



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

PROJ. #: 25-80000056
 Received: 5/7/25
 Paid: 5/15/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: ~~Zoning and planning verification~~ Richmond Commercial
 PARCEL ID #(S): ~~03-20-31-501-0B00-005D~~ 03-20-31-501-0B00-005D, 03-20-31-501-0B00-005C
 TOTAL ACREAGE: ~~1~~ 1.85 BCC DISTRICT: 2: Zembower
 ZONING: ~~Commercial~~ A-1 FUTURE LAND USE: ~~Commercial, office, retail~~ Hipap

APPLICANT

NAME: Farman Khan COMPANY:
 ADDRESS: 1564 Peace Lily Way
 CITY: Oviedo STATE: FL ZIP: 32765
 PHONE: 773-969-3940 EMAIL: farman3741@hotmail.com

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: I plan on buying and using it for office use, retail stores.

STAFF USE ONLY

COMMENTS DUE: 5/23 COM DOC DUE: 5/29 DRC MEETING: 6/4

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1 FLU: HIPAP LOCATION: on the south side of SR 46,
W/S: City of Sanford BCC: 2: Zembower east of Richmond Ave

Agenda: 5/30

Hello

Requesting rezoning from A1 to C2.

Currently this is empty lot with trees and shrubs, likely agriculture land. I plan on developing the lot, remove the trees and make it commercial space if allowed.

I plan on building medical office and other retail stores, i.e. FedEx, UPS office, nail salon or coffee shops as examples if allowed. Publix is nearby at the intersection, almost 2 lots away.

I would like to know proximity of utilities, water and sewer lines

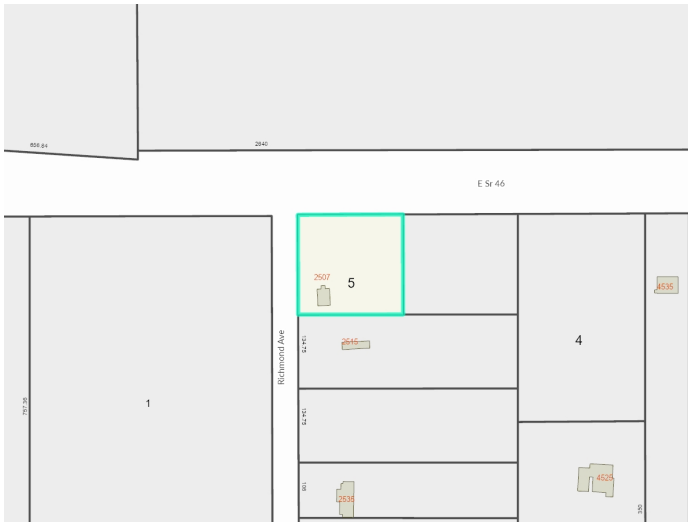


Property Record Card



Parcel: 03-20-31-501-0B00-005D
 Property Address: 2507 RICHMOND AVE SANFORD, FL 32773
 Owners: JOHNSON, REX H
 2025 Market Value \$132,162 Assessed Value \$58,262 Taxable Value \$58,262
 2024 Tax Bill \$1,024.98 Tax Savings with Non-Hx Cap \$488.76
 The 1 Bed/1 Bath Miscellaneous Residential property is 768 SF and a lot size of 0.88 Acres

Parcel Location



Site View



Parcel Information

Parcel	03-20-31-501-0B00-005D
Property Address	2507 RICHMOND AVE SANFORD, FL 32773
Mailing Address	13 VALENCIA RD DEBARY, FL 32713-3436
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$462	\$459
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$131,700	\$114,140
Land Value Agriculture	\$0	\$0
Just/Market Value	\$132,162	\$114,599
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$73,900	\$61,634
P&G Adjustment	\$0	\$0
Assessed Value	\$58,262	\$52,965

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,513.74
Tax Bill Amount	\$1,024.98
Tax Savings with Exemptions	\$488.76

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 JOHNSON, REX H

Legal Description

W 1/2 OF LOT 5 (LESS S 540.5 FT & RD) BLK B
BROWNS SUBD OF BECK HAMMOCK PB 1 PG
83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,262	\$0	\$58,262
Schools	\$132,162	\$0	\$132,162
FIRE	\$58,262	\$0	\$58,262
ROAD DISTRICT	\$58,262	\$0	\$58,262
SJWM(Saint Johns Water Management)	\$58,262	\$0	\$58,262

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1997	\$10,000	03345/0103	Improved	No
WARRANTY DEED	4/1/1981	\$100	01332/1400	Improved	No

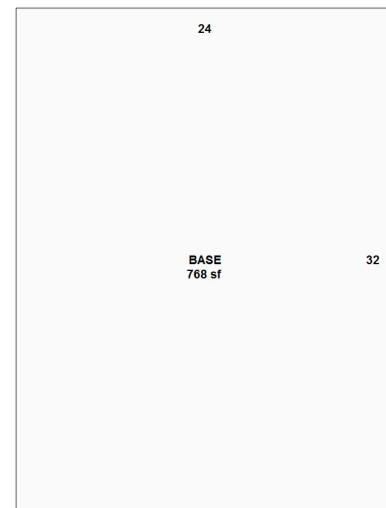
Land

Units	Rate	Assessed	Market
0.88 Acres	\$150,000/Acre	\$131,700	\$131,700

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1963
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	768
Total Area (ft ²)	768
Constuction	CONC BLOCK
Replacement Cost	\$822
Assessed	\$462

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed

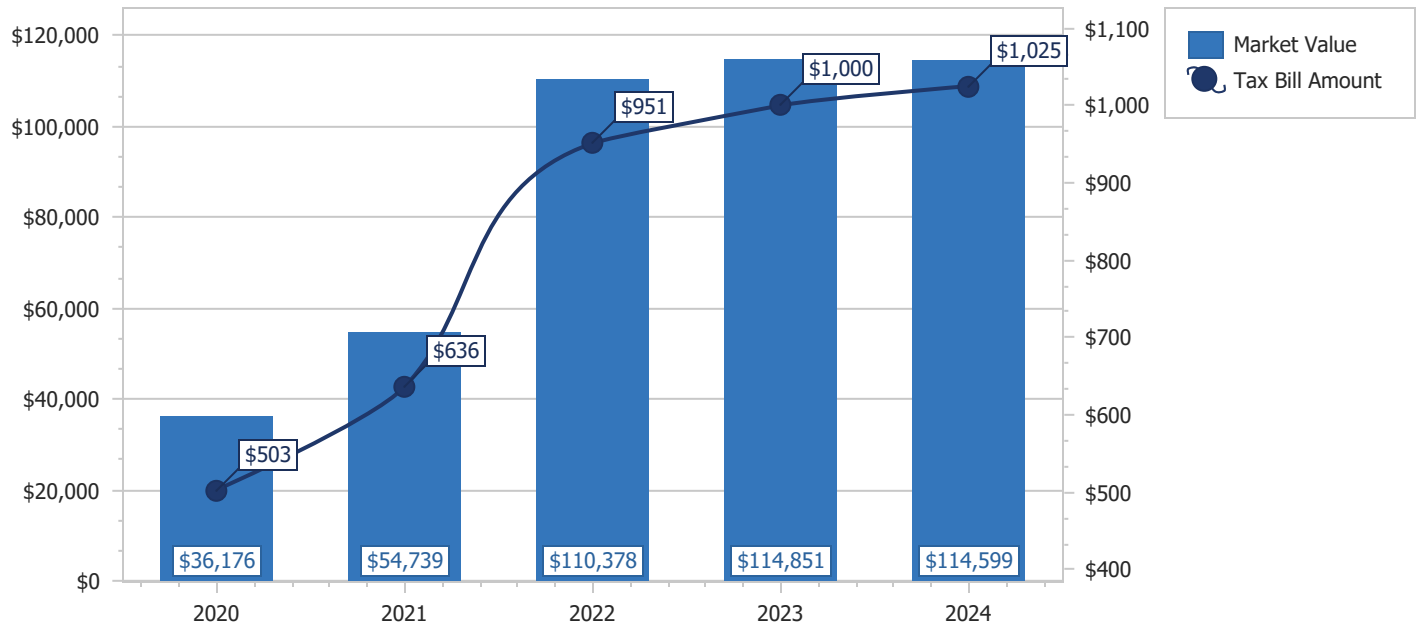
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



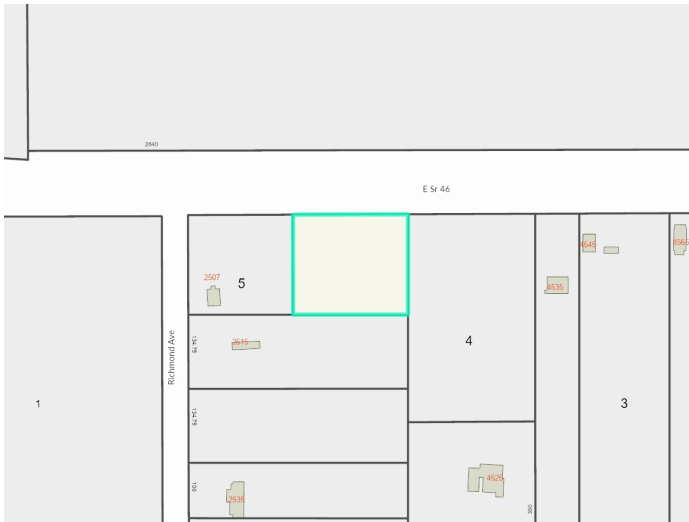
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Property Record Card



Parcel: 03-20-31-501-0B00-005C
 Property Address:
 Owners: FLANNAGIN, ALBERT J ENH LIFE EST
 2025 Market Value \$144,750 Assessed Value \$82,760 Taxable Value \$82,760
 2024 Tax Bill \$1,258.87 Tax Savings with Non-Hx Cap \$398.20
 Vacant Residential property has a lot size of 0.97 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0B00-005C
Property Address	
Mailing Address	165 HICKORY AVE ORANGE CITY, FL 32763-6012
Subdivision	BROWNS SUBDIVISION OF BECK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$144,750	\$125,450
Land Value Agriculture	\$0	\$0
Just/Market Value	\$144,750	\$125,450
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,990	\$50,214
P&G Adjustment	\$0	\$0
Assessed Value	\$82,760	\$75,236

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,657.07
Tax Bill Amount	\$1,258.87
Tax Savings with Exemptions	\$398.20

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

FLANNAGIN, ALBERT J ENH LIFE EST - Enhanced Life Estate

Legal Description

E 1/2 OF LOT 5 (LESS S 540.5 FT & RD) BLK B
BROWNS SUBD OF BECK HAMMOCK PB 1 PG
83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$82,760	\$0	\$82,760
Schools	\$144,750	\$0	\$144,750
FIRE	\$82,760	\$0	\$82,760
ROAD DISTRICT	\$82,760	\$0	\$82,760
SJWM(Saint Johns Water Management)	\$82,760	\$0	\$82,760

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/30/2023	\$100	10536/0272	Improved	No
QUIT CLAIM DEED	7/1/2001	\$100	04161/0963	Vacant	No
WARRANTY DEED	12/1/1997	\$100	03345/0564	Vacant	No
WARRANTY DEED	2/1/1988	\$2,700	01930/1313	Vacant	No
WARRANTY DEED	4/1/1981	\$100	01332/1399	Vacant	No

Land

Units	Rate	Assessed	Market
0.97 Acres	\$150,000/Acre	\$144,750	\$144,750

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

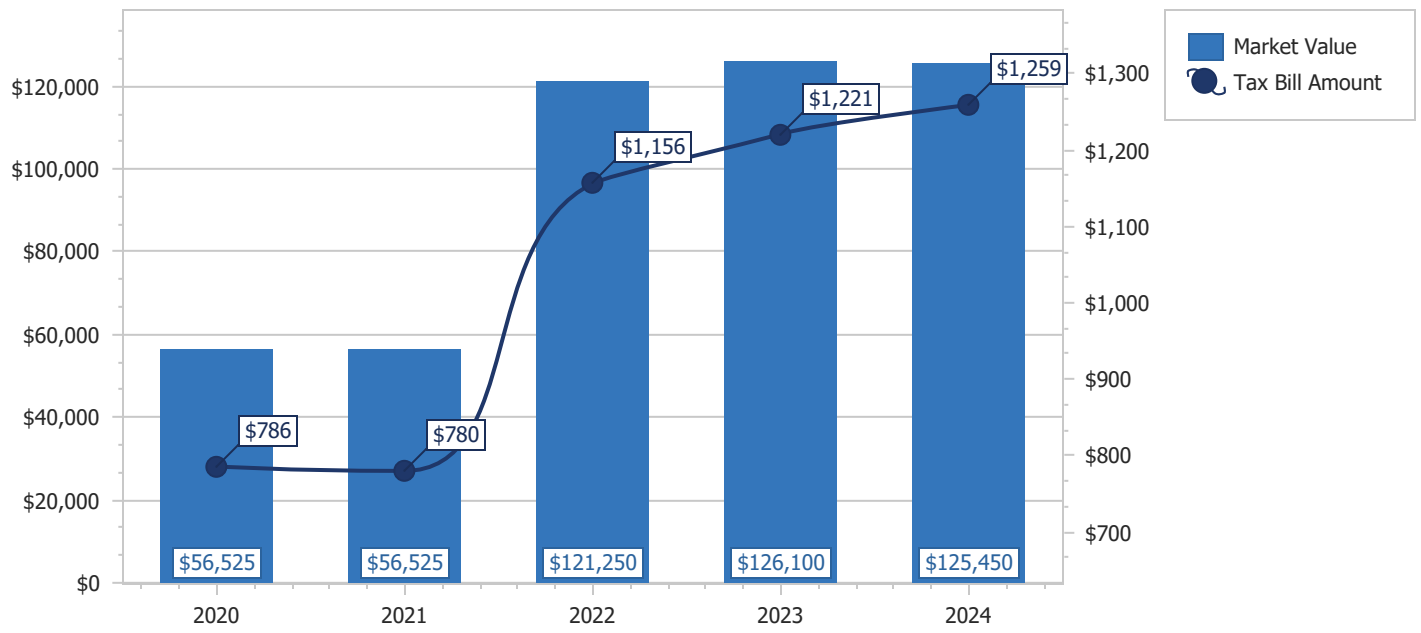
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
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State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 5/15/2025 9:25:11 PM
Project: 25-80000056
Credit Card Number: 41*****0430
Authorization Number: 080511
Transaction Number: 150525C1B-82730535-4D39-4F1D-BD7E-73BC7074072E
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50