



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

PROJ. #: 25-80000117
PM: HILARY
REC'D: 10/23/2025

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: Commercial Development SR 46 & Henderson

PARCEL ID #(S): 30-19-30-514-0000-0020

TOTAL ACREAGE: 4.33

BCC DISTRICT: District 5 - Andria Herr

ZONING: A-1

FUTURE LAND USE: COM

NAME: Julie Farr

COMPANY: Z Development Services

ADDRESS: 1201 E Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-927-9427

EMAIL: permits@zdevelopmentservices.com

NAME: Robert Ziegenfuss

COMPANY: Z Development Services

ADDRESS: 1201 E Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-271-8910 x501

EMAIL: bob@zdevelopmentservices.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Proposed rezone from A1to C3 and construction of a 4,365 sf QSR, a 986 sf coffee shop and a 79,117 sf, 2 story, self-storage facility with associated site and utility work.

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

COMMENTS DUE: 10/31

COM DOC DUE: 11/06

DRC MEETING: 11/12/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: COM

LOCATION: on the northwest corner of SR 46 and Henderson Ln

W/S: SEMINOLE COUNTY UTILITIES

BCC: 5: HERR



October 23, 2025

Seminole County Planning & Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

RE: Commercial Development SR 46 & Henderson – Parcel 30-19-30-514-0000-0020

To Whom It May Concern,

We are proposing a new commercial development at the above referenced location. The project would include a rezone from A1 to C3, as well as the construction of a 4,365 sf QSR, a 986 SF coffee shop with a drive through and a 79,227 SF, 2 story, storage facility with associated site and utility work.

Please feel free to reach out for questions or additional information.

Sincerely,

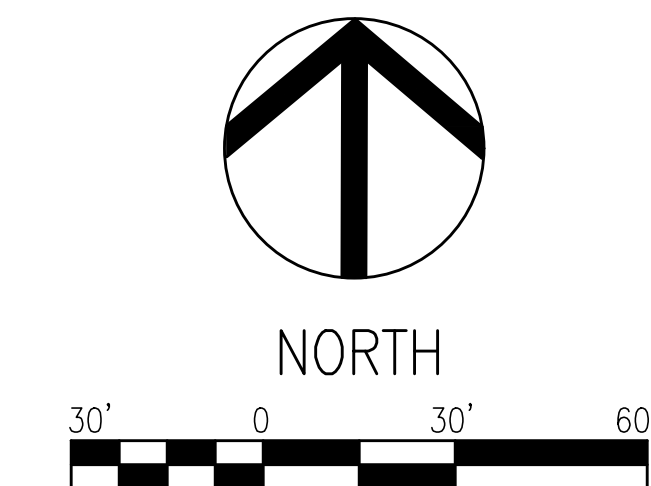
Julie Farr

Julie Farr
PM Government Relations

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910

Providing **civil engineering** services with an emphasis on **client satisfaction**
www.zdevelopmentservices.com



SITE DATA

TOTAL SITE AREA: 188,378 SF / ± 4.33 AC
LOT 1: 54,339 SF / ± 1.25 AC
LOT 2: 38,652 SF / ± 0.89 AC
LOT 3: 95,377 SF / ± 2.19 AC

BUILDING AREA:
LOT 1: 4,365 SF
LOT 2: 986 SF
LOT 3: 79,177 SF

PROJECTED QUEUING:
LOT 1: 21 CARS
LOT 2: 23 CARS

PARKING SPACES:
LOT 1: 45 SPACES
LOT 2: 16 SPACES
LOT 3: 22 SPACES

DUTCH BROS COFFEE STANDARDS DEVIATIONS

NO DEVIATIONS NEEDED BASED ON PRELIMINARY INFORMATION.

DISCLAIMER

THIS SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

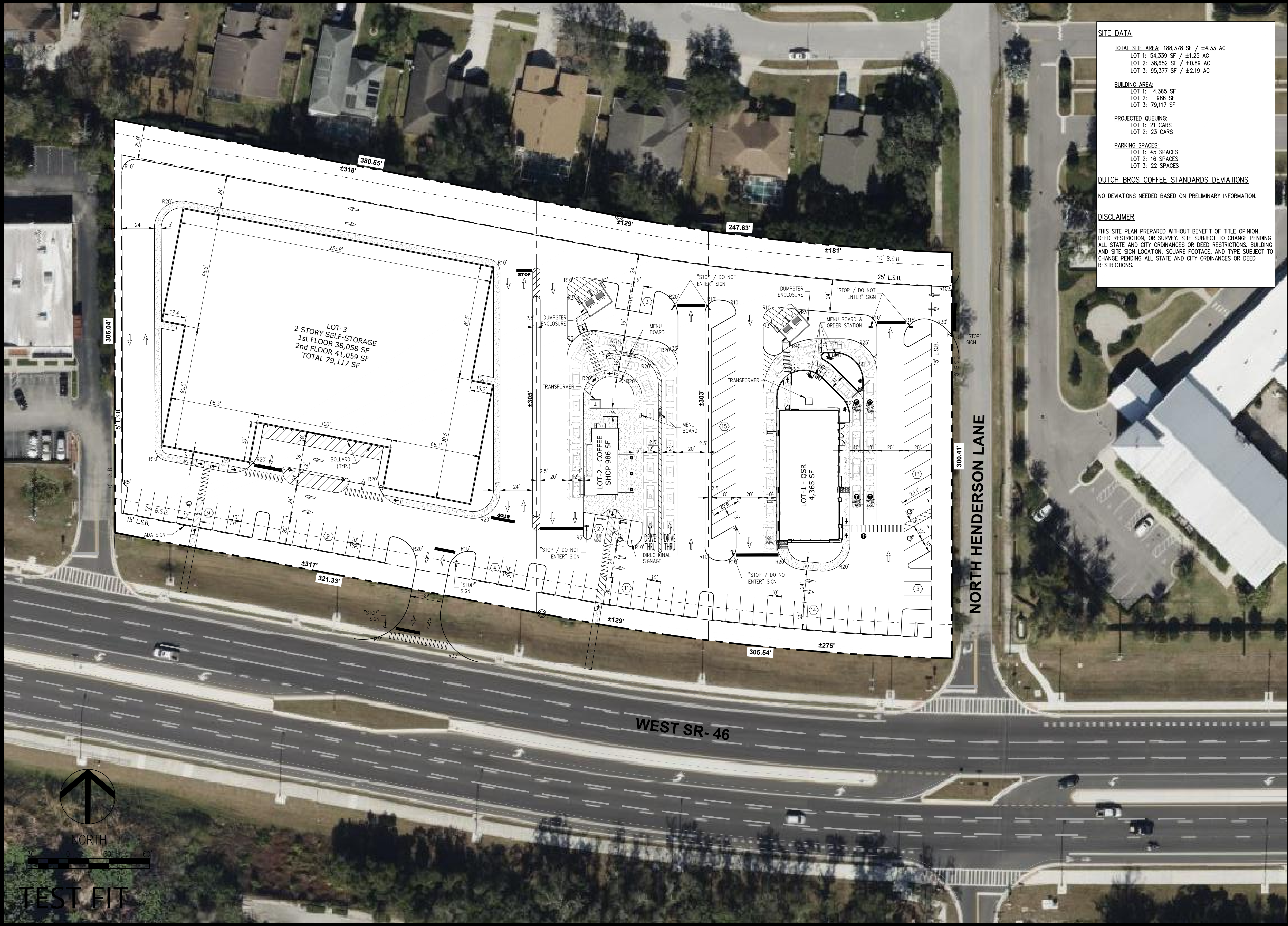
REVISION	DATE

COMMERCIAL DEVELOPMENT
NWC OF WEST S.R. 46 & N. HENDERSON LANE
SANFORD, FLORIDA

DATE: 09/30/25
DRAWN: LH
CHECKED: RK

TF4

PROJECT NO.: 2025.175



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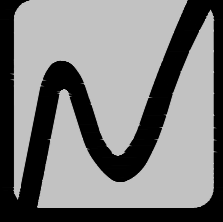
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**Z DEVELOPMENT SERVICES**
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE

COMMERCIAL DEVELOPMENT
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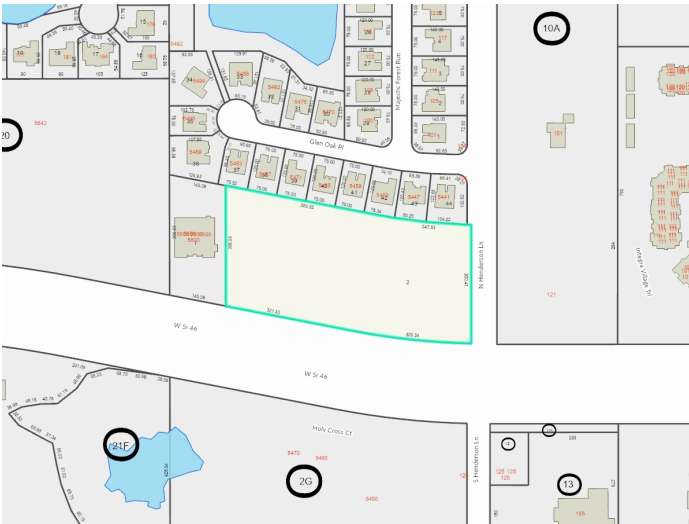
PROJECT NO.: 2025.175

Property Record Card



Parcel: 30-19-30-514-0000-0020
 Property Address:
 Owners: NAMO HOLDINGS INC
 2026 Market Value \$2,701,500 Assessed Value \$2,701,500 Taxable Value \$2,701,500
 2025 Tax Bill \$36,953.82
 Vac General-Commercial property has a lot size of 4.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-514-0000-0020
Property Address	
Mailing Address	112 W BONEFISH CIR JUPITER, FL 33477-7233
Subdivision	C AND C PLAZA
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
Depreciated Building Value	\$0	\$0
Land Value (Market)	\$2,701,500	\$2,701,500
Just/Market Value	\$2,701,500	\$2,701,500
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$36,953.82
Tax Bill Amount	\$36,953.82
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 NAMO HOLDINGS INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
C & C PLAZA
PB 68 PGS 28 & 29

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,701,500	\$0	\$2,701,500
Schools	\$2,701,500	\$0	\$2,701,500
FIRE	\$2,701,500	\$0	\$2,701,500
ROAD DISTRICT	\$2,701,500	\$0	\$2,701,500
SJWM(Saint Johns Water Management)	\$2,701,500	\$0	\$2,701,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/8/2020	\$2,600,000	09515/1029	Vacant	Yes
QUIT CLAIM DEED	7/1/2014	\$100	08308/1033	Vacant	No
CORRECTIVE DEED	5/1/2007	\$100	06701/1156	Vacant	No
WARRANTY DEED	10/1/2005	\$500,000	06010/1365	Vacant	No

Land

Units	Rate	Assessed	Market
186,955 SF	\$14.45/SF	\$2,701,500	\$2,701,500

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

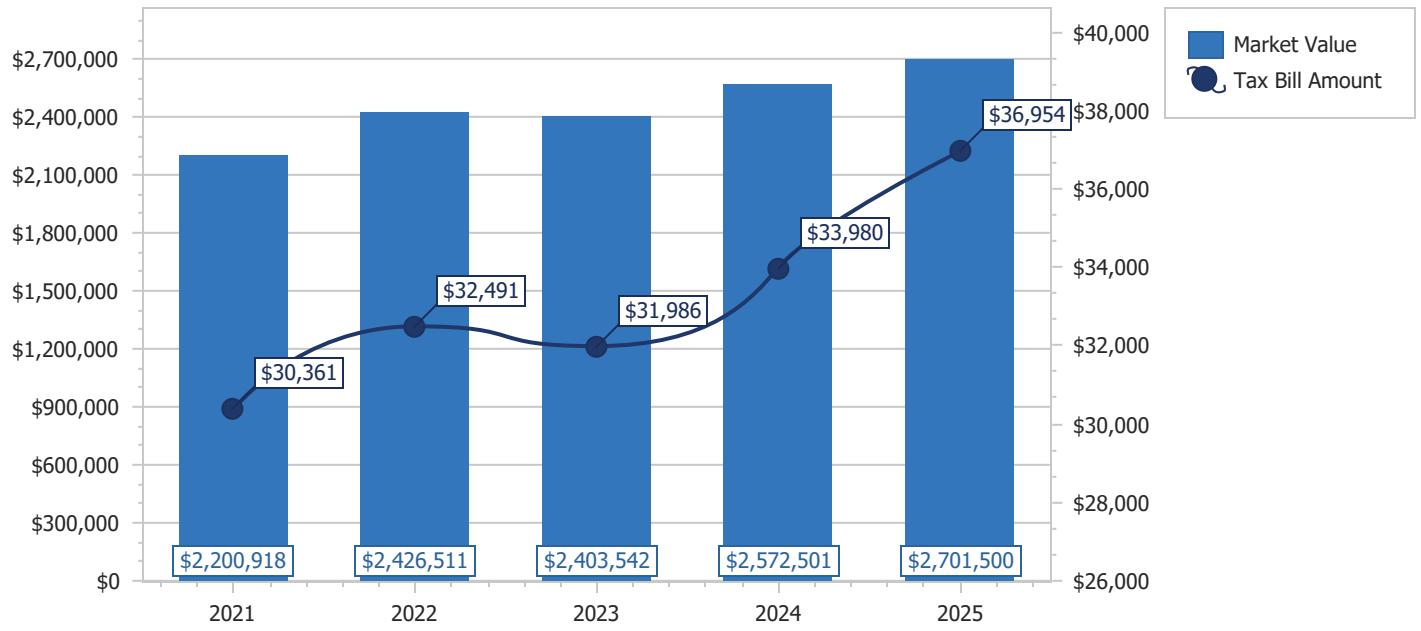
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	COM
Description	Commercial

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 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
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 or call us at: (407) 665-7371.

Receipt Details

Date: 10/23/2025 9:53:33 AM
Project: 25-80000117
Credit Card Number: 42*****8395
Authorization Number: 00084G
Transaction Number: 231025O17-C04AE896-856A-4A32-A240-52C82DF89F48
Total Fees Paid: 52.50

Fees Paid

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