



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

PROJ. #: 25-80000115
Received & paid:
10/21/25

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**☒ **PRE-APPLICATION**

\$50.00

PROJECT

PROJECT NAME: Paradise Lawns & Landscaping, Inc.

PARCEL ID #(S): 25-19-29-300-0270-0000^{3.54} & 25-19-29-300-027A-0000^{3.15}

TOTAL ACREAGE: 6.74

BCC DISTRICT: 5: Herr

ZONING: A-1

FUTURE LAND USE: ~~Same as current~~ SE**APPLICANT**

NAME: Eric Olseen

COMPANY: Paradise Lawns & Landscaping, Inc.

ADDRESS: 6401 Sorrell Drive

CITY: Cocoa

STATE: FL

ZIP: 32926

PHONE: 321 848 8481

EMAIL: Eric@Paradiselawnsfl.com

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: Land is currently used for a Landscape Business and operates a Nursery. We would continue to do the same.

STAFF USE ONLY

COMMENTS DUE: 10/31

COM DOC DUE: 11/6

DRC MEETING: 11/12

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

W/S: Seminole County

BCC: 5: Herr

on the south side of SE 46, east of Grand View Dr

Agenda: 11/7

ZONED A-1
(no change)

Detailed Narrative

6275 W. SR 46

Parcel Ids 25-19-29-300-0270-0000
25-19-29-300-027A-0000

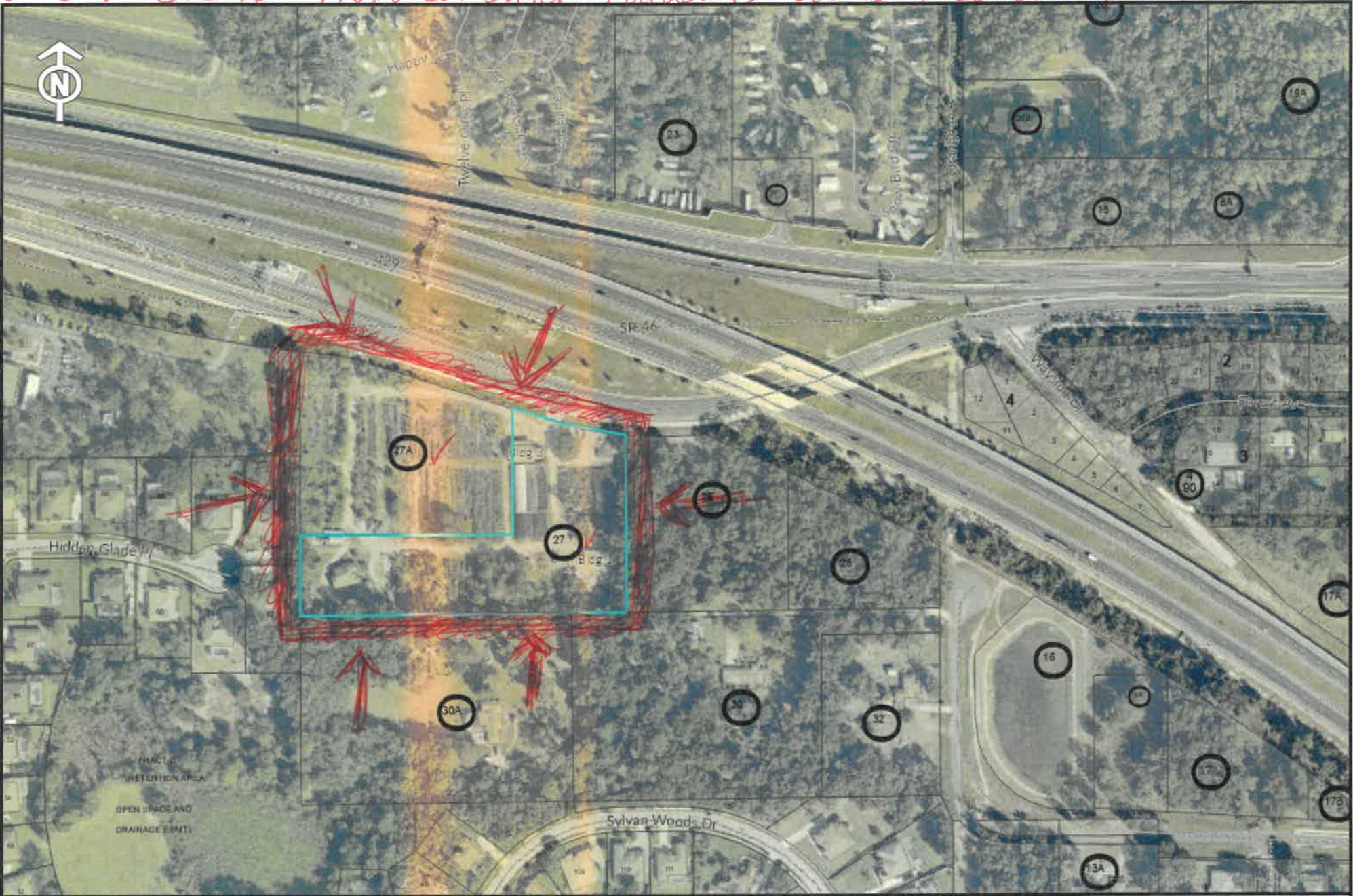
Property is currently operated as a Landscaping Business. There is a preexisting home and several Buildings. There are greenhouses and existing irrigation systems. There is a wholesale Nursery operating from this location as well.

Paradise Lawns & Landscaping is interested in purchasing Property. Paradise would run a Landscape Business utilizing greenhouses, existing systems & Nursery as it is with improvements to the land and conditions as needed. The current home would be occupied by one family as zoning indicates.

ETN
20-1480506

Eric Olseen
(321) 848 8481
OWNER
Paradise Lawns & Landscaping,
Inc

6275 W. SR 46 - Proposed buyer: Paradise Lawns & Landscaping Inc.



 **DAVID JOHNSON, CFA**
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map
David Johnson, CFA
Seminole County Property Appraiser
Date: 10/21/2025

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

Property Record Card



Parcel: 25-19-29-300-0270-0000
Property Address: 6275 W SR 46 SANFORD, FL 32771
Owners: LAFLEUR PROPERTIES & CONSULTING LLC
2026 Market Value \$945,208 Assessed Value \$622,781 Taxable Value \$622,781
2025 Tax Bill \$6,556.04 Tax Savings with Non-Hx Cap \$3,693.62
Ornamentals property w/1st Building size of 960 SF and a lot size of 3.59 Acres

Parcel Location



Site View



25192930002700000 04/19/2023

Parcel Information

Parcel	25-19-29-300-0270-0000
Property Address	6275 W SR 46 SANFORD, FL 32771
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$460,641	\$465,402
Depreciated Other Features	\$35,442	\$34,217
Land Value (Market)	\$449,125	\$449,125
Land Value Agriculture	\$126,698	\$126,698
Just/Market Value	\$945,208	\$948,744
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$37,865
P&G Adjustment	\$0	\$0
Assessed Value	\$622,781	\$588,452

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,249.66
Tax Bill Amount	\$6,556.04
Tax Savings with Exemptions	\$3,693.62

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
S 660 FT OF N 1650 FT OF W
660 FT OF E 1320 FT OF NW
1/4 (LESS BEG 1145.01 FT S
+ 890 FT W OF N 1/4 COR
RUN S 346.21 FT W 430 FT N
363.76 FT SELY ALONG RD
430.67 FT TO BEG + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$622,781	\$0	\$622,781
Schools	\$622,781	\$0	\$622,781
SJWM(Saint Johns Water Management)	\$622,781	\$0	\$622,781

Sales

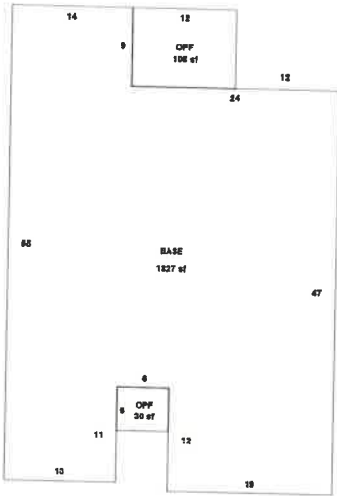
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Improved	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Improved	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Improved	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Improved	No
QUIT CLAIM DEED	9/1/1994	\$100	02839/0203	Improved	No
QUIT CLAIM DEED	3/1/1994	\$100	02753/1405	Improved	No
WARRANTY DEED	7/1/1988	\$54,000	01984/1102	Vacant	No
WARRANTY DEED	7/1/1988	\$27,000	01984/1099	Vacant	No
TRUSTEE DEED	7/1/1988	\$27,000	01984/1096	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$17,700	01084/0182	Improved	No
WARRANTY DEED	1/1/1973	\$40,000	00970/0988	Improved	Yes

Land

Units	Rate	Assessed	Market
2.59 Acres	\$125,000/Acre Market, \$655/Acre AG	\$1,698	\$324,125
1 Acres	\$125,000/Acre	\$125,000	\$125,000

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	2018
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1900
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$300,128
Assessed	\$273,867

* Year Built = Actual / Effective



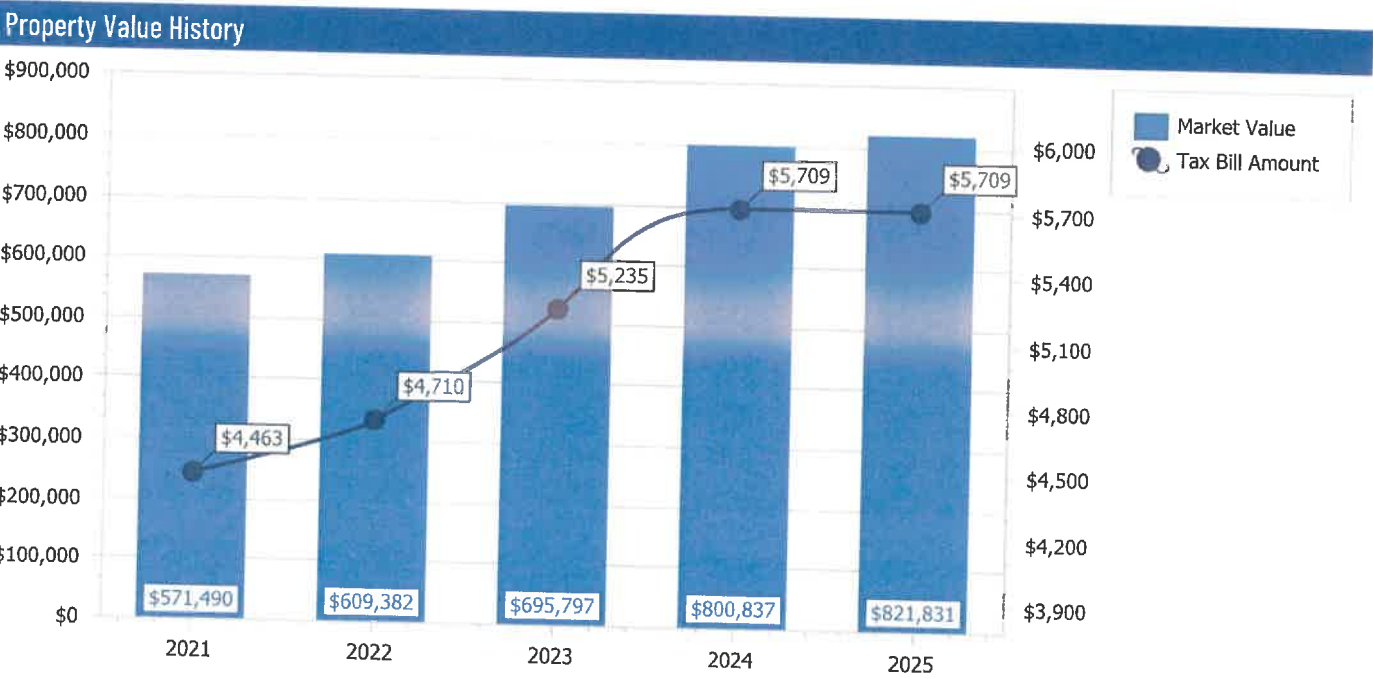
Appendages	
Description	Area (ft²)
CANOPY	560

Permits				
Permit #	Description	Value	CO Date	Permit Date
08838	ELECTRICAL	\$18,400		5/30/2018
11340	DEMOLISH ALL COMMERCIAL BUILDINGS/STRUCTURES	\$25,000		8/18/2017
10748	ELECTRICAL	\$2,200		8/7/2017
01390	WHOLE HOUSE WATER TREATMENT SYSTEM	\$5,940		2/18/2014
04961	08/27/2013 04:25:34 PM Created by: Kim Permit Key 12013061404961 was added!	\$200,725	12/10/2013	6/14/2013
04265	INSTALL A/C UNIT	\$2,000		6/1/1995
01644	FAIRFIELD FARMS STORAGE BARN	\$99,000		3/1/1994
01645	FAIRFIELD FARMS STORAGE BARN	\$14,080		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1980	1	\$0	\$0
CARPORT 1	1980	1	\$3,000	\$1,800
FIREPLACE 1	2013	1	\$3,000	\$2,100
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
GREENHOUSE	2016	6370	\$23,442	\$23,442

Zoning		School Districts	
Zoning	A-1	Elementary	Region 1
Description	Agricultural-1Ac	Middle	Markham Woods
Future Land Use	SE	High	Seminole
Description	Suburban Estates		

Political Representation		Utilities	
Commissioner	District 5 - Andria Herr	Fire Station #	Station: 34 Zone: 342
US Congress	District 7 - Cory Mills	Power Company	FPL
State House	District 36 - Rachel Plakon	Phone (Analog)	AT&T
State Senate	District 10 - Jason Brodeur	Water	Seminole County Utilities
Voting Precinct	Precinct 2	Sewage	Seminole County Utilities
		Garbage Pickup	MON/THU
		Recycle	THU
		Yard Waste	NO SERVICE
		Hauler #	Waste Pro

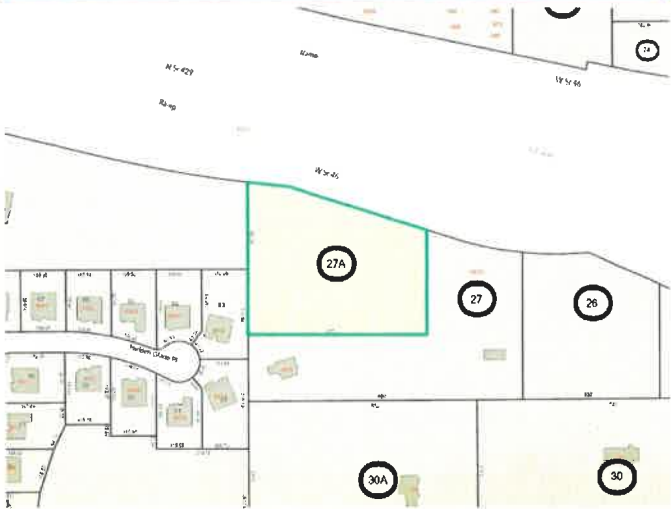


Property Record Card



Parcel: 25-19-29-300-027A-0000
Property Address:
Owners: LAFLEUR PROPERTIES & CONSULTING LLC
2026 Market Value \$393,625 Assessed Value \$2,063 Taxable Value \$2,063
2025 Tax Bill \$22.29 Tax Savings with Exemptions \$4,230.20
Ornamentals property has a lot size of 3.15 Acres

Parcel Location



Site View

Parcel Information

Parcel	25-19-29-300-027A-0000
Property Address	
Mailing Address	812 EDGEFOREST TER SANFORD, FL 32771-7136
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

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)	\$393,625	\$393,625
Land Value Agriculture	\$2,063	\$2,063
Just/Market Value	\$393,625	\$393,625
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	\$2,063	\$2,063

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,252.49
Tax Bill Amount	\$22.29
Tax Savings with Exemptions	\$4,230.20

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
LAFLEUR PROPERTIES & CONSULTING LLC

Legal Description

SEC 25 TWP 19S RGE 29E
BEG 1145.01 FT S + 890 FT
W OF N 1/4 COR RUN S
346.21 FT W 430 FT N
363.76 FT SELY ALONG RD
430.67 FT TO BEG (LESS RD)

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,063	\$0	\$2,063
Schools	\$2,063	\$0	\$2,063
SJWM(Saint Johns Water Management)	\$2,063	\$0	\$2,063

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2020	\$100	09650/0377	Vacant	No
WARRANTY DEED	1/1/2018	\$100	09052/0923	Vacant	No
SPECIAL WARRANTY DEED	3/1/2012	\$750,000	07744/0803	Vacant	No
WARRANTY DEED	7/1/2011	\$906,500	07610/1031	Vacant	No
WARRANTY DEED	5/1/2001	\$1,050,000	04081/0996	Vacant	No
TRUSTEE DEED	7/1/1988	\$36,000	01984/1125	Vacant	No
WARRANTY DEED	7/1/1988	\$36,000	01984/1122	Vacant	No
ADMINISTRATIVE DEED	3/1/1985	\$100	01623/0098	Vacant	No
QUIT CLAIM DEED	1/1/1976	\$8,900	01084/0183	Vacant	No
WARRANTY DEED	1/1/1973	\$20,000	00970/0989	Vacant	Yes

Land			
Units	Rate	Assessed	Market
3.15 Acres	\$125,000/Acre Market, \$655/Acre AG	\$2,063	\$393,625

Building Information				
#				
Use				
Year Built*				
Bed				
Bath				
Fixtures				
Base Area (ft²)				
Total Area (ft²)				
Constuction				
Replacement Cost				
Assessed	Building			

* Year Built = Actual / Effective

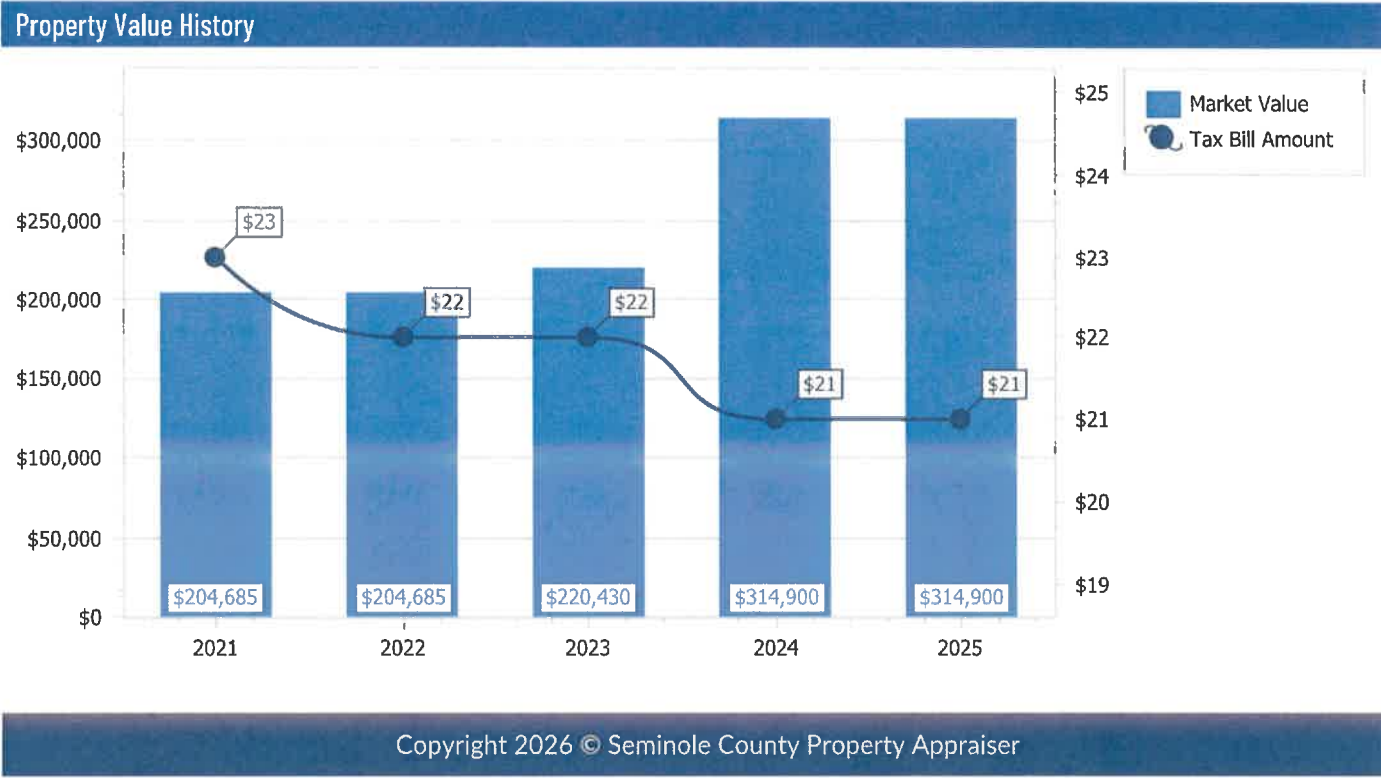
Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning		School Districts	
Zoning	A-1	Elementary	Region 1
Description	Agricultural-1Ac	Middle	Markham Woods
Future Land Use	SE	High	Seminole
Description	Suburban Estates		

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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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: 10/21/2025 12:13:00 PM
Project: 25-80000115
Credit Card Number: 60*****0027
Authorization Number: 02154Q
Transaction Number: 21102502C-ECF81D0F-C7BD-4B89-803B-B686F30FFF5B
Total Fees Paid: 52.50

Fees Paid

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