



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

PROJ. #: 24-80000044
 PM: Tyler
 REC'D: 3/14/24

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: Dunkin Donuts/Baskin Robbins 5202 Red Bug Lake Road
 PARCEL ID #(S): 24-21-30-519-0000-0030
 TOTAL ACREAGE: 0.506 BCC DISTRICT: 2 Zembower
 ZONING: PD - Planned Development FUTURE LAND USE: PD

APPLICANT

NAME: Steve Jenkins COMPANY: HZ Coffee Group
 ADDRESS: 4415 Highway 6 South
 CITY: Sugar Land STATE: TX ZIP: 77478
 PHONE: 813-763-8462 EMAIL: sjenkins@coffeehzgroup.com

CONSULTANT

NAME: John Roman COMPANY: Oliveri Architects
 ADDRESS: 1004 Indiana Ave
 CITY: Palm Harbor STATE: FL ZIP: 34683
 PHONE: 727-781-7525 EMAIL: john@oliveriarchitects.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Interior and exterior renovations to an existing bank building for a new Dunkin Donuts/Baskin Robbins store.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

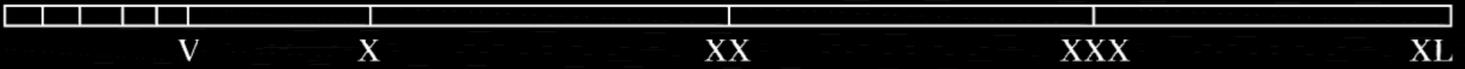
STAFF USE ONLY

COMMENTS DUE: 3/22 COM DOC DUE: 3/28 DRC MEETING: 4/3

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the northeast corner of Red Bug Lake Rd, and Dodd Rd
 W/S: Seminole County BCC: 2: Zembower

OLIVERI ARCHITECTS



AR0014028

March 12, 2024

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

Re: Dunkin/Baskin
5202 Red Bug Lake Road
Winter Springs, FL 32708
Parcel Number: 24-21-30-519-0000-0030
(OA #23-151)

To Whom It May Concern:

We are proposing to renovate and convert the existing bank to a Dunkin Donuts/Baskin Robbins store. The bank is located at the corner of Red Bug Lake Road and Dodd Road (Parcel #24-21-30-519-0000-0030). The renovation work will include interior and exterior renovation to the existing building to implement the Dunkin brand specifics. This will include removing the existing bank drive through canopy system and reworking the existing site to create a drive through lane that meets the Dunkin brand requirements.

Please see the attached Design Development Scheme 'D' package that includes the following information:

- Existing/Demolition Architectural Site Plan
- Existing/Demolition Floor Plan
- Existing/Demolition Roof Plan
- Existing/Demolition Exterior Elevations
- Proposed Architectural Site Plan
- Proposed Floor Plan
- Proposed Roof Plan
- Proposed Exterior Elevations
- Proposed Colored Elevations

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,
OLIVERI ARCHITECTS

SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SYMBOL LEGEND

- R/W - Right-of-Way
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/Cap, Set Stamped "PSM 5730"
- ▲ - PK/MAG Nail or Railroad Spike Found as Noted
- - Concrete Monument Found As Noted
- ⊗ - No. of Regular Parking Spaces
- ⊗ - No. of Handicap Parking Spaces
- ⊗ - Storm Manhole
- ⊗ - Curb Inlet Basin w/ Grate
- ⊗ - Catch Basin
- ⊗ - Cleanout
- ⊗ - Sanitary Manhole
- ⊗ - Fire Hydrant
- ⊗ - Water Valve
- ⊗ - Water Meter
- ⊗ - Air Condition Unit
- ⊗ - Grease Trap
- ⊗ - Electric Transformer
- ⊗ - Utility Vault
- ⊗ - Handicap Space
- ⊗ - Sign
- ▬ - Wall (As Noted)
- ⊗ - Utility Pole
- ⊗ - Traffic Pole
- ⊗ - Light Pole
- ⊗ - Overhead Utilities
- ⊗ - No Parking Area
- ▬ - Building Area

LINE	BEARING	DISTANCE
L1 (Msd)	S 45°45'14" E	49.75
L1 (Plot)	S 45°23'59" E	49.75
L2 (Msd)	N 89°30'24" E	158.09
L2 (Plot)	N 89°25'29" E	158.09
L3 (Msd)	S 87°28'21" E	43.59
L3 (Plot)	S 87°06'53" E	43.59
L4 (Msd)	N 00°21'35" W	32.81
L4 (Plot)	N 00°00'00" E	33.27
L5 (Msd)	N 89°38'25" E	116.88
L5 (Plot)	N 90°00'00" E	116.30
L6 (Msd)	N 89°38'25" E	12.84
L6 (Plot)	N 90°00'00" E	13.32
L7 (Msd)	N 82°32'30" W	51.58
L7 (Plot)	N 82°10'55" W	51.58
L8 (Msd)	N 59°05'43" W	7.32
L8 (Plot)	N 49°48'08" W	7.12
L9 (Msd)	N 82°53'33" W	6.28
L9 (Plot)	S 81°47'51" E	6.38
L10 (Msd)	S 00°55'24" W	41.25
L10 (Plot)	N 01°23'22" E	41.47
L11 (Msd)	N 89°13'22" W	62.27
L11 (Plot)	S 88°16'38" E	62.27
L12 (Msd)	N 66°35'18" W	12.95
L12 (Plot)	S 86°02'31" E	12.92

CURVE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1 (Msd)	27.32	48.50	32.16	S 35°24'02" E	26.98
C1 (Plot)	27.32	48.50	32.16	S 35°24'02" E	26.98

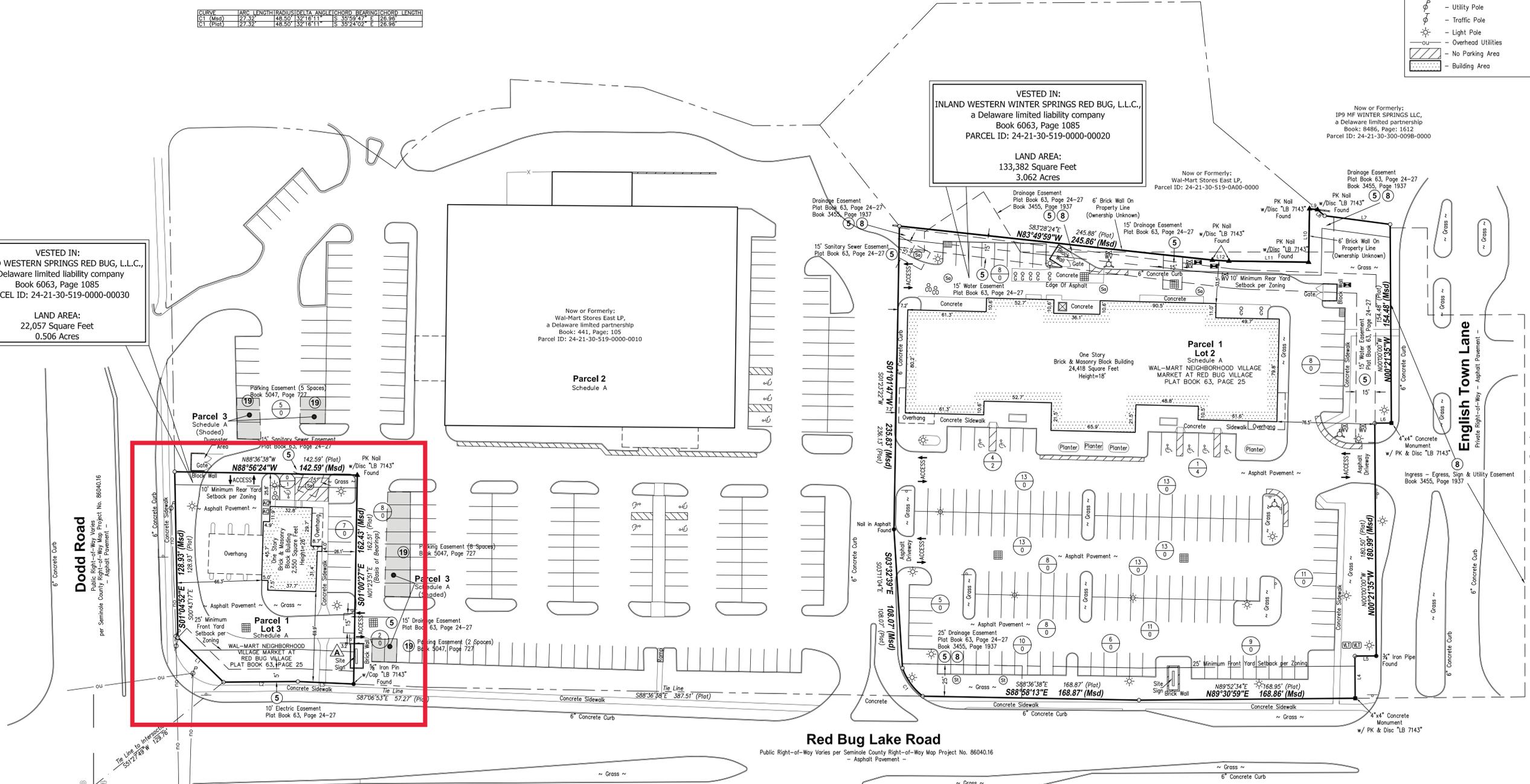
VESTED IN:
INLAND WESTERN SPRINGS RED BUG, L.L.C.,
a Delaware limited liability company
Book 6063, Page 1085
PARCEL ID: 24-21-30-519-0000-0003

LAND AREA:
22,057 Square Feet
0.506 Acres

VESTED IN:
INLAND WESTERN WINTER SPRINGS RED BUG, L.L.C.,
a Delaware limited liability company
Book 6063, Page 1085
PARCEL ID: 24-21-30-519-0000-00020

LAND AREA:
133,382 Square Feet
3.062 Acres

Now or Formerly:
1P9 MF WINTER SPRINGS LLC,
a Delaware limited partnership
Book: 8486, Page: 1612
Parcel ID: 24-21-30-300-0098-0000



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1P9 MF WINTER SPRINGS LLC,
a Delaware limited partnership
Book: 8486, Page: 1612
Parcel ID: 24-21-30-300-0098-0000

millman
National Land Services

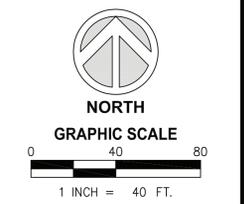
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY and ALTA/NPS
LAND TITLE SURVEY
PREPARED FOR:

**CROW HOLDINGS
CAPITAL REAL
ESTATE**
3819 Maple Avenue
Dallas, Texas 75219

5256 Red Bug Lake Road
City of Winter Springs
County of Seminole
State of Florida



Surveyor's Seal

Sheet No. **2** of **2**

MSI Project No. 41214
Prior MSI Project No. 40034
PC: EF
PM: MG
Drafter: CRI

Red Bug Lake Road
Public Right-of-Way Varies per Seminole County Right-of-Way Map Project No. 86040.16
- Asphalt Pavement -

INTERIOR/EXTERIOR RENOVATIONS FOR

DUNKIN'
BR BASKIN•
ROBBINS

5202 RED BUG LAKE ROAD
WINTER SPRINGS, FLORIDA 32708
SEMINOLE COUNTY

REVISIONS	BY

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DESIGN
DEVELOPMENT
SCHEME 'D'

Interior/Exterior Renovations for
**DUNKIN'
BASKIN•
ROBBINS**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24

Scale: AS NOTED

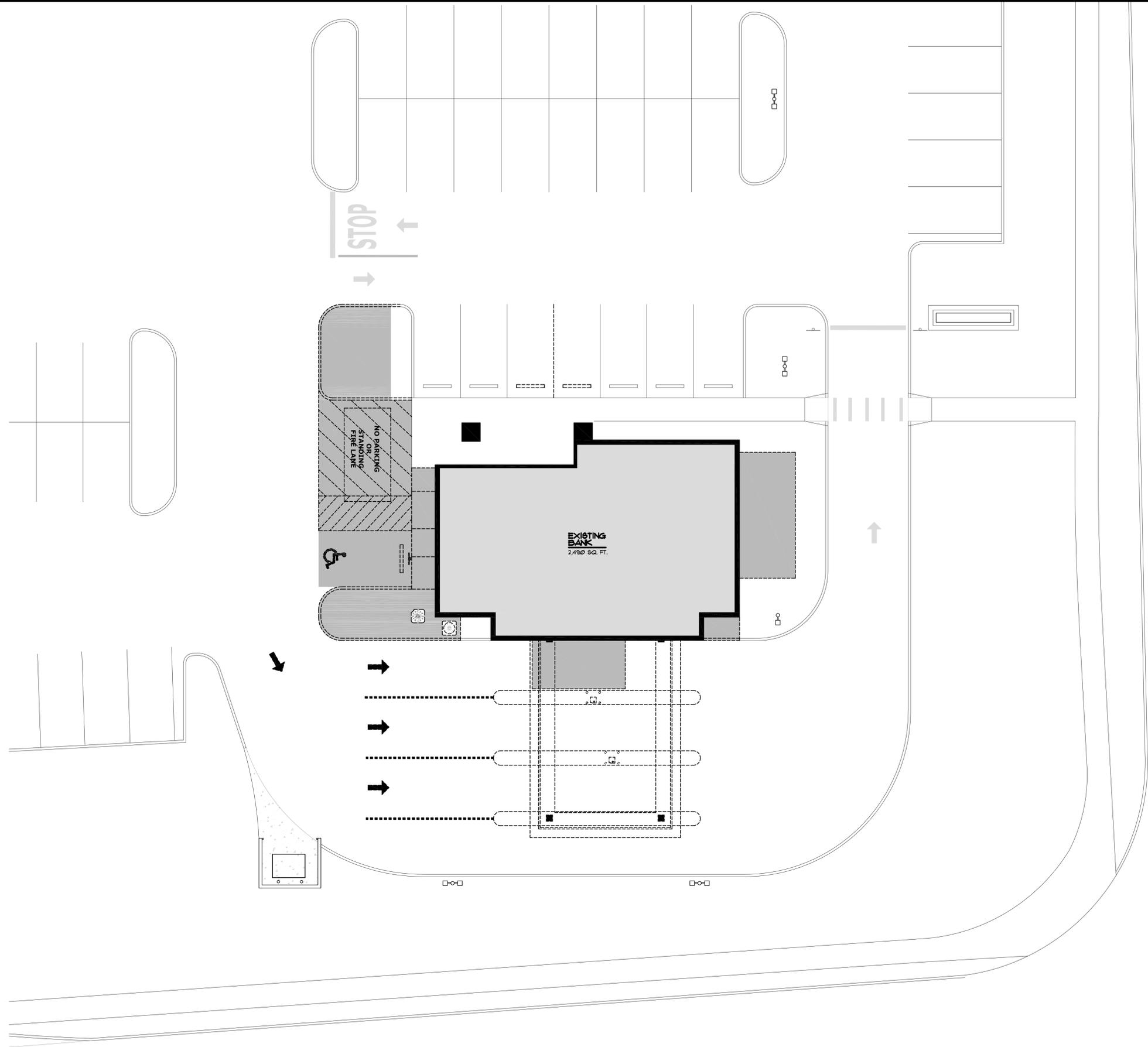
Project Mgr: JDR

Drawn: JDR

Job: 23-151

Sheet

T1

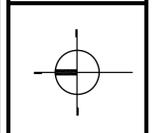


1 EXISTING/DEMOLITION ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

REVISIONS	BY

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Phone: 727-781-1782
www.oliveriarchitects.com

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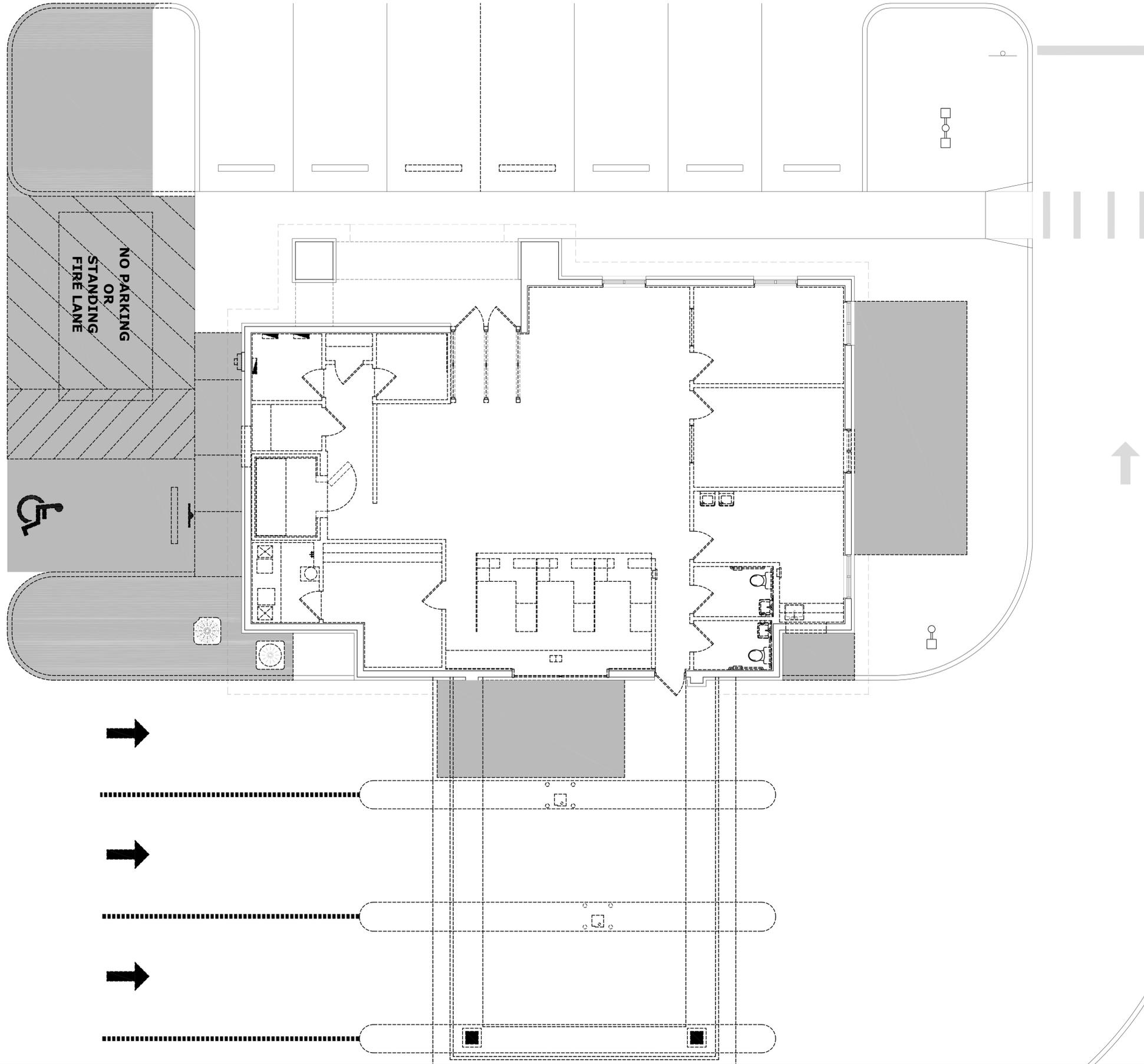


DESIGN
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Interior/Exterior Renovations for
**DUNKIN
BASKIN**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151
Sheet

D1



NO PARKING
OR
STANDING
FIRE LANE



1 EXISTING/DEMOLITION FLOOR PLAN
SCALE: 3/16"=1'-0"

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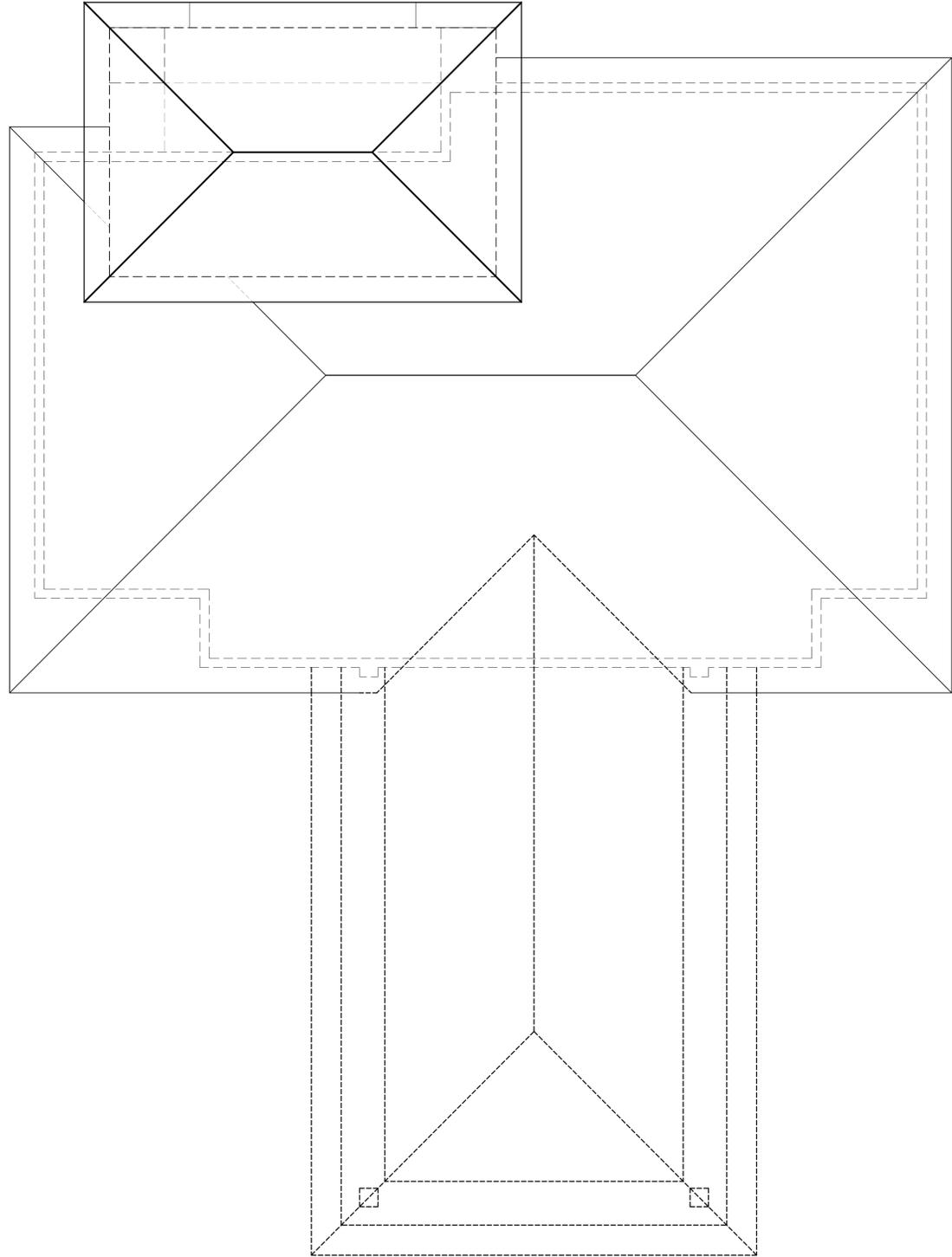


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Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151
Sheet

D2



1 EXISTING/DEMOLITION ROOF PLAN
SCALE: 3/16"=1'-0"

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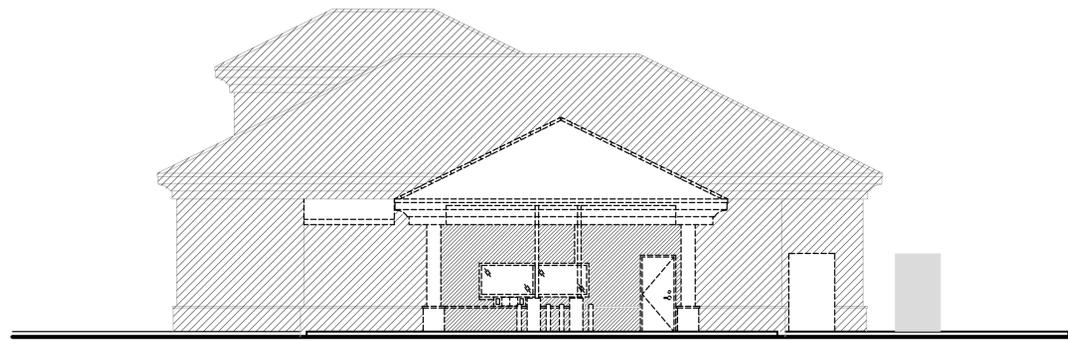


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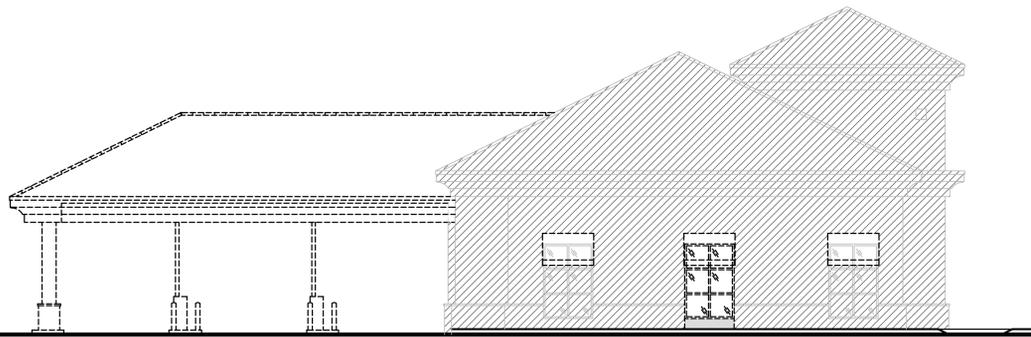
Interior/Exterior Renovations for
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 5202 Red Bug Lake Road
 Winter Springs, FL 32708
 Seminole County

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 Project Mgr: JDR
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 Sheet

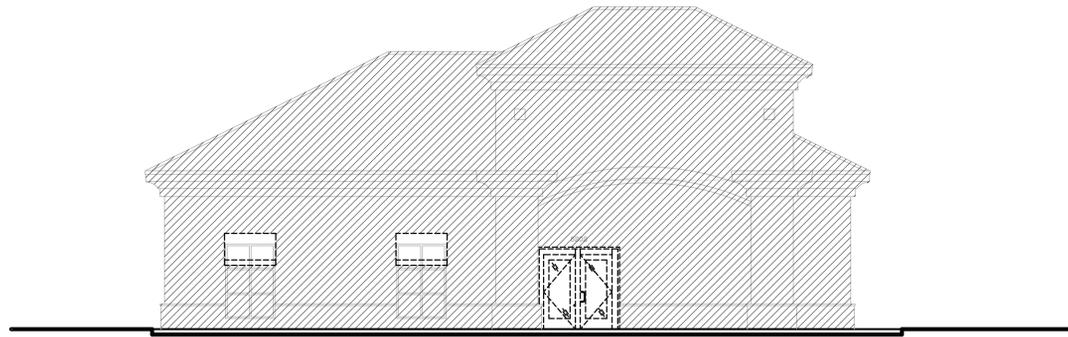
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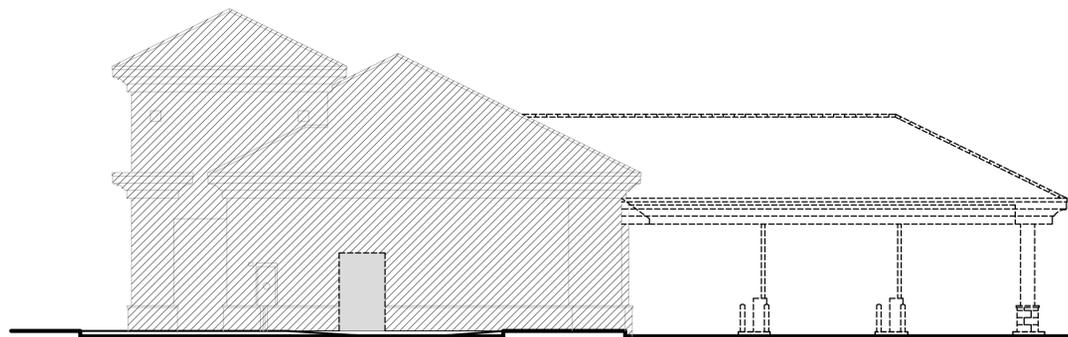
1 EXISTING/DEMOLITION WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING/DEMOLITION SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING/DEMOLITION EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING/DEMOLITION NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

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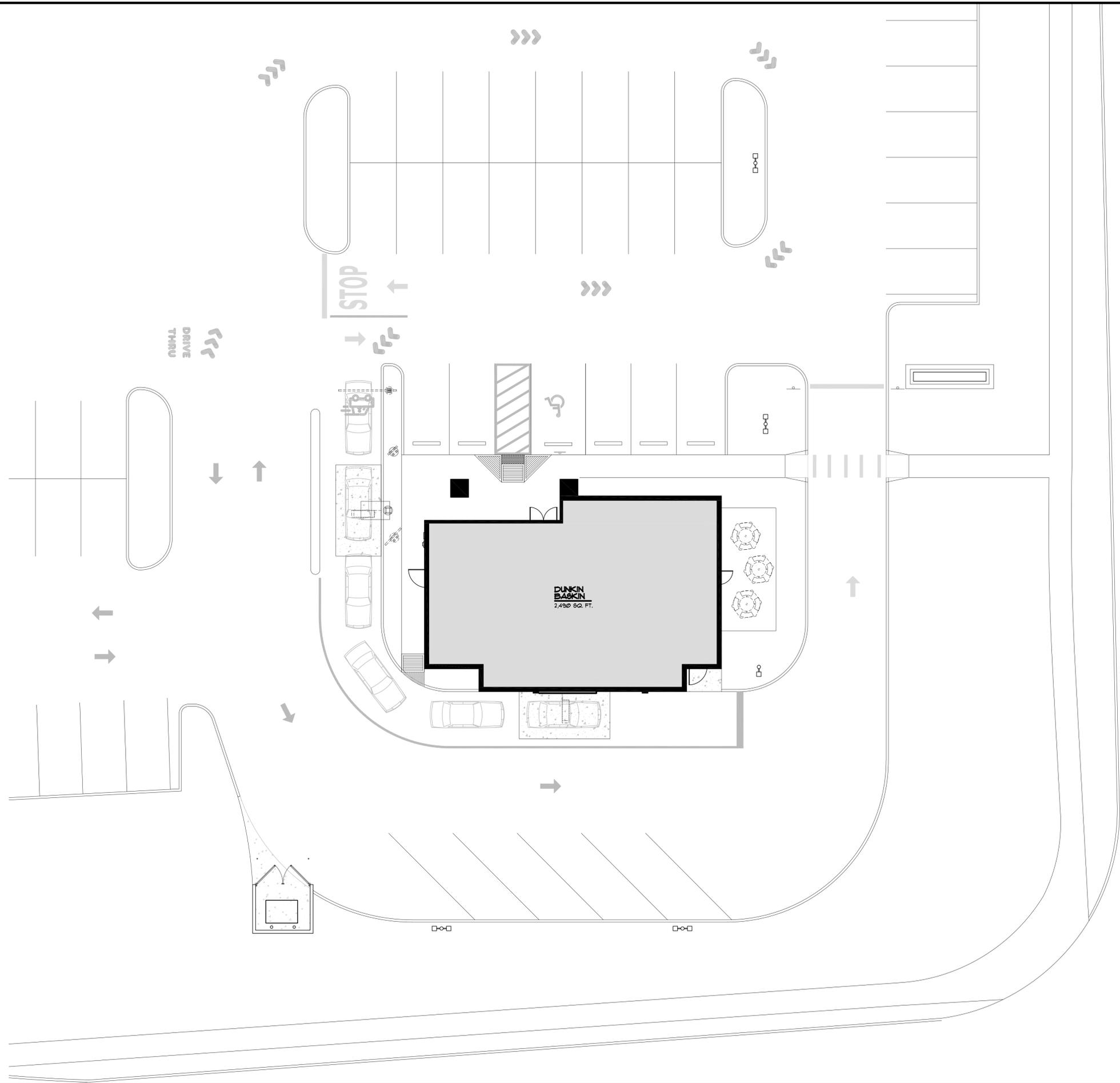
Project Mgr: JDR

Drawn: JDR

Job: 23-151

Sheet

D4

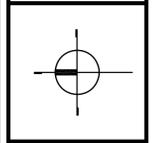


1 ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

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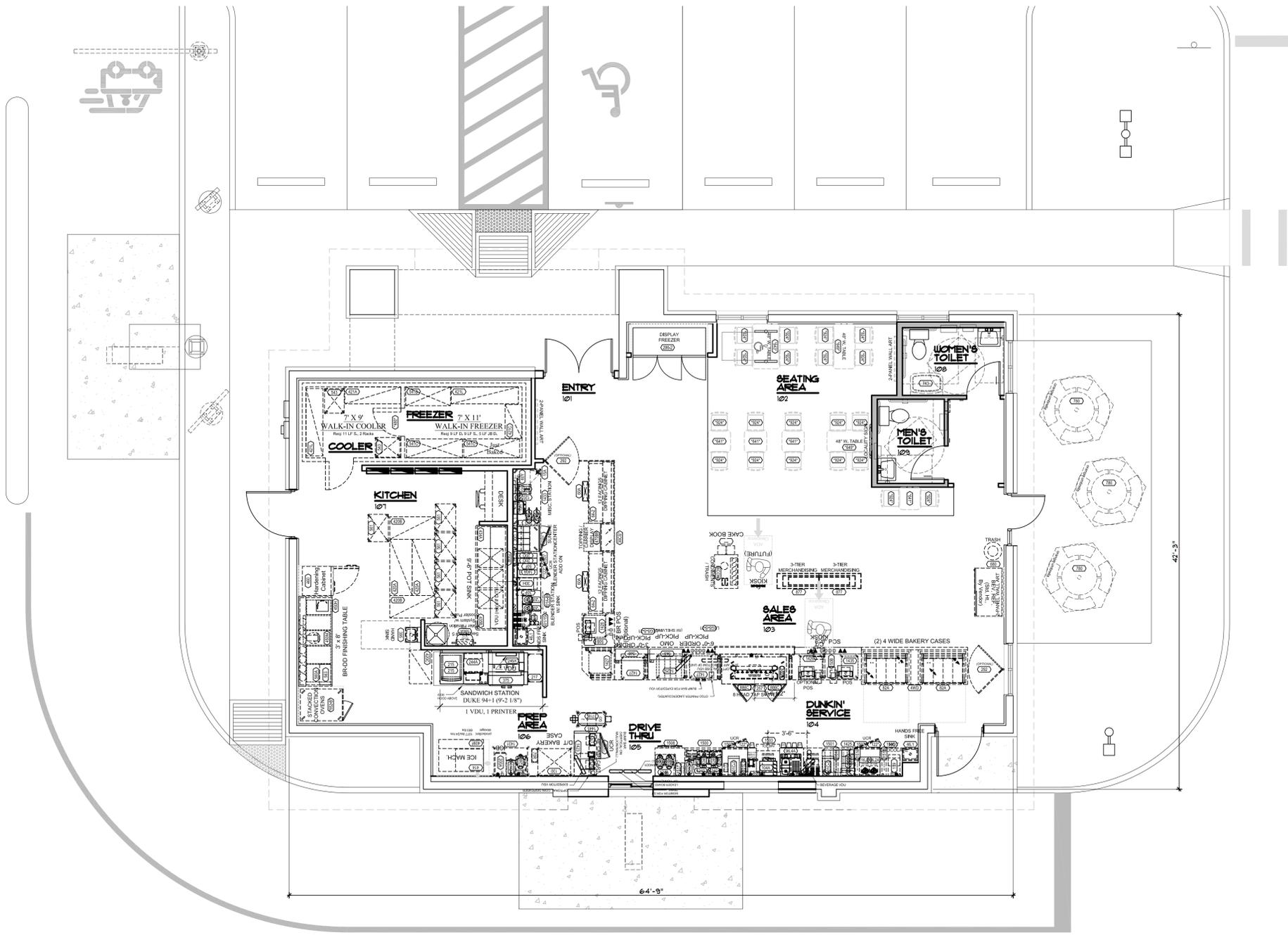


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Interior/Exterior Renovations for
**DUNKIN
 BASKIN**
 5202 Red Bug Lake Road
 Winter Springs, FL 32708
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Date: 02.29.24
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Sheet
AS1



- = OPTIONAL OSB VDU
- = VIDEO DISPLAY UNIT
- = DIT MONITOR
- = PRINTER
- = PRINTER UNDERCOUNTER
- = FLOOR SINK
- ⊕ = ELECTRICAL DUPLEX OUTLET
- ⊖ = ELECTRICAL SINGLE OUTLET
- ⬇ = RECESSED PLUMBING
- ⬆ = RECESSED TECHNOLOGY

Remodel Store
 1,080 SF Non-Retail
 1,002 SF Retail
 2,490 SF Total
 140 Interior WIB SF Total
 2 DRY DELIVERIES per WK.
 2 REF'D DELIVERIES per WK.
 280 DZNS. of DONUTS per WK.
 300 DZNS. of Munchkins per WK.
 20 SEATS
 39 LF Dry Storage Shelving

PC#365243

- NOTES:**
- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOMS AND ENTRANCE(S).
 - WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DEI WINDOW GRAPHICS.
 - UNSIGHTLY UTILITIES:
TO ENHANCE THE DIT EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
 - DEFAULT WATER FILTRATION SYSTEM SHOWN. GC TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
 - DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.

NOTE:
 FEE AND FIELD TEAM TO DETERMINE IF EXISTING BACK ROOM EQUIPMENT AND COOLING STORAGE CAPACITIES CONFORM TO CURRENT STANDARDS. ENSURE ADEQUATE ICE MACHINE CAPACITY FOR NEXT GEN ITEM REQUIREMENTS.

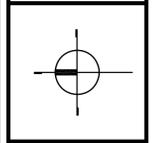
FRANCHISEE PREFERENCES:
 - COOL PALETTE

CAUTIONARY NOTE:

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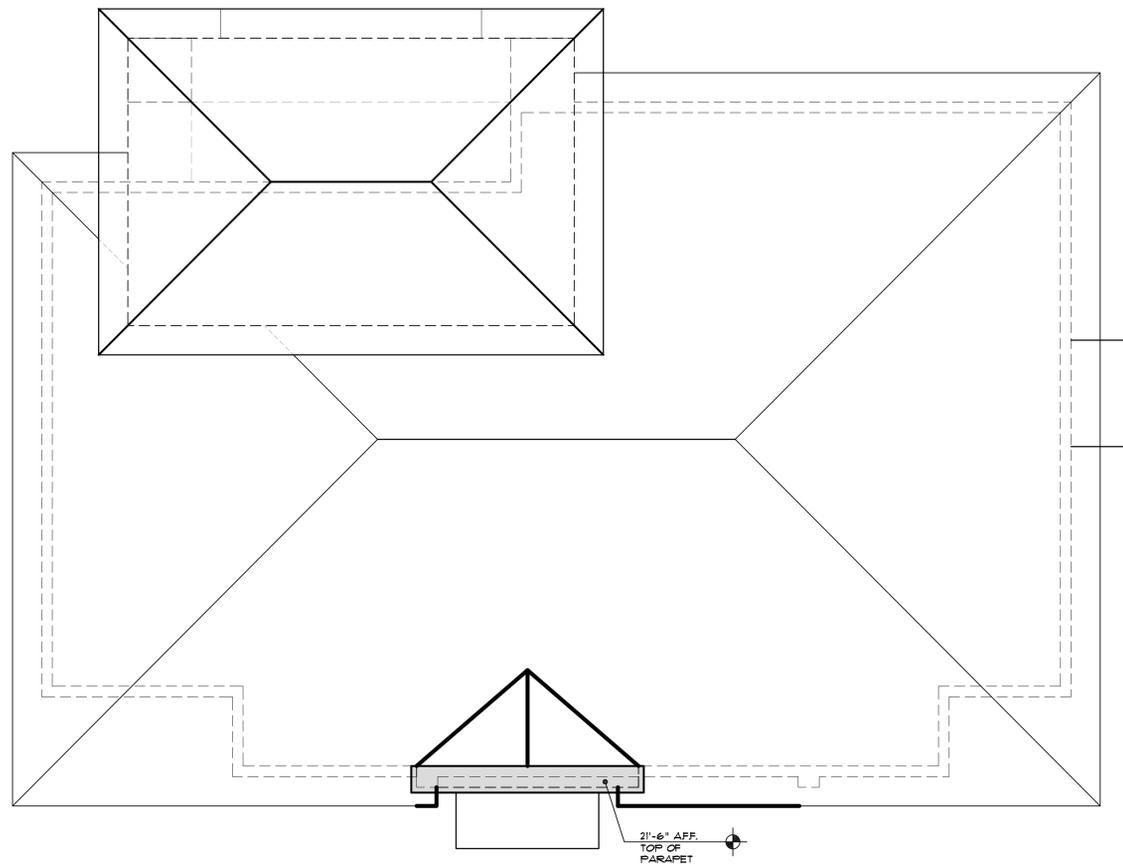
DESIGN DEVELOPMENT SCHEME 'D'

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DUNKIN' BASKIN
 5202 Red Bug Lake Road
 Winter Springs, FL 32708
 Seminole County

Date: 02.29.24
 Scale: AS NOTED
 Project Mgr: JDR
 Drawn: JDR
 Job: 23-151

Sheet
A1

PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"

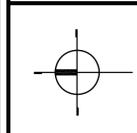


1 PROPOSED ROOF PLAN
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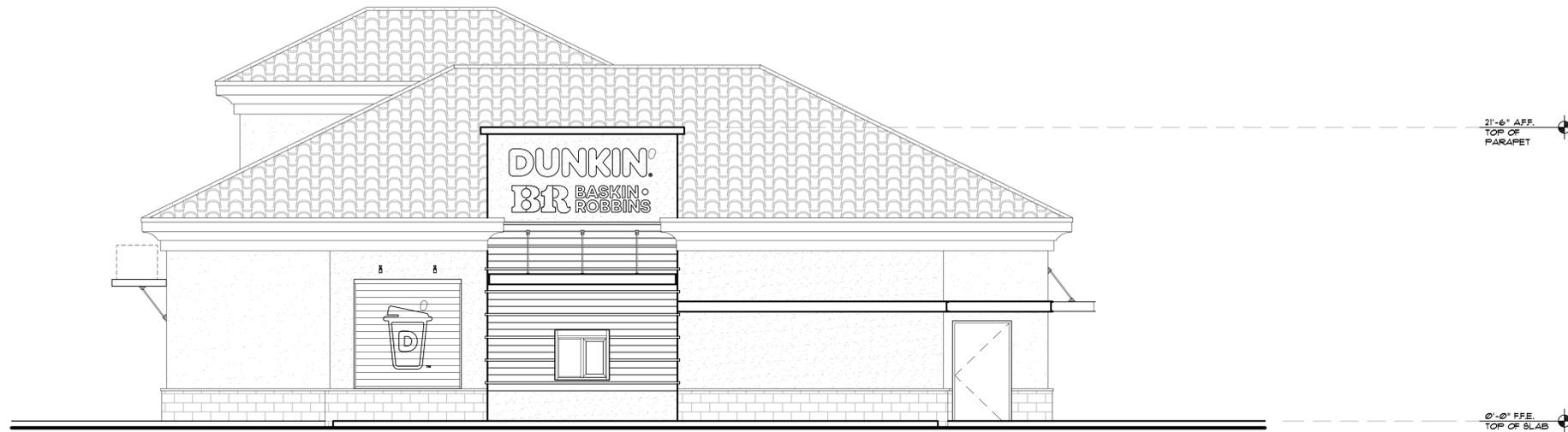


DESIGN
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 SCHEME 'D'

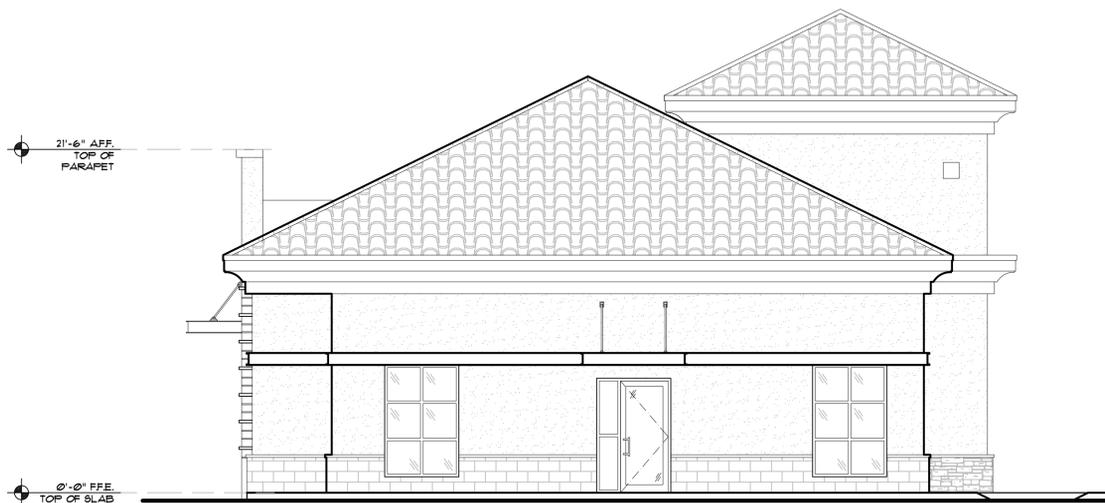
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 Sheet

A2



1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

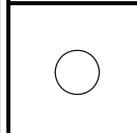


4 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
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Drawn: JDR
Job: 23-151
Sheet

A3



1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	BY

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Sheet
A3

Property Record Card

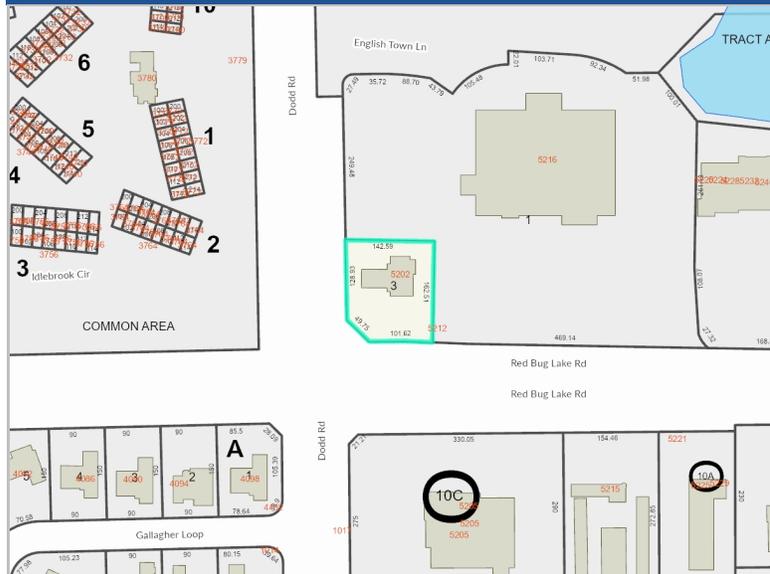


Parcel 24-21-30-519-0000-0030

Property Address 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708

Parcel Location

Site View



24213051900000030 01/18/2022

Parcel Information

Value Summary

Parcel	24-21-30-519-0000-0030
Owner(s)	CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC
Property Address	5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708
Mailing	3819 MAPLE AVE DALLAS, TX 75219-3913
Subdivision Name	WAL-MART NEIGHBORHOOD MARKET
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	23-FINANCIAL INSTITUTE
Exemptions	None
AG Classification	No
Facility Name	INSIGHT CREDIT UNION

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$278,182	\$250,563
Depreciated EXFT Value	\$25,919	\$23,242
Land Value (Market)	\$379,487	\$379,487
Land Value Ag		
Just/Market Value	\$683,588	\$653,292
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$21,530
P&G Adj	\$0	\$0
Assessed Value	\$683,588	\$631,762

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$8,694.01** **2023 Tax Savings with Non-Hx Cap \$170.73**
 2023 Tax Bill Amount **\$8,523.28**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3
 WAL-MART NEIGHBORHOOD MARKET
 AT RED BUG VILLAGE
 PB 63 PGS 24-27

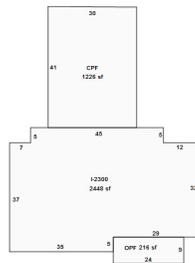
ROAD DISTRICT	\$683,588	\$0	\$683,588
FIRE	\$683,588	\$0	\$683,588
Schools	\$683,588	\$0	\$683,588

SQUARE FEET	21923	\$17.31	\$379,487
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Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER .	2004	1	2448.00	CONCRETE BLOCK-STUCCO - MASONRY	\$278,182	\$358,944	

Description	Area
CARPOT FINISHED	1226.00
OPEN PORCH FINISHED	216.00



Sketch by Apen Sketch

Building 1 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03603	COMMUNITY UNITED BANK OF FLA IN THE WAL-MART PLAZA	County	\$672,000	11/22/2004	4/1/2004
03580	INSTALL FIRE SPRINKLERS/MAIN	County	\$22,313		4/1/2004
14576	INSTALL 3 FASCIA SIGNS	County	\$2,350		11/15/2004
05224	ADDING MINI-SPLIT A/C UNIT TO INTERIOR SERVER ROOM & CONDENSING UNIT	County	\$5,718		5/16/2008
04705	ELECTRIC SIGN & 2 WALL SIGNS	County	\$2,020		5/3/2007
01062	INSTALLING WALL SIGN	County	\$7,695		2/14/2013
06288	INSTALLING SIGNS	County	\$11,000		6/8/2015

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	02/01/2004	179	\$438	\$834
POLE LIGHT 1 ARM	02/01/2004	6	\$11,124	\$11,124
VINYL FENCE/COMM	02/01/2004	14	\$58	\$146
BLOCK WALL	02/01/2004	216	\$1,043	\$1,987
COMMERCIAL ASPHALT DR 2 IN	02/01/2004	9,108	\$11,715	\$22,315
WALKS CONC COMM	02/01/2004	630	\$1,541	\$2,936

Zoning

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

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	60

School Information

Elementary School District	Middle School District	High School District
Red Bug	Tuskawilla	Lake Howell

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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: 3/14/2024 2:22:10 PM
Project: 24-80000044
Credit Card Number: 48*****8310
Authorization Number: 014767
Transaction Number: 140324C18-22C5567F-72F5-426F-89B6-2BA5B32464E9
Total Fees Paid: 52.50

Fees Paid

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