



# SEMINOLE COUNTY GOVERNMENT

COUNTY SERVICES  
BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA  
32771-1468

## Agenda Memorandum

File Number: A-0755-10

Introduced: 4/13/2010

Current Status: Agenda Ready

Version: 1

Matter Type: Agenda Item

### Title

**2871 Clayton Crossing Way, Suite 1009** - Request for a special exception for a package liquor store in PUD (Planned Unit Development) district; Located on the east side of Clayton Crossing Way, approximately 300 feet north of Aloma Avenue; BS2010-04 (Heather Ramos, applicant) District1 - Dallari (Kathy Fall, Principal Planner)

### Department

Growth Management

### Division

Planning & Development Division

### Contact

Kathy Fall (407)665-7389

### Motion/Recommendation

1. **Approve** the request for a special exception for a packaged liquor store in PUD (Planned Unit Development) district; or
2. **Deny** the request for a special exception for a packaged liquor store in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

### Background

Publix proposes to open a package liquor store within the Greenway Pointe Planned Unit Development, adjacent to the Publix Supermarket. Publix sells beer and wine, and in order to sell liquor, Florida's Beverage Law requires a separate entrance, therefore the applicant is proposing a separate storefront adjacent to the grocery store for this purpose.

The Greenway Pointe Planned Unit Development allows C-2 (Retail Commercial) uses. Under C-2, the selling of alcoholic beverages either for on or off-premise consumption that is not clearly incidental to other products offered for sale, shall require approval of a special exception by the Board of Adjustment.

### Staff Findings

The Board of Adjustment (BOA) shall have the power to hear and decide special

exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:

IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

The proposed use will be consistent with the other retail uses in the area. The existing supermarket will sell beer and wine, but due to the requirements of Florida's Beverage Law, the package store must have separate access in order to sell liquor. The use will not be detrimental to the character of the area with the imposition of the recommended conditions of approval which address the impacts, to adjacent uses.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

This is located within a commercial center and therefore will have no adverse effects on traffic patterns.

IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:

The Seminole County Comprehensive Plan states that the Commercial future land use will provide for a variety of land uses, and intensities within a development site. Those uses include commercial uses in which the sale of alcoholic beverage would be permitted as an accessory use to other retail goods.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

Based on the submitted site plan, the proposed use and proposed buildings meet the minimum area and dimensional requirements of the PUD district.

WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

The site currently allows for the sale of alcoholic beverages but the addition of package liquor creates the need for a special exception because of the state's requirement for separate access.

**Staff Recommendation**

Staff recommends approval of the special exception subject to the following conditions:

1. The special exception granted is for a package liquor store within Suite 1009 in the Shoppes at Aloma Walk.
2. The unit shall not be increased more than 10% in square footage without Board of Adjustment approval.
3. The sale of alcoholic beverage will be for off-premise consumption.

4. Hours of operation shall be limited to:  
Monday through Saturday 10:00 AM to 10:00 PM  
Sunday 11:00 AM to 9:00 PM

Fee: \$370.00

MAR 05 2010

Application # PS 2010-04  
Meeting Date 4-20-10

**COPY**

**SPECIAL EXCEPTION APPLICATION**



SEMINOLE COUNTY PLANNING DIVISION ROOM 2201  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Publix Super Markets, Inc. Store Number 1295  
Address: 2871 Clayton Crossing Way, Suite 1001 City: Oviedo Zip code: 32765  
Project Address: 2871 Clayton Crossing Way, Suite 1009 City: Oviedo Zip code: 32765  
Phone number(s): 407-843-8880  
Email address: heather.ramos@gray-robinson.com

What is this request for?

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: \_\_\_\_\_

Is the property available for inspection without an appointment?  Yes  No

What is the current use of the property? Vacant / under construction

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: *Heather Ramos*

**FOR OFFICE USE ONLY**

Date Submitted: 3-5-10 Reviewed By: P. Johnson  
 Tax parcel number: 31-21-31-520-0000-0010 Zoning/FLU P40/HIATR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  Platted Lot (check easements on lots / in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Past approval # \_\_\_\_\_  Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. See link for Site Plan Review information:

<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

Tab 1	1. Completed application.
Tab 2	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
Tab 3	3. Ownership Disclosure Form (Seminole County Application & Affidavit).
Tab 4	4. Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
Tab 5	5. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
	o Size and dimensions of the parcel
	o Location of wetland and/or flood plain line, if applicable
	o Location and names of all abutting streets
	o Location of driveways
	o Identification of available utilities ( <i>ex: water, sewer, well or septic</i> )
	o Location, size and type of any septic systems, drain field and wells
	o Location of all easements
	o Existing and/or proposed buildings, structures and improvements ( <i>Label existing, label proposed, and include square footage and dimension of each</i> )
	o Building height
	o Setbacks from each building to the property lines
	o Proposed fences
	o Location and size of buffers: show existing and proposed landscaping, fences and walls
	o Location, number and size of existing and proposed parking spaces
	o Location of existing and proposed outdoor lighting
	o Location of existing and proposed signage
	o Location of fire lanes
Tab 6	6. Provide an 8 ½ x 11 reduction of the site plan.

# SHOPPES AT ALOMA WALK

**Sample Address:**

2871 Clayton Crossing Way  
Suite 1001  
Oviedo, Fl 32765

31-21-31-300-024A-0000

Updated Addresses 9-16-09 by Seminole County, if additional numbers are required please contact our office at 407-665-7426. These addresses have been provided to the Power Company, Phone Company, 911 Office, Sheriff's Office, Public Safety, Post Office as well as other agencies. A permit submitted with a non-approved number will be corrected to the address as issued by Seminole County.

Pursuant to section 90.4, the Seminole County Addressing Coordinator is responsible for maintaining a uniform addressing system and as such, the unit numbers issued by the Addressing Office are the only approved numbers for those units.

The approved name is "Shoppes at Aloma Walk". Names once approved shall be the only conspicuous name posted on the property.

**ADDITIONAL SUITE NUMBERS ARE REQUIRED IF TENANT SEPARATION OCCURS WITHIN ANY OF THE SUITES SHOWN BELOW CONTACT AMY CURTIS AT 407-665-7426 OR [acurtis@seminolecountyfl.gov](mailto:acurtis@seminolecountyfl.gov)**

PUBLIX

1001

1	1	1	1	1	1	1	1	1	1	1
0	0	0	0	0	0	0	0	0	0	0
0	1	1	2	3	4	4	5	6	7	8
9	3	7	5	3	1	9	7	5	3	1

1087

2871

FUTURE

CLAYTON CROSSINGS WAY

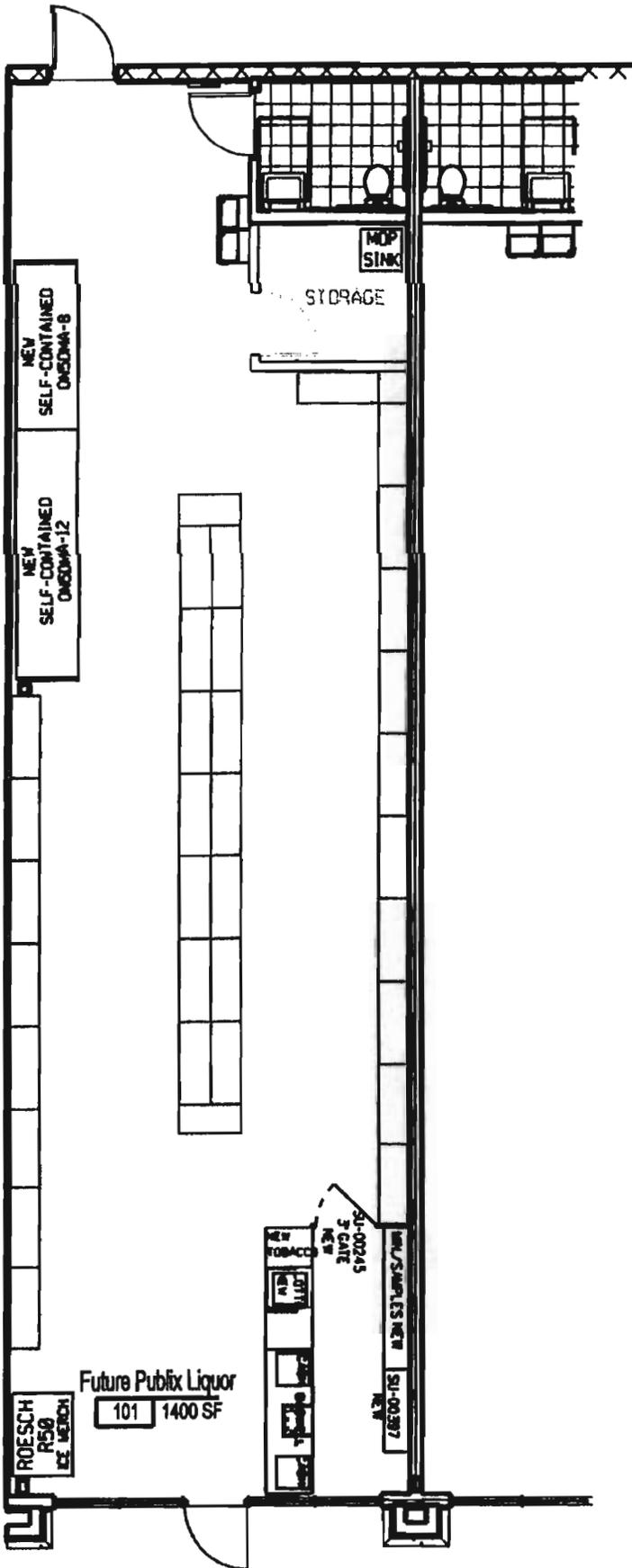
2839

Proposed  
Bank First  
Front will face Publix

FUTURE

FUTURE

ALOMA AVE



ROESCH  
PS6  
ICE MERCHANT

Future Publix Liquor  
101 1400 SF

SU-00245  
3 GATE  
NEW

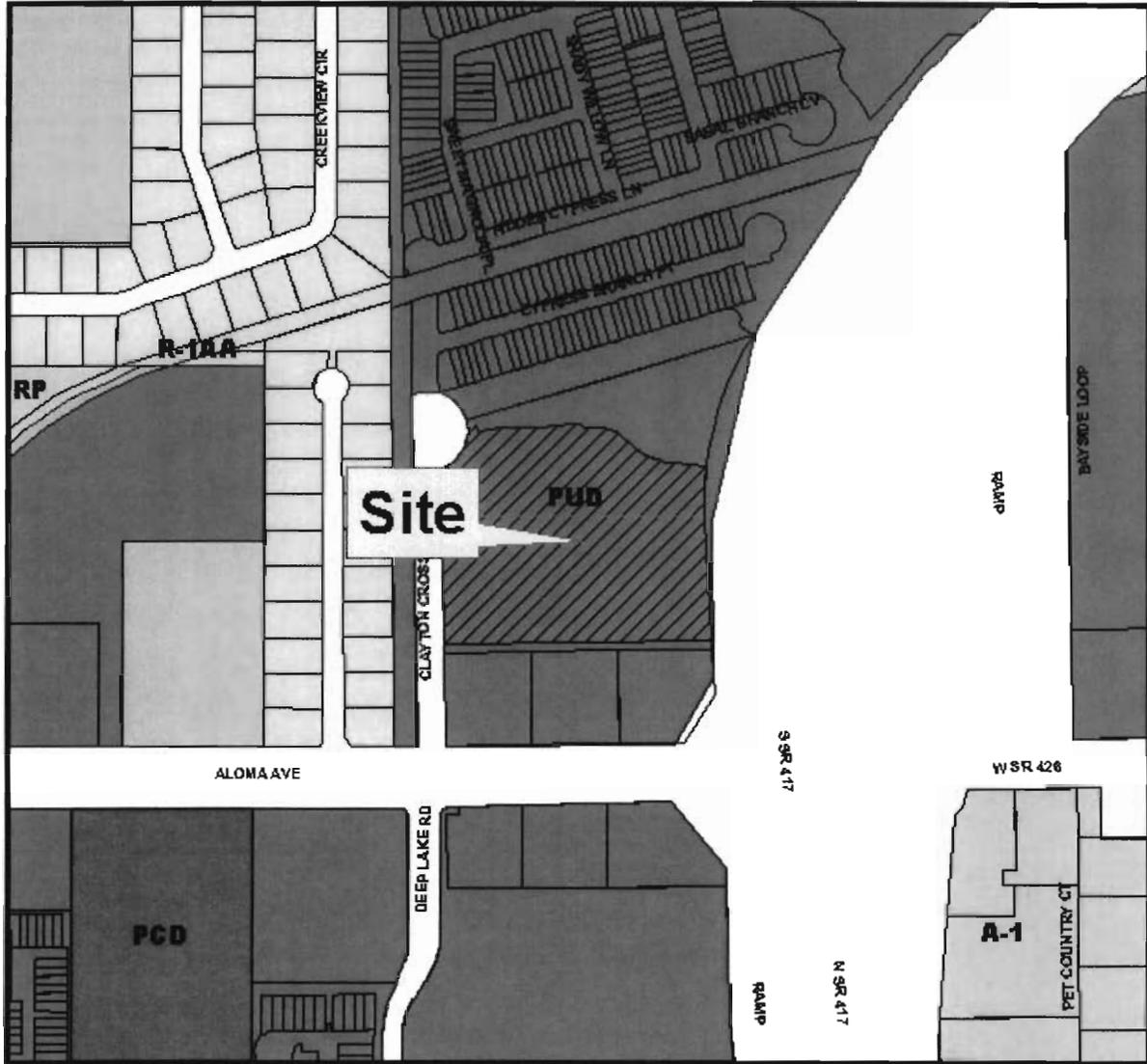
NEW SMOKE NEW  
SU-00397  
NEW

STORAGE

MOP  
SINK

\*1295 LIQUOR  
STORE

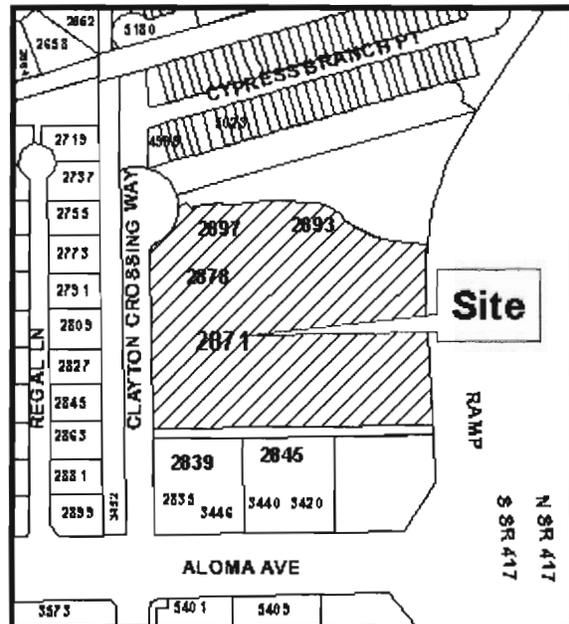
Publix Super Markets, Inc Store #1295  
 2871 Clayton Crossing Way, Suite 1009  
 Oviedo, FL 32765

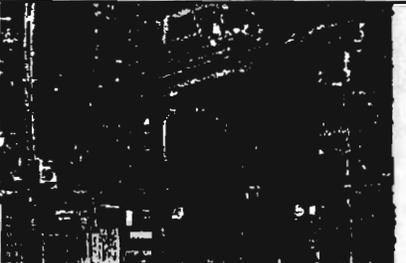


Seminole County Board of Adjustment  
 April 26, 2010  
 Case: BS2010-04 (Map 3211 Grid D6)  
 Parcel No: 31-21-31-520-0000-0010

Zoning

-  BS2010-04
-  A-1
-  R-1AA
-  RP I
-  PUD
-  PCD



<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1408                  407-688-7808</p>																																			
<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 31-21-31-520-0000-0010                  Owner: ALOMA WALK COMMERCIAL VENTURE                  Own/Addr: LLC                  Mailing Address: 4651 SALISBURY RD STE 400                  City,State,ZipCode: JACKSONVILLE FL 32256                  Property Address: 2871 CLAYTON CROSSING WAY                  Facility Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 10-VAC GENERAL-COMMERC</p>	<p><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2010 Working</th> <th style="text-align: center;">2009 Certified</th> </tr> <tr> <th style="text-align: left;">Value Method</th> <th style="text-align: center;">Cost/Market</th> <th style="text-align: center;">Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$10</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td style="text-align: center;"><b>\$10</b></td> <td></td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td></td> </tr> <tr> <td>Assessed Value (SOH)</td> <td style="text-align: center;">\$10</td> <td></td> </tr> </tbody> </table> <p style="text-align: right;"><b>Tax Estimator</b></p>		VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$10	\$0	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$10</b>		Portability Adj	\$0	\$0	Save Our Homes Adj	\$0		Assessed Value (SOH)	\$10	
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<p><small>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.</small></p>																																			

GRAY ROBINSON  
ATTORNEYS AT LAW

SUITE 1400  
301 EAST PINE STREET (32801)  
P.O. BOX 3068  
ORLANDO, FLORIDA 32802-3068  
TEL 407-843-8880  
FAX 407-244-5690

FORT LAUDERDALE  
JACKSONVILLE  
KEY WEST  
LAKELAND  
MELBOURNE  
MIAMI  
NAPLES  
ORLANDO  
TALLAHASSEE  
TAMPA

407-244-5670  
HRAMOS@GRAY-ROBINSON.COM

MEMORANDUM

TO: Seminole County Planning Division  
FROM: Heather M. Blom-Ramos  
DATE: March 3, 2010  
SUBJECT: Publix Super Markets Special Exception Application -- Statement of Request

**Applicant Information**

Publix Super Markets, Inc., currently has a Publix Super Markets under construction at 2871 Clayton Crossing Way, Suite 1001, Oviedo, FL 32765 in the Shoppes at Aloma Walk. Publix Super Markets, Inc., is requesting a special exception for a proposed package liquor store which will be located directly next to the Publix Super Market at 2871 Clayton Crossing Way, Suite 1009, Oviedo, FL 32765.

The package liquor store will be a separate, stand-alone store, located next to the Publix Super Market. It will not be located within the Publix Super Market.

**Summary of the Proposed Business Operation**

The proposed package liquor store will be located in suite 1009 of the Shoppes at Aloma Walk as shown in the information provided with Tab 5. Liquor will be sold for *off premises consumption only*.

The proposed hours of operation are from 10:00 a.m. - 10:00 p.m. Monday through Saturday, and 11:00 a.m. - 9:00 p.m. Sunday. Publix expects to have 2 (or more) employees working in the store.

**SEMINOLE COUNTY  
APPLICATION & AFFIDAVIT**

**Ownership Disclosure Form**

The owner of the real property associated with this application is a (check one)

- Individual                       Corporation                       Land Trust  
 Limited Liability Company     Partnership  
 Other (describe): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are not traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above.

Trust Name: \_\_\_\_\_

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

NAME	TITLE	ADDRESS	% OF INTEREST
Nifong Winter Park, LLC	Manager	222 South Central Avenue, Suite 800, St. Louis, MO 63105	100%

(Use additional sheets for more space.)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, or partnership, provide the information required for those entities in paragraphs 2, 3, and/or 4 above.

Name of Purchaser: \_\_\_\_\_

NAME	ADDRESS	% OF INTEREST

Date of Contract: \_\_\_\_\_

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

March 3, 2012  
Date

*[Signature]*  
Owner, Agent, Applicant Signature  
Aloma Walk Commercial Venture, LLC, by its  
Manager, Nifong Winter Park, LLC, Richard C. Thomas,  
Manager

STATE OF ~~MISSOURI~~ MISSOURI  
COUNTY OF St. Louis  
City

Sworn to (or affirmed) and subscribed before me this 3rd day of March, 2010 by Richard C. Thomas

*[Signature]*  
Signature of Notary Public

LINDA S. MUNDEN  
Print, Type or Stamp Name of Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



**For Use by Planning & Development Staff**

Date: \_\_\_\_\_ Application Number: \_\_\_\_\_

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[Entity Name Search](#)

No Events

No Name History

## Detail by Entity Name

### Florida Limited Liability Company

ALOMA WALK COMMERCIAL VENTURE, LLC

#### Filing Information

Document Number L05000085795  
FEI/EIN Number 203389878  
Date Filed 08/30/2005  
State FL  
Status ACTIVE

#### Principal Address

9822 TAPESTRY PARK CIRCLE  
SUITE 202  
JACKSONVILLE FL 32246

Changed 04/20/2009

#### Mailing Address

222 SOUTH CENTRAL AVENUE  
SUITE 800  
ST. LOUIS MO 63105

Changed 04/20/2009

#### Registered Agent Name & Address

MICHAEL E. BOTOS, P.A.  
ONE N. CLEMATIS STREET  
STE. 400  
WEST PALM BEACH FL 33401 US

Name Changed: 04/20/2009

Address Changed: 04/20/2009

#### Manager/Member Detail

##### Name & Address

Title MGR

NIFONG WINTER PARK, LLC  
222 SOUTH CENTRAL AVENUE, SUITE 800  
ST. LOUIS MO 63105

#### Annual Reports

Report Year	Filed Date
2007	06/15/2007
2008	05/23/2008

2009 04/20/2009

**Document Images**

04/20/2009 -- ANNUAL REPORT

[View image in PDF format](#)

05/23/2008 -- ANNUAL REPORT

[View image in PDF format](#)

06/15/2007 -- ANNUAL REPORT

[View image in PDF format](#)

05/01/2006 -- ANNUAL REPORT

[View image in PDF format](#)

08/30/2005 -- Florida Limited Liabilites

[View image in PDF format](#)

**Note: This is not official record. See documents if question or conflict.**

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DIVISION OF CORPORATIONS



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No Events

No Name History

## Detail by Entity Name

### Foreign Limited Liability Company

NIFONG WINTER PARK, LLC

### Filing Information

Document Number M09000001591  
FE/EIN Number 284723767  
Date Filed 04/29/2009  
State MO  
Status ACTIVE

### Principal Address

% PAIGE SPORTS ENTERTAINMENT  
222 S CENTRAL AVE - STE 800  
ST LOUIS MO 63105

### Mailing Address

% PAIGE SPORTS ENTERTAINMENT  
222 S CENTRAL AVE - STE 800  
ST LOUIS MO 63105

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324 US

### Manager/Member Detail

#### Name & Address

Title MGR

THOMAS, RICHARD C  
% 222 S CENTRAL AVE - STE 800  
ST LOUIS MO 63105

### Annual Reports

Report Year Filed Date  
2010 01/06/2010

### Document Images

01/06/2010 -- ANNUAL REPORT

04/29/2009 -- Foreign Limited

Note: This is not official record. See documents if question or conflict.

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No Name History

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**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM  
(ORIGINAL ONLY)**

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 purchaser (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 Aloma Walk Commercial Venture, LLC the fee simple owner of the following  
(Owner's Name)  
described property (Provide Legal Description or Tax Parcel ID Number(s)) \_\_\_\_\_  
31-21-31-520-0000-0010

hereby affirm that GrayRobinson, P.A. is hereby designated to act as my /our  
authorized agent and to file the attached application for the stated special exception / variance request and  
make binding statements and commitments regarding the request, such request is specifically applicable to  
a Special Exception Application for an Alcoholic Beverage Establishment located at 2871 Clayton Crossing Way,  
Suite 1009, Oviedo, FL 32765

Aloma Walk Commercial Venture, LLC by  
Nelson Wilder Park, LLC Manager,  
RICHARD C. THOMAS, Manager  
\_\_\_\_\_  
Owner's Signature

I certify that I have examined the application 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.

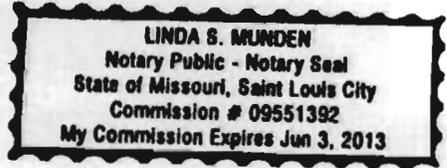
SWORN TO AND SUBSCRIBED before me this 3rd day of March 2012

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to  
take acknowledgments, personally appeared RICHARD C. THOMAS who is personally known to me or  
~~who has produced~~ \_\_\_\_\_ has identification and who executed the foregoing instrument and sworn  
an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of  
March 2012

Linda S. Munden  
Notary Public in and for the County and State  
Aforesaid

My Commission Expires: June 3, 2013



Application to the Board of Adjustment / Planning Division

Last updated 7/24/08

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 26, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 SHOPPES AT ALOMA WALK PB 75 PGS 68-70

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

### FINDINGS OF FACT

**Property Owner:** Aloma Walk Commercial Venture, LLC  
4651 Salisbury Road, Suite 400  
Jacksonville, Fl. 32256

**Project Name:** Clayton Crossing Way, Suite 1009 (2871)

**Special Exception Approval:**

Request for a special exception for a package liquor store in the PUD (Planned Unit Development) 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: Kathy Fall, Principal Planner  
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:

1. The special exception granted is for a package liquor store within Suite 1009 in the Shoppes at Aloma Walk .
2. The unit shall not be increased more than 10% in square footage without Board of Adjustment approval.
3. The sale of alcoholic beverage will be for off-premise consumption.
4. Hours of operation:  
Monday through Saturday 10:00 AM to 10:00 PM  
Sunday 11:00 AM to 9:00 PM
5. The special exception granted shall expire one (1) year after approval unless a development permit based upon and incorporating the special exception is obtained within the one (1) year period. One six (6) month extension may be granted by the Board. SCLDC 30.45

(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: \_\_\_\_\_  
Alison C. Stettner  
Planning & Development 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 \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

# SHOPPES AT ALOMA WALK

Sample Address:

2871 Clayton Crossing Way  
Suite 1001  
Oviedo, Fl 32765

31-21-31-300-024A-0000

Updated Addresses 9-16-09 by Seminole County, if additional numbers are required please contact our office at 407-665-7426. These addresses have been provided to the Power Company, Phone Company, 911 Office, Sheriff's Office, Public Safety, Post Office as well as other agencies. A permit submitted with a non-approved number will be corrected to the address as issued by Seminole County.

Pursuant to section 90.4, the Seminole County Addressing Coordinator is responsible for maintaining a uniform addressing system and as such, the unit numbers issued by the Addressing Office are the only approved numbers for those units.

The approved name is "Shoppes at Aloma Walk". Names once approved shall be the only conspicuous name posted on the property.

**ADDITIONAL SUITE NUMBERS ARE REQUIRED IF TENANT SEPARATION OCCURS WITHIN ANY OF THE SUITES SHOWN BELOW CONTACT AMY CURTIS AT 407-665-7426 OR [acurtis@seminolecountyrfl.gov](mailto:acurtis@seminolecountyrfl.gov)**

PUBLIX

1001

1	1	1	1	1	1	1	1	1	1	1
0	0	0	0	0	0	0	0	0	0	0
0	1	1	2	3	4	4	5	6	7	8
9	3	7	5	3	1	9	7	5	3	1

1087

CLAYTON CROSSINGS WAY

2871

FUTURE

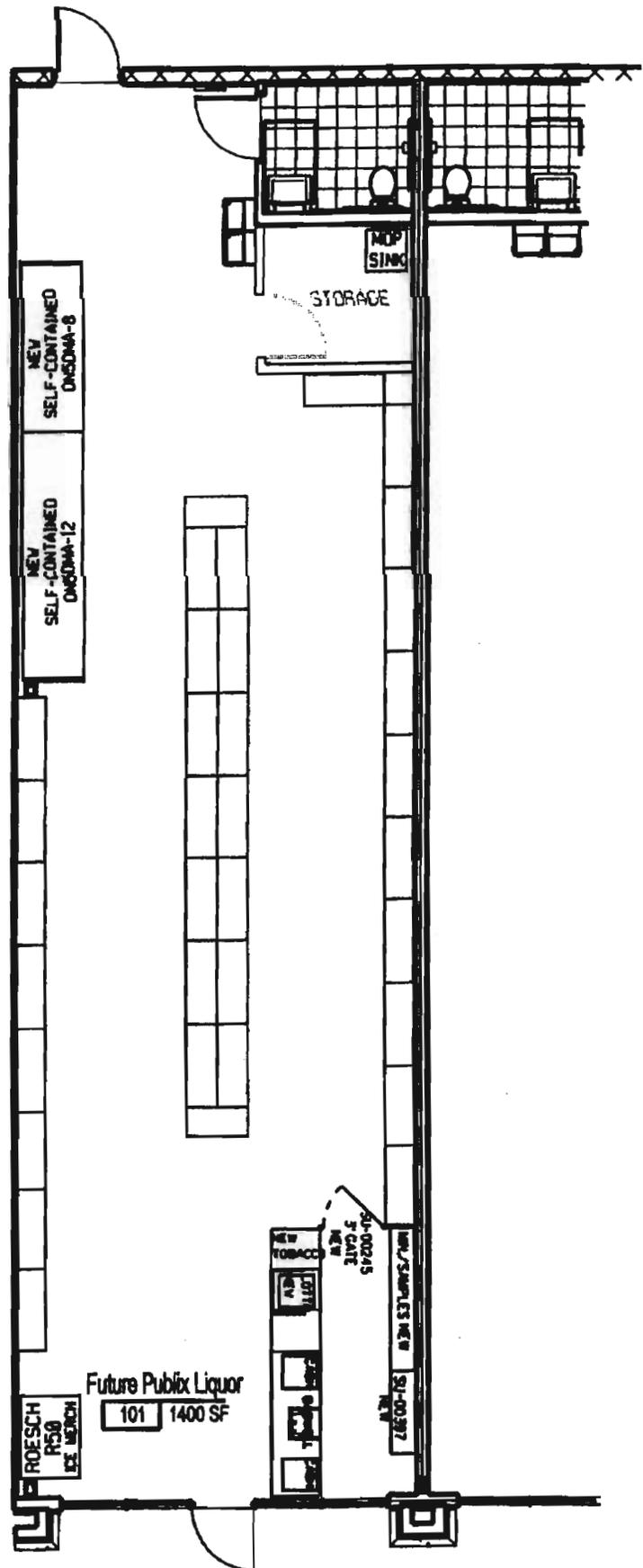
2839

Proposed  
Bank First  
Front will face Publix

FUTURE

FUTURE

ALOMA AVE



#1295 LIQUOR STORE

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 26, 2010, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 1 SHOPPES AT ALOMA WALK PB 75 PGS 68-70

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

### FINDINGS OF FACT

**Property Owner:** Aloma Walk Commercial Venture, LLC  
4651 Salisbury Road, Suite 400  
Jacksonville, Fl. 32256

**Project Name:** Clayton Crossing Way, Suite 1009 (2871)

**Special Exception Request:**

Request for a special exception for a package liquor store in the PUD (Planned Unit Development) district.

Approval was sought to establish a package liquor store. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Alison C. Stettner  
Planning & Development 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 \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

# SHOPPES AT ALOMA WALK

Sample Address:

2871 Clayton Crossing Way  
Suite 1001  
Oviedo, FL 32765

31-21-31-300-024A-0000

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PUBLIX

1001

1	1	1	1	1	1	1	1	1	1	1	1
0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	2	3	4	4	5	6	7	8	
9	3	7	5	3	1	9	7	5	3	1	1087

CLAYTON CROSSINGS WAY

2871

FUTURE

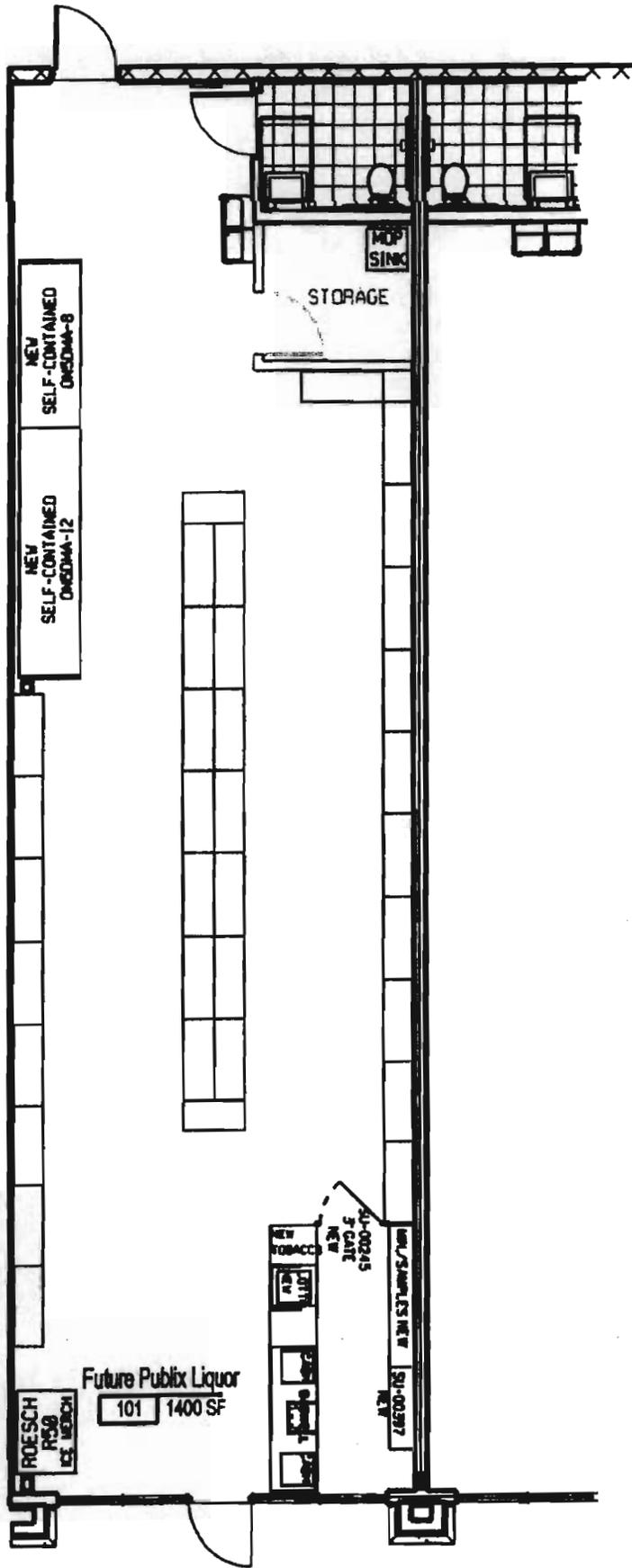
2839

FUTURE

FUTURE

Proposed  
Bank First  
Front will face Publix

ALOMA AVE



NEW SELF-CONTAINED ONEIDA-8

NEW SELF-CONTAINED ONEIDA-12

STORAGE

MOP SINK

Future Publix Liquor  
101 1400 SF

ROESCH  
P.S.O.  
EST. 1898

SU-00245  
F. GATE  
NEW

SU-00297  
NEW

\*1295 LIQUOR STORE