

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)

\$400/ACRE\* (\$10,000 MAX. FEE)

☐ LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)

\$400/ACRE\* (\$10,000 MAX. FEE) + 50% OF REZONE FEE

LSFLUA FEE \_\_\_\_\_ + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL LSFLUA AND REZONE FEE

☐ SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)

\$3,500

☐ SMALL SCALE FLU AMENDMENT AND REZONE (<50 ACRES)

\$3,500 + 50% OF REZONE FEE

SSFLUA FEE \$3,500 + 50% OF REZONE FEE \_\_\_\_\_ = \_\_\_\_\_ TOTAL SSFLUA AND REZONE FEE

☐ TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT

\$1,000

☐ REZONE (NON-PD)\*\*

\$2,500 + \$75/ACRE\* (\$6,500 MAX. FEE)

☒ PD REZONE\*\*

☐ PD REZONE

\$4,000 + \$75/ACRE\* (\$10,000 MAX. FEE)

☐ PD FINAL DEVELOPMENT PLAN

\$1,000

☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN

CALCULATED BELOW

(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE

(TOTAL SF OF NEW ISA \_\_\_\_\_ /1,000 = \_\_\_\_\_)^<sup>^</sup> x \$25 + \$2,500 = FEE DUE: \_\_\_\_\_

EXAMPLE: 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = 40.58 x \$25 = \$1,014.50 + \$2,500 = \$3,514.50

☒ PD MAJOR AMENDMENT

\$4,000 + \$75/ACRE\*<sup>^</sup> (\$10,000 MAX. FEE)

☐ PD MINOR AMENDMENT

\$1,000

☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)

☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00

\*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE  
\*\*50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT  
<sup>^</sup>ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY  
<sup>^^</sup>ROUNDED TO 2 DECIMAL POINTS

**PROJECT**

PROJECT NAME: Winter Springs Dunkin'	
PARCEL ID #(S): 24-21-30-519-0000-0030	
LOCATION: NE corner of Red Bug Lake Road and Dodd Road	
EXISTING USE(S): Bank	PROPOSED USE(S): QSR
TOTAL ACREAGE: 0.51	BCC DISTRICT: 2
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: PD	PROPOSED ZONING: PD
CURRENT FUTURE LAND USE: PD	PROPOSED FUTURE LAND USE: PD

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Brian Forster	COMPANY:	
ADDRESS: 100 South Orange Ave., Suite 200		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: (407) 270-7800	EMAIL: bforster@landdesign.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

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

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): CH Retail Fund II/Orlando Red Bug Village LLC		
ADDRESS: 3819 Maple Avenue		
CITY: Dallas	STATE: TX	ZIP: 75219-3913
PHONE:	EMAIL:	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

☐ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☒ 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.)

**TYPE OF CERTIFICATE****CERTIFICATE NUMBER****DATE ISSUED**

VESTING:

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TEST NOTICE:

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☐ 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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

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

This document is digitally signed by Elias P. Forder, P.E. on 2024/09/03 11:23:02-0400 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic documents.**SIGNATURE OF OWNER/AUTHORIZED AGENT**

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED  
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

9/3/2024**DATE**

CH RETAIL FUND II/ORLANDO RED BUG VILLAGE, L.L.C.  
3819 MAPLE AVENUE  
DALLAS, TEXAS 75219

March 23, 2023

City of Orlando and  
Orange County, Florida  
Zoning and Building Departments

Re: Red Bug Village located in the City of Orlando, Orange County, Florida (the "Shopping Center")

CH Retail Fund II/Orlando Red Bug Village, L.L.C., a Delaware limited liability company ("Owner"), is the owner of the Shopping Center. Owner has engaged Forness Properties, LLC, a Florida limited liability company ("Property Manager") as its property management company for the Shopping Center. Please let this letter serve as written notice that Owner authorizes the Property Manager to execute permit applications on the Owner's behalf pertaining to the Shopping Center.

Please contact the Owner's representative, Bryan Parker, at 214-661-8181 if you have any questions.

Sincerely,

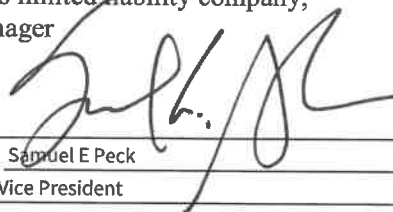
CH RETAIL FUND II/ORLANDO RED BUG VILLAGE,  
L.L.C., a Delaware limited liability company

By: Retail Managers II, L.L.C.,  
a Texas limited liability company,  
its manager

IP

JW

KS

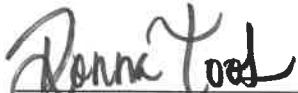
By:   
Name: Samuel E Peck  
Title: Vice President

STATE OF TEXAS

COUNTY OF DALLAS, to wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that Samuel Peck, in his or her capacity as Vice President of Retail Managers II, L.L.C., a Texas limited liability company, the manager of CH Retail Fund II/Orlando Red Bug Village, L.L.C., a Delaware limited liability company, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this 23 day of MARCH, 2023.



Notary Public, State of Texas

My commission expires: 6.15.2025

**WRITTEN CONSENT OF MANAGING MEMBER OF  
RETAIL MANAGERS II, L.L.C.  
IN LIEU OF ANNUAL MEETING**

The undersigned, being the managing member of RETAIL MANAGERS II, L.L.C. (the “**Company**”), a Texas limited liability company, hereby waives any and all notices, provisions and/or requirements, and consents to and approves the following resolutions and each and every action effected thereby.

**ELECTION OF OFFICERS**

**RESOLVED**, that the following individuals are hereby elected to the office of the Company set forth opposite their respective name, to serve as such officer until their successor is duly elected and qualified, or until their earlier death, resignation or removal from office:

<b><u>NAME</u></b>	<b><u>OFFICE</u></b>
Robert A. McClain	President
M. Kevin Bryant	Vice President, Secretary
Anna O. Graves	Vice President, Assistant Secretary
Tiffani A. Heidebrecht	Vice President, Assistant Secretary
Sterling A. Hillman	Vice President
Stanley V. Mullikin	Vice President, Assistant Secretary
Samuel E. Peck	Vice President, Assistant Secretary
Rodney L. Whitley	Vice President
Susan E. Bailey	Vice President
Senec Holditch	Vice President
Jonathon C. Juracek	Vice President
Cyndy A. Silverthorn	Vice President

**RESOLVED FURTHER**, that such officers of the Company are hereby authorized and directed to execute any and all instruments and to do and perform any and all authorized acts as may be necessary or proper to carry out the purposes and operation of the business of the Company.

**RESOLVED FURTHER**, that such officers of the Company is hereby authorized and directed to execute any and all instruments and to do and perform any and all authorized acts as may be necessary or proper to carry out the purposes and operation of the business of the Company.

[SIGNATURE PAGE FOLLOWS]

The undersigned, being the managing member of the Company, has executed this Consent to be effective as of the 1st day of April, 2021.

RW



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**ANNE L. RAYMOND**



September 5, 2024

Seminole County Planning & Development Division  
1101 East First Street  
Sanford, Florida 32771

RE: Red Bug Lake Road PCD/PUD  
PD Major Amendment  
Dunkin' – Red Bug Lake Road and Dodd Road

As discussed with County Planning Staff, we are submitting the enclosed PD Major Amendment to request waivers from two approved development requirements for the referenced project, which is located in PUD Office Tract 2. They are:

1. Section IX.B.- Hours of Operation for Non-residential uses from the original Commitment Agreement
  - a. This project requests the ability to operate between 5AM-11PM from the approved 7AM-11PM
2. Section V.(b) from the Amended 2002I Commitment Agreement
  - a. We request the ability to use the existing bank drive-thru for the converted Quick Service Restaurant (QSR).

We also understand that the County will waive the PD Amendment review fee due to some misunderstanding from a previous pre-application meeting. We appreciate your help in supporting this application. Do not hesitate to call me at (407) 448-1671 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Forster', is written over a light blue horizontal line.

**BRIAN FORSTER, PE**  
**Managing Partner**

# 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, Andrew Forness with Forness Properties, Authorized Agent for, the owner of record for the following described property [Parcel ID Number(s)] 24-21-30-519-0000-0030 hereby designates Brian Forster of LandDesign to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

Date

9/4/2024

Property Owner's Signature



Andrew Forness - Authorized Agent

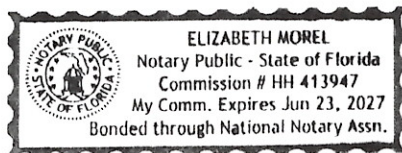
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF

Orange

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Andrew Forness (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 4 day of Sept., 2024.



Notary Public



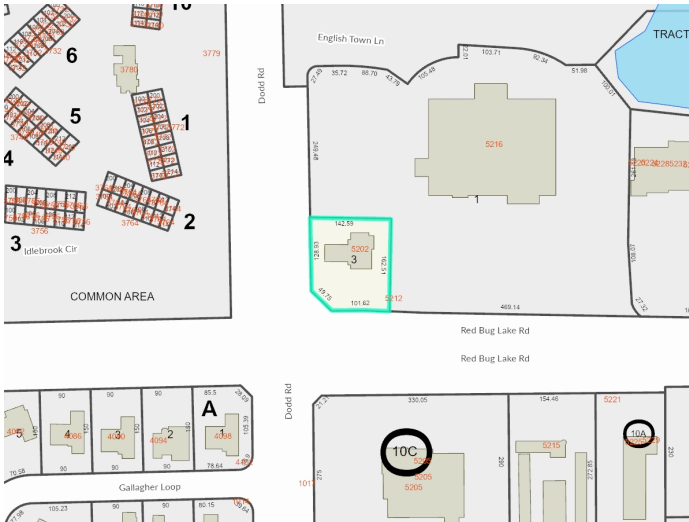


# Property Record Card



Parcel: 24-21-30-519-0000-0030  
 Property Address: 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708  
 Owners: CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC  
 2024 Market Value \$709,677 Assessed Value \$694,938  
 2023 Tax Bill \$8,523.28 Tax Savings with Non-Hx Cap \$170.73  
 Financial Institute property w/1st Building size of 2,448 SF and a lot size of 0.51 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	24-21-30-519-0000-0030
Property Address	5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708
Mailing Address	3819 MAPLE AVE DALLAS, TX 75219-3913
Subdivision	WAL-MART NEIGHBORHOOD MARKET
Tax District	01:County Tax District
DOR Use Code	23:Financial Institute
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$278,182	\$250,563
Depreciated Other Features	\$25,919	\$23,242
Land Value (Market)	\$405,576	\$379,487
Land Value Agriculture	\$0	\$0
Market Value	\$709,677	\$653,292
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$14,739	\$21,530
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$694,938	\$631,762

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,694.01
Tax Bill Amount	\$8,523.28
Tax Savings with Exemptions	\$170.73

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC

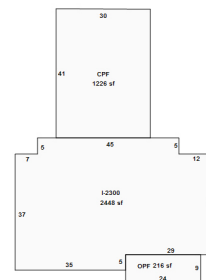
LOT 3  
WAL-MART NEIGHBORHOOD MARKET  
AT RED BUG VILLAGE  
PB 63 PGS 24-27

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$694,938	\$0	\$694,938
Schools	\$709,677	\$0	\$709,677
FIRE	\$694,938	\$0	\$694,938
ROAD DISTRICT	\$694,938	\$0	\$694,938
SJWM(Saint Johns Water Management)	\$694,938	\$0	\$694,938

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	5/1/2017	\$8,100,000	08924/1305	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2005	\$8,252,400	06063/1085	Improved	No
SPECIAL WARRANTY DEED	9/1/2003	\$1,760,000	05047/0683	Vacant	No

Units	Rate	Assessed	Market
21,923 SF	\$18.50/SF	\$405,576	\$405,576

#	1
Use	MASONRY PILASTER
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2448
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$358,944
Assessed	\$278,182



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Building 1

*Friday, September 6, 2024*

Appendages	
Description	Area (ft²)
CARPORT FINISHED	1226
OPEN PORCH FINISHED	216

Permits				
Permit #	Description	Value	CO Date	Permit Date
06288	INSTALLING SIGNS	\$11,000		6/8/2015
01062	INSTALLING WALL SIGN	\$7,695		2/14/2013
05224	ADDING MINI-SPLIT A/C UNIT TO INTERIOR SERVER ROOM & CONDENSING UNIT	\$5,718		5/16/2008
04705	ELECTRIC SIGN & 2 WALL SIGNS	\$2,020		5/3/2007
14576	INSTALL 3 FASCIA SIGNS	\$2,350		11/15/2004
03603	COMMUNITY UNITED BANK OF FLA IN THE WAL-MART PLAZA	\$672,000	11/22/2004	4/1/2004
03580	INSTALL FIRE SPRINKLERS/MAIN	\$22,313		4/1/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	2004	9108	\$22,315	\$11,715
WALKS CONC COMM	2004	630	\$2,936	\$1,541
COMMERCIAL CONCRETE DR 4 IN	2004	179	\$834	\$438
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124
BLOCK WALL	2004	216	\$1,987	\$1,043
VINYL FENCE/COMM	2004	14	\$146	\$58

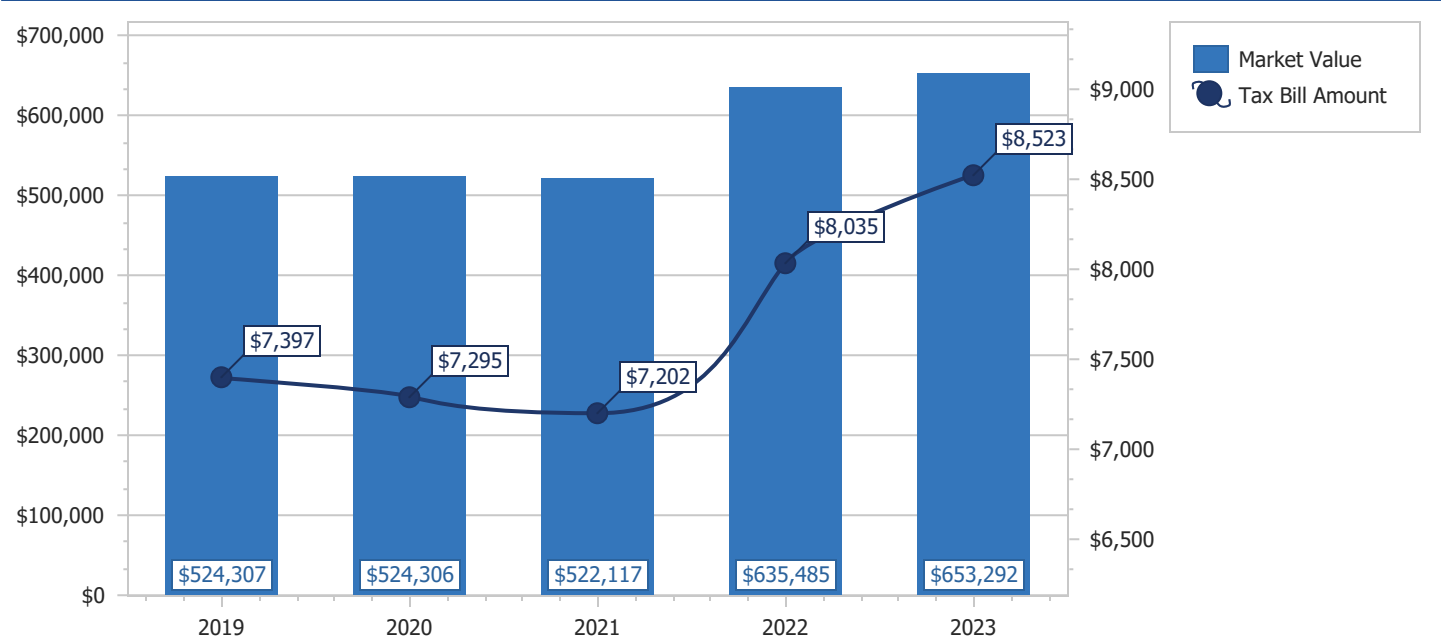
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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