



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

PROJ. #: 26-80000047

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 2471 Broadway - MAT COAST Properties
 PARCEL ID #(S): 33-19-31-507-0000-1670
 TOTAL ACREAGE: 0.17 BCC DISTRICT: 5: dler
 ZONING: C1 FUTURE LAND USE: RI Com

APPLICANT

NAME: Luis Velez COMPANY: MAT COAST Properties LLC
 ADDRESS: 2471 Broadway
 CITY: Sanford STATE: FL ZIP: 32721
 PHONE: 407-963-2830 EMAIL: [REDACTED]

CONSULTANT

NAME: N/A 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: convert to a residential use.
Rezone C1 to RI

STAFF USE ONLY

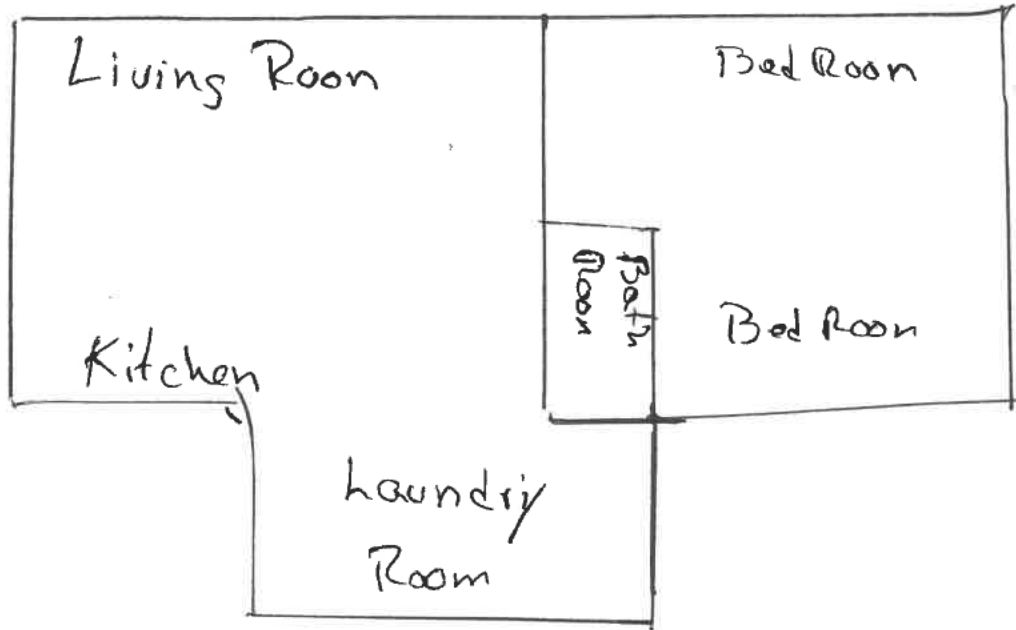
COMMENTS DUE: 5/1 COM DOC DUE: 5/7 DRC MEETING: 5/13
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: C-1 FLU: Com LOCATION: on the east side of Broadway, north of E SR 46
 W/S: Midway CANAAN BCC: 5: dler

2471 Broadway Sanford



EXISTING site Plan

2471 Broadway Sanford



PROPOSED SITE PLAN

DATE: 4/21/26

By: Luis Velez

Property Record Card



Parcel: **33-19-31-507-0000-1670**
 Property Address: **2471 BROADWAY SANFORD, FL 32771**
 Owners: **MAT COAST PROPERTIES LLC**
 2026 Market Value \$151,445 Assessed Value \$144,643 Taxable Value \$144,643
 2025 Tax Bill \$1,860.85 Tax Savings with Non-Hx Cap \$99.80
 Restaurant property w/1st Building size of 780 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	33-19-31-507-0000-1670
Property Address	2471 BROADWAY SANFORD, FL 32771
Mailing Address	PO BOX 621095 OVIEDO, FL 32762-1095
Subdivision	PACKARDS 1ST ADD TO MIDWAY
Tax District	01:County Tax District
DOR Use Code	21:Restaurant
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$102,545	\$94,433
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$48,900	\$48,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$151,445	\$143,333
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,802	\$11,839
P&G Adjustment	\$0	\$0
Assessed Value	\$144,643	\$131,494

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,960.65
Tax Bill Amount	\$1,860.85
Tax Savings with Exemptions	\$99.80

Owner(s)

Name - Ownership Type
 MAT COAST PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 1/2 OF LOT 167 + ALL LOT 168 J O PACKARDS
1ST ADD TO MIDWAY PB 2 PG 104

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$144,643	\$0	\$144,643
Schools	\$151,445	\$0	\$151,445
FIRE	\$144,643	\$0	\$144,643
ROAD DISTRICT	\$144,643	\$0	\$144,643
SJWM(Saint Johns Water Management)	\$144,643	\$0	\$144,643

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/29/2023	\$160,000	10559/1427	Improved	Yes
WARRANTY DEED	11/16/2021	\$125,000	10147/0516	Improved	No
WARRANTY DEED	10/15/2020	\$85,000	09734/1336	Improved	Yes
WARRANTY DEED	7/1/2007	\$100	06749/1664	Improved	No

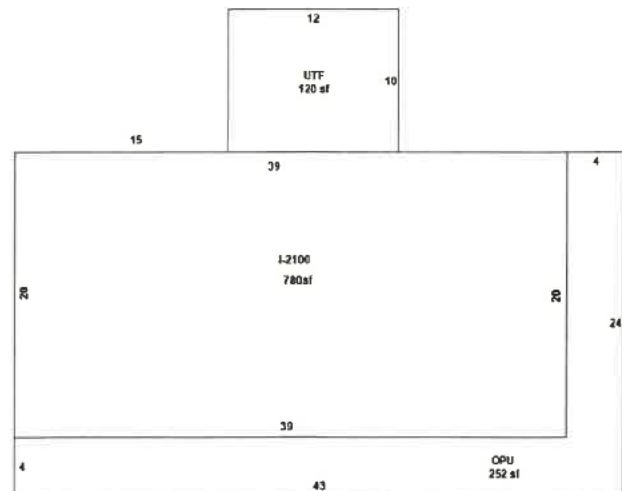
Land

Units	Rate	Assessed	Market
6,000 SF	\$8.15/SF	\$48,900	\$48,900

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1970/2000
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	780
Total Area (ft ²)	
Construction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$143,420
Assessed	\$102,545

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH UNFINISHED	252
UTILITY FINISHED	120

Permits				
Permit #	Description	Value	CO Date	Permit Date
13794	2471 BROADWAY : REROOF COMMERCIAL-Concrete blocks [PACKARDS 1ST ADD TO MIDWA]	\$14,600		9/20/2024
03486	2471 BROADWAY : FENCE/WALL COMMERCIAL- [PACKARDS 1ST ADD TO MIDWA]	\$25,000		3/18/2024
04828	3 EXIT LIGHTS; PAD PER PERMIT 2471 BROADWAY	\$105		6/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed

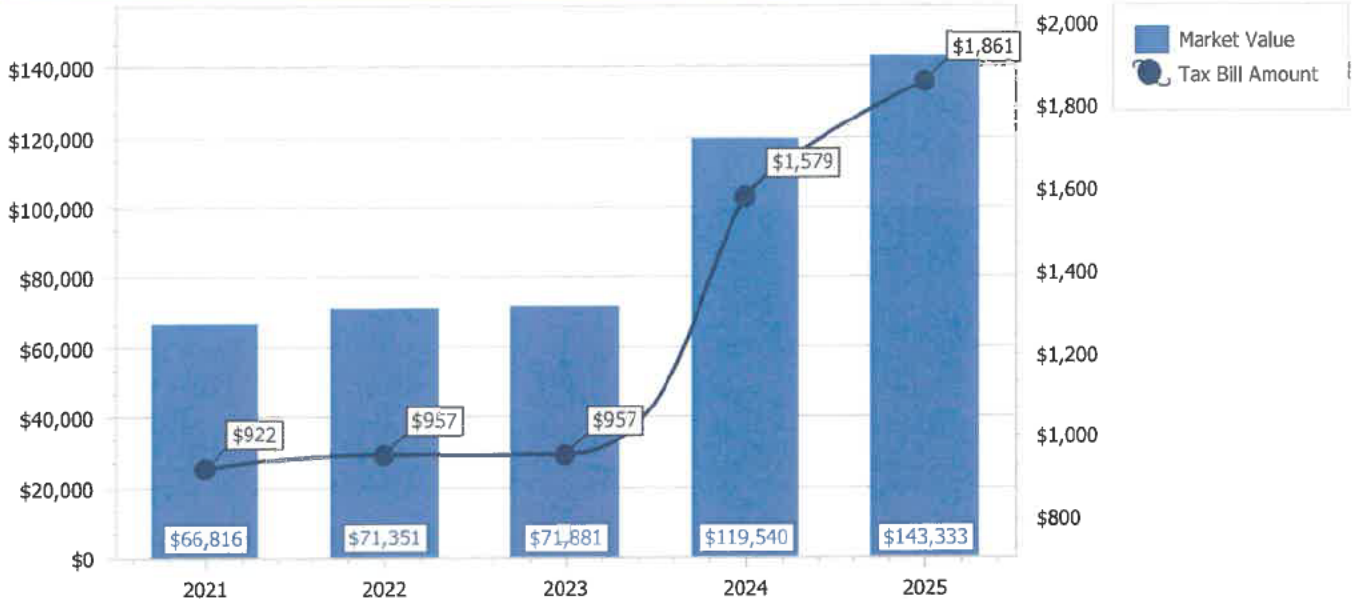
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodies
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 3
Middle	Millennium
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 10

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Midway Canaan Utilities
Sewage	Midway Canaan 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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/21/2026 11:49:11 AM
Project: 26-80000047
Credit Card Number: 43*****9364
Authorization Number: 188733
Transaction Number: 210426O2D-F48C1D13-D35A-470B-B712-7E1A76077D09
Total Fees Paid: 52.50

Fees Paid

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