



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

PROJ. #: 24-80000143

Received: 12/26/24

Paid: 12/27/24

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: Dutch Bros Coffee

PARCEL ID #(S): 28-19-30-5NQ-0000-0060

TOTAL ACREAGE: 0.53

BCC DISTRICT: District 5 - Andria Herr

ZONING: PD

FUTURE LAND USE: HIPTI

APPLICANT

NAME: Dutch Bros Coffee

COMPANY: Dutch Bros, LLC

ADDRESS: P.O. Box 1929

CITY: Grants Pass

STATE: OR

ZIP: 97526

PHONE: 305-783-7448

EMAIL: cred@dutchbros.com

CONSULTANT

NAME: Robert Ziegenfuss and/or Beth Agustin COMPANY: Z Development Services

ADDRESS: 1201 E Robinson Street

CITY: Orlando

STATE: FL

ZIP: 32801

PHONE: 407-271-8910

EMAIL: permits@zdevelopmentservices.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: New construction of 950 sf Dutch Bros Coffee with associated site work and utilities.

STAFF USE ONLY

COMMENTS DUE: 1/3

COM DOC DUE: 1/9

DRC MEETING: 1/15

 PROPERTY APPRAISER SHEET
 PRIOR REVIEWS:

ZONING: PD

FLU: HIPTI

 LOCATION:
 on the north side of W SR 46,
 west of Elder Rd

W/S: Seminole County

BCC: 5: Herr



December 23, 2024

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

RE: Dutch Bros Coffee
Parcel ID # 28-19-30-5NQ-0000-0060

To whom it may concern,

We are proposing to build a new 950 sf Dutch Bros Coffee on the above parcel with a drive through and associated stie and utility work. The site is zoned PD (Planned Development). The new development has a required parking spaces of five (5) and we are providing eight (8) spaces. This building has no interior patron area, seating area or patron restrooms. Only walk up and drive through service are available.

Please feel free to contact me if additional information is needed.

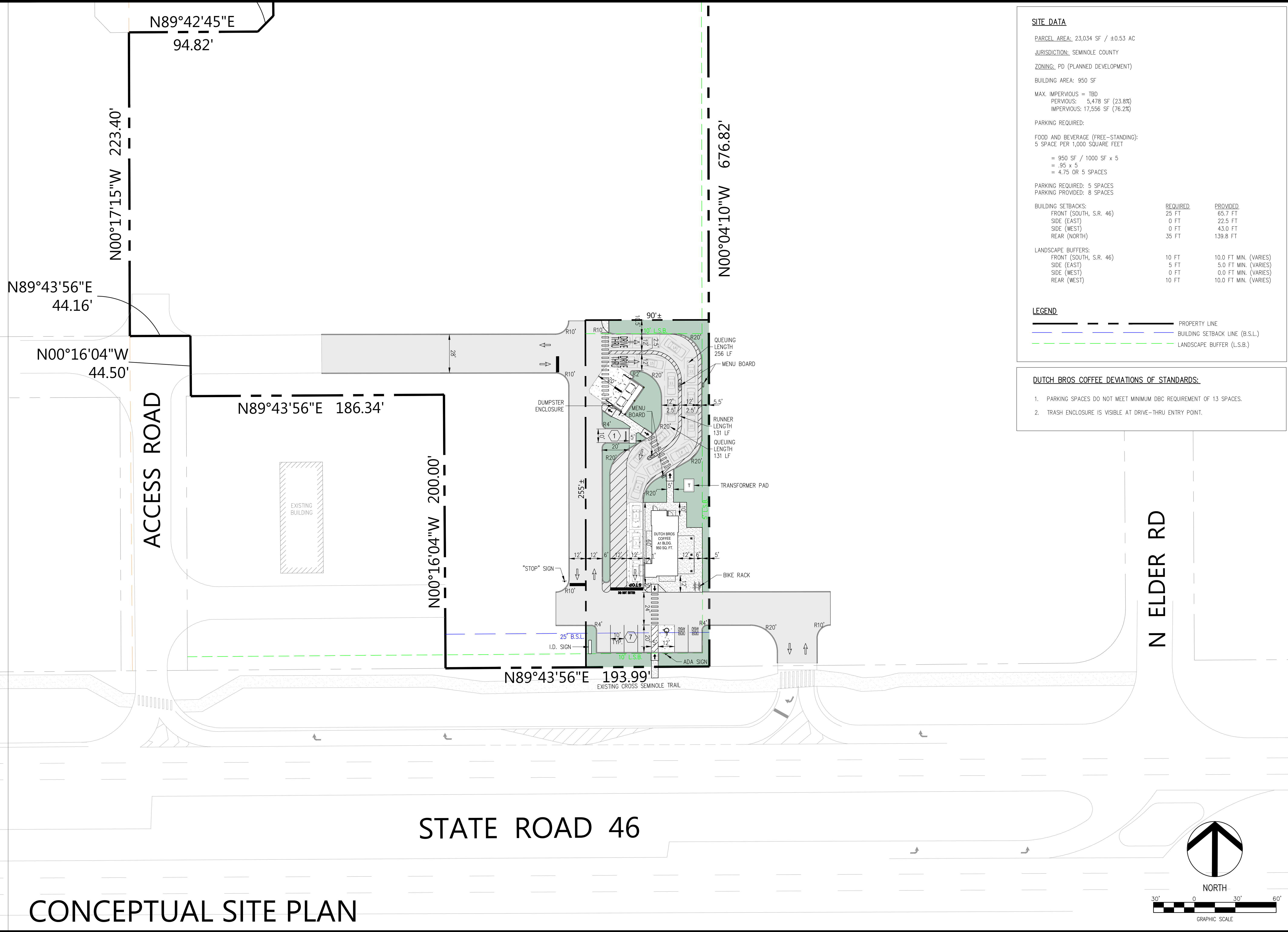
Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Ziegenfuss'.

Bob Ziegenfuss, PE, LEED AP

**1201 E. Robinson St.
Orlando, Florida 32801**

Phone: (407) 271-8910



SITE DATA

PARCEL AREA: 23,034 SF / ±0.53 AC
 JURISDICTION: SEMINOLE COUNTY
 ZONING: PD (PLANNED DEVELOPMENT)
 BUILDING AREA: 950 SF
 MAX. IMPERVIOUS = TBD
 PERVIOUS: 5,478 SF (23.8%)
 IMPERVIOUS: 17,556 SF (76.2%)

PARKING REQUIRED:
 FOOD AND BEVERAGE (FREE-STANDING):
 5 SPACE PER 1,000 SQUARE FEET
 = 950 SF / 1000 SF x 5
 = .95 x 5
 = 4.75 OR 5 SPACES

PARKING PROVIDED: 8 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH, S.R. 46)	25 FT	65.7 FT
SIDE (EAST)	0 FT	22.5 FT
SIDE (WEST)	0 FT	43.0 FT
REAR (NORTH)	35 FT	139.8 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (SOUTH, S.R. 46)	10 FT	10.0 FT MIN. (VARIES)
SIDE (EAST)	5 FT	5.0 FT MIN. (VARIES)
SIDE (WEST)	0 FT	0.0 FT MIN. (VARIES)
REAR (WEST)	10 FT	10.0 FT MIN. (VARIES)

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L.)
- LANDSCAPE BUFFER (L.S.B.)

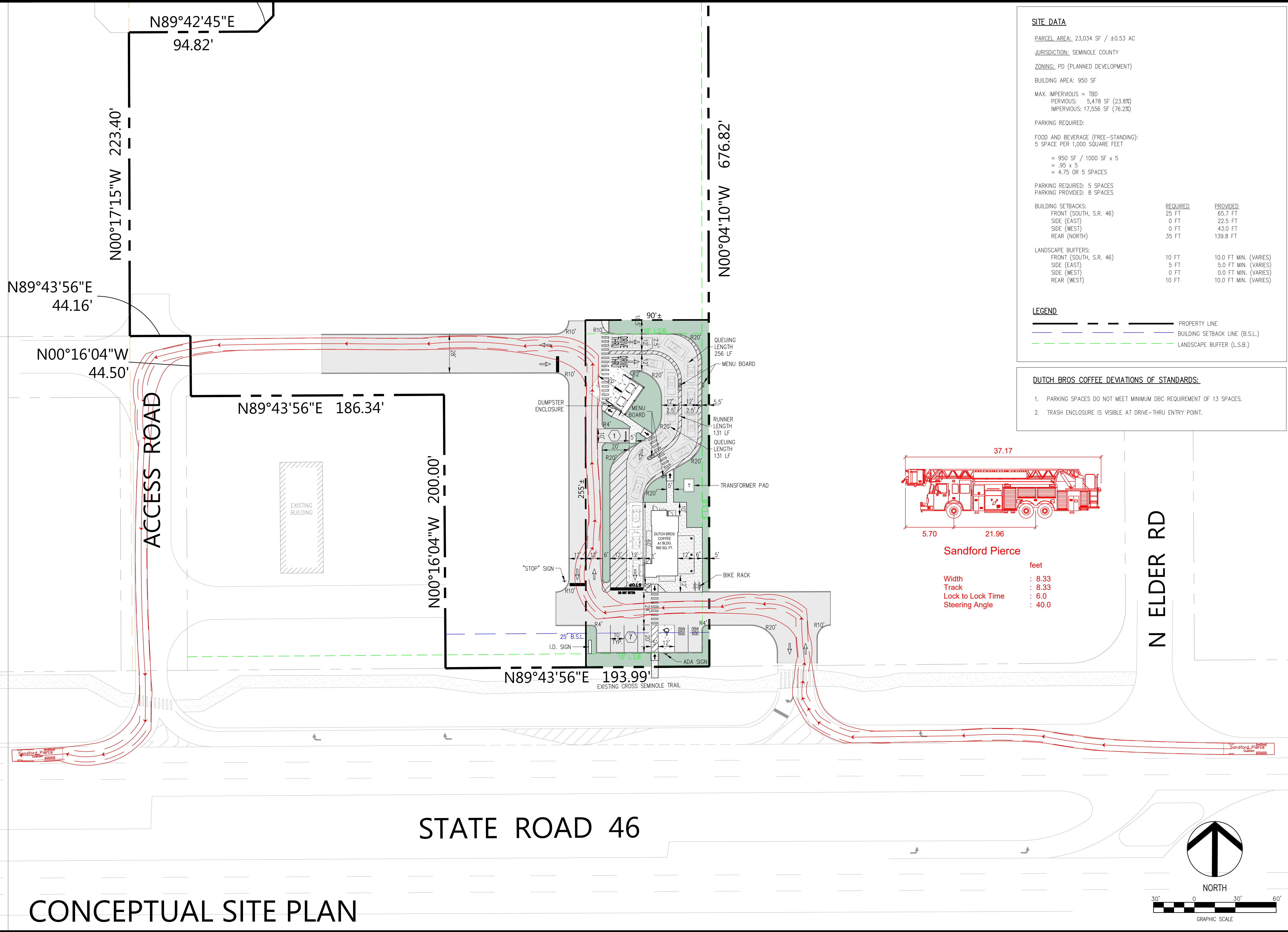
- DUTCH BROS COFFEE DEVIATIONS OF STANDARDS:**
- PARKING SPACES DO NOT MEET MINIMUM DBC REQUIREMENT OF 13 SPACES.
 - TRASH ENCLOSURE IS VISIBLE AT DRIVE-THRU ENTRY POINT.

Z DEVELOPMENT SERVICES
 CIVIL ENGINEERING CONSULTANTS
 CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

REVISION	DATE

DUTCH BROS COFFEE
 (FL1502)
 4500 FL-46
 SANFORD, FLORIDA

DATE: 12/16/24
 DRAWN: LH
 CHECKED: RZ
CP1
 PROJECT NO.: 2024.197



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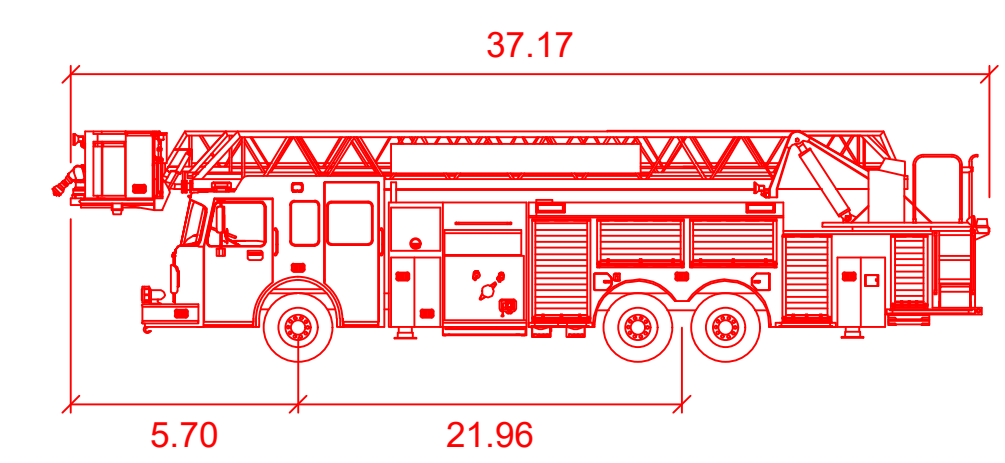
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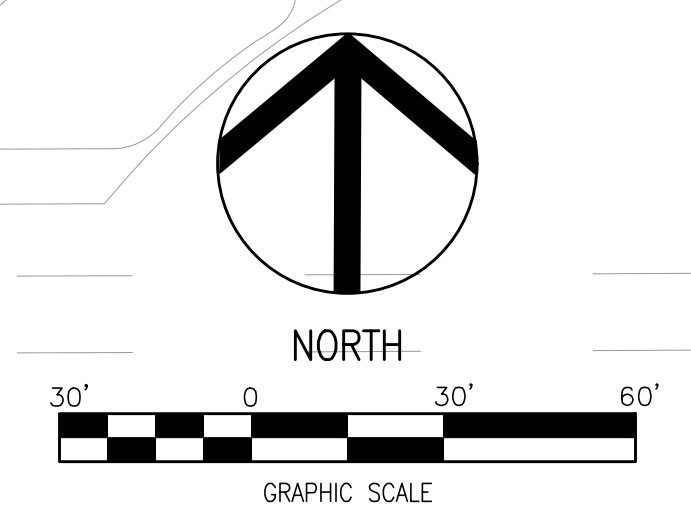


Sandford Pierce

Width : 8.33
 Track : 8.33
 Lock to Lock Time : 6.0
 Steering Angle : 40.0

DATE	REVISION

DATE: 12/16/24
 DRAWN: LH
 CHECKED: RZ



CONCEPTUAL SITE PLAN

Property Record Card



Parcel: **28-19-30-5NQ-0000-0060**
 Property Address: **W SR 46 SANFORD, FL 32771**
 Owners: **SUNPLEX SEMINOLE CROSSINGS LLC**
 2025 Market Value \$1,436,631 Assessed Value \$1,436,631
 2024 Tax Bill \$18,841.29 Tax Savings with Non-Hx Cap \$135.17
 Vac General-Commercial property has a lot size of 5.01 Acres

Parcel Location



Site View

Parcel Information

Parcel	28-19-30-5NQ-0000-0060
Property Address	
Mailing Address	1511 KASTNER PL SANFORD, FL 32771-8509
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,436,631	\$1,436,631
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,436,631	\$1,436,631
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$17,045
P&G Adjustment	\$0	\$0
Assessed Value	\$1,436,631	\$1,419,586

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$18,976.46
Tax Bill Amount	\$18,841.29
Tax Savings with Exemptions	\$135.17

Owner(s)

Name - Ownership Type
SUNPLEX SEMINOLE CROSSINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 SEMINOLE CROSSINGS PB 55 PGS 11 & 12

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,436,631	\$0	\$1,436,631
Schools	\$1,436,631	\$0	\$1,436,631
FIRE	\$1,436,631	\$0	\$1,436,631
ROAD DISTRICT	\$1,436,631	\$0	\$1,436,631
SJWM(Saint Johns Water Management)	\$1,436,631	\$0	\$1,436,631

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2006	\$100	06139/1761	Vacant	No
SPECIAL WARRANTY DEED	12/1/2005	\$900,000	06065/1052	Vacant	No

Land

Units	Rate	Assessed	Market
202,914 SF	\$8.85/SF	\$1,436,631	\$1,436,631

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts

Elementary	Region 1
Middle	Markham Woods
High	Seminole

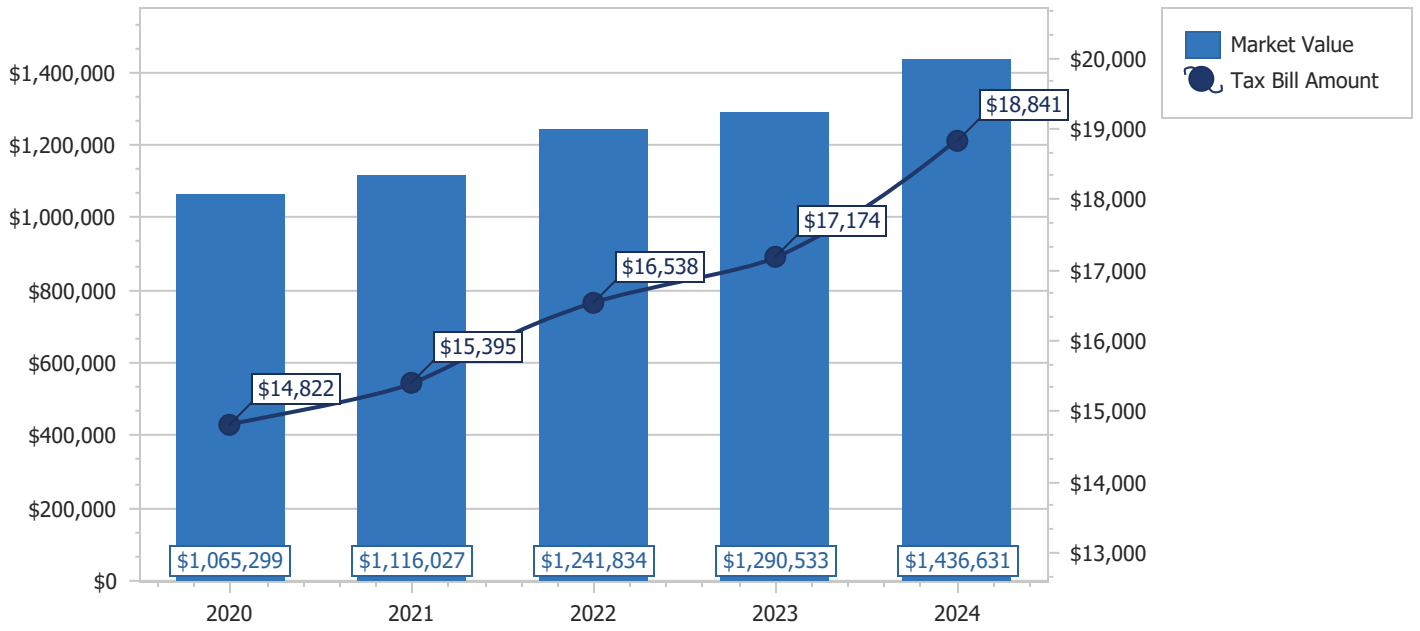
Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 6

Utilities

Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/27/2024 10:49:07 AM
Project: 24-80000143
Credit Card Number: 55*****7537
Authorization Number: 099419
Transaction Number: 271224C29-1B73270D-F536-46AB-A923-0F1C8C704679
Total Fees Paid: 52.50

Fees Paid

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