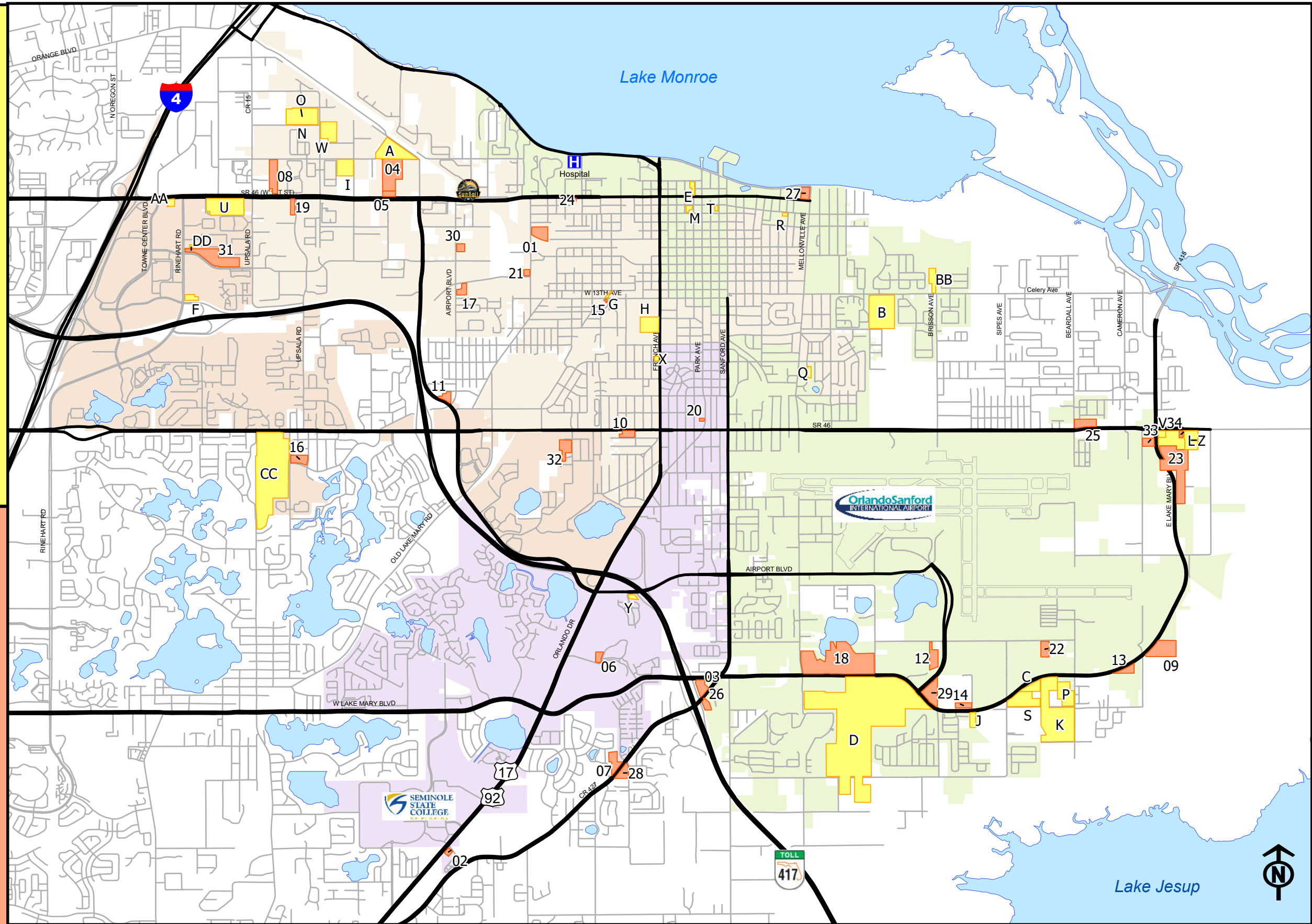


**Approved For/Under Construction**

- A. All Souls Emerald Pointe Townhomes
- B. Belair Park
- C. Comfort Inn
- D. Concorde Phase II & III (Sylvestri Estates)
- E. First Street Station
- F. Fords Garage
- G. Funtastic Learning Academy Daycare
- H. Gyro Sanford
- I. Harvest Time International Hope Center
- J. Jesus Image Church
- K. Kentucky Square
- L. Kings Crossing
- M. Nations Project
- N. North Park Lots P1-5 & P1-6
- O. North Park Lots P1-3 & P1-4
- P. Park View Place Phase 2
- Q. Paulucci Oaks
- R. Sanford Courtyard Phase II
- S. Skylar Crest
- T. The Palmetto Mixed Use Building
- U. Tuscany Village
- V. Wawa
- W. Northport Phase 3
- X. Charley's Cheesesteaks
- Y. Savita Multi-Family
- Z. Kings Crossing Apartments
- AA. Pollo Campero
- BB. Dave's House Subdivision
- CC. Mayfair Golf Course
- DD. Rinehart Parc (Story Apartments Commercial Outparcel)

**Plans in Review/Proposed Projects**

- |  |                                    |
|--|------------------------------------|
| 1. 501 Persimmon Warehouse                                 | 19. Oyster Bay Carwash             |
| 2. Advance Auto Parts                                      | 20. Park Avenue Multi-Family       |
| 3. Advent Health Emergency Room                            | 21. Persimmon Industrial Warehouse |
| 4. All Souls Davis Apartments                              | 22. Plumbing Office/Warehouse      |
| 5. All Souls Transit Village Commercial                    | 23. Queens Crossing                |
| 6. Americana Boulevard Industrial Warehouse                | 24. Ray's Chicago Street Food      |
| 7. Christian Sharing Center Apartments                     | 25. Riverbend Landings             |
| 8. Crossroads Business Center (Seminole Business Center 2) | 26. Ronald Reagan Warehouse        |
| 9. Douglas Grand Multi-Family (Lake Mary Boulevard PD)     | 27. Sails at Lake Monroe           |
| 10. Habitat for Humanity Single Family Subdivision         | 28. Save-A-Life Pet Rescue         |
| 11. Habitat for Humanity Townhome Subdivision              | 29. SFB Crossing                   |
| 12. Hampton-Inn  | 30. Solar Source Warehouse         |
| 13. Lake Mary Boulevard PD Hotel                           | 31. St Johns Parkway Apartments    |
| 14. Laura Avenue Industrial                                | 32. Tranquility Village            |
| 15. Max Smith Event Center                                 | 33. Wash City                      |
| 16. Mayfair Cove   | 34. Kings Crossing McDonalds       |
| 17. McCracken Road Warehouse                               |                                    |
| 18. Mellonville Industrial Development                     |                                    |



# Development In Progress Within the City of Sanford

Spring 2025

**Acres by Use**

Residential: 417.1  
 Industrial: 128.5  
 Commercial: 237.21

**Summation of Development**

3,552 Residential Units (Multi-Family and Single-Family)  
 1,160,904 Square Feet of Industrial Development  
 359,197.6 Square Feet of Commercial Development; 364 total Hotel Room Units

**Commission District**

- 1- Sheena Britton
- 2 - Kerry Wiggins
- 3 - Patrick Austin
- 4 - Claudia Thomas

**Note:** This planning tool is presented for public use as-is, with no guarantee of accuracy or completeness. Every effort has been made to ensure information and map accuracy, but errors in mapping or source documents can occur.

**DEVELOPMENT IN PROGRESS WITHIN THE CITY OF SANFORD**  
**Spring 2025**

APPROVED FOR/UNDER CONSTRUCTION										
MAP LOC.	NAME	USE	UNITS OF DEVELOPMENT	ACRE(S)	ZONING	GENERAL LOCATION	SDP NUMBER	CONTACT	PHONE	TAX ID NUMBER
A.	All Souls Emerald Pointe Townhomes	Townhomes	120 Units	15.76	PD	3280 West 1st Street	SDP22-000046	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050
B.	Belair Park	Single-Family	93 Units	22.37	PD	1701 Celery Avenue	SDP22-000025	Jack Hawkins - Burkett Engineering, Inc	(407)-246-1260	32-19-31-300-0270-0000 & 32-19-31-300-071A-0000
C.	Comfort Inn	Commercial	110 Unit Hotel	5.22	PD	3043 East Lake Mary Boulevard	SDP21-000025	John Herbert, P.E. American Civil Engineering Group	(407)-327-7700	03-20-31-SAY-0000-059A
D.	Concorde Phase II & III (Sylvestri Estates)	Single-Family & Commercial	421 Residential Lots	141.84 out of 233.39 acres	PD	2401 East Lake Mary Boulevard	SDP21-000015	Nicole Martin-Madden Engineers	(407)-629-8330	07-20-31-300-5LR-0010 through 07-20-31-300-5LR-0460
E.	First Street Station	Mixed Use	32 townhome units with 2-car garages and a 51-room hotel	2.21	PD	200 West 1st Street	SDP21-000023	Ron Semans - First Street Station	(407) 687-1596	25-19-30-SAG-0104-0060
F.	Fords Garage	Restaurant	7,150 S.F.	2.32	PD	1415 Rinehart Road	SDP23-000025	Jay Klima - Klima Weeks Civil Engineering, Inc	(407)-478-8750	32-19-30-501-0000-0010
G.	Funstastic Learning Academy Daycare	Commercial	4,725 S.F.	0.51	GC-2	1100 Historic Goldsboro Boulevard	SDP23-000052	Dave Schmitt - Dave Schmitt Engineering, Inc	(407)-207-9088	35-19-30-5AJ-0A00-0010
H.	Gyro Sanford	Commercial	3,000 S.F.		GC-2	1514 South French Avenue	SDP23-000054	Bruce Myrick - DEC Construction, Inc	(407)-340-7552	36-19-30-512-0000-0050
I.	Harvest Time International Hope Center	Commercial	31,105 S.F. Commercial Shopping Center	9.55	PD	220 Harvest Time Drive	SDP23-000006	Constance Silver - Tri3 Civil Engineering Studio, LLC	(407)-488-9456	16-19-30-SAC-0000-0910
J.	Jesus Image Church	Church	35,163 S.F.	8.48	PD	2861 East Lake Mary Boulevard	SDP24-000018	Constance Silver - Tri3 Civil Engineering Studio, LLC	(407)-488-9456	17-20-31-501-0000-0220 & 17-20-31-501-0000-0150
K.	Kentucky Square	Mixed Use	149 Units Single Family, 17,800 S.F. Residential: 47.99 Commercial: 3.03		PD	3700 Kentucky Street	SUB23-000012	Richard Anderson	(407)-628-5567	03-20-30-SAY-0000-0580, 03-20-30-SAY-0000-0850, 03-20-30-SAY-0000-0870, 03-20-31-SAY-0000-0880, 03-20-31-SAY-0000-0878, & 03-20-31-SAY-0000-088A
L.	Kings Crossing	Commercial Shopping Center	58,648 S.F.	24.45	PD	4141 East S.R. 46	SDP22-000041	Peter R. Pensa, AICP - AVID Group	(727)-789-9500	03-20-31-501-0A00-0060, 03-20-31-300-0020-0000, -003A-0000, -004A-0000, -005A-0000
M.	Nations Project	Commercial	Restaurant totalling approximately 7,339.56 S.F.	1.17	SC-3	210 Oak Avenue	SDP19-000022	David Smith	(407)-982-9878	25-19-30-SAG-0405-0010
N.	North Park Lots P1-5 & P1-6	Industrial Warehouse	47,040 S.F. Warehouse with Office	1.44	PD	3841 Enterprise Way	SDP24-000002	Bryan Potts, P.E., Tannath Design Inc.	(407)-982-9878	16-19-30-SAC-0000-0630
O.	North Park Lots P1-3 & P1-4	Industrial Warehouse	26,120 S.F. Warehouse with Office	1.44	PD	512 Dauntless Point	SDP22-000030	Bryan Potts, P.E., Tannath Design Inc.	(407)-982-9878	16-19-30-SAC-0000-0630
P.	Park View Place Phase 2	Townhomes	88 Units	12.66	PD	3600 Skyway Drive	SDP23-000035	Geoffrey Summitt - G L Summitt Engineering, Inc.	(407)-323-0705	03-20-31-SAY-0000-064A, 03-20-31-SAY-0000-0640, 03-20-31-SAY-0000-057A & 03-20-31-SAY-0000-057D
Q.	Pauucci Oaks	Residential	6 Single Family Residential Units	4.2	SR-1A	2013 Washington Avenue	SDP21-000005	Miller Construction Services LLC	(407)-222-0692	31-19-31-504-0900-0040, 31-19-31-504-0900-0070, 31-19-31-504-0900-0120
R.	Sanford Courtyard Phase II	Multi-Family	10 Units	0.57	RMOI	1021 East 2nd Street	SDP24-000014	Kim Fischer - Cycorp Engineering, Inc.	(407)-405-7819	30-19-31-509-0000-044A
S.	Skylar Crest	Residential Townhomes	94 Units	14.69	PD	3100 Kentucky Street	SDP22-000029	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0610, 03-20-31-SAY-0000-061A, 03-20-31-SAY-0000-062A, & 03-20-31-SAY-0000-0620
T.	The Palmetto Mixed Use Building	Mixed Use	Two 3,763 S.F. each Buildings with 28 Multi-Family Units	0.59	SC-3	218 Palmetto Avenue	SDP22-000042	Daniel Matthews - Lakeview Oak II, LLC	(321)-318-7857	25-19-30-SAG-0402-0010, 25-19-30-SAG-0402-0020, 25-19-30-SAG-0402-0050, & 25-19-30-SAG-0402-0060
U.	Tuscany Village	Mixed Use	420 Units multi-family units, 43,559 S.F. Commercial	22.95 overall Multi-Family: 20.56 Commercial: 2.39	PD	4201 1st Street	SDP23-000023	Catherine Felter - Kimley Horn	(407)-417-5349	28-19-30-S06-0000-003A, *003I, *004A, *004B, *003I, *0050, *005A, *006A, *006B, *0070, *003A, *003I, *004A, *004B, *003I, *0050, *005A, *0060, *006A, and *0070
V.	Wawa	Commercial	5,593 S.F.	1.907	PD	4143 East S.R. 46	SDP24-000028	Charles Potter - AVID Group	(727)-789-9500	03-20-31-501-0A00-0060, 03-20-31-300-0020-0000, -003A-0000, -004A-0000, -005A-0000
W.	Northport Phase 3	Industrial Warehouse	34,000 Warehouse with Office & 84,500 S.F. outside storage	10.58	PD	495 White Cedar Road	DP23-000011 & SDP23-000067	Tyler Suddeth - Suddeth Civil, LLC	(407)-467-4484	16-19-30-SAC-0000-076B, 16-19-30-SAC-0000-0620, & 16-19-30-SAC-0000-0760
X.	Charley's Cheesesteaks	Commercial	2,520 S.F.	0.76	GC-2	1920 French Avenue	DP24-000017	Stephen Allen - CivilCorp Engineering, Inc.	(407)-516-0437	36-19-30-S21-0000-0390
Y.	Savita Multi-Family	Multi-Family	42 Units	2.34	GC-2 & RMOI	301/351 East Airport Boulevard & 1701 Windshore Way	DP23-000036 & SDP23-000018	Nizamuddin Khan - Go Construction Services	(321)-400-5980	12-20-30-300-012G-0000, 12-20-30-300-012B-0000, & 12-20-30-300-012I-0000
Z.	Kings Crossing Apartments	Multi-Family	256 Units	8.82	PD	4197 East SR 46	SDP24-000039	Charles Potter - AVID Group	(727) 789-9500	03-20-31-504-0F00-0000
AA.	Pollo Campero	Commercial	2,646 S.F. Restaurant	1.74	PD	4649 West 1st Street	SDP25-000008	Brett Mashchak - Nunco Consulting, Inc.	(678) 644-7479	29-19-30-503-0000-0010
BB.	Daves House Subdivision	Residential	19 Units	4.87	PD	2340 Celery Avenue	PDR24-000003	Laurence Poliner, P.E. - RCE Consultants, LLC	(407)-452-8633	29-19-30-300-0120-0000
CC.	Mayfair Golf Course	Commercial	Golf Course Renovations	88.47	PRO	3536 Country Club Road	DP24-000025	Nicholas Nida - CPH LLC	(407)-322-6841	04-20-30-300-0030-0000
DD.	Rinehart Parc (Story Apartments Commercial Outparcel)	Commercial	Retail Shopping Center (Including Huey Magoo's) 11,597 S.F.	2.262	PD	1710 Rinehart Road	DP22-000021 & SDP22-000023	Brent Lenzen - Kimley-Horn and Associates	(407)-898-1511	28-19-30-531-0000-0020

PLANS IN REVIEW/PROPOSED PROJECTS										
MAP LOC.	NAME	USE	UNITS OF DEVELOPMENT	ACRE(S)	ZONING	GENERAL LOCATION	APPLICATION NUMBER	CONTACT	PHONE	TAX ID NUMBER
1	501 Persimmon Warehouse	Industrial	42,736 Warehouse with Office	6.62	RI-1	501 Persimmon Avenue	DP23-000045	Laurence Poliner, P.E. - RCE Consultants, LLC	(407)-452-8633	26-19-30-507-0000-0250, 26-19-30-507-0000-0300, & 26-19-30-507-0000-0340
2	Advance Auto Parts	Commercial	6,912 S.F.	1.32	GC-2		DP23-000039	Jacqueline Parkinson - Dynamic Engineering Consultants PC	(561)-921-8570	22-20-30-518-0000-0030
3	Advent Health Emergency Room	Commercial	14,388 Square foot emergency room	4.69	GC-2	7450 North Ronald Reagan Boulevard	DP24-000021	Jennifer Stickler - Kimley-Horn	(407)-427-1682	12-20-30-300-019F-0000
4	All Souls Davis Apartments	Multi-Family	529 Units	21.04	PD	3280 West 1st Street	DP22-000005	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050
5	All Souls Transit Village Commercial	Commercial	25,000 S.F.	2.66	PD	3280 West 1st Street	PDR20-000008	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	25-19-30-SAD-0000-0050
6	Americana Boulevard Industrial Warehouse	Warehouse/Office	16,000 S.F.	1.41	GC-2	1200 Americana Boulevard	DP23-000040	Laurence Poliner, P.E. - RCE Consultants, LLC	(407)-452-8633	12-20-30-300-013A-0000
7	Christian Sharing Center Apartments	Multi-Family	79 Units	5.77	PD	6498 North Ronald Reagan Boulevard	PDR24-000001	Russell Maynard - Central Florida Engineering Consultants, LLC	(407)-595-8021	13-20-30-300-040A-0000 & 13-20-30-300-0160-0000
8	Crossroads Business Center (Seminole Business Center 2)	Mixed Use Office/Warehouse	69,718 S.F. of Warehouse with 30,000 S.F. of Office	10.00	PD	100 Crosswood Loop	DP23-000049	Clifford Alejos - Burkett Engineering	(407)-246-1260	16-19-30-SAC-0000-087A, 16-19-30-SAC-0000-087C, 16-19-30-SAC-0000-096A, 16-19-30-SAC-0000-0960, & 16-19-30-SAC-0000-096E
9	Douglas Grand Multi-Family (Lake Mary Boulevard PD)	Multi-Family	284 Units Multi-Family	14.06	PD	3475 East Lake Mary Boulevard	PDR23-000001	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0270
10	Habitat for Humanity Single Family Subdivision	Residential	19 Units	3.23	MR-2	905 West 25th Street	CU24-000002	Bryan Potts - Tannath Design, Inc.	(407)-982-9878	01-20-30-504-1000-0010, 01-20-30-504-1000-0050, & 01-20-30-504-1000-0060
11	Habitat for Humanity Townhome Subdivision	Residential	17 Units	2.70	GC-2	2900 West Airport Boulevard	CU24-000001	Bryan Potts - Tannath Design, Inc.	(407)-982-9878	34-19-30-300-019A-0000 & 35-19-30-5CH-0000-0590
12	Hampton-Inn	Mixed-Use (Residential, Commercial, and Office)	114 Room Hotel, 5,000 S.F. Restaurant, 3,500 S.F. Bank, & 5,000 S.F. Office	6.40	PD	2247 Marquette Avenue	DP23-000029	Clifford Alejos - Burkett Engineering	(407)-246-1260	08-20-31-503-0000-0010 & 08-20-31-503-0000-0020
13	Lake Mary Boulevard PD Hotel	Hotel	140 Room Hotel	3.26	PD	3475 East Lake Mary Boulevard	PDR23-000001	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	03-20-31-SAY-0000-0430
14	Laura Avenue Industrial	Industrial	19,600 S.F.	2.96	PD	3750 Laura Avenue	PDR24-000004	Bryan Potts - Tannath Design, Inc.	(407)-982-9878	08-20-31-501-0000-0160 & 08-20-31-501-0000-016A
15	Max Smith Event Center	Commercial	2,476 S.F.	0.23	GC-2	1107 Historic Goldsboro Boulevard	DP23-000041	Jason Bullard - Exo Limited, LLC	(407)-453-4233	36-19-30-516-0000-0030, 35-19-30-5AJ-0B00-028A, & 35-19-30-5AJ-0B00-0280
16	Mayfair Cove	Residential	12 SFR Lots	5.21	SR1-AA	430 Lake Blvd	SUB21-000013	Miller Construction Services LLC	(407)-222-0692	04-20-30-501-0000-0010
17	McCraken Road Warehouse	Warehouse	116,000 S.F.	9.16	RI-1	2551 McCracken Road	CU21-000040	Brooks Stickler - Kimley-Horn	(407)-898-1511	26-19-30-SAE-7300-0000
18	Mellonville Industrial Development	Industrial Complex	564,675 S.F.	58.10	MI-2 (Proposed)	2100 East Lake Mary Boulevard	DP24-000019	Brandon Sansaricq - Kimley-Horn	(689)-206-9013	07-20-31-300-019B-0000, 07-20-31-300-019B-0200, 07-20-31-300-019B-0250, 07-20-31-300-019B-0220, 07-20-31-300-019B-0250, and 07-20-31-300-0220-0000
19	Oyster Bay Carwash	Commercial	3,920 S.F.	2.36	PD	3831 West 1st Street	DP22-000030 & SDP23-000065	Michael Wojtuniak - Engineered Permits Inc.	(386)-734-0830	28-19-30-506-0000-0130
20	Park Avenue Multi-Family	Multi-Family	7 Units	0.51	GC-2	2458 Park Avenue	DP24-000049	Kim Fischer - Cycorp Engineering, Inc.	(407)-405-7819	36-19-30-541-0000-0300
21	Persimmon Industrial Warehouse	Warehouse/Office	18,090 S.F.	1.41	GC-2	918 Persimmon Avenue	DP23-000020	Blake Wagner - Kimley-Horn and Associates	(407)-409-7003	26-19-30-512-0000-0010
22	Plumbing Office/Warehouse	Industrial	24,000 S.F. Phase I and 24,000 S.F. Phase II	4.64	PD	3539 Marquette Avenue	PDR23-000005	SR Plumbing, LLC	(407)-275-9614	03-20-31-SAY-0000-034B
23	Queens Crossing	Commercial	Mixed-Use Commercial	15.64	PD	4430 Canyon Point	SUB22-000044	Robert Ziegenfuss - Z Development Services	(407)-271-8910	03-20-31-300-002A-0000, 03-20-31-501-0C00-0040, 03-20-31-501-0C00-0080, 03-20-31-300-0090-0000, 03-20-31-501-0A00-0040, and 03-20-31-300-009A-0000
24	Ray's Chicago Street Food	Restaurant	800 - 1000 S.F.	0.16	GC-2	111 Oleander Avenue	DP23-000012 & SDP23-000013	Jeff Bach - RAHCR LLC	(407)-702-0751	25-19-30-SAG-0317-00E0
25	Riverbend Landings	Multi-Family	146 Units	6.13	PD	3750 East State Road 46	DP24-000046 & SDP25-000013	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	33-19-31-300-1320-0000
26	Ronald Reagan Warehouse	Industrial	49,817 S.F.	2.76	GC-2	7375 North Ronald Reagan Boulevard	DP23-000056	Robert Ziegenfuss - Z Development Services	(407)-271-8910	12-20-30-300-0200-0000
27	Sails at Lake Monroe	Multi-Family	100 Units	3.03	PD	1100 East 1st Street	DP22-000038	Nicole Martin - Madden, Moorhead & Stokes LLC	(407)-629-8330	30-19-30-506-0100-0040, 30-19-30-506-0100-0020, 30-19-30-506-0100-0010
28	Save-A-Life Pet Rescue	Pet Rescue	5,000 S.F.	4.40	AG	4040 Bedford Road	DP23-000023	Jason Bullard - Exo Limited, LLC	(407)-453-4233	13-20-30-300-0400-0000
29	SFB Crossing	Mixed Use	TBD	9.35	PD	171 Red Cleveland Boulevard	PDR21-000009	Robert Ziegenfuss - Z Development Services	(407)-271-8910	07-20-31-5LR-0001-0000
30	Solar Source Warehouse	Industrial	14,508 S.F. of Warehouse with Office	2.32	GC-2	2750 West Airport Boulevard	DP23-000054	Robert Ziegenfuss - Z Development Services	(407)-271-8910	26-19-30-SAE-700B-0000
31	St Johns Parkway Apartments	Multi-Family & Commercial	361 Multi-Family Units & 36,440 Commercial S.F.	16.90	PD	4530 St Johns Parkway	PDR23-000008	Marcus Geiger - Kimley Horn	#REF1	28-19-30-506-0000-0400, 28-19-30-506-0000-039A, 28-19-30-506-0000-040A, 28-19-30-506-0000-039C, 28-19-30-506-0000-039D, 28-19-30-506-0000-039B, & 28-19-30-506-0000-037A
32	Tranquility Village	Townhomes	70 units	6.08	MR-2	500 Terrace Court	CU23-000019 & SUB24-000003	Vasu T. Persaud - Karma Development Group	(321)-948-9594	02-20-30-508-0000-0210; 02-20-30-508-0000-0580; 05C0-05D0; 06A0; 06B0; 06C0; 06D0; 07A0; 07B0; 07C0; 07D0; 08A0; 08B0; 08C0; 08D0; 09A0; 09B0; 09C0; 09D0; 10A0; 10B0; 10C0; 10D0; 11A0; 11B0; 11C0; 11D0; 12A0; 12B0; 12C0; 12D0; 13A0; 13B0; 13C0; 13D0; 14A0; 14B0; 14C0; 14D0; 15A0; 15B0; 15C0; 15D0; 16A0; 16B0; 16C0;
33	Wash City	Car-Wash	5,890 S.F. Car Wash and commercial outparcels	3.33	RI-1	2531 Cameron Avenue	DP23-000008 & SDP23-000005	Patricia Ortiz - Ortiz Planning Solutions	(813)-817-8492	03-20-31-300-0040-0000
34	Kings Crossing McDonalds	Restaurant	3,859 S.F. McDonalds	0.93	PD	4189 State Road 46	DP24-000037	Katie Fitzjarrald - Kimley-Horn and		