



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

PROJ. #: 26-80000026
 PM: Hilary
 REC'D: 3/2/26

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: 6275 W SR 46
 PARCEL ID #(S): 25-19-29-300-0270-0000 & 25-19-29-300-027A-0000
 TOTAL ACREAGE: 6.74 BCC DISTRICT: D5
 ZONING: A-1 FUTURE LAND USE: SE

APPLICANT

NAME: Mihaela Lafleur COMPANY: Lafleur Properties & Consulting LLC
 ADDRESS: 50 Central Ave # 1505
 CITY: Sarasota STATE: FL ZIP: 34236
 PHONE: EMAIL:

CONSULTANT

NAME: Doug Kelly COMPANY: England Thims & Miller, Inc
 ADDRESS: 1411 Edgewater Drive
 CITY: Orlando STATE: FL ZIP: 32804
 PHONE: 407.268.8583 EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: Special request to allow landscap contractor use to operate on the A-1 property
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/13 COM DOC DUE: 3/19 DRC MEETING: 4/1

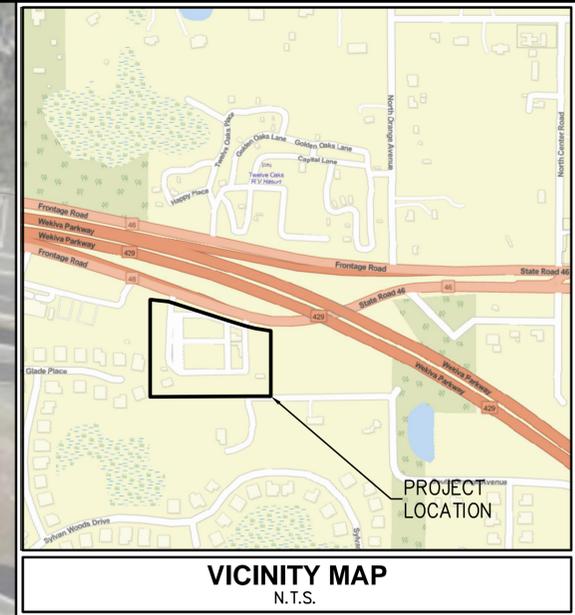
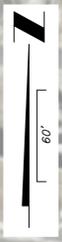
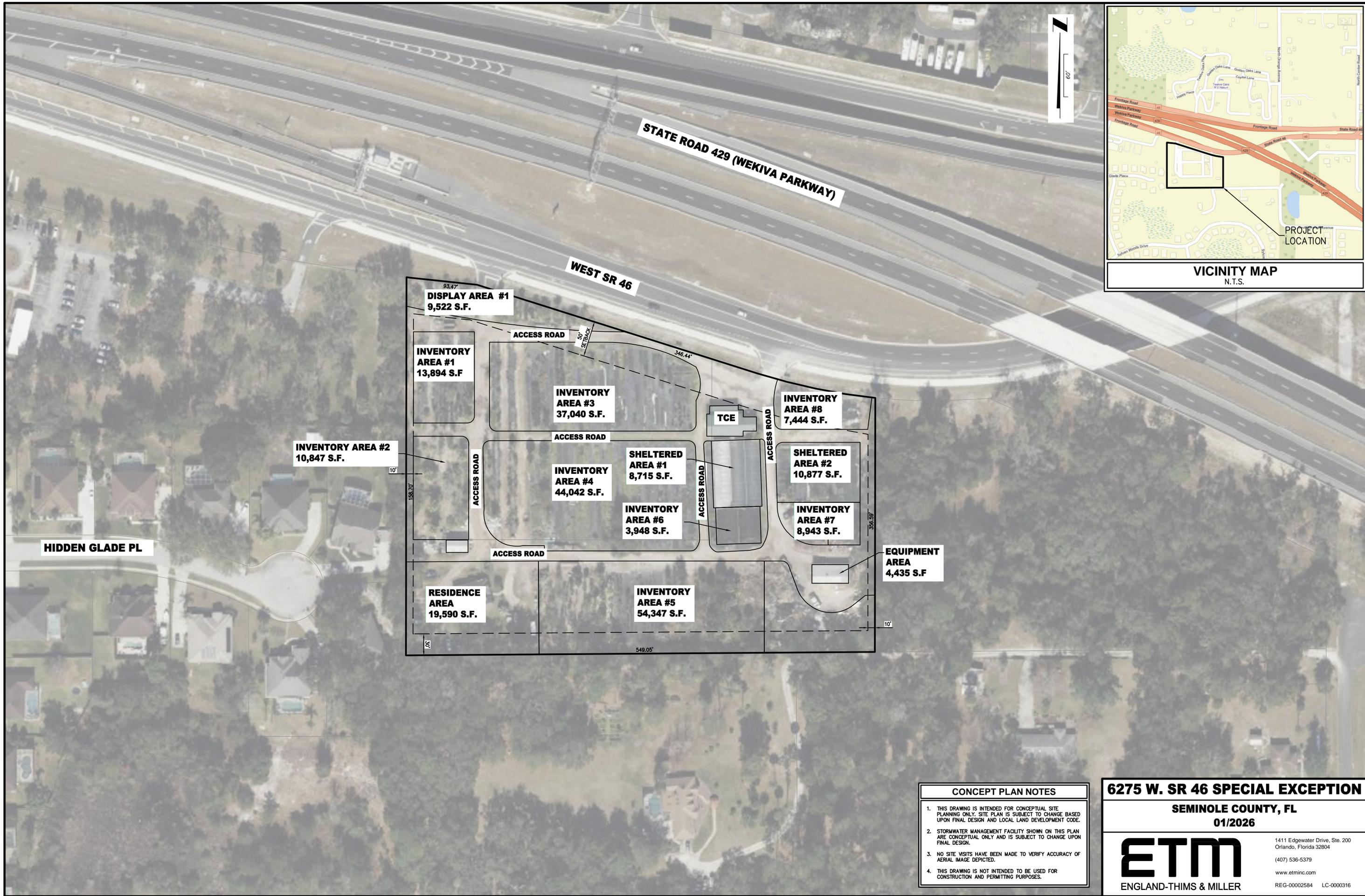
PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE LOCATION: on the south side of W SR 46, east of Glade View Dr
 W/S: Seminole County BCC: 5: Herr

March 2, 2026

The subject property encompasses approximately 6.6 acres and is the site of an existing wholesale plant nursery. The property is currently zoned A-1 with a Suburban Estate Future Land Use designation. The purpose of this special exception request is to allow for the addition of a landscape contractor as an accessory to the existing wholesale nursery use. There will be no change in access.





- CONCEPT PLAN NOTES**
1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
 4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.

6275 W. SR 46 SPECIAL EXCEPTION
SEMINOLE COUNTY, FL
01/2026

ETM
 ENGLAND-THIMS & MILLER

1411 Edgewater Drive, Ste. 200
 Orlando, Florida 32804
 (407) 536-5379
 www.etmnc.com
 REG-00002584 LC-0000316

PLOT/TECH: January 29, 2026 - 3:37 PM, BY: Kyle Jackson
 N:\2025\25-563\Concept\Concept_1.dwg

Property Record Card



Parcel: **25-19-29-300-0270-0000**
 Property Address: **6275 W SR 46 SANFORD, FL 32771**
 Owners: **LAFLEUR PROPERTIES & CONSULTING LLC**
 2026 Market Value \$945,390 Assessed Value \$622,963 Taxable Value \$622,963
 2025 Tax Bill \$6,556.04 Tax Savings with Non-Hx Cap \$3,693.62
 Ornaments property w/1st Building size of 960 SF and a lot size of 3.59 Acres

Parcel Location



Site View



25192930002700000 04/19/2023

Parcel Information

Parcel	25-19-29-300-0270-0000
Property Address	6275 W SR 46 SANFORD, FL 32771
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornaments
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$460,823	\$465,402
Depreciated Other Features	\$35,442	\$34,217
Land Value (Market)	\$449,125	\$449,125
Land Value Agriculture	\$126,698	\$126,698
Just/Market Value	\$945,390	\$948,744
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,865
P&G Adjustment	\$0	\$0
Assessed Value	\$622,963	\$588,452

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,249.66
Tax Bill Amount	\$6,556.04
Tax Savings with Exemptions	\$3,693.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
 S 660 FT OF N 1650 FT OF W
 660 FT OF E 1320 FT OF NW
 1/4 (LESS BEG 1145.01 FT S
 + 890 FT W OF N 1/4 COR
 RUN S 346.21 FT W 430 FT N
 363.76 FT SELY ALONG RD
 430.67 FT TO BEG + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$622,963	\$0	\$622,963
Schools	\$622,963	\$0	\$622,963
SJWM(Saint Johns Water Management)	\$622,963	\$0	\$622,963

Sales

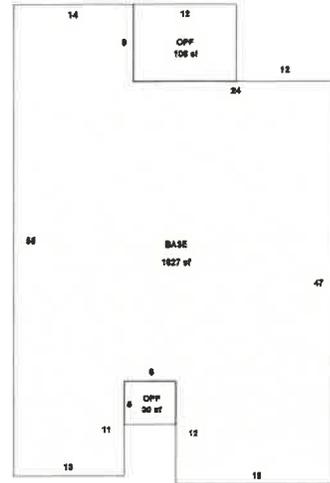
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Improved	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Improved	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Improved	No
QUIT CLAIM DEED	9/1/1994	\$100	02839/0203	Improved	No
QUIT CLAIM DEED	3/1/1994	\$100	02753/1405	Improved	No
WARRANTY DEED	7/1/1988	\$54,000	01984/1102	Vacant	No
WARRANTY DEED	7/1/1988	\$27,000	01984/1099	Vacant	No
TRUSTEE DEED	7/1/1988	\$27,000	01984/1096	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$17,700	01084/0182	Improved	No
WARRANTY DEED	1/1/1973	\$40,000	00970/0988	Improved	Yes

Land

Units	Rate	Assessed	Market
2.59 Acres	\$125,000/Acre Market, \$655/Acre AG	\$1,698	\$324,125
1 Acres	\$125,000/Acre	\$125,000	\$125,000

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	2013
Bed	
Bath	
Fixtures	7
Base Area (ft ²)	1827
Total Area (ft ²)	1965
Constuction	CB/STUCCO FINISH
Replacement Cost	\$164,477
Assessed	\$157,076

* Year Built = Actual / Effective

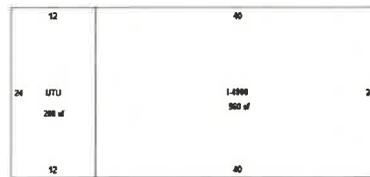


Building 2

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	108
OPEN PORCH FINISHED	30

Building Information	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1990/1991
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$47,900
Assessed	\$29,698

* Year Built = Actual / Effective

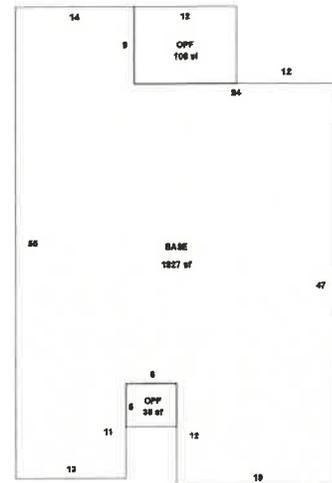


Building 1

Appendages	
Description	Area (ft ²)
UTILITY UNFINISHED	288

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1900
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$300,328
Assessed	\$274,049

* Year Built = Actual / Effective



Building 3

Sketch by Ryan Beach

Appendages	
Description	Area (ft ²)
CANOPY	560

Permits				
Permit #	Description	Value	CO Date	Permit Date
08838	ELECTRICAL	\$18,400		5/30/2018
11340	DEMOLISH ALL COMMERCIAL BUILDINGS/STRUCTURES	\$25,000		8/18/2017
10748	ELECTRICAL	\$2,200		8/7/2017
01390	WHOLE HOUSE WATER TREATMENT SYSTEM	\$5,940		2/18/2014
04961	08/27/2013 04:25:34 PM Created by: Kim Permit Key 12013061404961 was added!	\$200,725	12/10/2013	6/14/2013
04265	INSTALL A/C UNIT	\$2,000		6/1/1995
01644	FAIRFIELD FARMS STORAGE BARN	\$99,000		3/1/1994
01645	FAIRFIELD FARMS STORAGE BARN	\$14,080		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1980	1	\$0	\$0
CARPOT 1	1980	1	\$3,000	\$1,800
FIREPLACE 1	2013	1	\$3,000	\$2,100
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
GREENHOUSE	2016	6370	\$23,442	\$23,442

GREENHOUSE

2016

3000

\$6,000

\$6,000

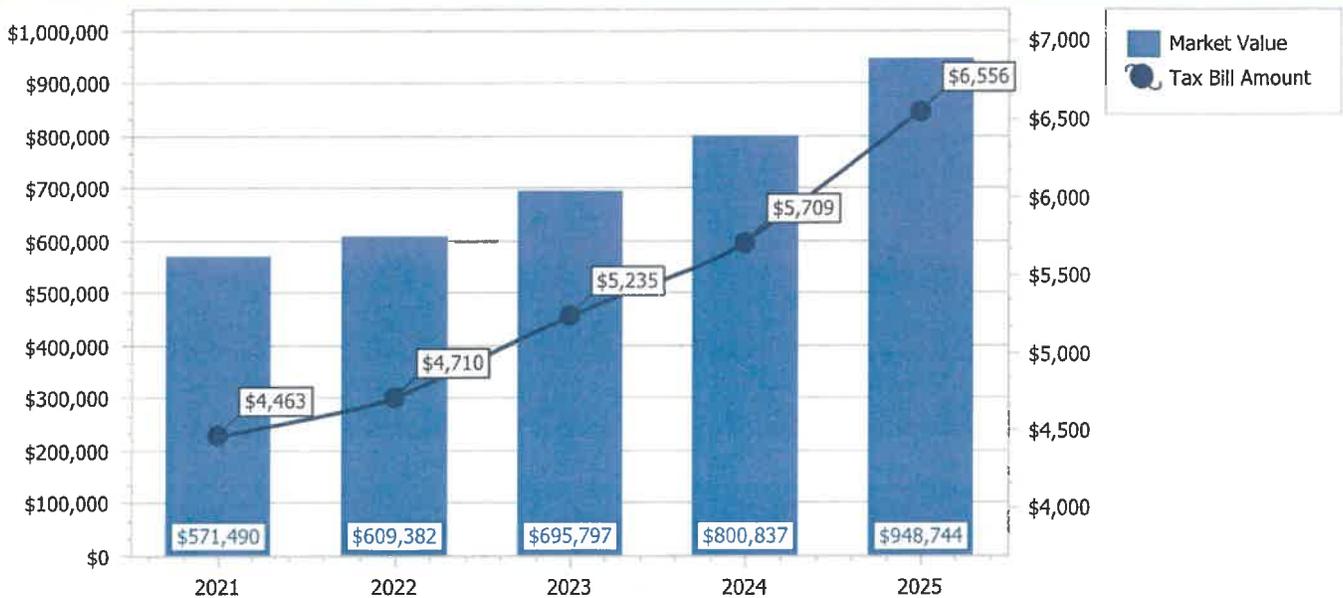
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record CardA



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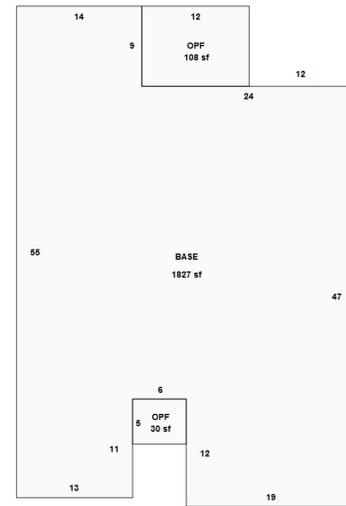
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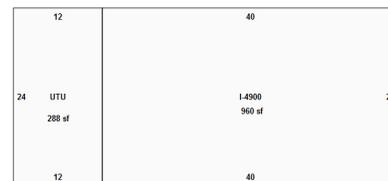
Sketch by Apen Sketch

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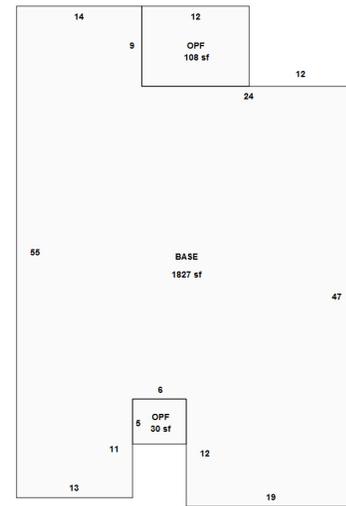


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Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA

