



PM: Amy

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

PROJ. #: 26-80000073
Received: 7/24/26
Paid: 7/24/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	The Mill Plaza		
PARCEL ID #(S):	29-21-31-501-0000-002A		
TOTAL ACREAGE:	0.34	BCC DISTRICT:	1: Dallas
ZONING:	C-2	FUTURE LAND USE:	IND

APPLICANT

NAME:	Philip Boncore	COMPANY:	Boncore Electric
ADDRESS:	2280 Andrew Lane		
CITY:	Oviedo	STATE:	FL
PHONE:	407-485-9355	ZIP:	32765
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: _____				

STAFF USE ONLY

COMMENTS DUE:	7/31	COM DOC DUE:	8/6	DRC MEETING:	8/19
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:					
ZONING:	C-2	FLU:	IND	LOCATION:	on the north side of W SR 246
W/S:	Seminole County	BCC:	1: Dallas	east of Dean Rd	

Agenda: 8/14

Detailed Narrative

Build building for Boncore Electric
Office Space, Ice Cream Shop, Cafe,
Golf Shop Etc. We also would have
a seating area for families to Relax
and Eat together.

This would include nice landscaping
around building at Frontage Road and
seating area. We would like to
be a family oriented type of
setting for the community



Office Space & Retail Space
 for Business Office, Ice Cream Shop,
 Cafe. (Family owned Business)

Site Sketch of Proposal

2680 W. SR 424, Oviedo, FL



Aloma Ave.

Site Map of Existing Conditions

2680 W. SR 426, Oryedo, FL

2026 Property Record Card



Parcel: 29-21-31-501-0000-002A
 Property Address: W SR 426 OVIEDO, FL 32765
 Owners: J G M TORMES INC
 2026 Market Value \$141,309 Assessed Value \$141,309 Taxable Value \$141,309
 2025 Tax Bill \$1,932.97
 Vac General-Commercial property has a lot size of 0.34 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	29-21-31-501-0000-002A
Property Address	W SR 426 OVIEDO, FL 32765
Mailing Address	1143 KERWOOD CIR OVIEDO, FL 32765-9734
Subdivision	JAMESTOWN
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)	\$141,309	\$141,309
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,309	\$141,309
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	\$141,309	\$141,309

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,932.97
Tax Bill Amount	\$1,932.97
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 J G M TORMES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2A (LESS RD)
JAMESTOWN
PB 9 PG 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$141,309	\$0	\$141,309
SCHOOLS	\$141,309	\$0	\$141,309
FIRE	\$141,309	\$0	\$141,309
ROAD	\$141,309	\$0	\$141,309
WATER MANAGEMENT DISTRICT	\$141,309	\$0	\$141,309

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/17/2023	\$170,000	10423/0765	Vacant	Yes
QUIT CLAIM DEED	11/21/2018	\$100	09252/1970	Vacant	No
QUIT CLAIM DEED	7/1/2018	\$100	09175/0998	Vacant	No
SPECIAL WARRANTY DEED	7/1/2018	\$60,000	09175/0995	Vacant	Yes
QUIT CLAIM DEED	2/1/2006	\$100	06381/0529	Improved	No
QUIT CLAIM DEED	4/1/2003	\$16,400	04786/1724	Improved	No
QUIT CLAIM DEED	2/1/2000	\$4,900	03927/1212	Vacant	No
SPECIAL WARRANTY DEED	12/1/1999	\$27,700	03778/1381	Vacant	No
QUIT CLAIM DEED	1/1/1991	\$100	02266/1828	Improved	No
WARRANTY DEED	2/1/1989	\$39,500	02044/0961	Improved	Yes
QUIT CLAIM DEED	8/1/1987	\$100	02184/0683	Improved	No

Land

Units	Rate	Assessed	Market
17,860 SF	\$6.88/SF	\$141,309	\$141,309

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

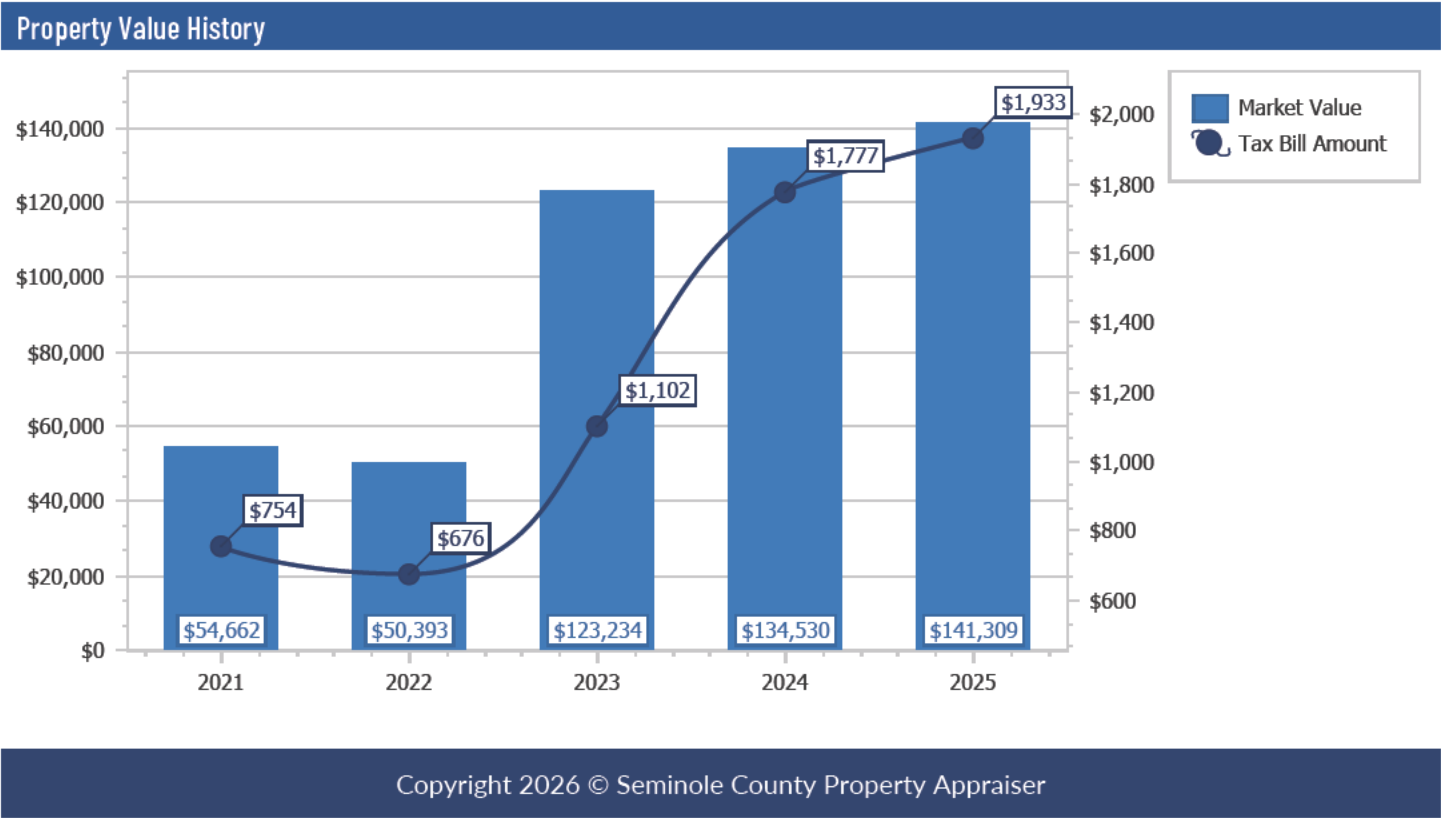
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

Utilities	
Fire Station #	29
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 7/24/2026 10:59:18 AM
Project: 26-80000093
Credit Card Number: 53*****7755
Authorization Number: 165498
Transaction Number: 240726C53-BC411761-6DB5-4BE3-B4CF-38CCBE1DCF02
Total Fees Paid: 51.40

Fees Paid

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