



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

PROJ. #: 26-80000035

PM: KAITLYN

REC'D: 03/24/2026

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 NAME: Li Delgado / Farm Site Allowable Uses in Black Hammock	
PARCEL ID #(S): 25-20-31-5BA-0000-1340	
TOTAL ACREAGE: 4.60	BCC DISTRICT: District 2 - Jay Zembower
ZONING: A5	FUTURE LAND USE: R5

NAME: Liyuani Delgado	COMPANY:	
ADDRESS: 101 Cay Plaza, Apt 412		
CITY: Savannah	STATE: GA	ZIP: 31421
PHONE: 407-480-8666	EMAIL: [REDACTED]	

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

PROPOSED DEVELOPMENT

Brief description of proposed development: Development of an ornamental palm farm with supporting agricultural structures.
Includes limited, incidental agritourism activities secondary to the primary agricultural use.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 04/03	COM DOC DUE: 04/09	DRC MEETING: 04/15/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION: on the west side Elm St, north of Florida Ave
W/S: N/A	BCC: 2: ZEMBOWER	

This pre-application is submitted as part of due diligence in evaluating potential land acquisitions within Seminole County. The referenced parcel is representative of properties with similar zoning and site characteristics and is used solely for illustrative purposes. I am not the owner of the property nor currently under contract; however, I am actively assessing comparable sites for acquisition and development consistent with the concept presented.

This project involves the development of an ornamental palm farm on approximately 5 acres (A5 zoning), including planted growing areas and supporting agricultural infrastructure. The primary use of the property will be the ongoing cultivation, maintenance, and sale of palm trees and related plant material.

The project includes a centrally located enclosed agricultural building (approximately 1,500–2,000 SF) intended for office functions, storage, and workspace, with adjacent open-air shade structures extending from the main building to support plant handling, staging, and equipment storage. These structures are designed to function as integrated agricultural work areas while also providing covered space for operational flexibility.

Site improvements will include internal circulation, organized planting areas, and areas for loading, staging, and limited on-site sales. The overall layout is intended to support both efficient farm operations and a cohesive site design.

In addition to routine agricultural activities, I am exploring agritourism uses such as farm visits, workshops, and occasional private gatherings. These activities would be coordinated within the existing structures and outdoor areas and are intended to remain accessory to the primary agricultural use, without the need for dedicated facilities.

As an owner-operator planning a long-term agricultural use, I understand that many working farms incorporate agritourism as a supplemental component. My intent is to approach this thoughtfully and in alignment with County regulations from the outset. As part of this process, I am seeking to better understand which activities are permitted by right versus those that may require additional approvals, including any practical limitations related to frequency, scale, or operational characteristics.

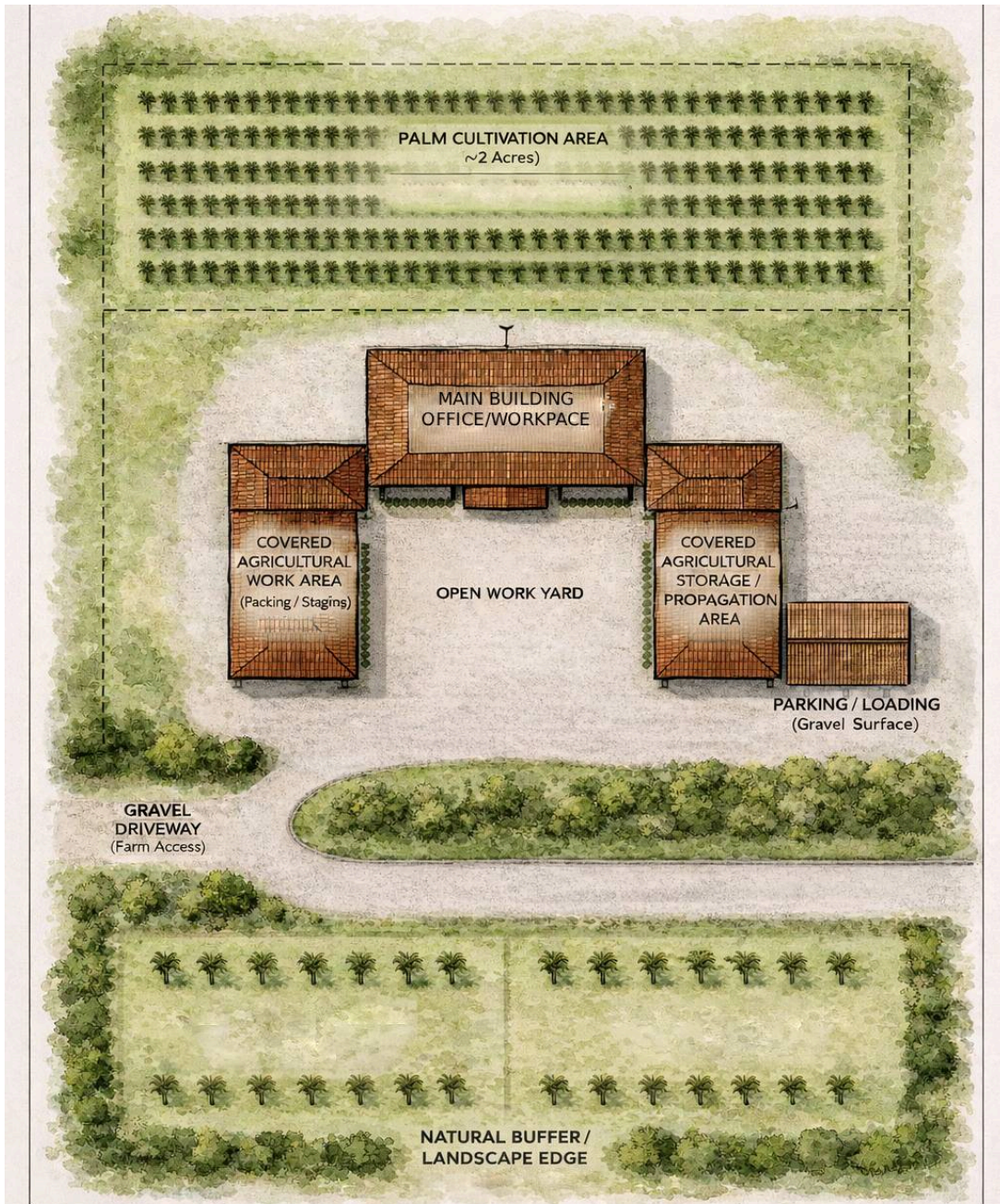
Specifically, I would appreciate guidance on whether the proposed structures and the nature of these accessory activities would be considered consistent with agricultural zoning and Florida agritourism provisions within Seminole County. Additionally, any insight into how the County interprets activities such as private events or weddings—particularly in terms of thresholds related to frequency, guest count, or intensity of use—would be very helpful, as well as any location-specific considerations (e.g., within the Black Hammock area).

Site Map of Existing Conditions



Site Sketch of Proposal

The conceptual site plan illustrates a 5-acre ornamental palm farm organized around a central U-shaped agricultural structure. The main enclosed building supports office and workspace functions, while two covered wings provide areas for packing, storage, and propagation. An open work yard connects the structures, with adjacent gravel access, parking, and loading areas. The northern portion of the site is dedicated to palm cultivation, with additional planting and natural buffer areas throughout the property.



Conceptual design only. Not to scale and not representative of final dimensions or layout.
AI-assisted visualization. All elements are preliminary and subject to change.

Property Record Card



Parcel: **25-20-31-5BA-0000-1340**
 Property Address:
 Owners: **COD HOLDINGS LLC**
 2026 Market Value \$217,800 Assessed Value \$3,170 Taxable Value \$3,170
 2025 Tax Bill \$34.25 Tax Savings with Exemptions \$2,318.73
 Ornaments property has a lot size of 4.60 Acres

Parcel Location

		133	
		134	
		135	
		136	

Site View

Parcel Information

Parcel	25-20-31-5BA-0000-1340
Property Address	
Mailing Address	505 S STONE ST OVIEDO, FL 32765-8450
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$217,800	\$217,800
Land Value Agriculture	\$3,170	\$3,170
Just/Market Value	\$217,800	\$217,800
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	\$3,170	\$3,170

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,352.98
Tax Bill Amount	\$34.25
Tax Savings with Exemptions	\$2,318.73

Owner(s)

Name - Ownership Type
 COD HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 1/2 OF LOT 134
BLACK HAMMOCK
PB 2 PG 110

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,170	\$0	\$3,170
Schools	\$3,170	\$0	\$3,170
SJWM(Saint Johns Water Management)	\$3,170	\$0	\$3,170

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2012	\$100	07719/0042	Vacant	No
WARRANTY DEED	7/1/2002	\$300,000	04480/1984	Vacant	No
SPECIAL WARRANTY DEED	9/1/1991	\$100	02334/1178	Vacant	No

Land

Units	Rate	Assessed	Market
4.84 Acres	\$45,000/Acre Market, \$655/Acre AG	\$3,170	\$217,800

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
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts

Elementary	Geneva
Middle	Jackson Heights
High	Oviedo

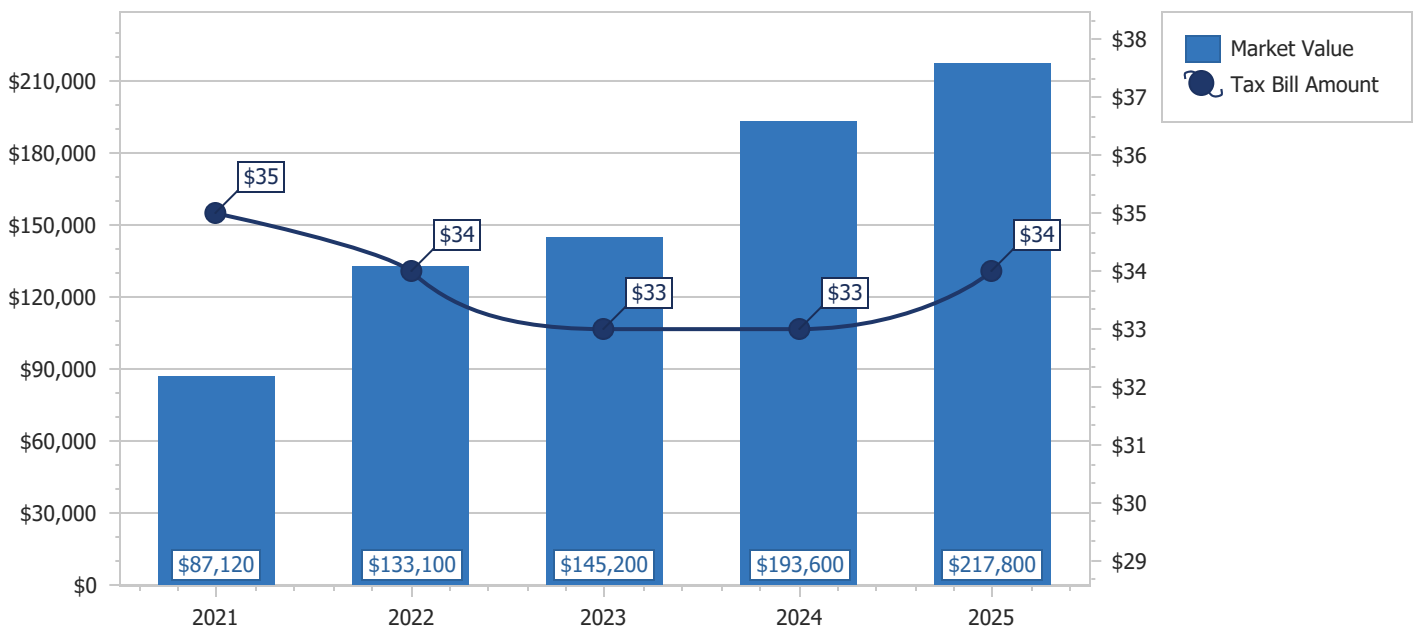
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities

Fire Station #	Station: 46 Zone: 468
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



**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: 3/24/2026 3:47:47 PM
Project: 26-80000035
Credit Card Number: 55*****0961
Authorization Number: 08078S
Transaction Number: 240326C19-6864B538-7267-431F-BD00-DCCD7C174BA9
Total Fees Paid: 52.50

Fees Paid

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