



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

PROJ. #: 26-80000045  
 RECEIVED AND PAID 04/16/2026

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

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

**PROJECT**

PROJECT NAME:	
PARCEL ID #(S):	
TOTAL ACREAGE:	BCC DISTRICT: 5: HERR
ZONING:	FUTURE LAND USE: COM

**APPLICANT**

NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	[REDACTED]

**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 type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: _____				
_____				

**STAFF USE ONLY**

COMMENTS DUE: 04/24	COM DOC DUE: 04/30	DRC MEETING: 05/13/2026
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the northwest corner of Country Club Rd and W Airport Blvd
W/S: CITY OF SANFORD	BCC: 5: HERR	

## DETAILED NARRATIVE OF PROPOSED USE

**Parcel ID:** 35-19-30-300-0160-0000

The proposed use consists of one 20' x 8' mobile office to serve as a small commercial administrative office on the subject property. The office is intended to support general business functions associated with permitted business activity on the site.

### **Business Use**

The business use is limited to a small commercial administrative office for general office activities, including scheduling, recordkeeping, communications, customer and vendor coordination, file maintenance, and related administrative support functions. The proposed office use is intended to remain low in intensity and office-based in nature.

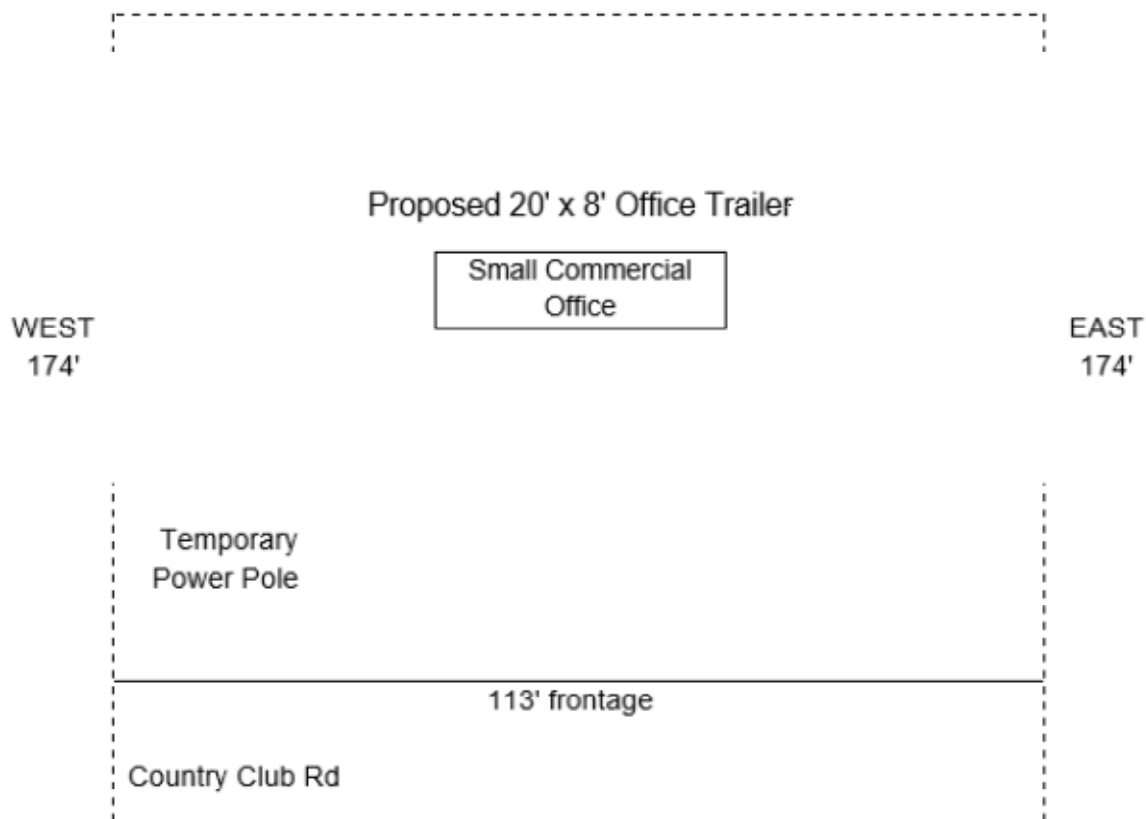
The office is expected to have approximately 1 employee on site during normal business hours. Anticipated hours of operation are generally Monday through Friday, from 9:00 a.m. to 5:00 p.m., with only occasional limited activity outside those hours when needed for administrative purposes.

Visitor traffic is expected to be limited and primarily occasional in nature. The proposed use is intended to function as a small office presence on the property rather than as a high-traffic commercial operation.

The property is currently vacant, fenced, and has existing vehicular access. Temporary electrical service is available. The mobile office is proposed as a practical office structure and will be installed and anchored in compliance with applicable County requirements.

## Preliminary Site Sketch

NORTH



### **Suggested note for submission:**

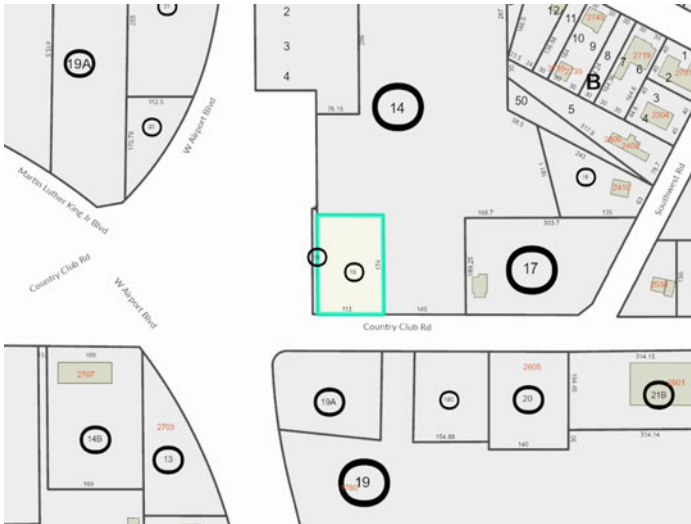
Proposed trailer location is preliminary and intended only for conceptual pre-application review. Final location will be adjusted as needed to comply with County requirements.

# Property Record Card



Parcel: **35-19-30-300-0160-0000**  
 Property Address:  
 Owners: **BAUTISTA, IANI**  
 2026 Market Value \$106,276 Assessed Value \$106,276 Taxable Value \$106,276  
 2025 Tax Bill \$1,161.89  
 Vac General-Commercial property has a lot size of 0.46 Acres

## Parcel Location



## Site View



35193030001600000 11/07/2021

## Parcel Information

Parcel	35-19-30-300-0160-0000
Property Address	
Mailing Address	814 E HARBOUR CT OCOE, FL 34761-3116
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$106,276	\$84,940
Land Value Agriculture	\$0	\$0
Just/Market Value	\$106,276	\$84,940
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$106,276	\$84,940

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,161.89
Tax Bill Amount	\$1,161.89
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 BAUTISTA, IANI

Note: 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	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$106,276	\$0	\$106,276
Schools	\$106,276	\$0	\$106,276
FIRE	\$106,276	\$0	\$106,276
ROAD DISTRICT	\$106,276	\$0	\$106,276
SJWM(Saint Johns Water Management)	\$106,276	\$0	\$106,276

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/21/2025	\$125,000	10921/1898	Vacant	Yes
WARRANTY DEED	4/1/2025	\$100	10806/1097	Improved	No
WARRANTY DEED	12/1/2008	\$70,000	07113/1982	Improved	Yes
WARRANTY DEED	8/1/1998	\$100	03484/0399	Improved	No
PROBATE RECORDS	8/1/1998	\$100	03474/1370	Improved	No

## Land

Units	Rate	Assessed	Market
20,243 SF	\$5.25/SF	\$106,276	\$106,276

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
01239	2644 COUNTRY CLUB RD: ELECTRICAL - COMMERCIAL-	\$1,500		3/26/2026
07095	2644 COUNTRY CLUB RD: FENCE/WALL COMMERCIAL-Commercial chain-link fence	\$4,700		12/2/2025
05189	2614 COUNTRY CLUB RD: DEMO RESIDENTIAL-	\$0		4/13/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed

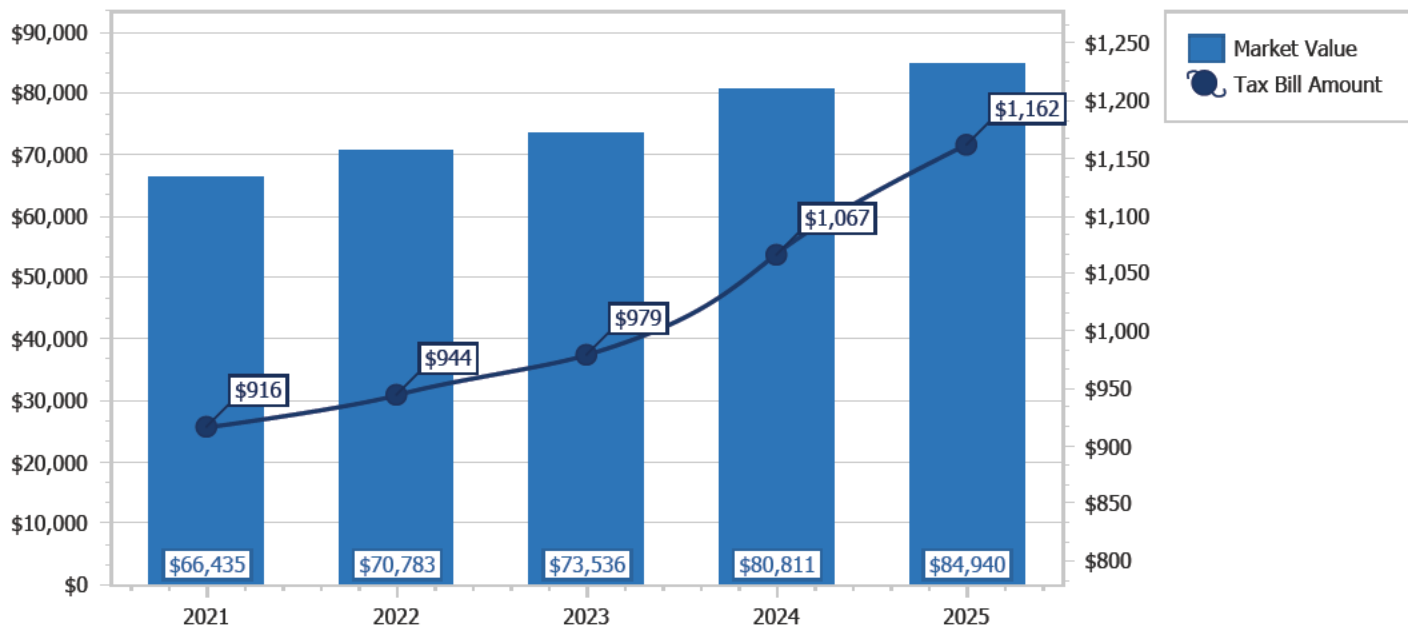
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

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 5

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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 [epandesk@seminolecountyfl.gov](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 4/16/2026 11:45:25 AM  
**Project:** 26-80000045  
**Credit Card Number:** 54\*\*\*\*\*7100  
**Authorization Number:** 016237  
**Transaction Number:** 160426O3A-A9B19137-5925-4795-A8B6-C12271FFB5B4  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50