

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE C-2 (RETAIL COMMERCIAL DISTRICT); (DINA EHLERS, APPLICANT).

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Earnest McDonald CONTACT: Francisco Torregrosa EXT. 7387

Agenda Date 10-25-04 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE C-2 (RETAIL COMMERCIAL DISTRICT); (DINA EHLERS, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE C-2 (RETAIL COMMERCIAL DISTRICT); (DINA EHLERS, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	DINA EHLERS, APPLICANT 3875 LAKE EMMA ROAD LAKE MARY, FL 32746	ALCOHOLIC BEVERAGE ESTABLISHMENTS; LDC SECTION 30.1353(b)(2)&(3)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT REQUESTS A SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC BEVERAGE ESTABLISHMENT IN THE LAKE MARY CENTRE SHOPPING CENTER, WHICH IS ZONED C-2 (RETAIL COMMERCIAL DISTRICT). • THE SITE HAS OPERATED AS A SPORTS BAR AND RESTAURANT FOR OVER TEN (10) YEARS. WITH LESS THAN THE MAJORITY OF SALES AND PROFIT ATTRIBUTED TO ALCOHOLIC BEVERAGES, THE SPORTS BAR FUNCTIONED AS A USE INCIDENTAL TO THE RESTAURANT, WHICH IS PERMITTED BY RIGHT IN THE C-2 DISTRICT. • ONLY JULY 1, 2003, THE STATE OF FLORIDA ENACTED A SMOKING LAW THAT PROHIBITS SMOKING IN RESTAURANTS, WHILE ALLOWING THE SAME IN STAND-ALONE BARS WHERE NO MORE THAN TEN (10) PERCENT GROSS REVENUES ARE DERIVED FROM ON-PREMISES FOOD CONSUMPTION. • THE ONSET OF THE NEW SMOKING LAW HAS 	

	<p>PROMPTED THE APPLICANT'S DECISION TO SEPARATE THE EXISTING RESTAURANT AND SPORTS BAR INTO TWO SEPARATE AND INDEPENDENT BUSINESSES THAT WOULD OCCUPY SEPARATE UNITS WITHIN THE SAME SHOPPING CENTER.</p> <ul style="list-style-type: none"> • THE TWO BUSINESSES WOULD ALSO MAINTAIN SEPARATE ADDRESSES. • ALTHOUGH THE BUSINESSES WOULD BE LOCATED IN CONTIGUOUS UNITS, NO INTERNAL PUBLIC ACCESS WOULD BE PROVIDED BETWEEN THE TWO BUSINESSES. • ALTHOUGH GENERAL RETAIL IS EXPRESSLY PERMITTED WITHIN THE C-2 DISTRICT, THE ESTABLISHMENT OF THE BAR AS ITS OWN ENTITY WITH THE MAJORITY OF ITS SALES AND PROFIT TO BE OBTAINED THROUGH THE SALE OF ALCOHOLIC BEVERAGES, NECESSITATES A SPECIAL EXCEPTION. 																								
<p>ZONING & FLU</p>	<table border="1"> <thead> <tr> <th data-bbox="537 793 753 856">DIRECTION</th> <th data-bbox="753 793 959 856">EXISTING ZONING</th> <th data-bbox="959 793 1187 856">EXISTING FLU</th> <th data-bbox="1187 793 1421 856">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td data-bbox="537 856 753 894">SITE</td> <td data-bbox="753 856 959 894">C-2</td> <td data-bbox="959 856 1187 894">COMMERCIAL</td> <td data-bbox="1187 856 1421 894">SPORTS BAR</td> </tr> <tr> <td data-bbox="537 894 753 961">NORTH</td> <td data-bbox="753 894 959 961">C-2</td> <td data-bbox="959 894 1187 961">COMMERCIAL</td> <td data-bbox="1187 894 1421 961">MIXED COMMERCIAL</td> </tr> <tr> <td data-bbox="537 961 753 1029">SOUTH</td> <td data-bbox="753 961 959 1029">C-2</td> <td data-bbox="959 961 1187 1029">COMMERCIAL</td> <td data-bbox="1187 961 1421 1029">MIXED COMMERCIAL</td> </tr> <tr> <td data-bbox="537 1029 753 1096">EAST</td> <td data-bbox="753 1029 959 1096">C-1</td> <td data-bbox="959 1029 1187 1096">COMMERCIAL</td> <td data-bbox="1187 1029 1421 1096">MIXED COMMERCIAL</td> </tr> <tr> <td data-bbox="537 1096 753 1171">WEST</td> <td data-bbox="753 1096 959 1171">C-2</td> <td data-bbox="959 1096 1187 1171">COMMERCIAL</td> <td data-bbox="1187 1096 1421 1171">MIXED COMMERCIAL</td> </tr> </tbody> </table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	C-2	COMMERCIAL	SPORTS BAR	NORTH	C-2	COMMERCIAL	MIXED COMMERCIAL	SOUTH	C-2	COMMERCIAL	MIXED COMMERCIAL	EAST	C-1	COMMERCIAL	MIXED COMMERCIAL	WEST	C-2	COMMERCIAL	MIXED COMMERCIAL
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<p>STAFF FINDINGS</p>	<p>SECTION 30.1353(b)(3) OF THE LAND DEVELOPMENT CODE (LDC) REQUIRES A SPECIAL EXCEPTION FOR THE ESTABLISHMENT OF ANY BUSINESS SELLING ALCOHOLIC BEVERAGES IN THE C-2 DISTRICT, EITHER FOR ON-PREMISE OR OFF-PREMISE CONSUMPTION, WHERE THE SALE OF ALCOHOLIC BEVERAGES IS NOT INCIDENTAL TO OTHER PRODUCTS SOLD.</p> <p>THE LDC FURTHER APPLIES MINIMUM SEPARATION REQUIREMENTS BETWEEN ANY BUSINESS SELLING ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AND LIKE ESTABLISHMENTS, CHURCHES, SCHOOLS AND PROPERTIES WITH RESIDENTIAL LAND USE OR ZONING. STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none"> ○ THERE ARE NO SCHOOL OR CHURCH OCCUPIED PROPERTIES WITH LOCATED WITHIN 1000 FEET OF THE PROPOSED BAR, AS MEASURED AT THE SHORTEST DISTANCE WITHIN PUBLIC RIGHTS-OF-WAY FROM THE ENTRANCE OF THE BAR. ○ THE PROPOSED BAR WOULD BE LOCATED WITHIN A PLANNING SHOPPING CENTER, WHERE TYPICAL 																								

	<p>MINIMUM SEPARATION REQUIREMENTS FROM LIKE ESTABLISHMENTS (500 FT), RESIDENTIAL PROPERTIES (500 FT), AND RESIDENTIAL BUILDINGS (100 FT) WOULD NOT APPLY.</p> <p>STAFF BELIEVES THE PROPOSED USE WOULD NOT SIGNIFICANTLY AFFECT TRAFFIC VOLUMES BEYOND THAT OF THE EXISTING BAR AND RESTAURANT.</p> <p>WITH THE SATISFACTION OF THE MINIMUM PERFORMANCE STANDARDS OF LDC SECTION 30.1353, STAFF FURTHER BELIEVES THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF COMMERCIAL FUTURE LAND USE FOR THE SUBJECT PROPERTY AND THE RETAIL CHARACTER OF NEARBY AND ADJACENT PROPERTIES.</p>
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS APPROVAL OF THE REQUEST, SUBJECT TO THE FOLLOWING CONDITION:</p> <ul style="list-style-type: none">○ THE PACKAGE SALES OF ALCOHOLIC BEVERAGES SHALL BE PROHIBITED.

Sec. 30.1353. Alcoholic beverage establishments.**(a) Approvals on state alcoholic beverage licenses.**

(1) Whenever any approval, consent, authorization or similar request is made by an applicant, agency, property owner or any other person or entity relative to the appropriateness, land use or zoning consistency or conformity, or other similar action pertaining to location or siting of a business, person or entity distributing, selling, or bartering any **alcoholic beverages**; an application for the requested action shall be made on a form prescribed by the current planning office which form shall, at a minimum, describe the uses which will occur on the property.

(2) To implement approval of the requested action, a development order shall be issued in accordance with this Code in a manner and form that provides that the uses identified on the application shall be uses to which the property shall be limited and that the provisions of the development order shall run with and burden the property.

(b) Performance standards.

(1) *Definitions.* For the purpose of this section the following definitions shall

a. *Bona fide restaurant.* An establishment where a majority of sales and profit is from the serving of meals and not from the serving of **alcoholic beverages**. The determination of whether an establishment is a bona fide restaurant shall be made by the current planning manager.

b. *Incidental sales.* In the case of an establishment selling groceries and household dry goods, if the floor area for the sale of **alcoholic beverages** does not exceed ten (10) percent of the net sales floor area the sales from **alcoholic beverages** shall be deemed incidental. In the case of a bona fide restaurant, if a majority of sales and profit is from the serving of meals and not from the serving of **alcoholic beverages**, the sales from **alcoholic beverages** shall be deemed incidental.

(2) *Applicability.* Any establishment selling **alcoholic beverages** for either on or off-premise consumption, except establishments that partake in incidental sales, shall be subject to the provision of this subsection.

(3) *Special exception required.* Any establishment selling **alcoholic beverages**, either for on-premise or off-premise consumption, where the sale of **alcoholic beverages** is not incidental to other products offered for sale, must apply for and be granted a special exception by the board of adjustment before selling **alcoholic beverages**. Said special exception may only be granted in those zoning classifications that allow **alcoholic beverage** establishments as a conditional use. The following provisions apply to the action of the board of adjustment:

a. The board of adjustment may grant a special exception to allow a bona fide restaurant, located within one thousand (1,000) feet of a church or school, to serve **alcoholic beverages** with meals.

b. Active/passive buffer setback standards (section 30.1232) shall be applied to on-premise consumption **alcoholic beverage** establishments. However, these standards shall not apply to on-premise **alcoholic beverage** establishments that are part of a planned shopping center unless the board of adjustment finds that off-site impacts require such setbacks.

(4) *Separation requirements.* Any establishment selling **alcoholic beverages** for consumption on-premise shall maintain the following separation from all churches, schools, and property assigned a residential zoning classification or land use designation, or like establishments:

a. *Churches.* No closer than one thousand (1,000) feet measured along the shortest possible line lying entirely within public rights-of-way, such measurement being between the nearest entrance to the **alcoholic beverage** establishment and the nearest point on the plot occupied by the church.

b. *Schools - public, private, and parochial.* No closer than one thousand (1,000) feet air-line measurement from lot line of the **alcoholic beverages** establishment to the nearest lot line of the school.

c. *Residential properties.* No closer than the following; provided, however, that bona fide restaurants and establishments that are located in and are part of a planned shopping center shall not be subject to these restrictions:

1. Five hundred (500) feet, measured along the shortest possible distance traveled by a pedestrian from the entrance of the **alcoholic beverage** establishment to the boundary of any property assigned a residential zoning classification or land use designation.
2. One hundred (100) feet from the closest vertical building extremity of the **alcoholic beverage** establishment to the boundary of the nearest property assigned a residential zoning classification or land use designation.

d. *Like establishments.* **Alcoholic beverage** establishments that are not part of a planned shopping center shall not be located nearer than five hundred (500) feet from a like establishment. Example, no cocktail lounge may be located within five hundred (500) feet from another cocktail lounge. Measurement shall be between building entrances along the shortest possible line lying entirely within public rights-of-way.

(§ 33, Ord. No. 87-1, 2-10-87; § 21, Ord. No. 88-10, 9-13-88; § 5.1032, LDC, through Supp 16; Ord. No. 97-27, § 1, 6-24-97).

The Florida Petroleum Marketers and Convenience Store Association



NEIGHBORS SERVING Neighbors

Featured FPMA Patron **MARATHON** View All Patrons

MEMBER ID:

PERSONAL ID:

Tue 12 Oct

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FPMA News: HIGHLIGHTS OF FLORIDA'S SMOKING-BAN IMPLEMENTATION

Wednesday, July 02, 2003

A new Florida State law went into affect yesterday, July 1st, 2003.

Smoking is NOT ALLOWED in Florida in all the following public workplaces:

- 1.) Any enclosed, indoor workplace, including hallways, corridors, lobbies, conference rooms, aisles, water-fountain areas, break rooms, restrooms, stairways and entryways.
- 2.) Charitable, nonprofit or veterans organizations that have an employee
- 3.) Restaurants
- 4.) Hotel lobbies and common areas
- 5.) Country clubs
- 6.) Prisons
- 7.) Bowling alleys
- 8.) Movie sets, theatrical performances
- 9.) Family Care Homes (private residences during commercial use for child care, adult care or health care)
- 10.) Airports, except in controlled lounges that meet certain tests for ventilation

Smoking IS allowed , but not required to be permitted, in the following places:

- 1.) Stand-alone bars that meet nine criteria, notably:
 - a) No more than 10-percent gross revenues are derived from food consumed on the premises
 - b) Not located within, and not sharing any common entryway or common indoor area with, any other enclosed workplace
- 2.) Retail tobacco shops



FPMA Platin
Patron Mem
- Federated
Insurance

- FPMA Patron Me
- AET
 - Altria Group, I
 - BP Products
 - Brown-William
 - The CenterLine
 - Citgo Petroleu
 - Colonial Bank
 - ECT
 - Energy Capital
 - EnviroCap, LLC
 - Enviro-logical
 - Federated Insu
 - Handex of Flor
 - Hy-Tech Petrol
 - Lorillard Tobac
 - MAP, LLC
 - McLane Suneas
 - Palmer & Cay
 - Terra-Com

- FPMA Featured I
- Gulf Coast Und
 - PetroConsultin

- Government
- Alcoholic Beve
Tobacco
 - Attorney Gene
 - Crude Oil Info
 - DEP
 - DOA Wts & Me
 - DOE Gas Price
 - DOR
 - DOT
 - EPA
 - FL House of Re
 - FL Senate
 - Florida Lottery
 - HAZMAT Info

- 3.) Designated guest sleeping rooms in motels and hotels
- 4.) Outdoor patios and decks that are less than 50-percent enclosed
- 5.) Certain nonprofit organizations in leased spaces for non-commercial activities
- 6.) Smoking-cessation programs approved by the Florida Department of Health
- 7.) Medical or scientific research facilities

For frequently asked questions and definitions of the new smoking ban, see the DBPR Web site
http://www.state.fl.us/dbpr/os/communications_office/amendment6/index.shtml

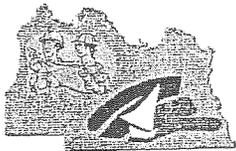
- [IRS](#)
- [My Florida - Go](#)
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- [SERC Forms](#)
- [SPCC Sample F](#)
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- Education**
- [Online Training](#)
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- National Associa**
- [NACS](#)
- [PMAA](#)
- Miscellaneous**
- [Gaylord Palms](#)
- [Huey Law Firm](#)
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Next Story: [Criminal Background Reports--Fee Increase in Florida \(07/02/2003\)](#)
 Prev Story: [Still No Resolution Of Nigerian Strike, Talks Continue \(06/20/2003\)](#)

Mouse-click the Back button, or [click here to return to the main news page.](#)

Florida Petroleum Marketers and Convenience Store Association, Inc.
 209 Office Plaza Drive ~ Tallahassee, FL 32301
 (800) 523-9166 ~ (850) 877-5178 ~ (850) 877-5864 FAX

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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7444 FAX APPL. NO. _____

COPY

RECEIVED

BS 2004-026

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

VARIANCE

SPECIAL EXCEPTION FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT
IN THE C2 (COMMERCIAL DISTRICT)

MOBILE HOME SPECIAL EXCEPTION

EXISTING PROPOSED REPLACEMENT

MOBILE HOME IS FOR _____

YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____

ANTICIPATED TIME MOBILE HOME IS NEEDED _____

PLAN TO BUILD YES NO IF SO, WHEN _____

MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO

APPEAL FROM DECISION OF THE PLANNING MANAGER

RECEIVED

	PROPERTY OWNER	AUTHORIZED AGENT*
NAME	DINA EHLERS	
ADDRESS	3875 Lake Emma Rd. Lake Mary Fl 32746	
PHONE 1	467-333-2640	
PHONE 2		
E-MAIL		

RECEIVED
 AUG 1 2004

PROJECT NAME: EHLERS ENTERPRISES INC / DBO TRACT WHITE BOX

SITE ADDRESS: 3875 Lake Emma Rd Lake Mary Fl 32746

CURRENT USE OF PROPERTY: Stand along Bca with a 4COP lic.

LEGAL DESCRIPTION: Sec 18 Twp 20S Rge 30E

SIZE OF PROPERTY: _____ acre(s) PARCEL I.D. 18-20-30-300-0024-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on Oct. 25, 2004
 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Dina Ehlers
 SIGNATURE OF OWNER OR AGENT* DATE 8/12/04

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

PEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

FOR OFFICE USE ONLY

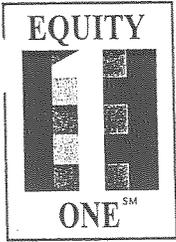
PROCESSING:

FEE: \$370 COMMISSION DISTRICT 5 FLU/ZONING COM/CR
 LOCATION FURTHER DESCRIBED AS (Shopping Center Lake Mary/Lake Emma)
ON THE SOUTH SIDE OF W LAKE MARY BLVD APPROX 400 FT
EAST OF I 4
 PLANNER JVT/Jasmin Showe DATE 8/12/04
 SUFFICIENCY COMMENTS _____



THIRSTY WHALE SPORTS BAR





The Supermarket REITSM

EQUITY ONE REALTY & MANAGEMENT FL, INC.

October 12, 2004

Dina Ehlers
Thirsty Whale Sports Bar
3871 & 3875 Lake Emma Road
Lake Mary, FL 32746

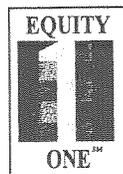
To Whom It May Concern:

Dina Ehlers has been a Tenant at Lake Mary Centre since December 15, 1989. She is operating under Thirsty Whale Sports Bar with a full liquor license in the above address.

Should you have any questions, please call me at 407-333-1940.

Sincerely,


Deborah J. Bieger
Property Manager



NYSE: EQY

Equity One
Realty & Management FL, Inc.

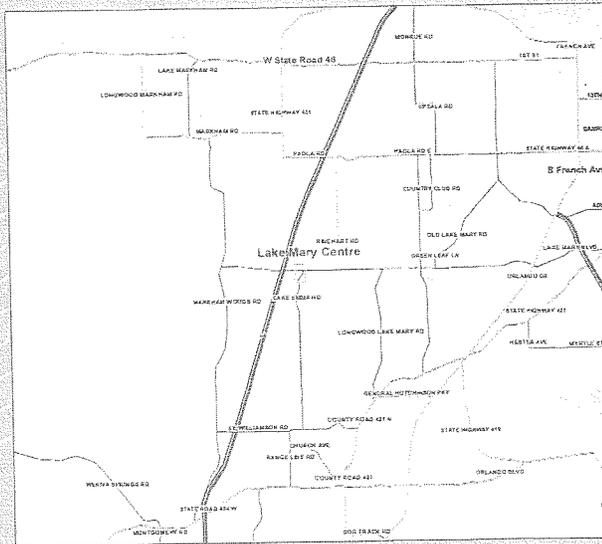
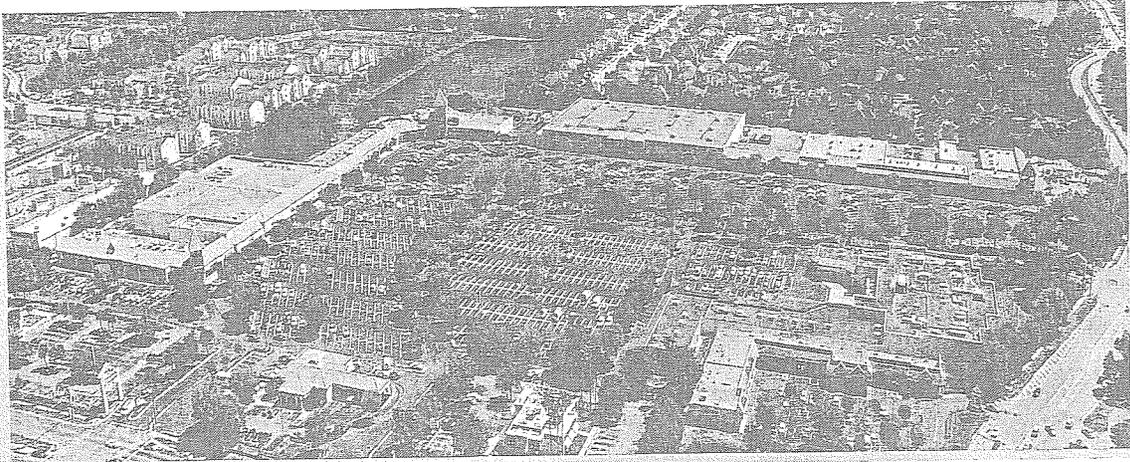
Deborah J. Bieger
Property Manager

3697 Lake Emma Road - Tower
Lake Mary, FL 32746
www.equityone.net

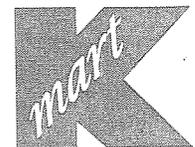
Telephone: 407-333-1940
Facsimile: 407-333-1963
Email: dbieger@equityone.net

Lake Mary Centre

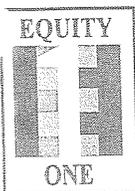
3697 Lake Emma Road, Lake Mary, FL 32746



	1 Mile	3 Miles	5 Miles
Population	9,068	45,319	105,541
Number of Households	3,612	16,809	39,673
Median Household Income	\$66,745	\$76,975	\$66,710



For more information about this property email leasing@equityone.net



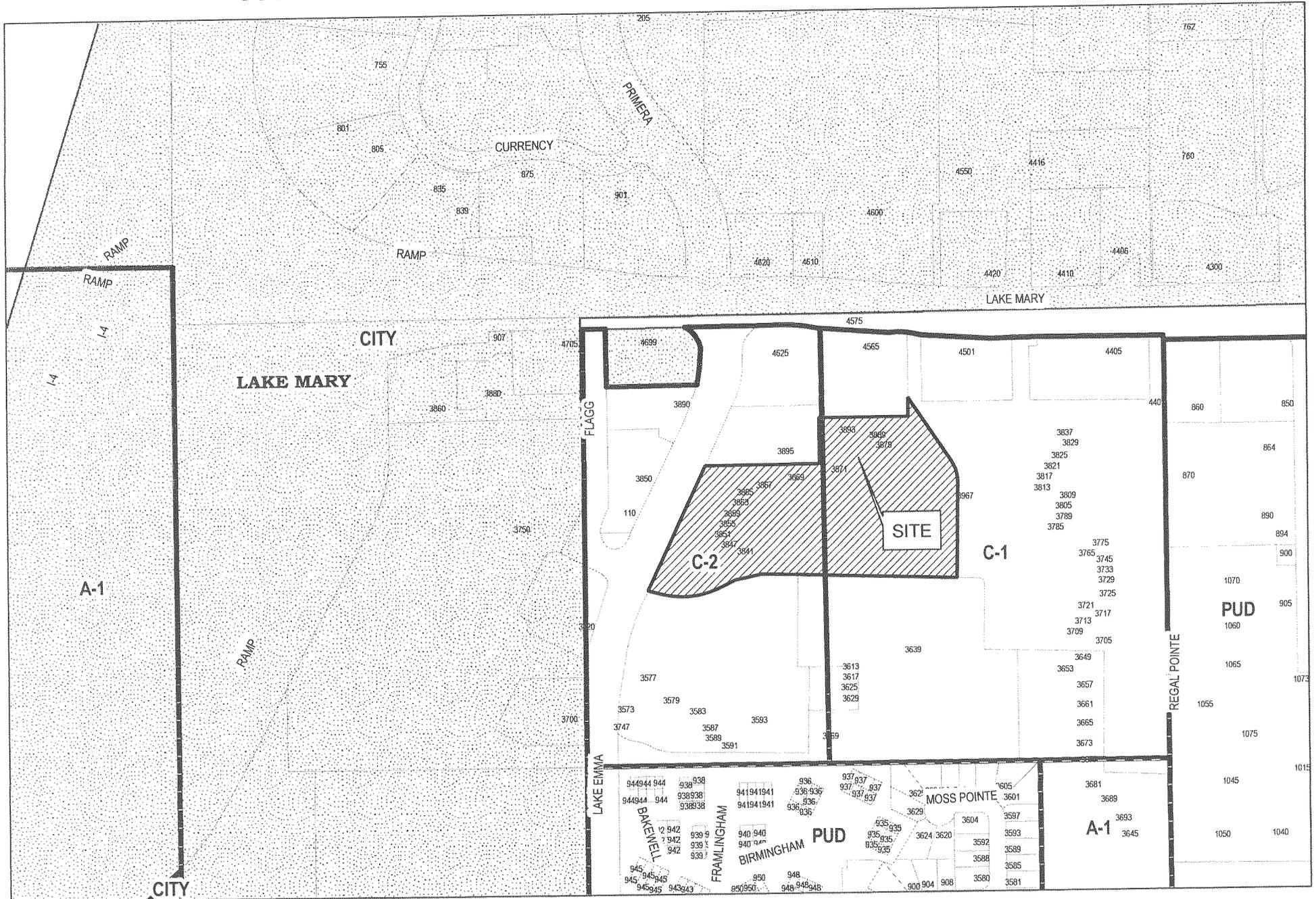
Equity One Realty & Management

1696 NE Miami Gardens Drive, North Miami Beach, Florida 33179
 Phone: 305-672-1234 / Fax: 305-672-6606 / www.equityone.net

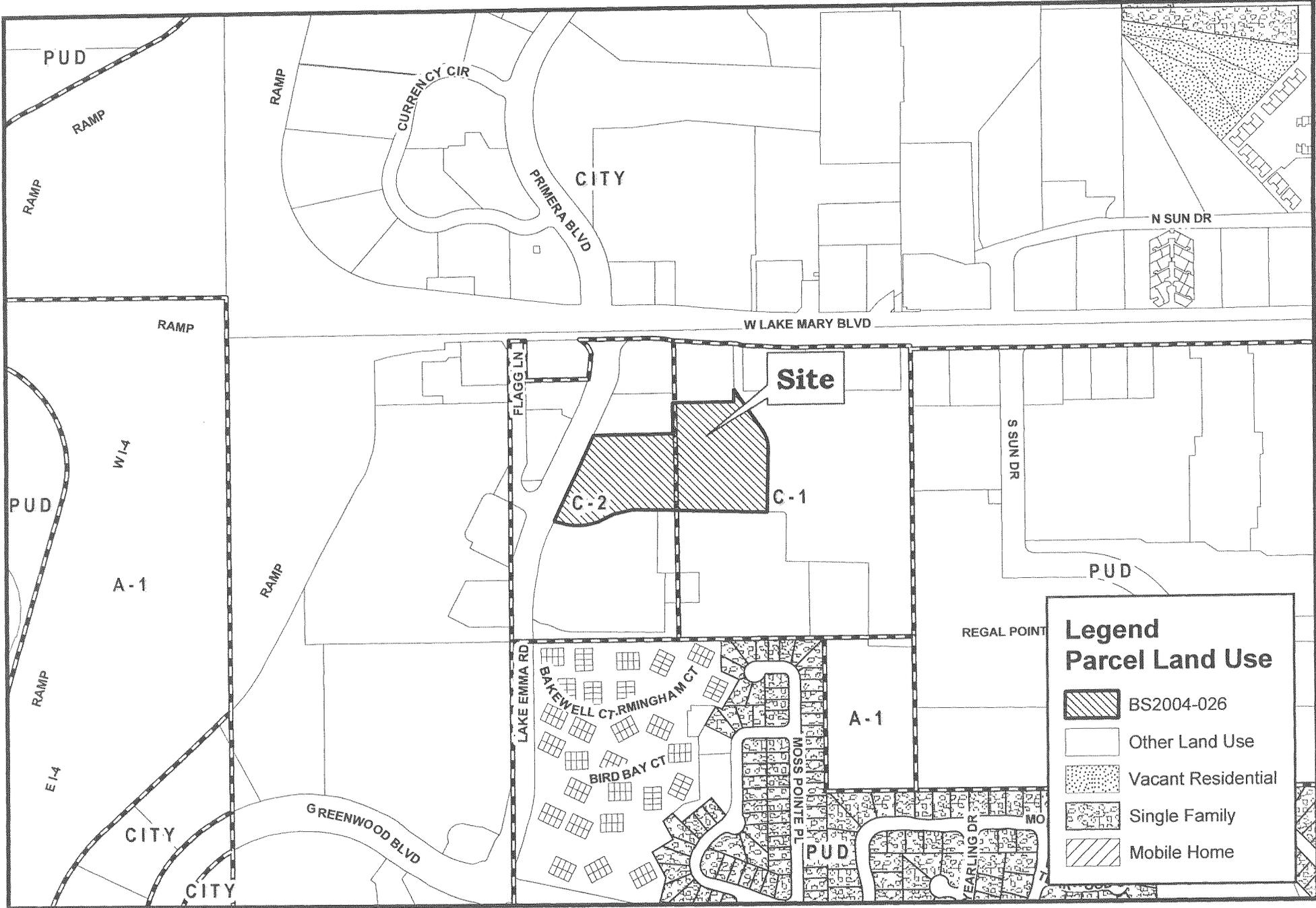
Equity One is publicly traded on the New York Stock Exchange



Eniers Enterprises, Inc DBA Thirsty Whale LLC
3875 Lake Emma Road



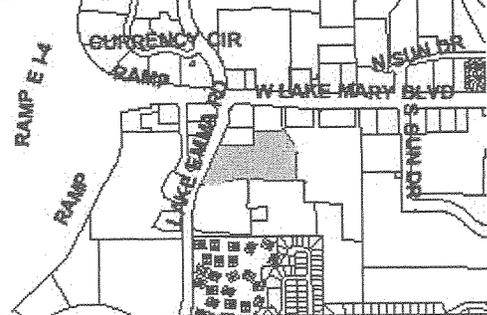
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 3875 Lake Emma Road



**Legend
Parcel Land Use**

-  BS2004-026
-  Other Land Use
-  Vacant Residential
-  Single Family
-  Mobile Home

Personal Property

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																													
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford Fl. 32771 407-665-7506</p>																																																		
						<p>GENERAL</p> <p>Parcel Id: 18-20-30-300-002G-0000 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: EQUITY ONE (LAKE MARY) INC Exemptions:</p> <p>Own/Addr: C/O TREASURY DEPT Address: 1696 N E MIAMI GARDENS DR City,State,ZipCode: NORTH MIAMI BEACH FL 33179 Property Address: 3851 LAKE EMMA RD LAKE MARY 32746 Facility Name: LAKE MARY CENTRE 4TH LOT Dor: 16-RETAIL CENTER-ANCHOR</p>	<p>2005 WORKING VALUE SUMMARY</p> <p>Value Method: Income</p> <p>Number of Buildings: 4</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$0</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$6,859,035 *</p> <p>Assessed Value (SOH): \$6,859,035 *</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$6,859,035</p> <p>(* Income Approach used.)</p>																																											
<p>SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>SPECIAL WARRANTY DEED</td> <td>11/1995</td> <td>02992</td> <td>0108</td> <td>\$20,650,000</td> <td>Improved</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/1994</td> <td>02862</td> <td>0114</td> <td>\$6,225,000</td> <td>Improved</td> </tr> </tbody> </table> <p>Find Comparable Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	SPECIAL WARRANTY DEED	11/1995	02992	0108	\$20,650,000	Improved	SPECIAL WARRANTY DEED	09/1994	02862	0114	\$6,225,000	Improved	<p>2004 VALUE SUMMARY</p> <p>2004 Tax Bill Amount: \$115,926</p> <p>2004 Taxable Value: \$6,859,035</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																														
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3	MASONRY PILAS	1990	11	6,141	1	CONCRETE BLOCK - MASONRY	\$243,452	\$298,714
Subsection / Sqft		OPEN PORCH FINISHED / 682						
4	MASONRY PILAS	1990	26	13,718	1	CONCRETE BLOCK - MASONRY	\$527,682	\$647,463
Subsection / Sqft		OPEN PORCH FINISHED / 3021						

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	1990	23,885	\$12,391	\$19,825
POLE LIGHT STEEL	1990	3	\$420	\$420
POLE LIGHT STEEL	1990	6	\$924	\$924
WALKS CONC COMM	1990	6,352	\$7,940	\$12,704
WALKS CONC COMM	1990	95	\$119	\$190
WALKS CONC COMM	1990	500	\$625	\$1,000
WALKS CONC COMM	1990	1,355	\$1,694	\$2,710

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

[BACK](#) ● [PROPERTY APPRAISER HOME PAGE](#) ● [CONTACT](#)

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 25, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 18 TWP 20S RGE 30E FROM SE COR OF NE 1/4 OF NW 1/4 RUN W 1237.15 FT N 146.88 FT NELY ON CURVE 376.02 FT TO POB RUN NELY ON CURVE 15.82 FT N 25 DEG 15 MIN 52 SEC E 408.64 FT E 347.51 FT N 130 FT E 249.74 FT N 55 FT S 35 DEG 36 MIN 38 SEC E 228.49 FT SLY ON CURVE 62.83 FT S 275.25 FT W 593.47 FT S 77 DEG 51 MIN 57 SEC W 81.08 FT S 63 DEG 41 MIN 30 SEC W 47.86 FT WLY ON CURVE 185.7 FT N 76 DEG 18 MIN 30 SEC W 33.26 FT TO BEG (7.67 AC)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: EQUITY ONE (LAKE MARY) INC
C/O TREASURY DEPT
1696 N E MIAMI GARDENS DR
NORTH MIAMI BEACH, FL 33179

Project Name: LAKE EMMA ROAD (3875)

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ALCOHOLIC ESTABLISHMENT IN THE C-2 (RETAIL COMMERCIAL DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

A. THE PACKAGE SALES OF ALCOHOLIC BEVERAGES SHALL BE PROHIBITED.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

**STATE OF FLORIDA)
COUNTY OF SEMINOLE)**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, JAMES & ANNE MARIE CAMPISI, on behalf of themselves and their heirs, successors, assigns or transferees of any nature whatsoever and consent to, agree with and covenant to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

James Campisi, AUTHORIZED AGENT

Witness

Anne Marie Campisi, Owner

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: