



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

PROJ. #: 24-80000065

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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**PROJECT** Fair Price Auto Group

PROJECT NAME:	<u>145 Monroe Rd Sanford FL 32771</u>		
PARCEL ID #(S):	<u>28-19-30-503-0000-0130</u>		
TOTAL ACREAGE:	<u>0.43</u>	BCC DISTRICT:	<u>Dist 5 - Herr</u>
ZONING:	<u>C-1</u>	FUTURE LAND USE:	<u><del>C2 or auto sales</del> HIPTI</u>

**APPLICANT**

NAME:	<u>Randy Jimenez</u>	COMPANY:	<u>Fair Price Auto Group</u>
ADDRESS:	<u>1319 W Land Street Rd # 702</u>		
CITY:	<u>Orlando</u>	STATE:	<u>FL</u> ZIP: <u>32824</u>
PHONE:	<u>407 543 1690</u>	EMAIL:	<u>fairpriceauto group@gmail.com</u>

**CONSULTANT**

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

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>change to C2 zoning or a zoning that can accommodate Retail auto sales.</u>				

**STAFF USE ONLY**

COMMENTS DUE: <u>5/31/24</u>	COM DOC DUE: <u>6/6/24</u>	DRC MEETING: <u>6/5/24</u>
<input checked="" type="checkbox"/> PROPERTY APPRAISER SHEET	<input checked="" type="checkbox"/> PRIOR REVIEWS: <u>19-80000082, 20-80000049, 21-80000052, 21-20500029</u>	
ZONING: <u>C-1</u>	FLU: <u>HIPTI</u>	LOCATION:
W/S: <u>SEMINOLE (WATER)/SANFORD (SEWER)</u>	BCC: <u>5-HERR</u>	<u>EAST SIDE OF MONROE RD, NORTH OF W SR 46</u>

**145 MONROE RD SANFORD FL 32771**

**PARCEL 28-19-30-503-0000-0130**

CONTACT: RANDY JIMENEZ

Cell: 917-259-8318

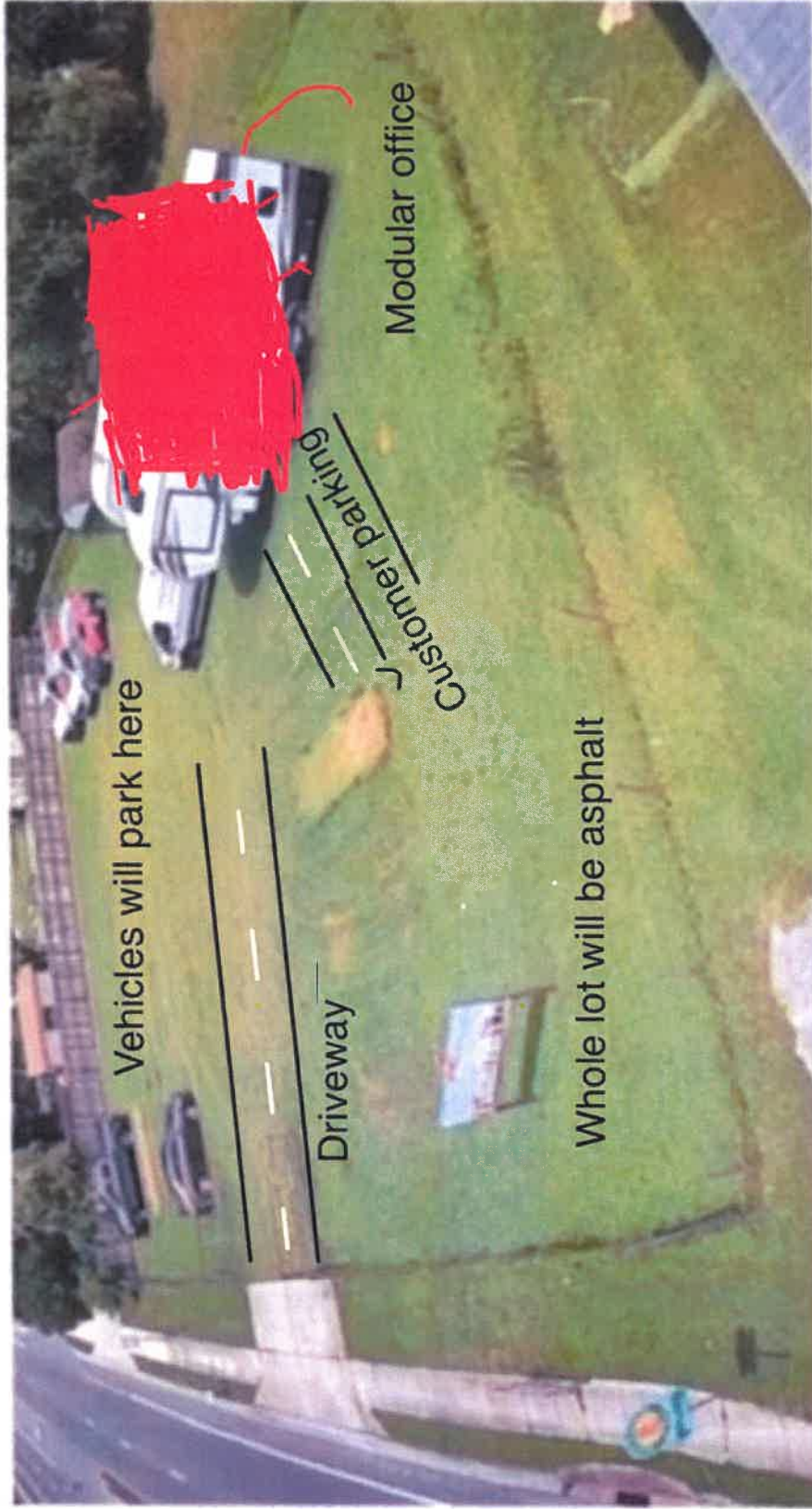
Email: [fairpriceautogroup@gmail.com](mailto:fairpriceautogroup@gmail.com)

Hello, my name is Randy Jimenez, and I am a small business owner. I am looking to put in a small retail auto sales company on this property. This property will be great for that as shown in current pictures the property has an entrance. As shown in the site sketch picture the whole lot will be asphalt. There will be guided parking spots for customers and a handicap accessible spot. The office will line up with the driveway. The lot will have neat and organized parking. We are a small business that wants to help the local community. New jobs will be created, and we will hire locals from this area. property will need to change C1 zoning to C2 or a zoning to accommodate retail Auto sales. I hope this narrative helps you see my vision and ideas for the property.

Thank you so much.

Randy Jimenez





Vehicles will park here

Driveway

Customer parking

Modular office

Whole lot will be asphalt

\* 5/15/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT09:43:33  
 PROJ # 24-80000065 RECEIPT # 0136913  
 OWNER: VISION CASTING LLC LOT #: 0130  
 JOB ADDRESS: 145 MONROE RD

PRE APPLICATION 50.00 50.00 .00

TOTAL FEES DUE.....: 50.00  
 AMOUNT RECEIVED.....: 50.00

\* DEPOSITS NON-REFUNDABLE \*  
 \*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: PDHP01 BALANCE DUE.....: .00  
 CHECK NUMBER.....: 00000005664  
 CASH/CHECK AMOUNTS....: 50.00  
 COLLECTED FROM: FAIR PRICE AUTO GROUP LLC  
 DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE

# Property Record Card

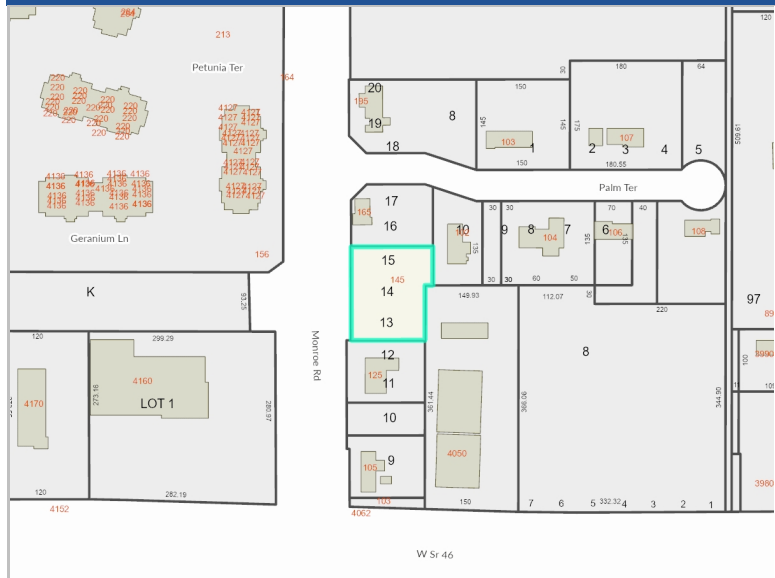


**Parcel** 28-19-30-503-0000-0130

**Property Address** 145 MONROE RD SANFORD, FL 32771

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	28-19-30-503-0000-0130
<b>Owner(s)</b>	VISION CASTING LLC
<b>Property Address</b>	145 MONROE RD SANFORD, FL 32771
<b>Mailing</b>	542 HASSOCKS LOOP LAKE MARY, FL 32746-6321
<b>Subdivision Name</b>	PETERSON SUBD A J
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	1013-VAC COMM W/ SITE IMPROVEMENTS
<b>Exemptions</b>	None
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Building Value</b>		
<b>Depreciated Other Features</b>	\$3,037	\$2,642
<b>Land Value (Market)</b>	\$147,226	\$126,622
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$150,263	\$129,264
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$8,073	\$0
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$142,190	\$129,264

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$1,720.25  
**2023 Tax Bill Amount** \$1,720.25

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 13 14 & 15 (LESS RD)  
 A J PETERSON SUBD  
 PB 10 PG 60  
 & PT OF ALLEY WLY OF LOT 10 DESC AS BEG 12.50 FT W OF THE SW COR LOT 10 RUN W 12.50 FT N 62 FT E 12.50 FT S TO BEG  
 A J PETERSONS SUB 1ST ADD  
 PB 13 PG 10

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$142,190	\$0	\$142,190
SJWM(Saint Johns Water Management)	\$142,190	\$0	\$142,190
FIRE	\$142,190	\$0	\$142,190
COUNTY GENERAL FUND	\$142,190	\$0	\$142,190
Schools	\$150,263	\$0	\$150,263

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	03/08/2021	09882	1909	\$150,000	Yes	Vacant
TRUSTEE DEED	01/01/2011	07520	0236	\$100	No	Improved
QUIT CLAIM DEED	10/01/2000	03941	1485	\$50,000	No	Improved
WARRANTY DEED	08/01/1991	02334	1167	\$37,500	Yes	Improved
QUIT CLAIM DEED	12/01/1990	02249	1325	\$38,000	No	Vacant
WARRANTY DEED	08/01/1984	01577	0037	\$43,000	Yes	Vacant
WARRANTY DEED	01/01/1976	01087	1834	\$20,000	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			18731	\$7.86	\$147,226

## Building Information

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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## Other Features

Description	Year Built	Units	Value	New Cost
6' CHAIN LINK FENCE	10/01/1979	650	\$3,037	\$7,592

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Higher Intensity Planned Development – Target Industry	HIPTI	Retail Commercial-Commodies

## 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	CITY OF SANFORD	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	6

## School Information

Elementary School District	Middle School District	High School District
Region 1	Markham Woods	Seminole