



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

PROJ. #: Nursery & Landscaping

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: Nursery & Landscaping  
PARCEL ID #(S): 1720315 A2 000000 8C 17-20-31-5AZ-0000-008C  
TOTAL ACREAGE: 1.99 BCC DISTRICT: 2: Zembower  
ZONING: Agriculture A-1 FUTURE LAND USE: SE Wholesale Nursery & Landscaping

**APPLICANT**

NAME: Brandon Dees COMPANY: BCD Enterprise Services  
ADDRESS: 127 W. Fairbanks Ave  
CITY: Winter Park STATE: FL ZIP: 32789  
PHONE: 407-968-8235 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: Wholesale Nursery & Landscaping Company, Wholesale of Plants, trees & shrubs

**STAFF USE ONLY**

COMMENTS DUE: <u>6/19</u>	COM DOC DUE: <u>6/25</u>	DRC MEETING: <u>7/8</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the west side of Mellonville Ave, north of Palm Way</u>
W/S: <u>City of Sanford</u>	BCC: <u>2: Zembower</u>	

Agenda: 7/2

Immediate use of property will be for landscape company storage of equipment, trucks, and trailers with two forty foot shipping containers and a 10x20 office shed. Employee parking. Running power and water to structures.

Business hours for immediate use would be 7am-5pm Mon thru Fri for business trucks, trailers, and equipment. Office use is strictly for managerial use, not for the public.

Future use of property will be additional for wholesale nursery for plants, trees, and shrubs with 40x60ft pole barn/shop for storage. Asphalt milling driveways, irrigation system, and shade house. Nursery wholesale will be for landscape businesses to pick up material, not for retail use.

There is an artesian well on property that we plan on using. Proposed future nursery hours 7am-4pm Mon thru Fri.

Primary final use of property will be .5 acre landscape company parking/storage; 1.5 acres wholesale nursery use.

# PINE WAY LOT 8C

## SANFORD, FL 32773

**CONCEPT SITE PLAN**  
**A-1 AGRICULTURAL ZONING**  
**±1.99 ACRES (±86,600 SF)**

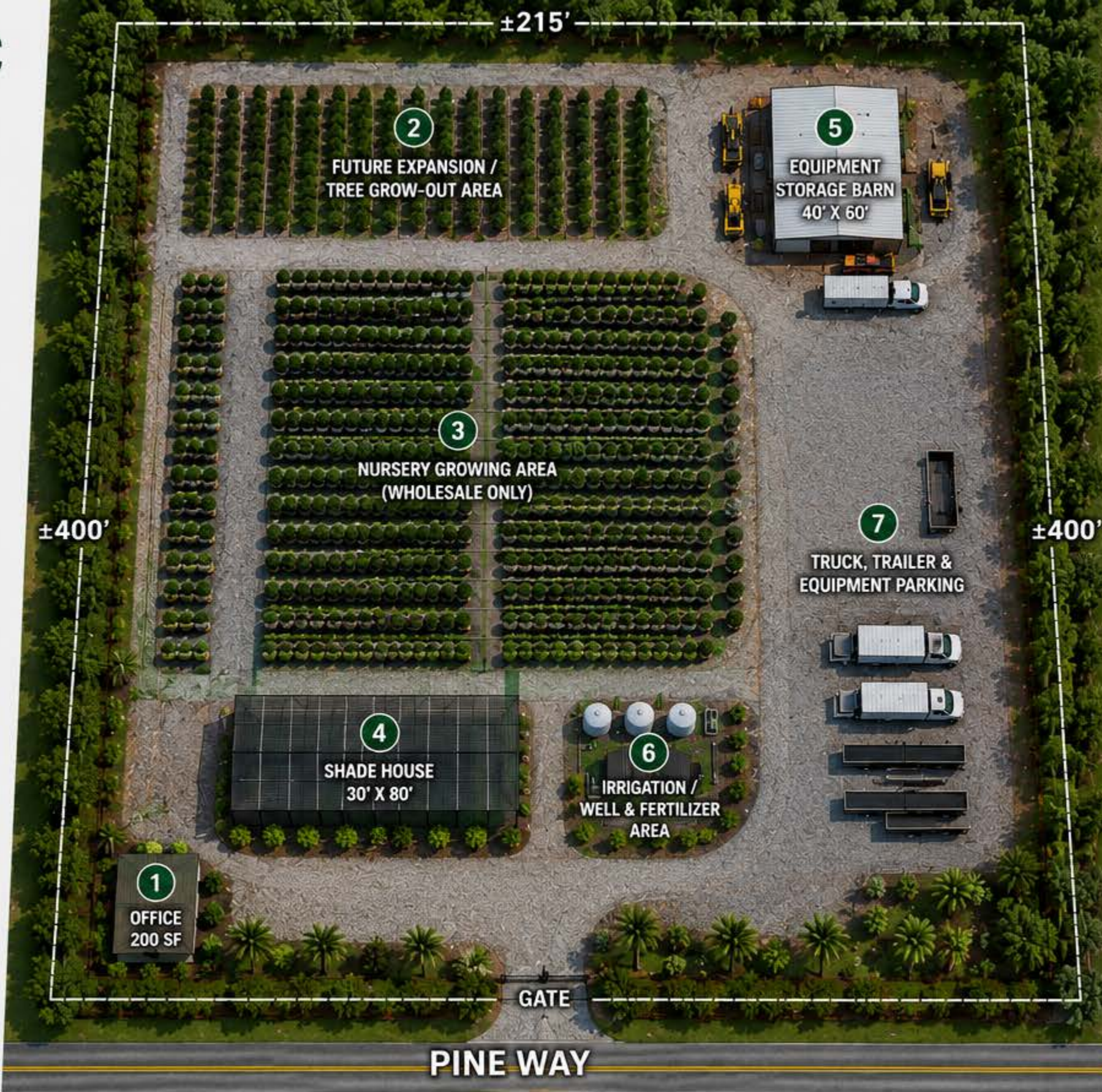
- PROPERTY SUMMARY**
- Wholesale Plant Nursery (Wholesale Only)
  - Agricultural / Horticultural Use
  - Two (2) Nursery Trucks
  - Three (3) Trailers
  - Office for Nursery Operations (200 SF)
  - Single Family Residence Allowed

**SITE DATA**

Total Area:	±1.99 Acres (86,600 SF)
Zoning:	A-1 Agricultural
Frontage:	±215' on Pine Way
Depth:	±400'
Future Land Use:	Rural
Water:	Well
Sewer:	Septic (if residence)
Utilities:	FPL Electric



CONCEPT PLAN FOR PLANNING PURPOSES ONLY.  
 All structures, uses and improvements subject to Seminole County approval.



- KEY / LEGEND**
- 1 Office (200 SF)
  - 2 Future Expansion / Tree Grow-Out Area
  - 3 Nursery Growing Area (Wholesale Only)
  - 4 Shade House
  - 5 Equipment Storage Barn
  - 6 Irrigation / Well & Fertilizer Area
  - 7 Truck, Trailer & Equipment Parking (2 Trucks, 3 Trailers)

- NOTES**
- Wholesale nursery only.
  - All plants grown on-site.
  - All trucks and trailers used for nursery operations (plant delivery, picking up liners, hauling materials, etc.).
  - All outdoor storage related to nursery operations.
  - Well and septic locations shown are conceptual.

- POTENTIAL USES**
- ✓ Wholesale Nursery
  - ✓ Growing of Nursery Stock
  - ✓ Nursery Equipment Storage
  - ✓ Delivery of Nursery Products
  - ✓ Agricultural Production

- SITE PLAN SUMMARY**
- Nursery growing area: ±0.9 – 1.0 acre
  - Landscape yard / storage: ±0.6 – 0.7 acre
  - Buildings, drives, misc.: ±0.3 – 0.4 acre

- BUILDING SUMMARY (ESTIMATE)**
- Office: 200 SF
  - Shade House: 30' x 80' (2,400 SF)
  - Equipment Barn: 40' x 60' (2,400 SF)

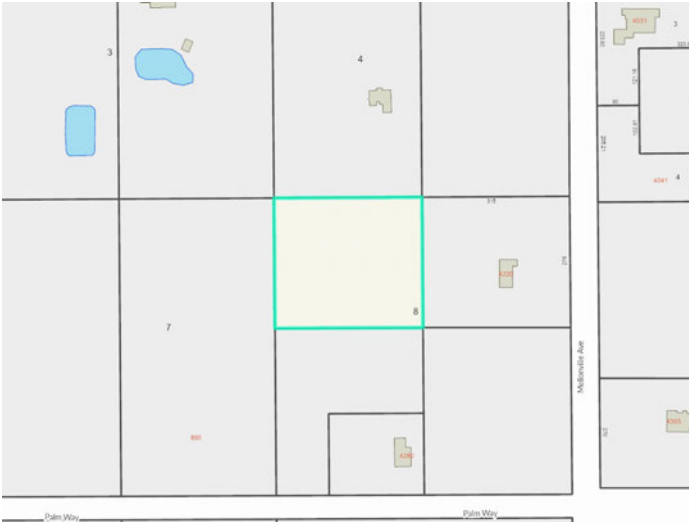


# 2026 Property Record Card



Parcel: **17-20-31-5AZ-0000-008C**  
 Property Address:  
 Owners: **LIGHTFOOT, CLAUDIA E; WAGONER, DONALD J JR**  
 2026 Market Value \$119,400 Assessed Value \$94,215 Taxable Value \$94,215  
 2025 Tax Bill \$1,317.42 Tax Savings with Non-Hx Cap \$234.19  
 Vacant Residential property has a lot size of 1.99 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	17-20-31-5AZ-0000-008C
Property Address	
Mailing Address	979 PINE WAY SANFORD, FL 32773-7228
Subdivision	PALM HAMMOCK
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$119,400	\$113,430
Land Value Agriculture	\$0	\$0
Just/Market Value	\$119,400	\$113,430
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$25,185	\$27,780
P&G Adjustment	\$0	\$0
Assessed Value	\$94,215	\$85,650

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,551.61
Tax Bill Amount	\$1,317.42
Tax Savings with Exemptions	\$234.19

## Owner(s)

### Name - Ownership Type

LIGHTFOOT, CLAUDIA E - Tenancy by Entirety  
 WAGONER, DONALD J JR - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

N 276 FT OF W 315 FT OF LOT 8 PALM HAMMOCK PB 1 PG 104

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$94,215	\$0	\$94,215
SCHOOLS	\$119,400	\$0	\$119,400
FIRE	\$94,215	\$0	\$94,215
ROAD	\$94,215	\$0	\$94,215
WATER MANAGEMENT DISTRICT	\$94,215	\$0	\$94,215

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/6/2019	\$70,000	09313/1348	Vacant	Yes
WARRANTY DEED	3/6/2019	\$50,000	09313/1341	Vacant	No
WARRANTY DEED	7/1/2007	\$170,000	06794/0951	Vacant	Yes
WARRANTY DEED	8/1/1996	\$20,000	03115/1241	Vacant	Yes

## Land

Units	Rate	Assessed	Market
1.99 Acres	\$60,000/Acre	\$119,400	\$119,400

## Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

## Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

### Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

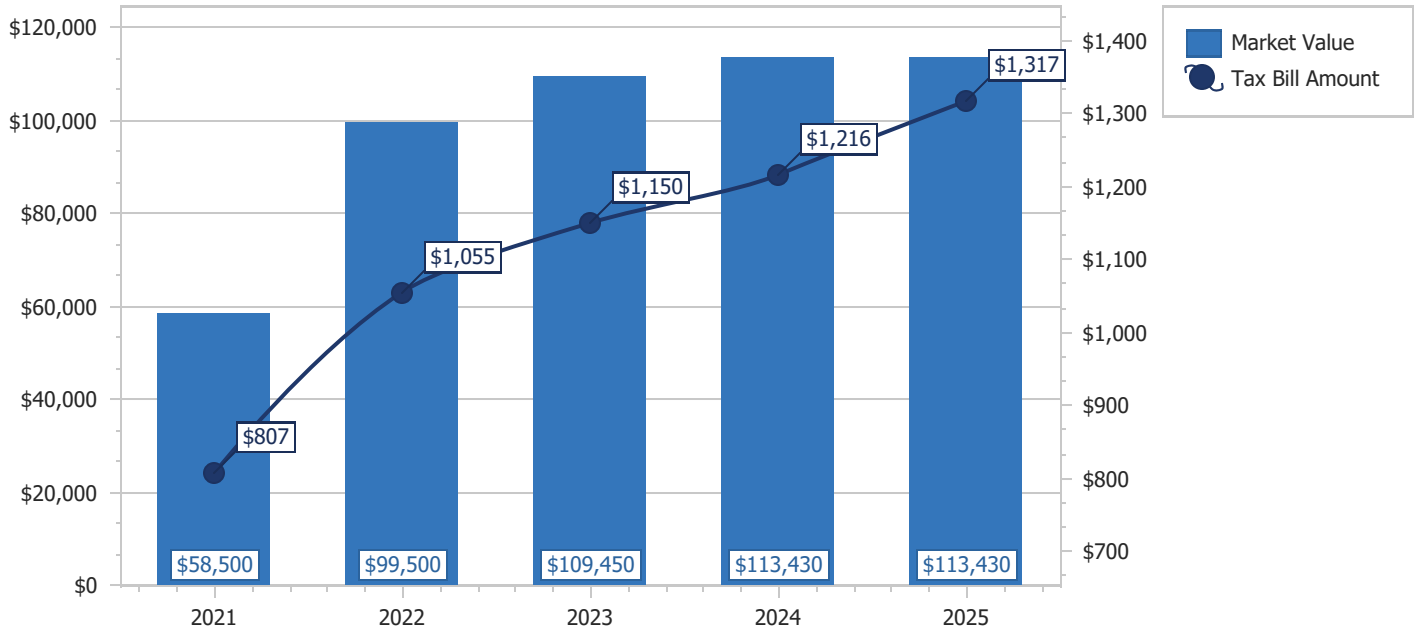
### School Districts

Elementary	Region 3
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 18

Utilities	
Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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

Receipt Details

Date: 6/10/2026 1:28:08 PM  
Project: 26-80000069  
Credit Card Number: 54\*\*\*\*\*9781  
Authorization Number: 583351  
Transaction Number: 100626O3B-A8174AB0-5721-459D-A08F-AE9B32BDF180  
Total Fees Paid: 52.50

Fees Paid

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