



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

PROJ. #: 24-80000078
 PM: Annie
 REC'D: 5/30/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: FARMSTORES CONVENIENCE STORE
 PARCEL ID #(S): 33-19-31-507-0000-2080
 TOTAL ACREAGE: .28 BCC DISTRICT: SEMINOLE COUNTY **5: Herr**
 ZONING: C-1 FUTURE LAND USE: ~~CONVENIENCE STORE~~ **COM**

APPLICANT

NAME: RUBEN PANEQUE COMPANY:
 ADDRESS: 1025 OKLAHOMA ST
 CITY: OVIEDO STATE: FL ZIP: 32765
 PHONE: 305-305-9334 EMAIL: RUBEN.REALTYBIZ@GMAIL.COM

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: FARM STORES CONVENICNE STORE. YOU DRIVE UP AND RECEIVE GOOD DIRECTLY FORM ATTENDANT. THEY COME TO YOUR CAR.

SUBDIVISION **LAND USE AMENDMENT** REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 6/7	COM DOC DUE: 6/13	DRC MEETING: 6/19
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-1	FLU: COM	LOCATION: on the north side of SR 46, east of Dolarway
W/S: Midway Canaan	BCC: 5: Herr	

Roof overhang is 40 X 30 steel frame, with modified bitumen roof covering.

Convenience store size under overhang is 30X12 CBS block construction. No customers are allowed inside the convenience store. This is a drive up and be served by the employees inside. The structure has two large sliding doors on each side that remain open while business is open. Customers stay in their vehicles at all times. Once you are served, you drive off. Two ways drive up method, each side has their own entry and exit. No restrooms for customers. No parking is needed.

The products offered are those alike to a standard convenience store. Milk, eggs, bread, cereal are some of the items that will be stocked. The goal is to provide the bare essentials to you on demand with no wait, and form the comfort and security from the inside of your vehicle.

This business is made to fit in the tightest and most small lots allowing the city to maximize on more business exposure by not taking up much retail space. Building color comes in white or red with a clean look and giving a nostalgic vibe with a modern twist. Please see pictures below of an example store located in Clearwater, FL.

The last page is the proposed layout and lot in question.





Below here on the next page is an overview of the Sanford lot I am purchasing, and a photo of the exact proposed way I would like to layout this property.



Proposed view



Sanford lot in question

Property Record Card

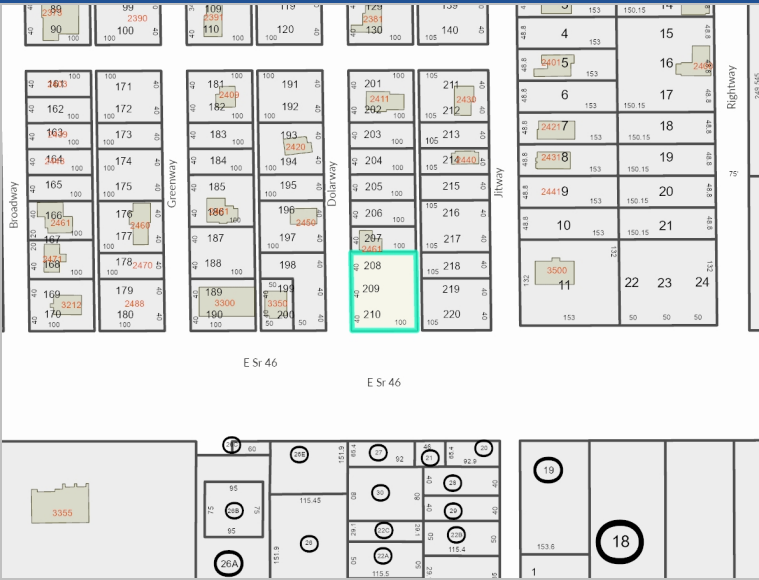


Parcel 33-19-31-507-0000-2080

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	33-19-31-507-0000-2080
Owner(s)	FINDLEY, MARIAN C
Property Address	SANFORD, FL 32771
Mailing	2051 SIPES AVE SANFORD, FL 32771-8423
Subdivision Name	PACKARDS 1ST ADD TO MIDWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value		
Depreciated Other Features		
Land Value (Market)	\$48,240	\$36,210
Land Value Agriculture		
Just/Market Value	\$48,240	\$36,210
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$8,409	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$39,831	\$36,210

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	\$481.88
2023 Tax Bill Amount	\$481.88

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 208 209 + 210
 JO PACKARDS 1ST ADD TO
 MIDWAY
 PB 2 PG 104

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$39,831	\$0	\$39,831
SJWM(Saint Johns Water Management)	\$39,831	\$0	\$39,831
FIRE	\$39,831	\$0	\$39,831
COUNTY GENERAL FUND	\$39,831	\$0	\$39,831
Schools	\$48,240	\$0	\$48,240

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/06/2021	10065	1162	\$8,000	Yes	Vacant
TAX DEED	02/01/2014	08223	1213	\$8,300	No	Vacant
QUIT CLAIM DEED	01/01/2003	04673	0932	\$300	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			12000	\$4.02	\$48,240

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	MIDWAY CANAAN UTILITIES	MIDWAY CANAAN UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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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: 5/30/2024 7:18:14 PM
Project: 24-80000078
Credit Card Number: 48*****9073
Authorization Number: 030052
Transaction Number: 30052403A-543D08F8-C676-45D3-A3B3-756F3976FF92
Total Fees Paid: 52.50

Fees Paid

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