



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

PROJ. #: 24-80000093

Rec'd 7/11/24

Paid: 7/11/24

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: <u>Los Campos de America</u>	
PARCEL ID #(S): <u>12-20-30-509-0000-037A</u>	
TOTAL ACREAGE: <u>0.52</u>	BCC DISTRICT: <u>5</u>
ZONING: <u>C-1</u>	FUTURE LAND USE: <u>Commercial</u>

APPLICANT

NAME: <u>William A Ramirez</u> COMPANY: <u>Los Campos de America LLC</u>		
ADDRESS: <u>345 Jones Avenue</u>		
CITY: <u>Sanford</u>	STATE: <u>FL</u>	ZIP: <u>32773</u>
PHONE: <u>407-701-4740</u>	EMAIL: <u>LosCamposdeAmerica@AOL.com</u>	

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>	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: Existing Single Family Residence would like to apply for special exception for dwelling unit

Accessory for employee.

STAFF USE ONLY

COMMENTS DUE: <u>7/19</u>	COM DOC DUE: <u>7/25</u>	DRC MEETING: <u>8/7</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-1</u>	FLU: <u>COM</u>	LOCATION: <u>on the west side of Sanford Ave, south of Jones Ave</u>
W/S: <u>City of Sanford</u>	BCC: <u>5: Herr</u>	

July 11, 2025

This single family house was in existence when the property was bought. The house was occupied and totally destroyed. We applied for a roof permit and it was approved and changed. The exterior walls were full of wholes and also destroyed. We tried to change them and got a violation from the county. Upon applying for the permit, we were instructed to come P&D to do a pre-app.

Mr. Ramite intends to use the home for rest and spend the nights after working until very late hours in the evening. Also to use it as an office.

66.8



Jones Ave

37.A

345

38

3340

39

Seminole County Property Appraiser



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 7/11/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.

Property Record CardA



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 LocationA



Site ViewA



Parcel InformationA

Parcel	12-20-30-509-0000-037A
Property Address	
Mailing Address	6605 GAMBLE DR ORLANDO, FL 32818-4007
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	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 SummaryA

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
 LOS CAMPOS DE AMERICA LLC

Legal DescriptionA

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

TaxesA

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

SalesA

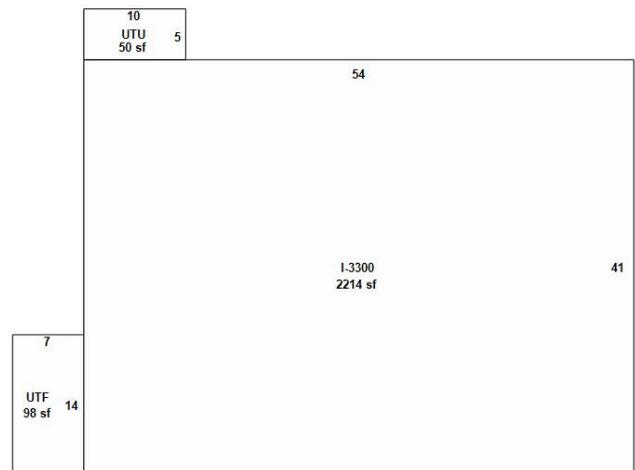
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/21/2023	\$500,000	10426/0594	Improved	Yes
WARRANTY DEED	4/1/2005	\$300,000	05690/1616	Improved	No

LandA

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

Building InformationA

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



Building 2

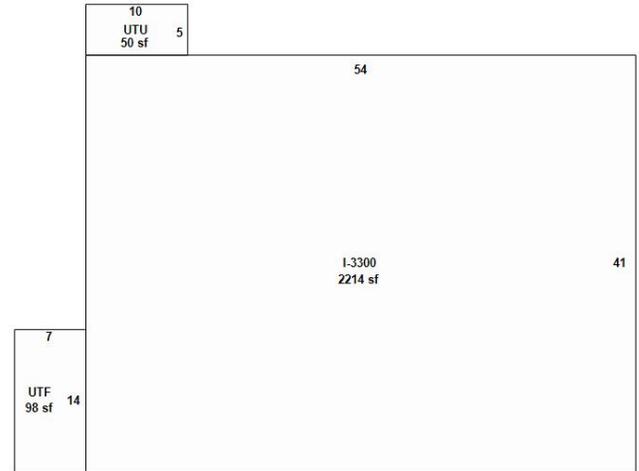
* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
ENCLOSED PORCH UNFINISHED	96
OPEN PORCH UNFINISHED	24

Building InformationA

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



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
UTILITY FINISHED	98
UTILITY UNFINISHED	50

PermitsA

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 FeaturesA

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

ZoningA

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

School DistrictsA

Elementary	Region 3
Middle	Millennium
High	Seminole

Political RepresentationA

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

UtilitiesA

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 #	

Seminole County Government
Planning and Zoning
Credit Card Payment Receipt

Receipt Details

Date: 7/11/2024 3:57:50 PM

Project Number: 24-80000093

Project Address:

Credit Card Number: 53*****8839

Authorization Number: 115673

Transaction Number: 110724039-C5BDC444-12D6-4ACC-B88F-2CF4C1483E31

Fees selected: 50.00

Convenience fee: 2.50

Total amount: 52.50

Selected Fee Summary:

Description and amount

PRE APPLICATION	50.00
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