

LATEST HEADLINES

# Pulte plans new subdivision on Sanford's Celery Avenue corridor



Pulte is planning a new subdivision on Sanford's Celery Avenue corridor with 158 lots. (Concept plan by 1828 Engineering)



[Pulte](#), America's third-largest homebuilder, has filed preliminary plans for a new 158-lot subdivision in the Indian Mound Village community of Sanford, along Celery Avenue.

Officials with Pulte and their engineer, [Luke Classon](#) from 1828 Engineering, held a pre-application meeting with Sanford's planning staff to discuss the proposed 66.3-acre community.

The property is just east of Toll Brothers' Riverside Oaks community and across the street from KB Home's Cameron Preserve. It's currently owned by eight different individuals or trusts, with Temucua Holdings LLC holding the largest share at 33%.



The Indian Mound Village property under contract to Pulte is .75-miles from the Sanford city limits and outside of the Joint Planning Area. (Seminole County Property Appraiser)

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The property is currently classified as grazing land with agricultural zoning and tax exemptions. Since the land is in unincorporated Seminole County and not covered by the city's joint planning agreement, Planner Darren Ebersole advised the team that they would need to undergo a dual review — meaning they would have to apply for a land use and zoning change in the county while also requesting a pre-annexation agreement with the city to secure utility services.

The dual review process is so rare that Ebersole wasn't entirely sure of the process for approval. "It's been a while since we've done a subdivision for the pre-annexation agreement, and the thing actually got built," he said. "I've done two in the four years that I've been here, and they've been for commercial properties, and they haven't built those properties yet."

The conceptual plan calls for 120 50-foot lots and 35 60-foot lots. The sellers would retain three lots, each at least 1-acre in size, fronting on Cameron Avenue. The neighborhood would have two access points on Celery Avenue and one on Cameron. The plan would more than double the required 8-acre minimum of open space, and it would designate nearly 2 acres for a future amenity center and park. It also incorporates expanded buffers and right-of-way along Celery Avenue for a future trail.

Ebersole said Pulte would need to include its home designs and specs in the annexation request so the city can verify they meet Sanford's architectural standards.

"It shouldn't be too complicated, because again, we're just kind of reviewing to make sure that in the future, if something is annexed, that it meets our codes," he said.

*Have a tip about Central Florida development? Contact me at [kinsler@GrowthSpotter.com](mailto:kinsler@GrowthSpotter.com) or (407) 420-6261. Follow GrowthSpotter on [Facebook](#) and [LinkedIn](#).*

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