



PM: Kaitlyn

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

PROJ. #: 26-80000005

Received &amp; paid: 1/13/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

☒ PRE-APPLICATION \$50.00

## 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 Hamzehloui 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  |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: |                   |   |
| ZONING: A-1   | FLU: HIPTI        | LOCATION: on the northeast corner of Iowa Ave and Monroe Rd |
| W/S: Seminole County  | BCC: 5: Herr      |   |

Agenda: 1/30

# Project 521 Monroe

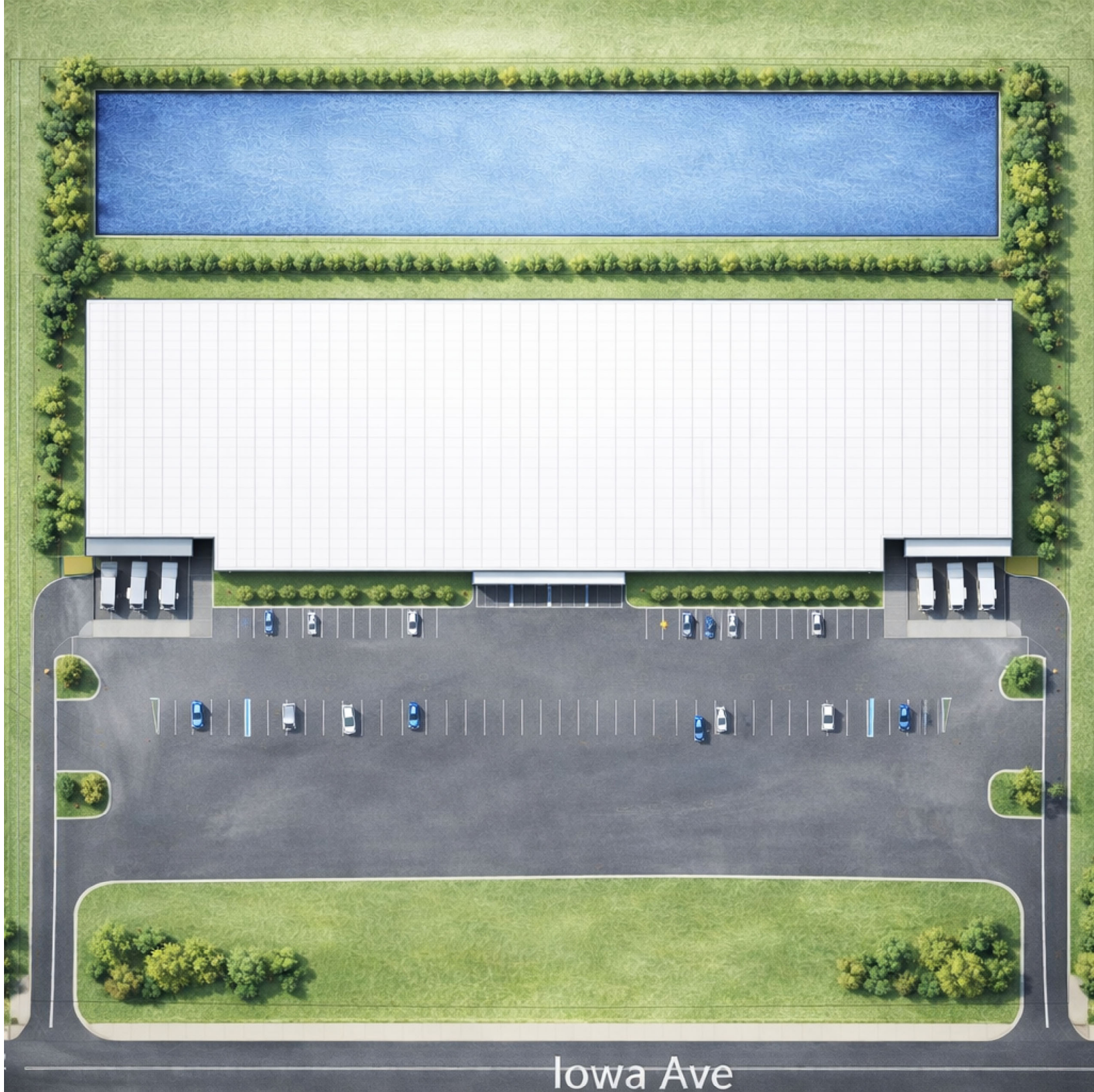
We would like to develop 1.72 acres into light industrial warehouse space. On site is currently an old abandoned home from 1959 and three other structures in disrepair. The project includes the construction of a new industrial building approximately 20-25,000 sqft, along with necessary parking, landscaping,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



## Site View



## Parcel Information

|                   |  |
|-------------------|--|
| Parcel            | 16-19-30-5AC-0000-066A                       |
| Property Address  | 521 MONROE RD<br>SANFORD, FL 32771           |
| Mailing Address   | 24 CANON DEL AGUA<br>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

## Owner(s)

### Name - Ownership Type

ROBINSON, FRANK R - Tenants in Common :33.33  
 ROBINSON, MARK S - Tenants in Common :33.33  
 ROBINSON, BRIAN E - Tenants in Common :33.34

## 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         |

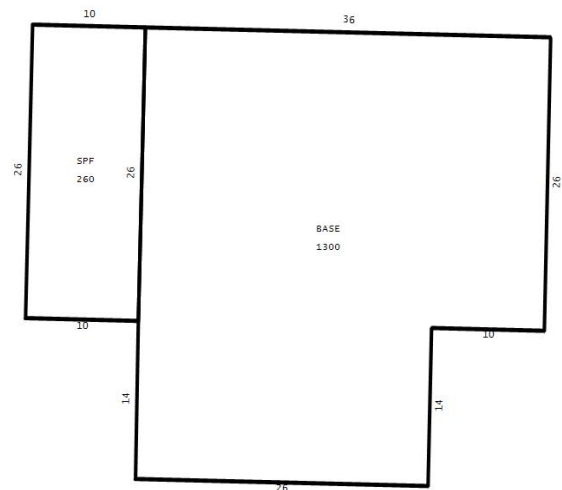
## Land

| 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           |
| Constuction                   | SIDING GRADE 3 |
| Replacement Cost              | \$92,552       |
| Assessed                      | \$46,276       |

\* Year Built = Actual / Effective



Building 1

| Appendages            |            |
|-----------------------|------------|
| Description           | Area (ft²) |
| 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  |

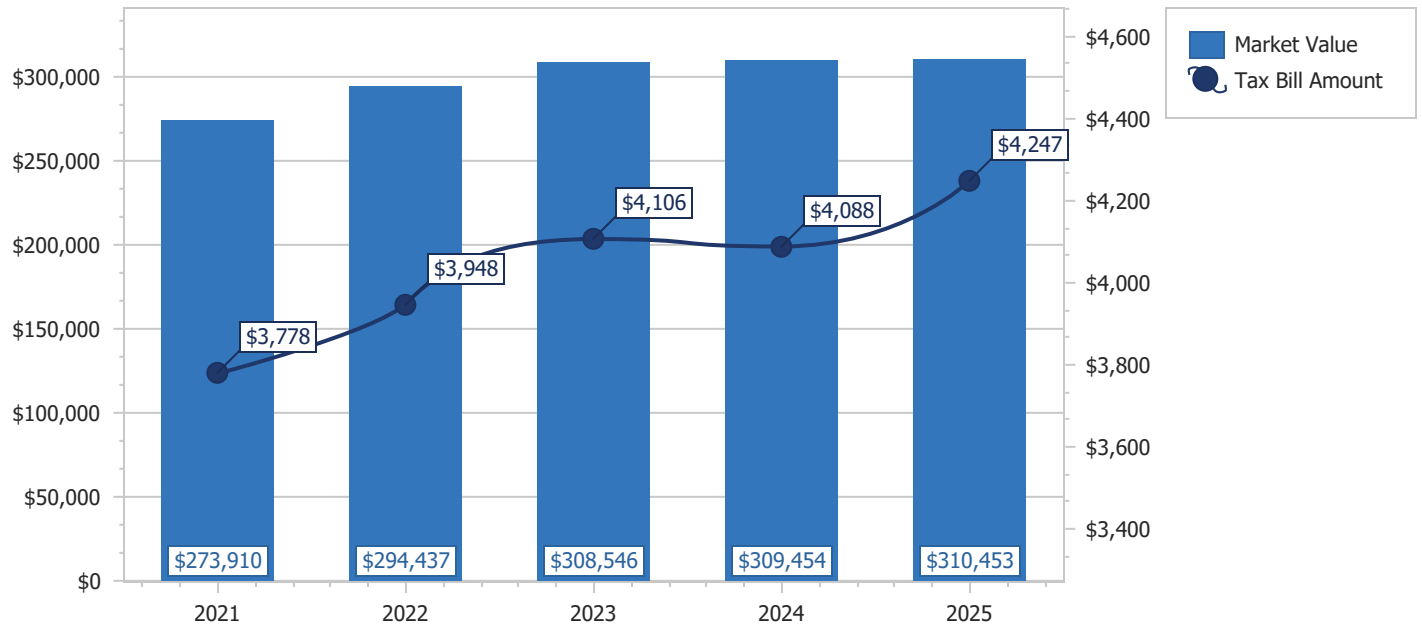
| Zoning          |  |
|-----------------|--|
| Zoning          | A-1  |
| Description     | Agricultural-1Ac                                       |
| Future Land Use | HIPTI  |
| Description     | Higher Intensity Planned Development – Target Industry |

| 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                  |

| 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                 |

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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:** 130126O10-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         |
| Total Amount             | 52.50         |