



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

REC 12-13-22  
PROJ. #: 22-80000113  
PM: Annie  
REC'D: 12-13-22

## 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: SCOOTERS COFFEE - #1246	
PARCEL ID #(S): <del>312131300007B0000</del> 31-21-31-522-0000-0020	
TOTAL ACREAGE: 1.06	BCC DISTRICT: 1 - DALLAN
ZONING: PD-COM	FUTURE LAND USE: Com

### APPLICANT

NAME: Joanie Godsey	COMPANY:	
ADDRESS: 1950 Craig Rd		
CITY: St Louis	STATE: MO	ZIP: 63146
PHONE: 336-830-1111	EMAIL: jgodsey@arcv.com	

### CONSULTANT

NAME: Joanie Godsey	COMPANY: ARCVISION	
ADDRESS: 1950 Craig Rd		
CITY: St Louis	STATE: MO	ZIP: 63146
PHONE: 336-830-1111	EMAIL: jgodsey@arcv.com	

### PROPOSED DEVELOPMENT

Brief description of proposed development: GROUND UP DRIVE-THRU ONLY SCOOTERS COFFEE SHOP

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

### STAFF USE ONLY

COMMENTS DUE: 12-22-22	COM DOC DUE: 12-28-22	DRC MEETING: 1-4-23
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PD - Avila	FLU: Com	LOCATION: NE of W SR 426
W/S: Seminole County	BCC: 1 DALLAN	& Avila Cross Cir





November 29<sup>th</sup>, 2022

Detailed Narrative

Seminole County Planning & Development Division  
West Wing, Second Floor, Room 2028  
1101 East First Street  
Sanford, Florida 32771

If you are not familiar with the brand, Scooter's Coffee started in Nebraska in 1998 with an idea to combine coffeehouse quality with drive thru convenience. Since the opening of the first location, Scooter's has continued to experience wide spread growth through franchising opportunities to meet the growing demand for Scooter's Coffee. The brand is now approaching 500 locations throughout the country.

This location is part of a development located at 2880 Avila Cross Cir. Oviedo, FL. We do not have a permanent address for this site yet, however here is our tax parcel # 312131300007B0000, our site is located SE of existing development address, on the corner of Avila Cross Cir and W State Rd 426. Our Site is approximately 1.06 acres, we are looking to have access from Avila Cross Circle.

According to our research a restaurant and drive-thru are permitted by rights, within C-1 pending approved site plan. This will be a ground up construction of a drive-thru only coffee shop, approximately 670 sq. ft. in size that serves hot and cold beverages as well as pre-packaged breakfast food items that are prepared off-site. Our current preliminary Site plan shows 11-car stacking for the drive thru, with 6 parking spaces, and 1 ADA Van accessible parking space.

# Property Record Card



**Parcel** 31-21-31-522-0000-0020

**Property Address**

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

	Parcel 31-21-31-522-0000-0020		2023 Working Values	2022 Certified Values
<b>Owner(s)</b>	NOMA WESTSTATE ACQUISITION LLC	<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Property Address</b>		<b>Number of Buildings</b>	0	0
<b>Mailing</b>	650 S NORTH LAKE BLVD STE 450 ALTAMONTE SPG, FL 32701-6176	<b>Depreciated Bldg Value</b>		
<b>Subdivision Name</b>	AVILA	<b>Depreciated EXFT Value</b>		
<b>Tax District</b>	01-COUNTY-TX DIST 1	<b>Land Value (Market)</b>	\$369,392	\$369,392
<b>DOR Use Code</b>	1015-VACANT COMM-PUD	<b>Land Value Ag</b>		
<b>Exemptions</b>	None	<b>Just/Market Value</b>	\$369,392	\$369,392
<b>AG Classification</b>	No	<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>	\$369,392	\$369,392

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$4,952.84**

**2022 Tax Bill Amount** **\$4,952.84**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 AVILA PB 88 PGS 13-14

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$369,392	\$0	\$369,392
SJWM(Saint Johns Water Management)	\$369,392	\$0	\$369,392
FIRE	\$369,392	\$0	\$369,392
COUNTY GENERAL FUND	\$369,392	\$0	\$369,392
Schools	\$369,392	\$0	\$369,392

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
-------------	------	------	------	--------	-----------	---------

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			46174	\$8.00	\$369,392

## Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

## Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
--------	--------------------	-----------------	-----------------------------

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
29.00	DUKE	AT&T	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 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

## School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell

Copyright 2022 © Seminole County Property Appraiser



**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:** 12/13/2022 2:58:16 PM  
**Project:** 22-80000173  
**Credit Card Number:** 42\*\*\*\*\*7891  
**Authorization Number:** 04460G  
**Transaction Number:** 131222C19-E15B9A95-1D70-412D-BB0A-D3767134D93B  
**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>