



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

PROJ. #: 24-06000016

Received: 2/22/24

Paid: 2/22/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>2266 SF</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>19,778 SF</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>22,044 SF</u>	
(TOTAL NEW ISA <u>22,044 SF</u> /1,000 = <u>22.044</u>)* x \$25 + \$2,500 = FEES DUE: 3,051.1 EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME:	Taco Bell			
PARCEL ID #(S):	24-21-30-506-0000-002B			
DESCRIPTION OF PROJECT:	Demo existing 2,602 S.F. Restuarant & Construct New 2,266 .			
EXISTING USE(S):	Taco Bell Fast Food			
ZONING:	C-1	FUTURE LAND USE:	CDM	
		TOTAL ACREAGE:	<u>0.616 AC</u> ^{0.97}	
			BCC DISTRICT:	Dist 2
WATER PROVIDER:	Seminole County			
SEWER PROVIDER:	Seminole County			
ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	(IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:	N/A			

APPLICANT		EPLAN PRIVILEGES: <input checked="" type="checkbox"/> VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>		
NAME: Tony Capley / Kara Nordstrom		COMPANY: US Leader Restaurants OpCo, LLC		
ADDRESS: 9500 S. Dadeland Blvd., Suite 800				
CITY: Miami	STATE: FL	ZIP: 33156		
PHONE: 305-670-0746		EMAIL: Dev@sailormen.com		
CONSULTANT		EPLAN PRIVILEGES: <input type="checkbox"/> VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>		
NAME: Simon Pham		COMPANY: Florida Engineering Group, Inc.		
ADDRESS: 5127 S. Orange Ave, Ste 200				
CITY: Orlando	STATE: FL	ZIP: 32809		
PHONE: 407-895-0324		EMAIL: [REDACTED] SSebaali@feg-inc.us		
OWNER(S) Jai Ma of Lawtey, LLC &		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)		
NAME(S): Lucky Peppers, LLC - C/O US Leader Restaurants OpCo, LLC				
ADDRESS: 9500 SOUTH DADELAND BOULEVARD, SUITE 800				
CITY: Miami	STATE: FL	ZIP: 33156		
PHONE: 305-670-0746		EMAIL: Dev@sailormen.com		
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)				
<input type="checkbox"/> 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:				
TEST NOTICE:				
<input type="checkbox"/> 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.				
<input type="checkbox"/> Not applicable				

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

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


SIGNATURE OF AUTHORIZED APPLICANT

12/20/2023
DATE

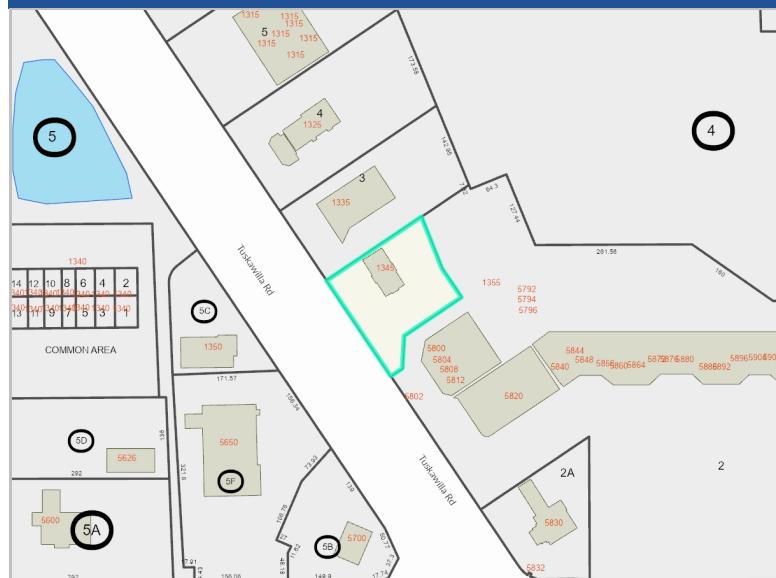
Property Record Card



Parcel 24-21-30-506-0000-002B

Property Address 1345 TUSKAWILLA RD WINTER SPRINGS, FL 32708

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-506-0000-002B
Owner(s)	LUCKY PEPPERS LLC - Tenants JAI MA OF LAWTEY LLC - Tenant
Property Address	1345 TUSKAWILLA RD WINTER
Mailing	1825 RAIFORD RD STARKE, FL
Subdivision Name	RED WILLOW PLAZA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	22-FAST FOOD RESTAURANT
Exemptions	None
AG Classification	No
Facility Name	TACO BELL WINTER SPRINGS

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$264,374	\$241,860
Depreciated EXFT Value	\$29,462	\$26,291
Land Value (Market)	\$594,902	\$594,902
Land Value Ag		
Just/Market Value	\$888,738	\$863,053
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$888,738	\$863,053

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$11,485.51

2023 Tax Bill Amount **\$11,485.51**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

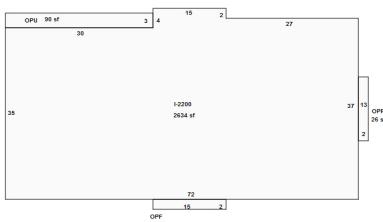
PT OF LOT 2 DESC AS BEG NW COR
RUN N 56 DEG 19 MIN 2 SEC E 190.55
FT S 21 DEG 28 MIN 58 SEC E 92.53
FT S 33 DEG 40 MIN 58 SEC E 58 FT
S 56 DEG 19 MIN 2 SEC W 115 FT
S 3 DEG 27 MIN 39 SEC W 54.65 FT
S 56 DEG 19 MIN 2 SEC W 23 FT
N 33 DEG 40 MIN 58 SEC W 192 FT
TO BEG (LESS RD)
RED WILLOW PLAZA
PB 35 PGs 99 & 100

ROAD DISTRICT	\$888,738	\$0	\$888,738
FIRE	\$888,738	\$0	\$888,738
Schools	\$888,738	\$0	\$888,738

SPECIAL WARRANTY DEED	08/01/2004	05428	0390	\$10,200,000	No	Improved
SQUARE FEET		27041		\$22.00		\$594,902

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	1989	1	2634.00	CONCRETE BLOCK-STUCCO - MASONRY	\$264,374	\$426,409	
								Description Area
								OPEN PORCH FINISHED 30.00
								OPEN PORCH FINISHED 26.00
								OPEN PORCH UNFINISHED 90.00



Sketch by Aper Sketch

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
12123	UPGRADE FIRE HOOD SYSTEM - TACO BELL	County	\$2,300		12/15/2008
06231	MECHANICAL	County	\$4,500		6/5/2015

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	10/01/1989	1,680	\$3,132	\$7,829
COMMERCIAL ASPHALT DR 2 IN	10/01/1989	13,080	\$12,818	\$32,046
WALKS CONC COMM	10/01/1989	1,005	\$1,873	\$4,683
BLOCK WALL	10/01/1989	140	\$515	\$1,288
POLE LIGHT 1 ARM	12/01/1989	6	\$11,124	\$11,124

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 38 - DAVID SMITH	Dist 10 - Jason Brodeur	61

School Information

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

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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, Sindhukumar B Thaker, of Jai Ma of Lawtey, LLC Manager, the owner of record for the following described property [Parcel ID Number(s)] 24-21-30-506-0000-002B (1345 Tuskawilla Road, Winter Springs, FL 32708) hereby designates Florida Engineering Group, Inc., Kara Nordstrom, or Fred Capley to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" 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 type="checkbox"/> Rezone	<input checked="" 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 checked="" 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.

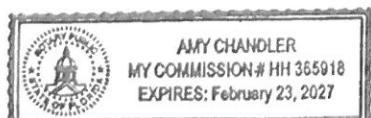
2/14/24
Date

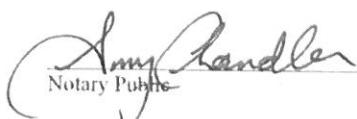

Property Owner's Signature

Sindhukumar B Thaker Jai Ma of Lawtey, LLC Manager
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Bradford

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sindhukumar B Thaker (property owner), by means of physical presence or online notarization; and who is personally known to me or who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 14th day of February, 2024.




Amy Chandler
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

JAI MA OF LAWTEY LLC

Filing Information

Document Number L17000124569
FEI/EIN Number N/A
Date Filed 06/07/2017
Effective Date 06/08/2017
State FL
Status ACTIVE

Principal Address

1825 RAIFORD RD
 STARKE, FL 32091

Mailing Address

1825 RAIFORD RD
 STARKE, FL 32091

Registered Agent Name & Address

THAKOR, SINDHU B
 1825 RAIFORD RD
 STARKE, FL 32091

Authorized Person(s) Detail

Name & Address

Title MGR

THAKOR, SINDHUKUMAR B
 1825 RAIFORD RD
 STARKE, FL 32091

Title Secretary

thakor, nikita sindhu
 1825 RAIFORD RD
 STARKE, FL 32091

Annual Reports

Report Year **Filed Date**

2021	04/13/2021
2022	01/04/2022
2023	04/28/2023

Document Images

04/28/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
06/07/2017 -- Florida Limited Liability	View image in PDF format

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).

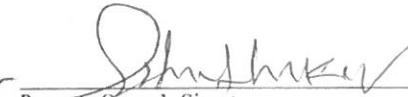
I, Sindhukumar B Thakor, Lucky Peppers, LLC - President, the owner of record for the following described property [Parcel ID Number(s)] 24-21-30-506-0000-002B (1345 Tuskawilla Road, Winter Springs, FL 32708) hereby designates Florida Engineering Group, Inc., Kara Nordstrom, or Fred Capley to act as my authorized agent for the filing of the attached application(s) for:

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<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" 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 checked="" type="checkbox"/> Variance

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2.14.24
Date

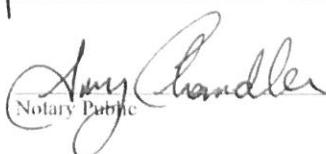

Property Owner's Signature

Sindhukumar B Thakor, Lucky Peppers, LLC - President
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Bradford

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sindhukumar B Thakor (property owner), by means of physical presence or online notarization; and who is personally known to me or who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 14th day of February, 2024.




Amy Chandler
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

LUCKY PEPPERS LLC

Filing Information

Document Number L22000028819
FEI/EIN Number 87-4723561
Date Filed 01/13/2022
Effective Date 01/10/2022
State FL
Status ACTIVE

Principal Address

1825 RAIFORD RD
STARKE, FL 32091

Mailing Address

1825 RAIFORD RD
STARKE, FL 32091

Registered Agent Name & Address

THAKOR, SINDHUKUMAR B
1825 RAIFORD RD
STARKE, FL 32091

Authorized Person(s) Detail

Name & Address

Title P

THAKOR, SINDHUKUMAR B
1825 RAIFORD RD
STARKE, FL 32091

Title VP

THAKOR, MINA K
2128 NW 104TH WAY
GAINESVILLE, FL 32606

Title AR

THAKOR, NIKITA S
5100 BURCHETTE RD UNIT 2103
TAMPA, FL 33647

Title AR

THAKOR, SACHIN S
5100 BURCHETTE RD UNIT 2103
TAMPA, FL 33647

Annual Reports

Report Year	Filed Date
2023	04/28/2023

Document Images

04/28/2023 -- ANNUAL REPORT	View image in PDF format
01/13/2022 -- Florida Limited Liability	View image in PDF format



**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: 2/22/2024 12:20:01 PM
Project: 24-06000016
Credit Card Number: 55*****9387
Authorization Number: 032411
Transaction Number: 220224C19-59253B1B-8B89-41BA-A4C0-5060EB631121
Total Fees Paid: 3095.90

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	45.90
SITE PLAN	3050.00
Total Amount	3095.90