



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

PROJ. #: 25-80000070

Received: 6/13/25

Paid: 6/18/25

**PRE-APPLICATION****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**

☒ PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: MAT COAST PROPERTIES LLC - MYAGUATECH OFFICE

PARCEL ID #(S): 33-19-31-507-0000-1670

TOTAL ACREAGE: .14 acre

BCC DISTRICT: Herr

ZONING: C-1

FUTURE LAND USE: com

**APPLICANT**

NAME: LUIS VELEZ

COMPANY: MAT COAST PROPERTIES LLC

ADDRESS: 2471 BROADWAY | PARCEL ID: 33-19-31-507-0000-1670

CITY: SANFORD

STATE: FL

ZIP: ~~32771~~ 32771

PHONE: 407-963-2830

EMAIL: aguatchllc@gmail.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: Office / Shop

**STAFF USE ONLY**

COMMENTS DUE: 6/27

COM DOC DUE: 7/2

DRC MEETING: 7/9

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-1

FLU: COM

LOCATION:

W/S: Midway Canaan

BCC: 5: Herr

on the east side of Broadway,  
north of E SR 46

Agenda: 7/3

Commercial Property: 2471 Broadway Sanford, FL 32771

Application Num: 24-18612

Parcel ID#: 33-19-31-507-0000-1670

Zoning: C-1

Application: Pre-Application, Fee \$50.00

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Narrative for 2471 Broadway Sanford, FL

I propose to convert the existing C-1 building, formerly a restaurant, into a dedicated office workspace for MyAguaTech, which specializes in water softening and filtration services. The bulk of our operations will be conducted over the phone and through in-home service visits for residents in Seminole, Volusia, Lake, Orange, Osceola counties, and the Greater Orlando area. The office will facilitate inbound calls, appointment scheduling, and customer support, ensuring efficient communication and service delivery.

In addition to the office space, a small area will be designated for the storage of essential parts for water softening and filtration systems, allowing us to promptly address any malfunctions of the systems and provide customers with a better service.

By obtaining the necessary Certificate of Occupancy, MyAguaTech aims to create a welcoming and functional environment that enhances our ability to offer personalized service and support. This change of use aligns with our commitment to ensuring safe and clean water for all residents in our service areas.

We are excited about the opportunity to contribute to the business community in Seminole County and to serve as a valuable resource for the residents of Sanford and the surrounding areas.

Commercial Property: 2471 Broadway Sanford, FL 32771

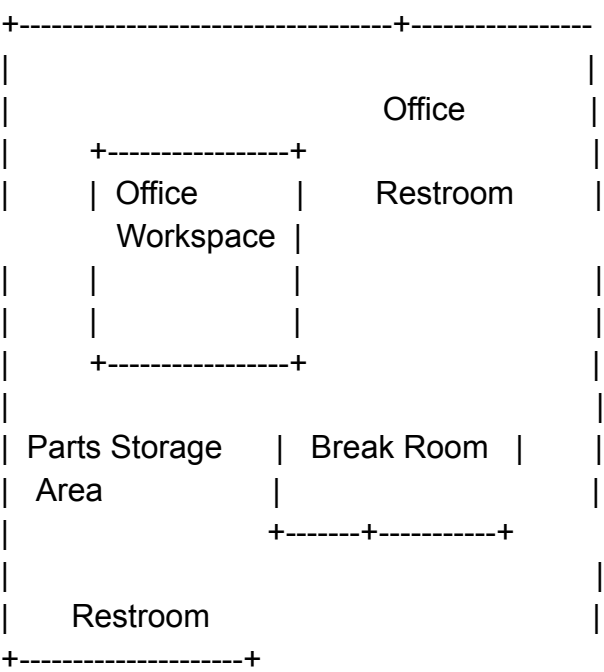
Application Num: 24-18612

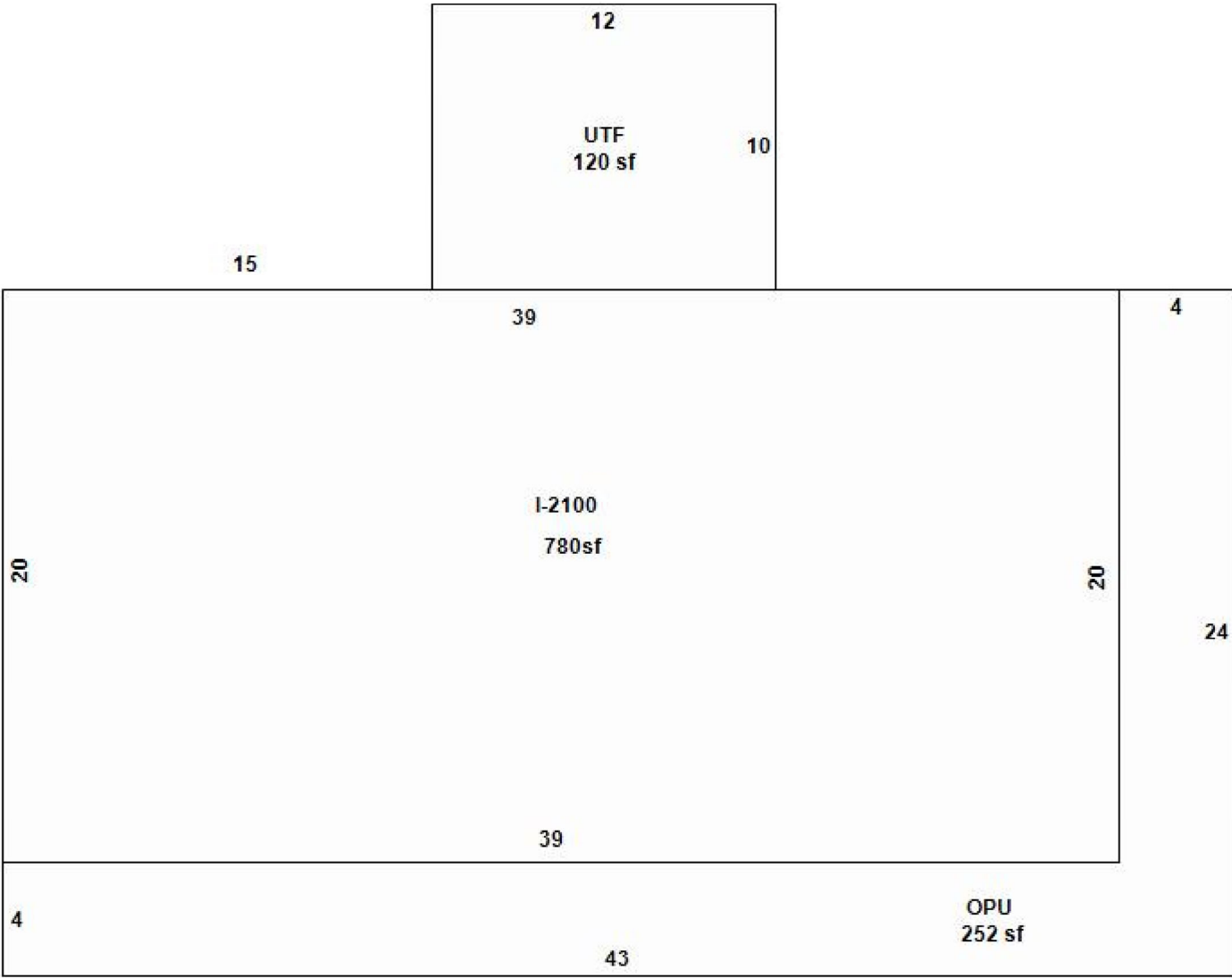
Parcel ID#: 33-19-31-507-0000-1670

Zoning: C-1

Application: Pre-Application, Fee \$50.00

Sketch for 2471 Broadway Sanford, FL





# Property Record Card



Parcel: **33-19-31-507-0000-1670**  
 Property Address: **2471 BROADWAY SANFORD, FL 32771**  
 Owners: **MAT COAST PROPERTIES LLC**  
 2025 Market Value \$143,333 Assessed Value \$131,494 Taxable Value \$131,494  
 2024 Tax Bill \$1,579.00  
 Restaurant property w/1st Building size of 780 SF and a lot size of 0.14 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	33-19-31-507-0000-1670
Property Address	2471 BROADWAY SANFORD, FL 32771
Mailing Address	PO BOX 621095 OVIEDO, FL 32762-1095
Subdivision	PACKARDS 1ST ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
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	\$94,433	\$88,340
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$48,900	\$31,200
Land Value Agriculture	\$0	\$0
Just/Market Value	\$143,333	\$119,540
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,839	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$131,494	\$119,540

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,579.00
Tax Bill Amount	\$1,579.00
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

MAT COAST PROPERTIES LLC

## Legal Description

S 1/2 OF LOT 167 + ALL LOT 168 J O PACKARDS  
1ST ADD TO MIDWAY PB 2 PG 104

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$131,494	\$0	\$131,494
Schools	\$143,333	\$0	\$143,333
FIRE	\$131,494	\$0	\$131,494
ROAD DISTRICT	\$131,494	\$0	\$131,494
SJWM(Saint Johns Water Management)	\$131,494	\$0	\$131,494

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/29/2023	\$160,000	10559/1427	Improved	Yes
WARRANTY DEED	11/16/2021	\$125,000	10147/0516	Improved	No
WARRANTY DEED	10/15/2020	\$85,000	09734/1336	Improved	Yes
WARRANTY DEED	7/1/2007	\$100	06749/1664	Improved	No

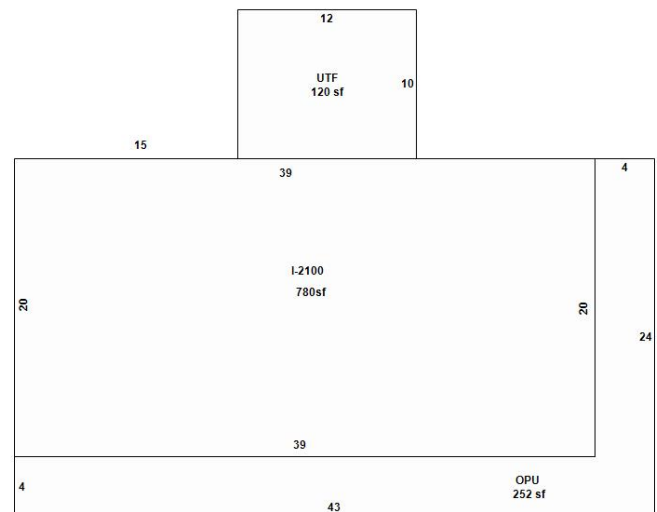
## Land

Units	Rate	Assessed	Market
6,000 SF	\$8.15/SF	\$48,900	\$48,900

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/2000
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	780
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$130,252
Assessed	\$94,433

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH UNFINISHED	252
UTILITY FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
13794	2471 BROADWAY : REROOF COMMERCIAL-Concrete blocks [PACKARDS 1ST ADD TO MIDWA]	\$14,600		9/20/2024
03486	2471 BROADWAY : FENCE/WALL COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$25,000		3/18/2024
04828	3 EXIT LIGHTS; PAD PER PERMIT 2471 BROADWAY	\$105		6/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed

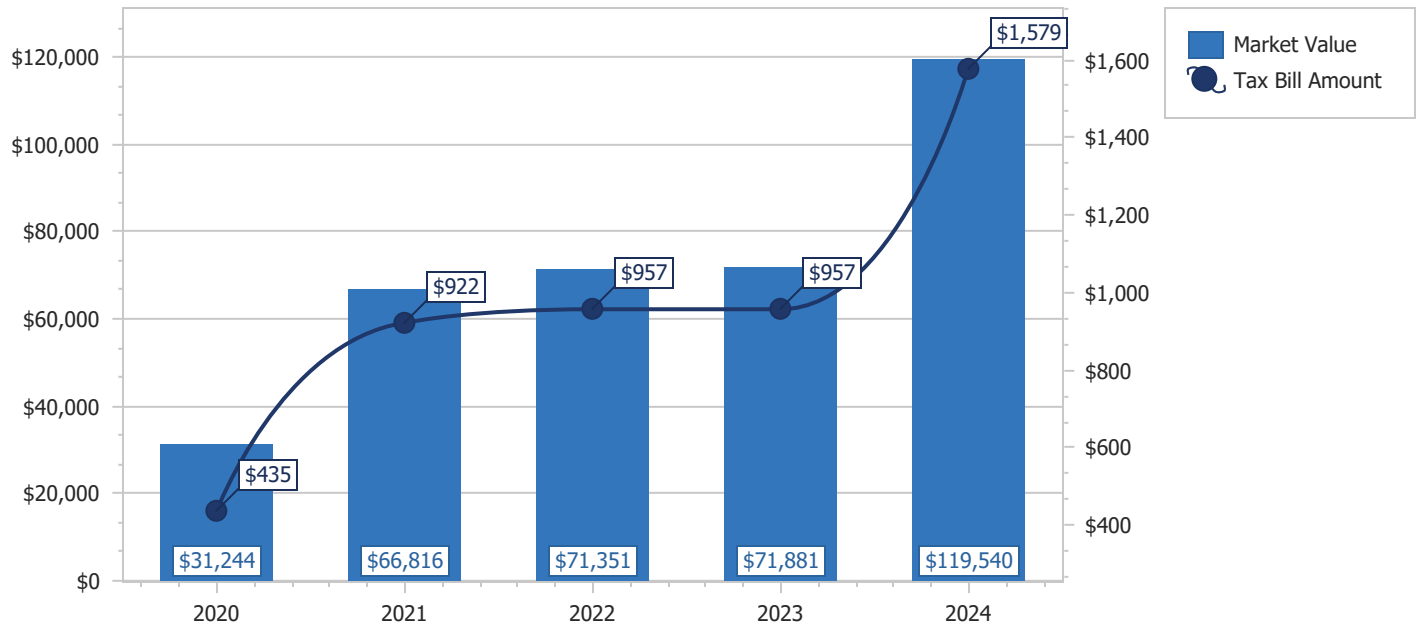
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

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 10

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan 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  
[eplandesck@seminolecountyfl.gov](mailto:eplandesck@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 6/18/2025 12:43:40 PM  
**Project:** 25-80000070  
**Credit Card Number:** 42\*\*\*\*\*8918  
**Authorization Number:** 02295G  
**Transaction Number:** 180625O39-88F2D249-1CAB-4955-AC46-162BECB4E8EC  
**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