



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

PROJ. #: 26-80000044
 PM: Hilary
 REC'D: 4/16/26

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: 5650 Orange Blvd
 PARCEL ID #(S): 25-19-29-300-002B-0000 & 25-19-29-300-0020-0000
 TOTAL ACREAGE: 7.32 +/- BCC DISTRICT: 5
 ZONING: A-1 Agricultural FUTURE LAND USE: Office & SE

APPLICANT

NAME: Drew Hill COMPANY: Hill / Gray Seven LLC
 ADDRESS: 415 S Orlando Avenue
 CITY: Winter Park STATE: FL ZIP: 32789
 PHONE: EMAIL: [REDACTED]

CONSULTANT

NAME: Robert Ziegenfuss COMPANY: Z Development Services
 ADDRESS: 1201 E Robinson Street
 CITY: Orlando STATE: FL ZIP: 32801
 PHONE: EMAIL: [REDACTED]

PROPOSED DEVELOPMENT

Brief description of proposed development: _____
 Would like to rezone the parcel to C-2 in order to do a commercial development.
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 4/24 COM DOC DUE: 4/30 DRC MEETING: 5/13

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: A-1 FLU: SE/ Off LOCATION: on the north side of SR 46, west of Orange Blvd
 W/S: Seminole County BCC: 5: Herr



April 15, 2026

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

RE: Pre-application Meeting - 25-19-29-300-002B-0000 & 25-19-29-300-0020-0000

To Whom It May Concern,

We are proposing to rezone the two parcels referenced above from A-1 (Agricultural 1Ac) to C-2 (General Commercial District) in order to do a commercial development project. The project would consist of 7.32 +/- Acres, with a combination of retail and QSR buildings, with a total building area of 49,248 sf.

Please feel free to contact me for additional information or with questions.

Sincerely,

Julie Farr
PM Government Relations

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

Phone: (407) 271-8910

PARCEL AREA: 318,729 SF / ±7.32 AC
 JURISDICTION: SEMINOLE COUNTY
 ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
 BUILDING AREA: 49,248 SF
 F.A.R. = 49,248 / 318,729 = 0.15
 MAX. IMPERVIOUS = 75%
 PERVIOUS: 84,231 SF (26.4%)
 IMPERVIOUS: 234,498 SF (73.6%)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH, W SR 46)	25 FT	63.5 FT
SIDE (EAST, ORANGE BLVD)	0 FT	84.9 FT
SIDE (WEST, CENTER RD)	10 FT	48.7 FT
REAR (NORTH)	10 FT	174.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (SOUTH, W SR 46)	15 FT	7.0 FT MIN. (VARIES)
SIDE (EAST, ORANGE BLVD)	15 FT	14.8 FT MIN. (VARIES)
SIDE (WEST, CENTER RD)	10 FT	20.8 FT MIN. (VARIES)
REAR (NORTH)	25 FT	15.0 FT MIN. (VARIES)

LEGEND

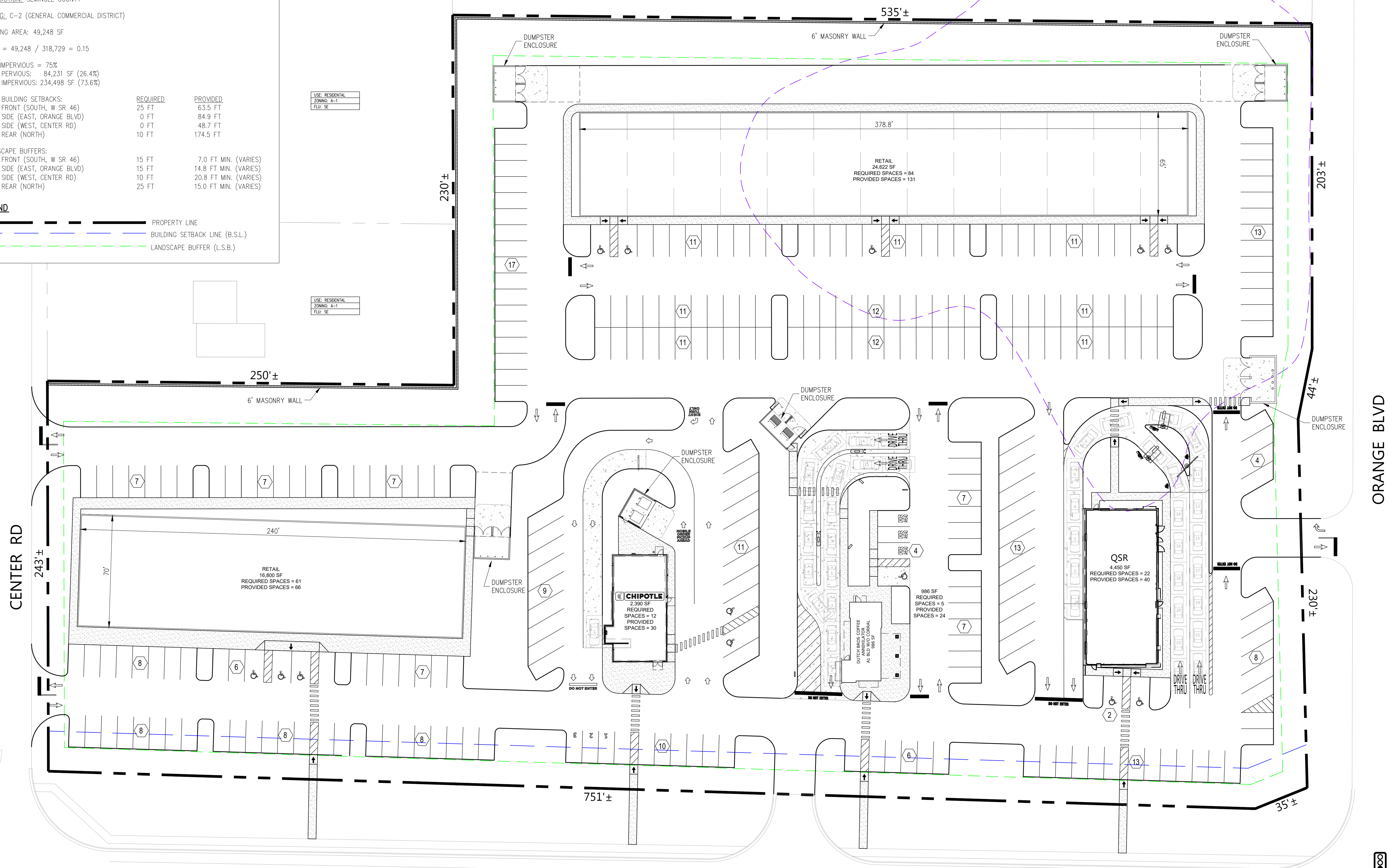
- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L.)
- LANDSCAPE BUFFER (L.S.B.)

USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE

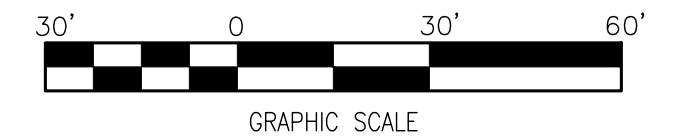
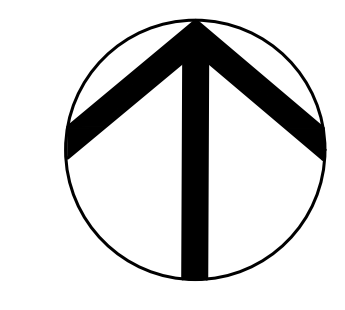
USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE

USE: VAC RESIDENTIAL
 ZONING: A-1
 FLU: SE

USE: RESIDENTIAL
 ZONING: A-1
 FLU: SE



CONCEPTUAL SITE PLAN



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

REVISION	DATE

RETAIL DEVELOPMENT
 5650 ORANGE BLVD
 SANFORD, FLORIDA

DATE: 04/07/26
 DRAWN: LH
 CHECKED: RZ

CP1
 PROJECT NO: 2026.184

Property Record Card



Parcel: **25-19-29-300-002B-0000**
 Property Address: **121 N CENTER RD SANFORD, FL 32771**
 Owners: **AGRICULTURE WAY LLC**
 2026 Market Value \$406,108 Assessed Value \$406,108 Taxable Value \$406,108
 2025 Tax Bill \$1,947.95 Tax Savings with Non-Hx Cap \$1,635.16
 The 3 Bed/2 Bath Single Family property is 1,431 SF and a lot size of 1.43 Acres

Parcel Location



Site View



251929300002B0000 05/03/2023

Parcel Information

Parcel	25-19-29-300-002B-0000
Property Address	121 N CENTER RD SANFORD, FL 32771
Mailing Address	1432 AVILA AVE DELTONA, FL 32725-4726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$118,708	\$119,590
Depreciated Other Features	\$1,800	\$1,200
Land Value (Market)	\$285,600	\$210,875
Land Value Agriculture	\$0	\$97,721
Just/Market Value	\$406,108	\$331,665
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$74,304
P&G Adjustment	\$0	\$0
Assessed Value	\$406,108	\$144,207

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,583.11
Tax Bill Amount	\$1,947.95
Tax Savings with Exemptions	\$1,635.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 AGRICULTURE WAY LLC

Legal Description

SEC 25 TWP 19S RGE 29E S 482 FT OF N 1157
 FT OF W 250 FT OF E 1/2 OF GOVT LOT 1 LYING
 N OF SR RD 46

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$406,108	\$0	\$406,108
Schools	\$406,108	\$0	\$406,108
FIRE	\$406,108	\$0	\$406,108
ROAD DISTRICT	\$406,108	\$0	\$406,108
SJWM(Saint Johns Water Management)	\$406,108	\$0	\$406,108

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2018	\$100	09120/0125	Vacant	No
WARRANTY DEED	6/1/1996	\$201,500	03090/0807	Improved	No
QUIT CLAIM DEED	5/1/1988	\$100	01965/1103	Improved	No
WARRANTY DEED	1/1/1987	\$86,000	01811/1472	Improved	No

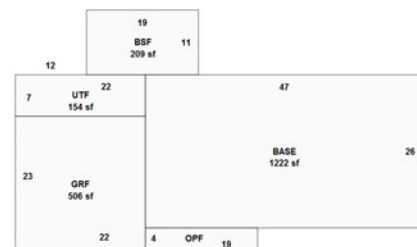
Land

Units	Rate	Assessed	Market
1.43 Acres	\$200,000/Acre	\$285,600	\$285,600

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1966/1985
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1222
Total Area (ft ²)	2167
Constuction	CONC BLOCK
Replacement Cost	\$141,471
Assessed	\$113,177

* Year Built = Actual / Effective



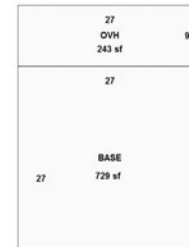
Building 1

Appendages

Description	Area (ft ²)
BASE SEMI FINISHED	209
GARAGE FINISHED	506
OPEN PORCH FINISHED	76
UTILITY FINISHED	154

Building Information

#	2
Use	BARNs/SHEDS
Year Built*	1966
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	729
Total Area (ft ²)	972
Constuction	CORRUGATED METAL
Replacement Cost	\$13,827
Assessed	\$5,531



Building 2

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
OVERHANG	243

Permits

Permit #	Description	Value	CO Date	Permit Date
11363	REROOF	\$7,485		11/14/2008

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1966	1	\$3,000	\$1,800

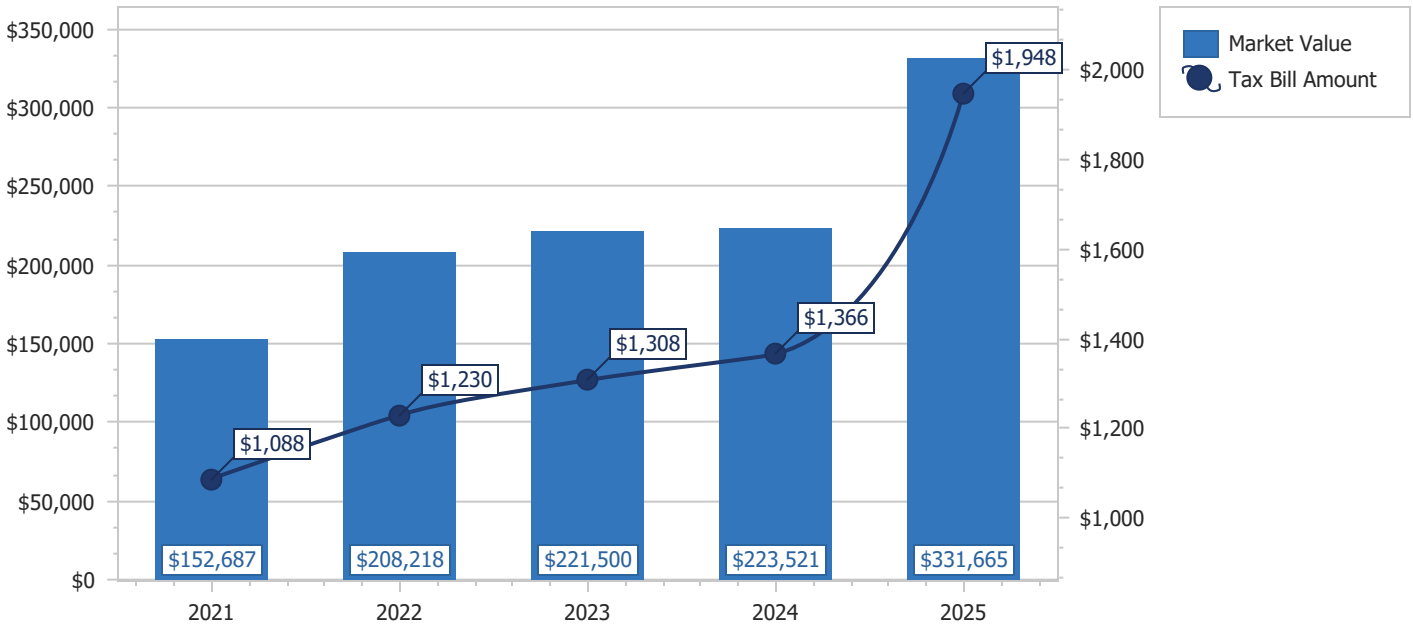
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



Copyright 2026 © Seminole County Property Appraiser

Property Record Card



Parcel: **25-19-29-300-0020-0000**
 Property Address: **5650 ORANGE BLVD SANFORD, FL 32771**
 Owners: **AGRICULTURE WAY LLC**
 2026 Market Value \$1,635,857 Assessed Value \$1,635,857 Taxable Value \$1,635,857
 2025 Tax Bill \$5,999.45 Tax Savings with Non-Hx Cap \$6,824.37
 The 3 Bed/1 Bath Vac Comm - Misplaced Impr property is 1,220 SF and a lot size of 5.90 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-19-29-300-0020-0000
Property Address	5650 ORANGE BLVD SANFORD, FL 32771
Mailing Address	1432 AVILA AVE DELTONA, FL 32725-4726
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$443,486	\$438,888
Depreciated Other Features	\$13,171	\$11,254
Land Value (Market)	\$1,179,200	\$736,875
Land Value Agriculture	\$0	\$121,367
Just/Market Value	\$1,635,857	\$1,187,017
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$31,468
P&G Adjustment	\$0	\$0
Assessed Value	\$1,635,857	\$540,041

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,823.82
Tax Bill Amount	\$5,999.45
Tax Savings with Exemptions	\$6,824.37

Owner(s)

Name - Ownership Type
 AGRICULTURE WAY LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 25 TWP 19S RGE 29E
S 712 FT OF N 1157 FT OF GOVT LOT 1
LYING N OF ST RD 46 (LESS RD & W 300 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,635,857	\$0	\$1,635,857
Schools	\$1,635,857	\$0	\$1,635,857
FIRE	\$1,635,857	\$0	\$1,635,857
ROAD DISTRICT	\$1,635,857	\$0	\$1,635,857
SJWM(Saint Johns Water Management)	\$1,635,857	\$0	\$1,635,857

Sales

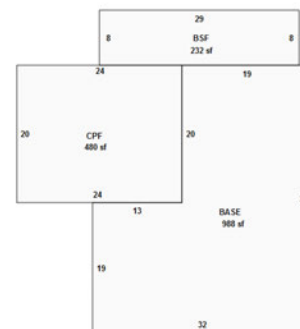
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/1/2018	\$100	09120/0125	Vacant	No
WARRANTY DEED	6/1/1996	\$201,500	03090/0807	Improved	No
QUIT CLAIM DEED	4/1/1988	\$100	01952/0956	Improved	No
WARRANTY DEED	12/1/1987	\$400,000	01919/0125	Improved	No

Land

Units	Rate	Assessed	Market
5.90 Acres	\$200,000/Acre	\$1,179,200	\$1,179,200

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1946/1970
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft ²)	988
Total Area (ft ²)	1700
Constuction	SIDING GRADE 3
Replacement Cost	\$107,259
Assessed	\$68,378



Building 1

* Year Built = Actual / Effective

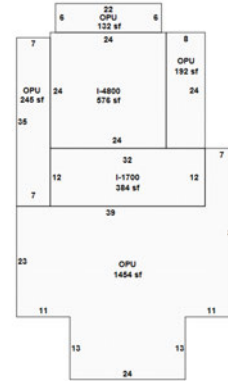
Appendages

Description	Area (ft ²)
BASE SEMI FINISHED	232
CARPORT FINISHED	480

Building Information

#	2
Use	WOOD BEAM/COLUMN
Year Built*	1954
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$124,324
Assessed	\$49,730

* Year Built = Actual / Effective



Sketch by Open Sketch

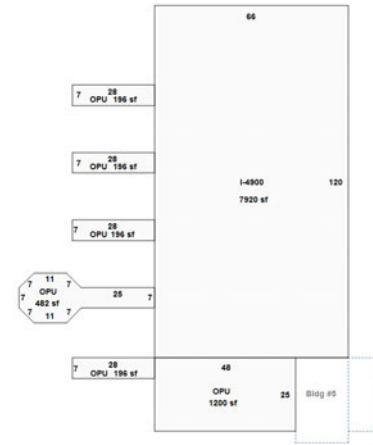
Building 2

Appendages

Description	Area (ft ²)
OPEN PORCH UNFINISHED	245
OPEN PORCH UNFINISHED	1454
OPEN PORCH UNFINISHED	192
OPEN PORCH UNFINISHED	132

Building Information	
#	3
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	7920
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$310,618
Assessed	\$212,773

* Year Built = Actual / Effective



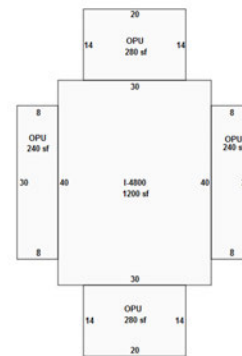
Sketch by Apen Sketch

Building 3

Appendages	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	1200
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	196
OPEN PORCH UNFINISHED	482
OPEN PORCH UNFINISHED	196

Building Information	
#	4
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1200
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$103,089
Assessed	\$70,616

* Year Built = Actual / Effective

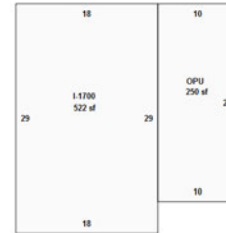


Sketch by Apen Sketch

Building 4

Appendages	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	280
OPEN PORCH UNFINISHED	240
OPEN PORCH UNFINISHED	240
OPEN PORCH UNFINISHED	280

Building Information	
#	5
Use	WOOD BEAM/COLUMN
Year Built*	1997
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	522
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$61,298
Assessed	\$41,989



Sketch by Aspen Sketch

Building 5

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
OPEN PORCH UNFINISHED	250

Permits				
Permit #	Description	Value	CO Date	Permit Date
06857	REROOF	\$9,639		7/14/2014
02210	PLUMBING; PAD PER PERMIT 5600 ORANGE BLVD	\$0		3/1/2000
07680	CHANGE A/C & HEAT EQUIPMENT & ELECTRIC	\$2,400		9/1/1999
02550	NEW SERVICE 200 AMP	\$0		4/1/1997
00886	ADD 2 BATHROOMS TO BARN	\$9,000		2/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1954	120	\$1,759	\$1,055
WALKS CONC COMM	1997	1440	\$7,834	\$4,700

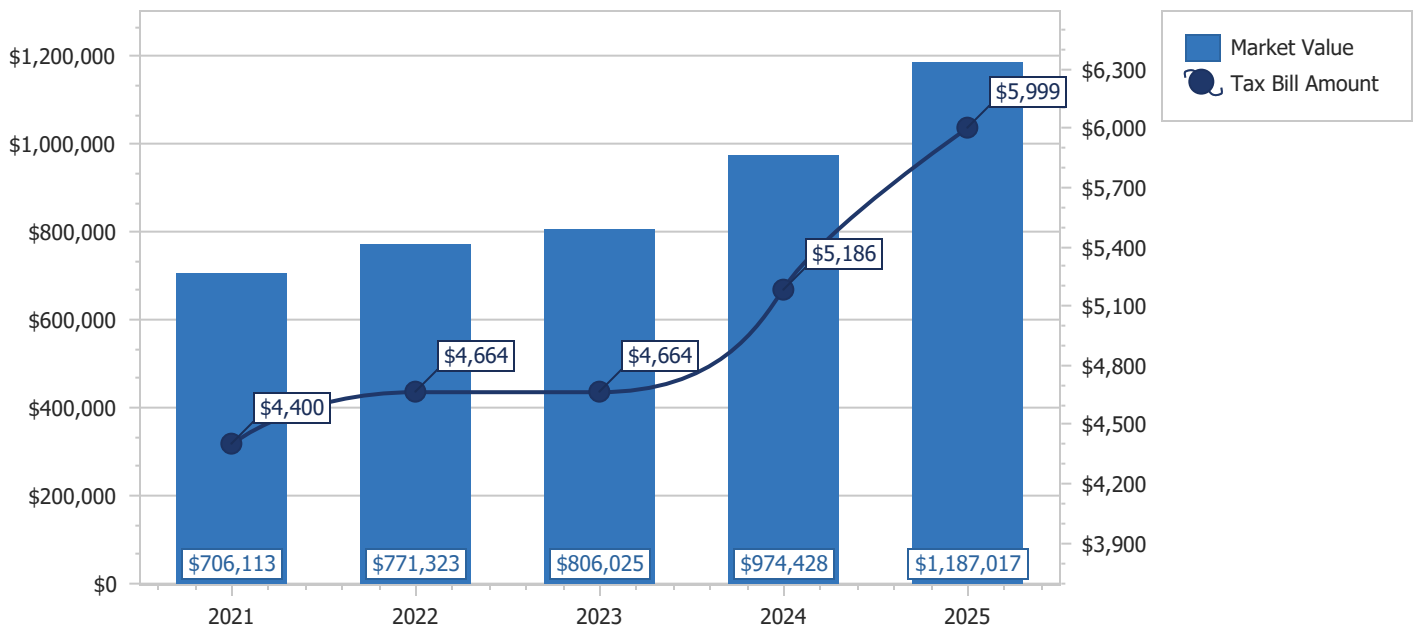
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	OFF
Description	Office

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



**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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/16/2026 8:55:41 AM
Project: 26-80000044
Credit Card Number: 55*****0468
Authorization Number: 01634Q
Transaction Number: 160426C2B-C03B4D52-095A-4254-95CB-8A5938FC3BF7
Total Fees Paid: 52.50

Fees Paid

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