



PM: Kaitlyn

SEMINOLE COUNTY

PROJ. #: 26-80000005

PLANNING & DEVELOPMENT DIVISION

Received & paid: 1/13/25

1101 EAST FIRST STREET, ROOM 2028

SANFORD, FLORIDA 32771

(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

### PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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#### PROJECT

PROJECT NAME:	521 Monroe		
PARCEL ID #(S):	16-19-30-5AC-0000-066A		
TOTAL ACREAGE:	1.72 Acres	BCC DISTRICT:	5: Herr
ZONING:	A-1	FUTURE LAND USE:	Lt. Industrial

#### APPLICANT

NAME:	Tammy Hamzehlou	COMPANY:	—		
ADDRESS:	4755 Ohio AV				
CITY:	Sanford	STATE:	FL	ZIP:	32771
PHONE:	407-330-8100	EMAIL:	Syreze@aol.com		

#### CONSULTANT

NAME:	N/A	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: Lt. Industrial Warehouse

#### STAFF USE ONLY

COMMENTS DUE:	1/23	COM DOC DUE:	1/29	DRC MEETING:	2/4
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING: A-1	FLU: HIPTI	LOCATION: on the northeast corner of Iowa Ave and Monroe Rd
W/S: Seminole County	BCC: 5: Herr	

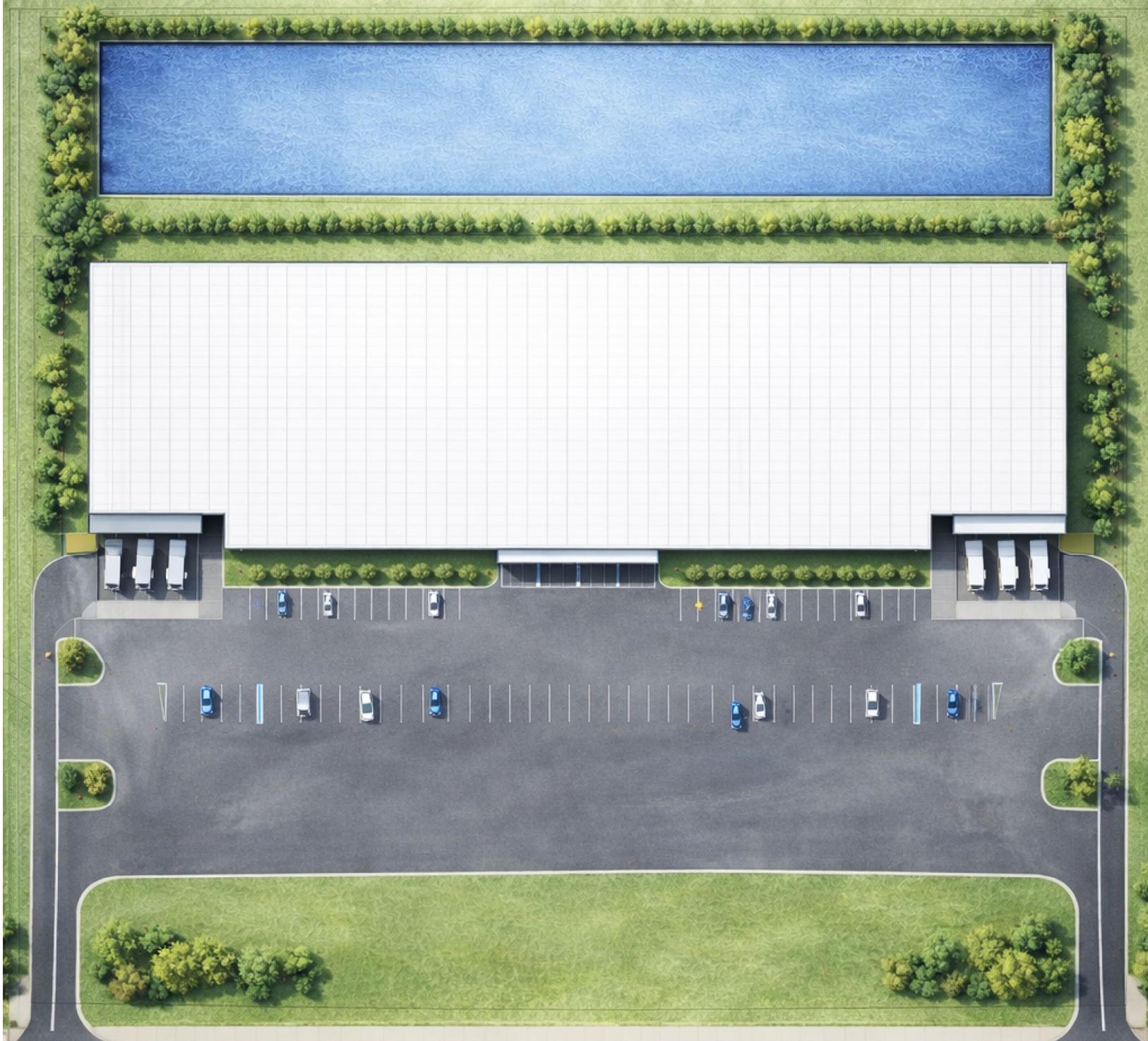
# Project 521 Monroe

We would like to develop 1.72 acres into light industrial warehouse space. On site is currently an old abandoned home from 1959 and three other structures in disrepair. The project includes the construction of a new industrial building approximately 20-25,000 sqft, along with necessary parking, landscaping, and stormwater management.

Our objective is to determine from the county if the property can be re-zoned and if it has legal access for ingress and egress.

We also need to ensure the site has water, sewer, and utilities access to support the intended structure.

Any guidance for the rezoning process would be appreciated.

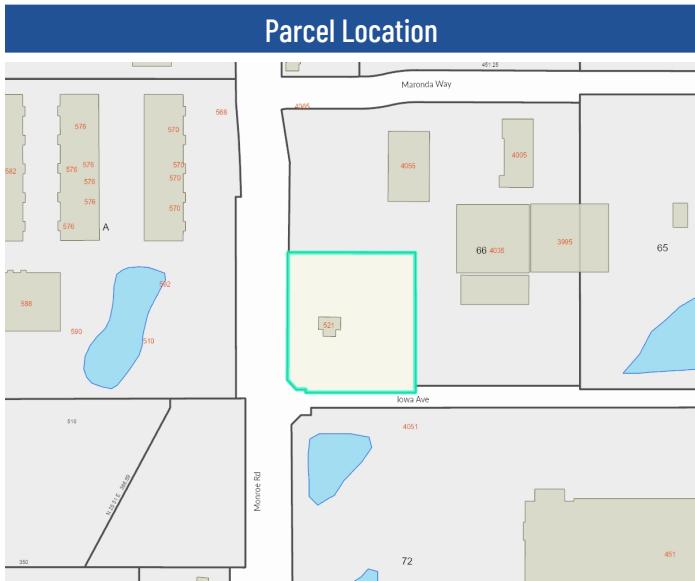


Iowa Ave

# Property Record Card



Parcel: 16-19-30-5AC-0000-066A  
 Property Address: 521 MONROE RD SANFORD, FL 32771  
 Owners: ROBINSON, FRANK R; ROBINSON, MARK S; ROBINSON, BRIAN E  
 2026 Market Value \$311,334 Assessed Value \$311,334 Taxable Value \$311,334  
 2025 Tax Bill \$4,246.69  
 The 3 Bed/1 Bath Single Family property is 1,300 SF and a lot size of 1.72 Acres



### Parcel Information

Parcel	16-19-30-5AC-0000-066A
Property Address	521 MONROE RD SANFORD, FL 32771
Mailing Address	24 CANON DEL AGUA PLACITAS, NM 87043-9109
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

### Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$46,276	\$47,433
Depreciated Other Features	\$6,112	\$4,074
Land Value (Market)	\$258,946	\$258,946
Land Value Agriculture	\$0	\$0
Just/Market Value	\$311,334	\$310,453
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	\$311,334	\$310,453

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,246.69
Tax Bill Amount	\$4,246.69
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

2 A SQ IN SW COR OF LOT 66  
(LESS RD)  
ST JOSEPHS  
PB 1 PG 114

### Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$311,334	\$0	\$311,334
Schools	\$311,334	\$0	\$311,334
FIRE	\$311,334	\$0	\$311,334
ROAD DISTRICT	\$311,334	\$0	\$311,334
SJWM(Saint Johns Water Management)	\$311,334	\$0	\$311,334

### Sales

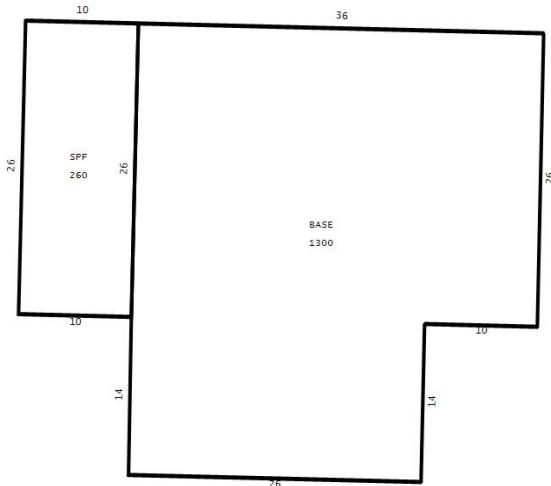
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	6/1/2021	\$100	09961/1204	Improved	No
PROBATE RECORDS	3/1/2000	\$100	03818/0275	Improved	No
WARRANTY DEED	9/1/1988	\$100	01997/0228	Improved	No

### Land

Units	Rate	Assessed	Market
71,532 SF	\$3.62/SF	\$258,946	\$258,946

### Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	1300
Total Area (ft <sup>2</sup> )	1560
Construction	SIDING GRADE 3
Replacement Cost	\$92,552
Assessed	\$46,276



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
SCREEN PORCH FINISHED	260

## Permits

Permit #	Description	Value	CO Date	Permit Date

## Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARNS/BELOW AVG	1975	600	\$4,686	\$2,812
ACCESSORY BLDG 1	1979	1	\$2,500	\$1,500
CARPORT 1	1979	1	\$3,000	\$1,800

## Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

## School Districts

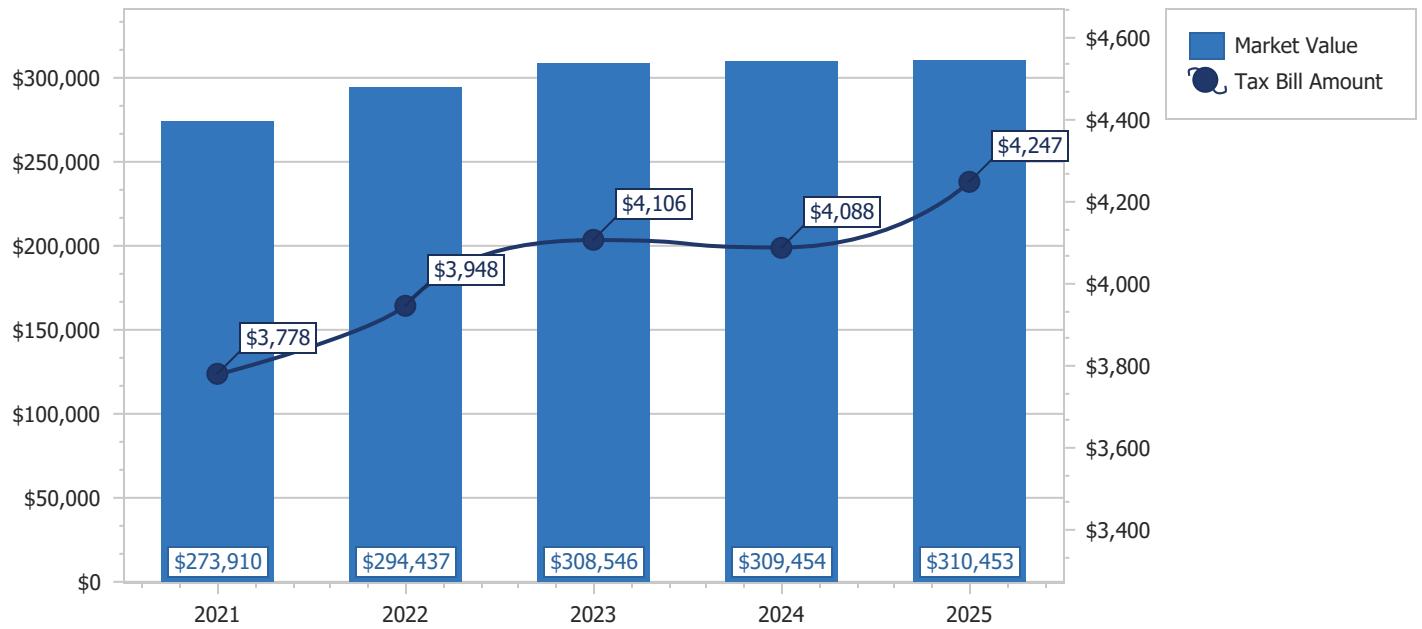
Elementary	Region 1
Middle	Markham Woods
High	Seminole

## Utilities

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

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

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

**Receipt Details**

**Date:** 1/13/2026 7:54:37 PM  
**Project:** 26-80000005  
**Credit Card Number:** 55\*\*\*\*\*1320  
**Authorization Number:** 05482Q  
**Transaction Number:** 130126010-B536E9BE-9F04-4A88-8618-C9A519766D60  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>