



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

PROJ. #: 24-80000064

Received: 5/10/24

Paid: 5/14/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

| | | | |
|-----------------|-----------------------------|------------------|---------|
| PROJECT NAME: | UPfer - Used Car Dealership | | |
| PARCEL ID #(S): | 35-19-30-300-0160-0000 | | |
| TOTAL ACREAGE: | 0.45 | BCC DISTRICT: | 5: Herr |
| ZONING: | C-2 | FUTURE LAND USE: | COM |

APPLICANT

| | | | |
|----------|--------------------|----------|-------------------|
| NAME: | JUAN BAJTISTA | COMPANY: | UPfer, LLC |
| ADDRESS: | 814 E. Harbour CT. | | |
| CITY: | Ocoee | STATE: | FL ZIP: 34761 |
| PHONE: | 407-369-3599 | EMAIL: | SUPPORT@UPfer.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: See Attached Documents

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: C-2 | FLU: COM | LOCATION: on the north side of Country Club Rd, east of Airport Blvd |
| W/S: City of Sanford | BCC: 5: Herr | |

Small Used Car Dealership concept Design Overview

Location and Structure: Positioned on a plot measuring 113 feet by 174 feet, our car dealership design focuses on simplicity and efficiency. The central feature is a single-story office built from a modular or prefabricated materials for quick setup and cost savings.

Office Details:

Size: The office is 300 to 400 square feet, arranged to include workspace, storage, and a small area for customers to sit.

Access: Placed in the middle of the lot, the office is easy to get to from any point on the property, which helps with running the dealership smoothly.

Parking and Display Area:

Setup: Around the office, there's a basic open lot with gravel paving used for displaying cars and parking for customers.

Landscaping:

Approach: We use a few low-maintenance plants that are native to the area. This keeps our lot looking good without needing much upkeep and follows local environmental rules.

Goal: The design is practical, looks good, and works well for everyday business needs without being too fancy.

Important: Please note that this is a basic conceptual framework intended to provide an initial idea, and we are open to adapting this design to align with local regulations and practical considerations. We look forward to your feedback and guidance to refine and finalize our plans.



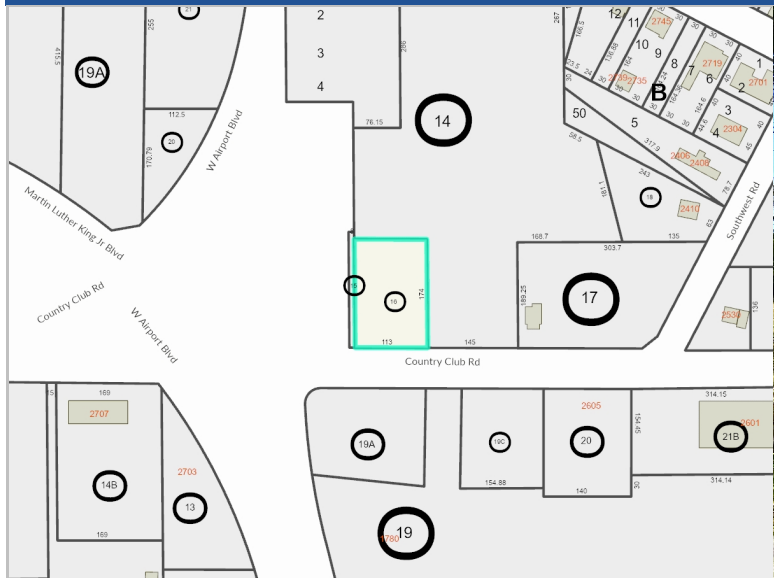
Property Record Card



Parcel 35-19-30-300-0160-0000

Property Address 2614 COUNTRY CLUB RD SANFORD, FL 32779

Parcel Location



Site View



Parcel Information

| | |
|--------------------------|--|
| Parcel | 35-19-30-300-0160-0000 |
| Owner(s) | WHITEHOUSE, MARY K |
| Property Address | 2614 COUNTRY CLUB RD SANFORD, FL 32779 |
| Mailing | 1702 N WOODLAND BLVD PMB 207 STE 116 DELAND, FL 32720-1837 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 10-VAC GENERAL-COMMERCIAL |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2024 Working Values | 2023 Certified Values |
|-----------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 0 | 0 |
| Depreciated Building Value | | |
| Depreciated Other Features | | |
| Land Value (Market) | \$80,811 | \$73,536 |
| Land Value Agriculture | | |
| Just/Market Value | \$80,811 | \$73,536 |
| Portability Adjustment | | |
| Save Our Homes Adjustment | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$80,811 | \$73,536 |

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$978.62**
2023 Tax Bill Amount **\$978.62**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 19S RGE 30E
 BEG 844.2 FT N + 140 FT E
 OF SW COR RUN E 113 FT N
 174 FT W 113 FT S 174 FT TO BEG

Taxes

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT | \$80,811 | \$0 | \$80,811 |
| SJWM(Saint Johns Water Management) | \$80,811 | \$0 | \$80,811 |
| FIRE | \$80,811 | \$0 | \$80,811 |
| COUNTY GENERAL FUND | \$80,811 | \$0 | \$80,811 |
| Schools | \$80,811 | \$0 | \$80,811 |

Sales

| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
|-----------------|------------|-------|------|----------|-----------|----------|
| WARRANTY DEED | 12/01/2008 | 07113 | 1982 | \$70,000 | Yes | Improved |
| WARRANTY DEED | 08/01/1998 | 03484 | 0399 | \$100 | No | Improved |
| PROBATE RECORDS | 08/01/1998 | 03474 | 1370 | \$100 | No | Improved |

Land

| Method | Frontage | Depth | Units | Units Price | Land Value |
|-------------|----------|-------|-------|-------------|------------|
| SQUARE FEET | | | 19662 | \$4.11 | \$80,811 |

Building Information

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|---|--------|--------|---------|-------------|
| 05189 | 2614 COUNTRY CLUB RD: DEMO RESIDENTIAL- | County | \$0 | | 4/13/2020 |

Other Features

| Description | Year Built | Units | Value | New Cost |
|-------------|------------|-------|-------|----------|
|-------------|------------|-------|-------|----------|

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| C-2 | Commercial | COM | Retail Commercial |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|----------------|-----------------|----------------|---------|------------|-----------|
| 31.00 | FPL | AT&T | SANFORD | CITY OF SANFORD | MON/THU | WED | NO SERVICE | Waste Pro |

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 | 5 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 1 | Greenwood Lakes | Lake Mary |

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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: 5/13/2024 3:21:18 PM
Project: 24-80000064
Credit Card Number: 40*****3305
Authorization Number: 013867
Transaction Number: 130524017-3A2CCAAD-BD6B-4D9D-A390-667424DA2700
Total Fees Paid: 52.50

Fees Paid

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