



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

PROJ. #: 25-80000042

Received: 3/28/25

Paid: 3/28/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: AGR - TOURISM
 PARCEL ID #(S): 33-19-31-300-0010-0000
 TOTAL ACREAGE: 14.30 ACRES BCC DISTRICT: 5: Herr
 ZONING: A-1 FUTURE LAND USE: ~~AGR - TOURISM~~ SE

APPLICANT

NAME: AET ANDRES COMPANY: ANDRES ESTATES
 ADDRESS: 911 POWHATAN DR
 CITY: SANFORD STATE: FL ZIP: 32771
 PHONE: 909-241-1589 EMAIL: FEMNAET@AOL.COM

CONSULTANT

NAME: 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: _____

STAFF USE ONLY

COMMENTS DUE: 4/4	COM DOC DUE: 4/10	DRC MEETING: 4/16
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION:
W/S: City of Sanford	BCC: 5: Herr	on the southeast corner of Celery Ave and Cameron Ave

Agenda: 4/11

Detailed Narrative

March 27, 2025

My grandfather established Andres Flower Farm in 1954 on this property. The property was divided into approximately 1 acre fields using podocarpus hedges with irrigation and drainage for each field. The house on the corner of Cameron and Celery is where my dad grew up. The packing house in the center of the property is where all the cut flowers were brought to prepare for shipping to local florist. It is my understanding that my grandfather is recorded at the State Capital as the Gypsophila King since he was know for growing quality flowers and even provided flowers for President Ford. My grandmother continued growing after the passing of my grandfather in 1990. She became an icon in Sanford for helping others and the Mayor recently named November 21 as "Christa Andres" day in Sanford.

My grandmother passed away last summer and we are trying to maintain the rich agricultural history. The 14 acres is surrounded by high density housing. Several developers are interested in purchasing the property. I would like to explore options to maintain the farm with some proposed uses that could generate income to pay property taxes, insurance, utilities, etc. We would like to consider, but not limited to, these options:

- Convert house on corner of Cameron & Celery into a store to sell vegetables and flowers grown on the farm.
- Convert the packing house into a facility to teach about agriculture and host field trips for local school children. Each child would be sent home with a tomato seedling and instructed to plant at home to reinforce the learning experience.
- Host events for the community and bring in food trucks.
- Any other use that allows us to generate income to offset costs while maintaining the rich agricultural history that is being lost to high density homes.

Google Maps

400 Celery Ave, Sanford, FL 32771 Site Map



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 100 ft

- ① FARM HOUSE
- ② PACKING
- ③ PUMP/WELL
- ④ SHED

ENTRANCES

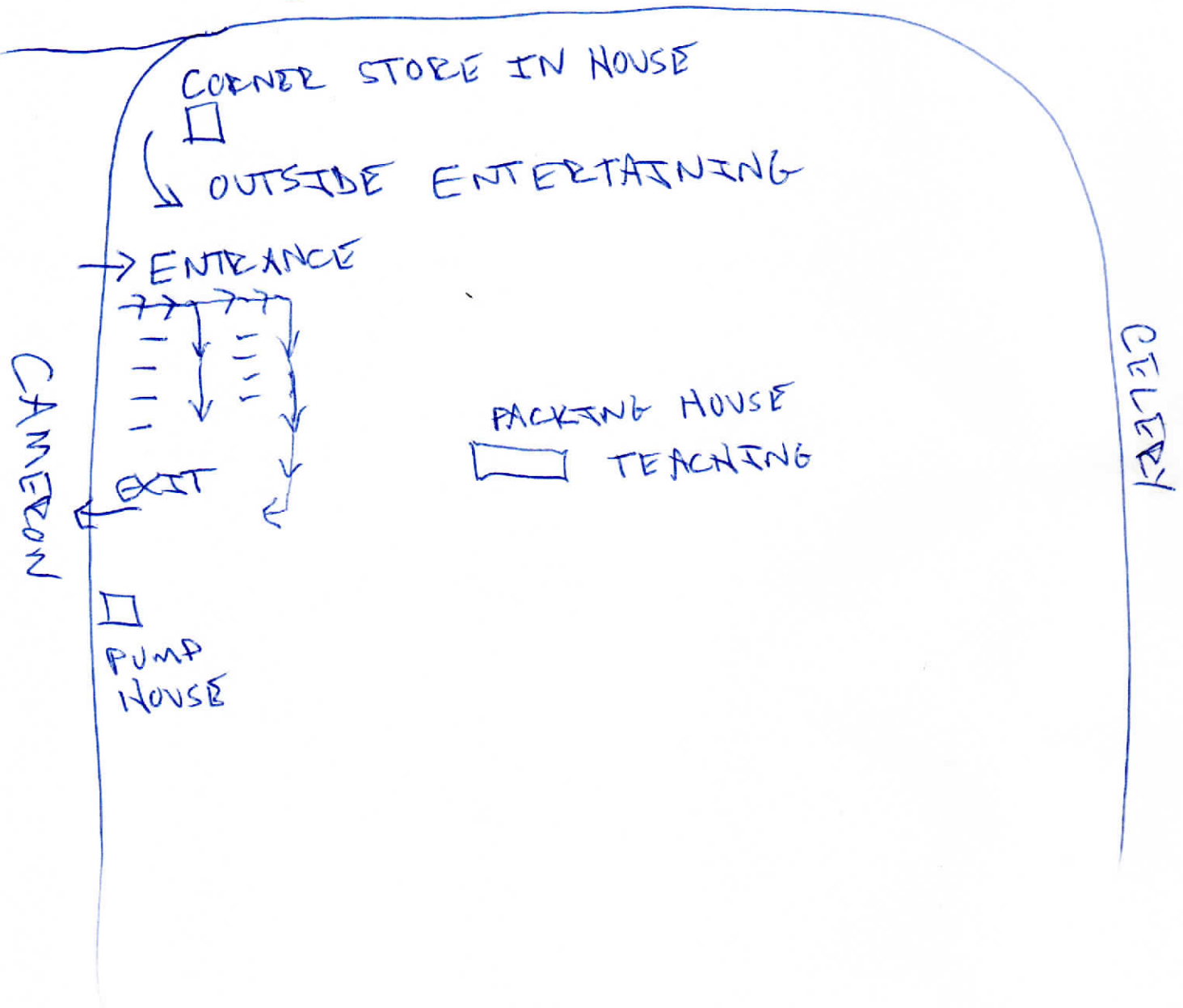
A, B, C, D

A - CELERY

B-D CAMERON

SITE SKETCH PROPOSAL

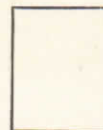
CELERY



* NOT TRYING TO DO ALL PROPOSED ACTIVITIES. JUST TRYING TO CONSIDER ALL OPTIONS.



ANDRES FLOWER FARM
Route 2 - Box 41
Sanford, Florida 32771
Phone 322-0992
"GROWERS OF QUALITY GYPSOPHILIA"



42340-D

post card

Photos by Harold Kyle, 569 N. Semoran Blvd., Orlando, FL 32807

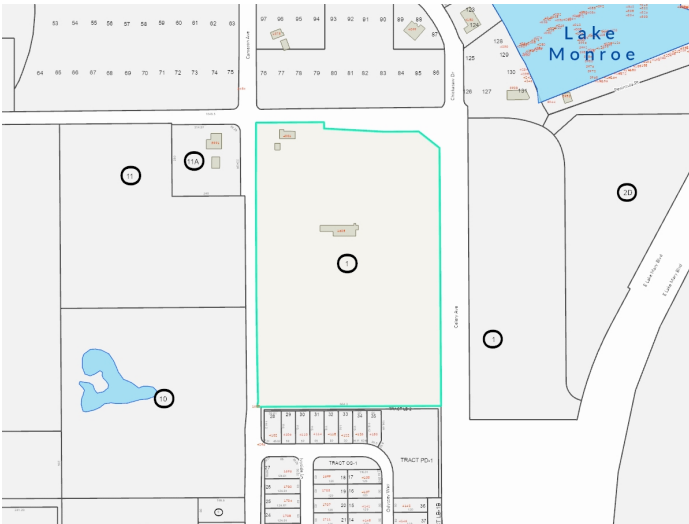
dp
MADE BY
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WEST NYACK, NEW YORK

Property Record Card



Parcel: 33-19-31-300-0010-0000
Property Address: 4001 CELERY AVE SANFORD, FL 32771
Owners: CHRISTA L ANDRES REV TRUST
 2025 Market Value \$1,560,023 Assessed Value \$219,539 Taxable Value \$219,539
 2024 Tax Bill \$2,219.13 Tax Savings with Non-Hx Cap \$13,829.01
 The 2 Bed/1 Bath Ornamentals property is 1,150 SF and a lot size of 14.30 Acres

Parcel Location



Site View



33193130000100000 05/09/2023

Parcel Information

Parcel	33-19-31-300-0010-0000
Property Address	4001 CELERY AVE SANFORD, FL 32771
Mailing Address	9331 LA VINE ST RCH CUCAMONGA, CA 91701-5809
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	69:Ornamentals
Exemptions	None
AG Classification	Yes

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$127,947	\$121,346
Depreciated Other Features	\$4,216	\$3,830
Land Value (Market)	\$1,427,860	\$1,427,860
Land Value Agriculture	\$103,294	\$103,294
Just/Market Value	\$1,560,023	\$1,553,036
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,918	\$28,044
P&G Adjustment	\$0	\$0
Assessed Value	\$219,539	\$200,426

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,048.14
Tax Bill Amount	\$2,219.13
Tax Savings with Exemptions	\$13,829.01

Owner(s)

Name - Ownership Type

CHRISTA L ANDRES REV TRUST - Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 19S RGE 31E
E 1/2 OF NE 1/4 OF NE 1/4
(LESS S 309.41 FT & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$219,539	\$0	\$219,539
Schools	\$235,457	\$0	\$235,457
SJWM(Saint Johns Water Management)	\$219,539	\$0	\$219,539

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1995	\$100	02937/0132	Improved	No
WARRANTY DEED	8/1/1979	\$100	01241/1488	Improved	No

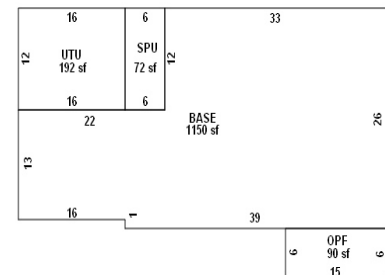
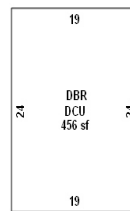
Land

Units	Rate	Assessed	Market
14.19 Acres	\$94,000/Acre Market, \$655/Acre AG	\$9,294	\$1,333,860
1 Acres	\$94,000/Acre	\$94,000	\$94,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1932/1950
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft ²)	1150
Total Area (ft ²)	1960
Constuction	SIDING GRADE 3
Replacement Cost	\$139,354
Assessed	\$55,742

* Year Built = Actual / Effective



Sketch by Apex Medina™

Building 1

Appendages

Description	Area (ft ²)
DETACHED CARPORT UNFINISHED	456
OPEN PORCH FINISHED	90

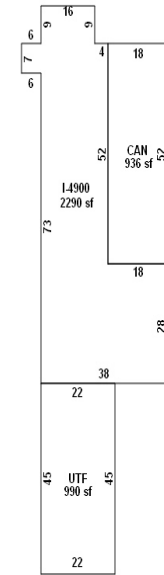
Friday, March 28, 2025

2/4

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1952
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2290
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$180,512
Assessed	\$72,205

* Year Built = Actual / Effective

Sketch by Apex Media™



Building 2

Appendages

Description	Area (ft ²)
CANOPY	936
UTILITY FINISHED	990

Permits

Permit #	Description	Value	CO Date	Permit Date
05309	BURN PERMIT	\$0		6/1/2001
09283	BURN PERMIT	\$35		11/1/1999
00439	BURN PERMIT	\$0		1/1/1999
00125	BURN PERMIT	\$0		1/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
WOOD UTILITY BLDG	1979	140	\$2,052	\$821
COMM: CARPORT	1979	180	\$1,553	\$621
FIREPLACE 1	1932	1	\$3,000	\$1,200
COMM: CARPORT	1932	456	\$3,935	\$1,574

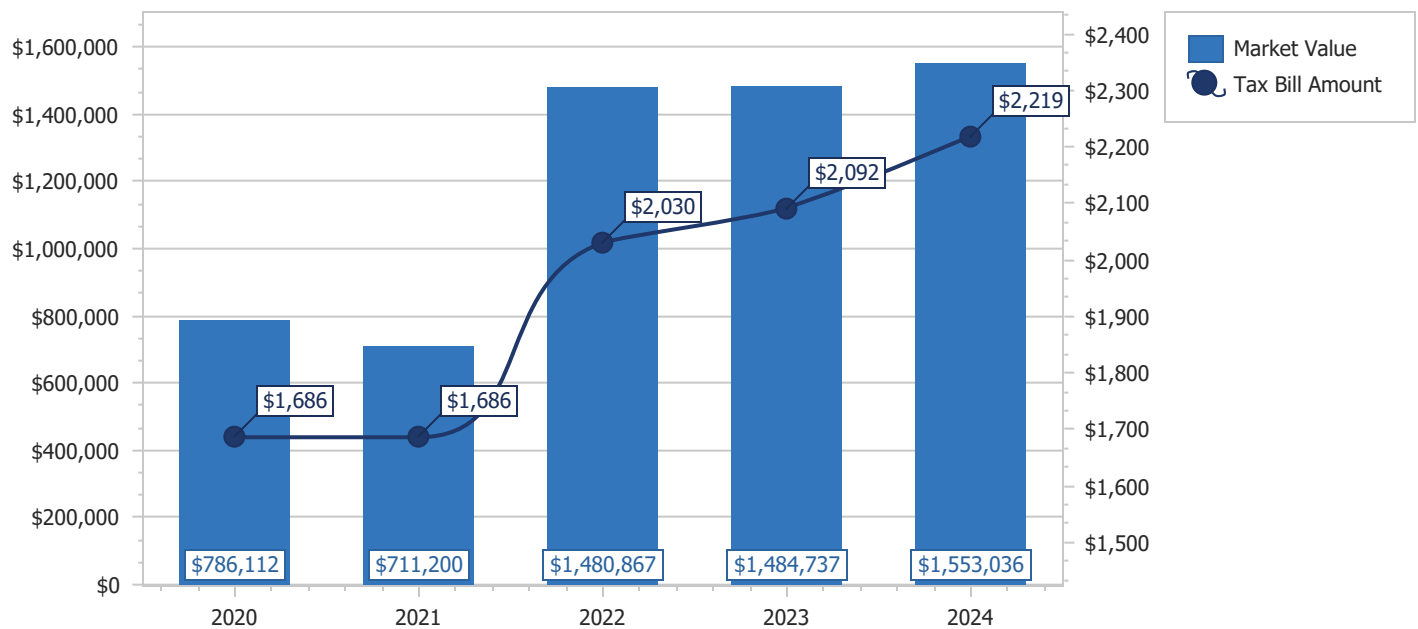
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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	Sanford
Sewage	City Of Sanford
Garbage Pickup	TUE/FRI
Recycle	TUE
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: 3/28/2025 9:31:45 AM
Project: 25-80000042
Credit Card Number: 42*****2132
Authorization Number: 06809G
Transaction Number: 280325O17-C125F023-6BF9-4086-81FF-F10870F9E5EC
Total Fees Paid: 52.50

Fees Paid

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