



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

PROJ. # 24-80000073
PM: Annie
REC'D: 5/28/2024

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: FARM STORES OVIEDO
PARCEL ID #(S): 11-21-31-508-1100-0120
TOTAL ACREAGE: .28 BCC DISTRICT: 2: Zembower
ZONING: C-1 FUTURE LAND USE: DRIVE UP CONVENIENCE STORE COM

APPLICANT

NAME: RUBEN PANEQUE COMPANY:
ADDRESS: 1025 OKLAHOM ST 1025 Oklahoma St
CITY: OVIEDO STATE: FL ZIP: 32765
PHONE: 305-305-9334 EMAIL: RUBEN.REALTYBIZ@GMAIL.COM

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: DRIVE UP CONVENIENCE STORE FOR YOUR BARE NECESSITIES SUCH AS MILK, EGGS, BREAD, CEREAL, ETC.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 6/7 COM DOC DUE: 6/13 DRC MEETING: 6/19
PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: C-1 FLU: COM LOCATION: on the north side of Battle St, west of 6th St
W/S: Oviedo BCC: 2: Zembower

Roof overhang is 40 X 30 steel frame, with modified bitumen roof covering.

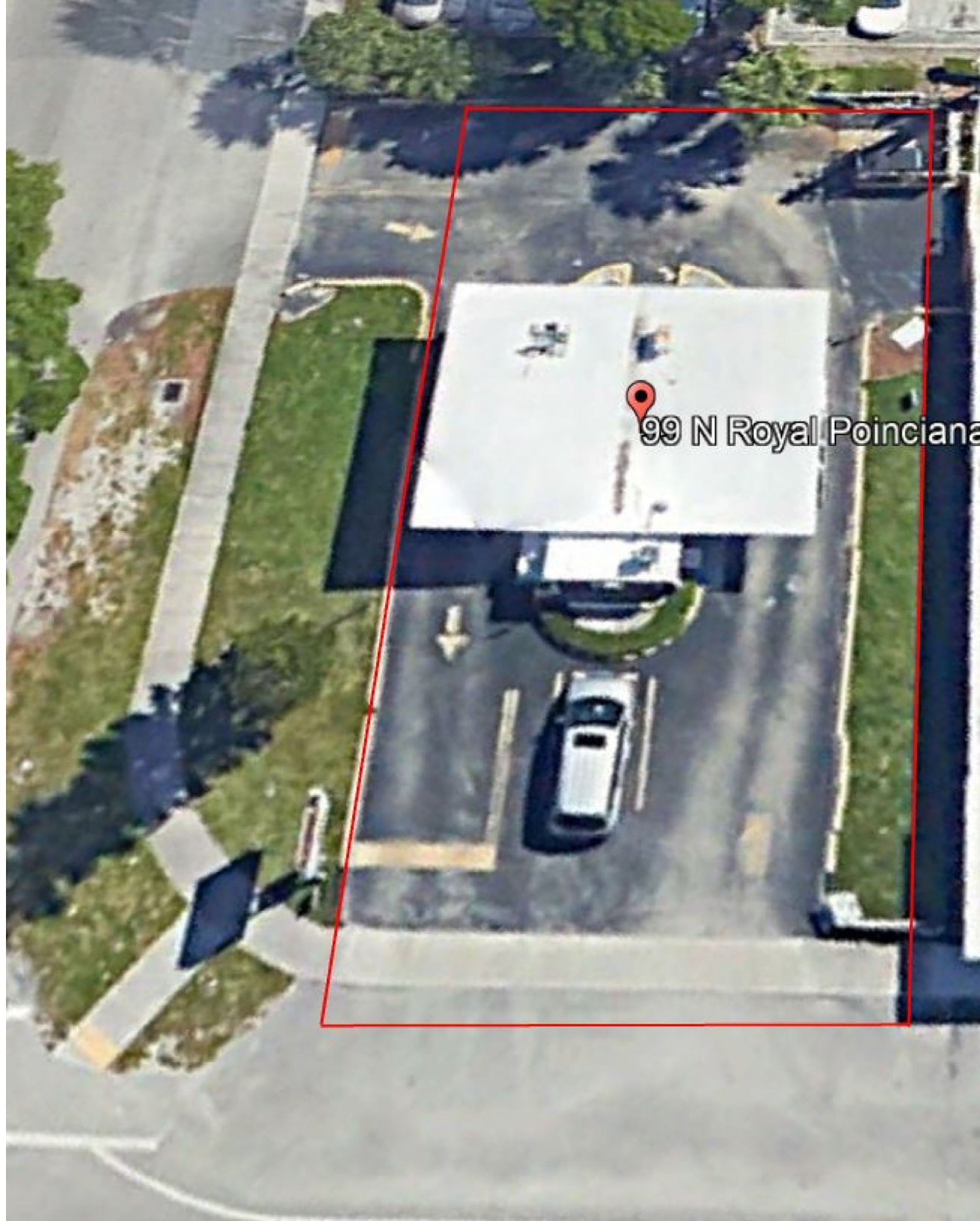
Convenience store size under overhang is 30X12 CBS block construction. No customers are allowed inside the convenience store. This is a drive up and be served by the employees inside. The structure has two large sliding doors on each side that remain open while business is open. Customers stay in their vehicles at all times. Once you are served, you drive off. Two ways drive up method, each side has their own entry and exit. No restrooms for customers. No parking is needed.

The products offered are those alike to a standard convenience store. Milk, eggs, bread, cereal are some of the items that will be stocked. The goal is to provide the bare essentials to you on demand with no wait, and form the comfort and security from the inside of your vehicle.

This business is made to fit in the tightest and most small lots allowing the city to maximize on more business exposure by not taking up much retail space. Building color comes in white or red with a clean look and giving a nostalgic vibe with a modern twist. Please see pictures below of an example store located in Clearwater, FL.

The last page is the proposed layout and lot in question.



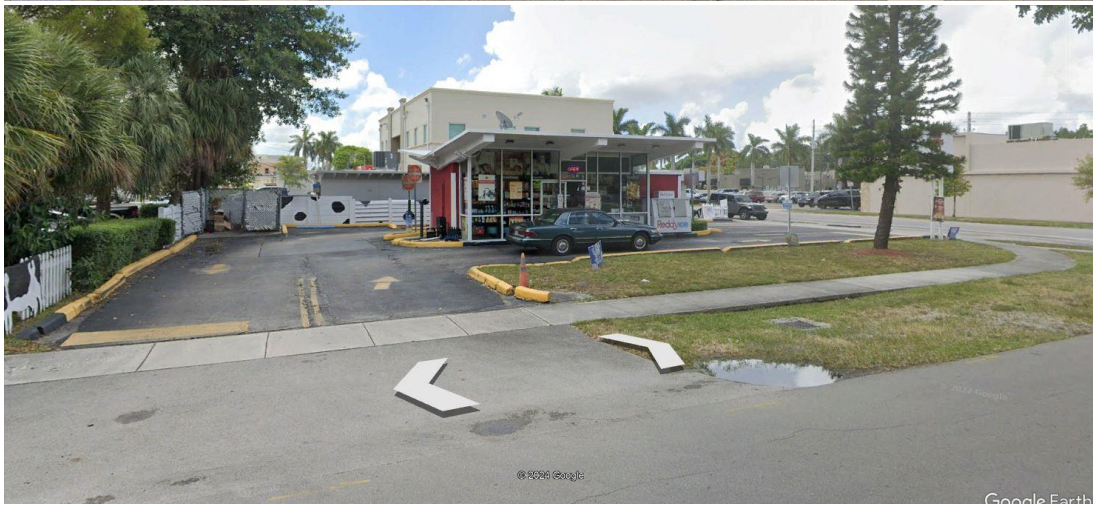


99 N Royal Poinciana





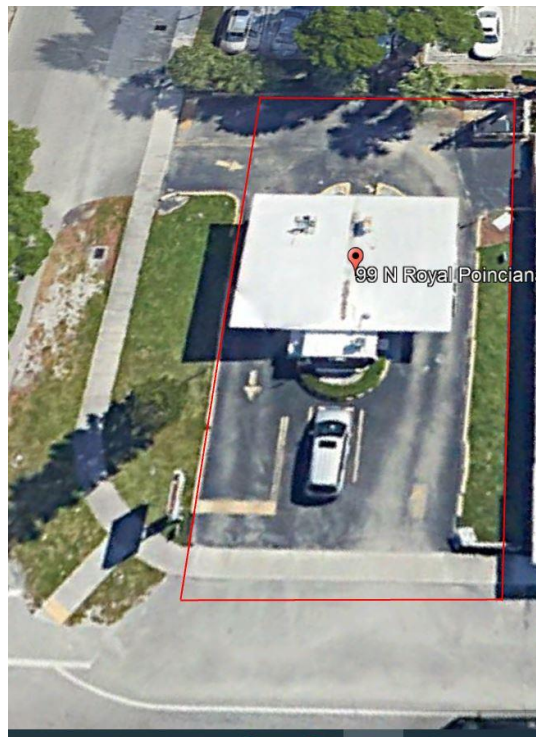
Proposed look



Below here on the next page is an overview of the Sanford lot I am purchasing, and a photo of the exact proposed way I would like to layout this property.



Proposed view



Sanford lot in question

Property e or r

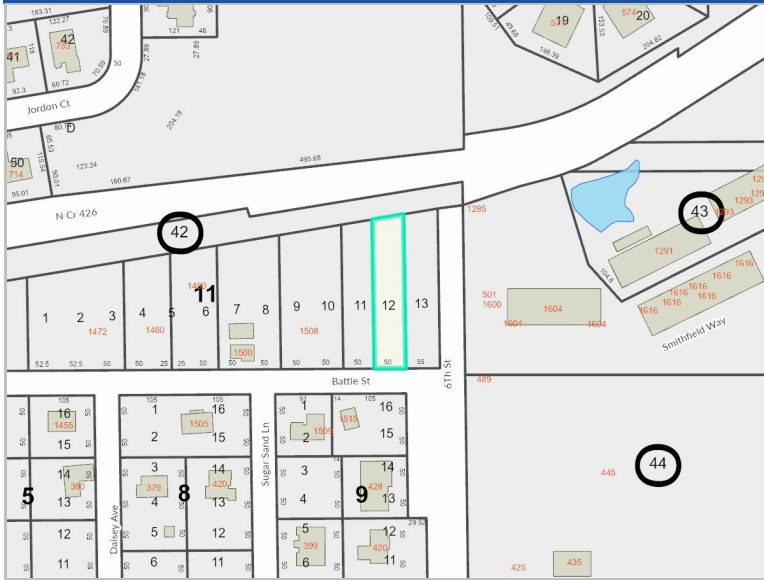


Property Address 11-21-31-508-1100-0120

Property Address BATTLE ST OV EDO, FL 32765

Property Location

Site View



Sorry, No Image Available at this Time

Property Information

Value Summary

Property Address	11-21-31-508-1100-0120
Owner(s)	JOHNSON, MATTHEW M - Joint Tenants with right of Survivorship NEWBERRY, SCOTT C - Joint Tenants with right of Survivorship
Property Address	BATTLE ST OV EDO, FL 32765
Mailing Address	1520 S DIVISION AVE ORLANDO, FL 32805-4724
Subdivision Name	ALLENS 1ST ADD TO WASHINGTON HEIGHTS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	10-VAC GENERAL-COMMERCIAL
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciate Building Value		
Depreciate Other Features		
Land Value (Market)	\$17,496	\$15,917
Land Value Agriculture		
Just/Market Value	\$17,496	\$15,917
Portability Adjustment		
Save Our Homes Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$17,496	\$15,917

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/ Cap	\$211.82
2023 Tax Bill Amount	\$211.82

* Does NOT INCLUDE Non Assessed Values

Legal Description

LOT 12 BLK 11
ALLENS 1ST ADD TO
WASHINGTON HEIGHTS
PB 3 PG 23

Taxes

Taxing Authority	Assessed Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$ 7,496	\$0	\$ 7,496
SJWM(Saint Johns Water Management)	\$ 7,496	\$0	\$ 7,496
FIRE	\$ 7,496	\$0	\$ 7,496
COUNTY GENERAL FUND	\$ 7,496	\$0	\$ 7,496
Schools	\$ 7,496	\$0	\$ 7,496

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2016	08804	0575	\$ 00	No	Vacant
WARRANTY DEED	01/01/1976	006	0603	\$ 00	No	Vacant

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
SQUARE FEET			250	\$.44	\$ 7,496

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Other Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Former Land Use	Former Land Use Description
C-	Commercial	COM	Retail Commercial-Commodities

Utility Information

Fire Station	Power	Phone (Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Halter
44.00	DUKE	AT&T	OVIEDO	NA	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 0 - Jason Brodeur	7

School Information

Elementary School District	Middle School District	High School District
Partin	Jackson Heights	Hagerty

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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: 5/29/2024 11:14:22 AM
Project: 24-80000073
Credit Card Number: 48*****9073
Authorization Number: 029730
Transaction Number: 290524017-D17976A9-6EB6-4424-9AD4-A7EFDD933A42
Total Fees Paid: 52.50

Fees Paid

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