



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

PROJ. #: ~~26-27000045~~
 26-80000049
 RECEIVED 04/23/2026

PM: Kaitlyn

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:	Business office located at 5150 Old Howell Branch Rd Winter Park FL		
PARCEL ID #(S):	35-21-30-300-0330-0000		32-792
TOTAL ACREAGE:	.32	BCC DISTRICT:	1
ZONING:	R.P.	FUTURE LAND USE:	MDR

APPLICANT

NAME:	Robert Kyle	COMPANY:	Launchpad67
ADDRESS:	3185 Ash Parks Loop		
CITY:	Winter Park	STATE:	FL
PHONE:	407-924-3244	ZIP:	32792
		EMAIL:	[REDACTED]

CONSULTANT

NAME:	N/A	COMPANY:	
ADDRESS:			
CITY:		STATE:	
PHONE:		ZIP:	
		EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: *Would like to use the property as a home office for my business. Only employees would be on-site. It will not be open to the public or do any commerce.*

STAFF USE ONLY

COMMENTS DUE:	5/1	COM DOC DUE:	5/7	DRC MEETING:	5/13
<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:	Agenda: 5/8			
ZONING:	RP	FLU:	MDR	LOCATION:	
W/S:	Seminole County	BCC:	1: Dallari	on the west side of Old Howell Branch Rd, north of Aloma Ave	

Narrative for my desired Special Exception for 5150 Old Howell Branch Road:

I am the Operator of two Chick-fil-A restaurants, one in Winter Springs and one in Winter Park. I am adding a playground to my Winter Springs location, which will replace our current meeting and storage space.

5150 Old Howell Branch Road is almost half-way between my restaurants, so it is convenient to both. We would have small leadership meetings, training and orientations for new team members there. All of these would be attended by, at most, 10 or less team members.

This property will not be open to the public and we will do no commerce out to the building. We are investing in fresh paint, shutters and landscaping to make the property much more attractive for our team and the community.

I am requesting a special exception to use this property for an office and not for residential.

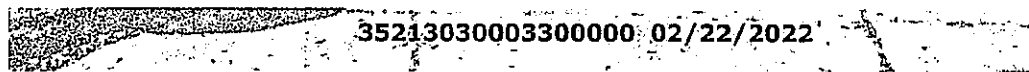
If additional information is needed, I can be reached at 407-924-3244

Robert Kyle

Images for Parcel #35-21-30-300-0330-0000



Street View - View in New Window



Property Record Card



Parcel: **35-21-30-300-0330-0000**
 Property Address: **5150 OLD HOWELL BRANCH RD WINTER PARK, FL 32792**
 Owners: **LAUNCHPAD67 LLC**
 2026 Market Value \$426,160 Assessed Value \$331,350 Taxable Value \$331,350
 2025 Tax Bill \$4,737.05 Tax Savings with Non-Hx Cap \$990.22
 Mixed Commercial/Residential property w/1st Building size of 2,108 SF and a lot size of 0.32 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-21-30-300-0330-0000
Property Address	5150 OLD HOWELL BRANCH RD WINTER PARK, FL 32792
Mailing Address	3185 ASH PARK LOOP WINTER PARK, FL 32792
Subdivision	
Tax District	01:County Tax District
DOR Use Code	12:Mixed Commercial/Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$235,302	\$233,366
Depreciated Other Features	\$14,458	\$8,925
Land Value (Market)	\$176,400	\$176,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$426,160	\$418,691
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$94,810	\$117,464
P&G Adjustment	\$0	\$0
Assessed Value	\$331,350	\$301,227

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,727.27
Tax Bill Amount	\$4,737.05
Tax Savings with Exemptions	\$990.22

Owner(s)

Name - Ownership Type
 LAUNCHPAD67 LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 35 TWP 21S RGE 30E
BEG 30.38 FT W OF NE COR
OF S 3/4 OF SW 1/4 OF SE
1/4 RUN W 150 FT S 110.69
FT E 150 FT N 110.67 FT TO
BEG (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$331,350	\$0	\$331,350
Schools	\$426,160	\$0	\$426,160
FIRE	\$331,350	\$0	\$331,350
ROAD DISTRICT	\$331,350	\$0	\$331,350
SJWM(Saint Johns Water Management)	\$331,350	\$0	\$331,350

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/9/2026	\$610,000	11018/1385	Improved	No
WARRANTY DEED	11/22/2019	\$360,000	09489/0147	Improved	Yes
WARRANTY DEED	4/1/2001	\$100	04066/1663	Improved	No
WARRANTY DEED	8/1/1996	\$150,000	03116/1616	Improved	No
ADMINISTRATIVE DEED	3/1/1993	\$100	02556/1646	Improved	No
PROBATE RECORDS	10/1/1992	\$100	02492/0390	Improved	No

Land

Units	Rate	Assessed	Market
16,800 SF	\$10.50/SF	\$176,400	\$176,400

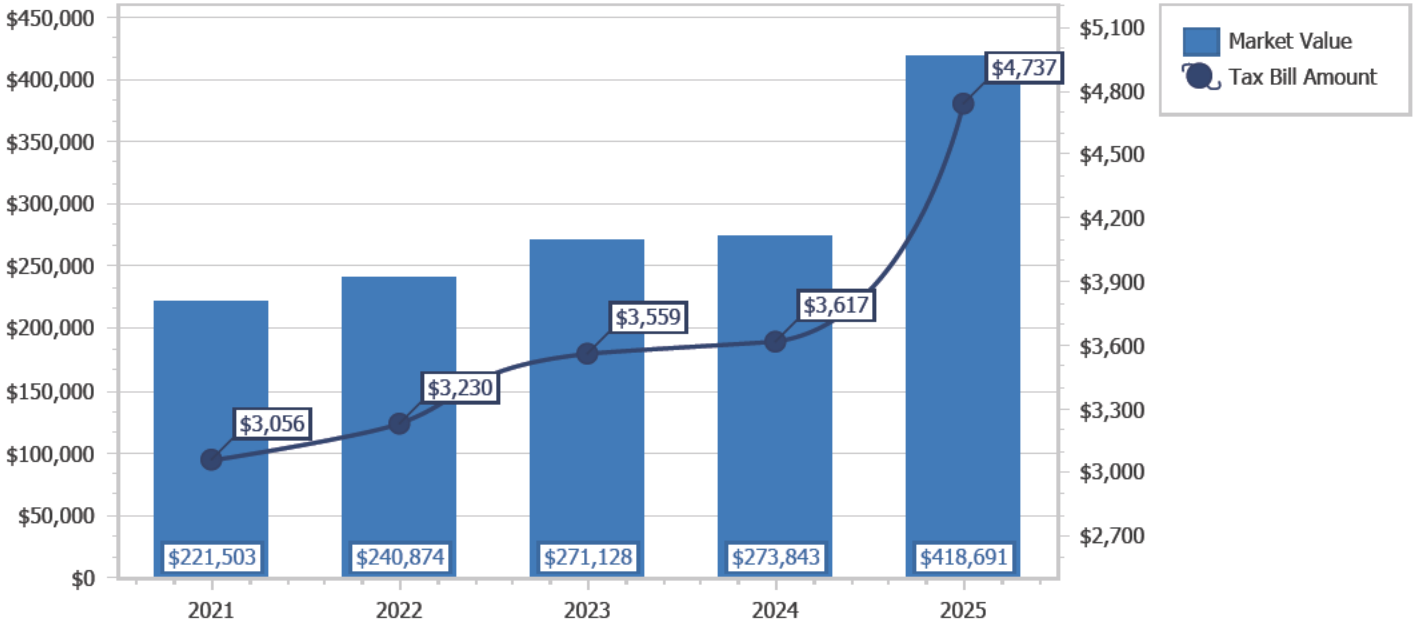
Zoning	
Zoning	RP
Description	Residential Professional
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/23/2026 4:56:31 PM
Project: 26-80000049
Credit Card Number: 41*****6064
Authorization Number: 95969D
Transaction Number: 230426O3A-7B93C311-EE84-4E8F-A7A4-AF202EA7292E
Total Fees Paid: 52.50

Fees Paid

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