



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

PROJ #: 24-3200004  
 BS #: 2024-04  
 MEETING: N/A

**SPECIAL EXCEPTION**

APPLICATION WON'T BE ACCEPTED UNTIL A PRE-APP HAS BEEN REVIEWED & ALL REQUIRED DOCUMENTS ARE SUBMITTED

**APPLICATION TYPE/FEE**

<b>SPECIAL EXCEPTION</b> \$1,350.00	<input type="checkbox"/> CHURCH	<input type="checkbox"/> RIDING STABLE
	<input type="checkbox"/> DAYCARE	<input type="checkbox"/> ASSISTED LIVING FACILITY (ALF)
	<input type="checkbox"/> SCHOOL	<input type="checkbox"/> ALCOHOLIC BEVERAGE ESTABLISHMENT
	<input type="checkbox"/> GROUP HOME	<input type="checkbox"/> COMMUNICATION TOWER
	<input type="checkbox"/> KENNEL	<input checked="" type="checkbox"/> OTHER: <u>Private Residence</u>

**PROPERTY**

PARCEL ID #:	<u>12-20-30-509-0000-037A</u>		
ADDRESS:	<u>345 Jones Avenue, Sanford, FL 32773</u>		
TOTAL ACREAGE:	<u>.52</u>	CURRENT USE OF PROPERTY:	<u>SFR on Com</u>
WATER PROVIDER:	<u>City of Sanford</u>	SEWER PROVIDER:	<u>City of Sanford</u>
ZONING:	<u>C-1</u>	FUTURE LAND USE:	<u>COM</u>
IS THE PROPERTY AVAILABLE FOR INSPECTION WITHOUT AN APPOINTMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			

**OWNER**

NAME:	<u>William A. Ramirez</u>	COMPANY:	<u>Los Campos de America, LLC</u>		
ADDRESS:	<u>3640 Sanford Avenue</u>				
CITY:	<u>Sanford</u>	STATE:	<u>FL</u>	ZIP:	<u>32773</u>
PHONE:	<u>407-666-4232</u>	EMAIL:	<u>LosCamposdeAmerica@aol.com</u>		

**APPLICANT/CONSULTANT**

NAME:	<u>Robert Harnouss</u>	COMPANY:			
ADDRESS:	<u>2012 Blossom Terrace</u>				
CITY:	<u>Orlando</u>	STATE:	<u>FL</u>	ZIP:	<u>32839</u>
PHONE:	<u>407-701-4740</u>	EMAIL:	<u>HARNOUSS@aim.com</u>		

William A Ramirez  
 SIGNATURE OF OWNER/AUTHORIZED AGENT

8/12/24  
 DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, William A. Ramirez / Los Campos de America, LLC, the owner of record for the following described property [Parcel ID Number(s)] 12-20-30-509-0000-037A hereby designates Robert Harnouss to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_  
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

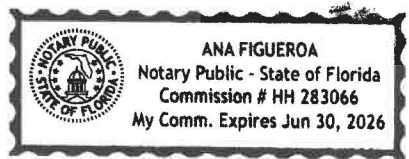
8/12/2024  
 Date

William A Ramirez  
 Property Owner's Signature

William A. Ramirez  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared William Ramirez (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced Florida Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 12 day of August, 2024.



Ana Figueroa  
 Notary Public

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a/an (check one):

- Individual                       Corporation                       Land Trust  
 Limited Liability Company                       Partnership                       Other (describe): \_\_\_\_\_

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
William A. Ramirez	6605 Gamble Drive, Orlando, FL 32818	407-666-4232

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

**Trust Name:** \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)



5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Los Campos de America, LLC.

NAME	TITLE	ADDRESS	% OF INTEREST
William A. Ramirez	Owner	6605 Gamble Dr, Orlando, FL 32818	100

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: \_\_\_\_\_

Specify any contingency clause related to the outcome for consideration of the application: \_\_\_\_\_

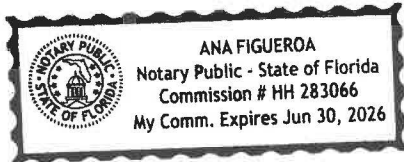
- 7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
- 8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

8/12/2024  
Date

William A Ramirez  
Owner, Agent, Applicant Signature

STATE OF FLORIDA  
COUNTY OF SEMINOLE <sup>at</sup> Orange

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 12 day of August, 2024, by William Ramirez, who is  personally known to me, or  has produced Florida Driver License as identification.

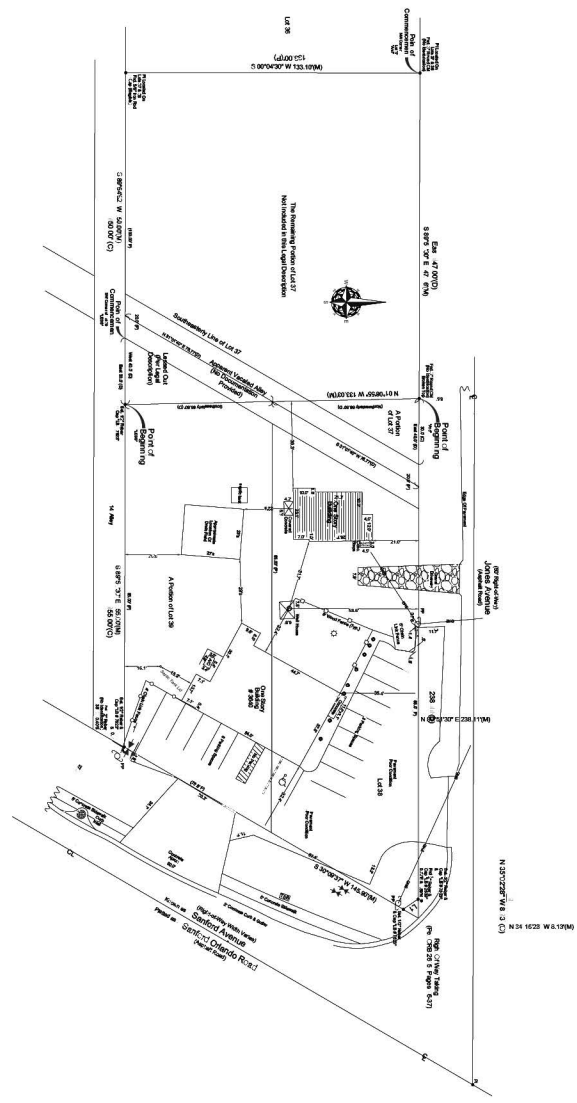


Ana Figueroa  
Signature of Notary Public

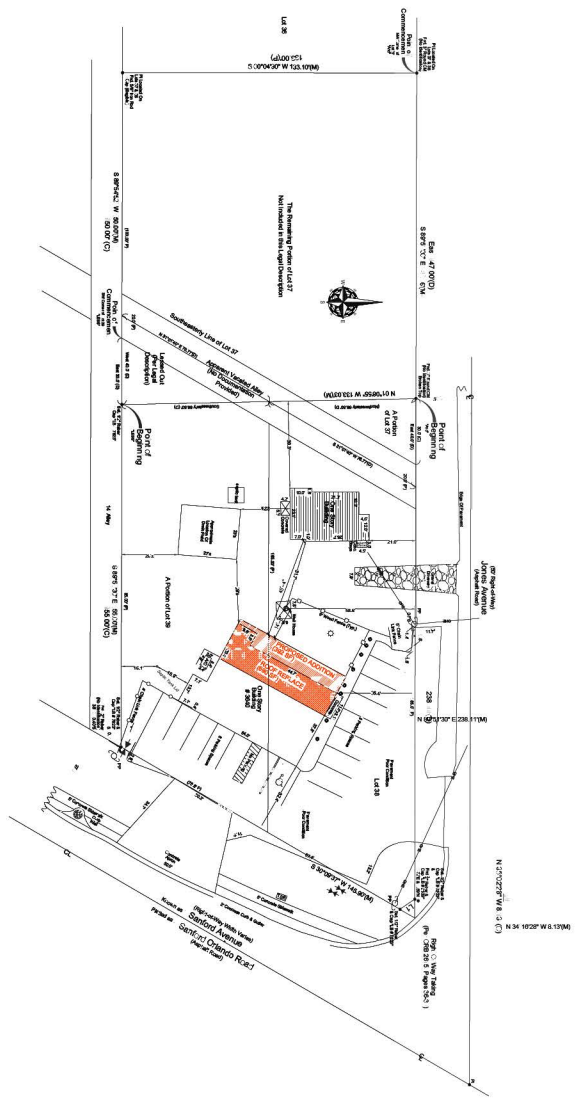
Ana Figueroa  
Print, Type or Stamp Name of Notary Public

THIS IS NOT  
A SURVEY

THIS IS NOT A SURVEY,  
SITE PLAN BASED ON  
OCCUPATION AND  
MONUMENTATION.



1 EXISTING SITE PLAN  
A1 SCALE 1/32" = 1'



2 PROPOSED SITE PLAN  
A1 SCALE 1/32" = 1'

INTERIOR & EXTERIOR  
ALTERATION  
3640 SANFORD AVENUE,  
SANFORD, FL 32773

OWNER:  
LOS CAMPOS DE AMERICA LLC.

DATE	DESCRIPTION	APP

ALFONSO ZACOUR OTERO  
REGISTERED ARCHITECT  
AR91999  
PH: (321)370-3184  
Zacour0@hotmail.com

DRAWN: JUAN SANDOVAL  
CHECK: ALFONSO ZACOUR  
DATE: 07-31-2024  
CAD :  
SHEET

A1

# Property Record Card



Parcel: **12-20-30-509-0000-037A**  
 Property Address: **3640 SANFORD AVE SANFORD, FL 32773**  
 Owners: **LOS CAMPOS DE AMERICA LLC**  
 2024 Market Value \$421,375 Assessed Value \$421,375  
 2023 Tax Bill \$3,825.51 Tax Savings with Non-Hx Cap \$1,551.83  
 Night Club property w/1st Building size of 2,214 SF and a lot size of 0.52 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	12-20-30-509-0000-037A
Property Address	3640 SANFORD AVE SANFORD, FL 32773
Mailing Address	6605 GAMBLE DR ORLANDO, FL 32818-4007
Subdivision	SOUTH SANFORD HEIGHTS ADD
Tax District	01:County Tax District
DOR Use Code	33:Night Club
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$200,293	\$184,425
Depreciated Other Features	\$8,666	\$7,227
Land Value (Market)	\$212,416	\$212,416
Land Value Agriculture	\$0	\$0
Market Value	\$421,375	\$404,068
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$195,691
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$421,375	\$208,377

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,377.34
Tax Bill Amount	\$3,825.51
Tax Savings with Exemptions	\$1,551.83

## Owner(s)

Name - Ownership Type  
 LOS CAMPOS DE AMERICA LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

PT OF LOT 37 DESC AS BEG 147 FT E OF NW COR OF LOT 37 RUN E 40 FT S 31 DEG 1 MIN 40 SEC W 76.77 FT NWLY 66.5 FT TO BEG & LOTS 38 & 39 (LESS BEG 30 FT E OF SW COR LOT 39 RUN W 40 FT N 31 DEG 1 MIN 40 SEC E 76.77 FT SELY 66.5 FT TO BEG & RD) & THAT PT OF VACD ST ADJ ON W OF LOTS 38 & 39 SOUTH SANFORD HEIGHTS ADD PB 2 PGS 118 & 119

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$421,375	\$0	\$421,375
Schools	\$421,375	\$0	\$421,375
FIRE	\$421,375	\$0	\$421,375
ROAD DISTRICT	\$421,375	\$0	\$421,375
SJWM(Saint Johns Water Management)	\$421,375	\$0	\$421,375

## Sales

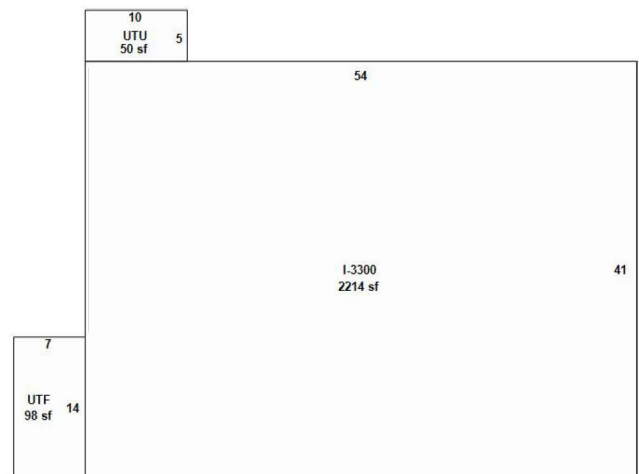
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/21/2023	\$500,000	10426/0594	Improved	Yes
WARRANTY DEED	4/1/2005	\$300,000	05690/1616	Improved	No

## Land

Units	Rate	Assessed	Market
22,694 SF	\$9.36/SF	\$212,416	\$212,416

## Building Information

#	2
Use	SINGLE FAMILY
Year Built*	1948/1970
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	653
Total Area (ft <sup>2</sup> )	773
Constuction	SIDING GRADE 2
Replacement Cost	\$56,585
Assessed	\$24,897



Building 2

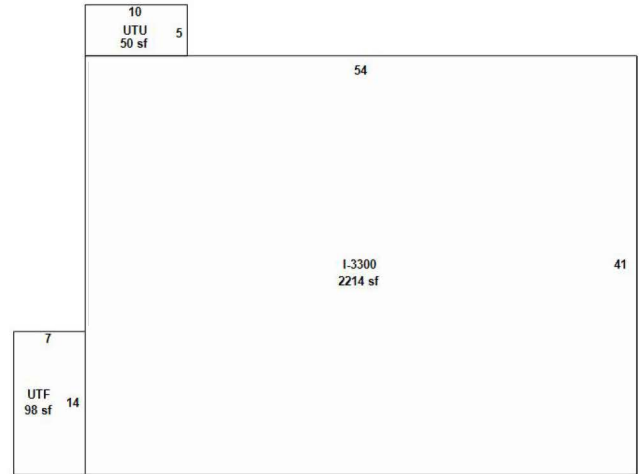
\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH UNFINISHED	96
OPEN PORCH UNFINISHED	24

## Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/2005
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2214
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$223,435
Assessed	\$175,396



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
UTILITY FINISHED	98
UTILITY UNFINISHED	50

## Permits

Permit #	Description	Value	CO Date	Permit Date
11784	3640 SANFORD AVE: FENCE/WALL COMMERCIAL-COMMERCIAL BAR WOOD FENCE INSTALL [SOUTH SANFORD HEIGHTS ADD]	\$5,500		9/11/2023
11175	345 JONES AVE: REROOF COMMERCIAL-Single Family home [SOUTH SANFORD HEIGHTS ADD]	\$7,200		7/28/2023
09895	3640 SANFORD AVE: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Bar/ nightclub rear wall [SOUTH SANFORD HEIGHTS ADD]	\$5,000		7/21/2023
09167	345 JONES AVE: REROOF COMMERCIAL-DWELLING [SOUTH SANFORD HEIGHTS ADD]	\$6,000		6/13/2023
00651	REROOF	\$14,500		1/21/2016
02375	COMMERCIAL MECHANICAL	\$4,650		3/29/2010



## Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2005	6189	\$15,163	\$8,340
6' CHAIN LINK FENCE	2004	20	\$234	\$94
WOOD UTILITY BLDG	2004	56	\$580	\$232

## Zoning

Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

## School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

## Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 17

## Utilities

Fire Station #	Station: 32 Zone: 321
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

\*

8/12/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT16:14:58  
 PROJ # 24-32000004 RECEIPT # 0228064  
 OWNER: DRAYER, KEVIN  
 JOB ADDRESS: 345 JONES AVE LOT #: 037A

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SPECIAL EXCEPTIONS	1350.00	1350.00	.00
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TOTAL FEES DUE.....: 1350.00

AMOUNT RECEIVED.....: 1350.00

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

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COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001060	
CASH/CHECK AMOUNTS...:	1350.00	
COLLECTED FROM:	LOS CAMPOS DE AMERICA LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE