



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

PROJ. #: 24-80000052

Received: 3/28/24

Paid: 4/1/24

PRE-APPLICATION**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED****APPLICATION FEE**
☐ **PRE-APPLICATION** \$50.00
PROJECT

PROJECT NAME: Mission BBQ Lake Mary

PARCEL ID #(S): 18-20-30-511-0000-0040

TOTAL ACREAGE: 0.57

BCC DISTRICT: District 4

ZONING: PD - ETOR

FUTURE LAND USE: COM

APPLICANT

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

CONSULTANT

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)
☐ **SUBDIVISION** ☐ **LAND USE AMENDMENT** ☐ **REZONE** ☒ **SITE PLAN** ☐ **SPECIAL EXCEPTION**

Description of proposed development: Construct a new 2877 S.F. Mission BBQ with the addition of 4 parking spaces to the existing site. The restaurant is proposed to have 99 seats including 31 patio seats.

STAFF USE ONLYCOMMENTS DUE: 4/12COM DOC DUE: 4/18DRC MEETING: 4/24
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:
ZONING: PDFLU: COM

LOCATION:

W/S: Seminole CountyBCC: 4: Lockhart

on the south side of W Lake Mary Blvd,
east of Sun Dr



2216 Altamont Avenue
Fort Myers, Florida 33901
Phone: 239.332.5499
Fax: 239.332.2955

www.cphcorp.com

March 27, 2024

Seminole County Planning, Development Division
1101 East First Street, Room 2028
Sanford, FL 32771

Re: Mission BBQ Lake Mary
Pre-Application Narrative

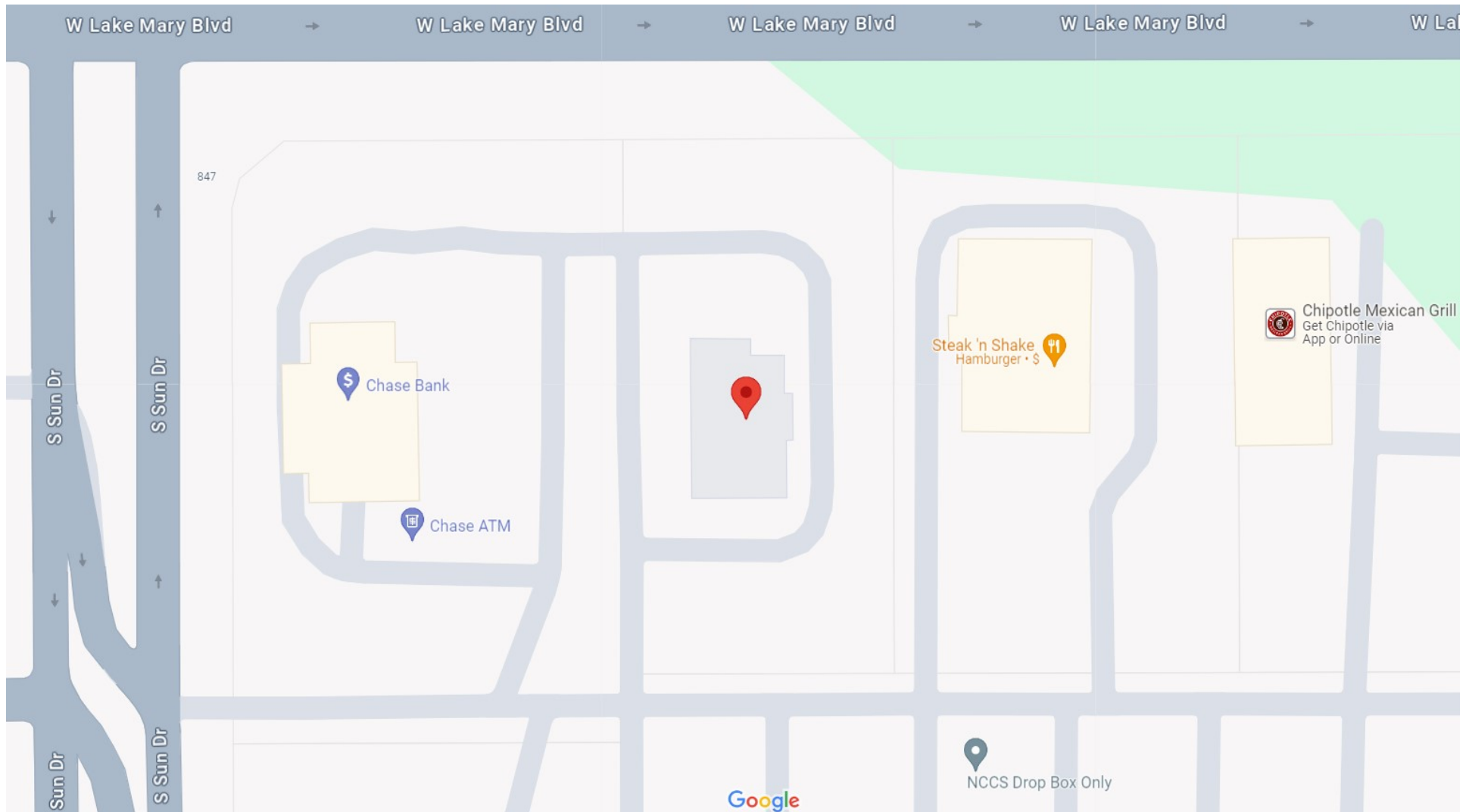
Mission BBQ Management, LLC. is proposing to expand and remodel the existing structure to create a new 2,877 SF. Mission BBQ Restaurant at 4335 W Lake Mary Blvd, Lake Mary, FL 32746. The proposed scope of work associated with these improvements will include the following:

- Building remodel and limited site demo to extend the building.
- Limited parking space re-striping to accommodate 3 additional parking stalls.
- Limited curbing and pavement addition to modify traffic pattern around new building.
- Limited utility and site improvements.

Please do not hesitate to contact us if you have any questions. Thank you.

Sincerely

Matthew D'Angelo, P.E.
Project Manager



29 TOTAL PARKING SPACES

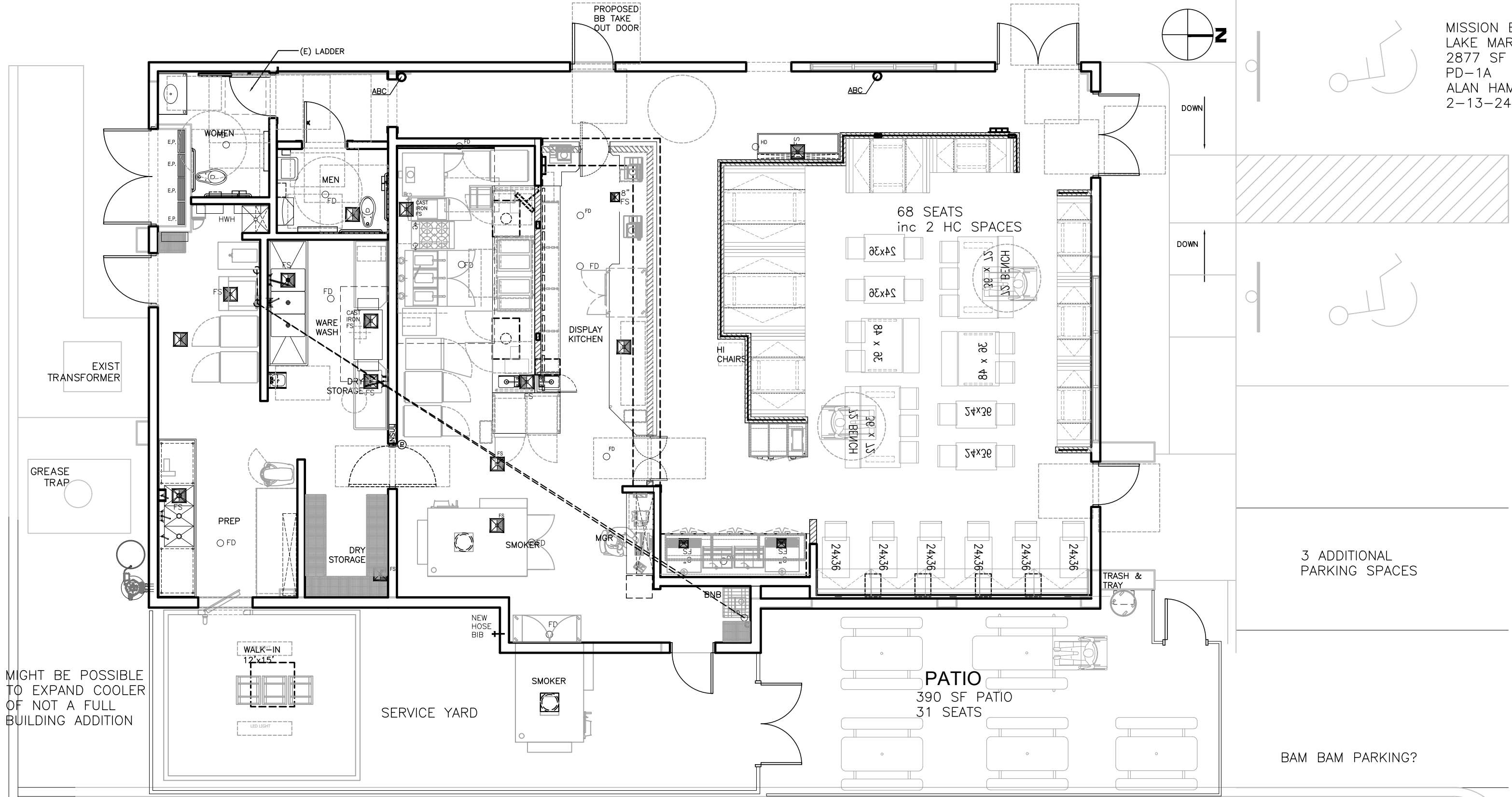
1 ADDITIONAL PARKING SPACE

MISSION BBQ
LAKE MARY, FL
2877 SF
PD-1A
ALAN HAMM ARCHITECTS, P.C.
2-13-24

3 ADDITIONAL PARKING SPACES

BAM BAM PARKING?

THIS IS NOT
CURRENTLY OPEN OR
CONNECTING TO ADJ
LOT



MIGHT BE POSSIBLE
TO EXPAND COOLER
OF NOT A FULL
BUILDING ADDITION

Restaurants or other eating establishments. One space for each bar and one-half seats. Plus one space for each employee on the largest shift.

Property Record Card



Parcel 18-20-30-511-0000-0040

Property Address 4335 W LAKE MARY BLVD LAKE MARY, FL 32746

Parcel Location



Site View



Parcel Information

Parcel	18-20-30-511-0000-0040
Owner(s)	PENUEL CO LLC
Property Address	4335 W LAKE MARY BLVD LAKE MARY, FL 32746
Mailing	C/O ALEX KWEI PO BOX 81 GREENVALE, NY 11548-0081
Subdivision Name	GREENWOOD AT LAKE MARY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	22-FAST FOOD RESTAURANT
Exemptions	None
AG Classification	No
Facility Name	BOSTON MARKET-LK MARY

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$371,765	\$343,683
Depreciated EXFT Value	\$16,349	\$13,722
Land Value (Market)	\$632,500	\$568,491
Land Value Ag		
Just/Market Value	\$1,020,614	\$925,896
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,128	\$0
P&G Adj	\$0	\$0
Assessed Value	\$1,018,486	\$925,896

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap \$12,321.82
2023 Tax Bill Amount \$12,321.82

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

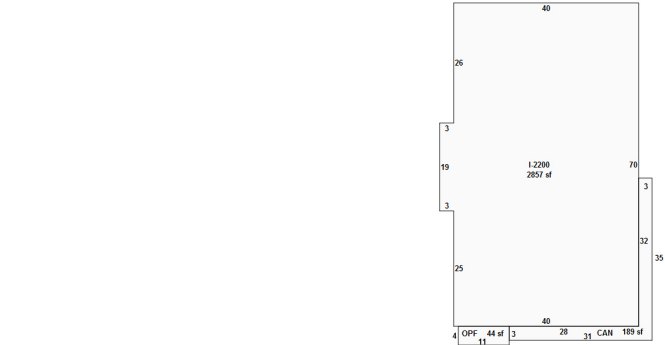
W 85 FT OF LOT 4 & E 30 FT OF LOT 5
GREENWOOD AT LAKE MARY
PB 45 PGS 67 & 68

ROAD DISTRICT	\$1,018,486	\$0	\$1,018,486
FIRE	\$1,018,486	\$0	\$1,018,486
Schools	\$1,020,614	\$0	\$1,020,614

WARRANTY DEED	07/01/1992	02447	1438	\$5,960,400	No	Vacant
SQUARE FEET				25300	\$25.00	\$632,500

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1994/2006	1	2857.00	CONCRETE BLOCK - MASONRY	\$371,765	\$467,629	Description	Area
								OPEN PORCH FINISHED	44.00
								CANOPY	189.00



Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04961	FIRE ALARM - BOSTON CHICKEN	County	\$900		7/1/1994
13118	INTERIOR ALTERATIONS	Altamonte Springs	\$55,000	1/17/2007	11/27/2006
02752	857 SUN DR	County	\$200,000	7/25/1994	4/1/1994
04085	BOSTON CHICKEN COMPANY DOING WORK - FIREMASTER	County	\$550		6/1/1994
00508	BOSTON MARKET RANGE HOOD SUPPR	County	\$1,286		1/1/1996
00219	INSTALL FIRE ALARM SYSTEM	County	\$2,499		1/1/2002
09383	NEW MENU BOARDS, SPKR & RELOCATE EQUIP	County	\$35,000		10/1/2001
01422	4 SIGNS	County	\$0		2/1/2002
04377	LAKE MARY BOSTON CHICKEN AUTOMATIC SPRINKLER 857 SUN DR	County	\$2,800		6/1/1994
00362	RANGE HOOD SUPPRESSION SYSTEM	County	\$3,895		1/11/2007
00201	WALL SIGN	County	\$5,000		1/8/2007
00299	REROOF	County	\$8,095		1/10/2007
08147	MECHANICAL	County	\$6,800		9/27/2013
00556	INSTALLING WALL SIGNS	County	\$1,800		1/17/2017
09590	PLUMBING	County	\$16,600		7/13/2017

Extra Features				
Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	06/01/1994	775	\$1,445	\$3,612
COMMERCIAL CONCRETE DR 4 IN	06/01/1994	144	\$268	\$671
BRICK WALKWAY	06/01/1994	90	\$329	\$823
BLOCK WALL	06/01/1994	234	\$861	\$2,153
COMMERCIAL ASPHALT DR 2 IN	06/01/1994	13,720	\$13,446	\$33,614

Zoning			
Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Commercial	COM	Planned Development

Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	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 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	20

School Information		
Elementary School District	Middle School District	High School District
Lake Mary	Greenwood Lakes	Lake Mary



**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: 4/1/2024 11:12:53 AM
Project: 24-80000052
Credit Card Number: 37*****4003
Authorization Number: 278211
Transaction Number: 010424039-126897E2-1A55-45F5-9E16-B1BA58A23ACF
Total Fees Paid: 52.50

Fees Paid

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