



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

PROJ. #: 24-06000016

Received: 2/22/24

Paid: 2/22/24

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> <b>DREDGE AND FILL</b>	\$750.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
<p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>2266 SF</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>19,778 SF</u> =  <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>22,044 SF</u></p> <p>(TOTAL NEW ISA <u>22,044 SF</u> /1,000 = <u>22.044</u> ) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>3,051.1</u></p> <p><u>EXAMPLE:</u> 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></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p>	

### PROJECT

PROJECT NAME: <b>Taco Bell</b>	
PARCEL ID #(S): <b>24-21-30-506-0000-002B</b>	
DESCRIPTION OF PROJECT: <b>Demo existing 2,602 S.F. Restuarant &amp; Construct New 2,266</b>	
EXISTING USE(S): <b>Taco Bell Fast Food</b>	PROPOSED USE(S): <b>Taco Bell Fast Food</b>
ZONING: <b>C-1</b>	FUTURE LAND USE: <b>CDM</b> TOTAL ACREAGE: <del>0.616 AC</del> <sup>0.97</sup> BCC DISTRICT: <b>Dist 2</b>
WATER PROVIDER: <b>Seminole County</b>	SEWER PROVIDER: <b>Seminole County</b>
ARE ANY TREES BEING REMOVED?   YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)	
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: <b>N/A</b>	

<b>APPLICANT</b>		EPLAN PRIVILEGES: VIEW ONLY <input checked="" type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Tony Capley / Kara Nordstrom		COMPANY: US Leader Restaurants OpCo, LLC	
ADDRESS: 9500 S. Dadeland Blvd., Suite 800			
CITY: Miami	STATE: FL	ZIP: 33156	
PHONE: 305-670-0746	EMAIL: Dev@sailormen.com		
<b>CONSULTANT</b>		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
NAME: Simon Pham		COMPANY: Florida Engineering Group, Inc.	
ADDRESS: 5127 S. Orange Ave, Ste 200			
CITY: Orlando	STATE: FL	ZIP: 32809	
PHONE: 407-895-0324	EMAIL: ██████████ SSebaali@feg-inc.us		
<b>OWNER(S)</b> Jai Ma of Lawtey, LLC &		(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)	
NAME(S): Lucky Peppers, LLC - C/O US Leader Restaurants OpCo, LLC			
ADDRESS: 9500 SOUTH DADELAND BOULEVARD, SUITE 800			
CITY: Miami	STATE: FL	ZIP: 33156	
PHONE: 305-670-0746	EMAIL: Dev@sailormen.com		

**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.

  
 \_\_\_\_\_  
 SIGNATURE OF AUTHORIZED APPLICANT

12/20/2023  
 \_\_\_\_\_  
 DATE

05/2023

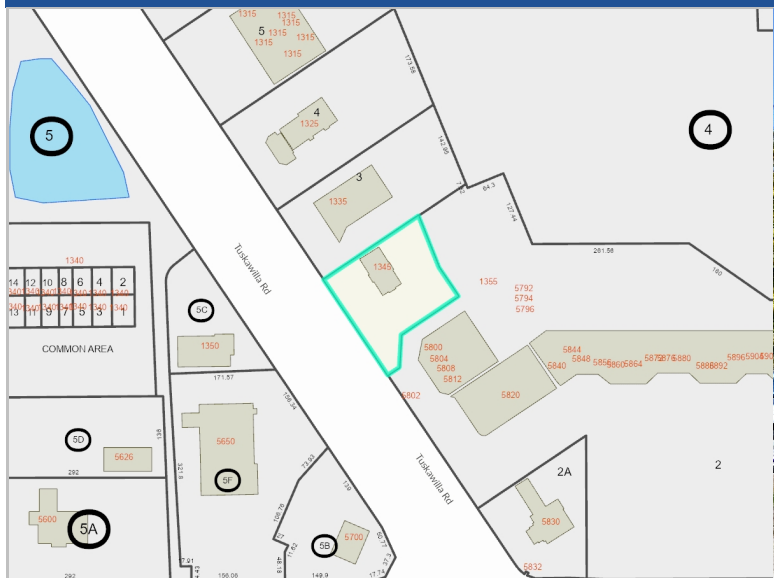
# Property Record Card



**Parcel** 24-21-30-506-0000-002B

**Property Address** 1345 TUSKAWILLA RD WINTER SPRINGS, FL 32708

## Parcel Location



## Site View



242130506000002B 02/11/2022

## Parcel Information

<b>Parcel</b>	24-21-30-506-0000-002B
<b>Owner(s)</b>	LUCKY PEPPERS LLC - Tenants in Common :50 JAI MA OF LAWTEY LLC - Tenants in Common :50
<b>Property Address</b>	1345 TUSKAWILLA RD WINTER SPRINGS, FL 32708
<b>Mailing</b>	1825 RAIFORD RD STARKE, FL 32091-1433
<b>Subdivision Name</b>	RED WILLOW PLAZA
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	22-FAST FOOD RESTAURANT
<b>Exemptions</b>	None
<b>AG Classification</b>	No
<b>Facility Name</b>	TACO BELL WINTER SPRINGS

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$264,374	\$241,860
<b>Depreciated EXFT Value</b>	\$29,462	\$26,291
<b>Land Value (Market)</b>	\$594,902	\$594,902
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$888,738	\$863,053
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$888,738	\$863,053

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$11,485.51  
**2023 Tax Bill Amount** \$11,485.51

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PT OF LOT 2 DESC AS BEG NW COR  
 RUN N 56 DEG 19 MIN 2 SEC E 190.55  
 FT S 21 DEG 28 MIN 58 SEC E 92.53  
 FT S 33 DEG 40 MIN 58 SEC E 58 FT  
 S 56 DEG 19 MIN 2 SEC W 115 FT  
 S 3 DEG 27 MIN 39 SEC W 54.65 FT  
 S 56 DEG 19 MIN 2 SEC W 23 FT  
 N 33 DEG 40 MIN 58 SEC W 192 FT  
 TO BEG (LESS RD)  
 RED WILLOW PLAZA  
 PB 35 PGS 99 & 100

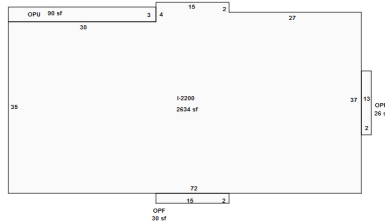
ROAD DISTRICT	\$888,738	\$0	\$888,738
FIRE	\$888,738	\$0	\$888,738
Schools	\$888,738	\$0	\$888,738

SPECIAL WARRANTY DEED 08/01/2004 05428 0390 \$10,200,000 No Improved

SQUARE FEET 27041 \$22.00 \$594,902

### Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages								
1	MASONRY PILASTER	1989	1	2634.00	CONCRETE BLOCK-STUCCO - MASONRY	\$264,374	\$426,409	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>30.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>26.00</td> </tr> <tr> <td>OPEN PORCH UNFINISHED</td> <td>90.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	30.00	OPEN PORCH FINISHED	26.00	OPEN PORCH UNFINISHED	90.00
Description	Area															
OPEN PORCH FINISHED	30.00															
OPEN PORCH FINISHED	26.00															
OPEN PORCH UNFINISHED	90.00															



Sketch by Open Dwell

Building 1 - Page 1

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
12123	UPGRADE FIRE HOOD SYSTEM - TACO BELL	County	\$2,300		12/15/2008
06231	MECHANICAL	County	\$4,500		6/5/2015

## Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL CONCRETE DR 4 IN	10/01/1989	1,680	\$3,132	\$7,829
COMMERCIAL ASPHALT DR 2 IN	10/01/1989	13,080	\$12,818	\$32,046
WALKS CONC COMM	10/01/1989	1,005	\$1,873	\$4,683
BLOCK WALL	10/01/1989	140	\$515	\$1,288
POLE LIGHT 1 ARM	12/01/1989	6	\$11,124	\$11,124

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-1	Commercial	COM	Retail Commercial-Commodies

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	61

## School Information

Elementary School District	Middle School District	High School District
Rainbow	Indian Trails	Winter Springs

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# 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, Sindhukumar B Thakor, of Jai Ma of Lawtey, LLC Manager, the owner of record for the following described property [Parcel ID Number(s)] 24-21-30-506-0000-002B (1345 Tuskawilla Road, Winter Springs, FL 32708) hereby designates Florida Engineering Group, Inc., Kara Nordstrom, or Fred Capley to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance

**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.

2.14.24  
 Date

  
 Property Owner's Signature

Sindhukumar B Thakor Jai Ma of Lawtey, LLC Manager  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF Bradford

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sindhukumar B Thakor (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 14<sup>th</sup> day of February, 2024.



  
 Notary Public



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## Detail by Entity Name

Florida Limited Liability Company

JAI MA OF LAWTEY LLC

### Filing Information

<b>Document Number</b>	L17000124569
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	06/07/2017
<b>Effective Date</b>	06/08/2017
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1825 RAIFORD RD  
STARKE, FL 32091

### Mailing Address

1825 RAIFORD RD  
STARKE, FL 32091

### Registered Agent Name & Address

THAKOR, SINDHU B  
1825 RAIFORD RD  
STARKE, FL 32091

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

THAKOR, SINDHUKUMAR B

1825 RAIFORD RD  
STARKE, FL 32091

Title Secretary

thakor, nikita sindhu  
1825 RAIFORD RD  
STARKE, FL 32091

### Annual Reports

Report Year	Filed Date
-------------	------------

2021	04/13/2021
2022	01/04/2022
2023	04/28/2023

**Document Images**

[04/28/2023 -- ANNUAL REPORT](#)

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[04/03/2018 -- ANNUAL REPORT](#)

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[06/07/2017 -- Florida Limited Liability](#)

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## OWNER AUTHORIZATION FORM

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- 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, Sindhukumar B Thakor, Lucky Peppers, LLC - President, the owner of record for the following described property [Parcel ID Number(s)] 24-21-30-506-0000-002B (1345 Tuskawilla Road, Winter Springs, FL 32708) hereby designates Florida Engineering Group, Inc., Kara Nordstrom, or Fred Capley to act as my authorized agent for the filing of the attached application(s) for:

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<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance

**OTHER:** \_\_\_\_\_

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2.14.24  
Date

*Sindhukumar B Thakor*  
Property Owner's Signature

Sindhukumar B Thakor, Lucky Peppers, LLC - President  
Property Owner's Printed Name

STATE OF FLORIDA  
COUNTY OF Bradford

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Sindhukumar B Thakor (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced FL Driver License as identification, and who executed the foregoing instrument and sworn an oath on this 14th day of February, 2024.



*Amy Chandler*  
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

**LUCKY PEPPERS LLC**

### Filing Information

<b>Document Number</b>	L22000028819
<b>FEI/EIN Number</b>	87-4723561
<b>Date Filed</b>	01/13/2022
<b>Effective Date</b>	01/10/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1825 RAIFORD RD  
STARKE, FL 32091

### Mailing Address

1825 RAIFORD RD  
STARKE, FL 32091

### Registered Agent Name & Address

**THAKOR, SINDHUKUMAR B**

1825 RAIFORD RD  
STARKE, FL 32091

### Authorized Person(s) Detail

#### **Name & Address**

Title P

THAKOR, SINDHUKUMAR B  
1825 RAIFORD RD  
STARKE, FL 32091

Title VP

THAKOR, MINA K  
2128 NW 104TH WAY  
GAINESVILLE, FL 32606

Title AR

THAKOR, NIKITA S  
5100 BURCHETTE RD UNIT 2103  
TAMPA, FL 33647

Title AR

THAKOR, SACHIN S  
5100 BURCHETTE RD UNIT 2103  
TAMPA, FL 33647

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/28/2023

**Document Images**

[04/28/2023 -- ANNUAL REPORT](#)

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[01/13/2022 -- Florida Limited Liability](#)

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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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/22/2024 12:20:01 PM  
**Project:** 24-06000016  
**Credit Card Number:** 55\*\*\*\*\*9387  
**Authorization Number:** 032411  
**Transaction Number:** 220224C19-59253B1B-8B89-41BA-A4C0-5060EB631121  
**Total Fees Paid:** 3095.90

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	45.90
SITE PLAN	3050.00
Total Amount	3095.90