



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

PROJ. #: 25-80000082

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:	KNIGHT OF CUPS.		
PARCEL ID #(S):	34-21-30-300-009F-0000		
TOTAL ACREAGE:	1.64 Acres.	BCC DISTRICT:	COUNTY 4: LOCKHART
ZONING:	C-2	FUTURE LAND USE:	COM

APPLICANT

NAME:	TIMOTHY LEASE	COMPANY:	TARGET INC LLC.
ADDRESS:	201 TWELVE LEAGUE CIR		
CITY:	CASSELBERRY	STATE:	FL.
PHONE:	321 609 1836	ZIP:	32707
		EMAIL:	TIMLEASETATT@GMAIL.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 type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>See ATTACHMENT.</u>				

STAFF USE ONLY

COMMENTS DUE: <u>07/25/2025</u>	COM DOC DUE: <u>07/31/2025</u>	DRC MEETING: <u>08/06/2025</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>C-2</u>	FLU: <u>COM</u>	LOCATION: <u>on the south side of Howell Branch Rd, east of SR 436</u>
W/S: <u>CASSELBERRY</u>	BCC: <u>4: LOCKHART</u>	

AGENDA 08/01/2025

Project Name: Knight of Cups

Address: 3780 Howell Branch Rd, Winter Park FL. 32792

Applicant Name: Timothy Lease

Company: Tarot Ink LLC

Phone: 321.609.1886

Email: Timpleasetattoos@gmail.com

Proposed Development: Special Exemption

Hello, My name is Timothy Lease and I am a local business owner in Seminole County at the Shoppes at Howell Branch for over 7 years. My tattoo shop "Golden Tarot Ink Club" is world renowned and extremely successful. We have over 2500+ five star reviews, I have traveled the world tattooing and have worked in over 20+ countries.

I currently have 3 suites at the plaza and am inquiring about opening a bar in one of them next to my current establishment. This bar will be separated from the studio. The concept is an eloquent mixology cocktail experience. I aim to

create a unique environment for the community to congregate at. We will cater to all social situations, group outings, corporate happy hours, intimate date nights.

Overall the bar will be a destination, our decor, customer service, and beverages will be of the highest caliber. Victorian and gothic mixed decor with an ambiance of lighting will make our patrons feel like they are in a safe space. An inclusive atmosphere for all walks of life to enter and have an enjoyable experience.

A bit about the operational logistics is as follows:

- We will be open Thursday through Sunday.
- The Bar will be open from 5pm to 1am.
- We are also interested in catering private events.
(Business gatherings, Celebrations, Charity Events)
- We will have up to 6 to 8 employees,
- 2 Bartenders, Check in Personel, Barback, & Security.

- Capacity would be 30 people.

- 10 seats at the bar, 4 intimate booths, and a round table in a corner for larger gatherings.

- A state of the art unisex gender inclusive bathroom with urinal and toilet.

Next lets discuss what we would like to offer from entering the bar to checkout.

parking situation

The Shoppes of Howel Branch has an expansive parking lot which affords plenty of space to accomodatet the volume of customers we expect. The operating hours of the plazas other establishments juxtaposed with Knight of Cups leaves the parking lot available for the bar's primary use in the evening.

- Upon arrival after entering the doors we will have a pre check-in room. The front of house Security will exchange greetings & check all Identifications.

-The pre check-in room will be separated from the bar area. Entrance to the bar will be granted after security approval and this is when the experience begins. Patrons will be escorted to sit at a banquet table which will slowly turn and reveal the Knight of Cups bar.

radius of bars and night life

Upon review of the other bars on offer within a five mile radius of our location, within seminole county, we conclude that none of them offer the experience and ambience we will provide.

Bar Louie- restaurant

Debbies Bar- DIVE

Ain't Miss Behavin- DIVE

Thirsty Gator- DIVE

Muldoon's Saloon- DIVE

Devaney's Sports Pub- SPORTS

Considering they are primarily dive and sports bars our bar will elevate the night life in the area and provide a service not yet available.

A long bar with stools will be situated on the left of the entrance. Four intimate booths on the right side with gothic sconces in each booth. A clear walkway between between the bar and booths will provide easy access to the bathroom and emergency exit.

See attached drawing for details.

As a customer of the Kight of Cups you will be seated at the bar upon which the bartender will come over and ask you which type of spirit you prefer. The bartender will then deal you a card for each spirit on offer. When you have selected one of the spirit cards the bartender will deal you a deck of cards containing the bar's signature drinks from within that category of spirit, each card will have a description of the drink. Once the customer has made their drink

selection the bartender will craft their cocktail in front of them. We will have seasonal drink menus and plan to sell our menu decks to customers.

The bar won't have a dresscode for customers, but the bartenders will be dressed classy casual.

Custom glassware will be used in the bar. Each drink will be served in designated custom glassware.

A state of the art soundsystem will be installed in the bar.

lounge in luxury

As the owner of a tattoo studio for over seven years I understand and value the importance of cleanliness as the basis for a quality establishment. As such the bar will be set up with modern state of the art appliances to ensure a clean and healthy work and serving environment. We will have the amenities necessary to craft a plethora of cocktails. We will

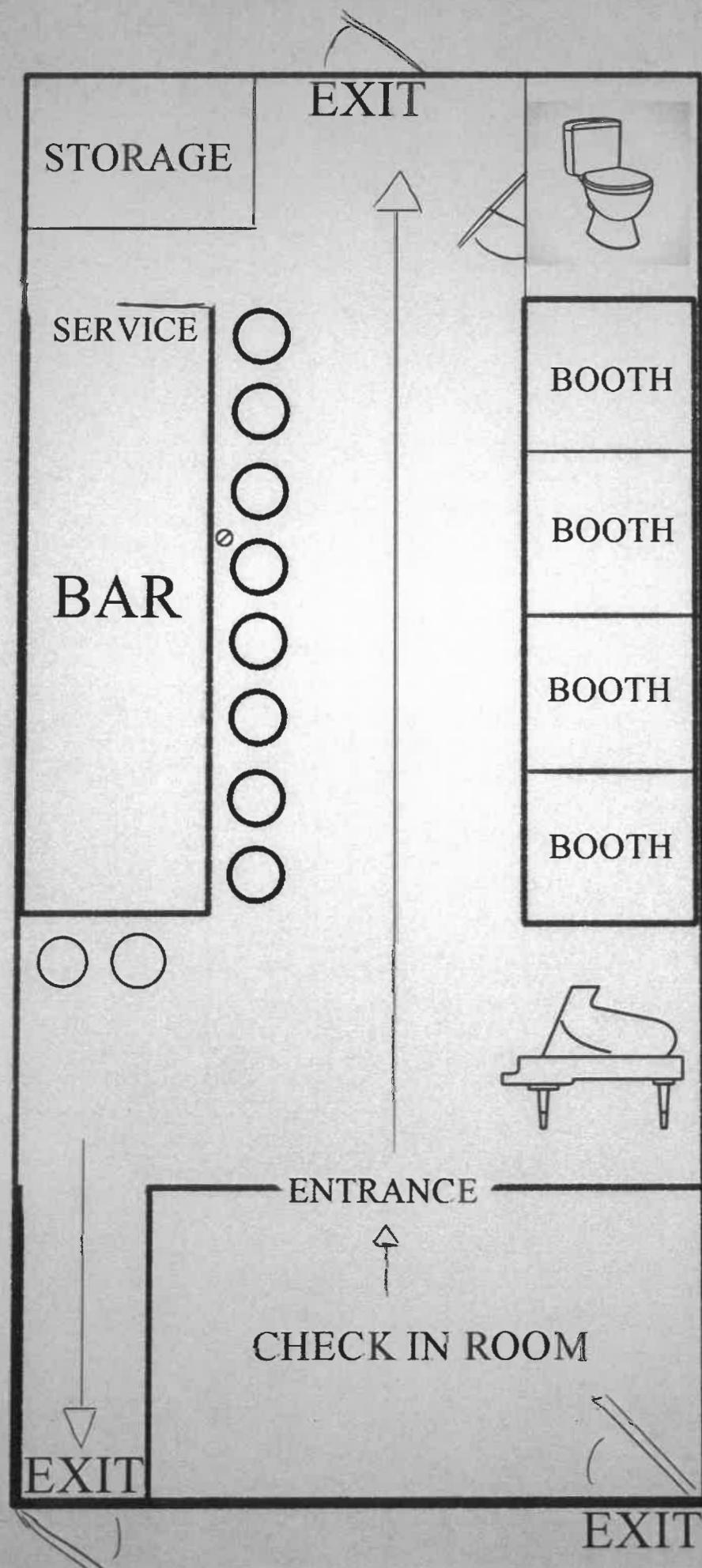
have a designated dishwasher behind the bar for cleaning the glassware, a refrigerator behind the bar for storing syrups, juices, and other mixers, as well as our own icemaker.

IN CONCLUSION:)

The addition of the "KNIGHT OF CUPS" bar to the local community will be a jewel in the crown of our local night life. In conjunction with my reputable business and the need for such an establishment in the area, I foresee ensured success. I know how much work it takes to start a business from the ground up and I am ready to do it oncemore. I hope that this Pre-application was thorough enough for you to see the vision we have presented. I look forward to speaking with you about the next steps to make this dream possible.

Sincerely,

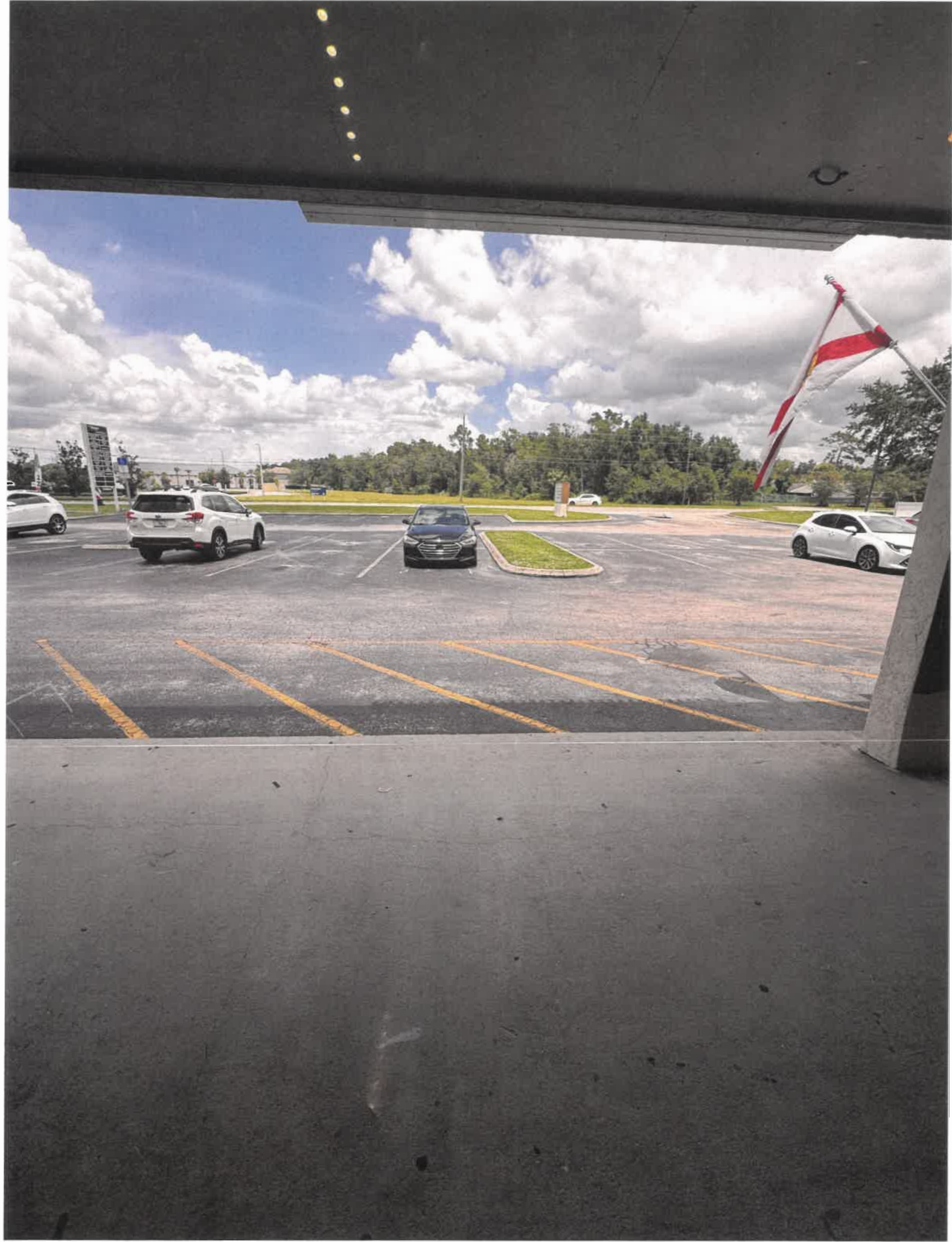
Timothy Lease

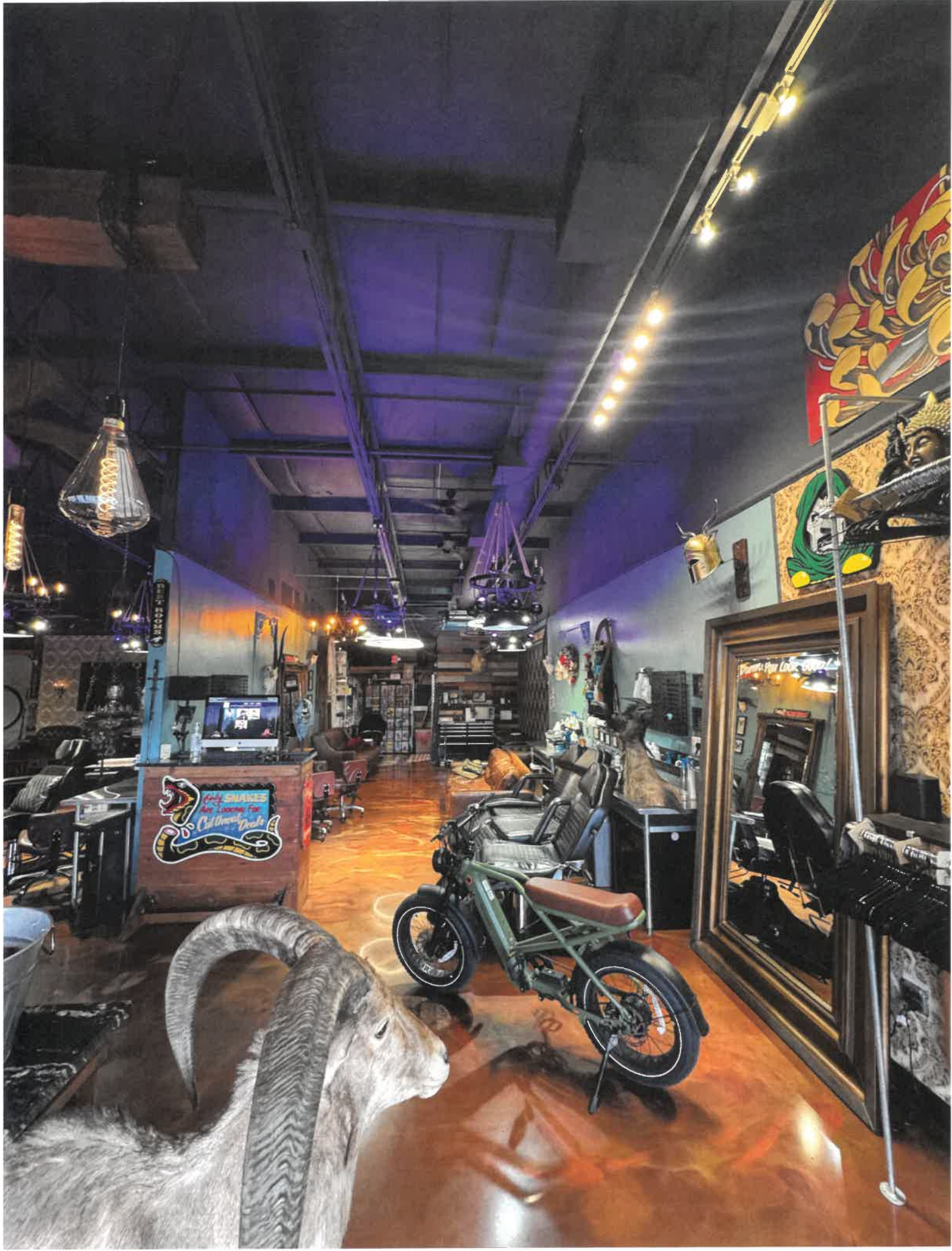


TATTOOING 7 DAYS A WEEK
FREE CONSULTATIONS

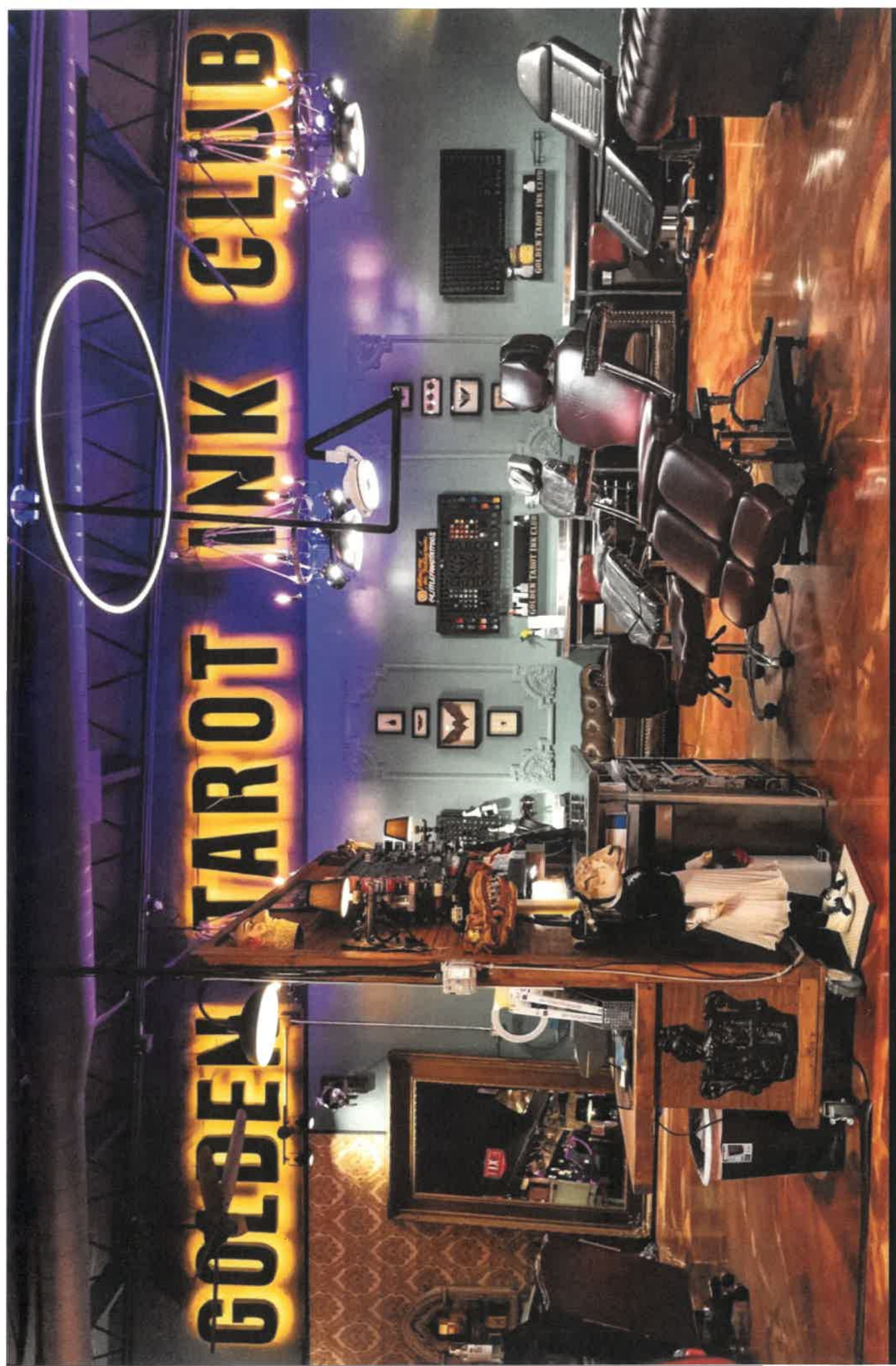


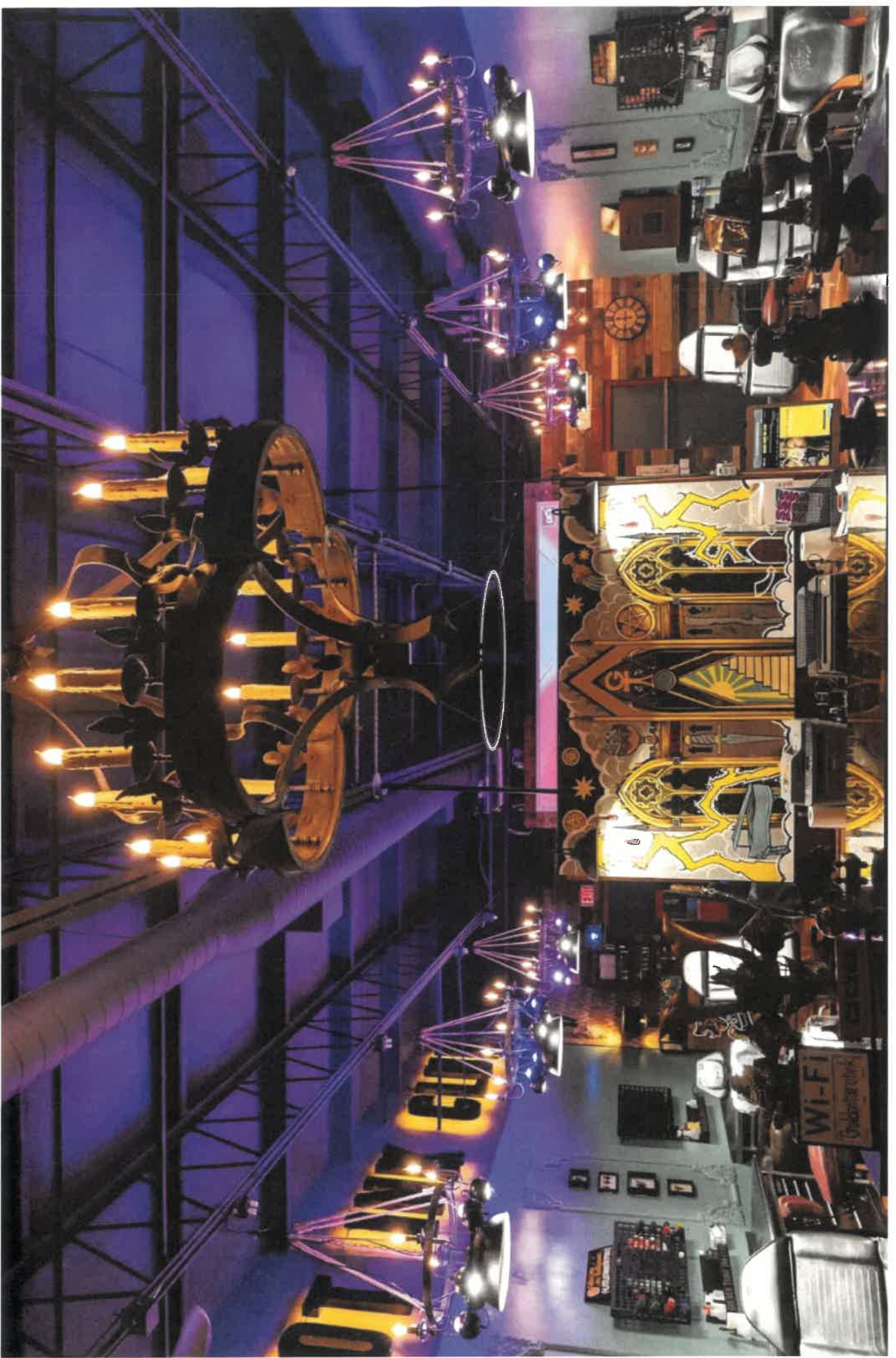












Property Record Card



Parcel: 34-21-30-300-009F-0000
 Property Address: 3728 HOWELL BRANCH RD WINTER PARK, FL 32792
 Owners: HOWELL BRANCH ROAD LLC
 2025 Market Value \$2,570,777 Assessed Value \$2,518,739 Taxable Value \$2,518,739
 2024 Tax Bill \$30,689.80 Tax Savings with Non-Hx Cap \$667.44
 Retail Center-Unanchored property w/1st Building size of 20,000 SF and a lot size of 1.64 Acres

Parcel Location



Site View



342130300009F0000 02/22/2022

Parcel Information

Parcel	34-21-30-300-009F-0000
Property Address	3728 HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	505 N PARK AVE STE 213 WINTER PARK, FL 32789-3268
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1601:Retail Center-Unanchored
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,570,777	\$2,373,930
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$52,038	\$84,167
P&G Adjustment	\$0	\$0
Assessed Value	\$2,518,739	\$2,289,763

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$31,357.24
Tax Bill Amount	\$30,689.80
Tax Savings with Exemptions	\$667.44

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 HOWELL BRANCH ROAD LLC

Legal Description

SEC 34 TWP 21S RGE 30E BEG 401.98 FT S 62
DEG 55 MIN 27 SEC E OF NE COR LOT 1 BLK B
EASTBROOK UNIT 10 IN NW 1/4 OF NE 1/4
RUN S 26 DEG 43 MIN 20 SEC W 133.02 FT N 62
DEG 55 MIN 27 SEC W 47.20 FT S 26 DEG 56
MIN 38 SEC W 67 FT S 62 DEG 55 MIN 27 SEC E
432 FT N 26 DEG 56 MIN 38 SEC E TO HOWELL
BRANCH RD NWLY ALONG RD TO BEG (LESS
RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,518,739	\$0	\$2,518,739
Schools	\$2,570,777	\$0	\$2,570,777
FIRE	\$2,518,739	\$0	\$2,518,739
ROAD DISTRICT	\$2,518,739	\$0	\$2,518,739
SJWM(Saint Johns Water Management)	\$2,518,739	\$0	\$2,518,739

Sales

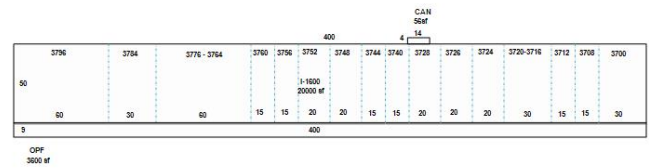
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2008	\$100	07016/0839	Improved	No
WARRANTY DEED	5/1/2008	\$100	07009/0677	Improved	No
WARRANTY DEED	8/1/1993	\$702,400	02632/1722	Improved	No
QUIT CLAIM DEED	5/1/1985	\$100	01643/0004	Vacant	No
WARRANTY DEED	10/1/1984	\$295,000	01588/0166	Vacant	No
WARRANTY DEED	10/1/1981	\$100	01364/0515	Vacant	No

Land

Units	Rate	Assessed	Market
80,710 SF	\$20/SF	\$1,614,200	\$1,614,200

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	20000
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$1,699,646
Assessed	\$968,798

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CANOPY	56
OPEN PORCH FINISHED	3600

Permits				
Permit #	Description	Value	CO Date	Permit Date
10570	3728 HOWELL BRANCH RD: ALTERATION COMMERCIAL-Retail parapet wall repair	\$4,500		7/11/2023
04763	3784 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Illuminated Wall Sign	\$2,278		4/12/2023
02164	3736 HOWELL BRANCH RD: ALTERATION COMMERCIAL-NEED CO DUE TO CHANGE OF OCC. LOADING ZONE PHILLY STEAKS	\$30,000	5/19/2023	1/23/2023
18598	3736 HOWELL BRANCH RD: ELECTRICAL - COMMERCIAL-restaurant	\$1,500		11/30/2022
07704	3744 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-aluminum and acrylic	\$1,200		8/30/2022
11977	3736 HOWELL BRANCH RD: PLUMBING - COMMERCIAL-RESTAURANT	\$3,675		8/2/2022
02885	3740 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Wall sign	\$950		3/21/2022
10026	3784 HOWELL BRANCH RD: SIGN (POLE,WALL,FACIA)-Wall Sign	\$2,150		6/17/2021
02742	3784 HOWELL BRANCH RD: ELECTRICAL - COMMERCIAL-	\$1,800		2/17/2021
18686	3698 HOWELL BRANCH RD: FENCE/WALL COMMERCIAL-store fronts	\$8,835		12/24/2020
16621	3700 HOWELL BRANCH RD: FENCE/WALL COMMERCIAL-Commercial - Fence	\$1,247		11/17/2020

04451	ALTERATION COMMERCIAL	\$11,450		7/18/2019
12858	SIGN - 3796 HOWELL BRANCH RD	\$8,000		9/25/2017
06001	CHANGE OF USE NEED C.O.	\$9,750		9/14/2015
00596	CHG OF USE - INTERIOR REMODEL - VOCATIONAL CLASSROOM; PAD PER PERMIT 3740 HOWELL BRANCH RD	\$2,400		1/26/2011
00600	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3708 HOWELL BRANCH RD	\$2,400		1/26/2011
00597	CHG OF USE - INTERIOR REMODEL; PAD PER PERMIT 3764 HOWELL BRANCH RD	\$2,400		1/26/2011
00598	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3756 HOWELL BRANCH RD	\$2,400		1/26/2011
00601	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$2,400		1/26/2011
00599	CHG OF USE - INTERIOR ALTERATION; PAD PER PERMIT 3744 HOWELL BRANCH RD	\$2,400		1/26/2011
09273	INSTALL SIGN - COMPUTERS FIX BUY SELL; PAD PER PERMIT 3712 HOWELL BRANCH RD	\$1,283		12/1/2010
06467	CHANGE OF USE - CO REQUIRED; PAD PER PERMIT 3724 HOWELL BRANCH RD	\$2,000	12/20/2010	8/13/2010
05564	REPAIR FIRE WALL; PAD PER PERMIT 3724 HOWELL BRANCH RD	\$2,000		7/14/2010
07218	WALL SIGN - CHANNEL LETTERS & LOGO BOXES; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$2,350		9/8/2009
06812	A/C CHANGEOUT; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$3,900		8/21/2009
06369	PYRO-CHEM FIRE SYSTEM - CHEF HANS; PAD PER PERMIT 3716 HOWELL BRANCH RD	\$2,100		8/5/2009
05741	INTERIOR ALTERATIONS - OFFICE CUBICALS; PAD PER PERMIT 3800 HOWELL BRANCH RD	\$25,078	9/24/2009	7/14/2009
05624	DRY CHEMICAL FIRE SYSTEM - TUSCANY PIZZA; PAD PER PERMIT 3748 HOWELL BRANCH RD	\$1,900		5/24/2007
07039	WALL SIGN - INSTITUTE OF ANIMAL ARTS; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$1,105		6/15/2006
10592	REPLACE ALUMINUM SOFFIT W/HARDI-BOARD CEILING & WALKWAY ONLY; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$2,400		9/15/2004
04921	WALL SIGN PERMIT PAD 3748 HOWELL BRANCH	\$0		5/1/2001
10889	PAD PER PERMIT 3700 HOWELL BRANCH RD; BUILD DRESSING ROOMS & WALL	\$1,500		12/1/2000
10449	FASCIA SIGN; PAD PER PERMIT 3700 HOWELL BRANCH RD	\$0		11/1/2000
04451	3736 HOWELL BRANCH RD: ALTERATION COMMERCIAL-CHG OF OCC. C/O REQ.	\$11,450		1/1/2000

00141	FIRE OTHER THAN NEW CONSTRUCTION; PAD PER PERMIT 3716 HOWELL BRANCH RD	\$4,200		1/1/2000
06596	TENANT SEPARATION; THE HERB HOUSE; PAD PER PERMIT 3752 HOWELL BRANCH RD	\$1,500		8/1/1999
02997	WALK-IN COOLER; RED LION PUB; PAD PER PERMIT 3784 HOWELL BRANCH RD	\$1,000		4/1/1999
00852	INTERIOR MEDICAL SHOP; PAD PER PERMIT 3796 HOWELL BRANCH RD	\$10,850	5/7/1999	2/1/1999
02080	MEI TING SUPPRESSION; PAD PER PERMIT 3760 HOWELL BRANCH RD	\$1,695		3/1/1998
00707	INTERIOR RENOVATION; MEI TING TAKE- OUT; PAD PER PERMIT 3760 HOWELL BRANCH RD	\$5,000	6/15/1998	2/1/1998
08380	INTERIOR RENOVATIONS; GOLF ATTIC; PAD PER PERMIT 3790 HOWELL BRANCH RD	\$1,000	1/9/1998	12/1/1997
07426	REMODEL; PIZZA HUT; PAD PER PERMIT 3748 HOWELL BRANCH RD	\$42,400		11/1/1997
05744	CHANGE OF USE; PAD PER PERMIT 3708 HOWELL BRANCH RD	\$0		8/1/1997
00643	THE MEDICINE SHOPPE-INTERIOR	\$3,500	3/21/1995	2/1/1995
00561	XL. SHAVED ICE 3760 HOWELL BRANCH RD NO DESCRIPTION	\$1,000	3/3/1994	1/1/1994

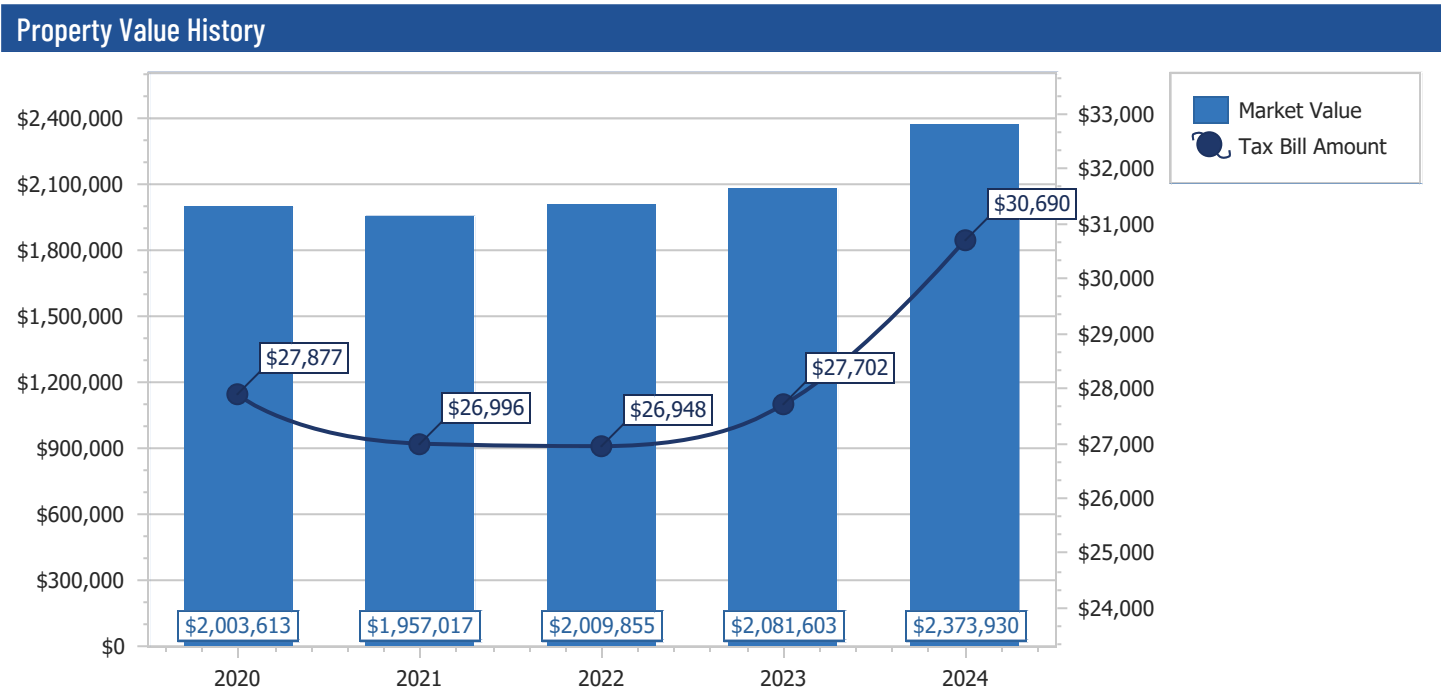
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	45154	\$121,916	\$48,766
VINYL FENCE/COMM -LIN FT	2017	62	\$1,577	\$1,209
6' CHAIN LINK FENCE - LIN FT	1986	278	\$4,306	\$1,722
POLE LIGHT 2 ARM	1986	3	\$10,815	\$10,815
WALKS CONC COMM	1986	236	\$1,284	\$514
VINYL FENCE/COMM -LIN FT	2021	96	\$2,442	\$2,198

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

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
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 65

Utilities	
Fire Station #	Station: 23 Zone: 235
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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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: 7/17/2025 2:10:30 PM
Project: 25-80000082
Credit Card Number: 47*****4428
Authorization Number: 141906
Transaction Number: 170725O3A-FF2CEE73-654D-4D17-B40B-5A5CD5B6BFE8
Total Fees Paid: 52.50

Fees Paid

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