



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

PROJ. #: 23-80000028
PM: Dovy
REC'D: 2/17/23

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: McDonald's Winter Springs remodel	
PARCEL ID #(S): 24213050600000040	
TOTAL ACREAGE: 1.34	BCC DISTRICT:
ZONING: C-1	FUTURE LAND USE: COM

APPLICANT

NAME: Cheryl S. Wyatt	COMPANY: Wyatt Develops, LLC	
ADDRESS: 2361 Cajun Drive		
CITY: Marietta	STATE: GA	ZIP: 30066
PHONE: 404-661-2830	EMAIL: wyatt@wyattdevelops.com	

CONSULTANT

NAME: (see above)	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT

Brief description of proposed development: proposed remodel of building and parking / drive-thru area
(conceptual plans attached)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 2/24	COM DOC DUE: 3/2	DRC MEETING: 3/8
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: C-1	FLU: Com	LOCATION: NE of tuskawilla rd
W/S: Seminole County	BCC:	& red by lake road

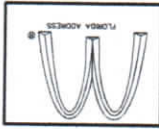
Detailed Narrative:

RE: McDonald's, 1325 Tuskawilla Road, Winter Springs, FL 32708:

McDonald's is considering remodeling the McDonald's at the above mentioned-site, including (but not limited to) :

- Remove and replace two exterior play area walls
- Remove and replace interior décor
- Relocate some kitchen equipment
- Reconfigure southeastern exterior wall
- Reconfigure restrooms
- Reconfigure drive-thru area
- Reconfigure parking area





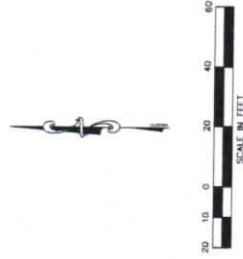
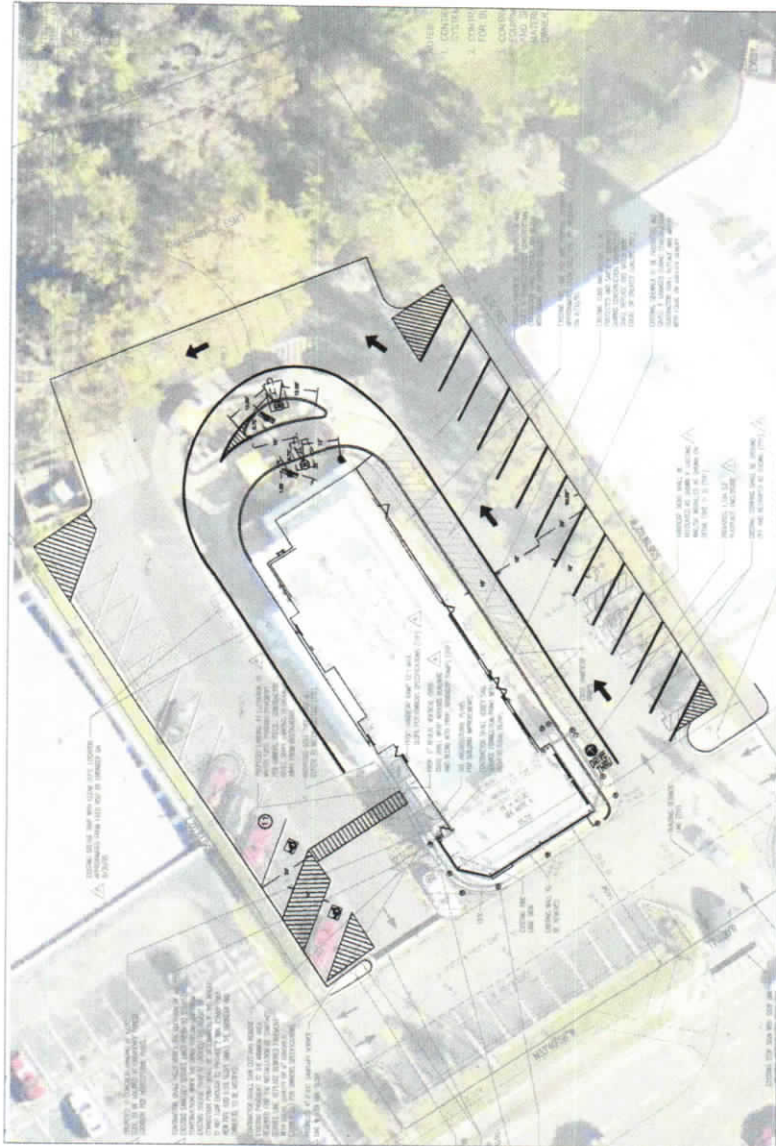
NO.	DATE	REVISION
1		
2		
3		
4		

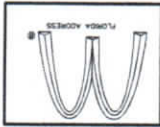


McDONALD'S CORPORATION
1325 TUGAWILLA RD., WINTER SPRINGS, FL 32708
McDONALD'S RESTAURANT
1325 TUGAWILLA RD., WINTER SPRINGS, FL 32708

PROJECT NO.	11-28-22
DATE	11-28-22
TITLE	AS NOTED
SCALE	1" = 10'
SHEET NO.	1C

SITE DATA	
SHEET LOCATION: 1325 TUGAWILLA RD., WINTER SPRINGS, FL 32708	
CURRENT SITE AREA: 41.34 AC.	
CURRENT ZONING: C1	
BUILDING TYPE: 3A-101	
ZONING REQUIREMENTS	
REQUIREMENTS	PROPOSED
BUILDING SETBACKS	
FRONT	750
LEFT SIDE	750
RIGHT SIDE	750
REAR	750
PARKING REQUIREMENT	
RESTAURANT	750





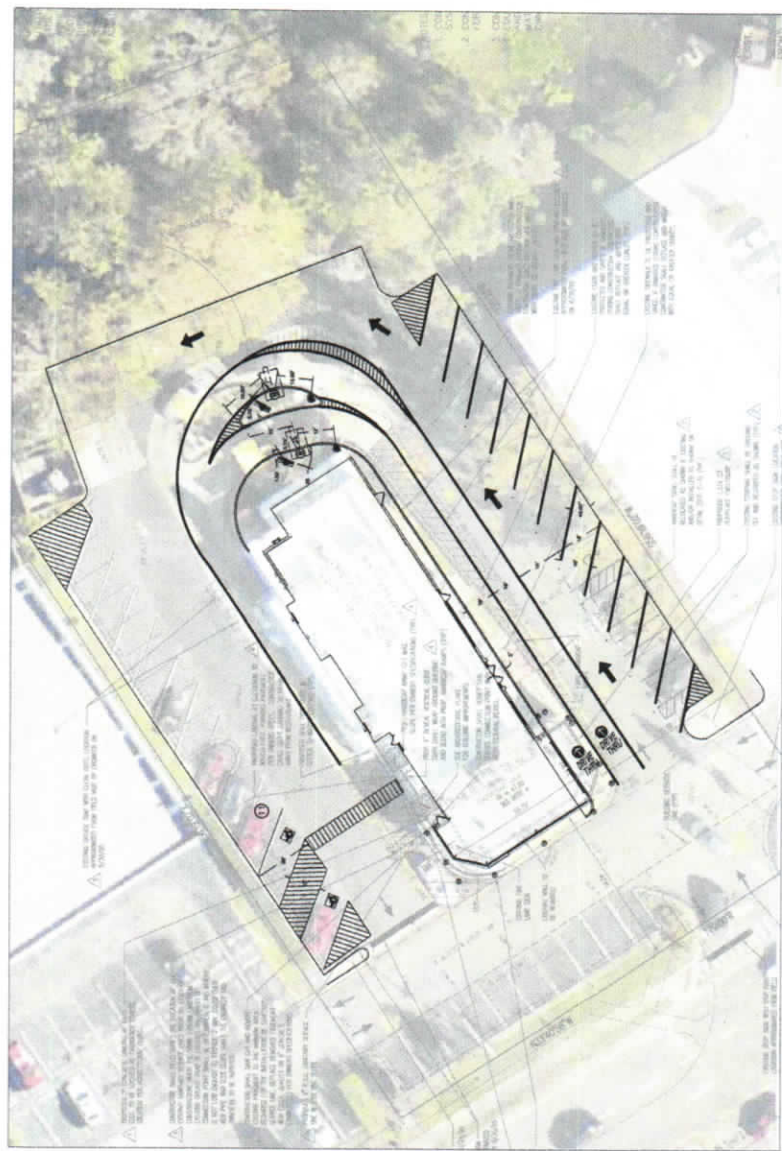
NO.	DATE	REVISIONS
1		
2		
3		
4		



PROJECT NAME	McDONALD'S RESTAURANT
CLIENT	McDONALD'S CORPORATION
ADDRESS	1325 ROSAMILLA RD, WINTER SPRINGS, FL 32708

PROJECT NO.	11-26-22
DATE	11-26-22
DESIGNED BY	AS NOTED
CHECKED BY	1C
DATE	
SHEET NO.	

SITE DATA		
STREET LOCATION: 1325 ROSAMILLA RD, WINTER SPRINGS, FL 32708		
CURRENT SITE AREA: 81.24 AC.		
CURRENT ZONING: C1		
BUILDING TYPE: 3B-121		
ZONING REQUIREMENTS		PROPOSED
BUILDING SETBACKS		150
FRONT	150	150
LEFT SIDE	150	150
RIGHT SIDE	150	150
REAR	150	150
PARKING REQUIREMENTS	150	150
RESTAURANT		150



Property Record Card



Parcel 24-21-30-506-0000-0040

Property Address 1325 TUSKAWILLA RD WINTER SPRINGS, FL 32708

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-506-0000-0040
Owner(s)	MC DONALD'S RESTAURANTS OF FLA INC
Property Address	1325 TUSKAWILLA RD WINTER SPRINGS, FL 32708
Mailing	5467 MAPLE RIDGE CT SANFORD, FL 32771-7178
Subdivision Name	RED WILLOW PLAZA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	22-FAST FOOD RESTAURANT
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$510,876	\$515,226
Depreciated EXFT Value	\$40,065	\$38,873
Land Value (Market)	\$995,987	\$995,987
Land Value Ag		
Just/Market Value	\$1,546,928	\$1,550,086
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,546,928	\$1,550,086

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$20,783.71**

2022 Tax Bill Amount **\$20,783.71**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 (LESS RD)
RED WILLOW PLAZA
PB 35 PGS 99 & 100

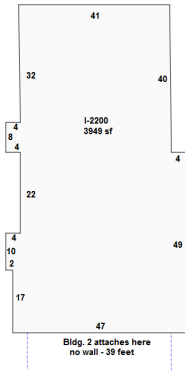
Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$1,546,928	\$0	\$1,546,928
SJWM(Saint Johns Water Management)	\$1,546,928	\$0	\$1,546,928
FIRE	\$1,546,928	\$0	\$1,546,928
COUNTY GENERAL FUND	\$1,546,928	\$0	\$1,546,928
Schools	\$1,546,928	\$0	\$1,546,928

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	06/01/1987	01859	1561	\$350,000	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
SQUARE FEET			59855	\$16.64	\$995,987	

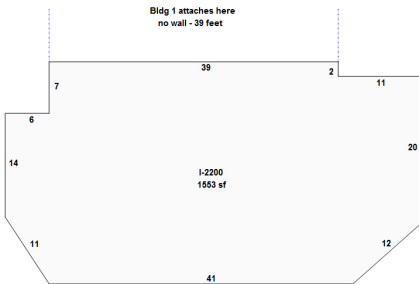
Building Information									
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1987	1	3949.00	NO WALLS	\$330,598	\$544,194	Description	Area



Sketch by Apex Sketch

Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	STEEL/PRE ENGINEERED.	1996	1	1553.00	NO WALLS	\$180,278	\$273,148	Description	Area



Sketch by Apex Sketch

Building 2 - Page 1

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
08052	MCDONALDS-PLAYGROUND ENCLOSURE	County	\$150,000	3/6/1996	12/1/1995
15830	CHANGEOUT 2 - 7.5 TON ROOFTOP PACKAGE UNITS W/NO DUCT WORK	County	\$14,700		12/2/2004
06758	RENOVATION	County	\$250,000	4/4/2011	8/25/2010
09720	SINGLE-FACED GROUND SIGN	County	\$40,000		12/17/2010
01343	ROOF-TOP A/C CHANGEOUT	County	\$11,800		2/24/2011
02651	MECHANICAL	County	\$10,325		4/12/2012
05243	MECHANICAL	County	\$20,000		6/3/2014
12301	MINOR INTERIOR ALTERATION	County	\$20,000	1/27/2017	10/24/2016
01677	ATM MACHINE-MACDONALDS	County	\$1,000		3/1/1996
11777	PLUMBING- 1325 TUSKAWILLA RD A	County	\$17,150		7/10/2018
18750	GROUND SIGN	County	\$6,000		12/10/2018
05334	NEW MENU BOARDS	County	\$16,000		7/18/2018
03302	MECHANICAL & CONDENSOR	County	\$14,077		3/1/2003
11038	1325 TUSKAWILLA RD: ELECTRICAL - COMMERCIAL [RED WILLOW PLAZA]	County	\$1,000		6/21/2018
06391	1325 TUSKAWILLA RD: ELECTRICAL - COMMERCIAL- [RED WILLOW PLAZA]	County	\$2,986		5/11/2020
22871	1325 TUSKAWILLA RD: MECHANICAL - COMMERCIAL-Restaurant [RED WILLOW PLAZA]	County	\$15,777		12/17/2021

Extra Features				
Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1987	28,245	\$23,048	\$57,620
WALKS CONC COMM	10/01/1987	384	\$622	\$1,555
BRICK WALKWAY	10/01/1987	340	\$1,081	\$2,703
POLE LIGHT STEEL 1 ARM	12/01/1987	6	\$7,068	\$7,068
POLE LIGHT STEEL 1 ARM	12/01/1987	7	\$8,246	\$8,246

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

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	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 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	61

School Information		
Elementary School District	Middle School District	High School District
Rainbow	Indian Trails	Winter Springs

*

2/17/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:21:15
PROJ # 23-80000028 RECEIPT # 0051277
OWNER:
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....: 50.00

AMOUNT RECEIVED.....: 50.00

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

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002973	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	AXIS INFRASTRUCTURE LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE