



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

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.

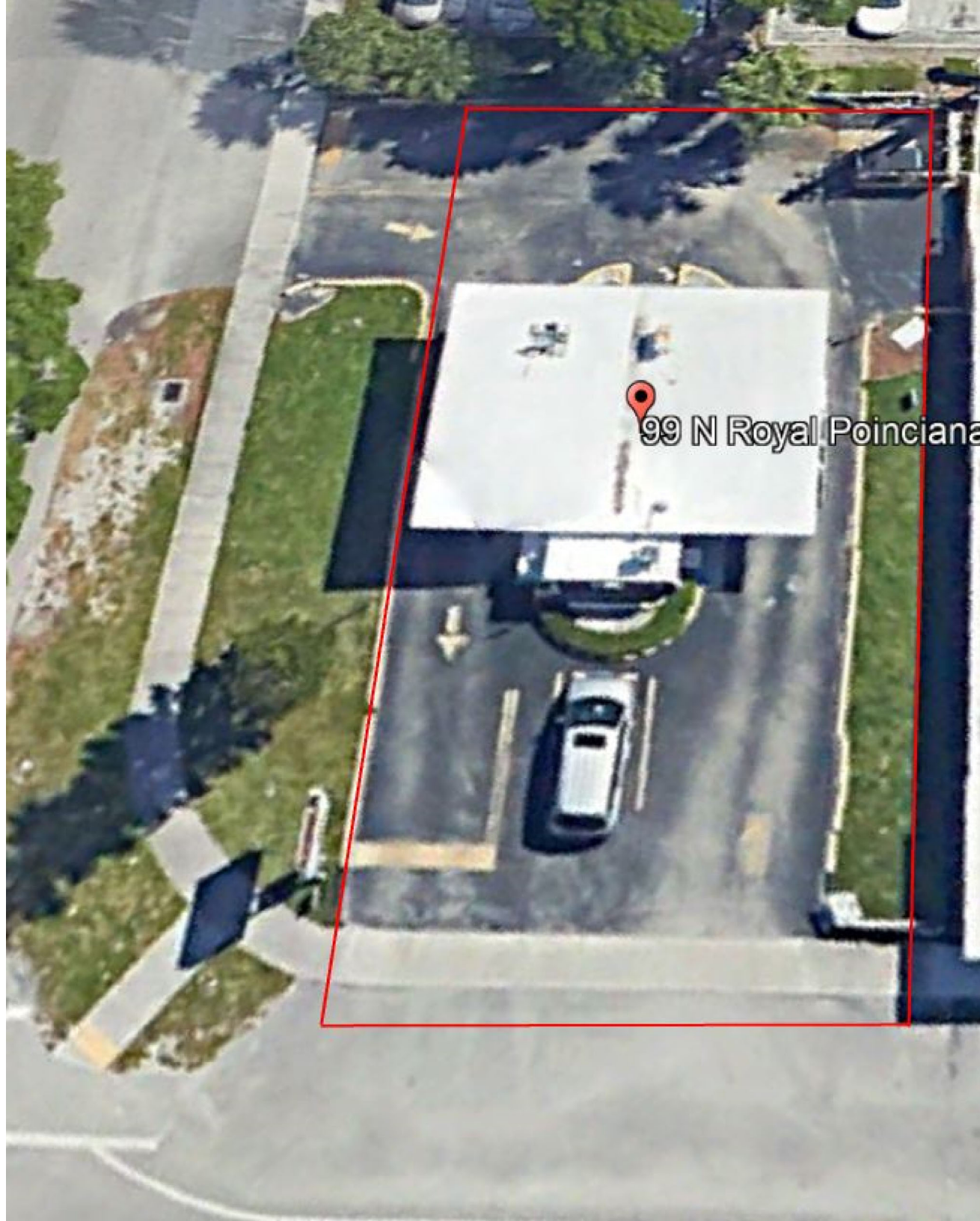
This business is made to fit in the tightest and most small lots allowing the city to maximize on more business exposure by not taking up much retail space. Building color comes in white or red with a clean look and giving a nostalgic vibe with a modern twist. Please see pictures below of an example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

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



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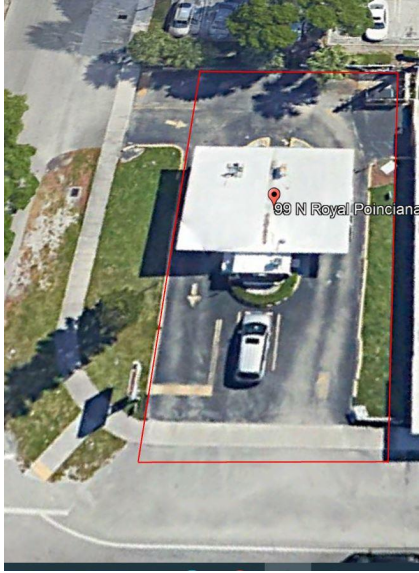




99 N Royal Poinciana

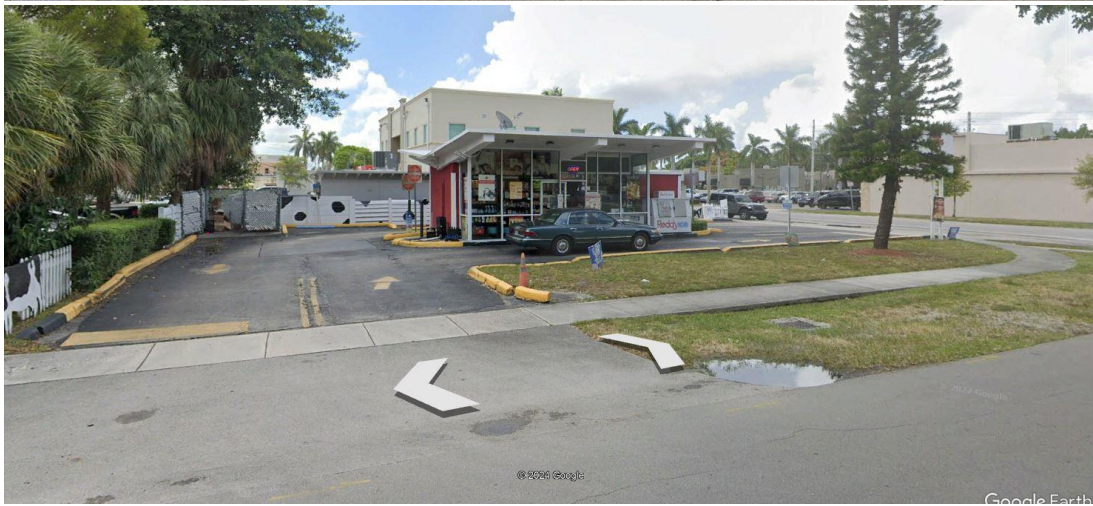




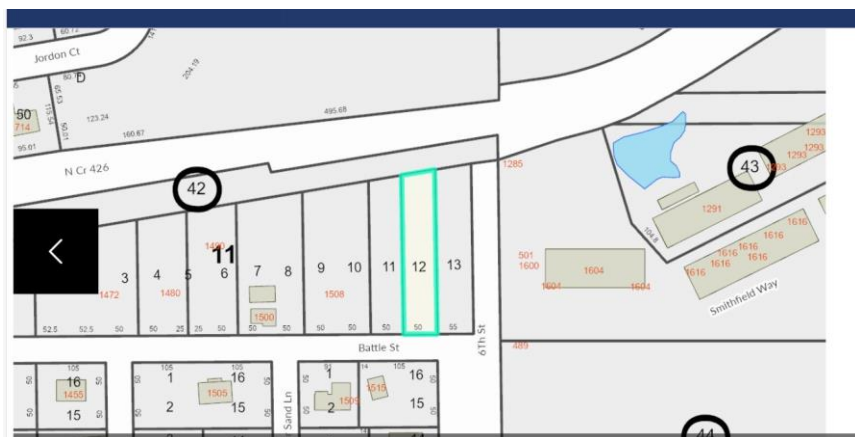


Proposed look

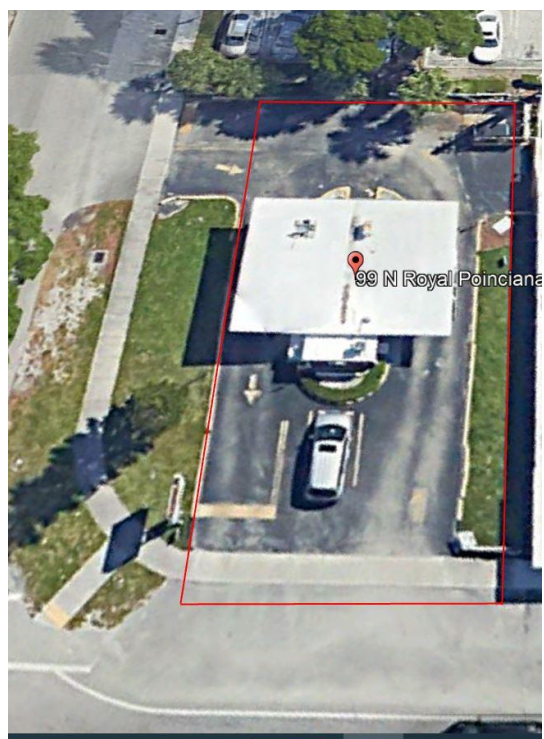




Below here on the next page is an overview of the Sanford lot I am purchasing, and a photo of the exact proposed way I would like to layout this property.



Proposed view



Sanford lot in question



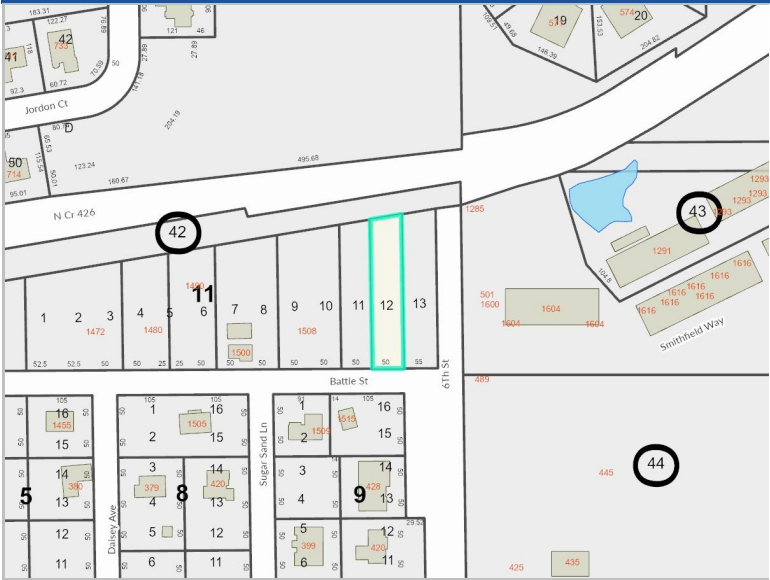
Property e or r



P r e l 11-21-31-508-1100-0120  
Property A s s e s s BATTLE ST OV EDO, FL 32765

P r e l L o c a t i o n

Site View



Sorry, No Image  
Available at this Time

P r e l I n f o r m a t i o n

V a l u e S u m m a r y

P r e l 11-21-31-508-1100-0120		2024 Working V a l u e s	2023 e r t i f i e d V a l u e s
Owner(s) JOHNSON, MATTHEW M - Joint Tenants with right of Survivorship NEWBERRY, SCOTT C - Joint Tenants with right of Survivorship	V a l u a t i o n M e t h o d	Cost/Market	Cost/Market
Property A s s e s s BATTLE ST OV EDO, FL 32765	Number of B u i l d i n g s	0	0
M a i l i n g 1520 S D V S O N AVE ORLANDO, FL 32805-4724	Depre i t e B u i l d i n g V a l u e		
Sub d i v i s i o n N a m e ALLENS 1ST ADD TO WASH NGTON HE GHTS	Depre i t e O t h e r F e a t u r e s		
T a x D i s t r i c t 01-COUNTY-TX D S T 1	L a n V a l u e (M a r k e t)	\$17,496	\$15,917
D O R U s e 10-VAC GENERAL-COMMERC AL	L a n V a l u e A g r i c u l t u r e		
Exemptions None	Just/M a r k e t V a l u e	\$17,496	\$15,917
A G I s s u i f i c a t i o n No	P o r t a b i l i t y A d j u s t m e n t		
	S a v e O u r H o m e s A d j u s t m e n t	\$0	\$0
	Non-Hx 10% p (AMD 1)	\$0	\$0
	P & G A d j u s t m e n t	\$0	\$0
	A s s e s s e d V a l u e	\$17,496	\$15,917

2023 e r t i f i e d T a x S u m m a r y

2023 T a x A m o u n t w / o E x e m p t i o n s / p \$211.82  
2023 T a x B i l l A m o u n t \$211.82

\* Does NOT IN CLUDE Non A d v a n c e d V a l u e R e v e n u e A s s e s s m e n t s

Legal Description

LOT 12 BLK 11  
ALLENS 1ST ADD TO  
WASH NGTON HE GHTS  
PB 3 PG 23

Taxes				
Taxing	ori y	ssessmen Val e	Exemp Val es	Taxable Val e
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						
Descrip ion	Da e	Book	Page	mo n	Q ualified	Vac/Imp
WARRANTY DEED	/0 /20 6	08804	0575	\$ 00	No	Vacant
WARRANTY DEED	0 /0 / 976	0 6	0603	\$ 00	No	Vacant

Land					
Me od	Fron age	Dep	Uni s	Uni s Price	Land Val e
SQUARE FEET			2 50	\$ .44	\$ 7,496

B ilding Informa ion						
Permi s						
Permi #	Descrip ion	gency	mo n	CO Da e	Permi Da e	

Ot er Fea res					
Descrip ion	Year B il	Uni s	Val e	New Cos	

Zoning			
Zoning	Zoning Descrip ion	F re Land Use	F re Land Use Descrip ion
C-	Commercial	COM	Retail Commercial-Commodies

U ili y Informa ion								
Fire S a ion	Power	P one( nalog)	Wa er Provider	Sewer Provider	Garbage Pick p	Recycle	Yard Was e	Ha ler
44.00	DUKE	AT&T	OVIEDO	NA	NA	NA	NA	NA

Poli ical Represen a ion				
Commissioner	US Congress	S a e Ho se	S a e Sena e	Vo ing Precinc
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 0 - Jason Brodeur	7

Sc ool Informa ion		
Elemen ary Sc ool Dis ric	Middle Sc ool Dis ric	Hig Sc ool Dis ric
Partin	Jackson Heights	Hagerty





**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](mailto: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:** 290524O17-D17976A9-6EB6-4424-9AD4-A7EFDD933A42  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50