



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

PROJ. #: 26-80000072

PM: KAITLYN

REC'D: 06/12/2026

## 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

PROJECT NAME: 1802 Southwest Road Vehicle Appearance & Detailing Concept Review

PARCEL ID #(S):

TOTAL ACREAGE: BCC DISTRICT: **5: HERR**

ZONING: FUTURE LAND USE: Unknown

#### APPLICANT

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL: <span style="background-color: black; color: black;">[REDACTED]</span>	

#### CONSULTANT

NAME: N/A	COMPANY: N/A	
ADDRESS: N/A		
CITY: N/A	STATE: N/A	ZIP: N/A
PHONE: N/A	EMAIL: N/A	

#### PROPOSED DEVELOPMENT

Brief description of proposed development: \_\_\_\_\_

SUBDIVISION  
  LAND USE AMENDMENT  
  REZONE  
  SITE PLAN  
  SPECIAL EXCEPTION

#### STAFF USE ONLY

COMMENTS DUE: <b>06/19</b>	COM DOC DUE: <b>06/25</b>	DRC MEETING: <b>07/08/2026</b>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <b>C-1</b>	FLU: <b>COM</b>	LOCATION: <b>on the southwest corner of Southwest Rd and 18th St</b>
W/S: <b>SANFORD</b>	BCC: <b>5: HERR</b>	

# 1802 Southwest Road Vehicle Appearance & Detailing Concept Review

## Project Narrative

The applicant is evaluating the feasibility of redeveloping the existing commercially zoned parcel located at **1802 Southwest Road, Sanford, Florida (Parcel ID: 35-19-30-517-0100-0100)** for a small-scale, appointment-only vehicle appearance and detailing service.

The proposed development would utilize the existing developed slab area where feasible and include the installation of one or more open-air canopy structures, utility connections, and associated site improvements necessary to support the proposed use.

The business model is intended to operate on an appointment-only basis and provide low-impact vehicle appearance services. Proposed services may include interior detailing, paint correction, ceramic coating application, vehicle appearance enhancement, and related detailing services. No automotive repair, mechanical work, body work, tire service, vehicle dismantling activities, or high-volume commercial car wash operations are proposed.

The applicant anticipates a limited number of vehicles being serviced per day. The intent is to provide individualized vehicle appearance services in a controlled environment with minimal customer traffic and limited on-site vehicle storage.

The applicant is committed to complying with all applicable Seminole County requirements related to utilities, drainage, wastewater management, environmental protections, parking, landscaping, and site development standards.

The applicant recognizes that the subject parcel is designated Low Density Residential (LDR) on the Future Land Use Map and seeks guidance regarding the relationship between the existing C-1 zoning designation and the proposed use.

The purpose of this pre-application request is to obtain guidance from Seminole County regarding:

- Whether the proposed appointment-only vehicle appearance and detailing services are permitted within the existing C-1 zoning district.
- Whether the proposed use would be classified differently than a commercial car wash under the Seminole County Land Development Code.
- Whether the proposed use may be permitted through a Special Exception, Conditional Use, or similar approval process.
- How the property's Low Density Residential (LDR) Future Land Use designation affects the proposed use and any future development approvals.

- Any site development, parking, utility, drainage, wastewater management, or permitting requirements that may apply to the proposed development.

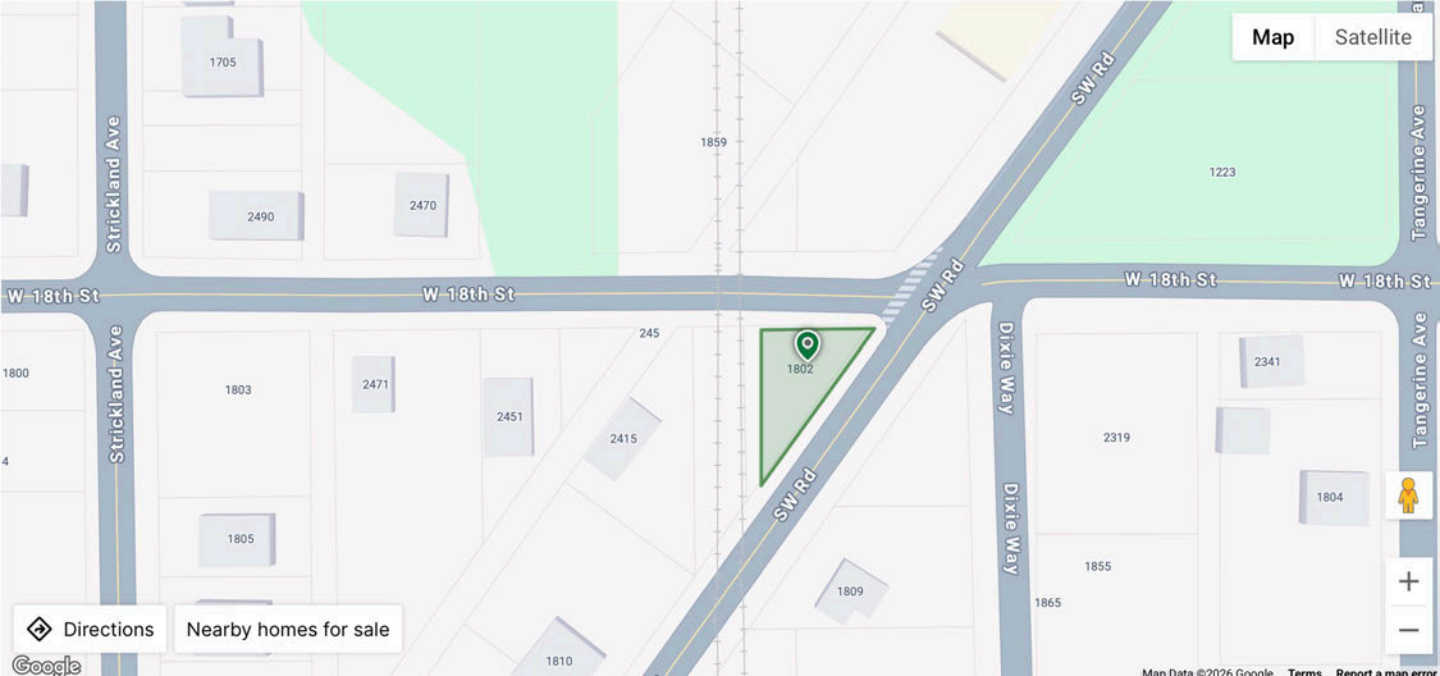
The applicant appreciates Seminole County's review and guidance regarding the feasibility of the proposed concept and any available path toward approval.



StellarMLS

Map

Satellite



1705

2490

2470

1859

1223

W 18th St

W 18th St

W 18th St

W 18th St

Strickland Ave

Strickland Ave

SW Rd

SW Rd

SW Rd

Dixie Way

Dixie Way

Tangerine Ave

Tangerine Ave



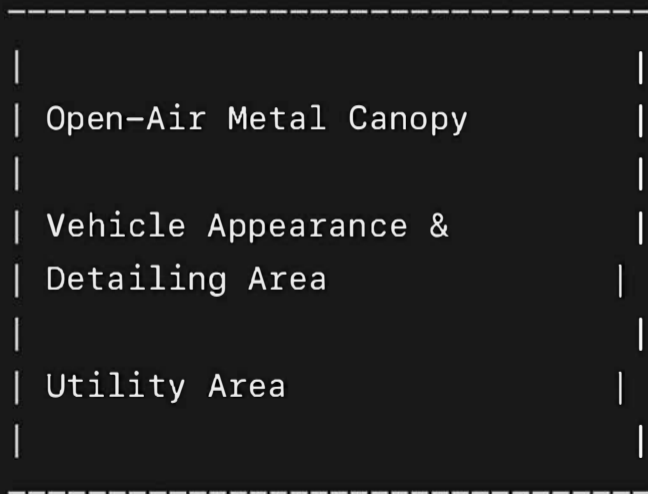
Directions

Nearby homes for sale

Google



ROAD FRONTAGE



# 2026 Property Record Card



Parcel: **35-19-30-517-0100-0100**  
 Property Address:  
 Owners: **GAIN GREEN LLC**  
 2026 Market Value \$6,825 Assessed Value \$6,825 Taxable Value \$6,825  
 2025 Tax Bill \$93.36  
 Vac General-Commercial property has a lot size of 0.08 Acres

## Parcel Location



## Current Site Picture

## Parcel Information

Parcel	35-19-30-517-0100-0100
Property Address	
Mailing Address	203 W STATE RD 434 ALTAMONTE SPRINGS, FL 32701-1972
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
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)	\$6,825	\$6,825
Land Value Agriculture	\$0	\$0
Just/Market Value	\$6,825	\$6,825
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	\$6,825	\$6,825

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$93.36
Tax Bill Amount	\$93.36
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 GAIN GREEN LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

THAT PT OF LOTS 10 11 + 12 LYING E OF RY BLK 1 LOCKHARTS SUBD PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$6,825	\$0	\$6,825
SCHOOLS	\$6,825	\$0	\$6,825
FIRE	\$6,825	\$0	\$6,825
ROAD	\$6,825	\$0	\$6,825
WATER MANAGEMENT DISTRICT	\$6,825	\$0	\$6,825

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TAX DEED	10/24/2024	\$2,000	10718/1730	Vacant	No
ADMINISTRATIVE DEED	10/1/2003	\$100	05063/1159	Improved	No
PROBATE RECORDS	11/1/1999	\$100	03751/1240	Improved	No
WARRANTY DEED	4/1/1998	\$11,900	03418/1369	Improved	No
WARRANTY DEED	5/1/1997	\$14,000	03246/1043	Improved	Yes
WARRANTY DEED	7/1/1986	\$100	01754/0909	Improved	No
WARRANTY DEED	10/1/1983	\$12,000	01499/1926	Improved	No

## Land

Units	Rate	Assessed	Market
4,550 SF	\$1.50/SF	\$6,825	\$6,825

## Permits

Permit #	Description	Value	CO Date	Permit Date
04926	DEMO	\$2,500		6/18/2009
99913	CONDITION OF BUILDING	\$0		5/26/2009
03104	REMOVE UNDERGROUND STORAGE TANKS	\$3,550		5/1/1997

## Extra Features

Description	Year Built	Units	Cost	Assessed
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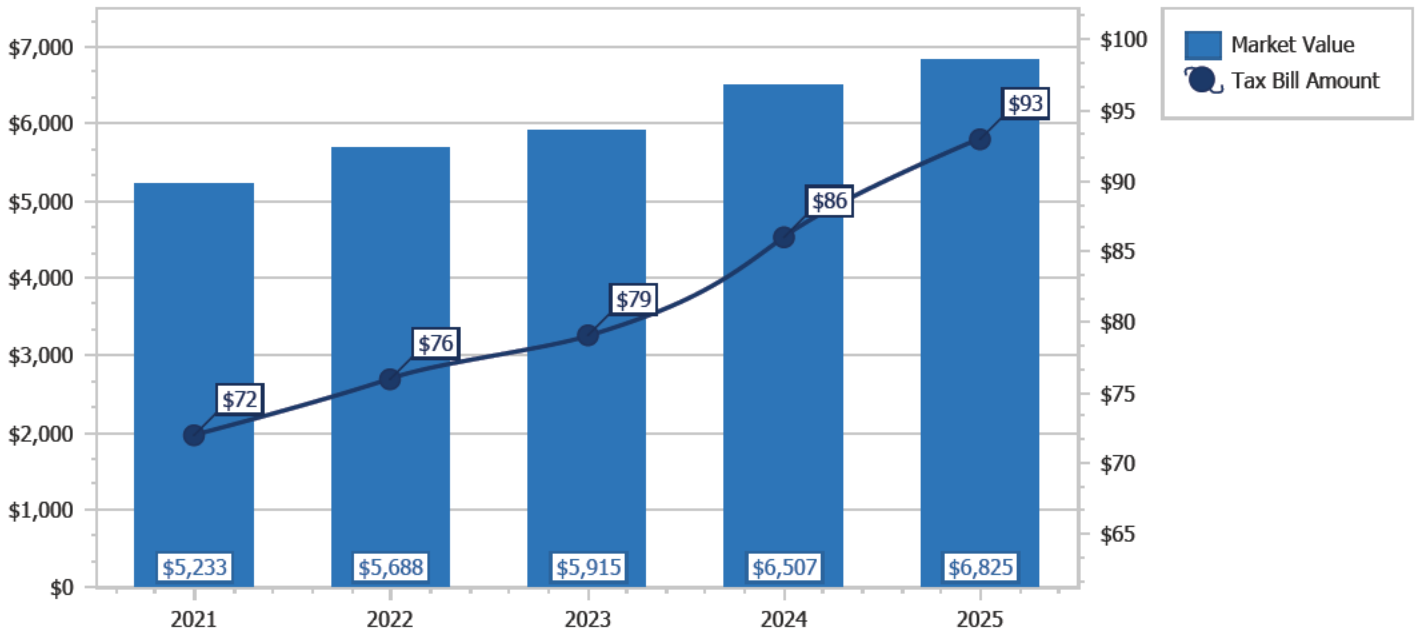
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
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 7

Utilities	
Fire Station #	Station: 31 Zone: 314
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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**



**Date:** 6/12/2026 1:53:32 PM  
**Project:** 26-80000072  
**Credit Card Number:** 42\*\*\*\*\*5594  
**Authorization Number:** 183447  
**Transaction Number:** 120626C1C-53E9BBC6-433C-4549-9B0F-1FDB9A5CC74F  
**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