



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

PROJ. #: 24-80000044
 PM: Tyler
 REC'D: 3/14/24

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: Dunkin Donuts/Baskin Robbins 5202 Red Bug Lake Road
 PARCEL ID #(S): 24-21-30-519-0000-0030
 TOTAL ACREAGE: 0.506 BCC DISTRICT: 2 Zembower
 ZONING: PD - Planned Development FUTURE LAND USE: PD

APPLICANT

NAME: Steve Jenkins COMPANY: HZ Coffee Group
 ADDRESS: 4415 Highway 6 South
 CITY: Sugar Land STATE: TX ZIP: 77478
 PHONE: 813-763-8462 EMAIL: sjenkins@coffeehzgroup.com

CONSULTANT

NAME: John Roman COMPANY: Oliveri Architects
 ADDRESS: 1004 Indiana Ave
 CITY: Palm Harbor STATE: FL ZIP: 34683
 PHONE: 727-781-7525 EMAIL: john@oliveriarchitects.com

PROPOSED DEVELOPMENT

Brief description of proposed development: Interior and exterior renovations to an existing bank building for a new Dunkin Donuts/Baskin Robbins store.

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

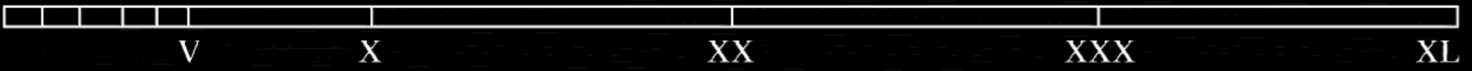
STAFF USE ONLY

COMMENTS DUE: 3/22 COM DOC DUE: 3/28 DRC MEETING: 4/3

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD FLU: PD LOCATION: on the northeast corner of Red Bug Lake Rd, and Dodd Rd
 W/S: Seminole County BCC: 2: Zembower

OLIVERI ARCHITECTS



AR0014028

March 12, 2024

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

Re: Dunkin/Baskin
5202 Red Bug Lake Road
Winter Springs, FL 32708
Parcel Number: 24-21-30-519-0000-0030
(OA #23-151)

To Whom It May Concern:

We are proposing to renovate and convert the existing bank to a Dunkin Donuts/Baskin Robbins store. The bank is located at the corner of Red Bug Lake Road and Dodd Road (Parcel #24-21-30-519-0000-0030). The renovation work will include interior and exterior renovation to the existing building to implement the Dunkin brand specifics. This will include removing the existing bank drive through canopy system and reworking the existing site to create a drive through lane that meets the Dunkin brand requirements.

Please see the attached Design Development Scheme 'D' package that includes the following information:

- Existing/Demolition Architectural Site Plan
- Existing/Demolition Floor Plan
- Existing/Demolition Roof Plan
- Existing/Demolition Exterior Elevations
- Proposed Architectural Site Plan
- Proposed Floor Plan
- Proposed Roof Plan
- Proposed Exterior Elevations
- Proposed Colored Elevations

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,
OLIVERI ARCHITECTS

SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SYMBOL LEGEND

- R/W - Right-of-Way
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/Cap, Set Stamped "PSM 5730"
- ▲ - PK/MAG Nail or Railroad Spike Found as Noted
- - Concrete Monument Found As Noted
- ⊗ - No. of Regular Parking Spaces
- ⊗ - No. of Handicap Parking Spaces
- ⊗ - Storm Manhole
- ⊗ - Curb Inlet Basin w/ Grate
- ⊗ - Catch Basin
- ⊗ - Cleanout
- ⊗ - Sanitary Manhole
- ⊗ - Fire Hydrant
- ⊗ - Water Valve
- ⊗ - Water Meter
- ⊗ - Air Condition Unit
- ⊗ - Grease Trap
- ⊗ - Electric Transformer
- ⊗ - Utility Vault
- ⊗ - Handicap Space
- ⊗ - Sign
- ▬ - Wall (As Noted)
- ⊗ - Utility Pole
- ⊗ - Traffic Pole
- ⊗ - Light Pole
- ⊗ - Overhead Utilities
- ⊗ - No Parking Area
- ▬ - Building Area

| LINE | BEARING | DISTANCE |
|------------|---------------|----------|
| L1 (Msd) | S 45°45'14" E | 49.75 |
| L1 (Plot) | S 45°23'59" E | 49.75 |
| L2 (Msd) | N 89°30'24" E | 158.09 |
| L2 (Plot) | N 89°25'29" E | 158.09 |
| L3 (Msd) | S 87°28'21" E | 43.59 |
| L3 (Plot) | S 87°06'53" E | 43.59 |
| L4 (Msd) | N 00°21'35" W | 32.81 |
| L4 (Plot) | N 00°00'00" E | 33.27 |
| L5 (Msd) | N 89°38'25" E | 116.88 |
| L5 (Plot) | N 90°00'00" E | 116.30 |
| L6 (Msd) | N 89°38'25" E | 12.84 |
| L6 (Plot) | N 90°00'00" E | 13.32 |
| L7 (Msd) | N 82°32'30" W | 51.58 |
| L7 (Plot) | N 82°10'55" W | 51.58 |
| L8 (Msd) | N 59°05'43" W | 7.32 |
| L8 (Plot) | N 49°48'08" W | 7.12 |
| L9 (Msd) | N 82°53'33" W | 6.28 |
| L9 (Plot) | S 81°47'51" E | 6.38 |
| L10 (Msd) | S 00°55'24" W | 41.25 |
| L10 (Plot) | N 01°23'22" E | 41.47 |
| L11 (Msd) | N 89°13'22" W | 62.27 |
| L11 (Plot) | S 88°36'38" E | 62.27 |
| L12 (Msd) | N 66°35'18" W | 12.95 |
| L12 (Plot) | S 86°02'31" E | 12.92 |

| CURVE | ARC LENGTH | RADIUS | SUBTEND. ANGLE | CHORD BEARING | CHORD LENGTH |
|-----------|------------|--------|----------------|---------------|--------------|
| C1 (Msd) | 27.32 | 48.50 | 32°16'11" | S 35°59'42" E | 26.98 |
| C1 (Plot) | 27.32 | 48.50 | 32°16'11" | S 35°24'02" E | 26.98 |

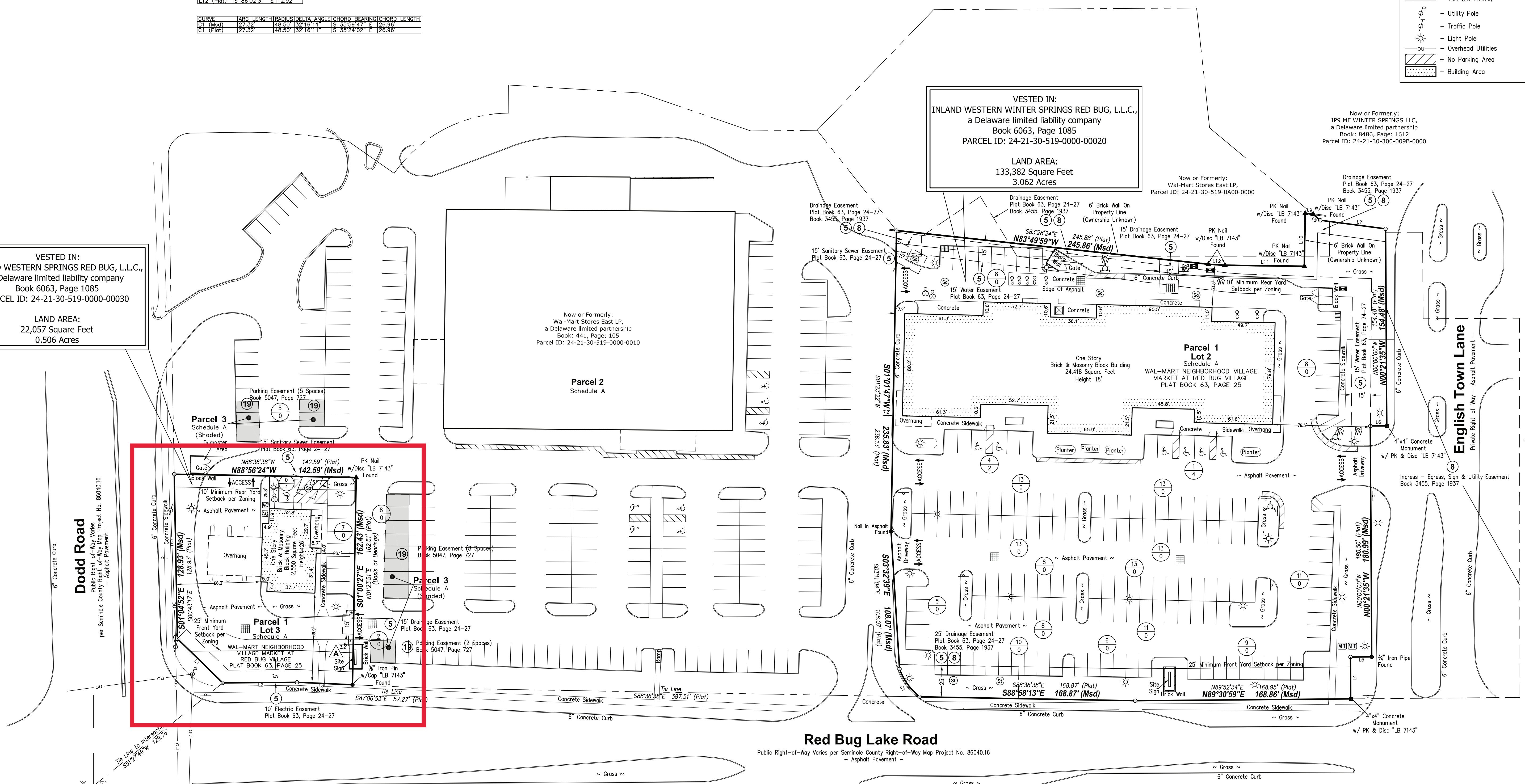
VESTED IN:
INLAND WESTERN SPRINGS RED BUG, L.L.C.,
a Delaware limited liability company
Book 6063, Page 1085
PARCEL ID: 24-21-30-519-0000-0003

LAND AREA:
22,057 Square Feet
0.506 Acres

VESTED IN:
INLAND WESTERN WINTER SPRINGS RED BUG, L.L.C.,
a Delaware limited liability company
Book 6063, Page 1085
PARCEL ID: 24-21-30-519-0000-00020

LAND AREA:
133,382 Square Feet
3.062 Acres

Now or Formerly:
1P9 MF WINTER SPRINGS LLC,
a Delaware limited partnership
Book: 8486, Page: 1612
Parcel ID: 24-21-30-300-0098-0000



Dodd Road
Right-of-Way
Asphalt Pavement

English Town Lane
Private Right-of-Way - Asphalt Pavement

Red Bug Lake Road
Public Right-of-Way Varies per Seminole County Right-of-Way Map Project No. 8604016
- Asphalt Pavement -

millman
National Land Services

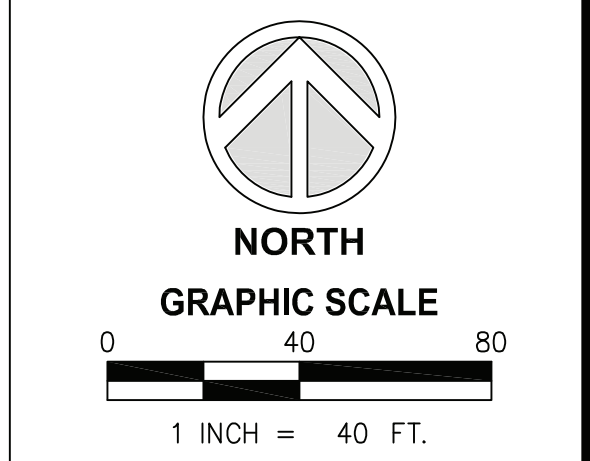
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY and ALTA/NPS
LAND TITLE SURVEY
PREPARED FOR:

CROW HOLDINGS
CAPITAL REAL
ESTATE
3819 Maple Avenue
Dallas, Texas 75219

5256 Red Bug Lake Road
City of Winter Springs
County of Seminole
State of Florida

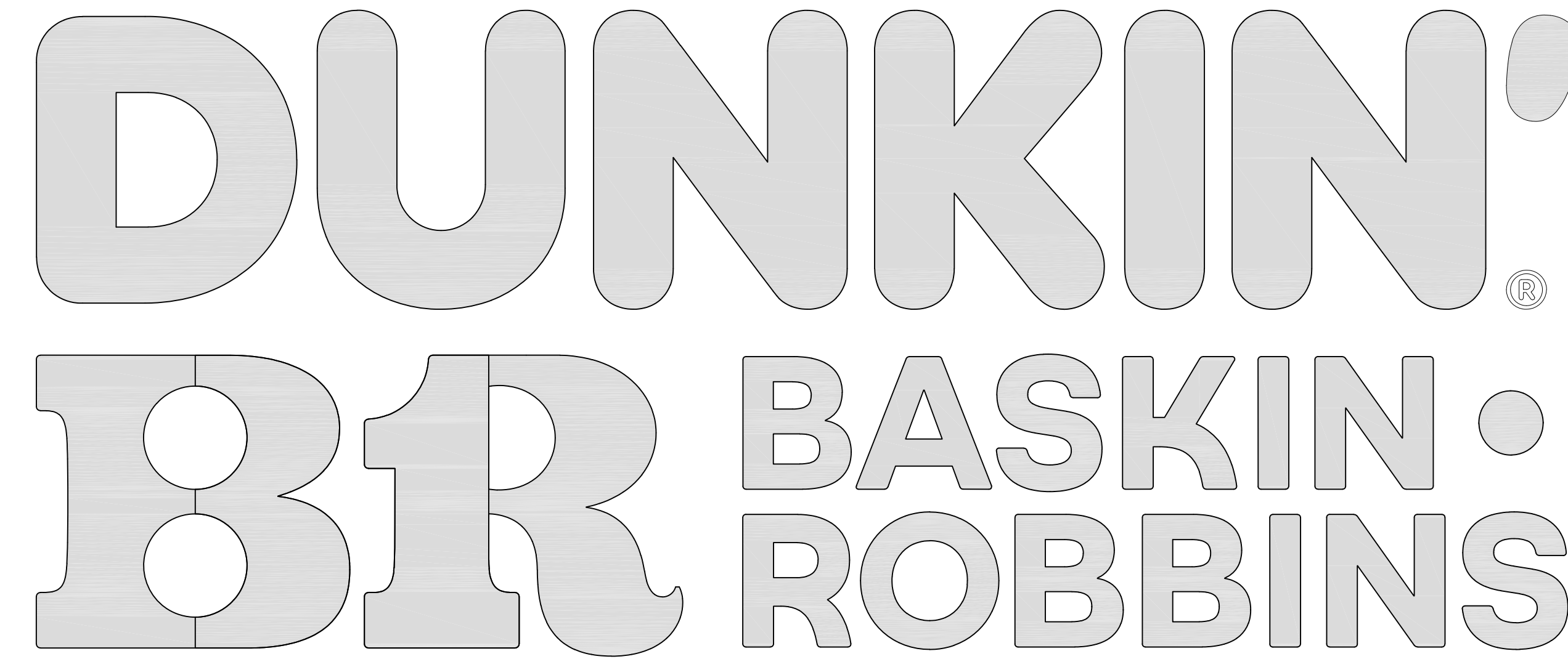


Surveyor's Seal

Sheet No. **2** of **2**

MSI Project No. 41214
Prior MSI Project No. 40034
PC: EF
PM: MG
Drafter: CRI

INTERIOR/EXTERIOR RENOVATIONS FOR

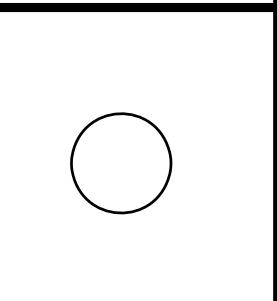


5202 RED BUG LAKE ROAD
WINTER SPRINGS, FLORIDA 32708
SEMINOLE COUNTY

| REVISIONS | BY |
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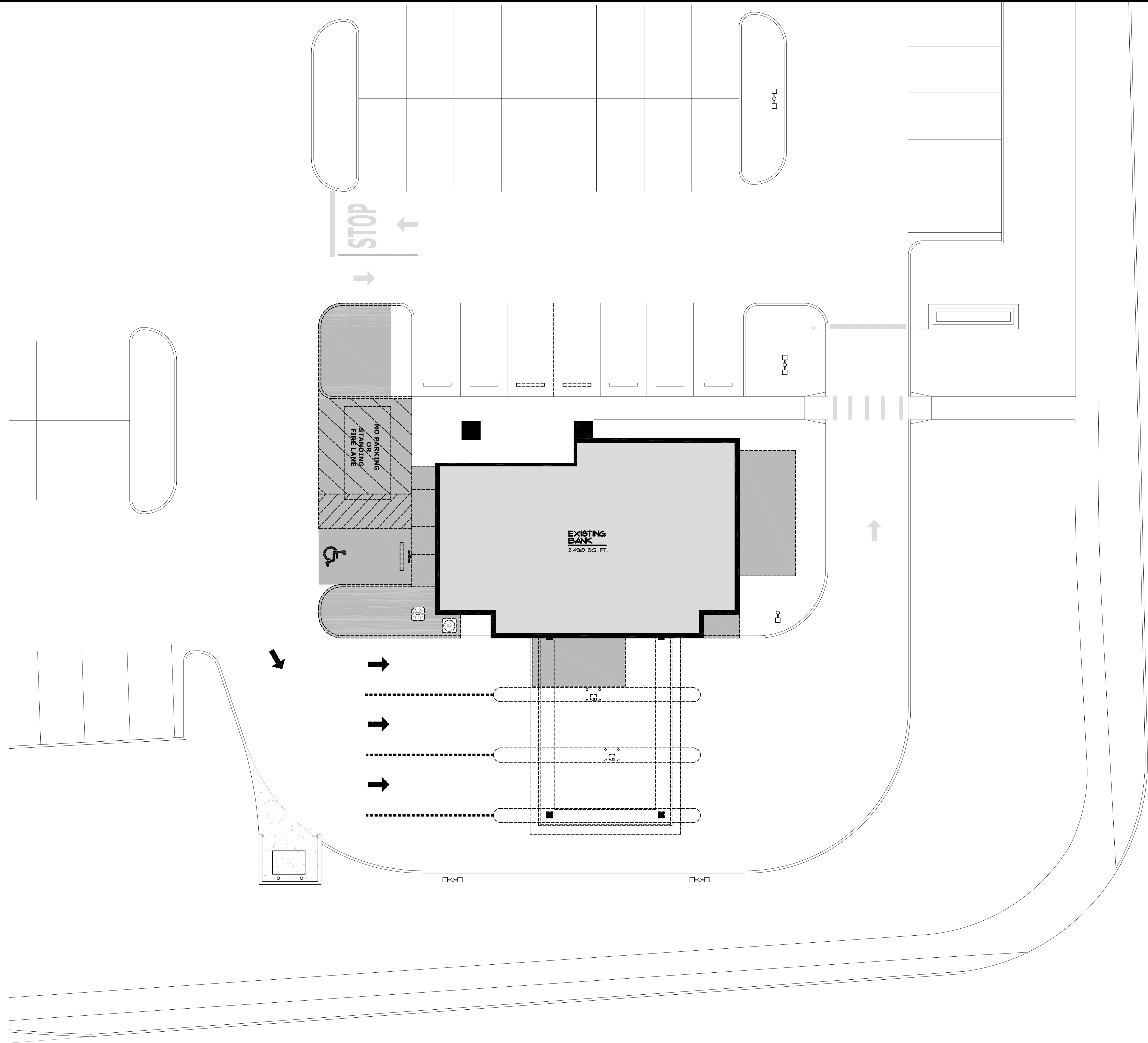


DESIGN
DEVELOPMENT
SCHEME 'D'

Interior/Exterior Renovations for
**DUNKIN'
BASKIN-ROBBINS**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151

Sheet
T1

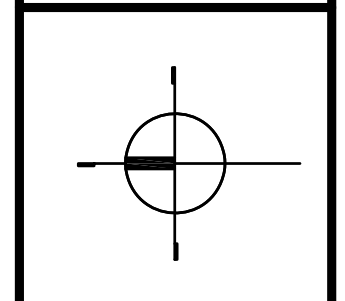


1 EXISTING/DEMOLITION ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

| REVISIONS | BY |
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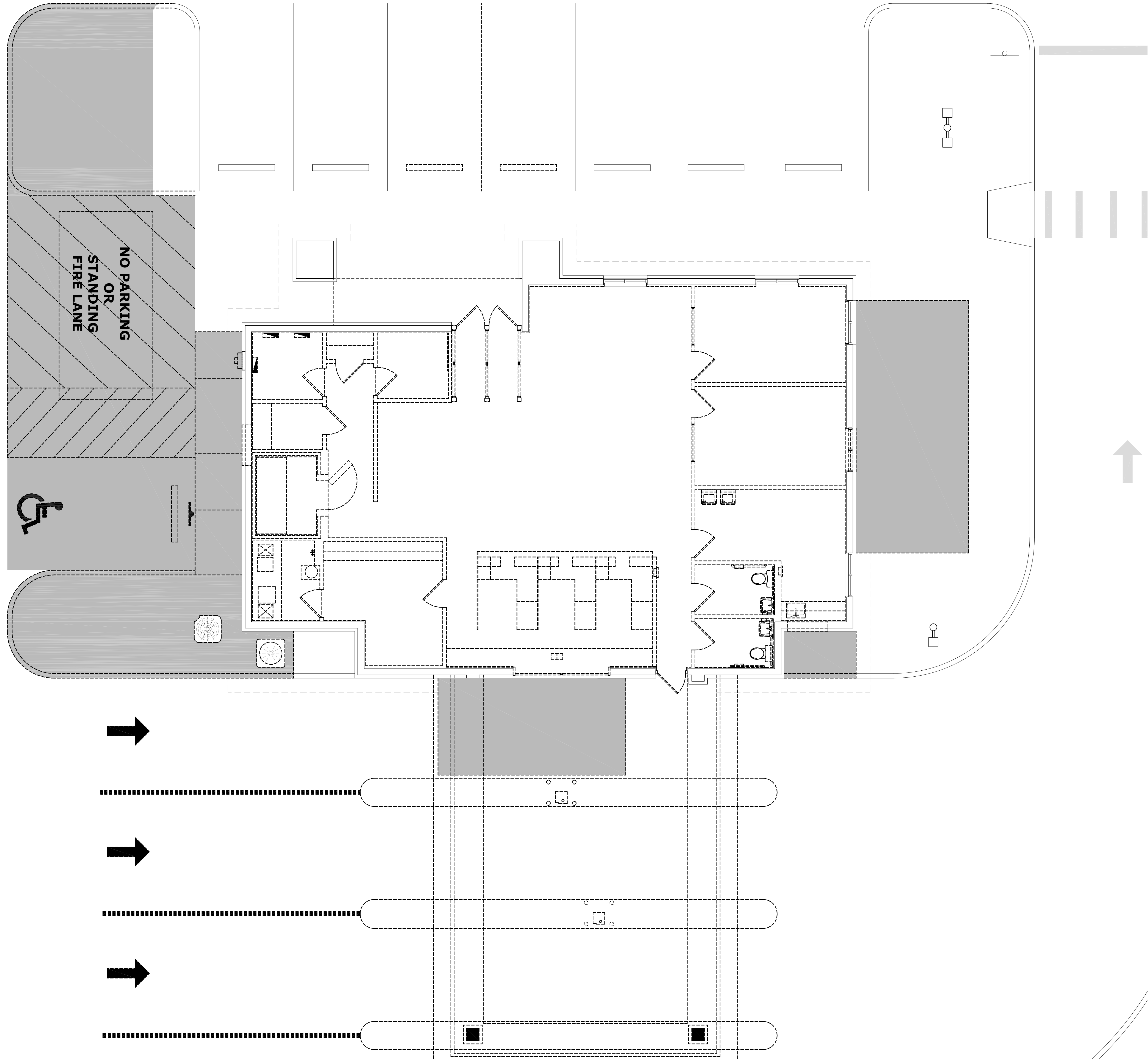


**DESIGN
DEVELOPMENT
SCHEME 'D'**

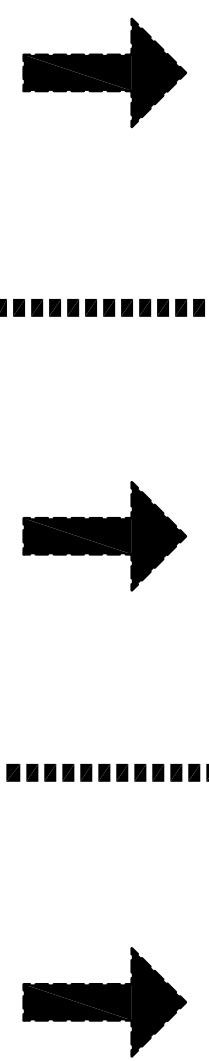
Interior/Exterior Renovations for
**DUNKIN
BASKIN**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151
Sheet

D1



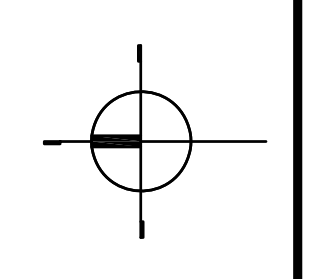
NO PARKING
OR
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FIRE LANE



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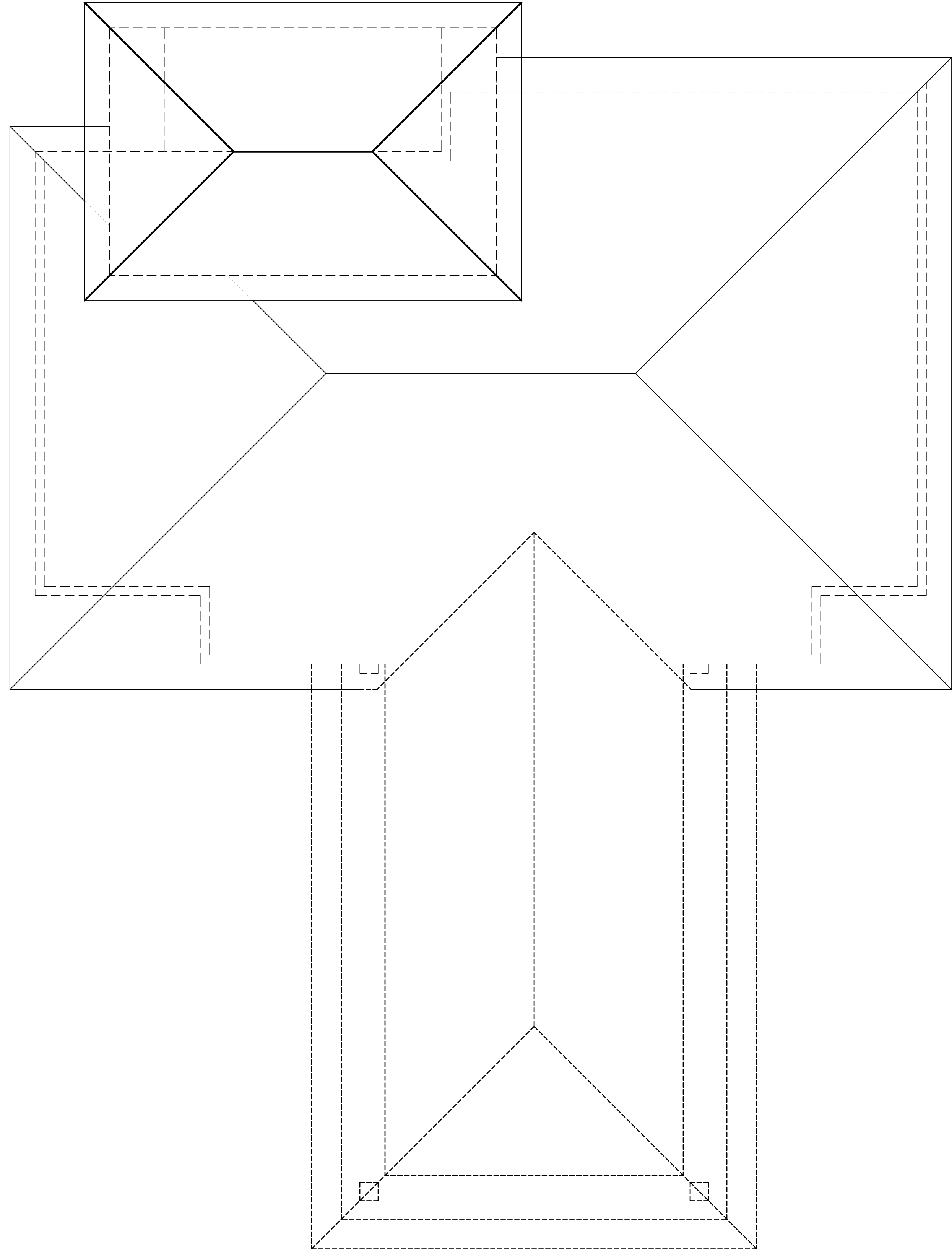
DESIGN
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Interior/Exterior Renovations for
**DUNKIN
 BASKIN**
 5202 Red Bug Lake Road
 Winter Springs, FL 32708
 Seminole County

Date: 02.29.24
 Scale: AS NOTED
 Project Mgr: JDR
 Drawn: JDR
 Job: 23-151

Sheet
D2

EXISTING/DEMOLITION FLOOR PLAN
 SCALE: 3/16"=1'-0"

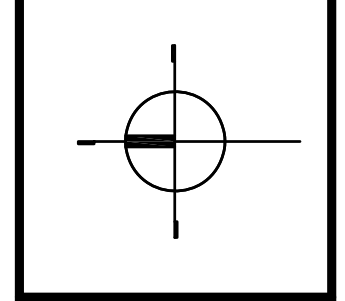


1 EXISTING/DEMOLITION ROOF PLAN
SCALE: 3/16"=1'-0"

| REVISIONS | BY |
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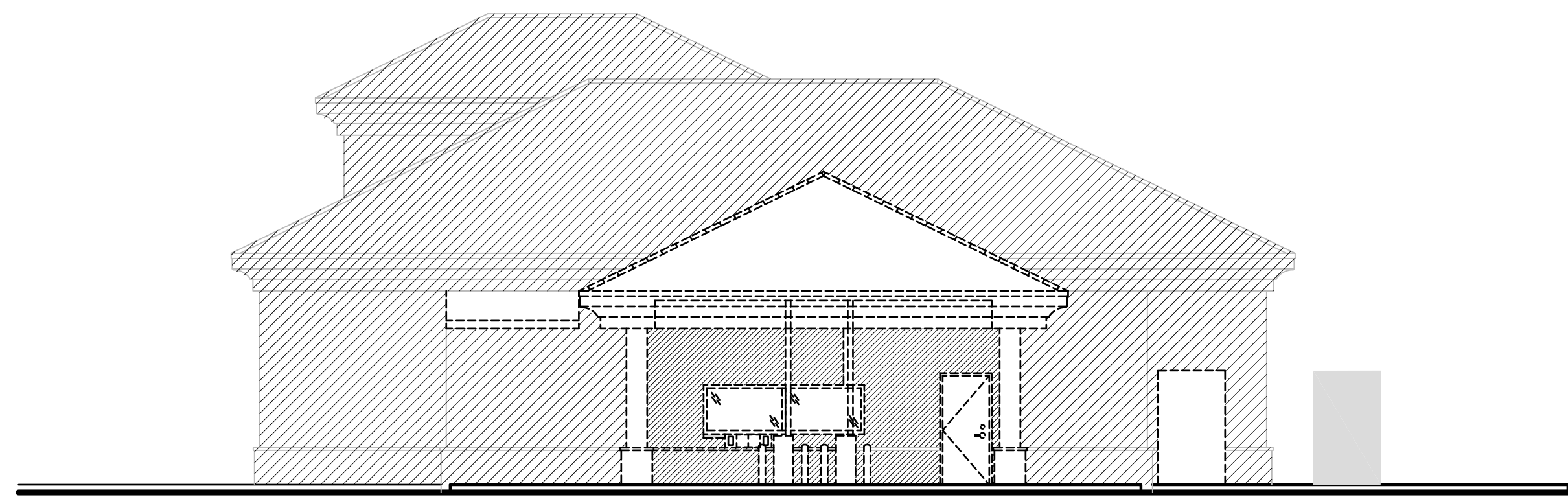


DESIGN
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 SCHEME 'D'

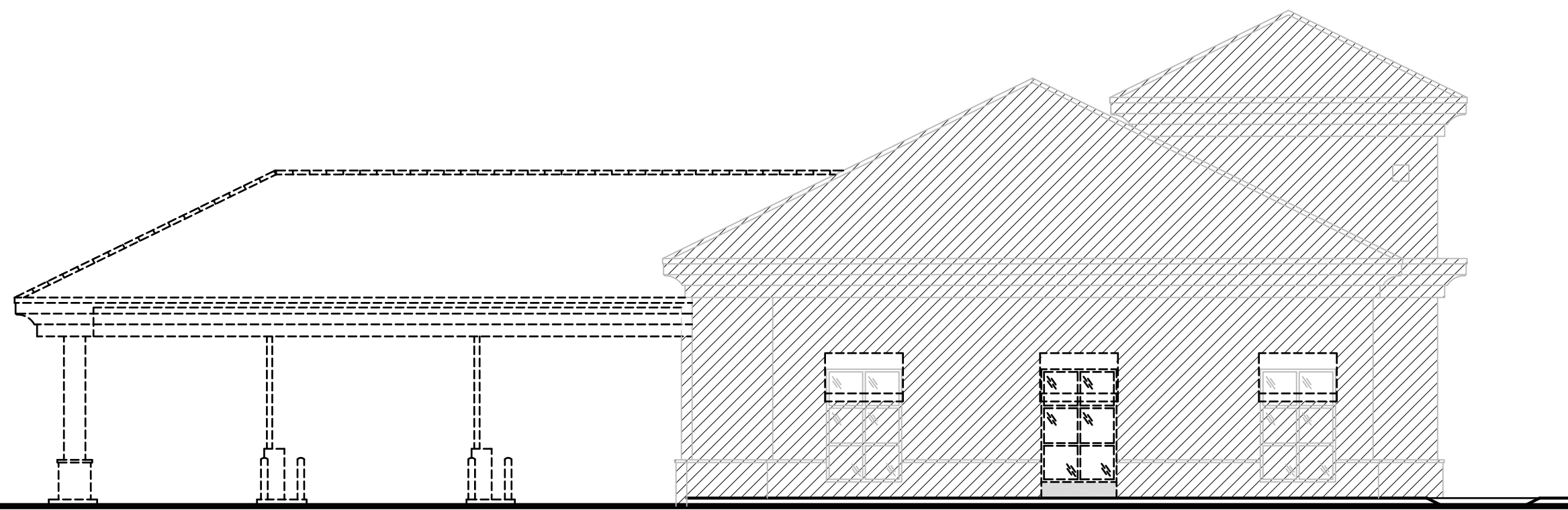
Interior/Exterior Renovations for
**DUNKIN
 BASKIN**
 5202 Red Bug Lake Road
 Winter Springs, FL 32708
 Seminole County

Date: 02.29.24
 Scale: AS NOTED
 Project Mgr: JDR
 Drawn: JDR
 Job: 23-151
 Sheet

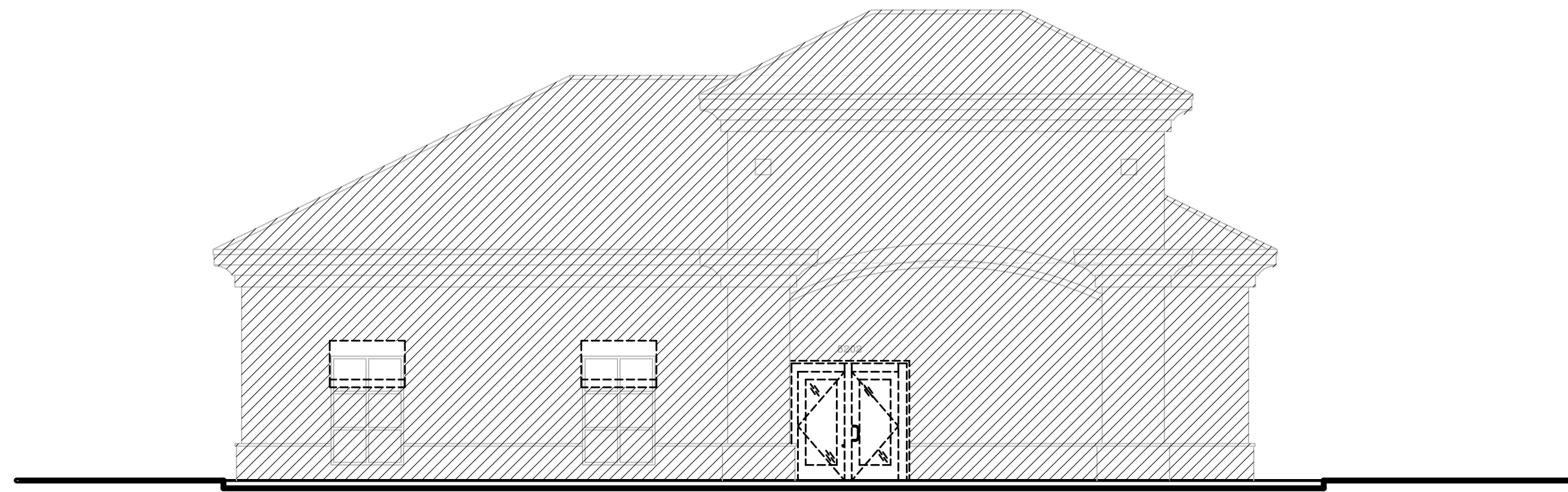
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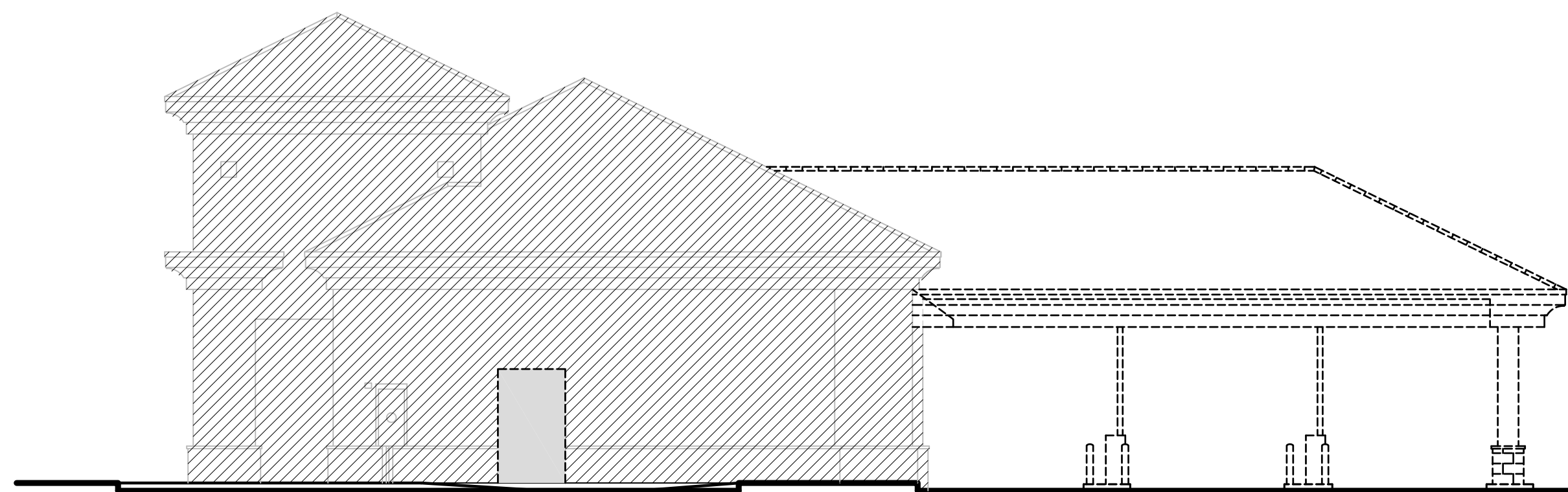
1 EXISTING/DEMOLITION WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING/DEMOLITION SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING/DEMOLITION EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



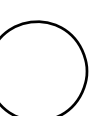
4 EXISTING/DEMOLITION NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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DESIGN
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Interior/Exterior Renovations for
**DUNKIN
BASKIN**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24

Scale: AS NOTED

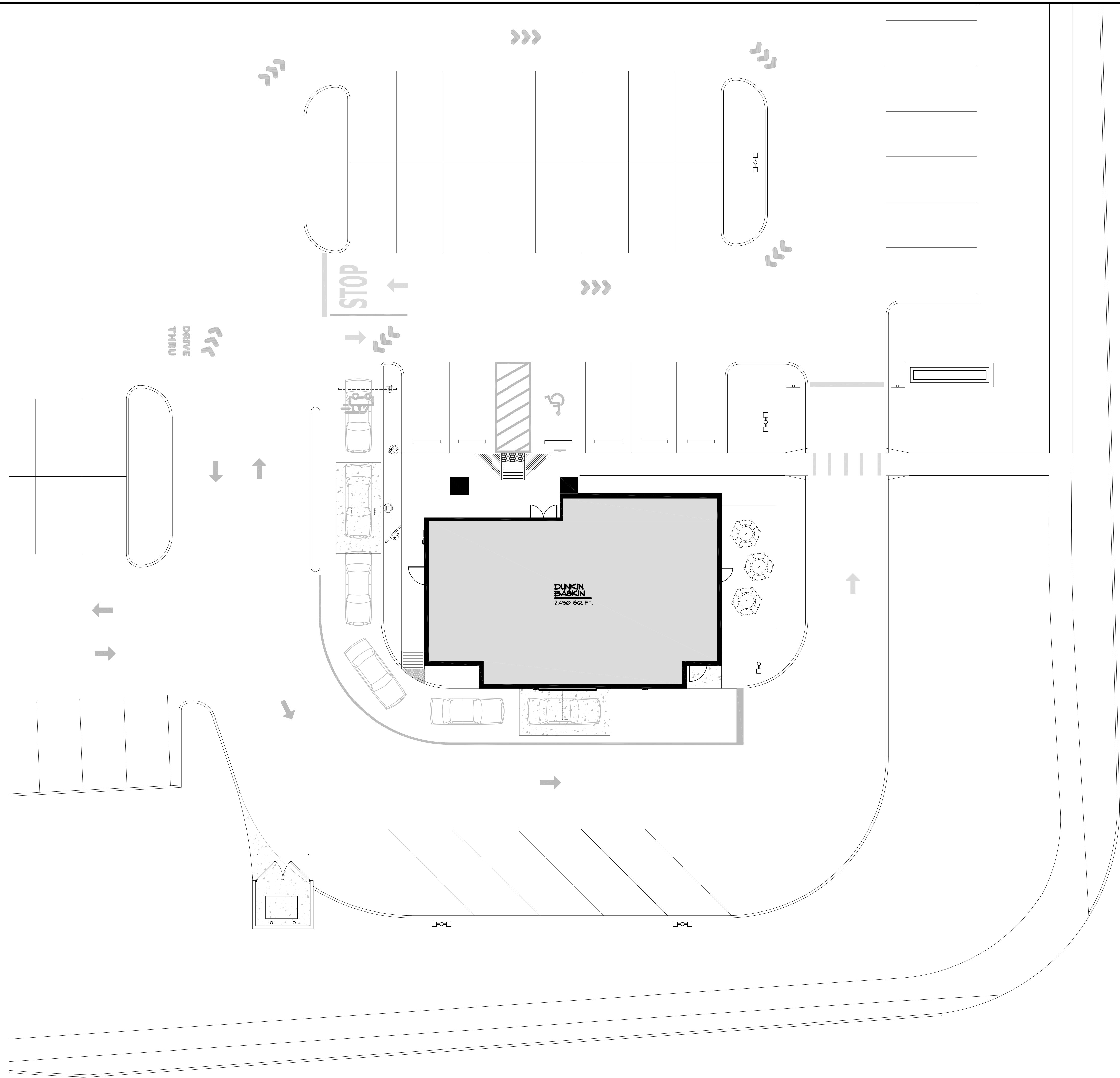
Project Mgr: JDR

Drawn: JDR

Job: 23-151

Sheet

D4

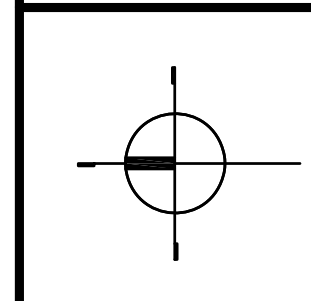


1 ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

| REVISIONS | BY |
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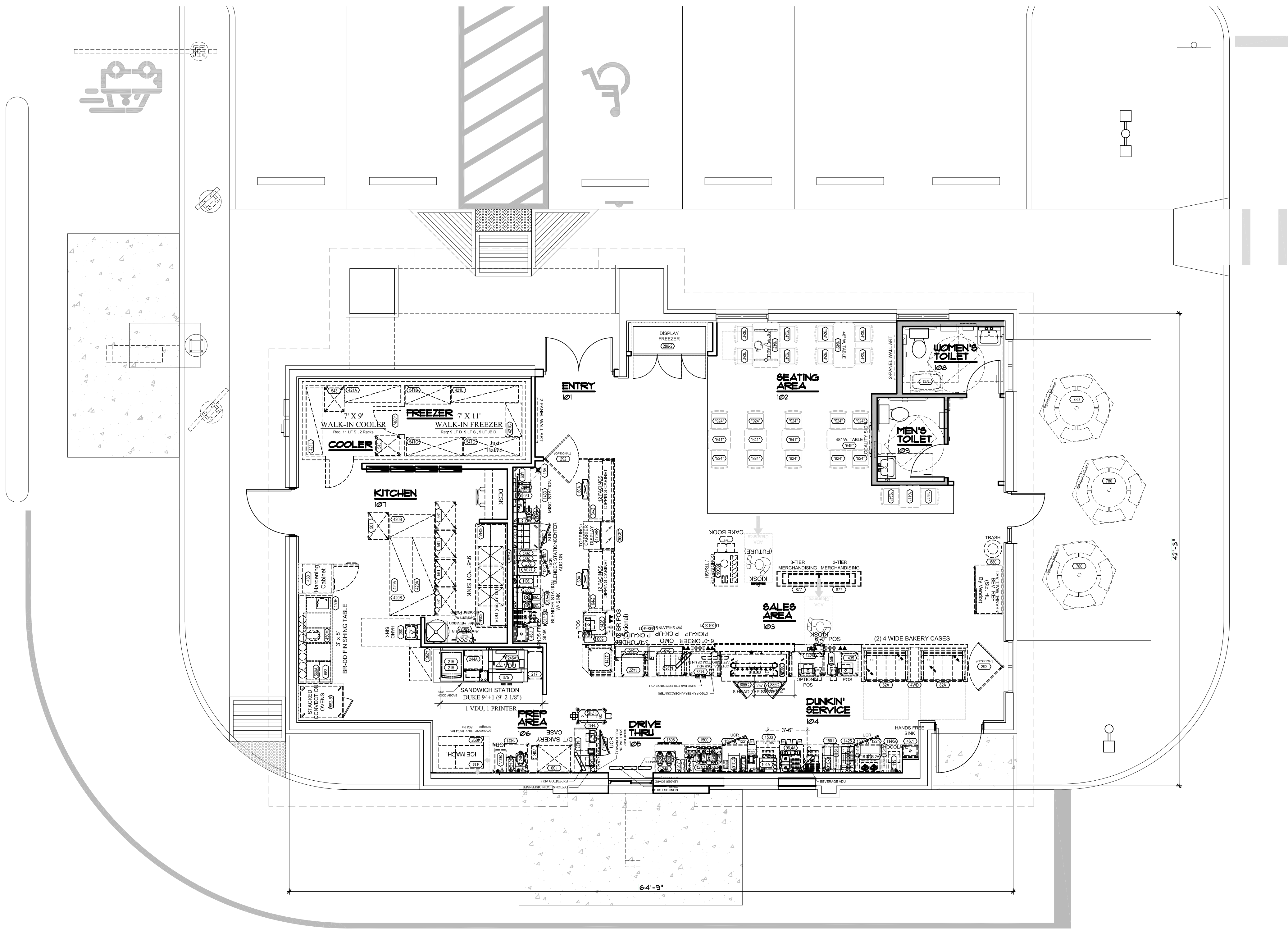


DESIGN
DEVELOPMENT
SCHEME 'D'

Interior/Exterior Renovations for
**DUNKIN'
BASKIN**
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151

Sheet
AS1



- = OPTIONAL OSB VDU
- = VIDEO DISPLAY UNIT
- = DIT MONITOR
- = PRINTER
- = PRINTER UNDERCOUNTER
- = FLOOR SINK
- ⊕ = ELECTRICAL DUPLEX OUTLET
- ⊖ = ELECTRICAL SINGLE OUTLET
- ⬇ = RECESSED PLUMBING
- ⬆ = RECESSED TECHNOLOGY

Remodel Store
 1,080 SF Non-Retail
 1,002 SF Retail
 2,490 SF Total
 140 Interior WIB SF Total
 2 DRY DELIVERIES per WK.
 2 REF'D DELIVERIES per WK.
 280 DZNS. of DONUTS per WK.
 300 DZNS. of Munchkins per WK.
 20 SEATS
 39 LF Dry Storage Shelving

PC#365243

- NOTES:**
- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
 - WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DEI WINDOW GRAPHICS.
 - UNSIGHTLY UTILITIES:
TO ENHANCE THE DIT EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
 - DEFAULT WATER FILTRATION SYSTEM SHOWN. GC TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
 - DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.

NOTE:
 FEE AND FIELD TEAM TO DETERMINE IF EXISTING BACK ROOM EQUIPMENT AND COOLING STORAGE CAPACITIES CONFORM TO CURRENT STANDARDS. ENSURE ADEQUATE ICE MACHINE CAPACITY FOR NEXT GEN ITEM REQUIREMENTS.

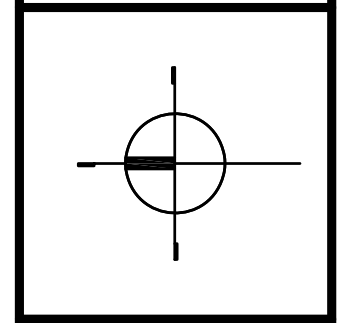
FRANCHISEE PREFERENCES:
 - COOL PALETTE

CAUTIONARY NOTE:

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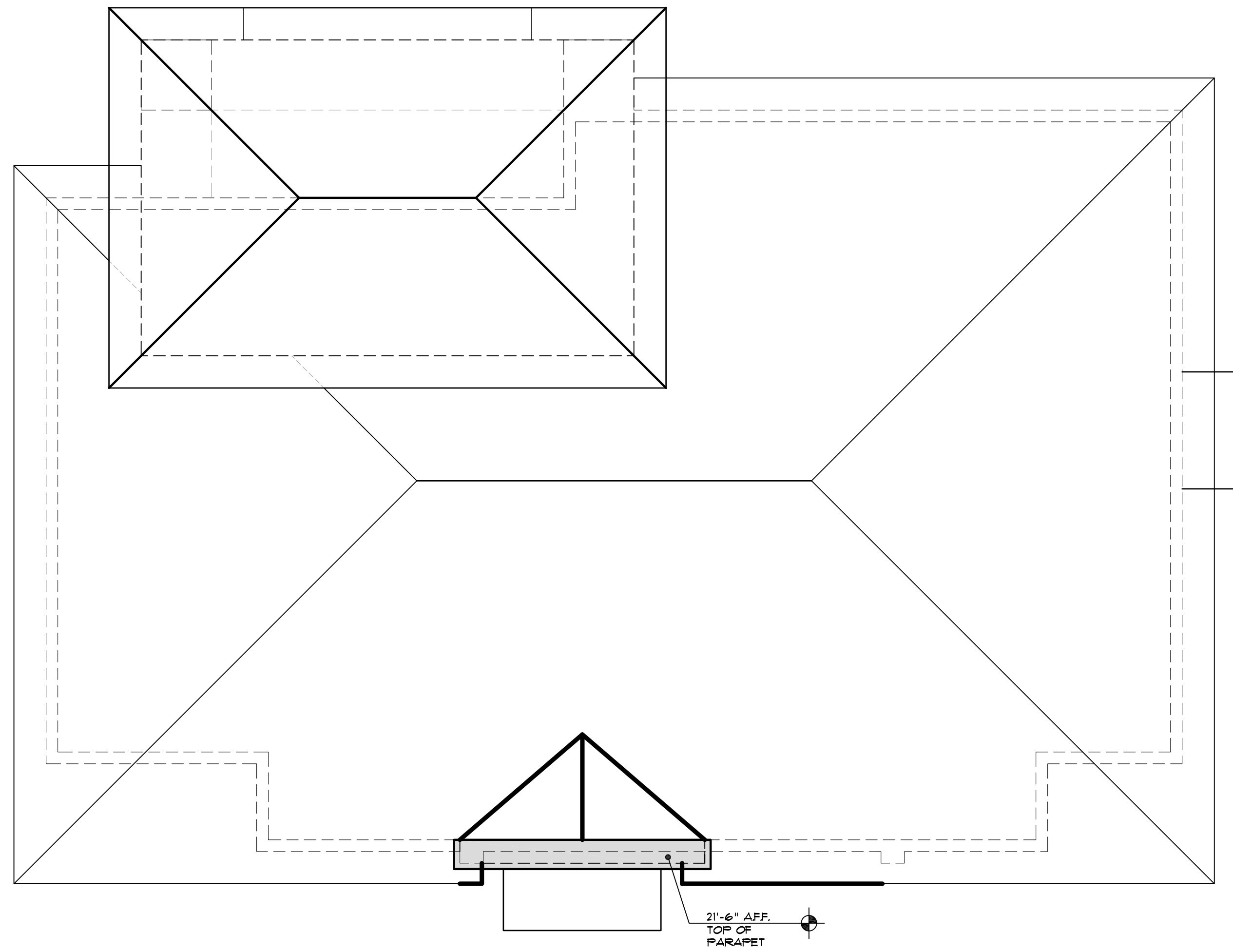
DESIGN DEVELOPMENT SCHEME 'D'

Interior/Exterior Renovations for
DUNKIN' BASKIN
 5202 Red Bug Lake Road
 Winter Springs, FL 32708
 Seminole County

Date: 02.29.24
 Scale: AS NOTED
 Project Mgr: JDR
 Drawn: JDR
 Job: 23-151

Sheet
A1

PROPOSED FLOOR PLAN
 SCALE: 3/16"=1'-0"

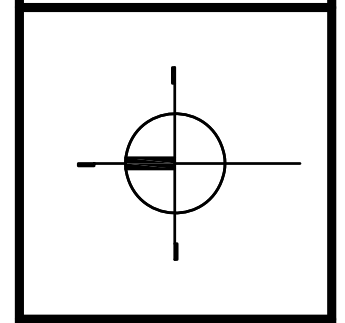


1 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

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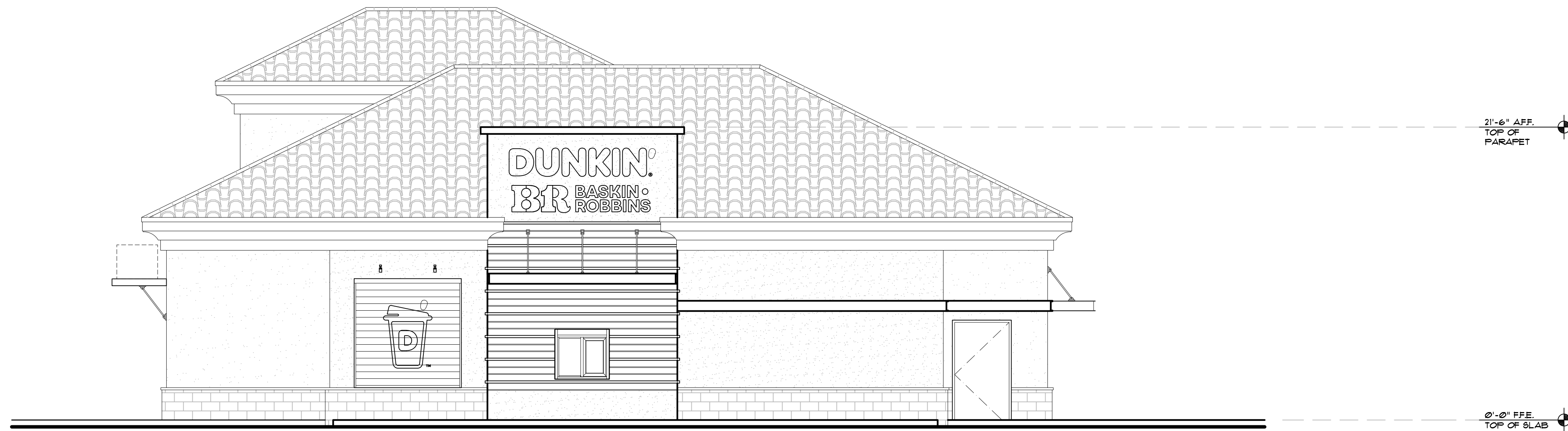


DESIGN
DEVELOPMENT
SCHEME 'D'

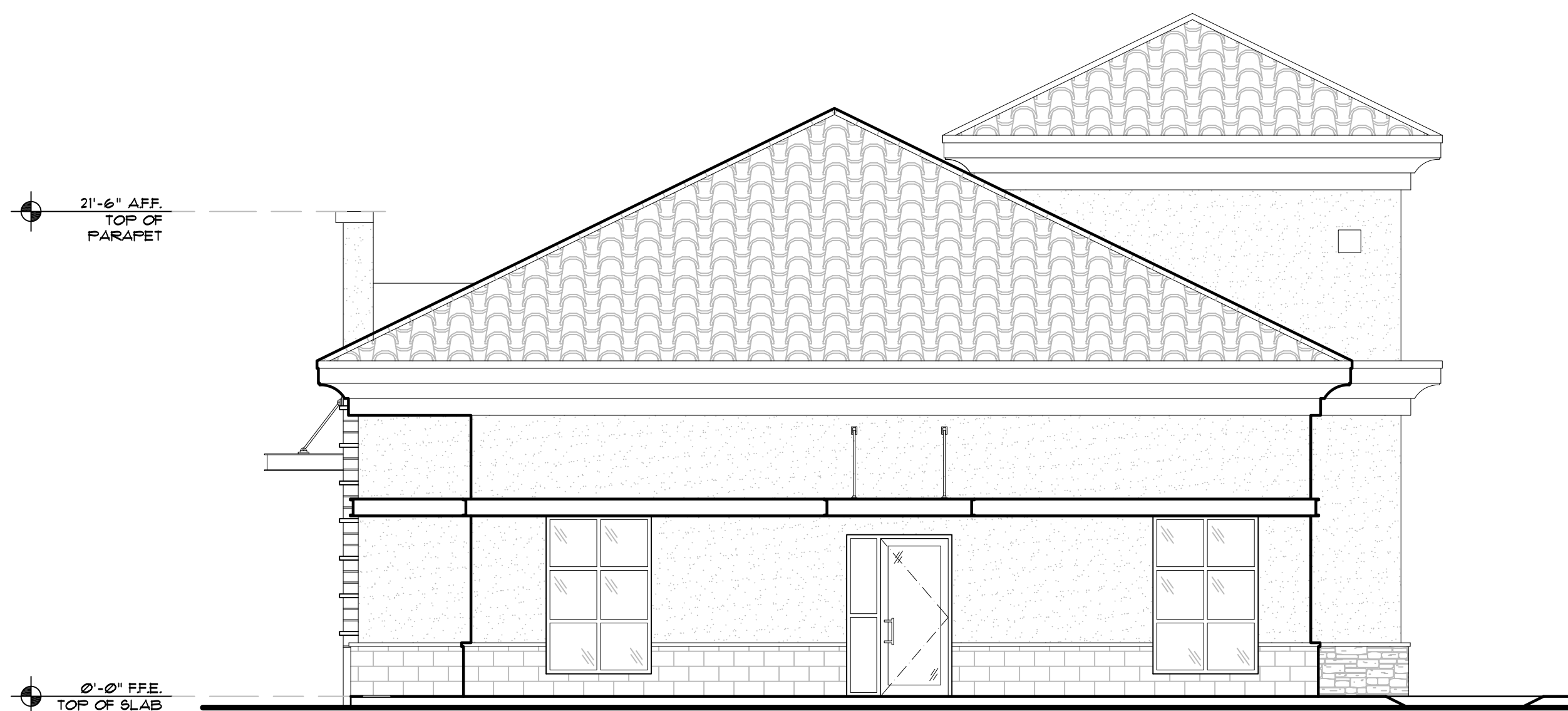
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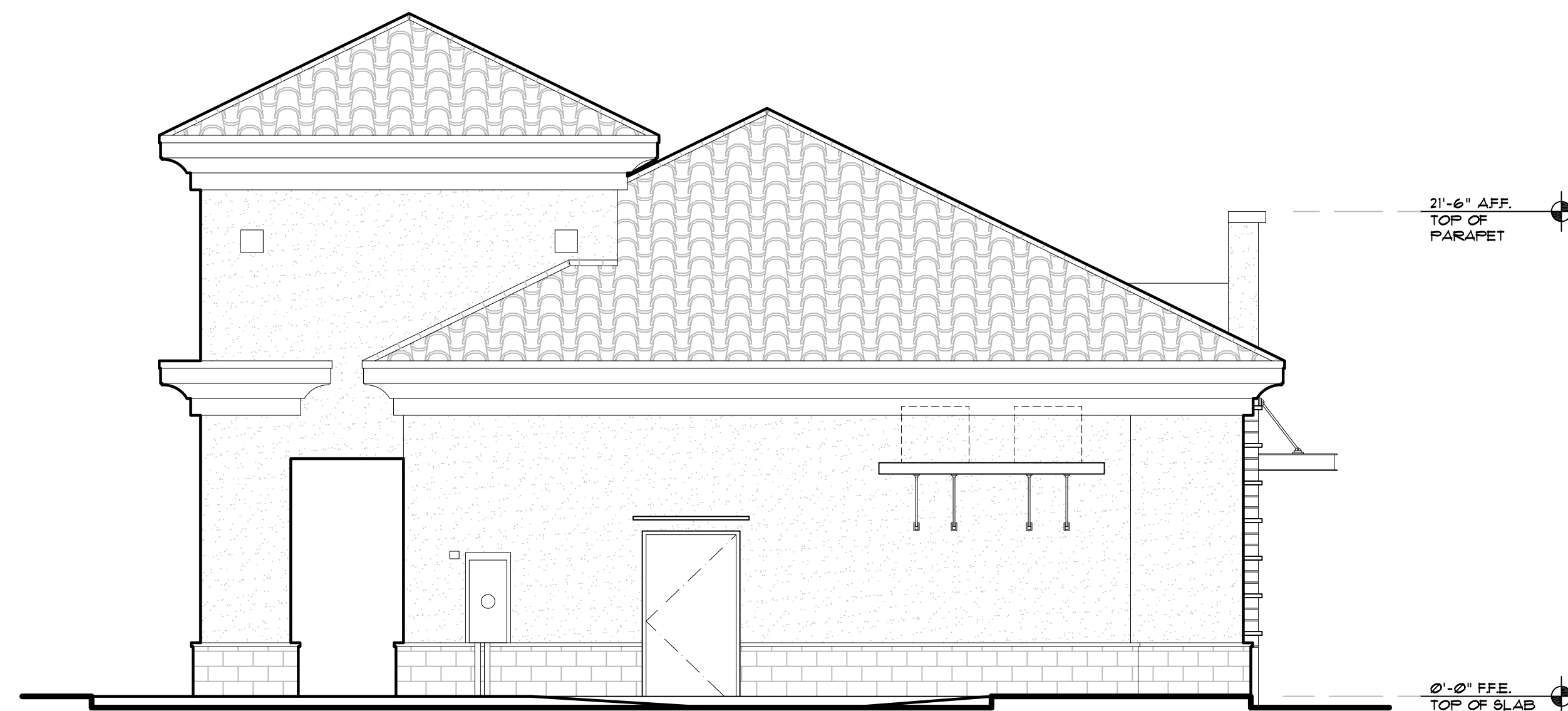
Sheet
A2



1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

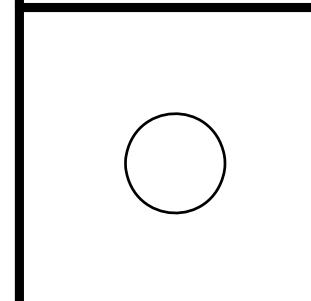


4 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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OLIVERI ARCHITECTS
Member of the American Institute of Architects
1004 Indiana Avenue • Palm Harbor, FL 34683
Phone: 727-781-1725
www.oliveriarchitects.com

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DESIGN
DEVELOPMENT
SCHEME 'D'

Interior/Exterior Renovations for
DUNKIN' BASKIN-ROBBINS
5202 Red Bug Lake Road
Winter Springs, FL 32708
Seminole County

Date: 02.29.24
Scale: AS NOTED
Project Mgr: JDR
Drawn: JDR
Job: 23-151
Sheet

A3



1 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

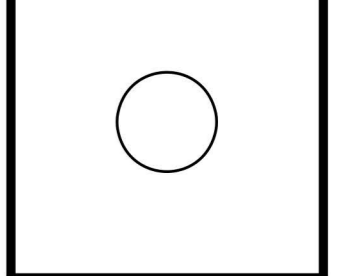


4 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

| REVISIONS | BY |
|-----------|----|
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OLIVERI ARCHITECTS
Member of the American Institute of Architects
1004 Indiana Avenue, Tallahassee, FL 32303
www.oliveriarchitects.com

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Property Record Card

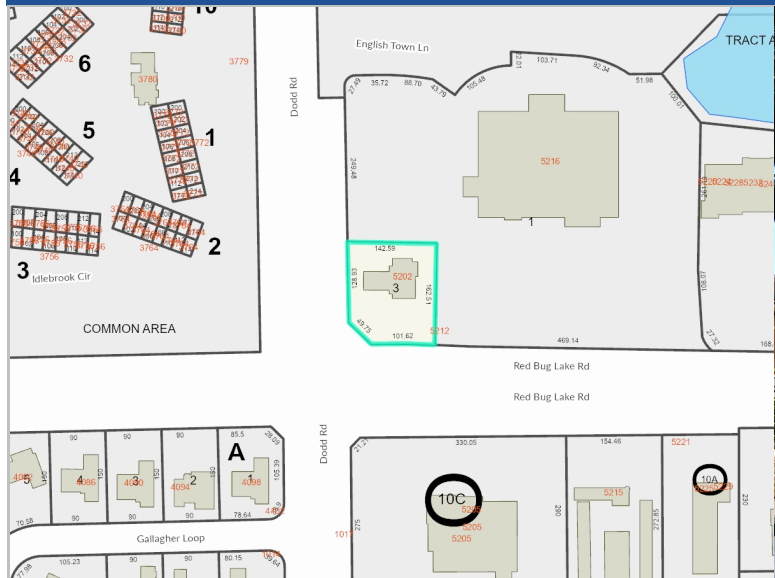


Parcel 24-21-30-519-0000-0030

Property Address 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708

Parcel Location

Site View



24213051900000030 01/18/2022

Parcel Information

Value Summary

| | |
|--------------------------|---|
| Parcel | 24-21-30-519-0000-0030 |
| Owner(s) | CH RETAIL FUND II/ORLANDO RED BUG VILLAGE LLC |
| Property Address | 5202 RED BUG LAKE RD WINTER SPRINGS, FL 32708 |
| Mailing | 3819 MAPLE AVE DALLAS, TX 75219-3913 |
| Subdivision Name | WAL-MART NEIGHBORHOOD MARKET |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 23-FINANCIAL INSTITUTE |
| Exemptions | None |
| AG Classification | No |
| Facility Name | INSIGHT CREDIT UNION |

| | 2024 Working Values | 2023 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$278,182 | \$250,563 |
| Depreciated EXFT Value | \$25,919 | \$23,242 |
| Land Value (Market) | \$379,487 | \$379,487 |
| Land Value Ag | | |
| Just/Market Value | \$683,588 | \$653,292 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$21,530 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$683,588 | \$631,762 |

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$8,694.01** **2023 Tax Savings with Non-Hx Cap \$170.73**
 2023 Tax Bill Amount **\$8,523.28**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3
 WAL-MART NEIGHBORHOOD MARKET
 AT RED BUG VILLAGE
 PB 63 PGS 24-27

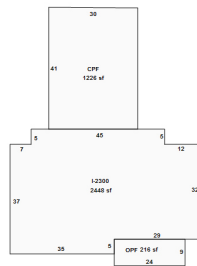
| | | | |
|---------------|-----------|-----|-----------|
| ROAD DISTRICT | \$683,588 | \$0 | \$683,588 |
| FIRE | \$683,588 | \$0 | \$683,588 |
| Schools | \$683,588 | \$0 | \$683,588 |

| | | | |
|-------------|-------|---------|-----------|
| SQUARE FEET | 21923 | \$17.31 | \$379,487 |
|-------------|-------|---------|-----------|

Building Information

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages |
|---|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|------------|
| 1 | MASONRY PILASTER . | 2004 | 1 | 2448.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$278,182 | \$358,944 | |

| Description | Area |
|---------------------|---------|
| CARPOT FINISHED | 1226.00 |
| OPEN PORCH FINISHED | 216.00 |



Sketch by Apen Sketch

Building 1 - Page 1

Permits

| Permit # | Description | Agency | Amount | CO Date | Permit Date |
|----------|--|--------|-----------|------------|-------------|
| 03603 | COMMUNITY UNITED BANK OF FLA IN THE WAL-MART PLAZA | County | \$672,000 | 11/22/2004 | 4/1/2004 |
| 03580 | INSTALL FIRE SPRINKLERS/MAIN | County | \$22,313 | | 4/1/2004 |
| 14576 | INSTALL 3 FASCIA SIGNS | County | \$2,350 | | 11/15/2004 |
| 05224 | ADDING MINI-SPLIT A/C UNIT TO INTERIOR SERVER ROOM & CONDENSING UNIT | County | \$5,718 | | 5/16/2008 |
| 04705 | ELECTRIC SIGN & 2 WALL SIGNS | County | \$2,020 | | 5/3/2007 |
| 01062 | INSTALLING WALL SIGN | County | \$7,695 | | 2/14/2013 |
| 06288 | INSTALLING SIGNS | County | \$11,000 | | 6/8/2015 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|-----------------------------|------------|-------|----------|----------|
| COMMERCIAL CONCRETE DR 4 IN | 02/01/2004 | 179 | \$438 | \$834 |
| POLE LIGHT 1 ARM | 02/01/2004 | 6 | \$11,124 | \$11,124 |
| VINYL FENCE/COMM | 02/01/2004 | 14 | \$58 | \$146 |
| BLOCK WALL | 02/01/2004 | 216 | \$1,043 | \$1,987 |
| COMMERCIAL ASPHALT DR 2 IN | 02/01/2004 | 9,108 | \$11,715 | \$22,315 |
| WALKS CONC COMM | 02/01/2004 | 630 | \$1,541 | \$2,936 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|---------------------|-----------------|-----------------------------|
| PD | Planned Development | PD | Planned Development |

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 | 60 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Red Bug | Tuskawilla | Lake Howell |

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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: 3/14/2024 2:22:10 PM
Project: 24-80000044
Credit Card Number: 48*****8310
Authorization Number: 014767
Transaction Number: 140324C18-22C5567F-72F5-426F-89B6-2BA5B32464E9
Total Fees Paid: 52.50

Fees Paid

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