



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

PROJ. #: 26-80000046

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	
PARCEL ID #(S):	14-20-30-5WM-0000-001B
TOTAL ACREAGE:	BCC DISTRICT:
ZONING:	PD FUTURE LAND USE: PD

APPLICANT

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

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: _____

STAFF USE ONLY

COMMENTS DUE: 4/24	COM DOC DUE: 4/30	DRC MEETING: 5/13
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD	FLU: PD	LOCATION: on the east side of N US Hwy 17-92, north of Ronald Reagan Blvd
W/S: Seminole County	BCC: 2: Zembower	



April 16, 2026

Seminole County Planning & Development Division
1101 E. First Street
Sanford, FL 32771

RE: Goodwill Industries of Central Florida

Goodwill Industries of Central Florida is prepared to purchase 14 +/- acres portion of Lot 1 at Reagan Center PD, Parcel ID 14-20-30-5WM-0000-001B (Formerly Flea World). As a condition of this purchase, we would like to request consideration of an amendment to the PD to allow C-3 Permitted Use for Warehouse & Distribution.

The proposed building is Mixed-Use building, including 2 commercial retail stores, office space, and warehouse/distribution. The primary commercial use will face the frontage on 17-92. The remainder of the uses will be located behind the primary commercial portion on the north portion of lot 1.

Goodwill Industries is prepared to meet all county codes & regulations for this parcel. Please reference the enclosed site plan and an image of our prototypical primary retail facility. Similar retail stores can be found in Winter Garden, Lake Nona, Viera, Orlando, & Holly Hill (under construction)

Regards,

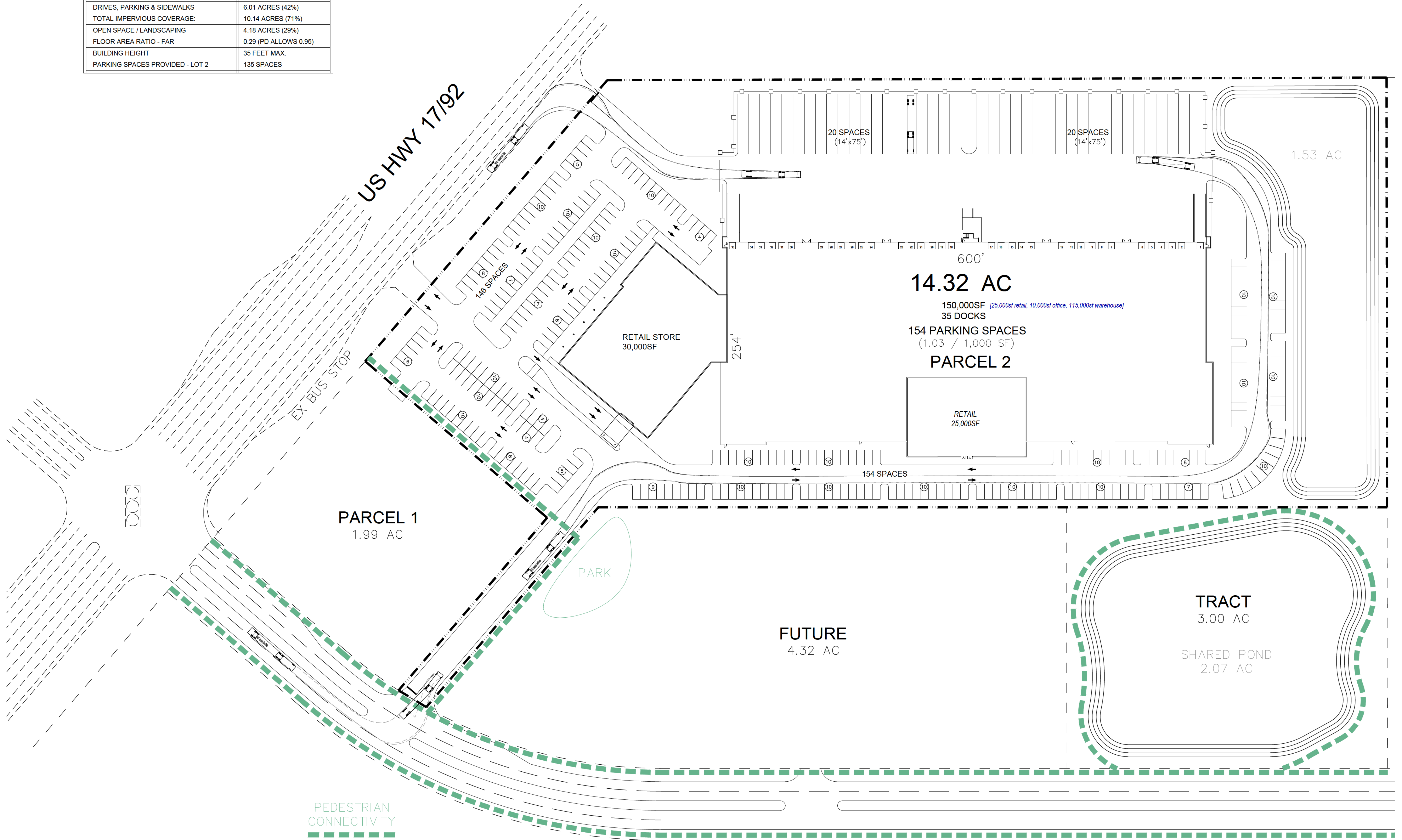
Kelly A. Kleppin, AIA
Architect, Senior Project Manager

Enclosures:

cc: Goodwill Industries of Central Florida.

SITE DATA ANALYSIS PARCELS 2 & 3

SITE ACREAGE	14.32 ACRES (100%)
TOTAL BUILDING DENSITY	180,000 S.F. (29%)
DRIVES, PARKING & SIDEWALKS	6.01 ACRES (42%)
TOTAL IMPERVIOUS COVERAGE:	10.14 ACRES (71%)
OPEN SPACE / LANDSCAPING	4.18 ACRES (29%)
FLOOR AREA RATIO - FAR	0.29 (PD ALLOWS 0.95)
BUILDING HEIGHT	35 FEET MAX.
PARKING SPACES PROVIDED - LOT 2	135 SPACES

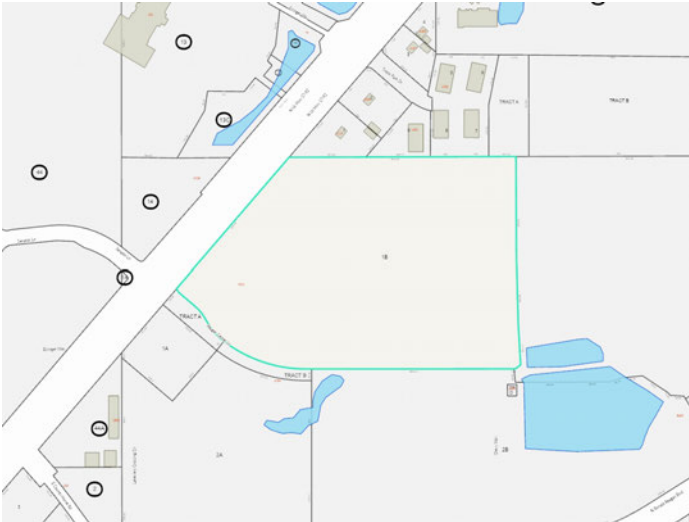


Property Record Card



Parcel: 14-20-30-5WM-0000-001B
Property Address: N US HWY 17-92 SANFORD, FL 32773
Owners: FOUNDATION RE HOLDINGS LLC
 2026 Market Value \$12,060,450 Assessed Value \$12,060,450 Taxable Value \$12,060,450
 2025 Tax Bill \$0.00
 Vacant Comm-Pud property has a lot size of 25.90 Acres

Parcel Location



Site View

Parcel Information

Parcel	14-20-30-5WM-0000-001B
Property Address	N US HWY 17-92 SANFORD, FL 32773
Mailing Address	C/O BOYS & GIRLS CLUBS OF CENTRAL FL ADMIN SERVICES CENTER 101 E COLONIAL DR ORLANDO, FL 32801-1201
Subdivision	REAGAN CENTER
Tax District	01:County Tax District
DOR Use Code	1015:Vacant Comm-Pud
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)	\$12,060,450	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$12,060,450	\$0
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$12,060,450	\$0

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$0.00
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 REAGAN CENTER PLAT BOOK 91 PAGES
72-73

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$12,060,450	\$0	\$12,060,450
Schools	\$12,060,450	\$0	\$12,060,450
FIRE	\$12,060,450	\$0	\$12,060,450
ROAD DISTRICT	\$12,060,450	\$0	\$12,060,450
SJWM(Saint Johns Water Management)	\$12,060,450	\$0	\$12,060,450

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
999,999 SF	\$11.45/SF	\$11,449,989	\$11,449,989
46,312 SF	\$11.45/SF	\$530,272	\$530,272
1.83 Acres	\$500/Acre	\$915	\$915
1 Lot	\$79,274/Lot	\$79,274	\$79,274

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Layer
Middle	Greenwood Lakes
High	Winter Springs

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 23

Utilities	
Fire Station #	Station: 35 Zone: 357
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/16/2026 2:18:16 PM
Project: 26-80000046
Credit Card Number: 43*****5720
Authorization Number: 032124
Transaction Number: 160426C2A-B3AA1D0F-5032-49AF-984A-B044064F836C
Total Fees Paid: 52.50

Fees Paid

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