



PM: David

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

PROJ. #: 26-80000086
Received & paid:
7/15/26

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: Mc Monigal Business Inc

PARCEL ID #(S): 04-20-31-300-049A-0000

TOTAL ACREAGE: 2.23

BCC DISTRICT: 5

ZONING: A-1

FUTURE LAND USE: HIPAP

APPLICANT

NAME: Bruce McGonigal

COMPANY:

ADDRESS: ~~NO ADDRESS (unassigned)~~ 1580 Cochran Rd

CITY: Sanford Deleva

STATE: FL

ZIP: 32773-32732

PHONE: 407-209-5183

EMAIL: [REDACTED]

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: Change zoning to Planned Development or Commercial

STAFF USE ONLY

COMMENTS DUE: 7/24

COM DOC DUE: 7/30

DRC MEETING: 8/5

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: Hipap

LOCATION: on the north side of Moors Station Rd west of Cochran Ave

W/S: City of Sanford

BCC: 5: Herr

Agenda: 7/31

BRUCE MCGONIGAL

1580 COCHRAN RD.

GENEVA, FL 32732

To Whom It May Concern:

My name is Bruce McGonigal and I am the owner of, Unassigned Sanford, FL 32773. I received a Notice of Violation in the mail. I have owned this property since 1989 (37 years). When we bought the property, we wanted to change to Commercial but the county did not allow us to do that. I also own the house beside this property.

I have stored my equipment and supplies on this property for that many years (37). There are other properties along Moore Station Rd and Cameron Rd that have equipment and supplies on their property also.

I would like to rezone this property to be Commercial or Planned Development property. I was given a date of 7/24/2026 to comply with this violation. I am not able to achieve that to be done on that date. I am also putting this application in to request the property to be changed to Commercial or Planned Development.

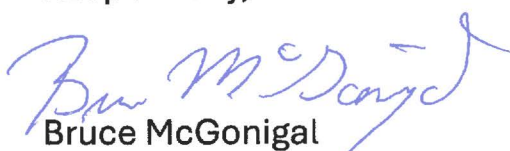
On the Code Violation Compliance Schedule, it shows property to be Residential/Commercial (outlined in red on sheet) and Zoning as N/A (outlined in red on sheet). Please explain.

Back in 1990 we were forced to move to this property because of the economy, so our business was there and we worked out of a trailer.

I pay property taxes and tangible taxes on this property.

Please consider working with me on this matter. Thank you for your time.

Respectfully,

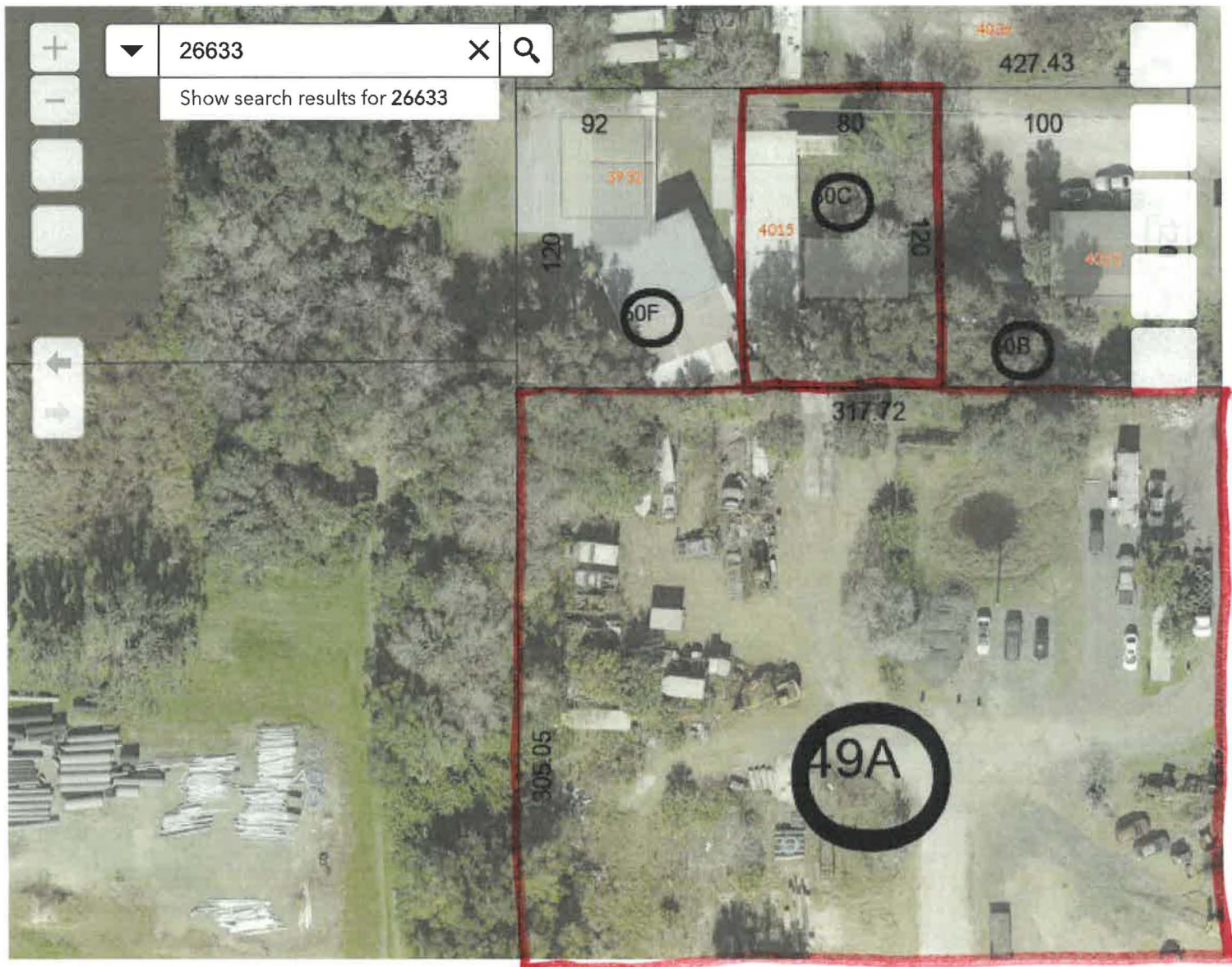

Bruce McGonigal

Parcel View Map

Open Full GIS
Map

** To CLOSE click the [X] in the right corner or anywhere outside the popup!

*own both properties
outlined in RED*





Seminole County Code Enforcement Code Violation Compliance Schedule

Exhibit "A"
Ref Case No: 26-00000953

Property Address:	*UNASSIGNED, SANFORD FL 32773		
Parcel ID:	04-20-31-300-049A-0000		
Owner / Agent:	BRUCE D. MC GONIGAL		
Mailing Address:	1580 COCHRAN RD		
	GENEVA, FL 32732		
First Inspection Date:		Property is Residential or Commercial:	Residential / Commercial
Last Inspection Date:		Occupied:	Yes / No Zoning: NA

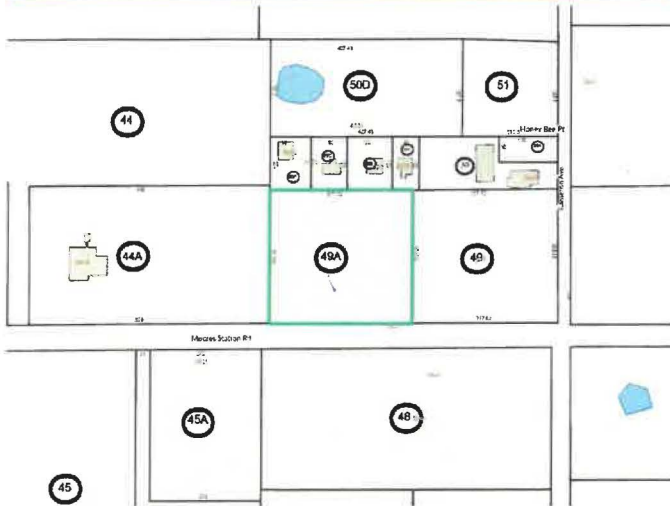
Explanation of Violation	Section and Violation	Corrective Action Required	Compliance Deadline
Operating Business (Fresh and Go Drain Cleaning) on vacant A-1 zoned property, (Junk and Recycling yards/outdoor storage of merchandise and/or materials, Commercial Business) storage of junk vehicles/equipment and trash/junk and debris on Vacant A-1 property PROHIBITED.	30.5.2- USE TABLE VIOLATION	Remove all junk vehicles, and trash, junk and debris throughout the property. This VACANT A-1 property is to remain vacant and free of any items until USE is established with Seminole County Planning and Zoning.	07/24/2026
Permits Required	SCC CHAPT. 40, APPENDIX A, SEC. 105.1 - UNPERMITTED CONSTRUCTION	Obtain all necessary permits for the trailer on the vacant A-1 property. Vacant A-1 property must remain vacant until USE is updated with Seminole County Planning and Zoning.	07/24/2026

2026 Property Record Card



Parcel: **04-20-31-300-049A-0000**
 Property Address:
 Owners: **MC GONIGAL, BRUCE D**
 2026 Market Value \$160,560 Assessed Value \$128,395 Taxable Value \$128,395
 2025 Tax Bill \$1,826.75 Tax Savings with Non-Hx Cap \$369.55
 Vacant Residential property has a lot size of 2.18 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	04-20-31-300-049A-0000
Property Address	
Mailing Address	1580 COCHRAN RD GENEVA, FL 32732-9750
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
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)	\$160,560	\$160,560
Land Value Agriculture	\$0	\$0
Just/Market Value	\$160,560	\$160,560
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$32,165	\$43,837
P&G Adjustment	\$0	\$0
Assessed Value	\$128,395	\$116,723

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,196.30
Tax Bill Amount	\$1,826.75
Tax Savings with Exemptions	\$369.55

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 MC GONIGAL, BRUCE D

Legal Description

SEC 04 TWP 20S RGE 31E

BEG 317.63 FT W OF INT OF N R/W LINE OF MOORES STATION RD & W R/W LINE OF CAMERON AVE RUN N
305.05 FT W 317.72 FT S 305.05 FT TO PT W OF BEG E TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$128,395	\$0	\$128,395
SCHOOLS	\$160,560	\$0	\$160,560
FIRE	\$128,395	\$0	\$128,395
ROAD	\$128,395	\$0	\$128,395
WATER MANAGEMENT DISTRICT	\$128,395	\$0	\$128,395

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/1989	\$35,357	02094/0028	Vacant	Yes

Land

Units	Rate	Assessed	Market
2.23 Acres	\$72,000/Acre	\$160,560	\$160,560

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

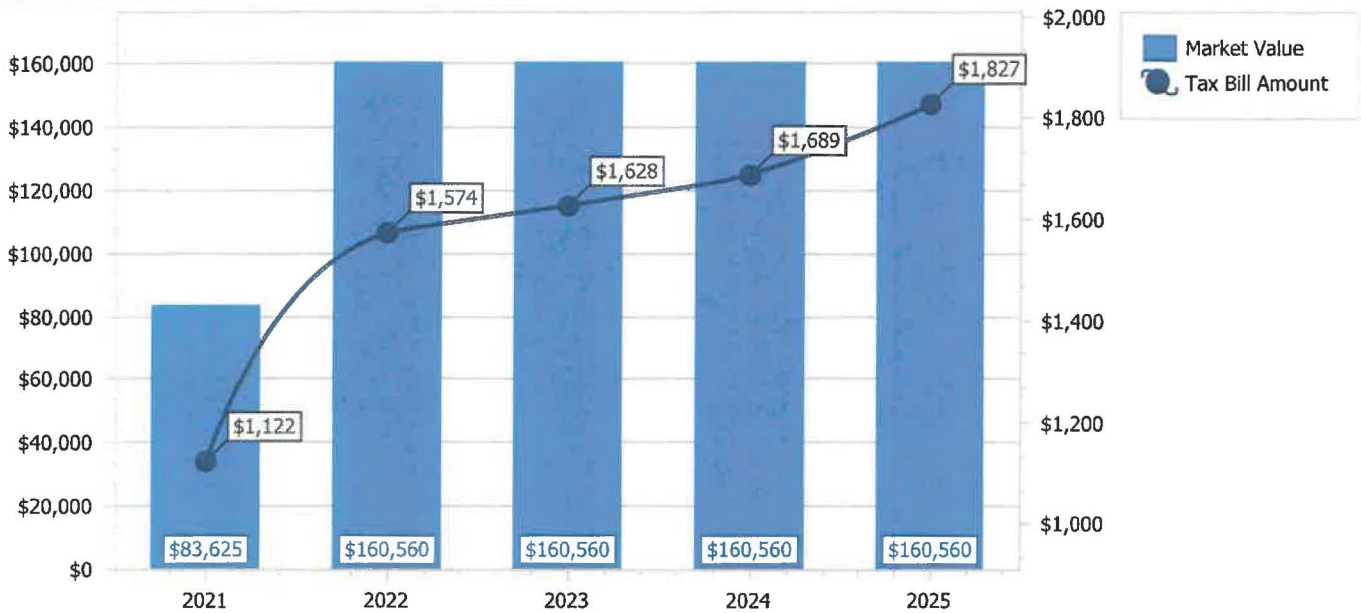
School Districts

Elementary	Region 3
Middle	Sanford
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 18

Utilities	
Fire Station #	41
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
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 or call us at: (407) 665-7371.

Receipt Details

Date: 7/15/2026 2:27:02 PM
Project: 26-80000086
Credit Card Number: 40*****7071
Authorization Number: 045703
Transaction Number: 150726C54-45FE9C84-DD81-491F-B345-5919E0E53FB2
Total Fees Paid: 52.50

Fees Paid

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

B