



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

PROJ. #: 25-80000079

Received: 7/9/25

Paid: 7/9/25

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: The Haus & Co.PARCEL ID #(S): 21-21-32-5CG-0200-0150TOTAL ACREAGE: 0.6578 BCC DISTRICT: Bob DallariZONING: C2 **C-2** FUTURE LAND USE: Restaurant **COM**

#### APPLICANT

NAME: Ninotchka Sotomayor COMPANY: The Haus & Co.ADDRESS: 1784 Oak Grove Chase DrCITY: Orlando STATE: FL ZIP: 32820PHONE: 407-443-2862 EMAIL: Nino@407homesforsale.com

#### CONSULTANT

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

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

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

Description of proposed development: Change from a convenience store to a restaurant

#### STAFF USE ONLY

COMMENTS DUE: 7/18 COM DOC DUE: 7/24 DRC MEETING: 8/6

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: **C-2** FLU: **COM** LOCATION: **on the southeast corner of E 4th St and S CR 419**

W/S: **Florida Govt Utility** BCC: **1: Dallari**

# **The Haus Street Bites - Detailed Business Narrative**



## **Business Overview**

The Haus Street Bites is an innovative culinary concept located in Oviedo, Florida, under the corporate structure of The Haus & Co. Our approach combines the best of international street food with American breakfasts, Lunch and Dinner infused with Caribbean flavor, creating a space where the community can gather, eat well, and enjoy memorable experiences.

Our vision is to position ourselves as a cultural and family-friendly gathering point, not only for residents of Chuluota, Oviedo, Geneva, and surrounding areas - what we will call Chuluota's BackYard. Our vision is both Cultural and Family-oriented.

## **Value Proposition**

What sets us apart is that we are not just a restaurant: we are an experience center. We offer:

- Quick gourmet-style street bites
- Breakfast with Hispanic-American flavors
- Outdoor ice cream and shake window

- Live music and family-friendly events on special occasions (e.g., holidays)
- Outdoor seating area with a welcoming atmosphere

All of this will be housed in a modern, cozy design with authentic branding, while maintaining Chuluota's country charm to preserve the essence of our town.

## The Space

Located at 401 S County Rd 419, Oviedo, FL 32766, our venue will include:

- Professionally equipped kitchen area

- Indoor café-style seating and a coffee & baked goods station.

- Outdoor bistro-style seating with string lights

- Independent walk-up window for shakes and desserts -

- Existing parking for customers and deliveries

- Wood decor with modern industrial touches

Fase 1 Indoor Cafe area.

Fase 2 Outdoor sitting area.

Fase 3 Chuluota's Backyard



## Target Clients

- Local families looking for a safe, delicious, and enjoyable place to dine

- Young adults and remote workers seeking a space with identity

- UCF students and residents of 32820 and 32826 zip codes seeking new dining options - Visitors seeking 'Instagrammable' spots and foodies following culinary trends

## **Launch and Growth Strategy**

1. Construction and permits phase (2025): We will strategically remodel the space to comply with county regulations, the Department of Agriculture, and DBPR.
2. Pre-opening campaign: Invitations, launch promotions, and partnerships with local businesses.
3. Monthly events: Karaoke, Sunday brunch, taco nights, and more.
4. Loyalty and delivery programs: Incentives for frequent customers and partnerships with delivery apps. We will offer discounts to all local businesses for their employees as a thank you for their daily work and dedication to our community.

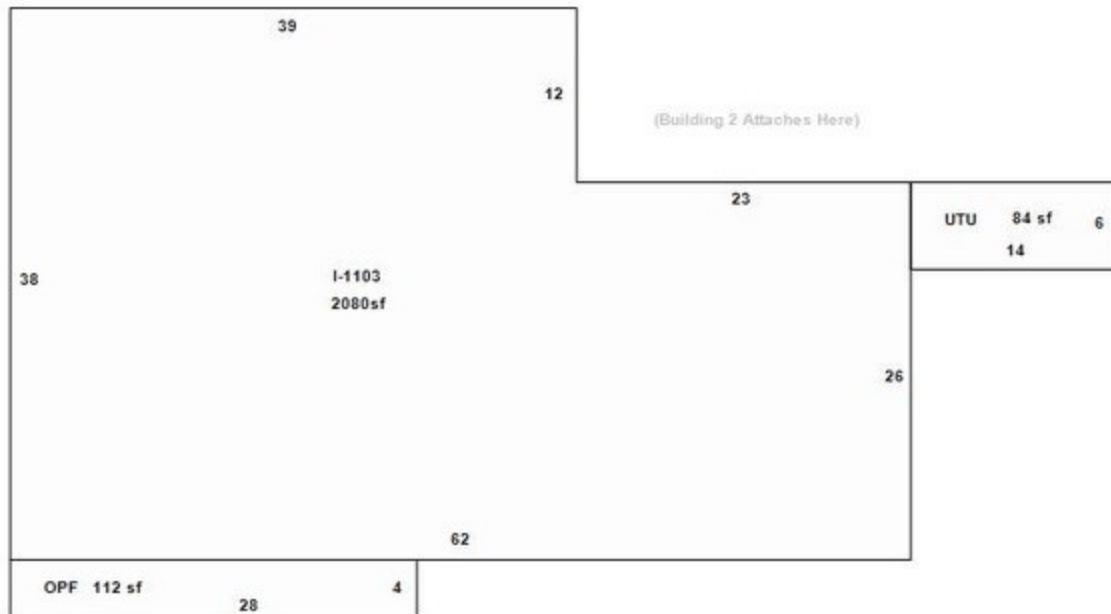
## **Community Impact**

The Haus Street Bites aims not only to generate income, but also to create local jobs, support local artists, and offer a space where families feel they are part of something authentic. We will implement environmentally responsible practices (such as using eco-friendly packaging) and promote local products.

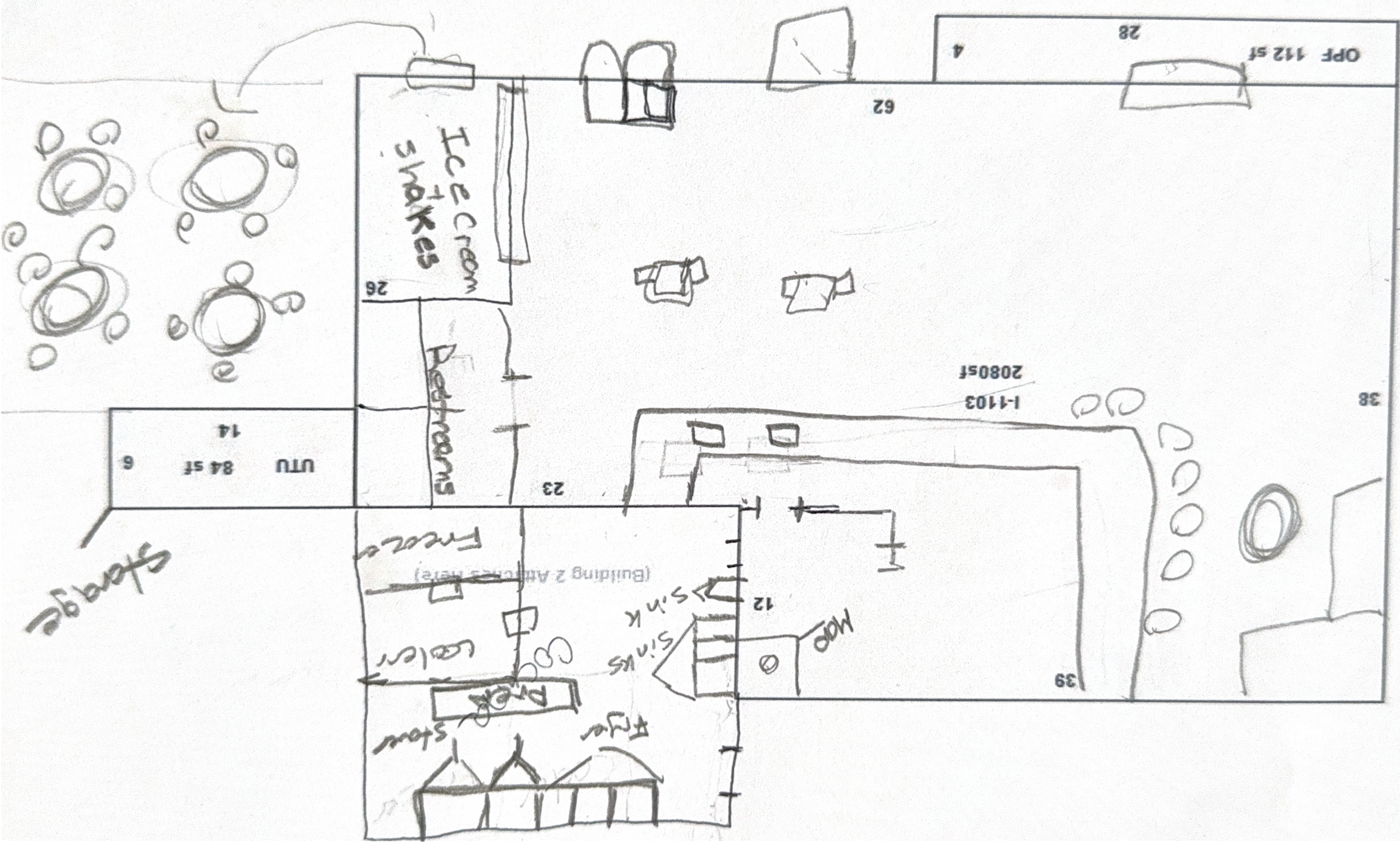
## **Financial Projections (Summary)**

- Estimated initial investment: \$70,000 - \$120,000 (phase 3)
- Expected break-even point: 12-18 months
- Revenue goal by Year 3: \$500,000
- Expansion opportunity: potential second location in 3 to 5 years











# Property Record Card



**Parcel:** 21-21-32-5CG-0200-0150  
**Property Address:** 401 S CR 419 CHULUOTA, FL 32766  
**Owners:** FAJARDO RENTAL LLC  
 2025 Market Value \$667,639 Assessed Value \$628,884 Taxable Value \$628,884  
 2024 Tax Bill \$7,681.03 Tax Savings with Non-Hx Cap \$194.19  
 Convenience Store No Gas property w/1st Building size of 2,080 SF and a lot size of 0.66 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	21-21-32-5CG-0200-0150
Property Address	401 S CR 419 CHULUOTA, FL 32766
Mailing Address	530 E 4TH ST CHULUOTA, FL 32766-8610
Subdivision	NORTH CHULUOTA REPLAT
Tax District	01:County Tax District
DOR Use Code	1103:Convenience Store No Gas
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$123,937	\$90,531
Depreciated Other Features	\$957	\$917
Land Value (Market)	\$542,745	\$504,753
Land Value Agriculture	\$0	\$0
Just/Market Value	\$667,639	\$596,201
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$38,755	\$24,488
P&G Adjustment	\$0	\$0
Assessed Value	\$628,884	\$571,713

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,875.22
Tax Bill Amount	\$7,681.03
Tax Savings with Exemptions	\$194.19

## Owner(s)

Name - Ownership Type  
 FAJARDO RENTAL LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

S 40 FT OF LOT 14 & ALL OF LOTS 15 & 16 &  
N 1/2 OF VACD ST ADJ ON S OF LOT 16 BLK 2  
& BLK 3 &  
S 1/2 OF VACD ST ON N  
REPLAT OF PART OF TOWNSITE NORTH  
CHULUOTA  
PB 12 PGS 44 & 45

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$628,884	\$0	\$628,884
Schools	\$667,639	\$0	\$667,639
FIRE	\$628,884	\$0	\$628,884
ROAD DISTRICT	\$628,884	\$0	\$628,884
SJWM(Saint Johns Water Management)	\$628,884	\$0	\$628,884

## Sales

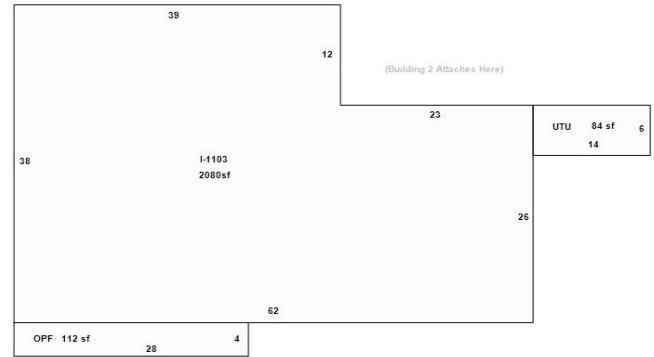
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/14/2021	\$595,000	09934/0828	Improved	Yes
WARRANTY DEED	5/1/2006	\$525,000	06271/0867	Improved	No
WARRANTY DEED	10/1/1995	\$150,000	02982/1763	Improved	No
CERTIFICATE OF TITLE	7/1/1992	\$35,000	02457/1276	Improved	No
WARRANTY DEED	2/1/1988	\$175,000	01930/0507	Improved	No
WARRANTY DEED	9/1/1978	\$29,500	01189/0513	Improved	Yes

## Land

Units	Rate	Assessed	Market
36,183 SF	\$15/SF	\$542,745	\$542,745

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1959
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	2080
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$276,678
Assessed	\$110,671

\* Year Built = Actual / Effective

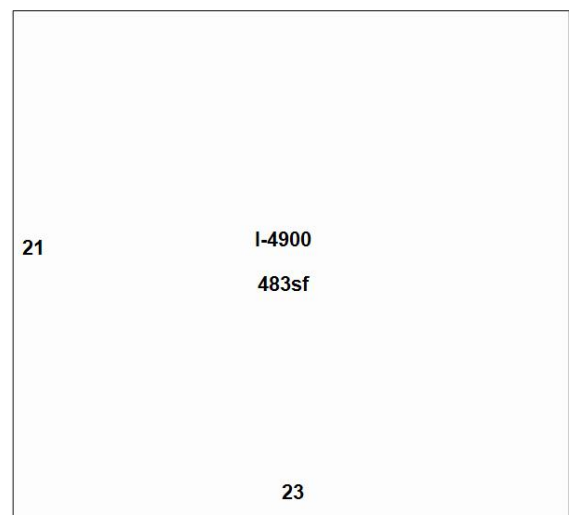


Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
UTILITY UNFINISHED	84
OPEN PORCH FINISHED	112

Building Information	
#	2
Use	WOOD BEAM/COLUMN
Year Built*	1959
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	483
Total Area (ft <sup>2</sup> )	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$33,165
Assessed	\$13,266

\* Year Built = Actual / Effective



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date

15375	401 S CR 419 : ELECTRICAL - COMMERCIAL- [NORTH CHULUOTA REPLAT]	\$6,464	10/12/2022
16891	401 S CR 419 : REROOF COMMERCIAL- [NORTH CHULUOTA REPLAT]	\$16,000	9/3/2021
00371	DEMO ALL COMMERCIAL BLDGS PERMIT WAS VOIDED	\$14,800	2/18/2019
09243	PRE-FAB ICE HOUSE STRUCTURE - #274 - 401 S CR 419	\$10,000	12/13/2012
05252	REROOF	\$11,200	6/30/2009
07684	REMOVE UNDERGROUND GAS TANKS; PAD PER PERMIT 401 JACOBS TRL	\$0	8/18/2000

### Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	400	\$1,080	\$432
MOTEL HT & COOL UNIT	1979	1	\$525	\$525

### Zoning

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

### School Districts

Elementary	Walker
Middle	Chiles
High	Hagerty

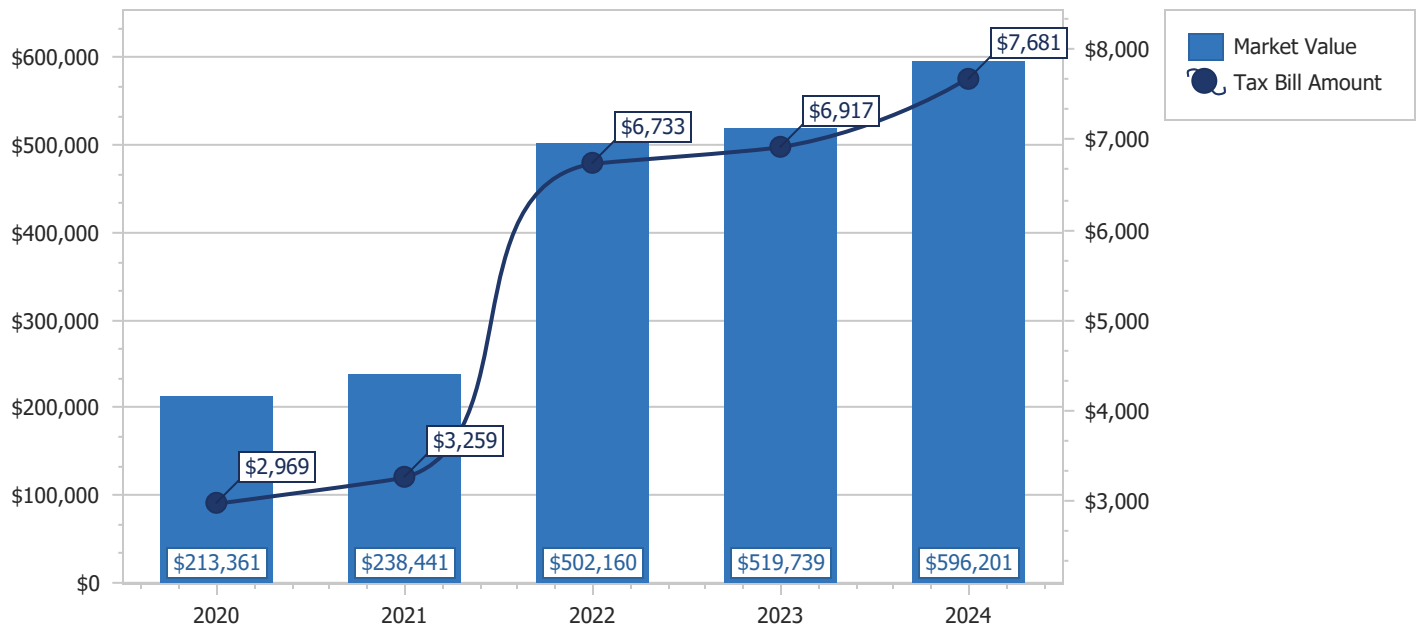
### Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

### Utilities

Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



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

**Receipt Details**

**Date:** 7/9/2025 3:53:22 PM  
**Project:** 25-80000079  
**Credit Card Number:** 37\*\*\*\*\*6005  
**Authorization Number:** 221379  
**Transaction Number:** 090725C1D-E0417C70-9352-42C6-BBC5-4DF35853FB1F  
**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