



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

PROJ. #: 26-06000029
RECEIVED AND PAID 07/07/2026
PM CHAD

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

☐ SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
☐ RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
☐ FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
☐ DREDGE AND FILL	\$750.00
☒ SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>4,578</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>37,796</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>42,374</u>	
(TOTAL NEW ISA <u>42,374</u> /1,000 = <u>42.37</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$3,559.35</u>	
EXAMPLE: 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME:			
PARCEL ID #(S):			
DESCRIPTION OF PROJECT:			
EXISTING USE(S): VACANT		PROPOSED USE(S): RESTAURANT	
ZONING: PD	FUTURE LAND USE: HIPTI	TOTAL ACREAGE: 3.53	BCC DISTRICT: 5
WATER PROVIDER:		SEWER PROVIDER:	
ARE ANY TREES BEING REMOVED? YES ☐ NO ☒ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:			

05/2023

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐
NAME: ISAAC RYBA	COMPANY:	
ADDRESS:		
CITY: EAU CLAIRE	STATE: WI	ZIP: 54701
PHONE: 715-828-1970	EMAIL: [REDACTED]	
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☒ NONE ☐
NAME:	COMPANY:	
ADDRESS: 1230 N US HWY 1		
CITY: ORMOND BEACH	STATE: FL	ZIP: 32174
PHONE: 386-872-7794	EMAIL: [REDACTED]	
OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)		
NAME(S):		
ADDRESS:		
CITY: LONGWOOD	STATE: FL	ZIP: 32750
PHONE: 407-571-8031	EMAIL: [REDACTED]	
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
☐ Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

Digitally signed by Shamus T Schroeder
 C=US
 Reason: I attest to the accuracy and integrity of this document
 Date: 2025.05.09 14:06:43 -0400

SIGNATURE OF AUTHORIZED APPLICANT

DATE

05/2023



1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

1101 East 1st Street

copy

-

ded

[REDACTED]

Sincerely,

1. natural persons

corporation

partnerships

limited liability company

contract for purchase

Jeremiah Bowe		32.5%
Galen Bowe		32.5%
Steven Brick		25%
Luke Ryba		10%

disclosures herein:


Owner, Agent, Applicant Sig

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of _____, 2026, by Franklin W. Martz, II, ☒ persona



AMANDA


Pu

[illegible]

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Franklin Martz, Trustee - Robert T Hattaway 1996 Trust, the owner of record for the following described property (Tax/Parcel ID Number) 30-19-30-516-0000-0C40, 30-19-30-300-002P-0000 hereby designates Shamus Schroeder, Newkirk Engineering, Inc. to act as my authorized agent for the filing of the attached application(s) for:

☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering	☐ Final Plat
☐ Future Land Use	☒ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☐ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☐ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☐ Other (please list):

OTHER:

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

6/2/24

Property Owner's Signature

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Franklin Martz, II (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of June, 20 26.



AMANDA PHILLIPS
Notary Public
State of Florida
Comm# HH624620
Expires 2/27/2029

Notary Public

ROBERT T. HATTAWAY 1996 TRUST
dated August 26, 1996

**NINTH RESTATED
REVOCABLE INTER VIVOS TRUST AGREEMENT**

THIS NINTH RESTATED TRUST AGREEMENT is made this September 1, 2023, by and between ROBERT T. HATTAWAY, hereinafter called the Grantor, and ROBERT T. HATTAWAY and FRANKLIN W. MARTZ, II, and their successors, hereinafter collectively called the Trustee. Either such Trustee, acting alone, shall have full power and authority to act for and bind the Trust, and joint signatures shall not be required.

WITNESSETH:

WHEREAS, Grantor, ROBERT T. HATTAWAY, established THE ROBERT T. HATTAWAY 1996 TRUST (the "Trust") by instrument dated August 26, 1996; and

WHEREAS, Grantor reserved the right to amend the Trust from time to time; and

WHEREAS, Grantor exercised said right to amend the Trust, inter alia, by entirely restating the terms of the Trust by First, Second, Third, Fourth, Fifth, Sixth, Seventh, and Eighth Restatements thereof dated March 17, 2008; September 4, 2012; December 7, 2012; March 9, 2018; December 27, 2018; February 9, 2022; April 5, 2022; and February 7, 2023; and

WHEREAS, Grantor now wishes to exercise further said right to amend the Trust by restating all of the terms and provisions applicable to the Trust.

IT IS THEREUPON AGREED that the following terms and provisions shall hereafter govern THE ROBERT T. HATTAWAY 1996 TRUST.

ARTICLE I
DISTRIBUTIONS

1. **During Lifetime of Grantor.** The Trustee shall hold, manage and control the property comprising the trust estate, collect the income therefrom, and shall pay or apply the net income to or for the benefit of the Grantor in quarterly or other convenient installments during the Grantor's life and shall pay or apply the trust assets to or for the benefit of the Grantor, or upon the Grantor's direction, for the benefit of such person or persons and in such proportions as Grantor may from time to time direct. Grantor shall have the right to possession and use of any homestead real property of the Grantor which is held as an asset of the trust.

Secretary's separate trust hereunder.

ARTICLE IV **TRUSTEE AND SUCCESSOR TRUSTEES**

1. **Incumbent Trustees.** ROBERT T. HATTAWAY and FRANKLIN W. MARTZ, II, are the sole Co-Trustees hereof. Either such Trustee, acting alone, shall have full power and authority to act for and bind the Trust, and joint signatures shall not be required.

2. **Successor Trustees.** Upon the death, resignation, or inability of either ROBERT T. HATTAWAY or FRANKLIN W. MARTZ, II, to serve as Trustee hereunder, the other of them shall serve as sole Trustee of each trust created hereunder. Subject to sections 3 and 6 of this Article IV, the last serving Trustee of each trust created hereunder shall have the power to designate his or her successor by signed written document.

D. If any S corporation trust or electing small business trust benefits Grantor's spouse, Grantor's spouse shall have the right to require that the trust property be made productive.

E. Any trust to which the provisions of this section apply is intended to constitute a qualified subchapter S trust, as defined in §1361(d)(3) of the Code, or an electing small business trust, as defined in §1361(e) of the Code, and any provision of this Trust Agreement which may conflict with or fail to satisfy this intention shall be disregarded, reconciled, modified, or amplified to accomplish this objective. The provisions of this Article VIII.2. shall prevail over any conflicting provisions of the trust from which such Stock was set aside.

ARTICLE IX
APPLICABLE LAW/TRUST SITUS

This trust has been executed and has been accepted by the Trustee in the State of Florida, and it shall be construed and regulated and all rights under it shall be governed by the laws of that state. Provided, however, the Trustee(s) may, in their sole discretion, change the situs of all trusts created hereunder to any state of the United States if they deem it to be necessary or desirable.

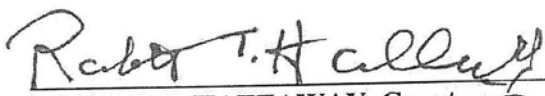
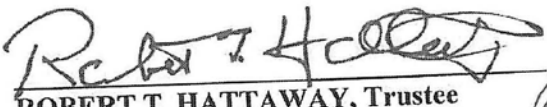
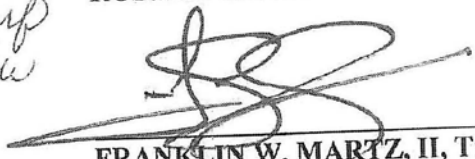
ARTICLE X
ACCEPTANCE BY TRUSTEE

The Trustee hereby accepts the trust herein created.

ARTICLE XI
NAME

This trust shall be known as THE ROBERT T. HATTAWAY 1996 TRUST, and reference thereto in any document shall be legally sufficient to refer to the trusts created pursuant to this Trust Agreement and any written amendments thereto.

IN WITNESS WHEREOF, the foregoing trust is declared and entirely restated as of the date set forth first above.

 _____ ROBERT T. HATTAWAY, Grantor 	 _____ ROBERT T. HATTAWAY, Trustee 
 _____ FRANKLIN W. MARTZ, II, Trustee	



The foregoing Ninth Restated Trust Agreement was on the date hereof executed by ROBERT T. HATTAWAY, as Grantor and as Trustee, in our presence, and we, at his request and in his presence and the presence of each other, have hereunto subscribed our names as attesting witnesses.

Nancy S. Freeman
Witness signature
Witness name printed: Nancy S. Freeman

of Geneva, FL
City and State of Witness' Residence

Pamela Williams
Witness signature
Witness name printed: Pam Williams

of FERN PARK, FL
City and State of Witness' Residence

STATE OF FLORIDA
COUNTY OF Seminole

I, ROBERT T. HATTAWAY, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my Ninth Restated Revocable Trust Agreement in the presence of both witnesses.

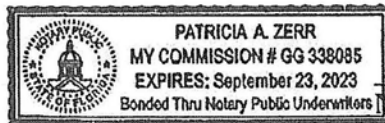
Robert T. Hattaway
ROBERT T. HATTAWAY,
Grantor and Trustee

We, Nancy S. Freeman and Pamela Williams, have been sworn by the officer signing below, and declare to that officer on our oaths that the Grantor, ROBERT T. HATTAWAY, declared the foregoing instrument to be the Grantor's Ninth Restated Trust Agreement and signed it in our presence and that we each signed the instrument as a witness in the presence of the Grantor and of each other.

Nancy S. Freeman
Witness

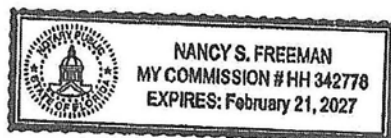
Pamela Williams
Witness

Acknowledged and subscribed before me, by means of physical presence, by the Grantor and Trustee, ROBERT T. HATTAWAY, who ☒ is personally known to me or ☐ has produced _____ as identification, and sworn to and subscribed before me, by means of physical presence, by the witnesses, Nancy S. Freeman who ☒ is personally known to me or ☐ has produced Pamela Williams as identification and _____ who ☐ is personally known to me or ☐ has produced _____ as identification, and subscribed by me in the presence of the Grantor and the subscribing witnesses, all on Sept. 1, 2023, 2023.



Patricia A. Zerr
Notary Public

Acknowledged and subscribed before me, by means of physical presence, by the Co-Trustee, FRANKLIN W. MARTZ, II, who ☒ is personally known to me or ☐ has produced N/A as identification, on September 6, 2023.



Nancy S. Freeman
Notary Public

2026 Property Record Card



Parcel:

Owners:

Parcel Location



Current Site Picture

Parcel Information

Parcel	
Property Address	
Mailing Address	II,TRUSTEE
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$1,868,603	\$1,868,603
	\$0	\$0
	\$1,868,603	\$1,868,603
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$0	\$0
	\$0	\$0
	\$0	\$0
Assessed Value	\$1,868,603	\$1,868,603

2025 Certified Tax Summary

Tax Amount w/o Exemptions	
Tax Bill Amount	
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

Legal Description

LOT C-4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
			\$0
SCHOOLS			\$0
FIRE			\$0
ROAD			\$0
			\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	1/10/2022	\$130,000	10172/1348	Vacant	No
	1/8/2022	\$100	10188/0606	Vacant	No
	12/20/2021	\$690,000	10129/0927	Vacant	No
	4/7/2021	\$400,000	09901/1661	Vacant	No

Land

Units	Rate	Assessed	Market
120,555 SF	\$15.50/SF		

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

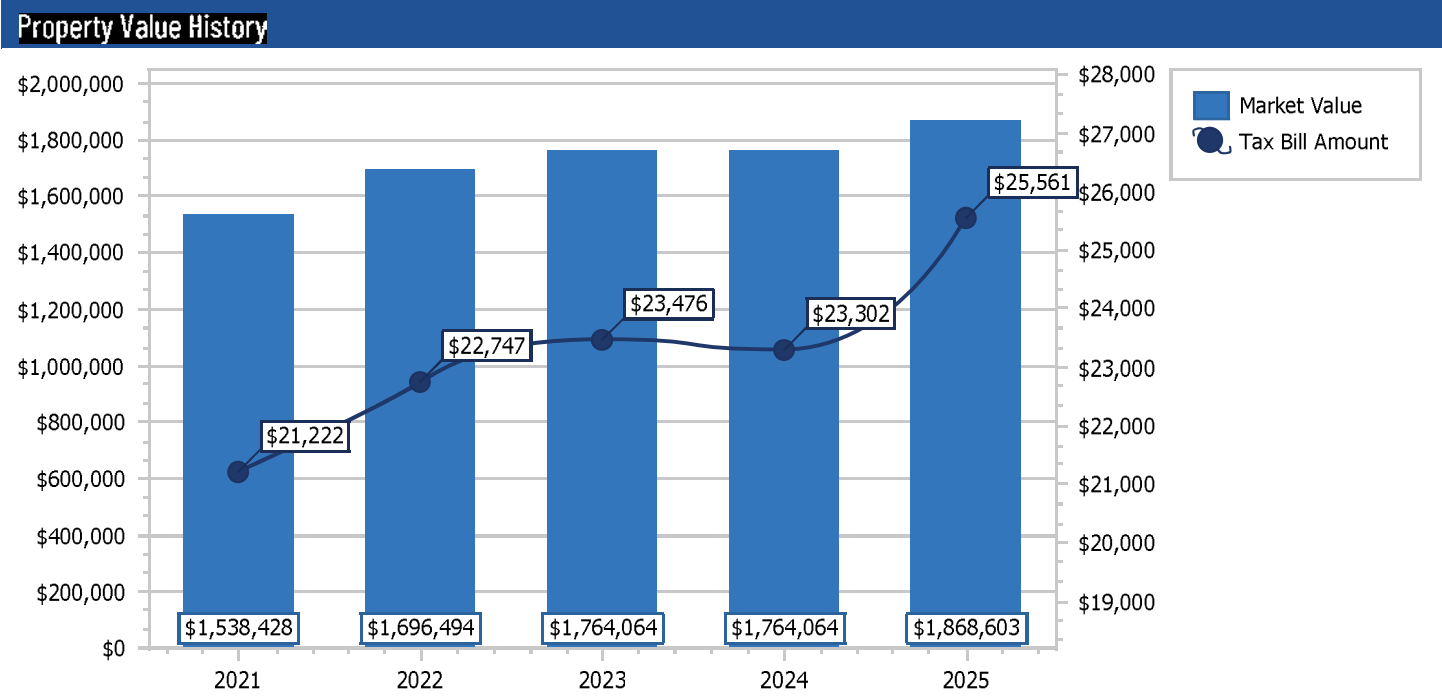
Zoning	PD
Description	
Future Land Use	HIPTI
Description	

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 3

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



2026 Property Record Card



Parcel:

Owners:

Parcel Location



Current Site Picture

Parcel Information

Parcel	
Property Address	
Mailing Address	TRUSTEE
Subdivision	
Tax District	
DOR Use Code	
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
	Cost/Market	Cost/Market
	0	0
	\$0	\$0
	\$0	\$0
	\$514,414	\$514,414
	\$0	\$0
	\$514,414	\$514,414
	\$0	\$0
Save Our Homes	\$0	\$0
Portability	\$338,867	\$354,826
	\$0	\$0
Assessed Value	\$175,547	\$159,588

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,036.67
Tax Bill Amount	\$4,045.49
Tax Savings with Exemptions	\$2,991.18

Owner(s)

Name - Ownership Type

Legal Description**Taxes**

Taxing Authority	Assessed	Exempt Amount	Taxable
	\$175,547	\$0	\$175,547
SCHOOLS	\$514,414	\$0	\$514,414
FIRE	\$175,547	\$0	\$175,547
ROAD	\$175,547	\$0	\$175,547
	\$175,547	\$0	\$175,547

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
	1/10/2022	\$130,000	10172/1348	Vacant	No
	1/8/2022	\$100	10188/0606	Vacant	No
	12/20/2021	\$690,000	10129/0927	Vacant	No
	4/7/2021	\$400,000	09901/1661	Vacant	No
DEED	6/1/2007	\$150,000	06740/0713	Vacant	No

Land

Units	Rate	Assessed	Market
33,188 SF	\$15.50/SF	\$514,414	\$514,414

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

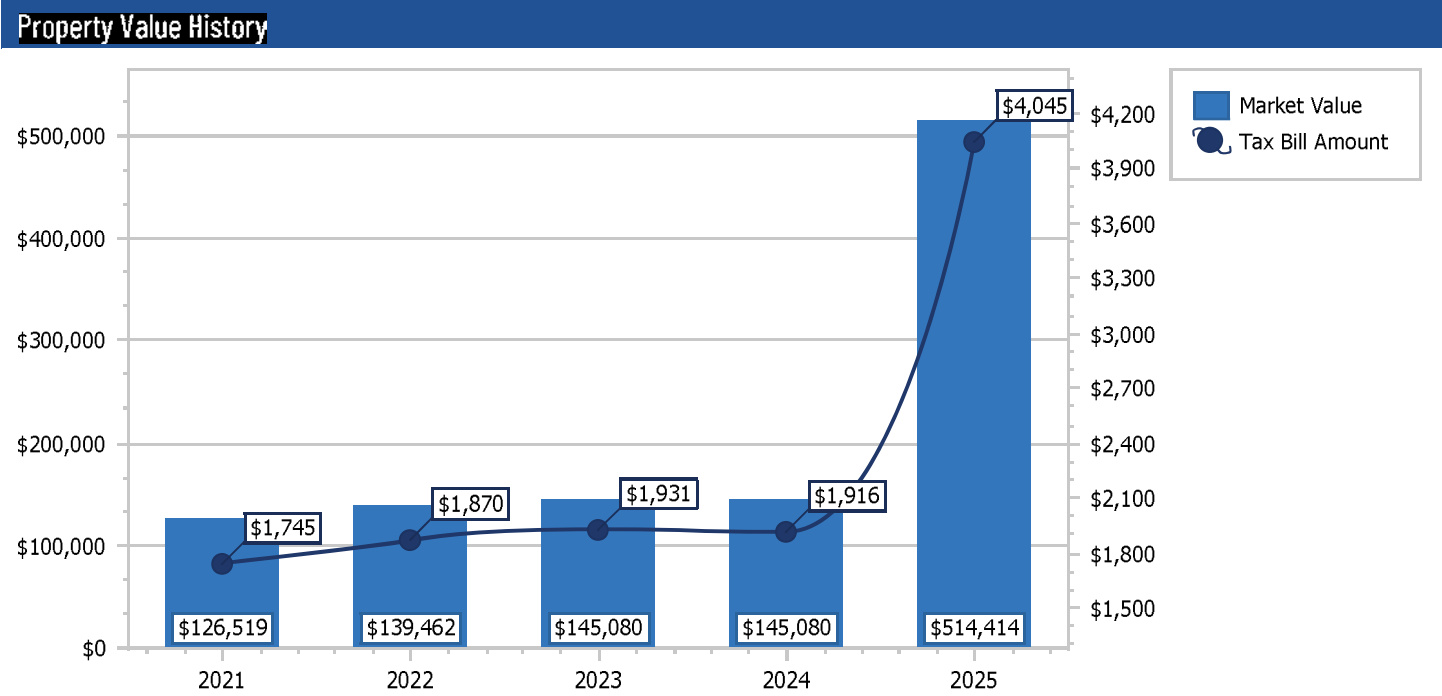
Zoning	PD
Description	
Future Land Use	PD
Description	

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	
US Congress	
State House	
State Senate	
Voting Precinct	Precinct 3

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



**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: 7/7/2026 1:53:12 PM
Project: 26-06000029
Credit Card Number: 42*****2379
Authorization Number: 09926G
Transaction Number: 070726O71-3225BDE9-4BD0-41A7-BE8E-ABD61B8A81E3
Total Fees Paid: 3619.51

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	60.16
SITE PLAN	3559.35
Total Amount	3619.51