

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: **PRE-APPLICATION REVIEWS: 10/28/2009**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

Note: If a meeting is required, staff will notify the Applicant by 10/22/2009.

PRE-APPLICATION REVIEW		
1:40 PM	Project Name: East Altamonte Drive (1308) E&F Auto Group Type: Special Exception Applicant: Fernando Menendez Proj Manager(s): Kathy Fall 407-665-7389/Brian Walker 407-665-7337 Proj #: 09-8000083	PID: 18-21-30-501-0800-0020 Dist: 2-McLean Zoning: C-2 Acres: na Project Location: 1308 East Altamonte Drive (East of Brewer, South of E. Altamonte)
2:00 PM	Project Name: Alafaya Trail (4250) Moat Sports Grille Type: Special Exception Applicant: Michael & Barbara Couillard/ Moat Hospitality LLC Proj Manager(s): Denny Gibbs 407-665-7387/ Brian Walker 407-665-7337 Proj #: 09-8000084	PID: 34-21-31-300-0170-0000 Dist: 5-Carey Zoning: na Acres: na Project Location: 4250 Alafaya Trail (West side of Alafaya Trail and South of E Palm Valley Drive)
2:20 PM	Project Name: Jewell Drive (111) Type: Site Plan Applicant: John Lemieux & Milan Strecko Proj Manager(s): Cynthia Sweet 407-665-7443/ Denny Gibbs 407-665-7387 Proj #: 09-8000075	PID: 17-21-29-501-0C00-0140 Dist: 3-Van Der Weide Zoning: C-2 Acres: na Project Location: 111 Jewell Drive (West corner of Jewell Drive and Lake View Drive)
TIME AM	Project Name: Type: Applicant: Proj Manager(s): Proj #:	PID: Dist: Zoning: Acres: Project Location:

DEVELOPMENT REVIEW DIVISION

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 18-21-30-501-0800-0020

Attach list of all parcel ID numbers associated with the project site.

NAME: Fernando Menendez

COMPANY: E&F Auto Group

EMAIL ADDRESS (REQUIRED): Fernando@E-FAutoGroup.COM

ADDITIONAL EMAIL ADDRESS: FernandoMenendez@yahoo.com

DAYTIME PHONE: (407) 1261-5547 FAX NUMBER: (407) 1261-5408

SUBJECT PROPERTY ADDRESS: 1308 E. Alhambra Dr.

OF ACRES: _____

PROJECT NAME: E&F Auto Group

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: C-2 CURRENT USE: Auto Sales

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Land Use Amendment Special Exception
Current _____ Proposed _____
Current _____ Proposed _____

REQUIRED ATTACHMENTS:

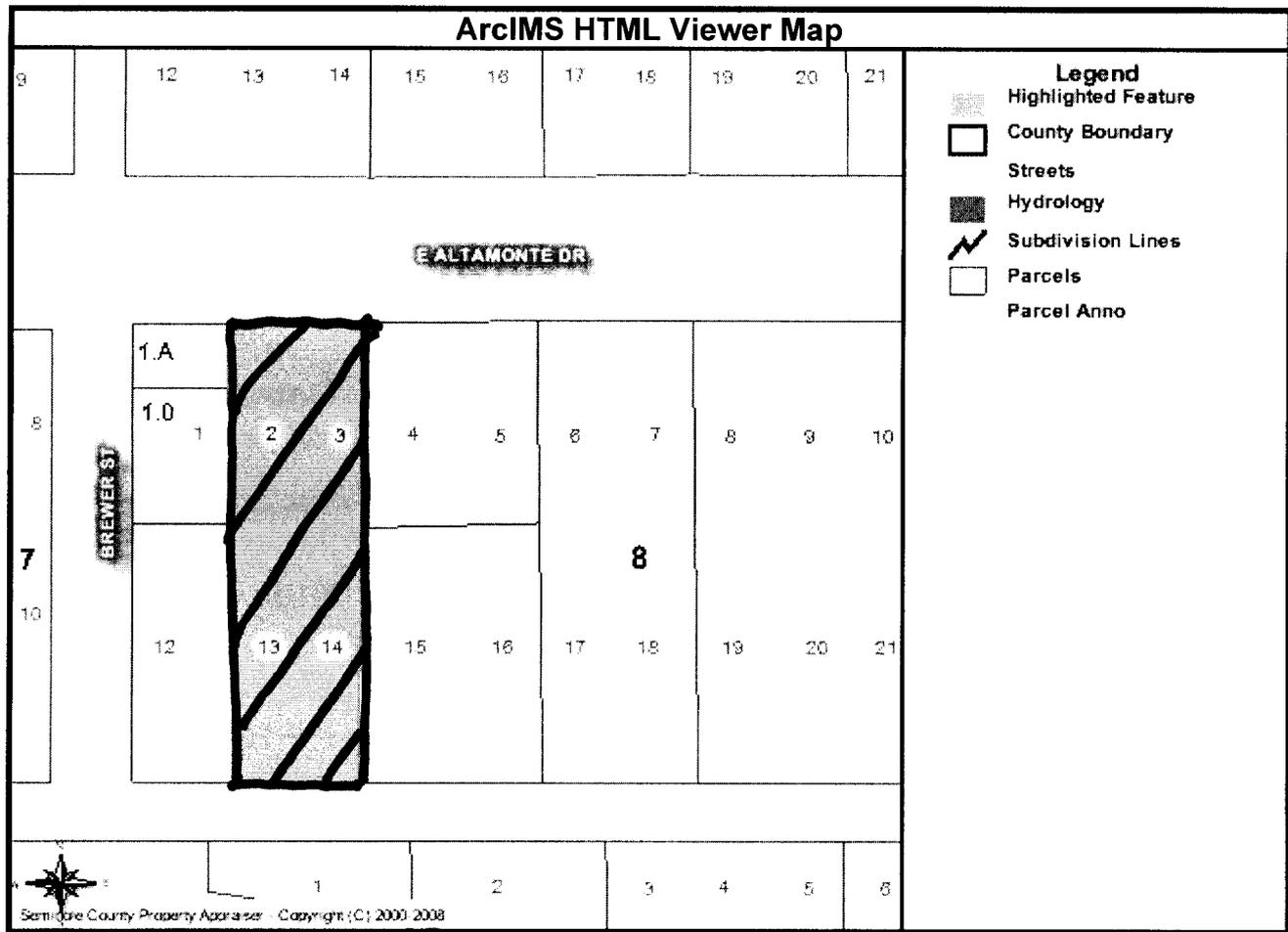
- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: KE/BMW RECEIVE DATE: _____ COMMENTS DUE: _____

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000083



<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7505</p>																																			
<p align="center">GENERAL</p> <p>Parcel Id: 18-21-30-501-0800-0020 Owner: TYGIELSKI DOUGLAS R Mailing Address: 110 N BUMBY AVE City,State,ZipCode: ORLANDO FL 32803 Property Address: 1308 ALTAMONTE DR E ALTAMONTE SPRINGS 32701 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 27-AUTO SALE AND SERVIC</p>	<p align="center">VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$54,858</td> <td align="right">\$56,116</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$5,811</td> <td align="right">\$5,811</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$435,000</td> <td align="right">\$435,000</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$495,669</td> <td align="right">\$496,927</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$495,669</td> <td align="right">\$496,927</td> </tr> </tbody> </table> <p align="center">Tax Estimator 2009 Notice of Proposed Property Tax</p>		VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$54,858	\$56,116	Depreciated EXFT Value	\$5,811	\$5,811	Land Value (Market)	\$435,000	\$435,000	Land Value Ag	\$0	\$0	Just/Market Value	\$495,669	\$496,927	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$495,669	\$496,927
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<p>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.</p>																																			

DEVELOPMENT REVIEW

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 16-19-30-SAC-0000-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: MICHAEL OR BARBARA MCOWILLARD

COMPANY: MOAT HOSPITALITY LLC

EMAIL ADDRESS (REQUIRED): MOAT@CFL.RR.COM

ADDITIONAL EMAIL ADDRESS: MCOWILLARD@CFL.RR.COM

DAYTIME PHONE: (407) 366-4953 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 4250 ALAFAYA TRAIL, SUITE 100 OVIEDO, FL 32765

OF ACRES: _____

PROJECT NAME: THE MOAT SPORTS GELLEE

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: _____ CURRENT USE: _____

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone *Current* _____ *Proposed* _____
 Land Use Amendment *Current* _____ *Proposed* _____
 Special Exception

REQUIRED ATTACHMENTS:

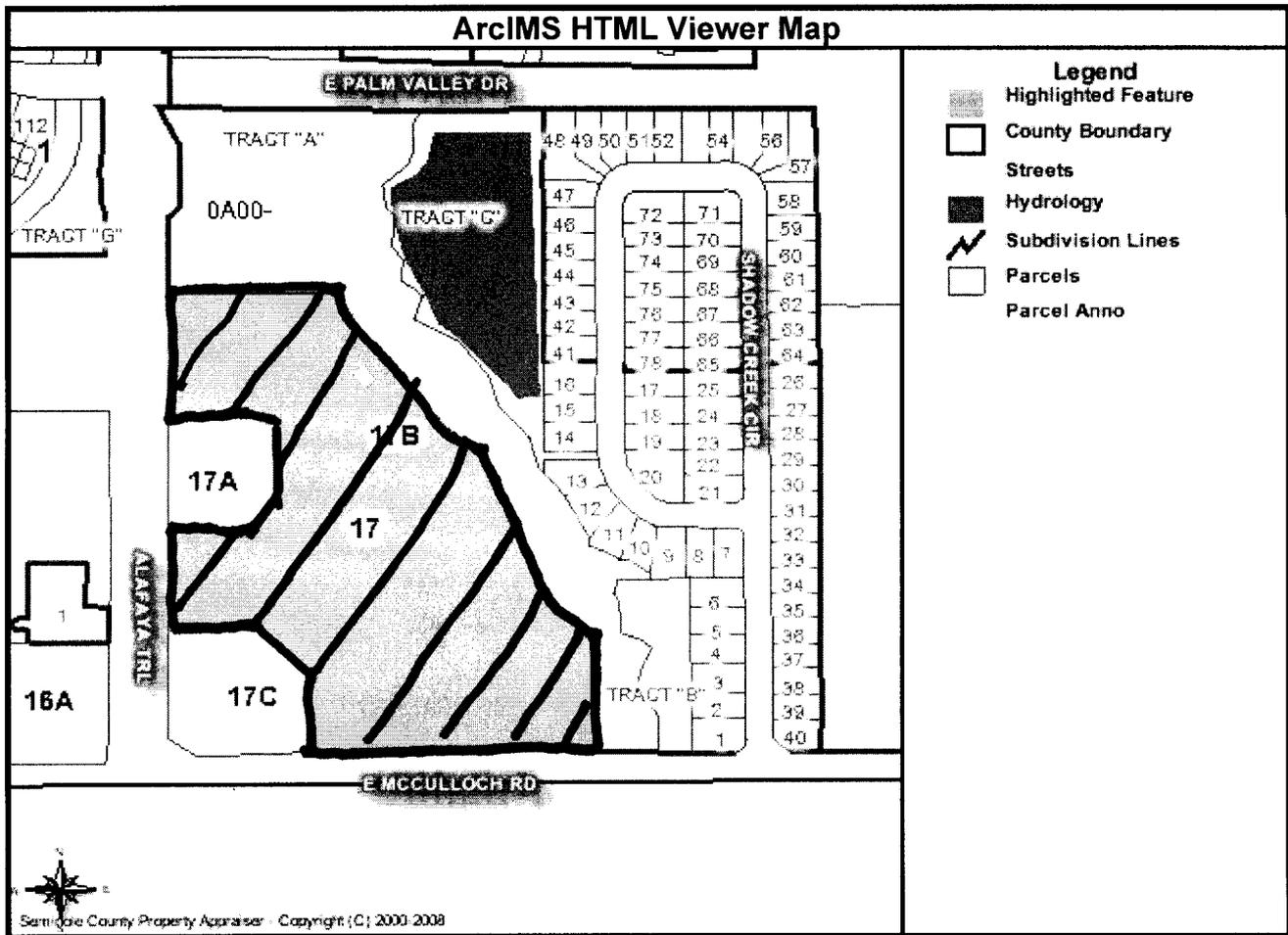
- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

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PROJECT MANAGER: DG/BMW RECEIVE DATE: _____ COMMENTS DUE: _____

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

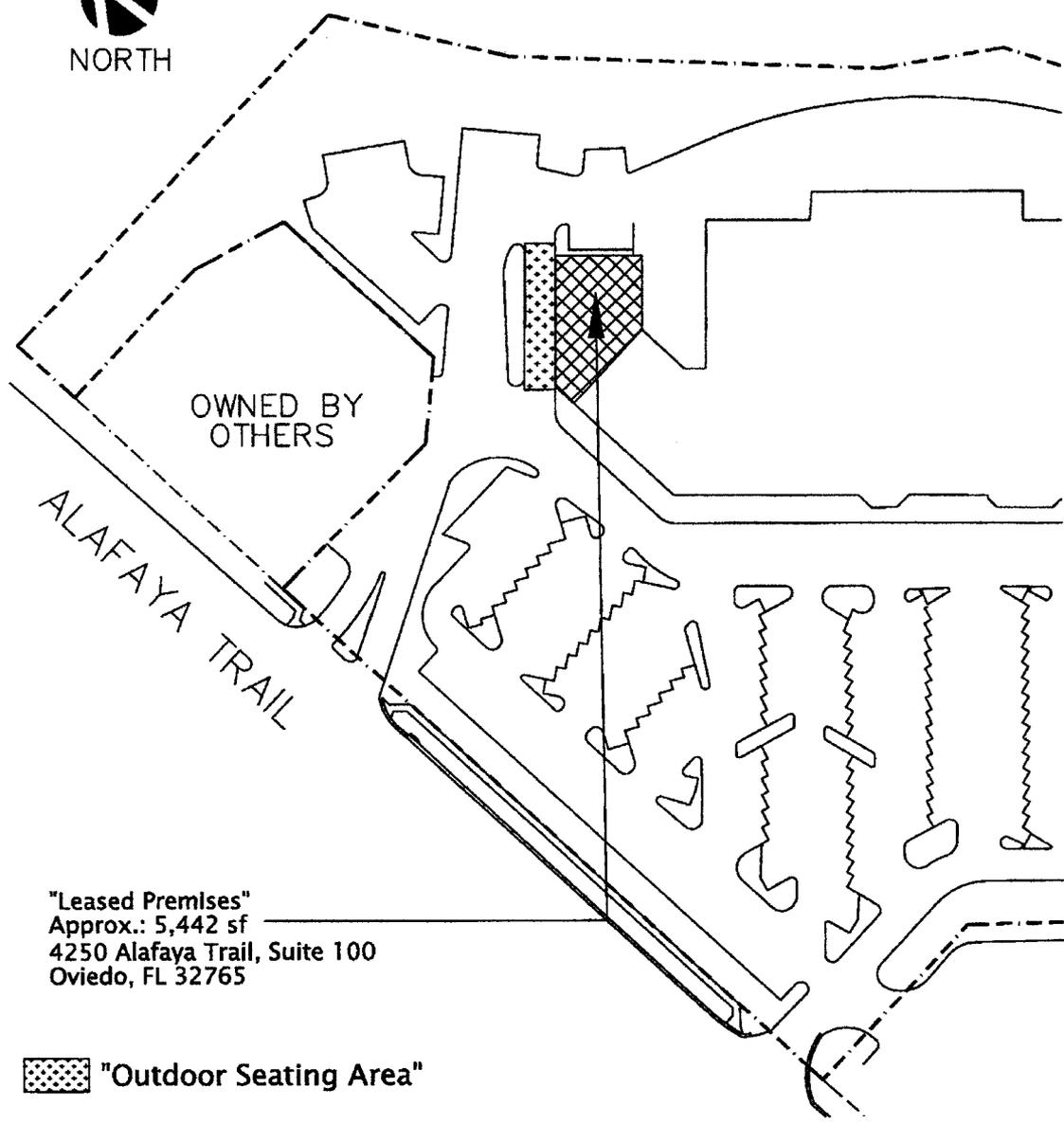
09-80000084



MOAT Hospitality LLC Project
Location - University Palms Shopping Center
4250 Alafaya Trail
Suite 100
Oviedo FL, 32765

The project consists of converting a pre-existing unit in a shopping center. The unit is currently configured as a bank (previous to being a bank the unit was configured and originally built as a restaurant) and we will be converting it back into a full service casual dining restaurant seating approximately 180 to 200 patrons.

The majority of the work will be interior with the exception of an outdoor eating area located where the banks drive thru lanes are currently located.



"Leased Premises"
 Approx.: 5,442 sf
 4250 Alafaya Trail, Suite 100
 Oviedo, FL 32765

 "Outdoor Seating Area"

The "Leased Premises" as shown hereon is for Moat Hospitality LLC.

Subject to the terms of the Lease, any future construction by the Landlord within the Shopping Center will not affect the validity of the Lease covering the Leased Premises. Subject to the terms of the Lease, Landlord may elect to change the location, size, layout, or other details of any buildings, or Common Area in the Shopping Center and/or to construct other buildings in the Shopping Center and such changes will not affect the validity of the Lease covering the Leased Premises.

The post office address designated hereon, if any, is subject to change at any time.

DATE: 09-02-2009
 REV.: 00-00-0000

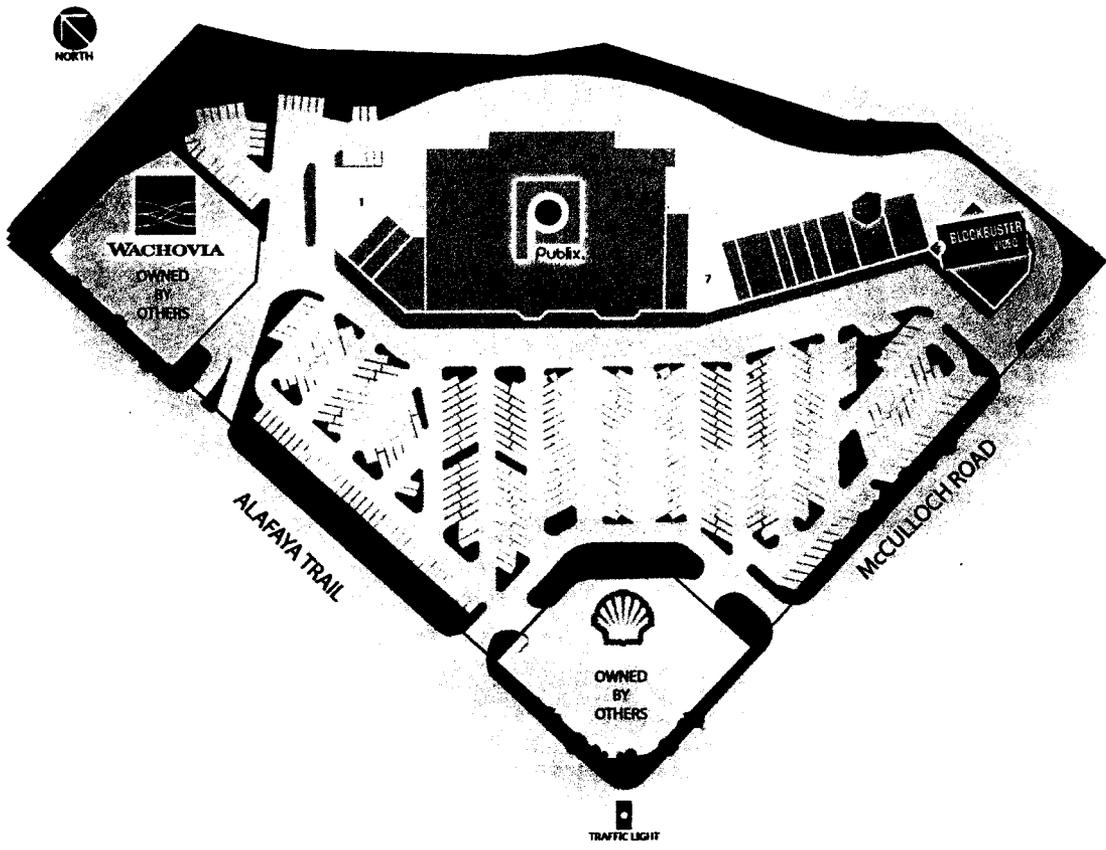
EXHIBIT "A"
UNIVERSITY PALMS

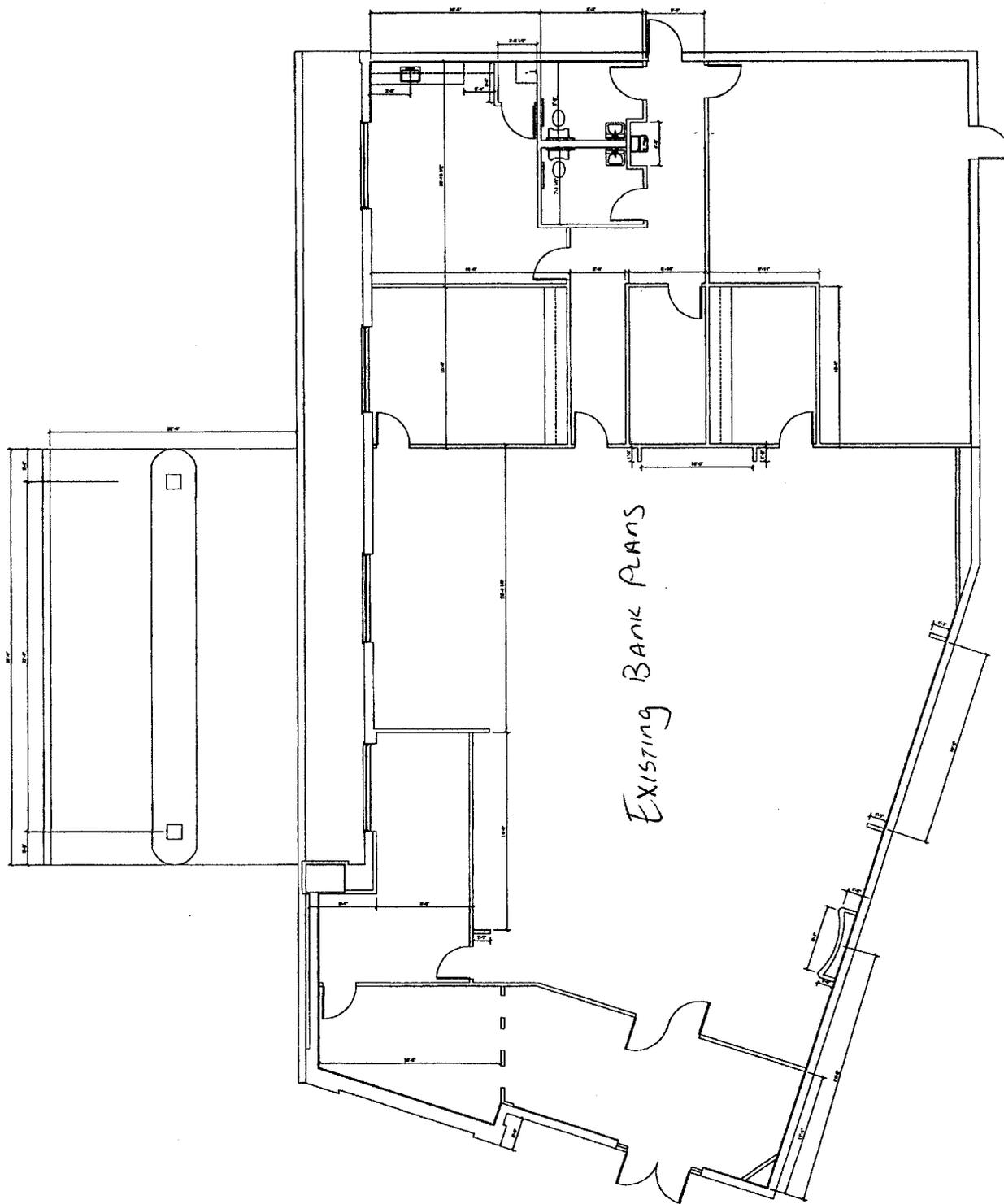
INITIAL	Floor No:
	D00
	Unit No:
	D0H
PREPARED BY:	Project No:
EYA	0297

SITE SUMMARY

Building Area: 99,172 SF

1 Available	5,442 SF
2 University Floral & Gifts	1,400 SF
3 University Palms Cleaners	1,400 SF
4 Giovanni's	3,324 SF
5 Publix	56,077 SF
6 Gray's College Bookstore	3,192 SF
7 Available	4,042 SF
8 Ikiwi & Philly Up	1,202 SF
9 Dr. Lach	2,777 SF
10 Hair Masters	1,050 SF
11 Dentist	1,622 SF
12 Avenue Nails	1,400 SF
13 Dragon Court	2,300 SF
14 The UPS Store	2,985 SF
15 Pat's Liquor	3,051 SF
16 Blockbuster Video	7,908 SF





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PROJECT INFORMATION

PROPERTY APPRAISER ID #: 17-21-29-501-0900-0140

Attach list of all parcel ID numbers associated with the project site.

NAME: JOHN LEMIEUX + MILAN STRECK

COMPANY: REALTY USA + ALL 3D CAD, LLC

EMAIL ADDRESS (REQUIRED): renderings@all3dcad.com

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 529 5873 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 111 JEWEL DRIVE, ALTAMONTE SPRINGS, FL

OF ACRES: _____

PROJECT NAME: 111 JEWEL DRIVE, ALTAMONTE SPRINGS, FL

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: C2 CURRENT USE: _____

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

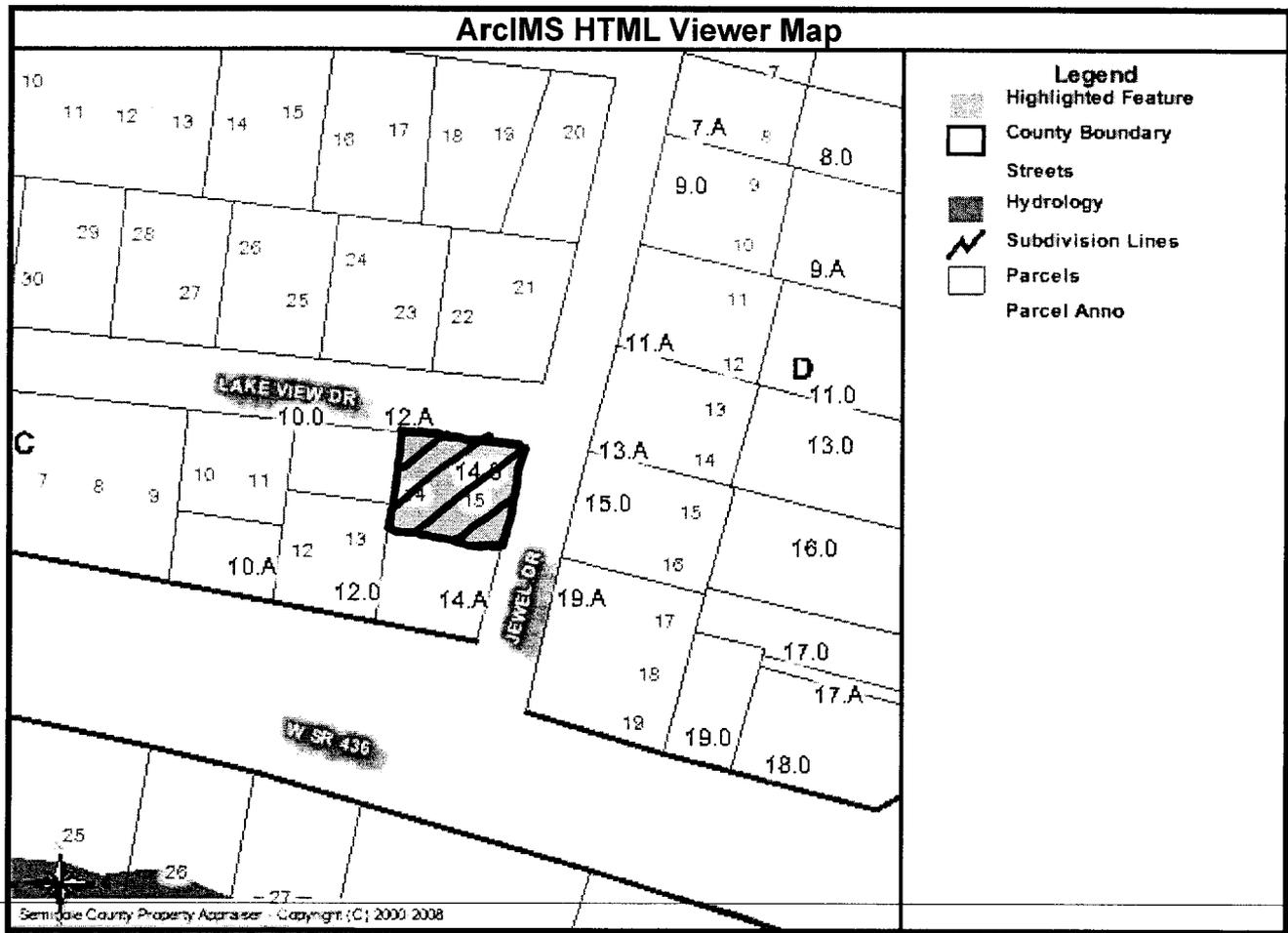
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PROJECT MANAGER: CBS/DG ^{Meeting} RECEIVE DATE: 9-30-09 COMMENTS DUE: _____

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 (list project name and GUI number)

09-8000075



REVISION	DATE

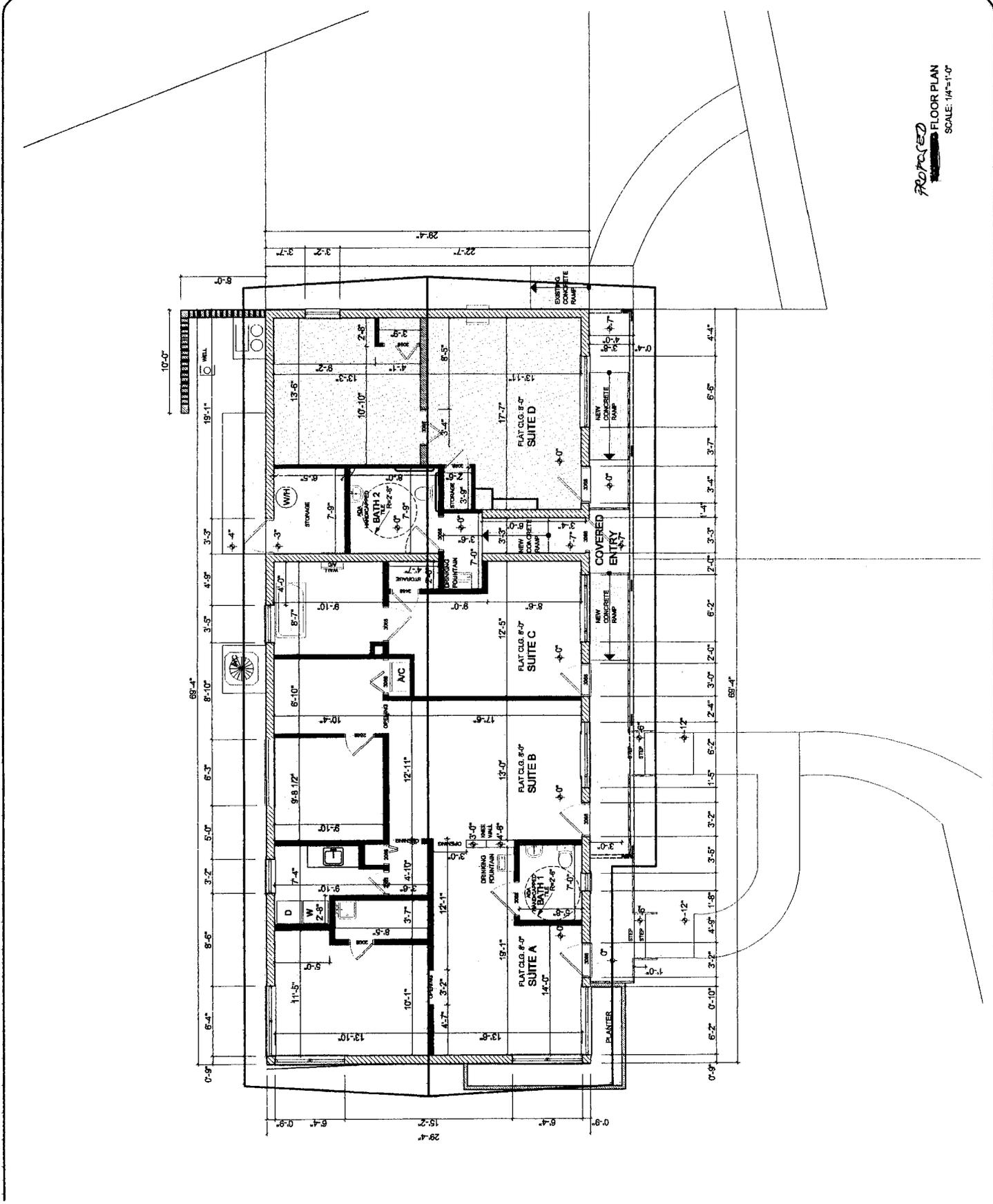
PLAN DRAWING BY:
ALL 3D CAD, LLC

 DRAWN BY: M. STRECKO, CPED
 DATE: 08/22/2009

HURRICANE DESIGN BUILD GROUP
Hurricane
 Engineering
 DATE: 08/22/2009
 THOMAS J. ANDERSON, P.E. #47919
 (407) 774-8003

EXISTING BUILDING PLANS
JOHN E LEMIEUX
 111 JEWEL DR
 ALTAMONTE SPRINGS, FL 32716

PROPOSED
 FLOOR PLAN
A1a



REVISION	DATE

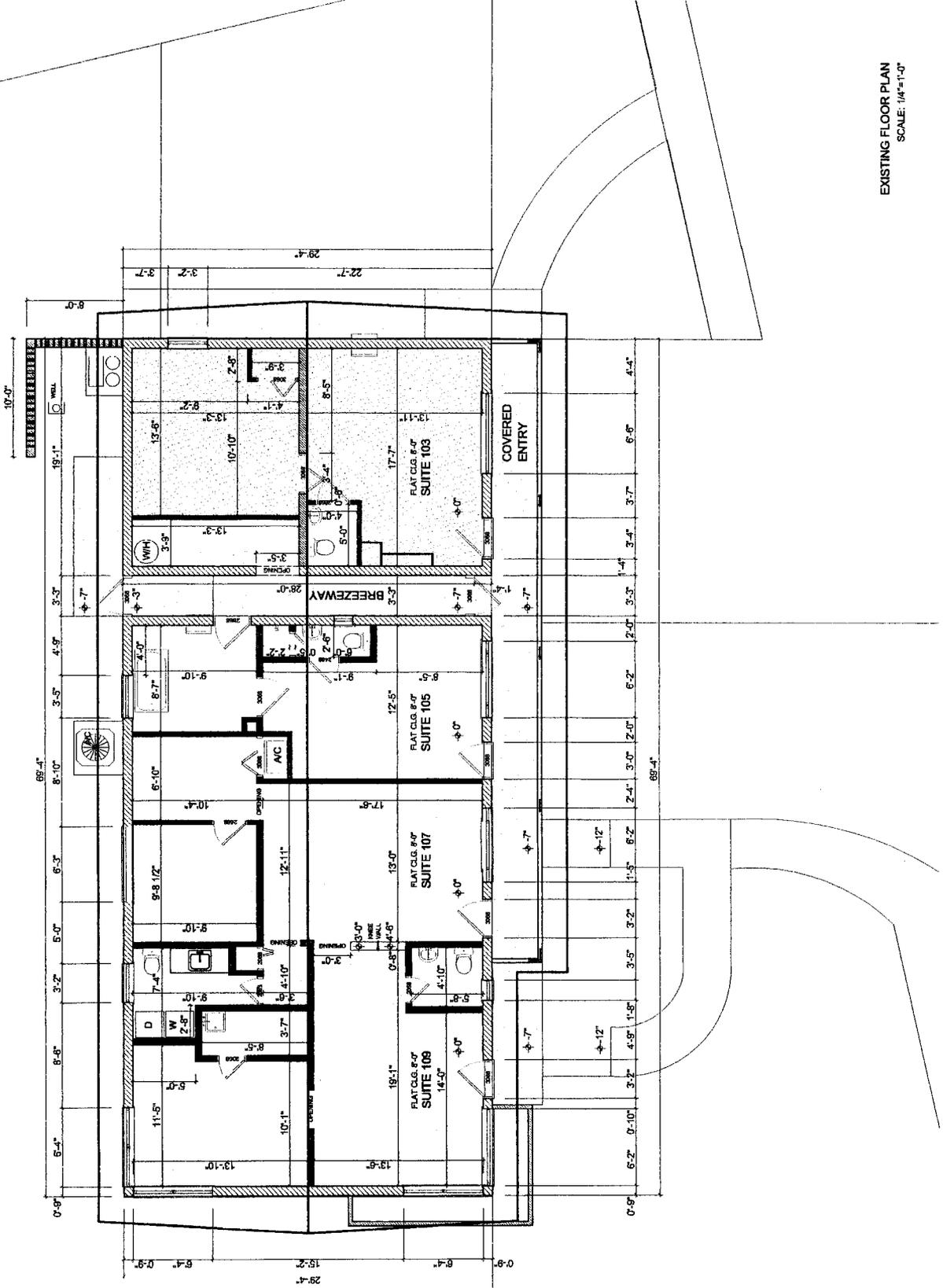
PLA DRAWINGS BY:
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 DATE: 08/22/2009
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EXISTING BUILDING PLANS
 SEMINOLE COUNTY, FL
JOHN E LEMIEUX
 111 JEWEL DR
 ALTAMONTE SPRINGS, FL 32716

EXISTING FLOOR PLAN
A1



EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0"

REVISION	DATE

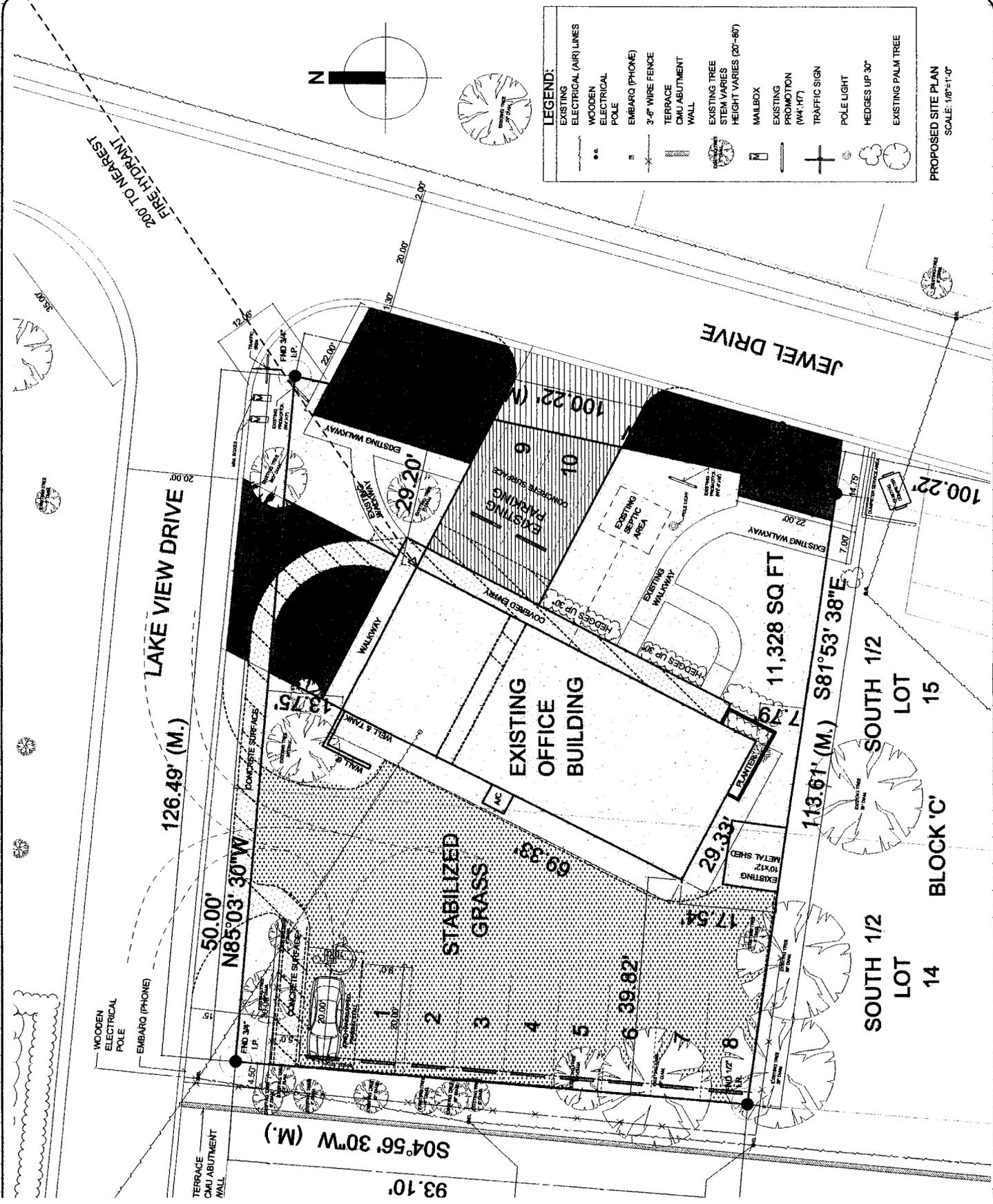
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HURRICANE DESIGN BUILD GROUP
Hurricane
 Engineering
 DATE: 08/20/2009
 THOMAS J. ANDERSON, P.E. #47819
 (407) 774-8000

EXISTING BUILDING PLANS
 JOHN F. LEMIEUX
 111 JEWEL DR.
 SEMINOLE COUNTY, FL 32716
 ALTAMONTE SPRINGS, FL 32716

PROPOSED
 SITE PLAN
A0a



LEGEND:

	EXISTING ELECTRICAL (AIR) LINES
	WOODEN ELECTRICAL POLE
	EMBARQ (PHONE)
	3/4" WIRE FENCE
	TERRACE
	CMU ABUTMENT WALL
	EXISTING TREE
	STEM VARIES
	HEIGHT VARIES (20'-80')
	MAILBOX
	EXISTING PROMOTION (M/H)
	TRAFFIC SIGN
	POLE LIGHT
	HEDGES UP 30'
	EXISTING PALM TREE

PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"

REVISION	DATE

PLAN DRAWN BY:
ALL 3D CAD, LLC

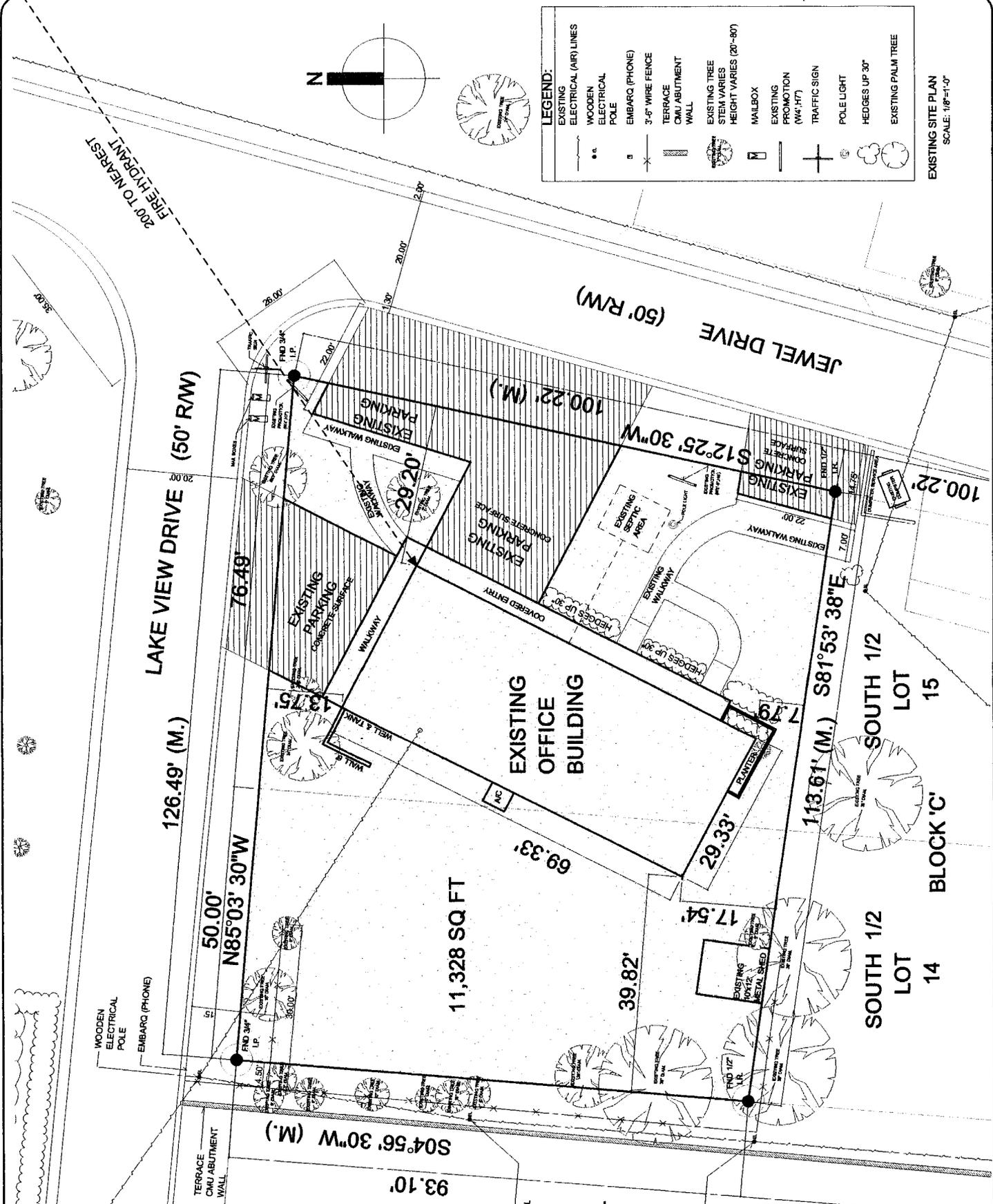
 DRAWN BY: M. STRECKO, CPED
 DATE: 06/25/2009

HURRICANE DESIGN BUILD GROUP
Hurricane
 Engineering
 THOMAS J. ANDERSON, P.E. #A7819
 DATE: 06/25/2009
 (407) 774-8005

EXISTING BUILDING PLANS
 SEMINOLE COUNTY, FL
 JOHN E LEMIEUX
 111 JEWEL DR
 ALTAMONTE SPRINGS, FL 32716

EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"

A0



LEGEND:

	EXISTING ELECTRICAL (AIR) LINES
	WOODEN ELECTRICAL POLE
	EMBARGO (PHONE)
	3-6" WIRE FENCE
	TERRACE CMU ABUTMENT WALL
	EXISTING TREE
	STEM VARIES
	HEIGHT VARIES (20'-80')
	MAILBOX
	EXISTING PROMOTION (NW, H7)
	TRAFFIC SIGN
	POLE LIGHT
	HEDGES UP 30"
	EXISTING PALM TREE