



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

PROJ. #: 26-80000019  
 PM: KAITLYN  
 REC'D: 02/12/2026  
 PAID 02/13/2026

## 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 NAME: VAUGHN NURSERY PROPERTY

PARCEL ID #(S): 26-19-29-300-0040-0000

TOTAL ACREAGE: 10.39 AC.

BCC DISTRICT: 5

ZONING: A-1

FUTURE LAND USE: SE

NAME: WINSTON SCHWARTZ

COMPANY: W-J HOMES

ADDRESS: 217 N WESTMONTE DRIVE, SUITE 1005

CITY: ALTAMONTE SPRINGS

STATE:

ZIP: 32714

PHONE: 407-409-7994

EMAIL: [REDACTED]

NAME: TOM FABER

COMPANY: FABER ENGINEERING, INC.

ADDRESS: 3165 MCCRORY PLACE, SUITE 151

CITY: ORLANDO

STATE: FL

ZIP: 32803

PHONE: 407-595-1566

EMAIL: [REDACTED]

#### PROPOSED DEVELOPMENT

Brief description of proposed development: APPLICANT INTENDS TO REZONE THE PROPERTY TO "PD" TO ALLOW FOR A 10 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

SUBDIVISION     LAND USE AMENDMENT     REZONE     SITE PLAN     SPECIAL EXCEPTION

COMMENTS DUE: 02/20

COM DOC DUE: 02/26

DRC MEETING: 03/04/2026

PROPERTY APPRAISER SHEET     PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION: on the north side of E SR 46 and SR 429

W/S: SEMINOLE COUNTY UTILITIES

BCC: 5: HERR



Faber Engineering, Inc.

3165 McCrory Place, Suite 151  
Orlando, FL 32803  
407-595-1566

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February 12, 2026

**TO: Seminole County  
Planning and Development  
1101 East First St.  
Sanford, FL 32771**

**Subject: Pre-application Narrative for Rezoning of Parcel 26-19-29-300-0040-0000  
“Vaughn Nursery Property”**

Dear Staff,

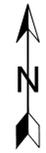
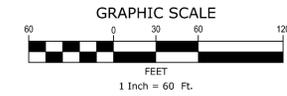
We are requesting a pre-application meeting to discuss rezoning the subject parcel from A-1 to PD to allow for a cluster residential subdivision with up to 10 dwelling units. The site has an existing future land use of SE and is located within the WRPA. A conceptual site plan is enclosed.

Feel free to contact our office if you have any questions.

Sincerely,

*Tom Faber*

Tom Faber, P.E.  
Faber Engineering, Inc.  
PE #87427



**Faber Engineering, Inc.**  
 3165 MCCORRY PLACE, STE 151  
 ORLANDO, FL 32803  
 (407) 595-1566

SEAL:  
 THOMAS FABER, P.E. #87427  
 REGISTERED PROFESSIONAL ENGINEER  
 FABER ENGINEERING, INC.

**CONCEPT PLAN**  
**VAUGHN NURSERY PROPERTY**  
 SEMINOLE COUNTY, FL

PROJECT PHASE:  
 CONCEPT PLAN

APPLICANT:  
 W-J HOMES

REV#	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

JOB #: 25041  
 DATE: 02/11/26  
 DESIGNED BY: TRF  
 APPROVED BY: TRF

C-1

**OVERALL SITE DATA AND NOTES**

1. PARCEL ID: 26-19-29-300-0040-0000
2. GROSS SITE AREA = 10.39 AC.
3. WETLAND AREA = 0.00 AC.
4. EXISTING/PROPOSED FUTURE LAND USE = SE
5. EXISTING ZONING = A-1
6. PROPOSED ZONING = PD
7. EXISTING USE = ABANDONED PLANT NURSERY
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL
9. MAXIMUM ALLOWED DENSITY = 1 DU/AC.
10. PROPOSED DWELLING UNITS = 10 DU
11. PROPOSED GROSS DENSITY = 10 DU/10.39 AC = 0.96 DU/AC
12. BUILDING SETBACKS:  
 -FRONT = 20 FT  
 -SIDE = 5 FT  
 -STREET SIDE = 15 FT  
 -REAR = 20 FT
13. LANDSCAPE BUFFERS:  
 -NORTH = N/A  
 -SOUTH = 15'  
 -EAST = N/A  
 -WEST = N/A
14. MINIMUM LOT AREA = 21,780 SF (0.50 AC.)
15. MINIMUM LOT WIDTH AT BUILDING LINE = 100 FT
16. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
17. THIS PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL 1217C003F (SEPTEMBER 28, 2007)
18. ALL ACREAGES SHOWN ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING REVIEW AND APPROVAL.
19. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
20. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT SHALL COMPLY WITH ALL SEMINOLE COUNTY AND SIRWMD REQUIREMENTS.
21. WATER, RECLAIMED WATER, AND SANITARY SEWER TO BE PROVIDED BY THE SEMINOLE COUNTY.
22. PROPOSED UTILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. UTILITIES SHALL BE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS. PROPOSED UTILITY LOCATIONS ARE SUBJECT TO CHANGE DURING THE FINAL SITE PLAN PROCESS.
23. ALL INTERNAL ROADWAYS WILL BE PRIVATE-GATED.
24. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
25. ALL LANDSCAPE BUFFERS AND COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
26. 5' DRAINAGE EASEMENT ARE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, POOL EQUIPMENT, ETC. IS ALLOWED IN THE EASEMENT.
27. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
28. THE PROJECT IS LOCATED WITHIN THE WEKIVA RIVER PROTECTION AREA, THE WEST SR 46 SCENIC CORRIDOR, AND THE BEAR MANAGEMENT AREA.

**TRACT TABLE**

NAME	USE	OWNERSHIP	AREA (AC.)
TRACT A	RIGHT-OF-WAY	HOA	1.11 (10.71%)
TRACT B	OPEN SPACE/ PARK/RETENTION	HOA	2.57 (24.7%)
TRACT C	OPEN SPACE/RETENTION	HOA	0.94 (9.01%)
TRACT D	LIFT STATION	HOA	0.02 (0.2%)
-	SINGLE FAMILY LOTS	-	5.75 (55.3%)
TOTAL AREA:			10.39 (100%)

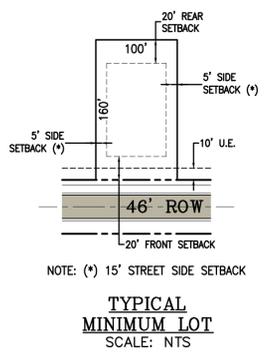
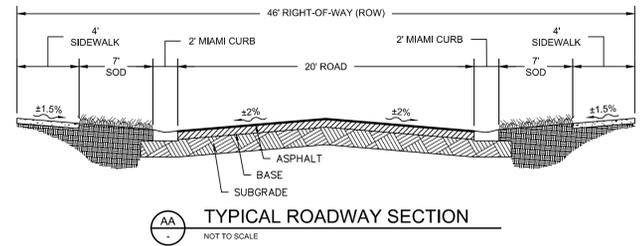
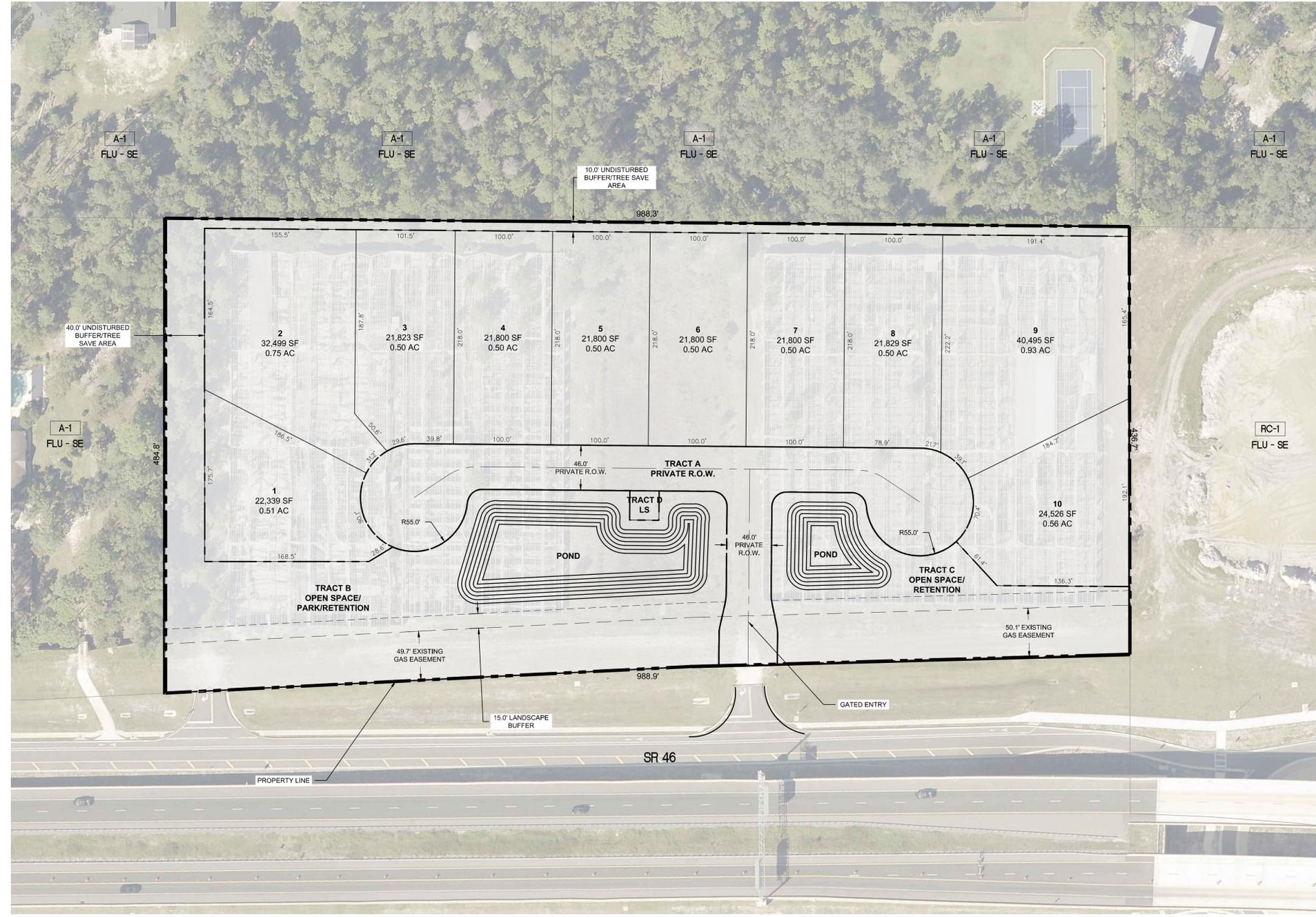
**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE (25%): 0.25 X 10.39 AC. = 2.60 AC.  
 PROVIDED OPEN SPACE: 3.51 AC. (33.7%)

**TRIP GENERATION TABLE<sup>1</sup>**

ITE CODE & DESCRIPTION	RATE <sup>1</sup>	UNITS	TRIPS
210 - SINGLE FAMILY DETACHED HOUSING	AM PEAK HOUR	0.75	10
	PM PEAK HOUR	0.99	10
	AVERAGE DAILY	9.43	10
		10	94

<sup>1</sup> TRIP RATES REFERENCED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION.



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# Property Record Card



Parcel: **26-19-29-300-0040-0000**  
 Property Address: **W SR 46 SANFORD, FL 32771**  
 Owners: **VAUGHAN INC**  
 2026 Market Value \$935,100 Assessed Value \$576,254 Taxable Value \$576,254  
 2025 Tax Bill \$9,324.54 Tax Savings with Non-Hx Cap \$3,466.69  
 Vacant Residential property has a lot size of 10.39 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	26-19-29-300-0040-0000
Property Address	
Mailing Address	107 W COMMERCIAL ST SANFORD, FL 32771-1213
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## 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)	\$935,100	\$935,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$935,100	\$935,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$358,846	\$411,233
P&G Adjustment	\$0	\$0
Assessed Value	\$576,254	\$523,867

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,791.23
Tax Bill Amount	\$9,324.54
Tax Savings with Exemptions	\$3,466.69

## Owner(s)

Name - Ownership Type  
 VAUGHAN INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 19S RGE 29E  
W 3/4 OF N 1/2 OF NE 1/4  
OF NE 1/4 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$576,254	\$0	\$576,254
Schools	\$935,100	\$0	\$935,100
FIRE	\$576,254	\$0	\$576,254
ROAD DISTRICT	\$576,254	\$0	\$576,254
SJWM(Saint Johns Water Management)	\$576,254	\$0	\$576,254

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/1987	\$100	01906/1370	Vacant	No
WARRANTY DEED	2/1/1987	\$173,000	01823/1102	Vacant	Yes
WARRANTY DEED	11/1/1984	\$150,000	01598/0328	Vacant	No
WARRANTY DEED	11/1/1979	\$100	01259/1565	Vacant	No
QUIT CLAIM DEED	1/1/1979	\$100	01263/0978	Vacant	No

## Land

Units	Rate	Assessed	Market
10.39 Acres	\$90,000/Acre	\$935,100	\$935,100

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
08052	DEMO ALL COMMERCIAL BLDGS.	\$9,000		6/13/2017
01773	EXT GREENHOUSE MISC ELECTRIC	\$6,000		3/1/1994

## Extra Features

Description	Year Built	Units	Cost	Assessed
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### Zoning

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

### 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 1

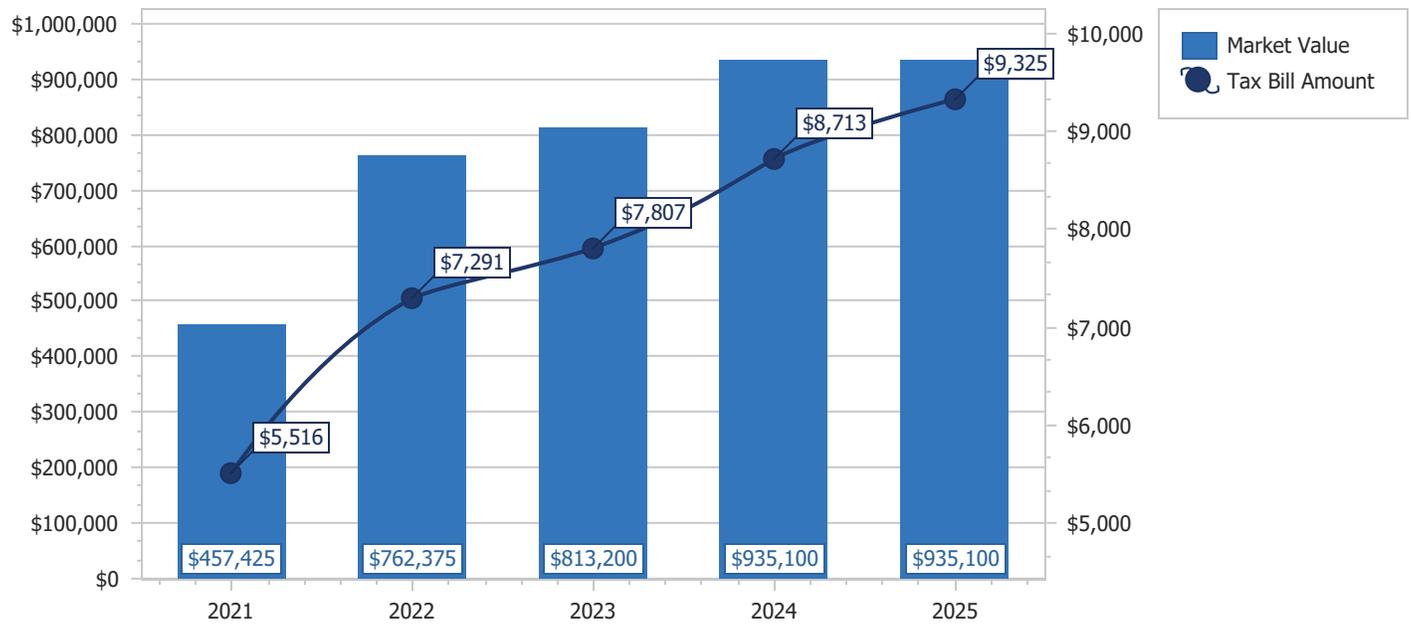
### School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

### Utilities

Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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

**Receipt Details**

**Date:** 2/13/2026 12:10:13 PM  
**Project:** 26-80000019  
**Credit Card Number:** 41\*\*\*\*\*3193  
**Authorization Number:** 01084G  
**Transaction Number:** 130226O2C-30DEBA60-B93C-452C-902A-D151A0AAF332  
**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