



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

PROJ. #: 24-80000115

Received: 9/9/24

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: Myan Cafe	
PARCEL ID #(S): 33 - 21 - 30 - 300 - 021A - 0000	
TOTAL ACREAGE: 0.43 Acres	BCC DISTRICT: 4
ZONING: C-2	FUTURE LAND USE: COM

APPLICANT

NAME: Bret Crofoot	COMPANY: Terra Firma Construction Group, Inc.	
ADDRESS: 2205 Lakeside Dr		
CITY: Orlando	STATE: Florida	ZIP: 32803
PHONE: 407-758-5944	EMAIL: Bret@terrafirmacg.com	

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Change of use from retail to cafe. Minimal impact in order to allow for a small cafe to operate. Tenants possess valid grease exemption letter.</u>				

STAFF USE ONLY

COMMENTS DUE:	COM DOC DUE:	DRC MEETING:
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: C-2	FLU: COM	LOCATION: on the south side of Howell Branch Rd, west of Lake Howell Rd
W/S: City of Casselberry	BCC: 4: Lockhart	

Terra Firma Construction Group, Inc.
1400 Hillcrest St,
Orlando, FL 32803
407-287-4224
www.TerraFirmaCG.com

Permit #BP24-00010336
Subject Property: 1980 Howell Branch Rd

Pre Application Narrative Letter

The 1608SF subject building located at 1980 Howell Branch Rd was formerly used as a retail space. It is currently occupied by a small cafe. We plan on bringing the bathrooms up to ADA Standards in addition to any other changes needed to satisfy requirements for a small cafe. The current tenants possess a grease exemption letter. We aim to minimize the impact to the building owner and the business owner in order to make the necessary changes. We expect the occupancy to be fewer than 50 persons with limited seating available inside.

Thank you,

Bret Crofoot
Owner
Terra Firma Construction Group, Inc.
407 758 5944

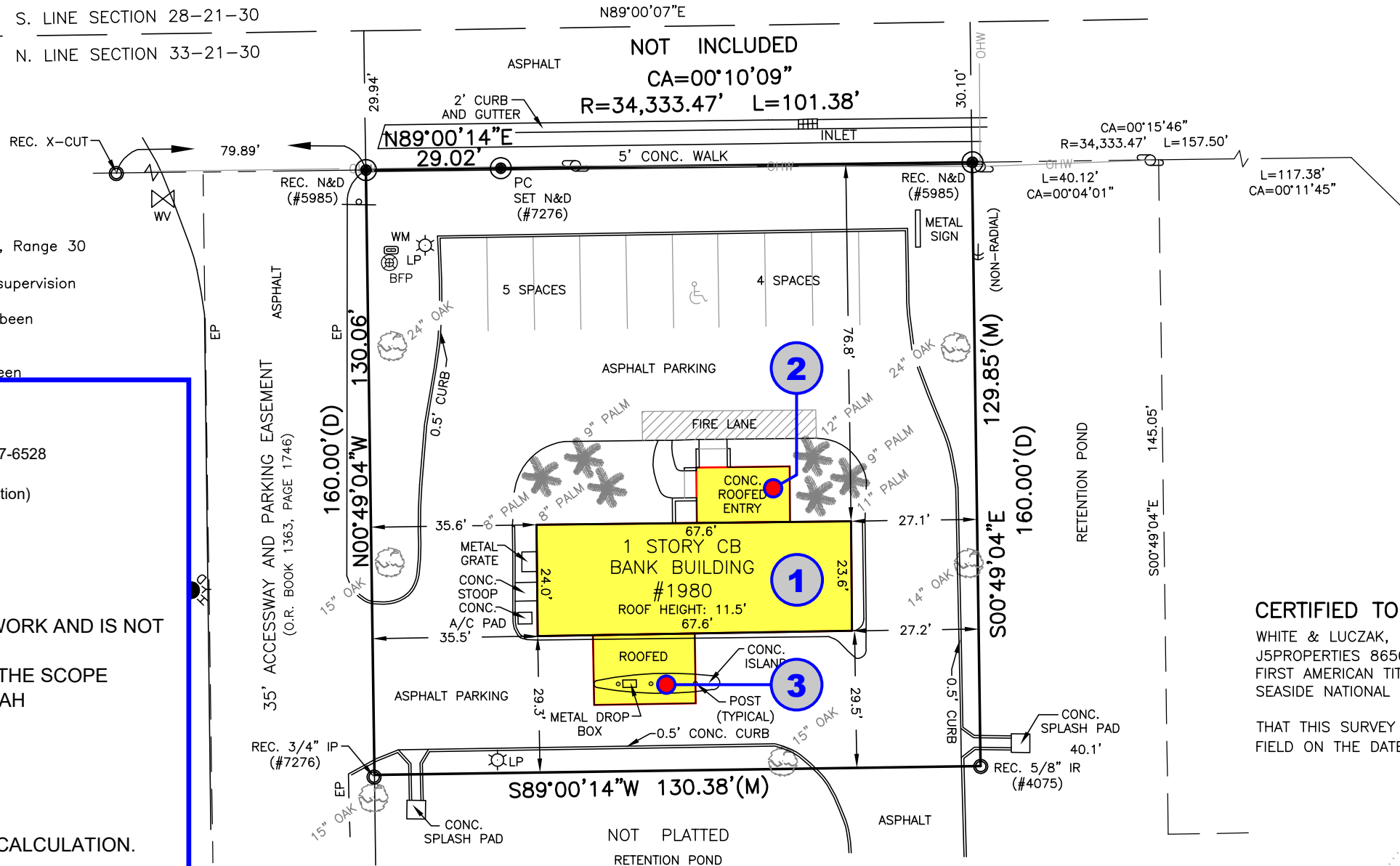
1699 BLD PERMIT R-00 - AHJ REVIEW - 01-A 2024-07-11 - 01-B SITE PL SCOPE OF WORK ARCH REVIEW

BOUNDARY SURVEY FOR TERRA FIRMA CONSTRUCTION

DESCRIPTION:

THE WEST 130 FEET OF THE EAST 353 FEET OF THE NORTH 160 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

HOWELL BRANCH ROAD



SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 33, Township 21 S., Range 30 E., Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been

NASRALLAH Architectural Group Inc.

1009 Webster Avenue, Orlando Florida 32804
Ph. 407-647-0938 JOHN BRANDIES | JOHN@NASRALLAH.COM | M - 407-617-6528
[A] NO EXCEPTIONS NOTED [B] EXCEPTIONS NOTED (No re-submittal)
[C] REVISE & RESUBMIT [D] REJECTED [E] NOT REQUIRED (Return no action)

2024-07-22

TO WHOM IT MAY CONCERN,

THIS DRAWING IS PROVIDED TO INDICATE THE SCOPE OF WORK AND IS NOT A SURVEY, GRADING OR DRAINAGE PLAN, ETC.
THIS DOCUMENT IS INFORMALLY SUBMITTED TO INDICATE THE SCOPE WORK AND WILL NOT BE SIGNED AND SEALED BY NASRALLAH ARCHITECTURAL GROUP.

- (1) **CONDITIONED BUILDING:**
MODIFICATION PER BUILDING PERMIT R-00 SUBMITTAL.
- (2) **COVERED ENTRY, NON-CONDITIONED:**
NO MODIFICATION, USED IN LIFE SAFETY OCCUPANCY CALCULATION.
- (3) **COVERED DRIVE:**
NO MODIFICATION, NOT IN SCOPE OF OCCUPANCY OR WORK.

- A. ALL WORK IS WITHIN (1) BUILDING INTERIOR, NO SITE WORK.
- B. SEE NEXT PAGE FOR THE SURVEY

BEST REGARDS,

JOHN BRANDIES

CERTIFIED TO

WHITE & LUCZAK, P.A.
J5PROPERTIES 8650, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SEASIDE NATIONAL BANK & TRUST

THAT THIS SURVEY WAS PERFORMED IN THE FIELD ON THE DATE(S) SHOWN HEREON.

REVISIONS

Rev.	Date:

HLSM, LLC

Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
794 Big Tree Drive, Suite 108
Longwood, Florida 32750
P. (407) 647-7346
F. (407) 982-7166
Survey@HLSM.US

Job No:	F-106
Field Date:	2/25/15
Drawn By:	WRM
Field By:	WKP
Scale:	1"=30'

THIS SURVEY, MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

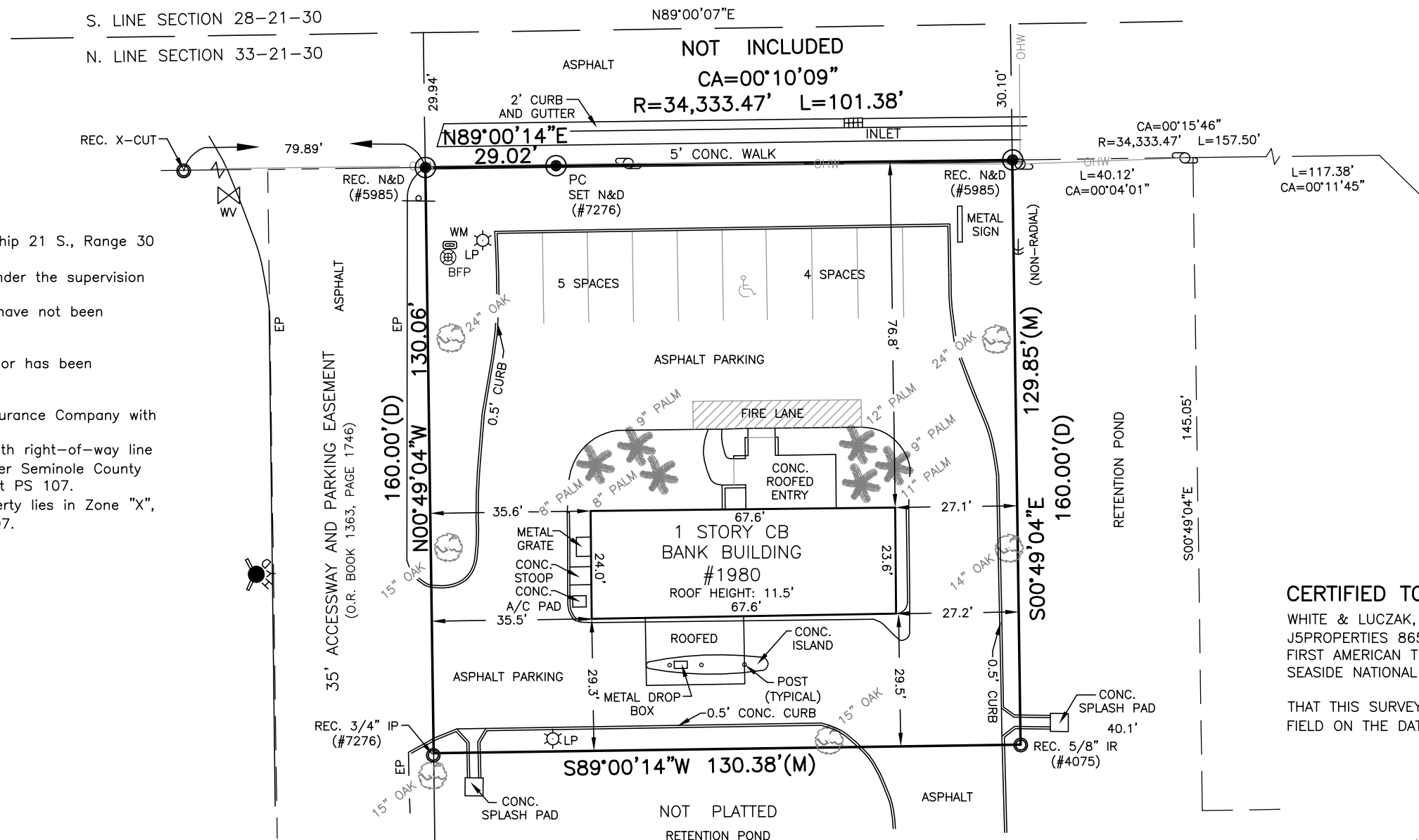
William F. Menard
STATE OF FLORIDA
Professional Surveyor & Mapper
Florida Registration #5625

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3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. This surveyor has reviewed Title Commitment File No.: 5011612-2037-3301130 issued by First American Title Insurance Company with an effective date of January 29, 2015.
7. Bearings shown hereon are assumed relative to the South right-of-way line of Howell Branch Road; said bearing being N.89°00'14"E. per Seminole County Right-of-Way Plan of Howell Branch Road II County Project PS 107.
8. According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 12117C0255 F, Dated: 9/28/2007.

LEGEND

A/C	AIR CONDITIONER
BFP	BACKFLOW PREVENTOR
CA	CENTRAL ANGLE
CB	CONCRETE BLOCK
CONC.	CONCRETE
(D)	PER DESCRIPTION
EP	EDGE OF PAVEMENT
HYD	FIRE HYDRANT
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LP	LIGHT POLE
(M)	MEASURED
N&D	NAIL AND DISK
OHW	OVERHEAD UTILITY WIRE(S)
O.R.	OFFICIAL RECORDS
PC	POINT OF CURVATURE
R	RADIUS
REC.	RECOVERED
WM	WATER METER
→	GUY WIRE
⊕	SIGN
⊙	UTILITY POLE

Z:\Projects\33-21-30.dwg\1980 HOWELL BRANCH ROAD.dwg

CERTIFIED TO

WHITE & LUCZAK, P.A.
J5PROPERTIES 8650, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
SEASIDE NATIONAL BANK & TRUST

THAT THIS SURVEY WAS PERFORMED IN THE FIELD ON THE DATE(S) SHOWN HEREON.



REVISIONS

Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. _____	Date: _____

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794 Big Tree Drive, Suite 108
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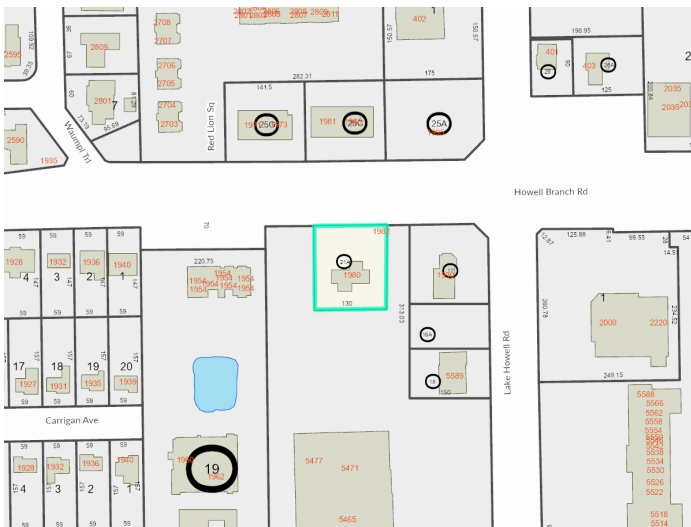
William F. Menard
STATE OF FLORIDA
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Florida Registration #5625

Property Record CardA



Parcel: **33-21-30-300-021A-0000**
 Property Address: **1980 HOWELL BRANCH RD WINTER PARK, FL 32792**
 Owners: **J5 PROPERTIES 8650 LLC**
 2024 Market Value \$456,322 Assessed Value \$450,756
 2023 Tax Bill \$5,453.33
 Used Car Sales property w/1st Building size of 1,608 SF and a lot size of 0.43 Acres

Parcel LocationA



Site ViewA



332130300021A0000 01/31/2022

Parcel InformationA

Parcel	33-21-30-300-021A-0000
Property Address	1980 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	644 BENTLEY LN MAITLAND, FL 32751-4577
Subdivision	
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$170,387	\$161,333
Depreciated Other Features	\$11,180	\$9,570
Land Value (Market)	\$274,755	\$238,875
Land Value Agriculture	\$0	\$0
Market Value	\$456,322	\$409,778
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$5,566	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$450,756	\$409,778

2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,453.33
Tax Bill Amount	\$5,453.33
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
J5 PROPERTIES 8650 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 33 TWP 21S RGE 30E
W 130 FT OF E 353 FT OF N 160
FT OF E 1/2 OF NW 1/4 OF NW 1/4
(LESS RD) (.48 AC)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$450,756	\$0	\$450,756
Schools	\$456,322	\$0	\$456,322
FIRE	\$450,756	\$0	\$450,756
ROAD DISTRICT	\$450,756	\$0	\$450,756
SJWM(Saint Johns Water Management)	\$450,756	\$0	\$450,756

SalesA

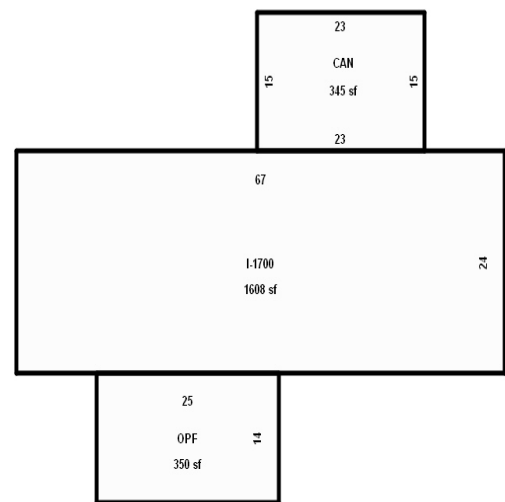
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2015	\$465,000	08431/0398	Improved	No
SPECIAL WARRANTY DEED	6/1/2008	\$475,000	07012/0452	Improved	No
WARRANTY DEED	11/1/1981	\$200,000	01363/1745	Vacant	No

LandA

Units	Rate	Assessed	Market
19,500 SF	\$14.09/SF	\$274,755	\$274,755

Building InformationA

#	1
Use	WOOD BEAM/COLUMN
Year Built*	1982
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1608
Total Area (ft ²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$321,485
Assessed	\$170,387



Sketch by Apex Media™

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft²)
CANOPY	345
OPEN PORCH FINISHED	350

PermitsA

Permit #	Description	Value	CO Date	Permit Date
07414	ILLUMINATED CHANNEL LETTERS - GOODWILL - 1982 HOWELL BRANCH RD	\$2,250		7/29/2014
01120	REROOF	\$10,400		2/16/2010
07556	REMOVE CONCRETE ISLAND & ADD HANDICAP RAMP	\$800		7/15/2008
05015	SIGN; PAD PER PERMIT 1982 HOWELL BRANCH RD	\$0		4/30/2004

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1982	9385	\$22,993	\$9,197
POLE LIGHT 1 ARM	1982	1	\$1,854	\$1,854
WALKS CONC COMM	1982	69	\$322	\$129

ZoningA

Zoning	C-2
Description	Retail Commercial
Future Land Use	COM
Description	Commercial

School DistrictsA

Elementary	English Estates
Middle	Tuskawilla
High	Lake Howell

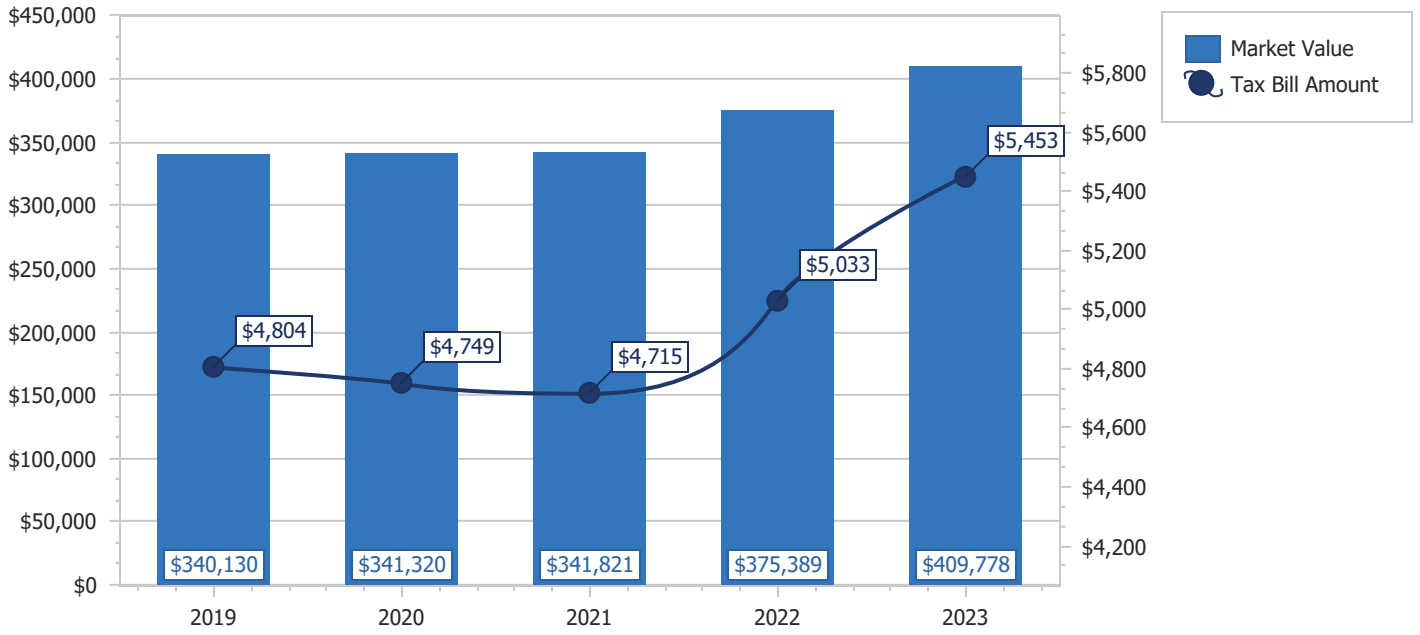
Political RepresentationA

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

UtilitiesA

Fire Station #	Station: 23 Zone: 232
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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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 or call us at: (407) 665-7371.

Receipt Details

Date: 9/11/2024 8:53:15 AM
Project: 24-80000115
Credit Card Number: 41*****5375
Authorization Number: 09461G
Transaction Number: 110924C29-B8682A0E-953D-4E5F-A6A9-A8E24D83BF86
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50