

Paid: 2/10/23



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

PROJ. #: 23-800000021  
PM: Annie  
REC'D: 2/10/23

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

**PRE-APPLICATION** \$50.00\*  
(\*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

**PROJECT**

PROJECT NAME: Starbucks Tuskawilla  
PARCEL ID #(S): 36-21-30-513-0000-0010  
TOTAL ACREAGE: 1.17 BCC DISTRICT: District 1 - Bob Dallari  
ZONING: PD FUTURE LAND USE: PD

**APPLICANT**

NAME: Drew Hill COMPANY: Hill / Gray Seven LLC  
ADDRESS: 1350 City View Center  
CITY: Oviedo STATE: FL ZIP: 32765  
PHONE: 407-365-5775 x1 EMAIL: drew@hillgrayseven.com

**CONSULTANT**

NAME: Julie Farr COMPANY: Z Development Services  
ADDRESS: 708 E. Colonial Dr, Ste. 100  
CITY: Orlando STATE: FL ZIP: 32803  
PHONE: 407-270-9772 EMAIL: permits@zdevelopmentservices.com

**PROPOSED DEVELOPMENT**

Brief description of proposed development: Proposed demolition of existing building and construction of a Fast Food Restaurant w/Drive through with associated site and utility work.  
 SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

**STAFF USE ONLY**

COMMENTS DUE: 2/17 COM DOC DUE: 2/23 DRC MEETING: 3/1  
 PROPERTY APPRAISER SHEET  PRIOR REVIEWS:  
ZONING: PD FLU: Hiptr LOCATION: NE of Aloma Ave  
W/S: Seminole County BCC: I-Dallari & Tuskawilla road

Agenda: 2/24



February 10, 2023

Seminole County Planning & Development Division  
1101 E First Street, Room 2028  
Sanford, FL 32771

RE: Narrative - 3645 Aloma Avenue, Oviedo, FL 32765

To Whom It May Concern,

We are requesting a pre-application meeting for the above referenced site. We are proposing to demolish the existing site and construct a new Starbucks Restaurant with a drive through and associated site and utility improvements. The new building will be approximately 2,700 sf and thirty-three (33) parking spaces will be provided. Sixty-five (65) seats are proposed, twenty-four (24) of which will be outdoor seating.

Please feel free to contact me for further information.

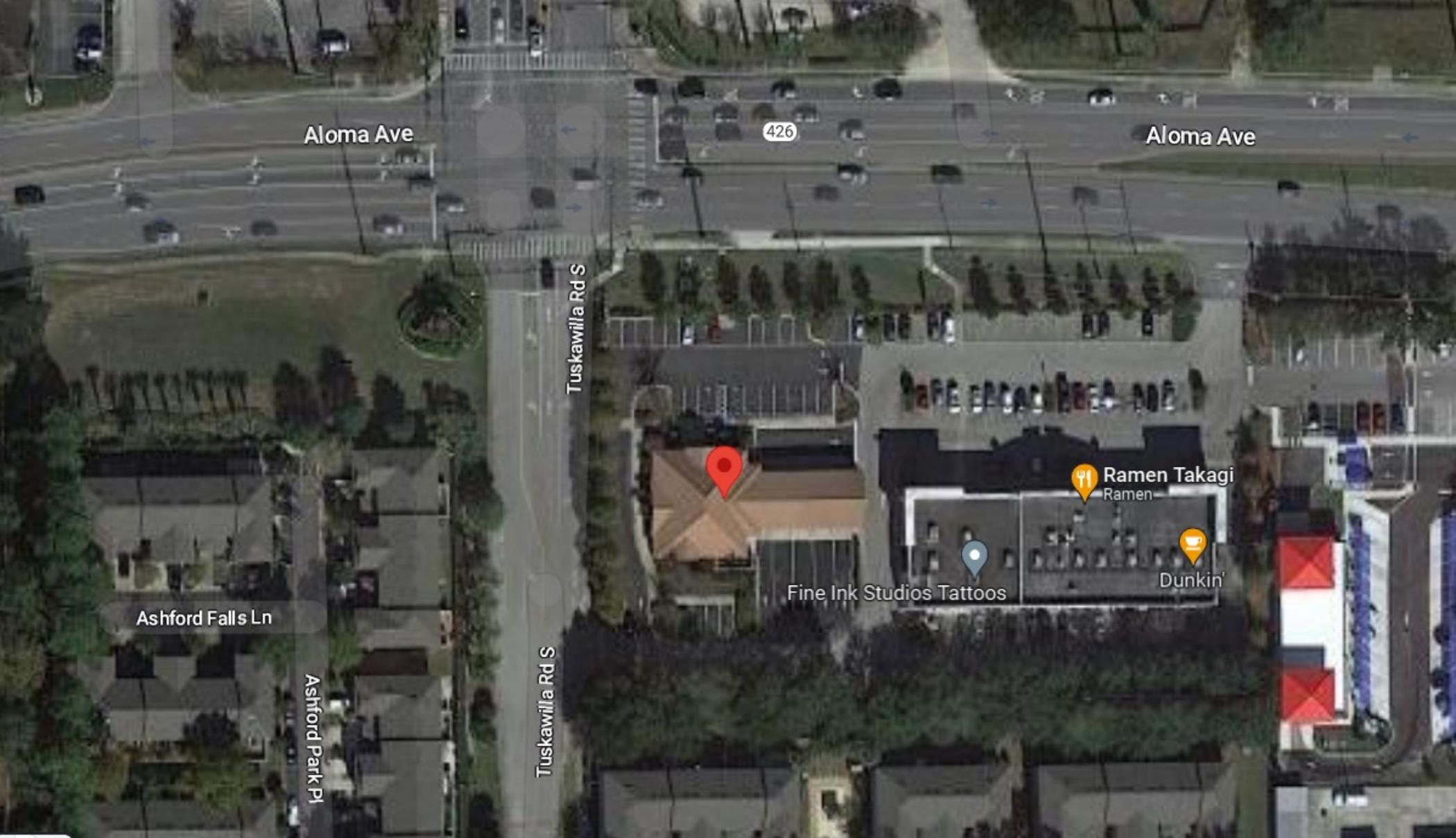
Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Farr', is written over a thin horizontal line.

Julie Farr  
Project Manager / Government Relations

708 E. Colonial Drive, Suite 100  
Orlando, Florida 32803

Phone: (407) 271-8910  
Fax: (407) 442-0604



Aloma Ave

426

Aloma Ave

Tuskawilla Rd S

Ashford Falls Ln

Ashford Park Pl

Tuskawilla Rd S

Fine Ink Studios Tattoos

Ramen Takagi  
Ramen

Dunkin'

TUSKAWILLA RD.

ALOMA AVE. / S.R. 426

**SITE DATA**

**SITE AREA:** 51,023 SF (±1.17 AC)  
**JURISDICTION:** SEMINOLE COUNTY  
**ZONING:** PD (PLANNED DEVELOPMENT)  
**BUILDING AREA:** 2,700 SF  
**PARKING REQUIRED:** ONE (1) SPACE FOR EACH FOUR (4) SEATS.  
**RESTAURANT WITH DRIVE-THRU**  
 = 65 (41 INDOOR + 24 OUTDOOR) SEATS / 4  
 = 16.2 OR 16 SPACES  
**PARKING PROVIDED:** 33 SPACES  
**BICYCLE PARKING REQUIRED:** TWO (2) BICYCLE SPACES ARE REQUIRED FOR EACH TEN (10) OFF-STREET PARKING SPACES  
 = 22 SPACES / 10 \* 2  
 = 5 BICYCLE SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH, ALOMA AVE.)	50 FT	107.1 FT
SIDE (WEST, TUSKAWILLA RD.)	40 FT	68.5 FT
SIDE (EAST)	0 FT	77.7 FT
REAR (SOUTH)	50 FT	94.5 FT

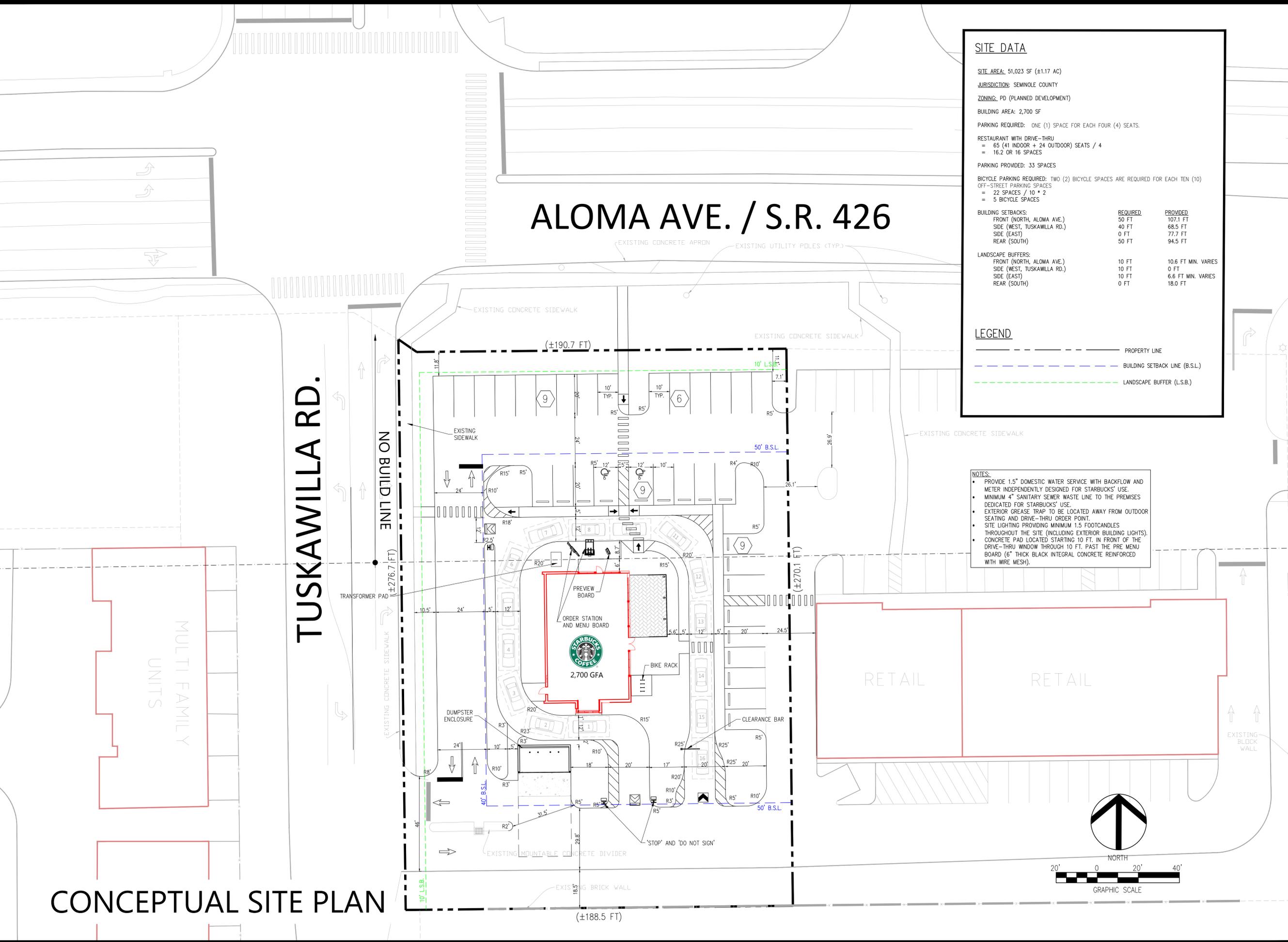
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (NORTH, ALOMA AVE.)	10 FT	10.6 FT MIN. VARIES
SIDE (WEST, TUSKAWILLA RD.)	10 FT	0 FT
SIDE (EAST)	10 FT	6.6 FT MIN. VARIES
REAR (SOUTH)	0 FT	18.0 FT

**LEGEND**

— PROPERTY LINE  
 - - - BUILDING SETBACK LINE (B.S.L.)  
 - - - LANDSCAPE BUFFER (L.S.B.)

- NOTES:**
- PROVIDE 1.5" DOMESTIC WATER SERVICE WITH BACKFLOW AND METER INDEPENDENTLY DESIGNED FOR STARBUCKS' USE.
  - MINIMUM 4" SANITARY SEWER WASTE LINE TO THE PREMISES DEDICATED FOR STARBUCKS' USE.
  - EXTERIOR GREASE TRAP TO BE LOCATED AWAY FROM OUTDOOR SEATING AND DRIVE-THRU ORDER POINT.
  - SITE LIGHTING PROVIDING MINIMUM 1.5 FOOTCANDLES THROUGHOUT THE SITE (INCLUDING EXTERIOR BUILDING LIGHTS).
  - CONCRETE PAD LOCATED STARTING 10 FT. IN FRONT OF THE DRIVE-THRU WINDOW THROUGH 10 FT. PAST THE PRE MENU BOARD (6" THICK BLACK INTEGRAL CONCRETE REINFORCED WITH WIRE MESH).

CONCEPTUAL SITE PLAN



REVISION	DATE	REVISION	DATE

STARBUCKS TUSKAWILLA  
 3645 ALOMA AVE.  
 OVIEDO, FL  
 32765

DATE: 02/07/23  
 DRAWN: BA  
 CHECKED: RZ

CP5

PROJECT NO.: 2023.103

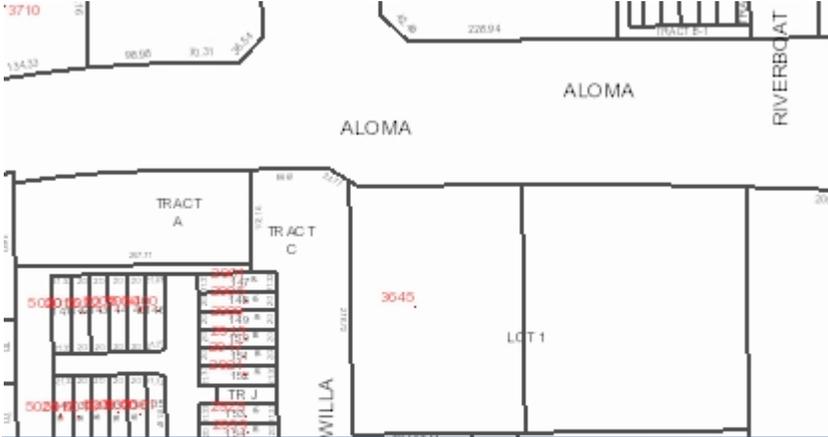
# Property Record Card



**Parcel** 36-21-30-513-0000-0010

**Property Address** 3645 ALOMA AVE OVIEDO, FL 32765

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	36-21-30-513-0000-0010
<b>Owner(s)</b>	FIFTH THIRD BANK
<b>Property Address</b>	3645 ALOMA AVE OVIEDO, FL 32765
<b>Mailing</b>	C/O SLK GLOBAL SOLUTIONS AMERICA 2727 LYNDON B JOHNSON FWY STE 806 DALLAS, TX 75234-7334
<b>Subdivision Name</b>	TRINITY CENTER
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	23-FINANCIAL INSTITUTE
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$402,785	\$403,156
<b>Depreciated EXFT Value</b>	\$58,318	\$59,590
<b>Land Value (Market)</b>	\$814,148	\$814,148
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,275,251	\$1,276,894
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,275,251	\$1,276,894

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$17,120.72**  
**2022 Tax Bill Amount** **\$17,120.72**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

W 188.17 FT OF LOT 1  
 TRINITY CENTER  
 PB 61 PGS 92 & 93  
 &  
 SEC 36 TWP 21 RGE 30E  
 BEG 131.81 FT N 88 DEG 28 MIN 16 SEC W & 20 FT W OF NE COR TRININTY CENTER RUN S 48.5 FT W 270 FT N 49.5 FT E 270 FT TO BEG (LESS BEG 12.37 FT S 58 DEG 17 MIN 27 SEC E & 178.60 FT E OF NW COR OF LOT 1 TRINITY CENTER PB 61 PGS 92 - 93 RUN S 49.50 FT E 91.58 FT N TO PT E OF BEG W TO BEG)

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,275,251	\$0	\$1,275,251
SJWM(Saint Johns Water Management)	\$1,275,251	\$0	\$1,275,251
FIRE	\$1,275,251	\$0	\$1,275,251
COUNTY GENERAL FUND	\$1,275,251	\$0	\$1,275,251
Schools	\$1,275,251	\$0	\$1,275,251

## Sales

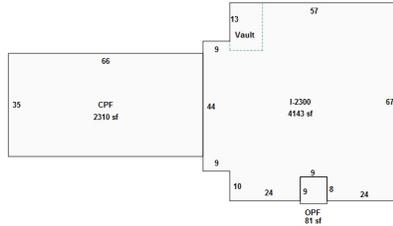
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
SPECIAL WARRANTY DEED	08/01/2007	06808	0774	\$1,900,300	Yes	Improved
QUIT CLAIM DEED	04/01/2007	06661	1765	\$100	No	Improved
WARRANTY DEED	12/01/2005	06052	1185	\$1,250,000	No	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			49223	\$16.54	\$814,148

## Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	WOOD BEAM/COLUMN	2006	1	4143.00	STUCCO W/WOOD OR MTL STUDS	\$402,785	\$500,354	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CARPORT FINISHED</td> <td>2310.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>81.00</td> </tr> </tbody> </table>	Description	Area	CARPORT FINISHED	2310.00	OPEN PORCH FINISHED	81.00
Description	Area													
CARPORT FINISHED	2310.00													
OPEN PORCH FINISHED	81.00													



Sketch by Ryan Storch

Building 1 - Page 1

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01149	NEW BANK BUILDING; PAD PER PERMIT 3645 ALOMA AVE	County	\$713,320	8/18/2006	2/1/2006
02264	CONSTRUCTION SIGN; PAD PER PERMIT 3635 ALOMA AVE	County	\$350		2/28/2006
11431	WALL - QUIZNO'S SUB - #1029; PAD PER PERMIT 3635 ALOMA AVE	County	\$2,300		10/9/2006
01322	WALL SIGN - LABELLA VISTA PIZZA - #1009	County	\$4,500		2/8/2007
01200	CHANNEL LETTER ON RACEWAY - LV NAILS - SUITE #1005	County	\$2,200		2/6/2007
10748	WALL SIGN - TIAJUANA FLATS - #1021; PAD PER PERMIT 3635 ALOMA AVE	County	\$1,200		9/20/2006
02228	INSTALLING GREASE HOOD - LA BELLA VISTA PIZZERIA - #1009	County	\$14,000		3/6/2007
02241	INSTALL CABLE TV WIRING FOR FUTURE USE - DUNKIN DONUTS	County	\$950		3/6/2007
03089	ELECTRIC TO MONUMENT SIGN	County	\$1,800		3/27/2007
05143	2 WALL SIGNS & MONUMENT SIGN; PAD PER PERMIT 3647 ALOMA AVE	County	\$8,000		5/3/2006
00766	GROUND SIGN; PAD PER PERMIT 3633 ALOMA AVE	County	\$14,000		1/24/2007
02830	WALL SIGN - EVOLUTIONS SALON - #1025	County	\$2,150		3/20/2007
01654	CHANNEL LETTER ON RACE WAY & FACE LIT CHANNEL LETTER - #1001 - DUNKIN DONUTS/BASKIN ROBBINS	County	\$2,200		2/16/2007
00443	RANGE HOOD SUPPRESSION SYSTEM - #1021	County	\$800		1/16/2007
07568	1 MONUMENTAL SIGN, 2 WALL SIGNS, 8 PARKING SIGNS, & 7 DRIVE-THRU SIGNS	County	\$16,000		9/21/2011
13436	CHANNEL/NEON SIGN - WIRELESS TOYZ - #1033; PAD PER PERMIT 3635 ALOMA AVE	County	\$6,700		12/5/2006
08675	ATM INSTALLATION	County	\$12,000		11/8/2011

## Extra Features

Description	Year Built	Units	Value	New Cost
BRICK WALKWAY	01/01/2006	105	\$480	\$835
FACE BLOCK WALL	01/01/2006	276	\$1,075	\$1,869
POLE LIGHT STEEL 1 ARM	01/01/2006	3	\$3,534	\$3,534
COMMERCIAL ASPHALT DR 2 IN	01/01/2006	31,923	\$37,446	\$65,123
WALKS CONC COMM	01/01/2006	2,337	\$5,442	\$9,465
POLE LIGHT STEEL 2 ARM	01/01/2006	3	\$9,240	\$9,240
COMMERCIAL CONCRETE DR 4 IN	01/01/2006	469	\$1,101	\$1,914

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Higher Intensity Planned Development	HIPTR	Planned Development

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	CENTURY LINK	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	68

## School Information

Elementary School District	Middle School District	High School District
Eastbrook	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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/10/2023 4:41:11 PM  
**Project:** 23-80000021  
**Credit Card Number:** 44\*\*\*\*\*3144  
**Authorization Number:** 010740  
**Transaction Number:** 10022303A-6979B599-15C3-4E52-AE40-1028BE5026AC  
**Total Fees Paid:** 52.50

**Fees Paid**

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