



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

PROJ. #: **26-80000048**
 RECEIVED AND PAID 04/22/2026
 PM Hilary

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:	Questions before buying a property - pls see attached letter		
PARCEL ID #(S):	28-19-30-503-0000-0110		
TOTAL ACREAGE:	0.26 AC	BCC DISTRICT:	Seminole
ZONING:	C1	FUTURE LAND USE:	Indian grocery store

APPLICANT

NAME:	Jyothy Venugopal	COMPANY:	N/A
ADDRESS:	1708 Olamash Ct		
CITY:	Sanford	STATE:	FL ZIP: 32771
PHONE:	321 578 0900	EMAIL:	[REDACTED]

CONSULTANT

N/A

NAME:	N/A		
ADDRESS:	N/A		
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Please see the attached letter with questions before buying a commercial property</u>				

STAFF USE ONLY

COMMENTS DUE: 05/01	COM DOC DUE: 05/07	DRC MEETING: 05/13/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-1	FLU: HIPTI	LOCATION: on the northeast corner of Monroe Rd and W 1st St
W/S: SEMINOLE/SANFORD	BCC: 5: HERR	

Dear Planning and Development Division,

My name is Jyothy Venugopal, and my number is 321-578-0900. The letter is regarding my interest in a commercial building, 125 Monroe Rd, Sanford, FL, 32771. I have some questions regarding this building because I am interested in buying this property. However, before buying this building, I would like to have some questions answered and would like to submit a pre-application.

My questions are:

- The plan for the primary business for this building is an Indian grocery store, is that allowed?
- The building has two different rooms with each own entrances. Is it possible for a second business to be started in the future of the other section of the building? And, the second business might be a liquor store or a smoke shop, is that allowed?
- Due to the building being old, how do I know if the parking spots, bathrooms, and anything to do with the property is up to the city codes and standards before I invest money into this property?
- In the future, what is the procedure for adding a drive thru to the building?
- What is the procedure to add extra parking spaces around the building?
- Are there any other building code restrictions that I need to be aware of before purchasing this building?

Having these questions will be very beneficial and appreciated. Thank you.

Sincerely,

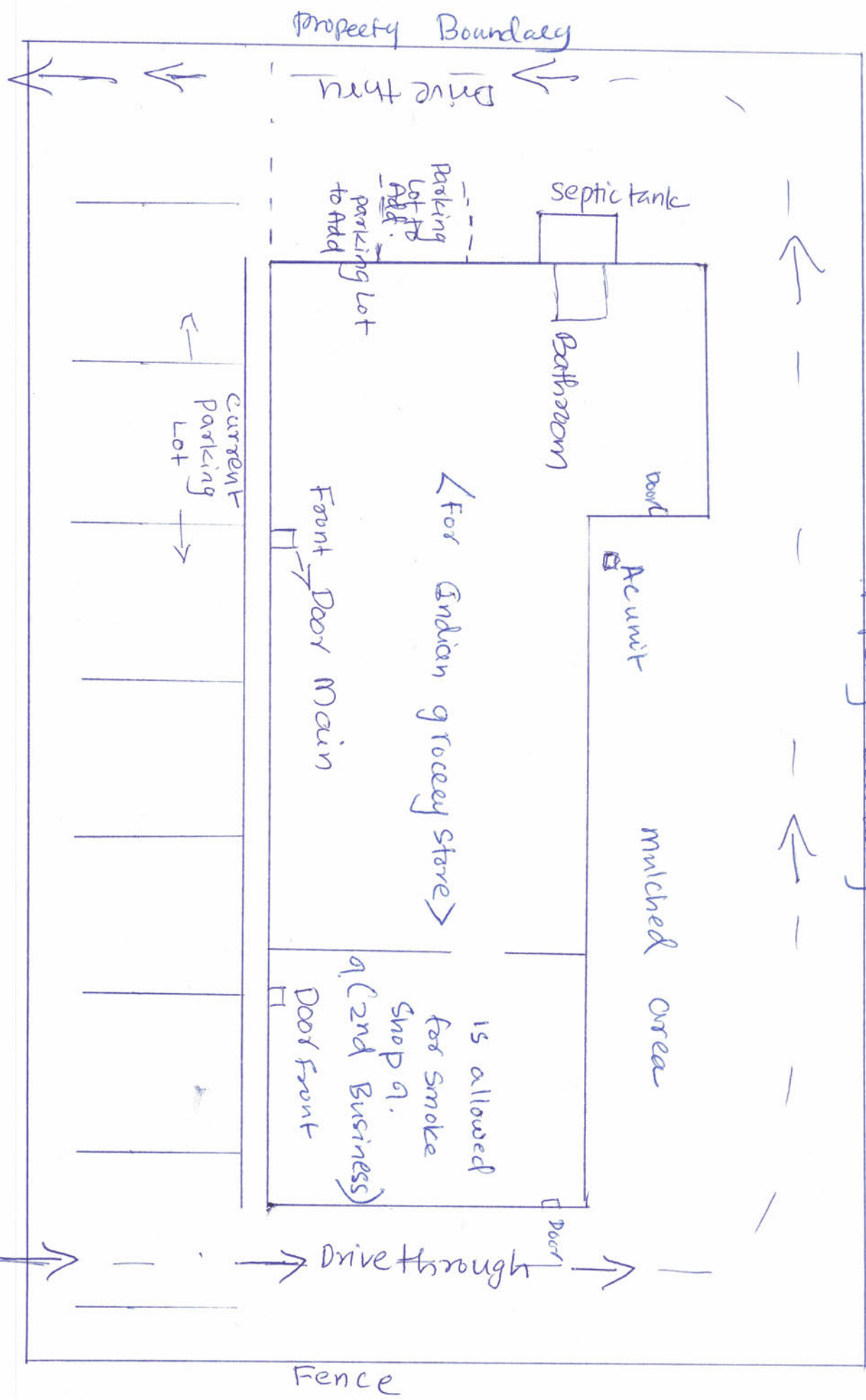
Jyothy Venugopal

Jyothy
4/22/26

Site Sketch of Proposal

Address
125 Monroe Road, Sanford, FL-32771

Property Boundary



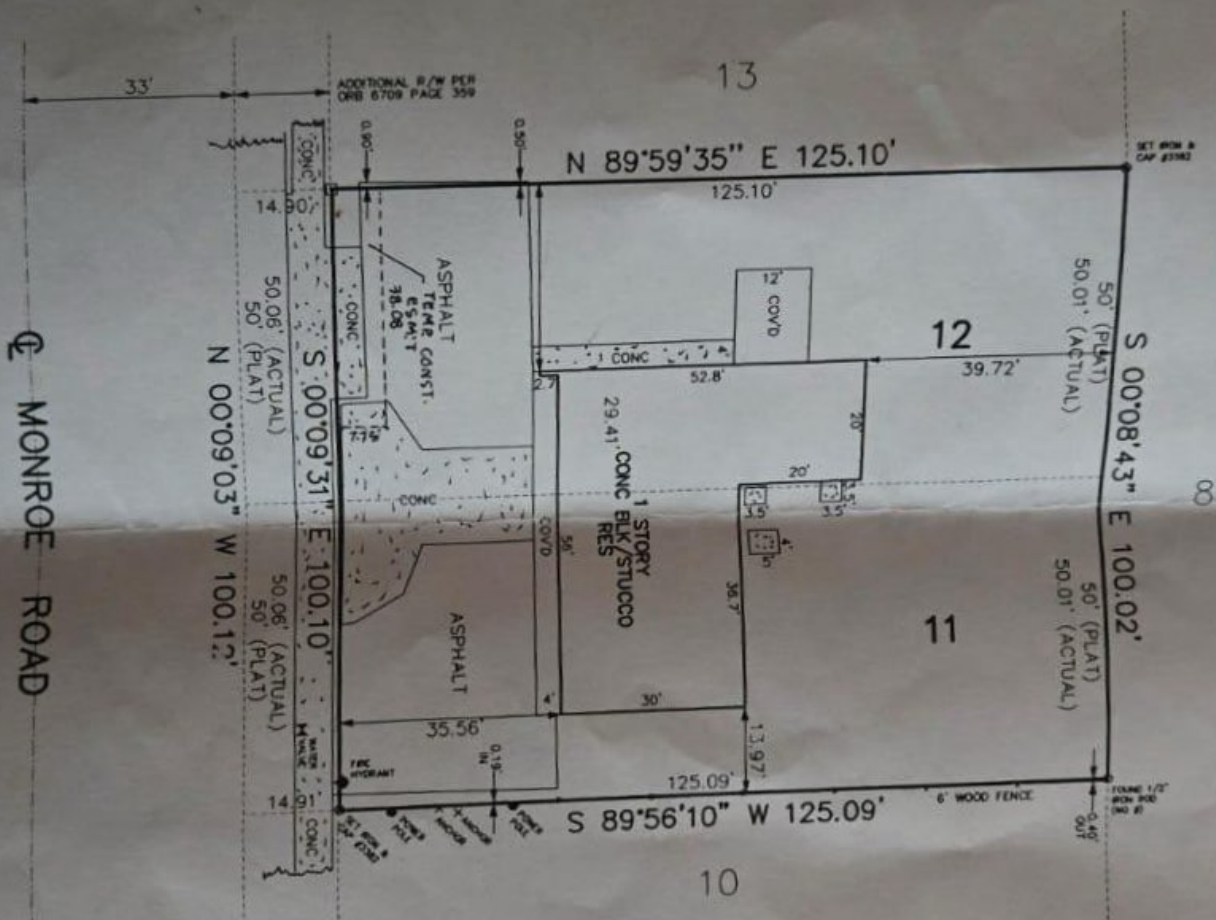
Monroe Road

PLAT OF "BOUNDARY" SURVEY

for
 JOSEPH W. & DONIELLE DEITZ and GEORGE W. & SUSAN B. TASHJIAN
 Legal Description

Lots 11 and 12, A. J. PETERSON SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 10, Page 60, of the Public Records of Seminole County, Florida; LESS AND EXCEPT that parcel taken by Order of Taking recorded May 30, 2007, in Official Records Book 6709, Page 359, Public Records of Seminole County, Florida.

SCALE AS NOTED



SCALE: 1" = 30'

SURVEY NOTES:

- 1) The street address of the above-described property is 125 Monroe Road.
- 2) The structure on the above-described property lies in a Flood Zone X.

SURVEYOR'S CERTIFICATE

This is to certify that I have made a Survey of the above described property and that the plat hereon delineated is an accurate representation of the same. I further certify that this Survey meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors pursuant to Section 427.027 of the Florida Statutes.

<p>REVISIONS:</p>	<p><i>R. Blair Kitner</i> KITNER SURVEYING, INC. R. BLAIR KITNER - P.L.S. NO. 3382 Post Office Box 923, Sanford, FL 32772-0823 (407) 322-2000</p>	<p>CERTIFIED CORRECT TO:</p> <p>WINSTON SINGH GEORGE W. & SUSAN B. TASHJIAN JOSEPH W. & DONIELLE DEITZ HUTCHISON, MAMELE & COOVER, P.A. COMMONWEALTH LAND TITLE INSURANCE CO.</p>
<p>PROJECT NO: 10-61</p>	<p>SURVEY DATE: 17 MARCH 2010</p>	

Property Record CardA



Parcel: **28-19-30-503-0000-0110**
 Property Address: **125 MONROE RD SANFORD, FL 32771**
 Owners: **SINGH, WINSTON**
 2026 Market Value \$241,471 Assessed Value \$138,145 Taxable Value \$138,145
 2025 Tax Bill \$2,133.90 Tax Savings with Non-Hx Cap \$668.12
 Stores General-One Story property w/1st Building size of 1,710 SF and a lot size of 0.29 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	28-19-30-503-0000-0110
Property Address	
Mailing Address	2809 WALDENS POND CV LONGWOOD, FL 32779-7037
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$111,057	\$98,637
Depreciated Other Features	\$4,824	\$2,592
Land Value (Market)	\$125,590	\$103,612
Land Value Agriculture	\$0	\$0
Just/Market Value	\$241,471	\$204,841
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$103,326	\$79,255
P&G Adjustment	\$0	\$0
Assessed Value	\$138,145	\$125,586

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,802.02
Tax Bill Amount	\$2,133.90
Tax Savings with Exemptions	\$668.12

Owner(s)A

Name - Ownership Type
 SINGH, WINSTON

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOTS 11 & 12 (LESS RD)
 A J PETERSON SUBD
 PB 10 PG 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$138,145	\$0	\$138,145
FIRE	\$138,145	\$0	\$138,145
SJWM(Saint Johns Water Management)	\$138,145	\$0	\$138,145

SalesA

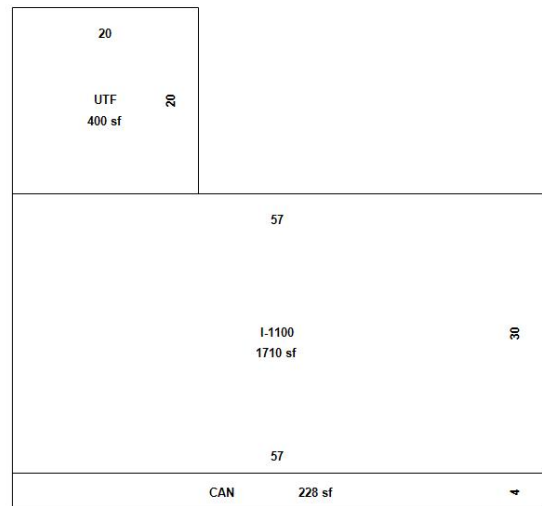
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/1989	\$30,000	02069/1618	Improved	No

LandA

Units	Rate	Assessed	Market
12,559 SF	\$10/SF	\$125,590	\$125,590

Building InformationA

#	1
Use	MASONRY PILASTER
Year Built*	1960/1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1710
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$182,810
Assessed	\$111,057



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
CANOPY	228

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08792	REROOF	\$9,400		8/26/2008

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	2400	\$8,040	\$4,824

ZoningA

Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

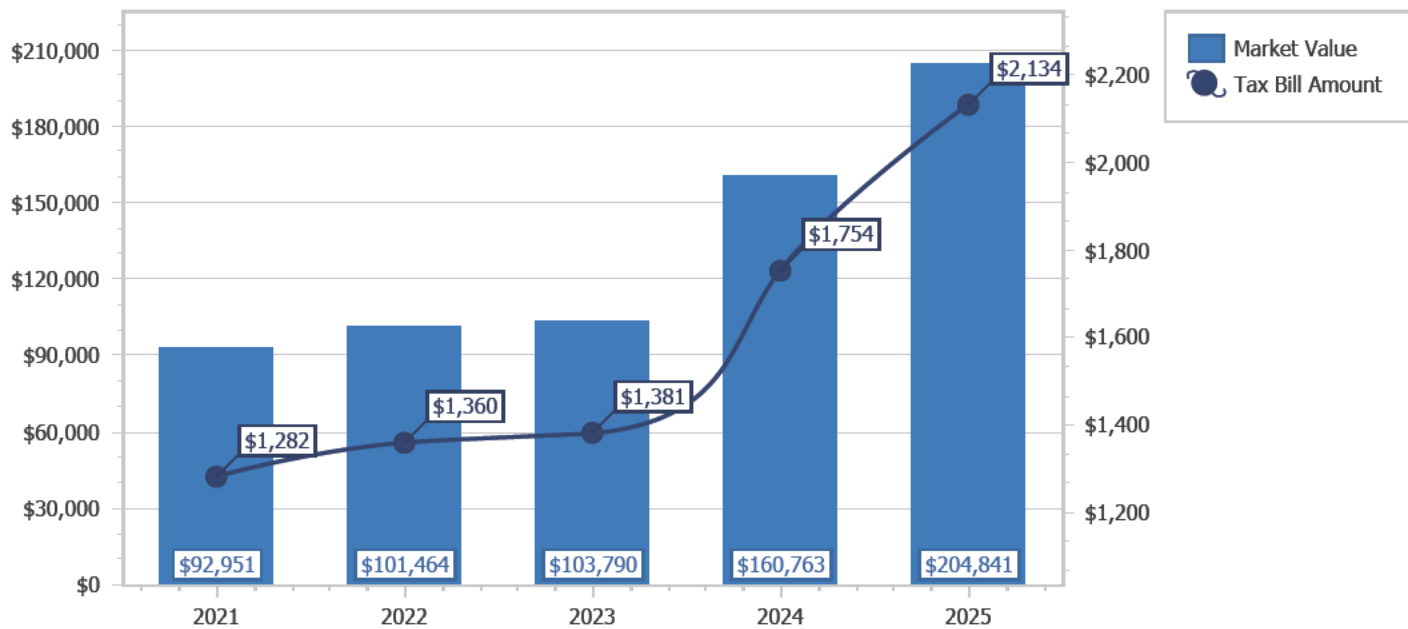
Political RepresentationA

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

UtilitiesA

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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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 or call us at: (407) 665-7371.

Receipt Details

Date: 4/22/2026 11:24:19 AM
Project: 26-80000048
Credit Card Number: 60*****3377
Authorization Number: 02221P
Transaction Number: 220426C1A-E3911BDC-EE9D-4F40-836C-0CF118F214DE
Total Fees Paid: 52.50

Fees Paid

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