



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

PROJ. #: 23-06000011

PM- Annie
Paid: 2/14/23
Rec: 2/14/23

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
☐ DREDGE & FILL	\$750.00
☐ FILL ONLY (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

PROJECT

PROJECT NAME: <u>Scooter's Coffee</u>			
PARCEL ID #(S): <u>31-21-31-522-0000-0020</u>			
DESCRIPTION OF PROJECT: <u>Coffee shop</u>			
EXISTING USE(S): <u>Vacant</u>		PROPOSED USE(S): <u>Coffee shop</u>	
ZONING: <u>PD</u>	FUTURE LAND USE: <u>COM</u>	TOTAL ACREAGE: <u>1.06</u>	BCC DISTRICT: <u>I-Dalhart</u>
WATER PROVIDER: <u>Seminole County</u>		SEWER PROVIDER: <u>Seminole County</u>	
ARE ANY TREES BEING REMOVED? YES ☐ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			
SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: <u>0</u>		NEW BUILDING AREA: <u>664 SF</u>	TOTAL: <u>2024 SF</u>
EXISTING PAVEMENT AREA: <u>0</u>		NEW PAVEMENT AREA: <u>16,035 SF</u>	TOTAL: <u>14,675 SF</u>
TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>14,675 SF</u>			
(TOTAL SQUARE FEET OF NEW ISA <u>14,675SF</u> / 1,000 = <u>14.675</u>) x \$25 + \$2,500 = FEE DUE: <u>2,866.88</u>			
(TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000) * x \$25.00 + \$2,500.00 = FEE DUE			
EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME: Stephen Allen	COMPANY: CivilCorp ENgineering INC		
ADDRESS: 630 N Wymore Rd Ste 310			
CITY: Maitland	STATE: FL	ZIP: 32751	
PHONE: 407-516-0437	EMAIL: sallen@civilcorpeng.com		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): NOMA WESTSTATE ACQUISITION LLC			
ADDRESS: 650 S North Lake Blvd			
CITY: Altamonte Springs	STATE: FL	ZIP: 32701	
PHONE:	EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:		
TEST NOTICE:		
☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
☐ Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.


SIGNATURE OF AUTHORIZED APPLICANT

01/25/2023

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, NOMA WESTSTATE ACQUISITION, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 31-21-31-522-0000-0020 hereby designates Stephen Allen PE to act as my authorized agent for the filing of the attached application(s) for:

☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering	☐ Final Plat
☐ Future Land Use	☐ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ Other (please list):

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.

2/6/23
Date

Property Owner's Signature

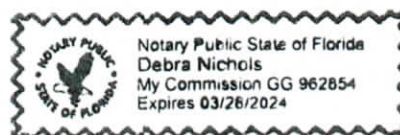
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared John Flynn (property owner),
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 6th day of February, 2023.

Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
NOMA WESTSTATE ACQUISITION, LLC

Filing Information

Document Number M20000002428
FEI/EIN Number 84-2996452
Date Filed 03/03/2020
State DE
Status ACTIVE

Principal Address

650 S. NORTHLAKE BLVD., SUITE 450
ALTAMONTE SPRINGS, FL 32701

Mailing Address

650 S. NORTHLAKE BLVD., SUITE 450
ALTAMONTE SPRINGS, FL 32701

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Authorized Person(s) Detail

Name & Address

Title MGR

NOMA WESTSTATE EQUITY OWNER, LLC
650 S. NORTHLAKE BLVD., SUITE 450
ALTAMONTE SPRINGS, FL 32701

Annual Reports

Report Year	Filed Date
2021	03/15/2021
2022	02/18/2022

Document Images

[02/18/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/15/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/03/2020 -- Foreign Limited](#)

[View image in PDF format](#)

Property Record Card



Parcel 31-21-31-522-0000-0020

Property Address

Parcel Location

Site View



Sorry, No Image
Available at this Time

Parcel Information

Value Summary

	Parcel 31-21-31-522-0000-0020		2023 Working Values	2022 Certified Values
Owner(s)	NOMA WESTSTATE ACQUISITION LLC	Valuation Method	Cost/Market	Cost/Market
Property Address		Number of Buildings	0	0
Mailing	650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701-6176	Depreciated Bldg Value		
Subdivision Name	AVILA	Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$369,392	\$369,392
DOR Use Code	1015-VACANT COMM-PUD	Land Value Ag		
Exemptions	None	Just/Market Value	\$369,392	\$369,392
AG Classification	No	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$369,392	\$369,392

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,952.84**

2022 Tax Bill Amount **\$4,952.84**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 AVILA PB 88 PGS 13-14

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$369,392	\$0	\$369,392
SJWM(Saint Johns Water Management)	\$369,392	\$0	\$369,392
FIRE	\$369,392	\$0	\$369,392
COUNTY GENERAL FUND	\$369,392	\$0	\$369,392
Schools	\$369,392	\$0	\$369,392

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			46174	\$8.00	\$369,392

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
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Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 30 - Susan Plasencia	Dist 9 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

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

Receipt Details

Date: 2/14/2023 4:53:03 PM
Project: 23-06000011
Credit Card Number: 44*****5899
Authorization Number: 025316
Transaction Number: 14022303B-4784B802-6C72-4D51-A12D-AE543A3032A2
Total Fees Paid: 3573.41

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	58.91
SITE PLAN	3514.50
Total Amount	3573.41