



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

PROJ. #: 24-80000052

Received: 3/28/24

Paid: 4/1/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

PRE-APPLICATION \$50.00

#### PROJECT

PROJECT NAME: Mission BBQ Lake Mary

PARCEL ID #(S): 18-20-30-511-0000-0040

TOTAL ACREAGE: 0.57

BCC DISTRICT: District 4

ZONING: PD - ETOR

FUTURE LAND USE: COM

#### APPLICANT

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

#### CONSULTANT

NAME: Matthew D'Angelo

COMPANY: CPH LLC.

ADDRESS: 2216 Altamont Ave

CITY: Fort Myers

STATE: FL

ZIP: 33901

PHONE: 239.332.5499

EMAIL: mdangelo@cphcorp.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION    LAND USE AMENDMENT    REZONE    SITE PLAN    SPECIAL EXCEPTION

Description of proposed development: Construct a new 2877 S.F. Mission BBQ with the addition of 4 parking spaces to the existing site. The restaurant is proposed to have 99 seats including 31 patio seats.

#### STAFF USE ONLY

COMMENTS DUE: 4/12

COM DOC DUE: 4/18

DRC MEETING: 4/24

PROPERTY APPRAISER SHEET    PRIOR REVIEWS:

ZONING: PD

FLU: COM

LOCATION:

W/S: Seminole County

BCC: 4: Lockhart

on the south side of W Lake Mary Blvd,  
east of Sun Dr



2216 Altamont Avenue  
Fort Myers, Florida 33901  
Phone: 239.332.5499  
Fax: 239.332.2955

*www.cphcorp.com*

March 27, 2024

Seminole County Planning, Development Division  
1101 East First Street, Room 2028  
Sanford, FL 32771

Re: Mission BBQ Lake Mary  
Pre-Application Narrative

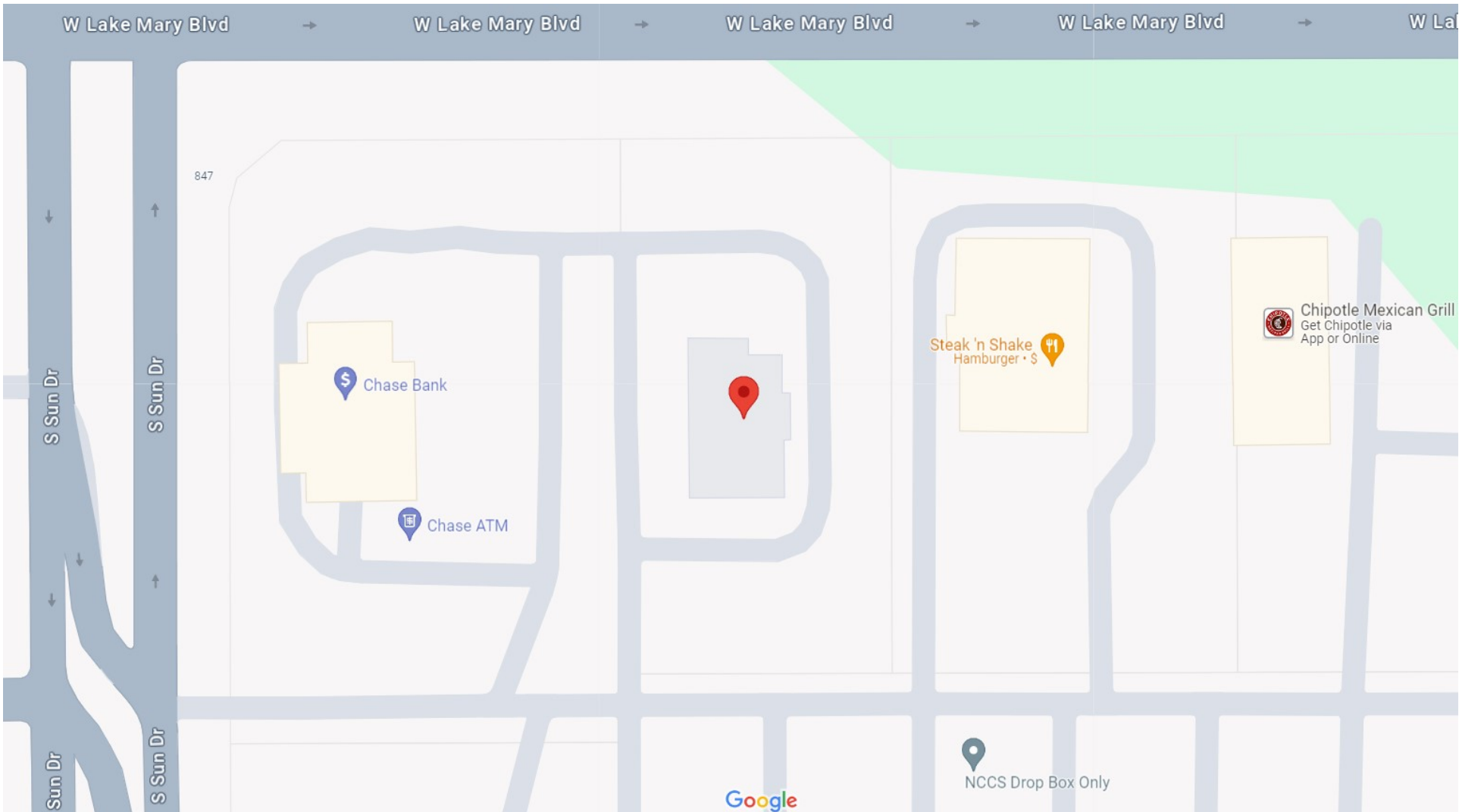
Mission BBQ Management, LLC. is proposing to expand and remodel the existing structure to create a new 2,877 SF. Mission BBQ Restaurant at 4335 W Lake Mary Blvd, Lake Mary, FL 32746. The proposed scope of work associated with these improvements will include the following:

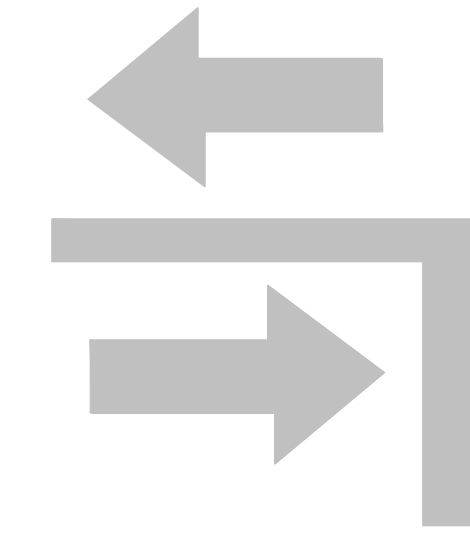
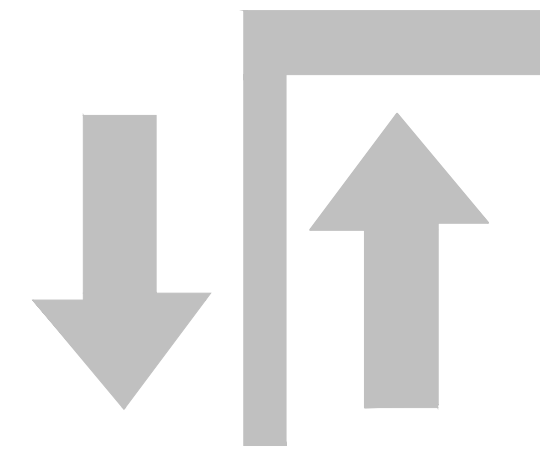
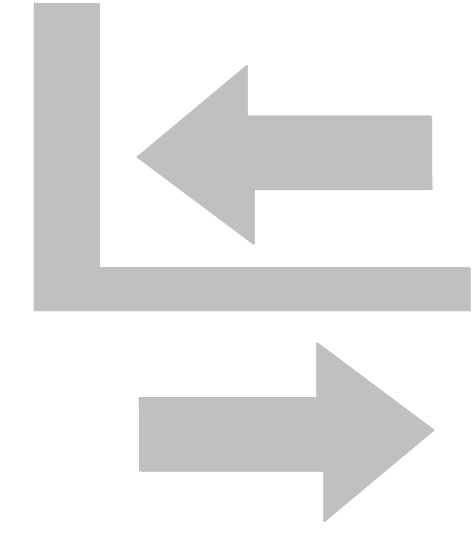
- Building remodel and limited site demo to extend the building.
- Limited parking space re-striping to accommodate 3 additional parking stalls.
- Limited curbing and pavement addition to modify traffic pattern around new building.
- Limited utility and site improvements.

Please do not hesitate to contact us if you have any questions. Thank you.

Sincerely

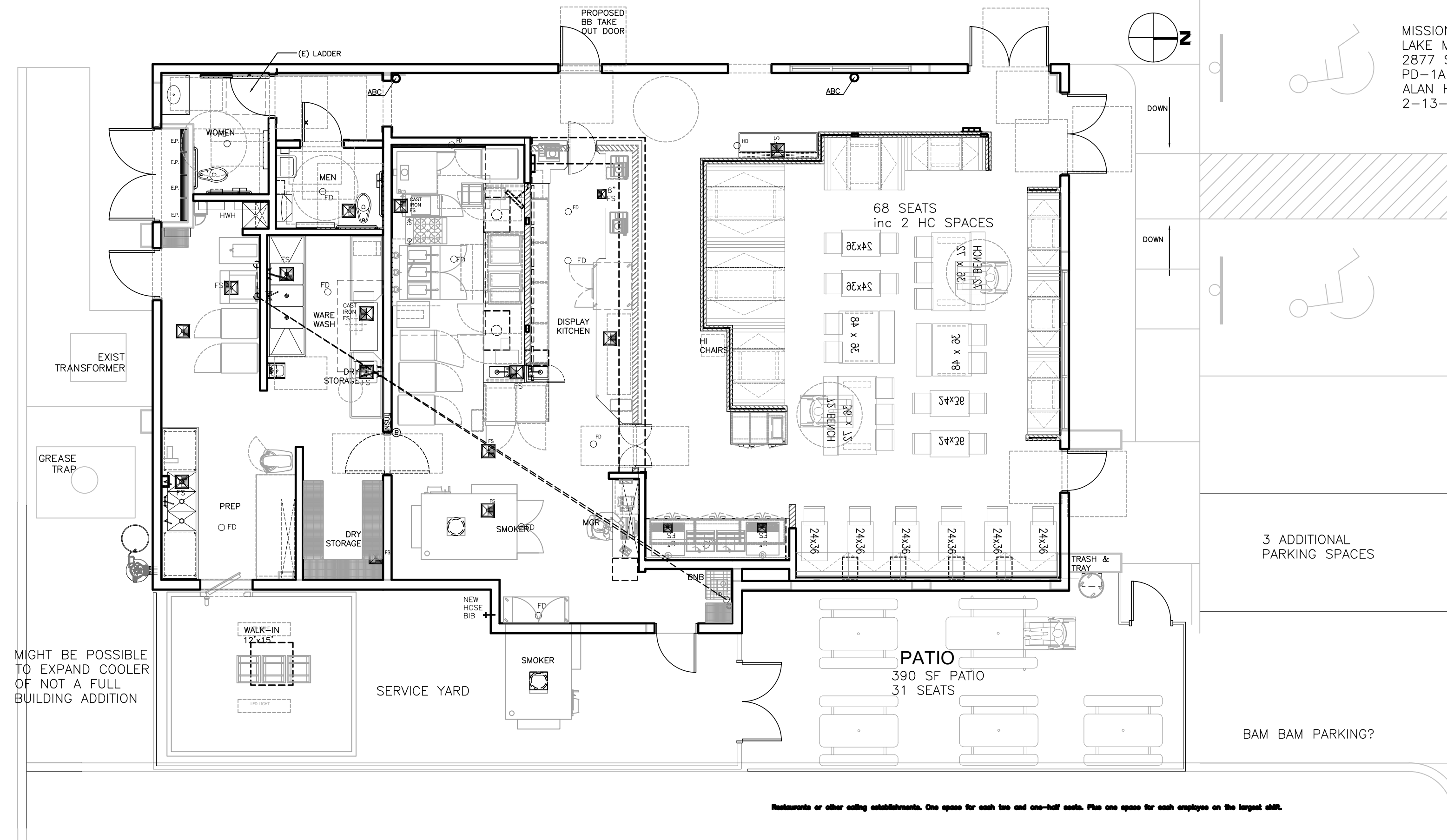
Matthew D'Angelo, P.E.  
Project Manager





29 TOTAL PARKING SPACES

1 ADDITIONAL PARKING SPACE



MISSION BBQ  
LAKE MARY, FL  
2877 SF  
PD-1A  
ALAN HAMM ARCHITECTS, P.C.  
2-13-24

3 ADDITIONAL PARKING SPACES

BAM BAM PARKING?

MIGHT BE POSSIBLE TO EXPAND COOLER OF NOT A FULL BUILDING ADDITION

Restrooms or other seating establishments. One space for each sex and one-half male. Plus one space for each employee on the largest shift.

THIS IS NOT CURRENTLY OPEN OR CONNECTING TO ADJ LOT

# Property Record Card



**Parcel** 18-20-30-511-0000-0040

**Property Address** 4335 W LAKE MARY BLVD LAKE MARY, FL 32746

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	18-20-30-511-0000-0040
<b>Owner(s)</b>	PENUEL CO LLC
<b>Property Address</b>	4335 W LAKE MARY BLVD LAKE MARY, FL 32746
<b>Mailing</b>	C/O ALEX KWEI PO BOX 81 GREENVALE, NY 11548-0081
<b>Subdivision Name</b>	GREENWOOD AT LAKE MARY
<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>	BOSTON MARKET-LK MARY

## 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>	\$371,765	\$343,683
<b>Depreciated EXFT Value</b>	\$16,349	\$13,722
<b>Land Value (Market)</b>	\$632,500	\$568,491
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$1,020,614	\$925,896
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$2,128	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$1,018,486	\$925,896

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$12,321.82  
**2023 Tax Bill Amount** \$12,321.82

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

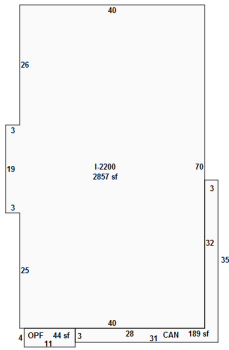
W 85 FT OF LOT 4 & E 30 FT OF LOT 5  
 GREENWOOD AT LAKE MARY  
 PB 45 PGS 67 & 68

ROAD DISTRICT	\$1,018,486	\$0	\$1,018,486
FIRE	\$1,018,486	\$0	\$1,018,486
Schools	\$1,020,614	\$0	\$1,020,614

WARRANTY DEED	07/01/1992	02447	1438	\$5,960,400	No	Vacant
SQUARE FEET				25300	\$25.00	\$632,500

## Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MASONRY PILASTER .	1994/2006	1	2857.00	CONCRETE BLOCK - MASONRY	\$371,765	\$467,629	<b>Description</b>	<b>Area</b>
								OPEN PORCH FINISHED	44.00
								CANOPY	189.00



Sketch by Apex Sketch

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04961	FIRE ALARM - BOSTON CHICKEN	County	\$900		7/1/1994
13118	INTERIOR ALTERATIONS	Altamonte Springs	\$55,000	1/17/2007	11/27/2006
02752	857 SUN DR	County	\$200,000	7/25/1994	4/1/1994
04085	BOSTON CHICKEN COMPANY DOING WORK - FIREMASTER	County	\$550		6/1/1994
00508	BOSTON MARKET RANGE HOOD SUPPR	County	\$1,286		1/1/1996
00219	INSTALL FIRE ALARM SYSTEM	County	\$2,499		1/1/2002
09383	NEW MENU BOARDS, SPKR & RELOCATE EQUIP	County	\$35,000		10/1/2001
01422	4 SIGNS	County	\$0		2/1/2002
04377	LAKE MARY BOSTON CHICKEN AUTOMATIC SPRINKLER 857 SUN DR	County	\$2,800		6/1/1994
00362	RANGE HOOD SUPPRESSION SYSTEM	County	\$3,895		1/11/2007
00201	WALL SIGN	County	\$5,000		1/8/2007
00299	REROOF	County	\$8,095		1/10/2007
08147	MECHANICAL	County	\$6,800		9/27/2013
00556	INSTALLING WALL SIGNS	County	\$1,800		1/17/2017
09590	PLUMBING	County	\$16,600		7/13/2017

## Extra Features

Description	Year Built	Units	Value	New Cost
WALKS CONC COMM	06/01/1994	775	\$1,445	\$3,612
COMMERCIAL CONCRETE DR 4 IN	06/01/1994	144	\$268	\$671
BRICK WALKWAY	06/01/1994	90	\$329	\$823
BLOCK WALL	06/01/1994	234	\$861	\$2,153
COMMERCIAL ASPHALT DR 2 IN	06/01/1994	13,720	\$13,446	\$33,614

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Commercial	COM	Planned Development

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
36.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	20

## School Information

Elementary School District	Middle School District	High School District
Lake Mary	Greenwood Lakes	Lake Mary

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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:** 4/1/2024 11:12:53 AM  
**Project:** 24-80000052  
**Credit Card Number:** 37\*\*\*\*\*4003  
**Authorization Number:** 278211  
**Transaction Number:** 010424O39-126897E2-1A55-45F5-9E16-B1BA58A23ACF  
**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