



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

PROJ. #: 24-80000067
 Received: 5/16/24
 Paid: 5/17/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: The Farm at Sanford – Event Barn	
PARCEL ID #(S): Parcel: 16-19-30-5AB-3700-004B , Parcel: 16-19-30-5AB-3700-0020, Parcel: 16-19-30-5AB-3700-0010	
TOTAL ACREAGE: 14.06	BCC DISTRICT: 01 5: Herr
ZONING: A1	FUTURE LAND USE: SE

APPLICANT

NAME: Jeffrey C Campese	COMPANY:		
ADDRESS: 4600 Nebraska Ave			
CITY: Sanford	STATE: FL	ZIP: 32771	
PHONE: 689-292-5599	EMAIL: jeffcampese@gmail.com		

CONSULTANT

NAME:	COMPANY:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input checked="" type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Would like a Conditional Use Permit to utilize the existing event barn on the property for Weddings and Events. Under 200 guests, and up to 75 events per year. Events to conclude no later than 10pm				

STAFF USE ONLY

COMMENTS DUE: 5/24	COM DOC DUE: 5/30	DRC MEETING: 6/5
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of Nebraska Ave, east of Missouri Ave
W/S: Seminole County	BCC: 5: Herr	

Agenda: 5/31

5-16-2024

TO:

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, Sanford, FL 32771

DETAILED NARRATIVE: Request for Conditional Use Permit for property at 4600 Nebraska Ave. Sanford FL 321771

We would like your consideration to grant a Conditional Use Permit to allow us to utilize the existing Event Barn on our property at 4600 Nebraska Ave. Sanford, FL for Weddings and Events. We recently purchased the property with all buildings in place, and do not need to add any new structures. There is a large lighted parking lot, an event barn, and a 2/Bed/4/Bath guest house. The barn and guest house are wheelchair accessible from the main driveway with no steps for access. There are also 4 accessible bathrooms in the adjacent 2/bed, 4/bath guest house, which will be used to support the event barn.

We are hoping to be permitted to host 50-75 events per year. We are ONLY renting space by the day/weekend and no services will be provided by us. ALL food and beverage/alcohol, décor, floral, cakes, photography, etc., will be provided by licensed and insured Caterers and Decorating Companies.

We are not looking to turn this property into a working Agritourism operation either, as our expertise is specifically with events, so with that, we are not looking to create a tax reduced scenario with farming operations in the future. I have over 30 years' experience in the event industry. My career started as Senior Manager for Disney Event Productions. In that capacity, I managed all the events for Disney's Fairytale Wedding Department. From that position I moved into the Corporate Event Division at Disney Productions. After my 17-year career at Disney, I opened Red Rocket Studios, which for the past 21 years served clients here in the US and Internationally, including Siemens, Mitsubishi Power, Darden Restaurant Group, Nautique/Correct Craft and many others, producing large scale events and marketing campaigns. I sold Red Rocket Studios in 2023, and now in my retirement I would like to offer events on our property and share this beautiful venue with the Central Florida Community.

Thank you for your consideration,

Jeffrey C Campese 689-292-5599 / JeffCampese@gmail.com

Site map – 4600 Nebraska Ave. Sanford FL 32771
Existing Conditions – No new Structures requested



Missouri Ave

Guests house
4 bathrooms

Primary
Residence

Shed

Event barn

Lighted Parking Lot

Nebraska Ave

Property Record Card

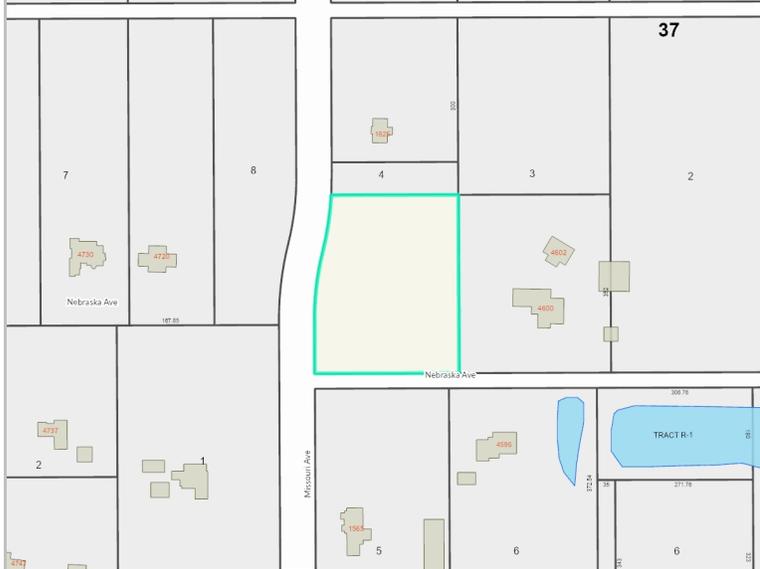


Parcel 16-19-30-5AB-3700-004B

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-004B	2024 Working Values	2023 Certified Values
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety	Valuation Method	Cost/Market
Property Address	SANFORD, FL 32771	Number of Buildings	0
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594	Depreciated Building Value	0
Subdivision Name	SANFORD FARMS	Depreciated Other Features	
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$235,000
DOR Use Code	00-VACANT RESIDENTIAL	Land Value Agriculture	
Exemptions	None	Just/Market Value	\$235,000
AG Classification	No	Portability Adjustment	
		Save Our Homes Adjustment	\$0
		Non-Hx 10% Cap (AMD 1)	\$7,520
		P&G Adjustment	\$0
		Assessed Value	\$227,480
			\$206,800

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$3,127.38** 2023 Tax Savings with Non-Hx Cap **\$223.63**
 2023 Tax Bill Amount **\$2,903.75**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 352 FT OF LOT 4 BLK 37
 SANFORD FARMS
 (LESS RD)
 PB 1 PG 128 1/2

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$227,480	\$0	\$227,480
SJWM(Saint Johns Water Management)	\$227,480	\$0	\$227,480
FIRE	\$227,480	\$0	\$227,480
COUNTY GENERAL FUND	\$227,480	\$0	\$227,480
Schools	\$235,000	\$0	\$235,000

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
WARRANTY DEED	07/01/2017	08951	0741	\$1,420,000	Yes	Vacant
WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
QUIT CLAIM DEED	10/01/1997	03312	0766	\$100	No	Vacant
WARRANTY DEED	09/01/1997	03297	1385	\$75,000	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			2.35	\$100,000.00	\$235,000

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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Property Record Card



Parcel 16-19-30-5AB-3700-0020

Property Address 4600 NEBRASKA AVE SANFORD, FL 32771

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-0020
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety
Property Address	4600 NEBRASKA AVE SANFORD, FL 32771
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594
Subdivision Name	SANFORD FARMS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	07-MISCELLANEOUS RESIDENTIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$855,740	\$818,833
Depreciated Other Features	\$56,525	\$55,650
Land Value (Market)	\$564,500	\$564,500
Land Value Agriculture		
Just/Market Value	\$1,476,765	\$1,438,983
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$83,456
P&G Adjustment	\$0	\$0
Assessed Value	\$1,476,765	\$1,355,527

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap	\$19,149.99	2023 Tax Savings with Non-Hx Cap	\$661.81
2023 Tax Bill Amount	\$18,488.18		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 & S 352 FT OF LOT 3 BLK 37
SANFORD FARMS
PB 1 PG 128 1/2

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,476,765	\$0	\$1,476,765
SJWM(Saint Johns Water Management)	\$1,476,765	\$0	\$1,476,765
FIRE	\$1,476,765	\$0	\$1,476,765
COUNTY GENERAL FUND	\$1,476,765	\$0	\$1,476,765
Schools	\$1,476,765	\$0	\$1,476,765

Sales

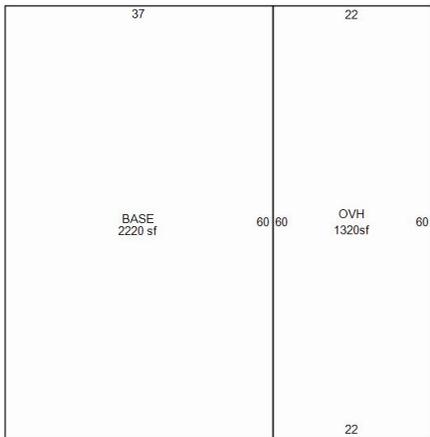
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
WARRANTY DEED	07/01/2017	08951	0741	\$1,420,000	Yes	Improved
WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
WARRANTY DEED	05/01/1997	03247	0717	\$223,000	No	Vacant
WARRANTY DEED	09/01/1982	01413	1299	\$7,500	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.65	\$70,000.00	\$325,500
ACREAGE			2.39	\$100,000.00	\$239,000

Building Information

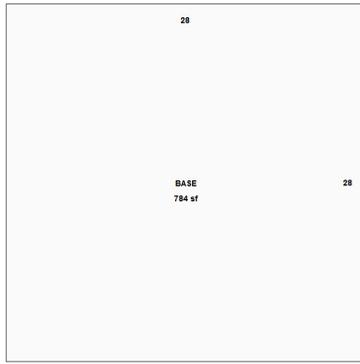
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	BARNS/SHEDS	1997/2010			2	2,220	3,540	2,220	CORRUGATED METAL	\$122,112	\$132,371	Description	Area
												OVERHANG	1320.00



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	BARNS/SHEDS	2000			0	784	784	784	CORRUGATED METAL	\$10,649	\$12,677	Description	Area

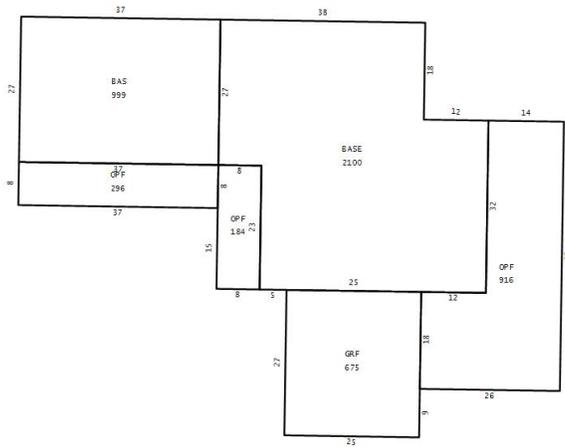


Sketch by April Clench

Building 2 - Page 1

** Year Built (Actual / Effective)

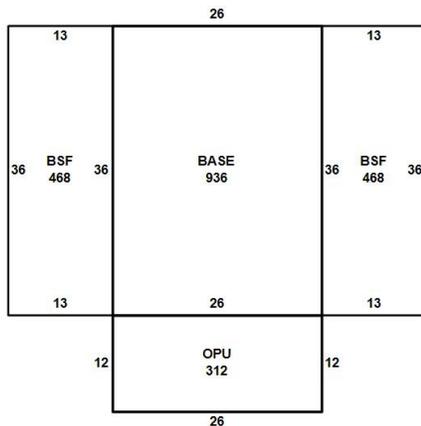
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages												
3	SINGLE FAMILY	1985/2010	3	2.0	11	2,100	5,170	3,099	CB/STUCCO FINISH	\$509,591	\$535,004	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>296.00</td> </tr> <tr> <td>BASE</td> <td>999.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>184.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>675.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>916.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	296.00	BASE	999.00	OPEN PORCH FINISHED	184.00	GARAGE FINISHED	675.00	OPEN PORCH FINISHED	916.00
Description	Area																							
OPEN PORCH FINISHED	296.00																							
BASE	999.00																							
OPEN PORCH FINISHED	184.00																							
GARAGE FINISHED	675.00																							
OPEN PORCH FINISHED	916.00																							



Building 3 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages								
4	SINGLE FAMILY	1985/2010	2	2.0	11	936	2,184	1,872	CONC BLOCK	\$213,388	\$224,029	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH UNFINISHED</td> <td>312.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>468.00</td> </tr> <tr> <td>BASE SEMI FINISHED</td> <td>468.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	312.00	BASE SEMI FINISHED	468.00	BASE SEMI FINISHED	468.00
Description	Area																			
OPEN PORCH UNFINISHED	312.00																			
BASE SEMI FINISHED	468.00																			
BASE SEMI FINISHED	468.00																			



Building 4 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
SCREEN ENCL 3	05/01/2003	1	\$6,400	\$16,000
SHED - NO VALUE	05/01/1985	1	\$0	
FIREPLACE 2	05/01/1985	1	\$2,400	\$6,000
POOL 3	05/01/1990	1	\$42,000	\$70,000
FIREPLACE 2	05/01/1997	1	\$2,400	\$6,000
PATIO 2	01/01/2021	1	\$3,325	\$3,500

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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Property Record Card



Parcel 16-19-30-5AB-3700-0010

Property Address SANFORD, FL 32771

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	16-19-30-5AB-3700-0010	2024 Working Values	2023 Certified Values
Owner(s)	CAMPESE, JEFFREY C - Tenancy by Entirety CAMPESE, JULIE D - Tenancy by Entirety	Valuation Method	Cost/Market
Property Address	SANFORD, FL 32771	Number of Buildings	0
Mailing	4600 NEBRASKA AVE SANFORD, FL 32771-8594	Depreciated Building Value	0
Subdivision Name	SANFORD FARMS	Depreciated Other Features	
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$91,560
DOR Use Code	00-VACANT RESIDENTIAL	Land Value Agriculture	
Exemptions	None	Just/Market Value	\$91,560
AG Classification	No	Portability Adjustment	
		Save Our Homes Adjustment	\$0
		Non-Hx 10% Cap (AMD 1)	\$0
		P&G Adjustment	\$0
		Assessed Value	\$91,560

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$1,218.48
2023 Tax Bill Amount \$1,218.48

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 BLK 37
SANFORD FARMS
PB 1 PG 128 1/2

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$91,560	\$0	\$91,560
SJWM(Saint Johns Water Management)	\$91,560	\$0	\$91,560
FIRE	\$91,560	\$0	\$91,560
COUNTY GENERAL FUND	\$91,560	\$0	\$91,560
Schools	\$91,560	\$0	\$91,560

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	02/28/2024	10588	1610	\$2,200,000	Yes	Improved
WARRANTY DEED	06/30/2021	09979	1127	\$1,200,000	Yes	Improved
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WARRANTY DEED	10/01/1999	03741	1671	\$450,000	No	Vacant
WARRANTY DEED	05/01/1997	03247	0717	\$223,000	No	Vacant
WARRANTY DEED	09/01/1982	01413	1291	\$7,500	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			4.36	\$70,000.00	\$91,560

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	1

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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**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: 5/17/2024 9:04:16 AM
Project: 24-80000067
Credit Card Number: 51*****5280
Authorization Number: 82828Z
Transaction Number: 170524C1C-EA415A8F-4274-446D-A4AD-F2EF6617B6CA
Total Fees Paid: 52.50

Fees Paid

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