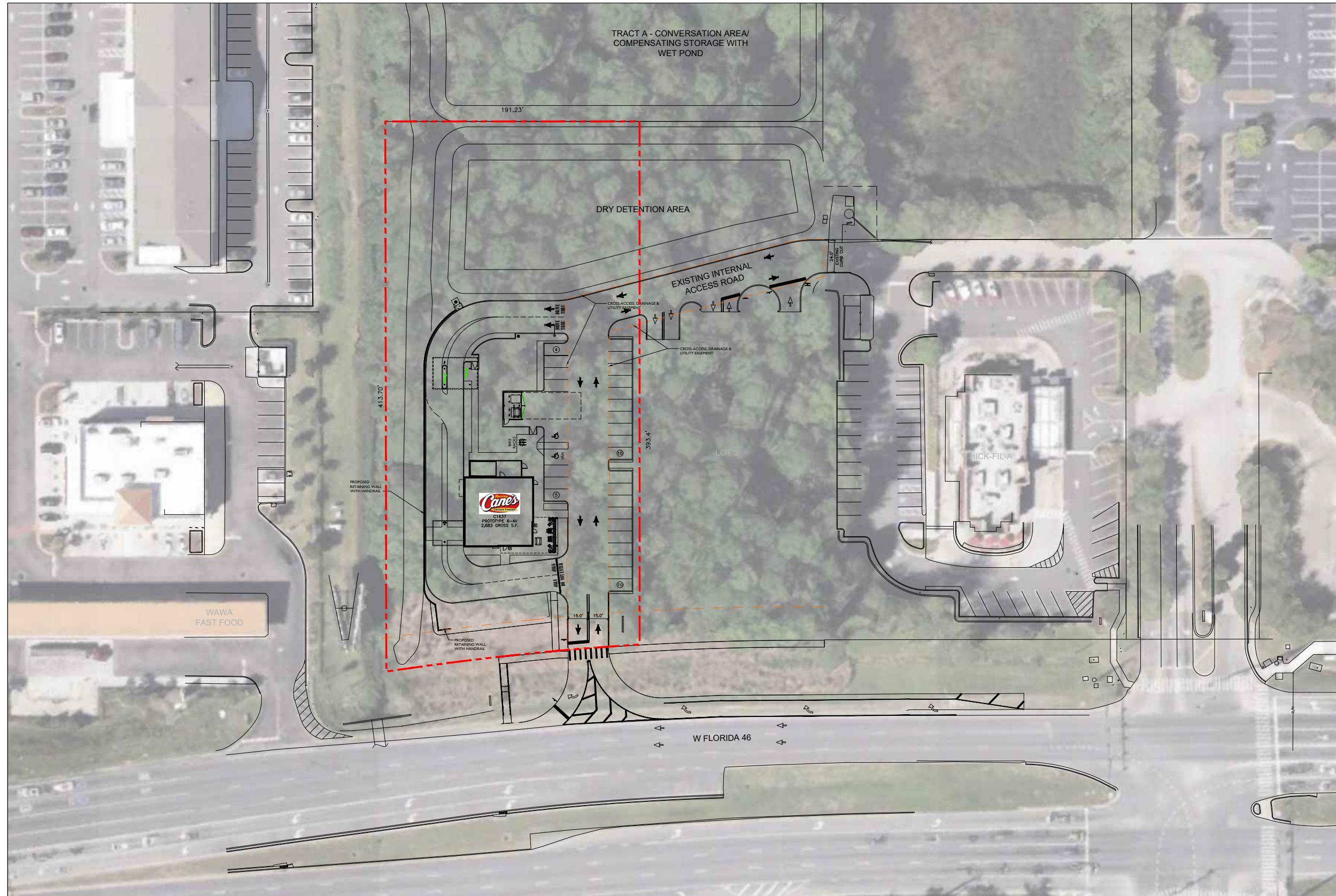
COMMENTS DUE: 4/17 COM DOC DUE: 4/23 DRC MEETING: 4/29

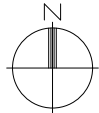

PROPERTY APPRAISER SHEET  PRIOR REVIEWS:

ZONING: PD FLU: HIPTI LOCATION:  
on the north side of SR 46,  
east of Hickman Dr  
 W/S: Seminole County BCC: 5: Herr



	TOTAL SITE AREA	76761	1.76ac	<b>CI637 W FLORIDA 46 &amp; HICKMAN, SANFORD, FL</b>				
	PARKING STALLS	29 PROV.	27 REQ.					
	SHARED PARKING	NOT AVAILABLE			PROTOTYPE: P6-AV	DA:AA DRAWN BY: VB, JT		VERSION: SD - 3.1
	D/T CAR COUNT	23			AREA: 2,683 SF	REM: CJ DM: JT		03/27/2026



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# Property Record Card



Parcel: **29-19-30-300-0020-0000**  
 Property Address:  
 Owners: **SANFORD W 46 LLC**  
 2026 Market Value \$1,983,163 Assessed Value \$1,983,163 Taxable Value \$1,983,163  
 2025 Tax Bill \$27,127.69  
 Vac General-Commercial property has a lot size of 5.17 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	29-19-30-300-0020-0000
Property Address	
Mailing Address	6414 MONTCLAIR BLUFF LN WINDERMERE, FL 34786-6410
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,983,163	\$1,983,163
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,983,163	\$1,983,163
Portability Adjustment	\$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	\$1,983,163	\$1,983,163

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$27,127.69
Tax Bill Amount	\$27,127.69
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 SANFORD W 46 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 29 TWP 19S RGE 30E ALL S 3/4 OF W 1/2  
OF E 1/4 OF NE 1/4 N OF ST GERTRUDE AVE  
(LESS ST RD R/W)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,983,163	\$0	\$1,983,163
Schools	\$1,983,163	\$0	\$1,983,163
FIRE	\$1,983,163	\$0	\$1,983,163
ROAD DISTRICT	\$1,983,163	\$0	\$1,983,163
SJWM(Saint Johns Water Management)	\$1,983,163	\$0	\$1,983,163

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2024	\$2,000,000	10648/0628	Vacant	Yes
WARRANTY DEED	7/1/1999	\$570,000	03715/1076	Vacant	No
ADMINISTRATIVE DEED	8/1/1985	\$250,000	01663/1427	Vacant	No

## Land

Units	Rate	Assessed	Market
104,304 SF	\$19/SF	\$1,981,776	\$1,981,776
2.77 Acres	\$500/Acre	\$1,387	\$1,387

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
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## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

### Political Representation

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 6

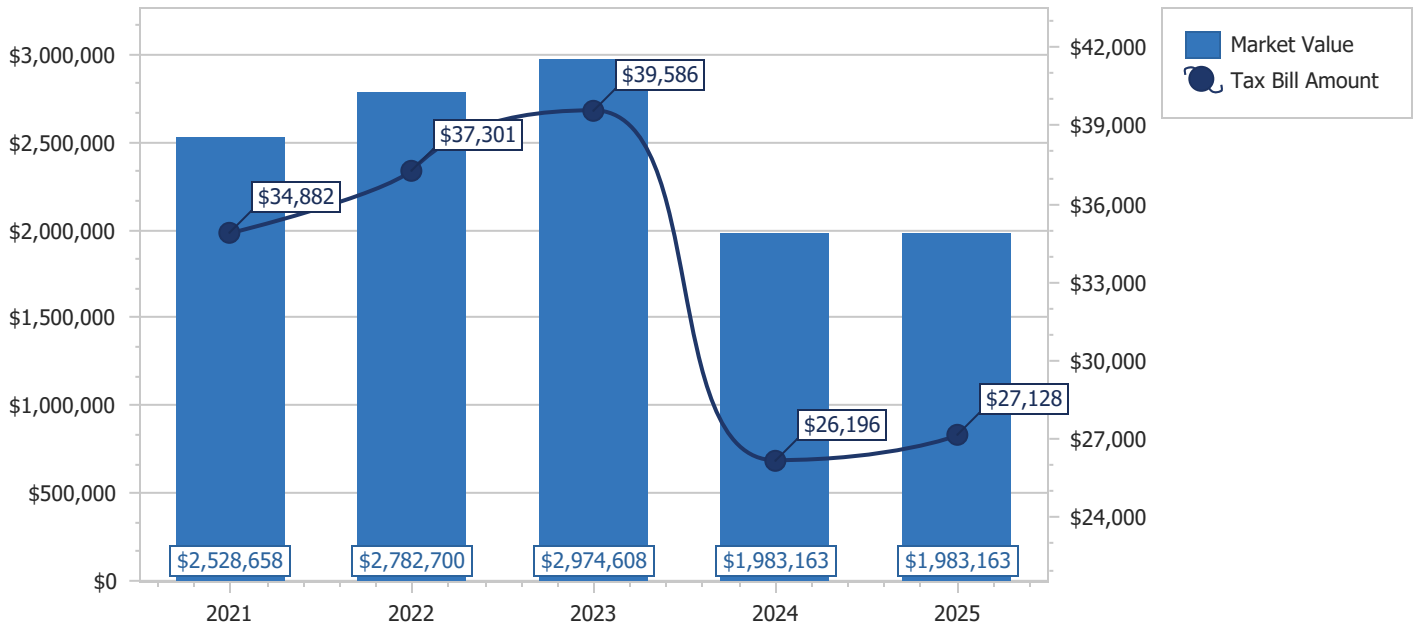
### School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

### Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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

**Receipt Details**

**Date:** 4/8/2026 8:38:21 AM  
**Project:** 26-80000038  
**Credit Card Number:** 37\*\*\*\*\*1001  
**Authorization Number:** 206081  
**Transaction Number:** 080426C1A-EFD00EF6-E639-4872-80D7-9D4B9B97195F  
**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