



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

PROJ. #: 25-80000085

Received: 7/24/25

Paid: 7/24/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Olive Garden - Oviedo

PARCEL ID #(S): 19213151400000020

TOTAL ACREAGE: 1.79

BCC DISTRICT: 1: Dallari

ZONING: PD

FUTURE LAND USE: PD

#### APPLICANT

NAME: Bob Fields

COMPANY: Darden

ADDRESS: 1000 Darden Center Drive

CITY: Orlando

STATE: FL

ZIP: 32837

PHONE: 407-245-4577

EMAIL: BFields@darden.com

#### CONSULTANT

NAME: Janie Schaumburg

COMPANY:

ADDRESS: 1400 East Touhy Avenue, Suite 215

CITY: Des Plaines

STATE: IL

ZIP: 60018

PHONE: 847-219-1513

EMAIL: janie.schaumburg@jsdinc.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: New Olive Garden Restaurant. The existing building was previously occupied by Macaroni Grill. The plan is to demo the existing building and construct a new building per Olive Gardens prototypical design standard.

#### STAFF USE ONLY

COMMENTS DUE: 8/1

COM DOC DUE: 8/7

DRC MEETING: 8/13

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: PD

LOCATION:  
 on the south side of Red Bug Lake Rd,  
 east of Mikler Rd

W/S: Seminole County

BCC: 1: Dallari

Agenda: 8/8

**Project Narrative for Pre-Application Meeting**

**Location:** 7123 Red Bug Lake Road, Oviedo, FL 32765

**Parcel ID:** 19213151400000020

**Zoning District:** PD (Planned Development)

**Applicant:** Janie Schaumburg, JSD Professional Services

**Date:** July 24, 2025

**To:**

Seminole County Planning and Zoning Department

Dear Planning and Zoning Staff,

On behalf of our client, we respectfully request a pre-application meeting with the Seminole County Planning and Zoning Department to discuss development options for the property located at **7123 Red Bug Lake Road, Oviedo, FL 32765** (Parcel ID: **19213151400000020**). The site is currently zoned **PD (Planned Development)** and was most recently occupied by Macaroni Grill.

**Project Intent:**

- **Demolition and New Construction:** Remove the existing structure and construct a new building consistent with Olive Garden's prototype standards in the general footprint of the existing building with an additional 1000-1500 sf of additional building area. This approach would reuse the existing utilities, parking, landscaping, and drainage improvements.

**Purpose of Pre-Application Meeting:**

We are seeking input from Planning and Zoning staff to help determine the feasibility and processes prior to formal submittal. Specifically, we would like to:

- Review applicable site development standards and design guidelines.
- Discuss any requirements or limitations related to building size, height, setbacks, landscaping, parking, and signage.
- Evaluate any infrastructure, traffic, or stormwater considerations.
- Outline required submittals and timelines for permitting and approvals.

We believe a collaborative discussion at this early stage will help us make an informed decision and ensure compliance with Seminole County's development standards.

**Contact Information:**

Janie Schaumburg

JSD Professional Services

1400 E. Touhy Avenue, Suite 215

Des Plaines, IL 60018

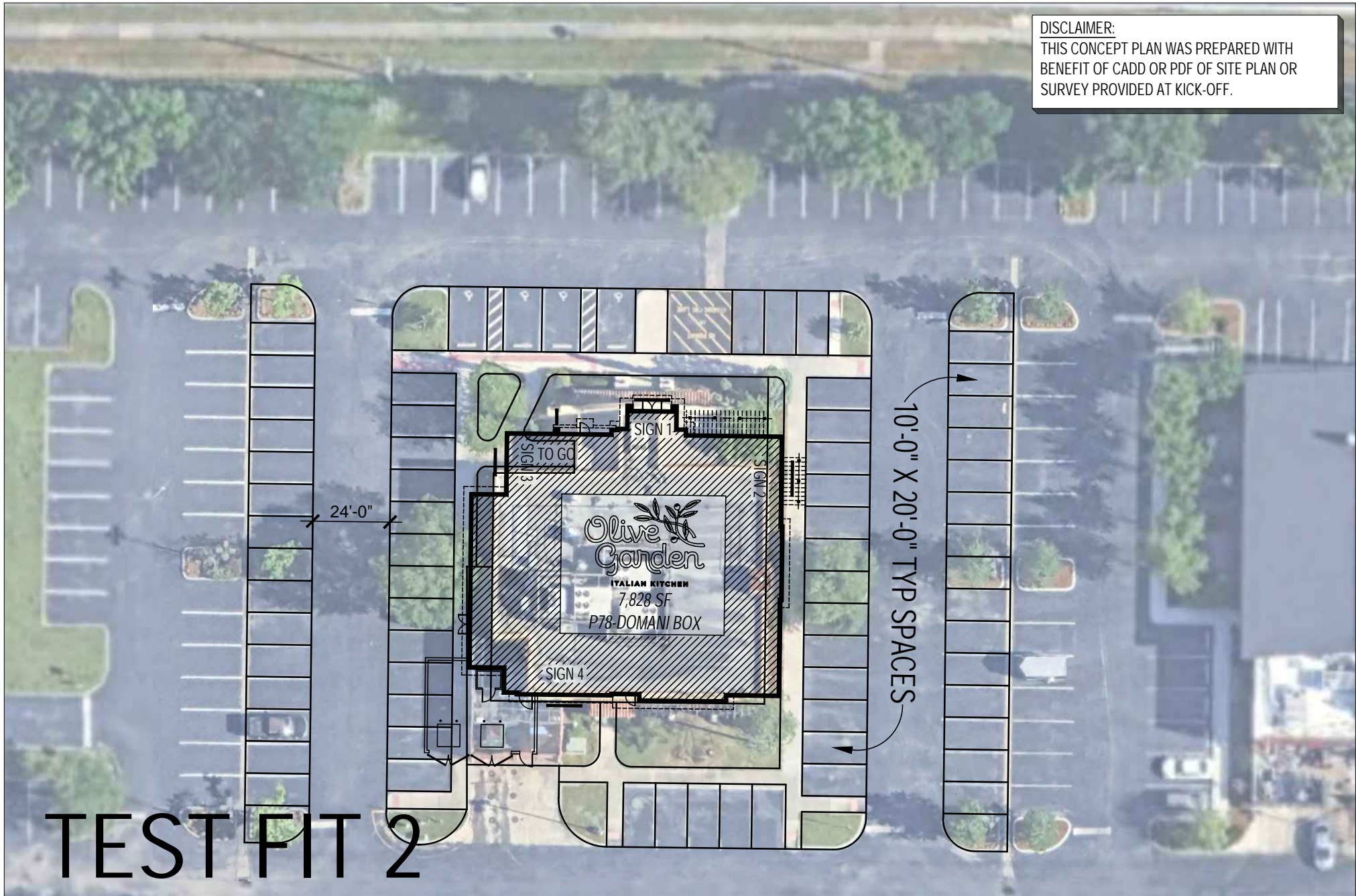
Phone: (847) 219-1513

Email: [janie.schaumburg@jsdinc.com](mailto:janie.schaumburg@jsdinc.com)

We appreciate your time and look forward to coordinating a meeting at your earliest convenience. Please let us know the next steps or if any additional materials are needed in advance.

Sincerely,  
**Janie Schaumburg**  
JSD Professional Services

DISCLAIMER:  
THIS CONCEPT PLAN WAS PREPARED WITH  
BENEFIT OF CADD OR PDF OF SITE PLAN OR  
SURVEY PROVIDED AT KICK-OFF.

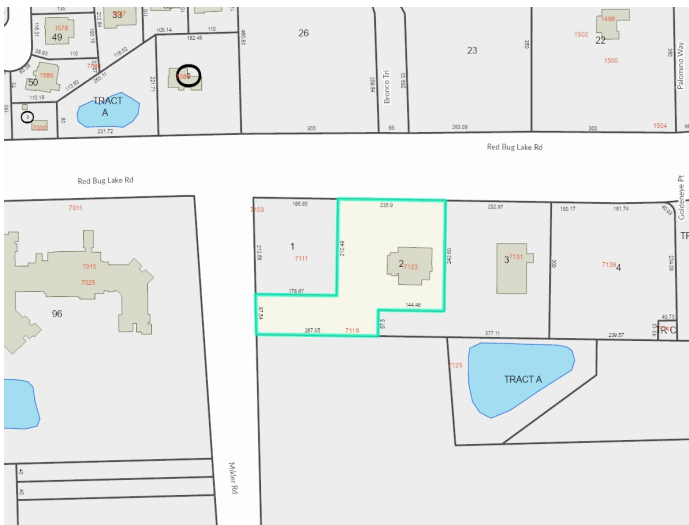


# Property Record CardAA



Parcel: 19-21-31-514-0000-0020  
 Property Address: 7123 RED BUG LAKE RD OVIEDO, FL 32765  
 Owners: GORBY FOUNTAINS PROPERTIES LLC  
 2025 Market Value \$2,349,930 Assessed Value \$2,349,930 Taxable Value \$2,349,930  
 2024 Tax Bill \$29,005.17  
 Restaurant property w/1st Building size of 6,328 SF and a lot size of 1.79 Acres

## Parcel LocationAA



## Site ViewAA



## Parcel InformationAA

Parcel	19-21-31-514-0000-0020
Property Address	
Mailing Address	C/O NORTH AMERICAN COMMERCIAL 9079 W POST RD STE 120 LAS VEGAS, NV 89148-2439
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Depreciated Building Value	\$799,237	\$791,738
Land Value (Market)	\$1,388,436	\$1,248,032
Just/Market Value	\$2,349,930	\$2,195,864
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0

## 2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$29,005.17
Tax Bill Amount	\$29,005.17
Tax Savings with Exemptions	\$0.00

## Owner(s)AA

Name - Ownership Type



Note: Does NOT INCLUDE Non Ad Valorem Assessments

### Legal DescriptionAA

LOT 2  
GOLDENEYE POINT  
PB 75 PGS 79 & 80

### TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,349,930	\$0	\$2,349,930
Schools	\$2,349,930	\$0	\$2,349,930
FIRE	\$2,349,930	\$0	\$2,349,930
ROAD DISTRICT	\$2,349,930	\$0	\$2,349,930
SJWM(Saint Johns Water Management)	\$2,349,930	\$0	\$2,349,930

### SalesAA

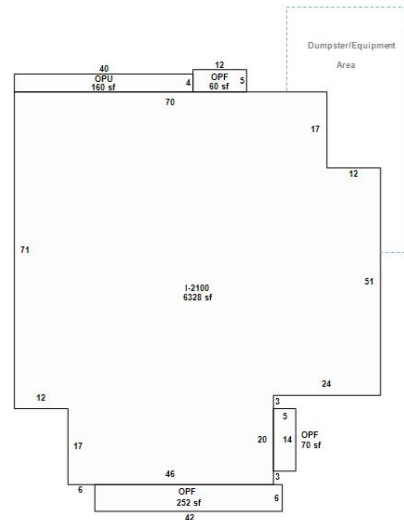
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	12/27/2021	\$100	10168/0001	Improved	No
GUARDIAN DEED	7/1/2018	\$2,150,000	09181/0019	Improved	No

### LandAA

Units	Rate	Assessed	Market
78,002 SF	\$17.80/SF	\$1,388,436	\$1,388,436

Building InformationAA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	6328
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$1,005,329
Assessed	\$799,237

\* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	60
OPEN PORCH FINISHED	70
OPEN PORCH FINISHED	252
OPEN PORCH UNFINISHED	160

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
07808	FIRE ALARM SYSTEM INSTALLATION	\$1,000		7/6/2016

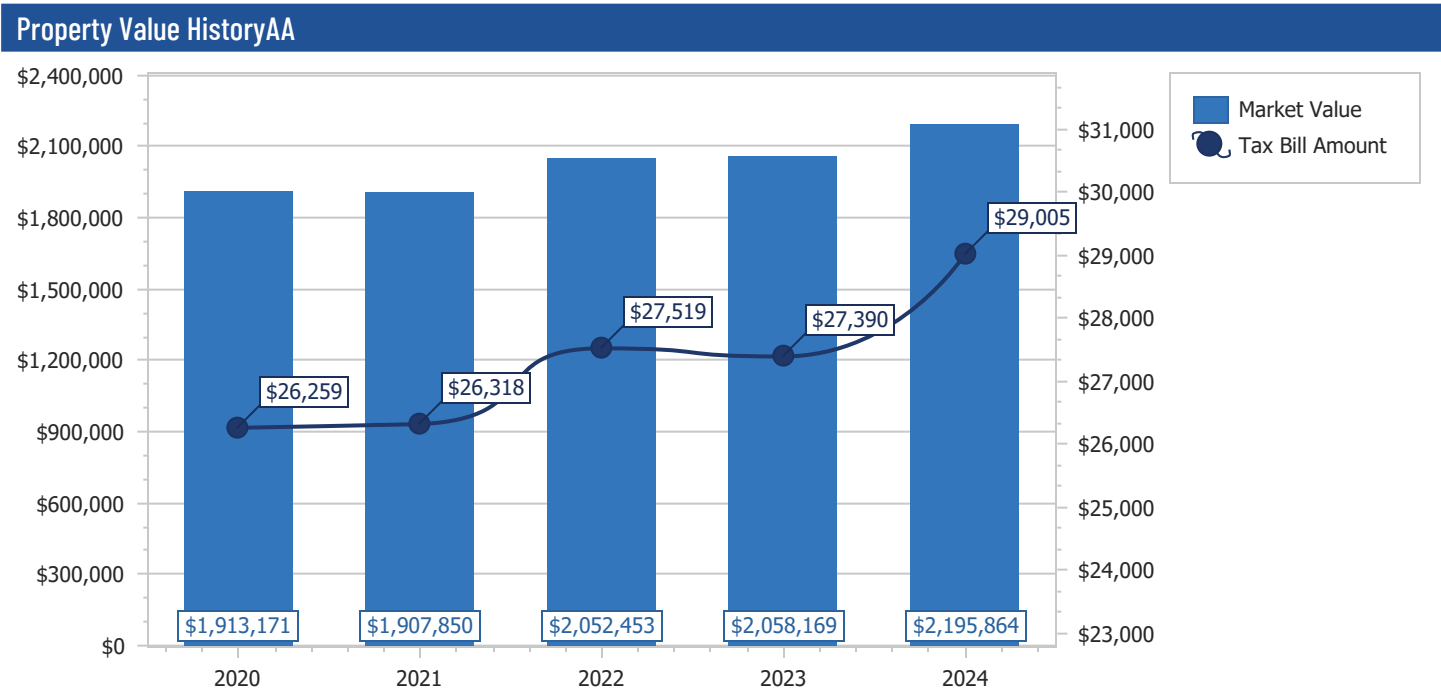
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2007	3380	\$18,387	\$10,573
COMMERCIAL CONCRETE DR 4 IN	2007	1624	\$8,835	\$5,080
COMMERCIAL ASPHALT DR 3 IN	2007	48468	\$162,368	\$93,362
6' CHAIN LINK FENCE - LIN FT	2007	87	\$1,348	\$585
8' CHAIN LINK FENCE - LIN FT	2007	83	\$1,682	\$730
POLE LIGHT 2 ARM	2007	2	\$7,210	\$7,210
POLE LIGHT 3 ARM	2007	2	\$11,330	\$11,330
POLE LIGHT 4 ARM	2007	4	\$30,900	\$30,900
IRON GATE - Lin Ft	2007	150	\$4,326	\$2,487

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

School DistrictsAA	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political RepresentationAA	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

UtilitiesAA	
Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	







**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  
[eplandesck@seminolecountyfl.gov](mailto:eplandesck@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 7/24/2025 4:44:04 PM  
**Project:** 25-80000085  
**Credit Card Number:** 42\*\*\*\*\*0695  
**Authorization Number:** 02757G  
**Transaction Number:** 240725O17-D913AB60-1988-40F6-B6C0-A707DD7E002F  
**Total Fees Paid:** 52.50

**Fees Paid**

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